Satish Jassal Architects

6a Fylan Terrace
Crofts Lane

Design Statement
24th April 2015

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Introduction

Overview of proposal
The proposal is to create a two storey one bedroom house, with rear garden.

Site description
The proposed site is an empty plot of land to the west of 6 Fylan Terrace, Crofts Lane of 91.7sqm in size. 6 Fylan Terrace, is a three storey three bedroom house. 6 Fylan Terrace is part of a series of stepping paired terraces houses built in 2007. To the east of the proposed site is a three storey apartment building built around 1980. To the south of the site is St Thomas More Catholic School, new wing built in 2009.

6 Fylan Terrace and the proposed site are in the same ownership

Planning History
There is no planning history for the site.

Layout and accessibility
The house has level access from the street level. The ground floor contains the:

- Living
- Kitchen
- Dinning
- WC and shower
- Rear garden
- Cycle store
- Bin store to the front

The first floor contains:

- Family bathroom
- Double bedroom
- Rear Balcony only

All of the spaces conform to the sizes and furniture requirements within the London Housing Guide. The attached proposed floor plans drawings demonstrate this compliance.

Amenity Space
The house has a large rear garden and first floor rear balcony. The total amenity space is 46.8sqm, which far exceeds the 5sqm amenity space required by the London Housing Guide.

Woodside Park, Wood Green Cemetery and New River Sport Centre are public amenity spaces in close proximity to the proposed site.

Transportation
The proposed site is well connected.
The PTAL rating for the street is 3.

The site is in walking distance to the following train and tube stations:

- Wood Green Tube
- Bounds Green Tube
- Bowes Park Station
- Alexandra Palace Station

It is also in close proximity to Bounds Green Road and Wood Green where there are a number of buses.

Parking
There is on street parking for the site, including one space in front of the site.

Cycle space
We have made allowance for two cycle spaces that have a secure and covered storage area in the rear garden.

Refuse
A contained refuse store is provided to the front of the proposed new home. With space for one 240 litre general refuse, and one 240 litre recycling wheelie bins.

Height and massing
The proposed building is one floor lower than the neighbouring buildings.
To the front the proposed new home is set back at the ground floor and further set back at the first floor. This stepping in height and plan make the proposed building subservient to the adjacent buildings.

To the rear the ground floor steps north in the same way the other terraces do. However at first floor the proposed new home lines up with the houses to the west, reduce the impact to the neighbouring properties.

Design response
The design approach is to create a brick base with a oak paneled first floor. Each of the floor step back for the street building line and step down in height.

The brick base consists of sawtooth and vertical running bond brickwork in a Staffordshire Blue Slate. These bricks create a texture and interest in particular to the eastern side of the proposed new home. The blue brick compliments the yellow buff brick in the adjacent buildings. The blue brick references the sills and brick details within the apartment buildings to the east.

The first floor is clad in oak with vertical windows to the front and rear. The oak panels have a bespoke stepping pattern. To the rear of the first floor is a balcony overlooking the garden.

The proposed new home has a similar design approach to 1a Maryland Road, N22 5AR which is around the corner to the proposed site. 1a Maryland road has been short listed for the prestigious RIBA regional design awards 2015.

Conclusion
- The proposed site is 91sqm, which is more than large enough to accommodate a one-bedroom house.

- The massing has been carefully considered to reduce the impact to neighbours.

- The house full meets and exceed the requirements stated within the London Housing Guide.

- The proposed new home is a bespoke contemporary design, which is similar to the house built at 1a Maryland Road. This house has been short listed for the prestigious RIBA regional design awards 2015.

- In the same way 1a Maryland Road has added to the quality of the street we believe the proposed new home at 6a Fylan Terrace will also add quality to the existing street.

