

# MEL . ARCHITECT

## DESIGN AND ACCESS STATEMENT 34 ALPHA ROAD, LONDON. N18 2RL DECEMBER 2023

34 Alpha Road is an unlisted terraced house along a residential street in Edmonton. The applicant hopes to demolish their existing rear and side extensions that are in disrepair and build a wrap around extension. A previous planning application has been consented on the 18th August 2023 (planning ref: 23/01948) but the applicant wishes to increase the depth of the extension into the garden by 1.25m.



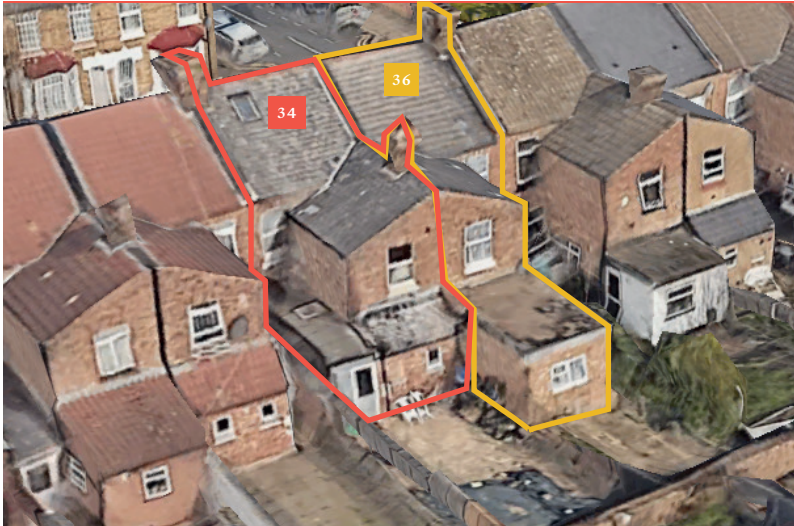
FRONT VIEW OF 34  
ALPHA ROAD



REAR VIEW OF 34  
ALPHA ROAD



## ADJACENT NEIGHBOUR

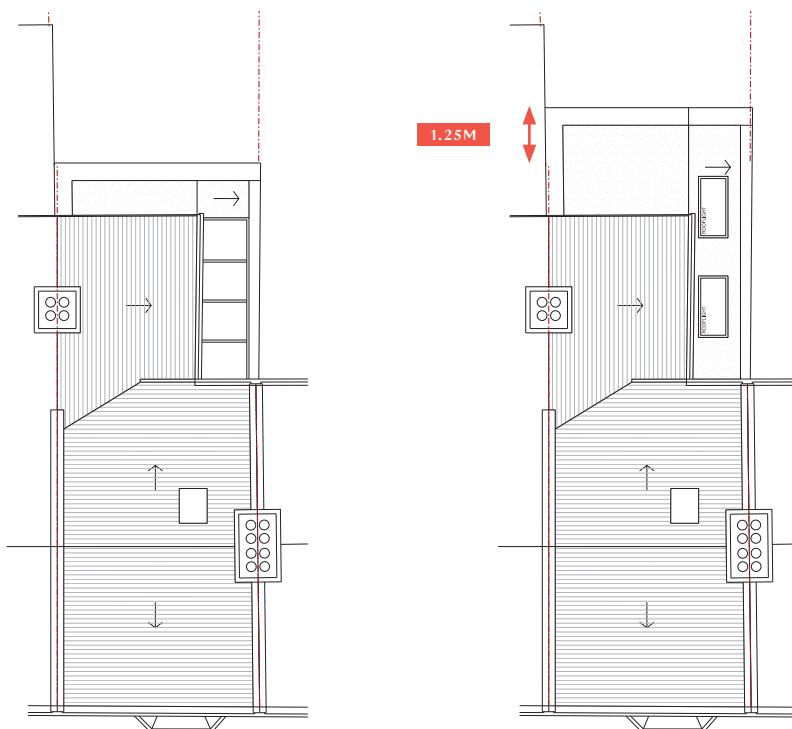


## NO. 34 AND ADJACENT NEIGHBOUR

View of the rear of no. 34 and no.36

It can be seen that there is an existing rear extension and side extension built at no.34. These extensions were built at different times and are of varying levels of disrepair. The application would like to replace these with a wrap around extension so the new extensions read as one and complement the existing Victorian house. Their neighbour has an existing rear extension that protrudes much further and higher than no. 34's existing extension.

