

DESIGN & ACCESS STATEMENT

TO ACCOMPANY THE HOUSEHOLDER APPLICATION FOR 5 KENDALMERE CLOSE, N10 2DF

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Right; Front Elevation of 5 Kendalmere Close and existing hard standing and vehicular access



Introduction

This Design and Access Statement accompanies the Householder Planning Application for 5 Kendalmere Close, Hornsey. The proposal is to provide a single storey side and rear extension to the existing property together with two new dormers at the rear and associated internal works. This is to create additional and improved living space for both the current, and future owner/ occupiers.

Right; Front elevation and main entrance to 5 Kendalmere Close



Site & Context

The house is located between Grosvenor Road and Alexandra Park Road within a Cul-de-sac, to the north-west of Alexandra Park. The property occupies the western-most plot with a long thin garden the returns on itself to the right. The property is located in the Vallance Road Conservation Area as shown on the Conservation Area map (although the road is not listed within the designation report). The property is also on the border with the Muswell Hill Conservation Area. The Cul-de-sac consists of relatively modern 1990s properties set within spacious plots, although none are deemed specifically significant in their architectural character. However it is important to respect and provide a positive contribution to the character and appearance of the locality as outlined in SPG 1a Design Guidance (2006) under Section A2 Context, whereby 'New development should aim to respect and not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness (including materials and features), and should contribute to creating attractive and functional places'.

Right: aerial view of 5 Kendalmere Close, located within a small Cul-de-sac



Access

As noted the property is located in a Cul-de-sac accessed from Grosvenor Road. The property is accessed directly from the front drive, into a main hallway from which all rooms are accessed. This is not to be altered and access will remain as existing. The property has two privately allocated parking spaces to the front of the property on a driveway together with a separate garage also to the front of the property. This is to remain as existing.

Right: Access to Kendalmere Close from Grosvenor Road













Top to bottom; existing front hall, kitchen, living room and dining room, first floor master bedroom

Right (left-right): proposed ground floor and right floor plans

Design Approach

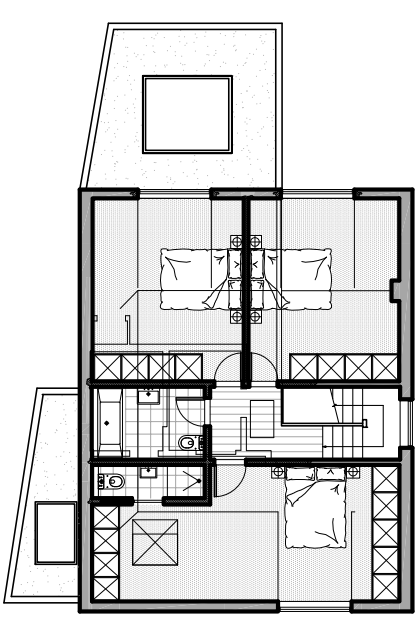
The design approach as expressed within this application follows the principles set out within Haringey UDP Saved Policies (2006) under Policy CSV5 Alterations and Extensions in Conservation Areas to:

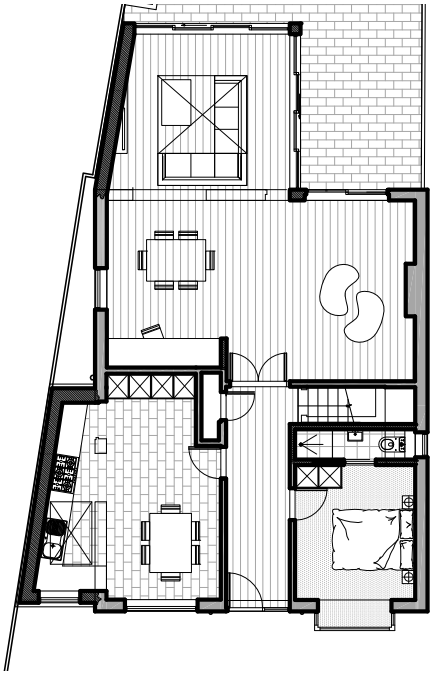
a) preserve or enhance the character of the Conservation Area; and
b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

We have also followed the guidance as set out in the SPG 1a Design Guidance (Adopted 2006) and SPG 2 Conservation and Archaeology (Adopted 2006). The design has been primarily informed by the neighbouring properties to ensure consistency and to demonstrate an awareness of the suburban character within the Conservation Area and particularly this Cul-de-sac. The existing properties are two storey houses, and are defined by their steeply sloping pitched roofs, which is turn create some awkwardly shaped rooms on the first floor that are difficult to fully inhabit. The proposal to create two new rear dormers to match the existing one at the front seeks to alleviate the problem and create two bedrooms that are lighter and more spacious.

Meanwhile, the rear and side extensions at ground floor seek to create a larger family home, that takes advantage of the large plot and creates a better relationship with the garden and outside space, overall improving the quality of the living accommodation for the current and future owner/occupiers. The generous extent of the existing garden ensures that the proposed extension will not result in any significant loss of amenity space.

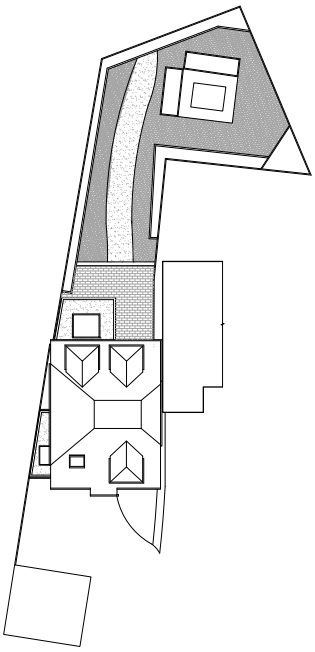
The proposals for the extensions have been developed with the Haringey guidance in mind and seek to adhere to and fulfil the guidance as set out under Section C of the SPG 2 Conservation and Archaeology and have been designed with the upmost sensitivity to the immediate surroundings whilst complying with current Building Regulations and the limitations of the site.