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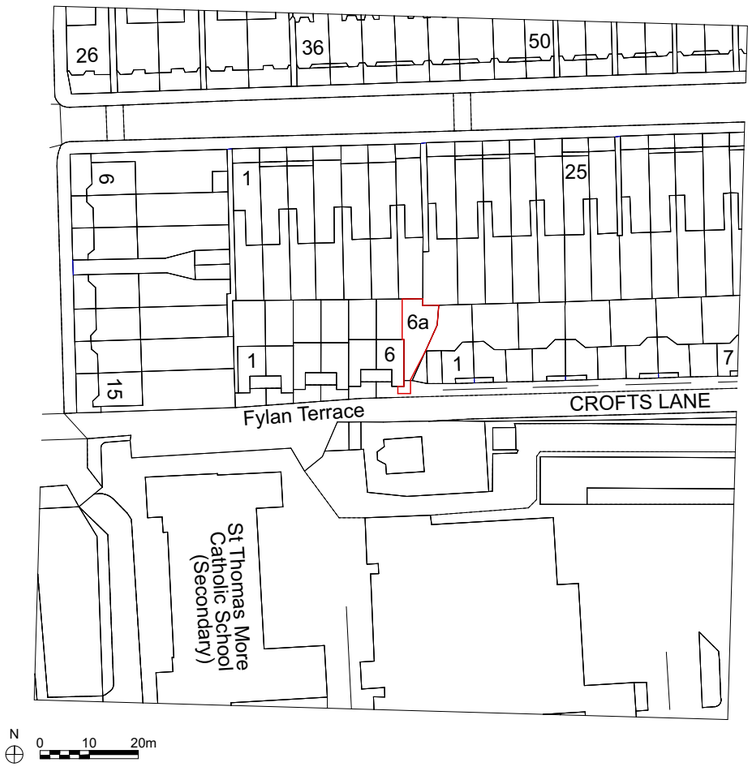
Location plan aerial photograph





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Existing street photos













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Existing garden photos













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Existing blue brick details







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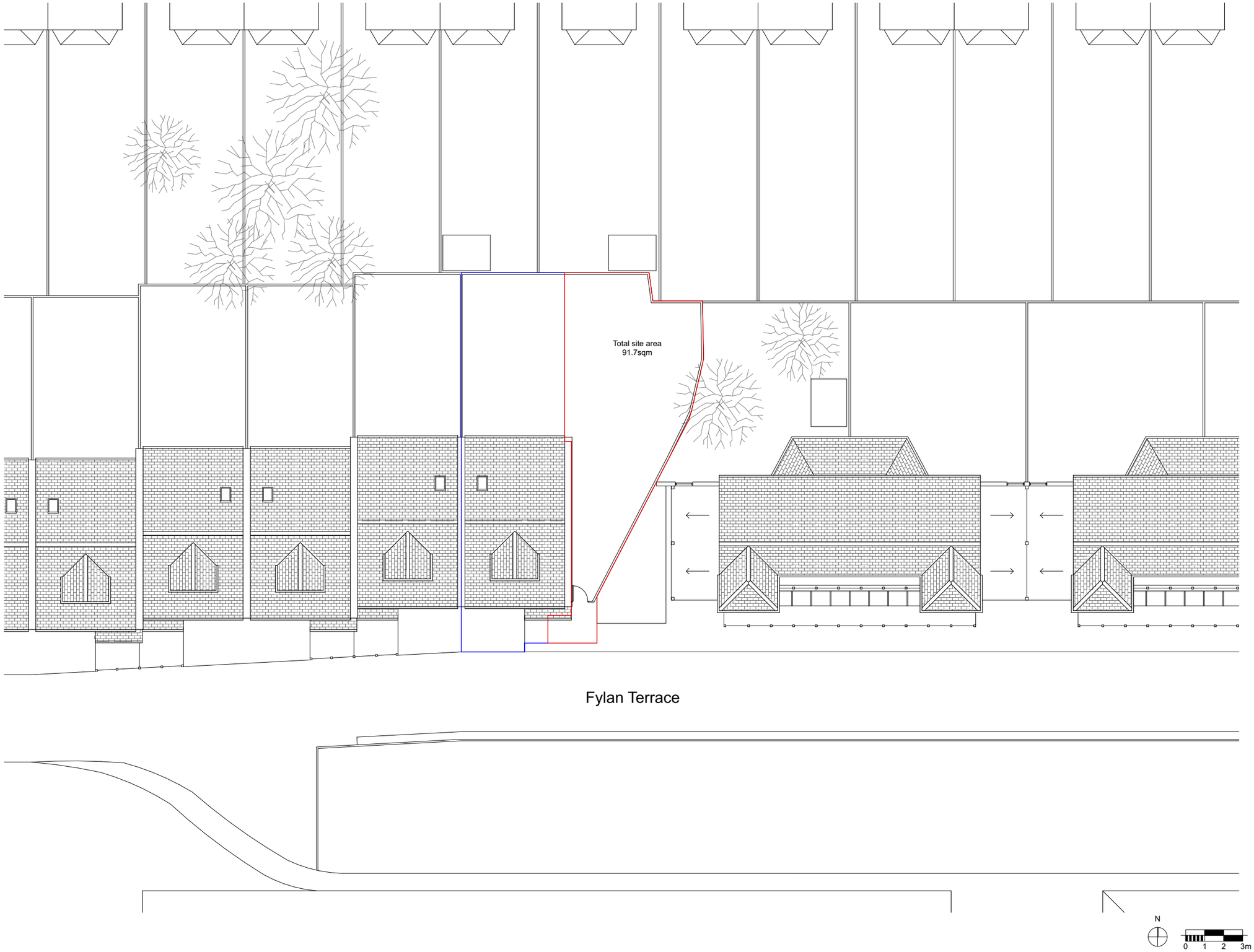
Existing location plan



