

Design & Access Statement

4 Bromwich Avenue, LONDON N6 6QH

Proposed Ground Floor Single-storey Rear Extension and a Garden Outbuilding

Summary of existing property

Our 2-storey semi-detached house (forming a pair with no. 2) is located on the south side of the Holly Lodge Conservation Area, which consists of a collection of detached and semi-detached dwellings. Common features in the area are white rendered masonry walls, clay tiled roofs and timber casement windows, although many windows, including ours have been replaced by UPVC and metal varieties in recent years for better thermal performances. Ground floor extensions and roof extensions are also common in the area.

There are 2 timber outbuildings at the end of the garden currently for utility use.

Summary of proposed extension

Following the advice given from the pre-planning application (your ref: 2016/3910/PRE), the proposal now consists of removal of the current full width extension, and rebuilding at a projection of 4m from the main rear wall and at 3.2m high from base of the new overall structure. Levelled access onto the new stone patio will be provided for lifetime use purposes via a set of aluminium framed bi-folding glazed doors. The new extension will be rendered in white to match the existing appearance of the main house, meeting the stone or metal coping at top of the parapet to provide clean lines. The flat roof will be clad with single-ply membrane covering in lead grey.

The proposal also involves removal of the current garden outbuildings, and replacement of a single outbuilding on the combined footprint and the small area in between. A mono-pitched roof is introduced sloping downwards towards the garden for efficient rainwater drainage, with the top ridge/bottom eave heights matching the average of those dimensions found on the current sheds. The appearance will be consistent to the existing outbuildings.

There is no change to the current arrangements of vehicle or pedestrian access.

Photographic summary of existing property and surrounding



Front elevation



Rear elevation



Front elevation (Outbuildings)