

22nd May 2015

## 53 Swains Lane, N6 6QL

### Replacement single storey rear extension to semi-detached dwelling

#### 1436 Design and Access Statement

##### The site:

The existing semi-detached house is located on the southern edge of the Holly Lodge Conservation area, a garden suburb only 4 miles from central London. Constructed in the 1920s, the style of the house was influenced by the Arts and Crafts period characterised by the hipped roofs and leaded windows. The relatively recent additions of PVC windows has diluted this aesthetic.

##### Description of proposed works:

The proposal involves the removal of an existing flat roofed single storey extension and replacing it with a full width single storey extension with a dual pitched 'butterfly' roof opening up towards the garden. The new extension is to be the same depth of the existing extension.

All existing uPVC windows throughout the house will be replaced with traditional timber windows with double glazing to reinstate the original style of joinery with a modern thermal performance.

##### Design and materials:

The proposed design and materials have been chosen to complement the existing house without being a pastiche. Natural, traditional materials are to be used in a modern way to give a new light filled, highly insulated, low impact, sustainable extension.

Large areas of high performance glazing will be used to allow maximum daylight into the new extension as well as allowing borrowed daylight to filter through into the original house. Roof lights have also been inserted into the new roof to improve daylighting further.

A square chimney stack constructed from dark blue glazed bricks provides a focal point to the new extension and a point at which the roof line steps down to the neighbouring extension at No. 51 Swain Lane. The majority of the roof (finished in dark zinc standing seam) pitches up towards the garden with a maximum height that responds to the existing single storey extension at No. 51.

A new window with obscure glazing has been inserted into the side elevation to bring daylight and natural ventilation into the utility room.

Access conditions to the house will not change as a consequence of the proposed works.

##### Summary:

The new extension has been designed to meet the needs of the clients whilst also meeting the relevant planning policies and the wider requirements of the environment. It has been well considered and responds to the scale and bulk of the original house and wider residential context whilst not adversely affecting the amenity of the adjacent properties. We therefore trust this application shall be considered for approval.



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