Existing site plan. 1:200

General notes

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Proposed site boundary line

Same ownership as proposed site

00	20.04.15	Issue for planning

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Job Title

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N22 5AF

Drawing Name

Existing site plan

Drawing Status

Planning

Drawn by	Date
VT	20.04.15
Checked by	Date
SJ	20.04.15

Drawing Scale

1:200 @A3

Layout ID	Status	Revision
122-EX-SIT-002		**00**

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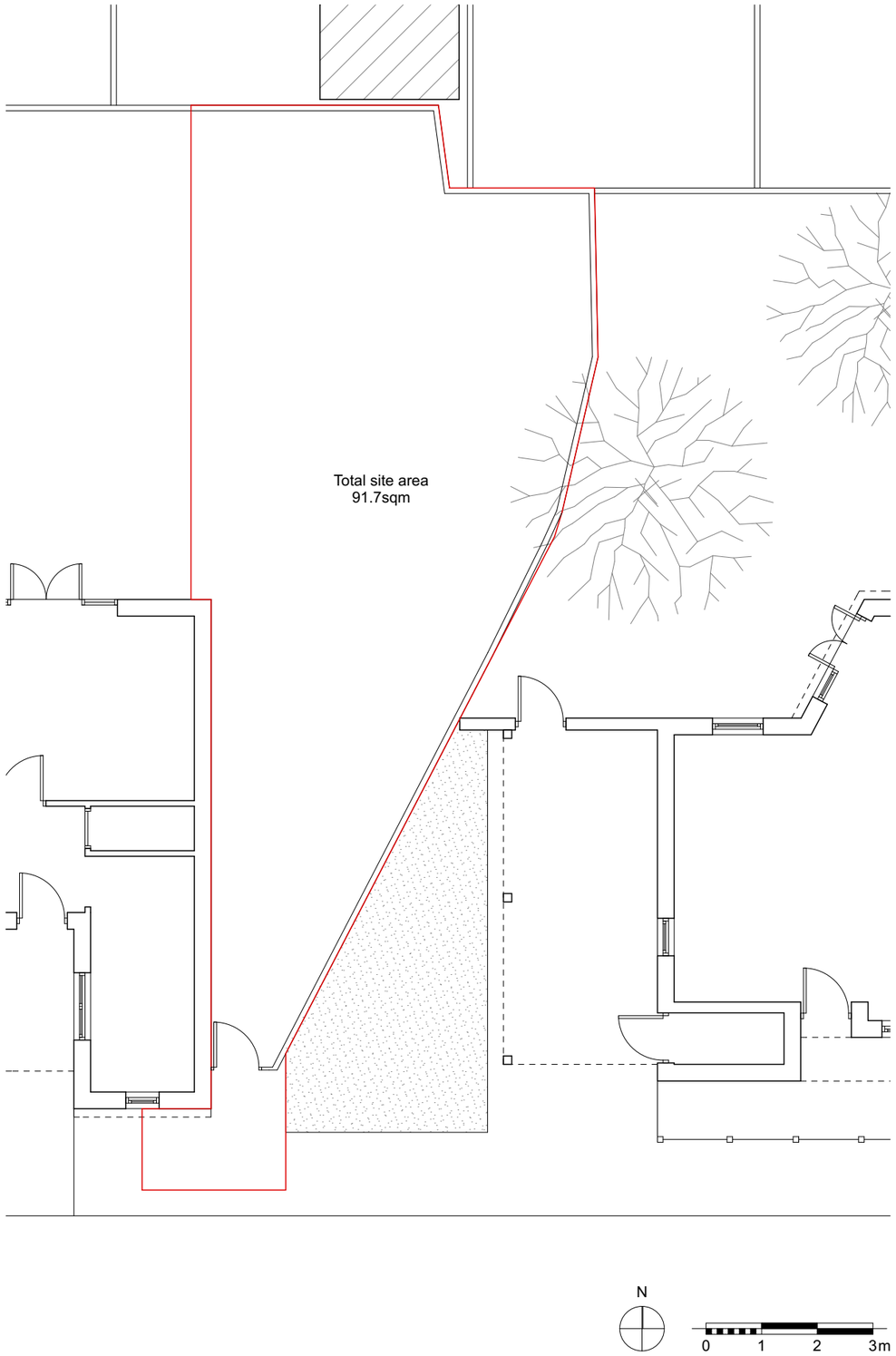
Existing ground floor plan



