


Design and Access Statement  
No.2 King Street  
East Finchley, London N2 8DY

Studio Back

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## 1.0 Site context

The property is located on King Street, within close proximity to East Finchley town center. The site's local area is characterised by its development from the mid nineteenth century to the current day. Village-like characteristics are interspersed between newer developments including industrial sites, post-war housing and contemporary schemes. This has resulted in a unique and eclectic mix of building stock and urban experiences.



Aerial view of No.2 King Street and surrounding context.

## 2.0 The Existing House

No.2 King Street is a two story semi-detached house. The building was built circa 1900 and since has had a modest 2 storey rear extension added over 35 years ago, sometime before the current owners acquired the property. The house currently has three bedrooms, two reception rooms, 1 kitchen, 1 bathroom and a generous rear garden.

The external material of the house is brick with a range of finishes, exposed brick, white painted and white rendered.



Rear Elevation



Front Elevation



Rear Garden

### 3.0 The Proposal, Design and Material Consideration

The applicants have lived at the property for over 35 years and plan to continue living there. At present there is only one small bathroom for the three bedroom house which is located up stairs, while the principle living spaces are located on the ground floor. The design aims to improve the house by providing a much needed second bathroom on the ground floor. The proposal helps to future proof the applicants home.

Care has been taken in the siting of the proposed bathroom extension, so as to not impact, outlook, the daylight or sunlight received by neighbouring properties. Additionally the proposed extension occupies the area of the garden which is narrower and currently under utilised and preserves the wider and larger area of garden further to the rear of the property. The majority of design aspects including: material, area, width and height are permitted development.

The existing window facing into the garden from the kitchen is proposed to be enlarged to increase visual connection between the kitchen and the garden and to increase daylight to the room. The proposed window from the bathroom and the enlarged kitchen window face towards the applicants garden and create no overlooking of neighbouring properties.

The proposed materials and detailing of the extension, are conservative and in keeping with the existing property. Utilising brick work and brick detailing that are consistent with the property and surrounding context.

#### 4.0 Access and Schedules of Accommodation.

The proposal has no impact on access to the dwelling.  
The proposal has no impact on vehicular or transport links.  
The proposal will have no impact on inclusive access.

The schedule of accommodation is as follows:

Existing house GIA: 111.8 sq m  
Existing garden GIA: 129 sq m  
Existing out building GIA: 9.2 sq m

Proposed house including extension GIA : 119.5 sq m  
Proposed garden GIA:119.5 sq m  
Proposed extension GIA: 6.8 sq m  
Proposed out building GIA: 9.2 sq m

#### 5.0 Conclusion

The proposal improves and future proofs the applicants long standing home. Furthermore, the extension is designed in consideration of the neighbouring properties. The design is fitting to the local context and the proposal complements the existing house in respect to the materials and detailing. Please see accompanying drawings for further information.