

Design Statement

**57 Glenthorne Road
London
N11 3HU**

Proposed development

The application seeks planning permission for the creation of a basement and lightwell to the ground floor flat at 57 Glenthorne Road, London, N11 3HU.

Site and Surroundings

The application site comprises a 2 bedroom floor flat located on Glenthorne Road, a quiet residential thoroughfare located in Friern Barnet.

The flat is an awkward layout, which provides cramped living accommodation, which would benefit from some internal alterations.

The property is within walking distance of Friern Barnet Road, which provides bus routes to numerous commercial centers and amenities.

In addition, New Southgate train station is approximately 5min walk away, which provides direct access into central London.

Material Planning Considerations

The main planning considerations raised by the proposed development are:

- Visual impact of proposed alterations
- Internal alterations and improvements to existing layout
- Providing better quality accommodation to future residents

Principle of development

The principle of the development is to utilise the existing cellar and to create additional living space in the basement of the property. The proposal will also involve creating a front lightwell, in order to provide natural light and ventilation to the basement. This is proposed to be achieved without having any adverse impact on the streetscene. In fact, the lightwell would not be obtrusive or visible from pavement level, as it proposed to be flush with the front garden, and to be discreet, via a flush metal grill.

Additionally, the other key principles are as follows:

1. Provide a high-quality form of accommodation which meets internal floor space standards in the London plan;
2. Provide safe accommodation which meets building regulations
3. Not harm the residential character of the area
4. Use high quality materials and design elements so as to improve the existing building

Conclusion

It is believed that the proposed development will provide good quality design and accommodation, without any undue harm being created to the area or neighboring properties. In fact, the proposal is a good example of how to utilise the existing cellar in these kinds of properties, in order to improve the use of space.

Examples of Lightwells