Existing ground floor. 1:100

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Drawing Name

Existing ground floor

Drawing Status

Planning

Drawn by	Date
VT	20.04.15
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Drawing Scale

1:100 @A3

Layout ID	Status	Revision
122-EX-PLN-003		**00**

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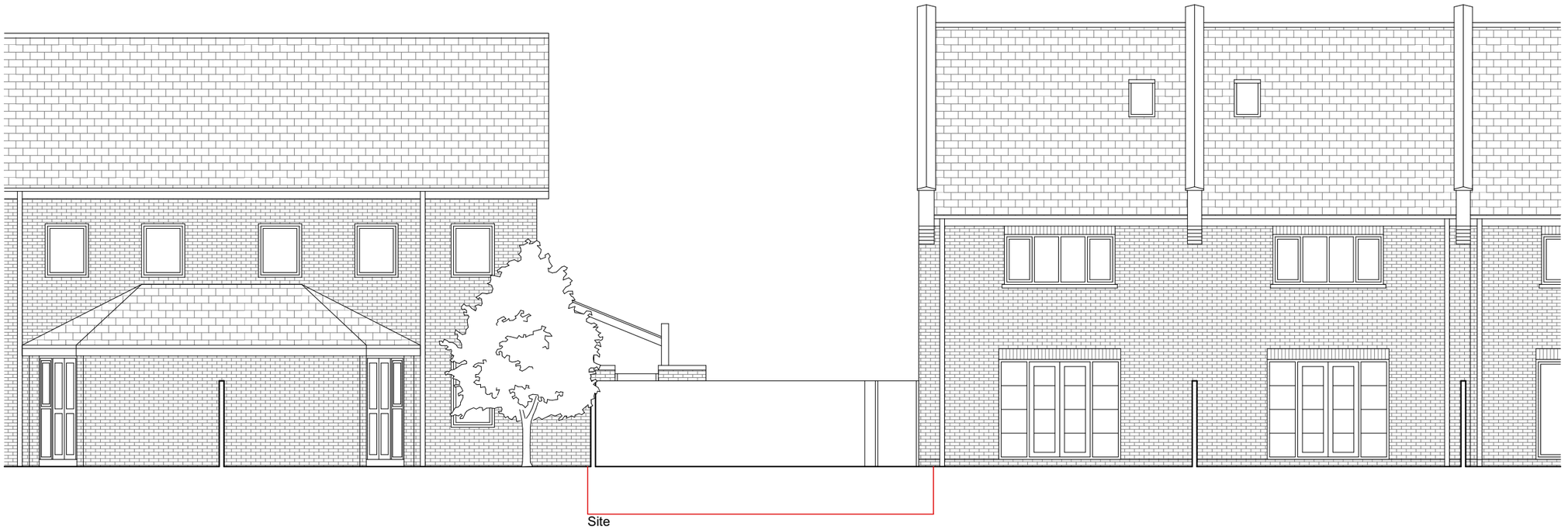
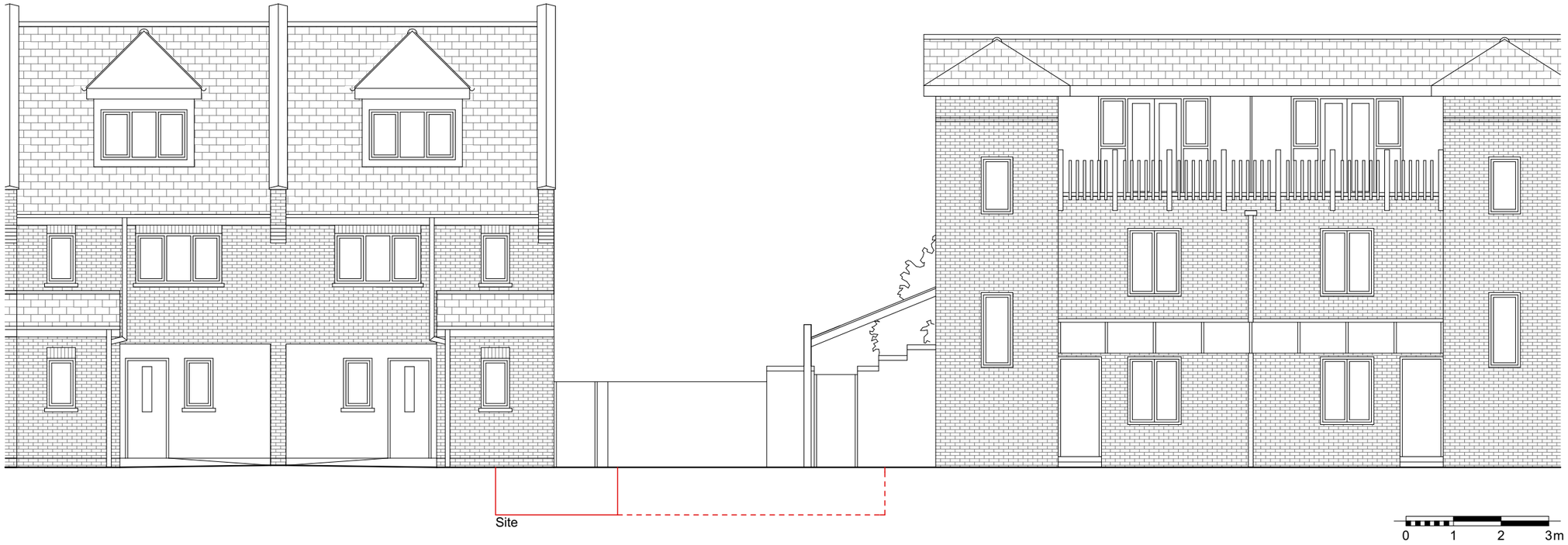
Existing elevations