Design Approach

Design & Layout



The property is one of seven houses within the Cul-de-sac. The proposals have been informed by the external character and common design features between the properties. These include steeply pitched tiled roofs with large overhangs, as well as hipped and gabled dormers, brick and rendered finishes and multi-paned windows. The design and appearance of the proposals draw on the existing so as not to detract from the existing character which is within the Vallance Road Conservation Area.

The proposed design and layout of the interior seeks to improve the existing and rationalise the present arrangement. On the ground floor, entry is into a large hallway off which all rooms are accessed. The kitchen is to be extended out to the side to make use of an under used wedge shaped external area that does not provide access anywhere. The rear extension provides a larger living and dining area that has a more pro-active relationship with the garden, and improves the external amenity spaces. The extension also incorporates a sedum roof to integrate with the suburban surroundings and open space whilst also seeking to contribute to the biodiversity of the borough as discussed within the Sustainable Design and Construction Guide under Section 4.4 and Section 10. The extensions are single storey and therefore pose no issues in relation to overlooking or loss of light to neighbours. The proposals also seek to reconfigure the staircase such that an en suite can be accommodated within the ground floor bedroom.

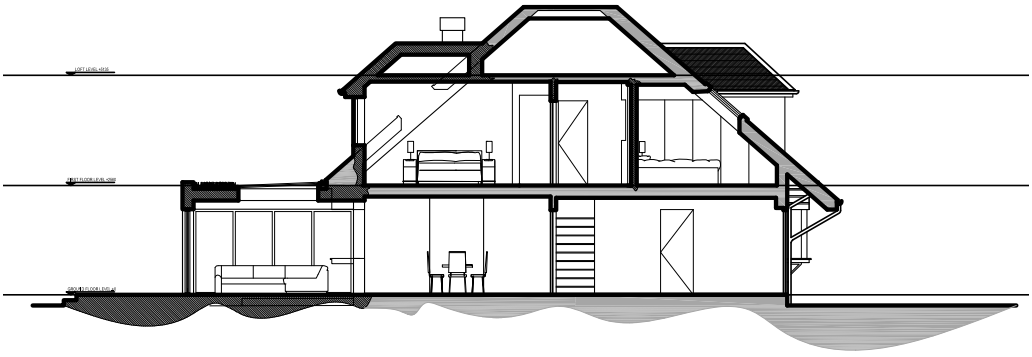






On the first floor the arrangement of rooms is to remain as existing, however the wall dividing the two rear bedrooms will be moved to the centre to provide equally sized rooms, a rear dormer is proposed for each of these bedrooms to increase and improve the habitable space and provide more light in what are north facing bedrooms. An en suite is also proposed within the master bedroom, adjacent to the existing family bathroom, therefore making use of existing services.

The proposals seek to provide improved living accommodation and increased light within the property via roof lights on the ground floor and two rear dormers on the first floor. It should be noted that all other properties in the Close have erected rear dormers at first floor level, and as such there is a clear precedent for such works.



Top: Site plan showing extensions within the context of the entire plot.

Photos, top to bottom: Master bedroom, rear bedrooms as existing.

Right; Proposed Section AA, showing rear extension and proposed dormers to the rear.

Elevations & Materials









Top to bottom; front elevation and main entrance, rear elevation, view into garden and end return section of garden

Right; proposed front and rear elevations

As noted previously the proposed works draw upon the existing external character, appearance and features of the neighbouring properties within the Close, replicating the hipped roof dormer on the front elevation at the rear.

The side and rear extensions employ flat sedum roofs, so as not to detract or appear overly dominant within the domestic context. The side extension will be of brick construction to match the existing appearance and material character of the property as this aspect will be visible from the front, whilst the rear extension will be rendered, to differentiate this part of the house as a new addition. The first floor rear dormers which would be more visible from neighbouring properties will replicate the existing dormer at the front of the property and be similar to many others in the Cul-de-sac, each with multi-paned windows and a hipped, clay tiled roof.

The windows and sliding doors on the ground floor rear and side extensions draw on those existing within the property. It is not felt that any of the proposals would be deemed contentious within the context and therefore we believe the scheme set out within this application should be supported.





Elevations & Materials

Sustainability

The proposed extensions will be very well insulated, and high quality double glazing will be used so that the overall energy consumption of the house will be reduced. The sedum roof will also improve the insulation of the rear and side extensions and contribute to the local biodiversity and reduce surface run-off as noted in the Sustainable Design and Construction Guide under Section 4.4 and 5.3. These measures will comply with Building Regulation requirements and Haringeys aims in improving the sustainability of its housing stock, and will bring the house in line with more energy efficient housing in the country.

Summary

This statement demonstrates that the proposed development would make a positive contribution to the property and would not adversely impact on the wider context. Rather the proposal would complement the character of the area through its appearance, architectural detailing, use of materials, layout and scale and massing. Furthermore, the proposals will improve this family home for present and future owners. With this in mind, the proposal should be considered appropriate and a positive contribution to the house and local context.

Right; Rear elevation of 5 Kendalmere Close from back garden

