

Design Statement to accompany householder planning application:

16 Blythwood Road, London, N4 4EU
March 2015

1. Overview

This proposal involves a single-story extension to a terraced house. The purpose of the extension is to provide a sympathetic addition to best serve the needs of a modern family home, and providing long-term benefits to the property.

2. Context

The immediate context is typically residential, primarily consisting of three storey Victorian terraces, with a variety of similar extensions seen at the rear.



3. The Proposed Development

At ground floor level, the additional dining space makes for a space this is fitting for the size of house – currently there is a small space at the rear of the kitchen. The additional space is 8sqm but enables the existing rearmost space (2.5m x 2.5m) to become 3.8m x 3.2m.

The space takes the form of a garden room, allowing views to both the long garden and back into a small courtyard. By avoiding extending the building onto party walls, the extension appears compact and minimises the appearance of the extension from neighbouring properties. This also allows a narrow route around from the small courtyard to the garden.

A green roof (sedum) further blends the extension building into the garden, as seen from above and from both neighbours. The rendered masonry appearance that is on the rest of the rear façade would be continued on the new areas. Glazing patterns would largely match styles of seen on the rest of the house, though deliberately slightly more open to the garden. 2 windows facing the small courtyard will benefit from minor alterations in dimension – one with raised cill to allow a kitchen worktop behind, one with lowered cill.

4. Photos

16 Blythwood Road rear showing existing rear additions



Roof extension to 13 Bryanstone Road.



picture showing part (left) to be demolished to make way for new extension, enclosing a small courtyard.