

Design & Access Statement

16 Woodcroft, Winchmore Hill, London N21 3QP

Proposed double storey side & single storey rear extension with loft conversion

Introduction: This design and access statement is prepared in support of the application for full planning permission and should be read with the plans accompanying the application. It is proposed to sympathetically extend the existing family dwelling creating additional living accommodation for the owner.

Policy Background: This scheme has been designed taking into consideration the relevant planning policies of the Development Management Document Adopted in 2014 in respect of extensions to residential properties.

The Design Component: We are proposing a double storey side extension with single storey rear & loft conversion to an existing domestic dwelling. The proposal has been designed to match the scale & appearance of the existing property and the surrounding area. The landscaping will also match that of the existing surrounding.

Use: The existing use for the application site comprises a semi-detached family dwelling with landscaped gardens. The proposed development will remain as a family dwelling but will provide additional accommodation at ground first & second level. The roof will be amended to make the property more aesthetically pleasing and to match existing adjoining properties in the road and surrounding areas.

Amount: The proposed extensions are consistent with the amount of development in the vicinity in terms of density. The neighbourhood's services are unlikely to be affected by the amount of development planned. The additional amount will not unduly harm the existing amenity.

Layout: The layout of the building has been designed to match that of the existing building on the site and that of adjoining buildings. Given the juxtaposition of the adjoining properties within the road the projection of the extensions from the rear main wall and side main walls of the original dwelling house do not unduly affect the windows or amenity of the adjoining occupiers. All habitable rooms are provided with windows for natural daylight and ventilation.

Site Layout: The layout of the building on the site is unchanged.

Scale: The proposed extensions sit comfortably with the adjoining buildings in terms of mass and space between the buildings. The scale, geometry and proportion of the proposed windows and fenestration for the extensions are domestic in scale and similar with the existing and other buildings within Woodcroft and that of the surrounding areas.

Landscaping: The landscaping will remain as existing.

Appearance: The choice of materials and architectural details for the proposed extension are selected to blend seamlessly with the appearance of the existing road whilst preserving the character, appearance and context of the surrounding area.

Access: The access for the house as a whole is not proposed to be changed with adequate provision for on site car parking on the front forecourt and garage.

Vehicular and Transport Links: There are excellent transport links, with bus stops and over ground train links a short walking distance from the property. There is also an underground train link which is again links a short walking distance from the property.