Existing North elevation. 1:100



Existing South elevation. 1:100

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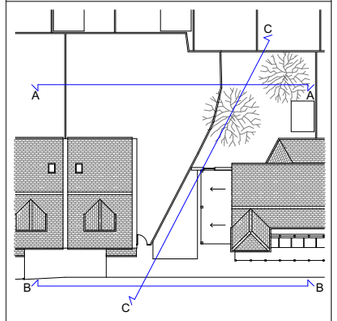

Key. 1:500

Site boundary

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Drawing Name

Existing North and South elevations

Drawing Status

Planning

Drawn by	Date
VT	20.04.15
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SJ	20.04.15

Drawing Scale

1:100, 1:500 @A3

Layout ID	Status	Revision
122-EX-ELE-004		**00**

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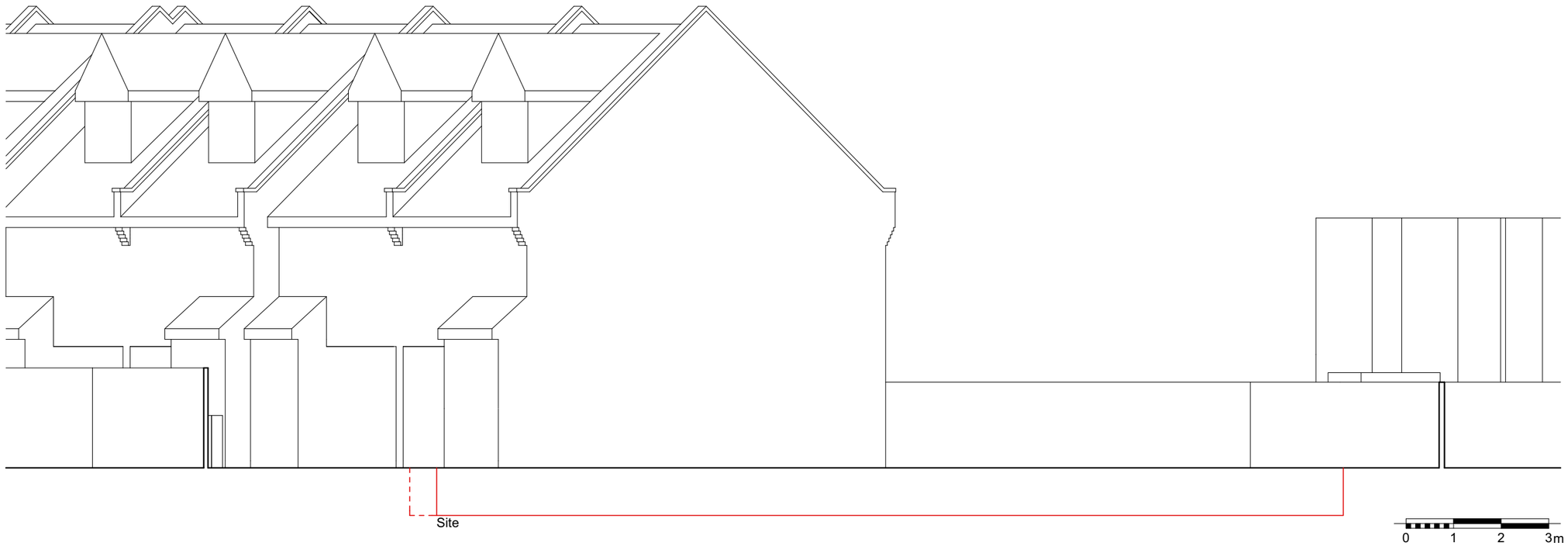
Existing elevations



