

EXISTING ARANGEMENT

Number 11 Northbrook Road is a two storey semi-detached house with a two storey rear outrigger wing.

The property has a narrow front yard / hardstanding behind a low gated wall and a Rear Garden with a Patio area to the side of the rear outrigger.

Access into the house is via a Porch close to the front entrance gate on Northbrook Road and via a side alley between number 11 and number 13 which leads to the rear garden.

Ground Floor:

The Kitchen / Dining, Dining Room, Living Room, and WC outbuilding are all contained within the lower level which has a separate doorway leading into the Kitchen from the Patio.

First Floor:

An open Staircase connects both levels.
At first floor there are 3 Bedrooms, Landing and a Bathroom connected to the lower level via an open Staircase.

ITEMS TO BE REMOVED AS PART OF THE PROPOSED WORKS

A - The WC outbuilding.

B - The central portion of the rear wall of the outrigger part of the house at Ground Floor.

PROPOSED ARRANGEMENT

Ground Floor:

The proposed rear extension projects as far as the existing rear extension to the neighbouring property 9 Northbrook Road (the property to the other side of the party wall).

The proposed rear extension is to be wider than the existing rear outrigger by 665 mm - thereby making the proposal requiring a Planning Application rather than subject to Permitted Development.

The proposed rear extension is to be 3.15 metres high above the patio.

The proposed rear extension is to provide level access through the house to a Patio area in the Rear Garden.

The proposed rear extension will contain the Siting Room.

The existing doorway to the Kitchen in the side wall of the outrigger is to be replaced by a part height window.

The central window in the bay to the side wall of the outrigger is to be replaced by a pair of painted timber framed double glazed doors.

First Floor:

No change.

MATERIALS

Ground Floor:

External rear and side walls of the rear extension are to be brick faced up to the height of the stone topped parapets.

The folding doors to the extension are to be double glazed painted metal framed.

Sedum covered flat roof above the rear extension.

Double glazed Velux type sloped rooflight is to be in the new extension flat roof.

First Floor:

As Existing / No new external materials.

The materials have been chosen not only because they reflect the palate of materials appropriate to this area but also because they are robust and durable, need little maintenance and will age gracefully.

Notes: Drawings to be read in conjunction with all consultants information. Do not scale from the drawing. All dimensions to be checked on site. Drawing only to be used for purposes indicated. Notify A P T Designers Ltd of any discrepancies. This drawing is copyright of A P T Designers Ltd and not to be used or reproduced without their express permission in writing.	Revisions: Rev. A - 12.2023 ISSUED FOR PLANNING	Client: MR + MRS YOUSSEF	Dwg Title: DESIGN + ACCESS STATEMENT				Project: 11 NORTHBROOK ROAD LONDON BOWES PARK N22 8YQ	Drawing No: 195/P/004
		Dwg Status: FOR PLANNING	Scale: N.T.S. @ A3	Job No: 195	Date: 12.2023	Rev: A		
		Local Authority: L B HARINGEY						