

Design & Access Statement

for

68 Chalfont Road, London N9 9LY

22nd March 2024

Ref: 1492-das

IntelliArch Ltd



1.0. Background

- 1.1 This Design and Access statement should be read in conjunction with the enclosed planning application drawings and information.
- 1.2 The subject site comprises a semi-detached two storey dwelling house, sited on a main road of Southbury Road.
- 1.3 The dwelling is not in a Conservation Area nor is it Listed. The property is a 2-storey semi-detached house and constructed circa 1920, used as two self-contained flats.
- 1.4 The applicant recently installed a rear canopy which did not benefited from a planning permission. Therefore, this application is for a retrospective application for a rear canopy.
- 1.5 The rear canopy will provide a shelter to the rear of the dwelling at the ground floor flat.
- 1.6 The visual impact and alterations that will take place in this property is similar to the neighbouring properties. Similar proposals are been undertaken in the area.

2.0 Design

- 3.1 The proposal is to build a canopy with a clear plastic roof on timber posts at the back of the existing rear extension, stretching along the full width of the plot.
- 3.2 This would be a low, open structure that would extend less than 2.5m beyond the existing building.
- 3.3 Visual impact would be minimal due to its open construction and clear roof. For the same reason, it would cause very little loss of direct sunlight or daylight. The neighbouring properties would retain an open, sunny aspect to the rear.
- 3.4 The proposed canopy will provide a shelter to the ground floor from rainy days as well as providing overheating of the sunlight to the occupier of the flat.
- 3.5 The lightweight materials used and the open sides of the canopy, it is proposed the canopy would not impact on the amenities of adjoining properties through loss of light or outlook.
- 3.6 Similar designs alterations, as previously stated, have been granted and implemented on number of properties in this area or nearby.

4.0. Access

- 4.1 The dwelling fronts South elevation and access provisions are as existing from Chalfont Road into the main dwelling.
- 4.2 The principle entrance to the dwelling will be from the main elevation as existing. No alterations will be made to the existing arrangements.

5.0 Use

- 5.1 The existing property is currently two self-contained flats as previously stated and this use will not be changed but enhanced by allowing some shelter to the rear by improving some of the rear garden functions.
- 5.2 The ground floor flat is occupied by two elderly pensioners who are not able to go for walk or even go out due to their health problems. Therefore, the elderly occupiers rely heavily to the use of the rear garden. For this reason, proving a shelter from the rainy days is critical for their health.

5.3 The canopy is only accessible and usable by the ground floor flat. This use will not be altered and remain as existing.

6.0 Layout

6.1 The rear canopy design will provide a shelter to the paved area for the occupiers of flat to be able to use sit under it in the rainy days.

6.2 No internal or external alterations will take place.

6.3 The existing rear rooms will not be affected from the canopy in any form. All rooms will be well-lit by daylight and naturally vented through opening windows.

7.0 Scale

7.1 The rear canopy is 2580mm on one side and 3576mm on the opposite side. The height of the canopy is 2483mm high.

8.0 Landscaping

8.1 The canopy will be located directly on top of the paved area which will not affect the existing landscaping.

8.2 No further works are proposed.

9.0 Appearance

9.1 The rear canopy will have minimum visual impact or improper changes to the character of this property.

9.2 Due to the open design element, the neighbouring properties will not be affected in any form.