## PLANNING HISTORY - PREVIOUS PLANNING APPLICATION REF 23/01948/HOU



## PREVIOUS ROOF PLAN COMPARED WITH PROPOSED

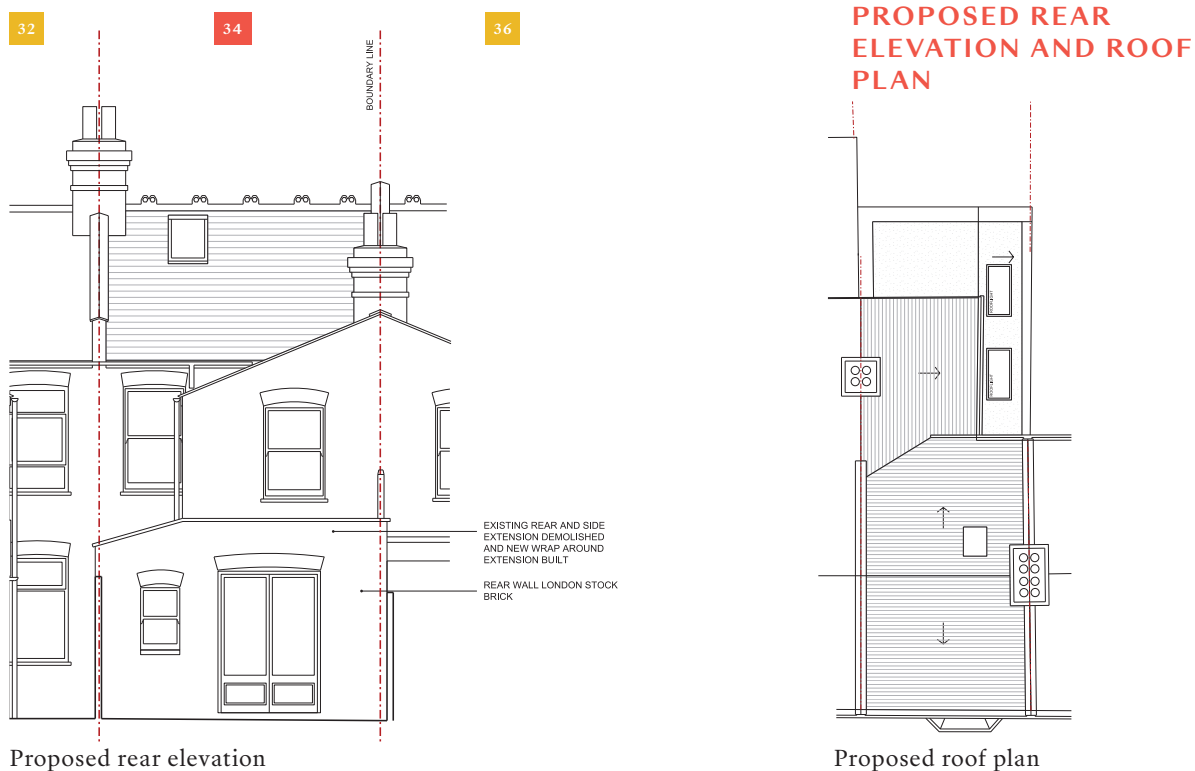
Previous proposed roof plan from planning application ref: 23/01948/HOU

Proposed roof plan



The proposal is the same design as the previous proposal consented on the 18th August 2023 (planning reference 23/01948/HOU). The minor difference is that the floorplan extends into the garden by an additional 1.25m. There will be no further impact on either of the adjacent neighbours. The boundary wall with no. 32 is lowered to ensure the property does not experience any negative impact and no. 36 has an existing extension that is much higher and deeper than the proposed at no. 34, therefore they will experience no affects from this proposal.

## PROPOSAL



Similar to the previous planning application (ref: 23/01948/HOU) the proposal includes a ground floor wrap around extension with a monopitch roof to reduce any impact on the adjacent owner's property at no. 32. The height of the rear parapet matches the highest height of the existing extension. The material palette is sympathetic to the existing house using a brick and timber sash windows and doors to match.

The applicant is committed to using high quality materials for the proposal and the extension has been designed to avoid having a negative impact on either the character of the building or the wider area. It provides a high quality and neighbourly design which the client is committed to providing for their home.

Access will remain through the front of the property.