Existing East elevation. 1:100

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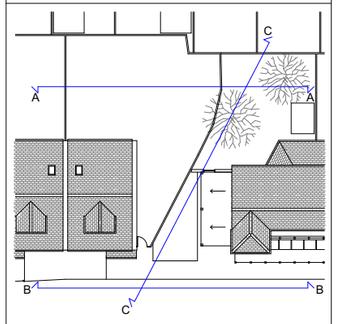

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Drawing Name

Existing East elevation

Drawing Status

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Layout ID	Status	Revision
122-EX-ELE-005		**00**

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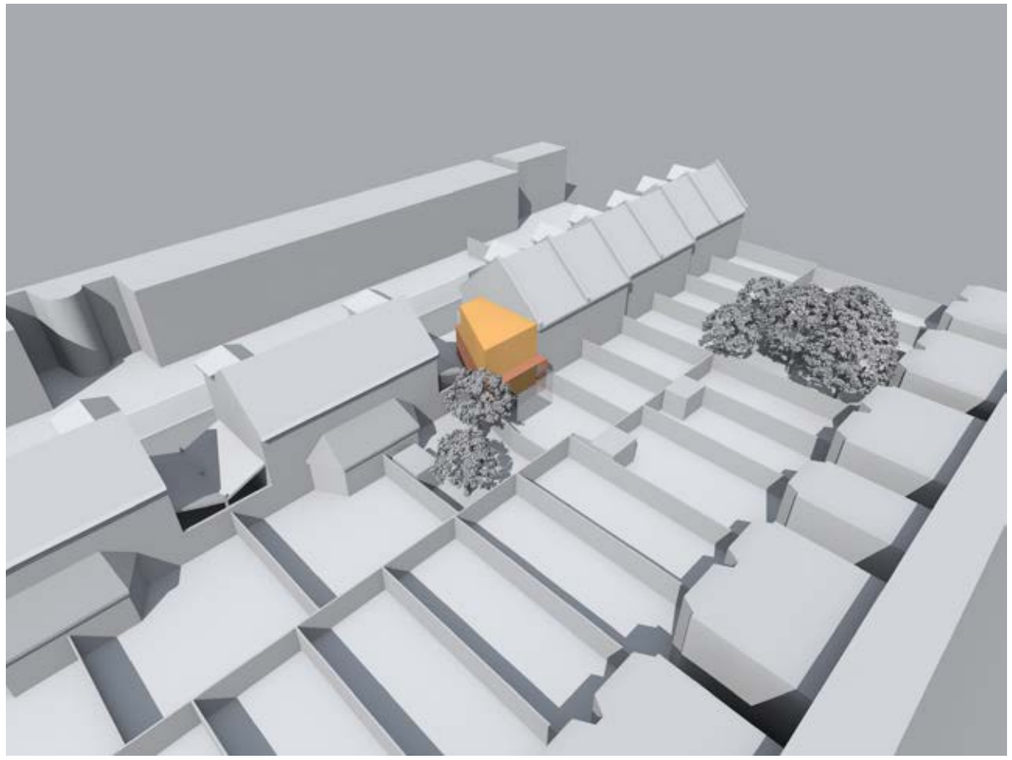
Massing views









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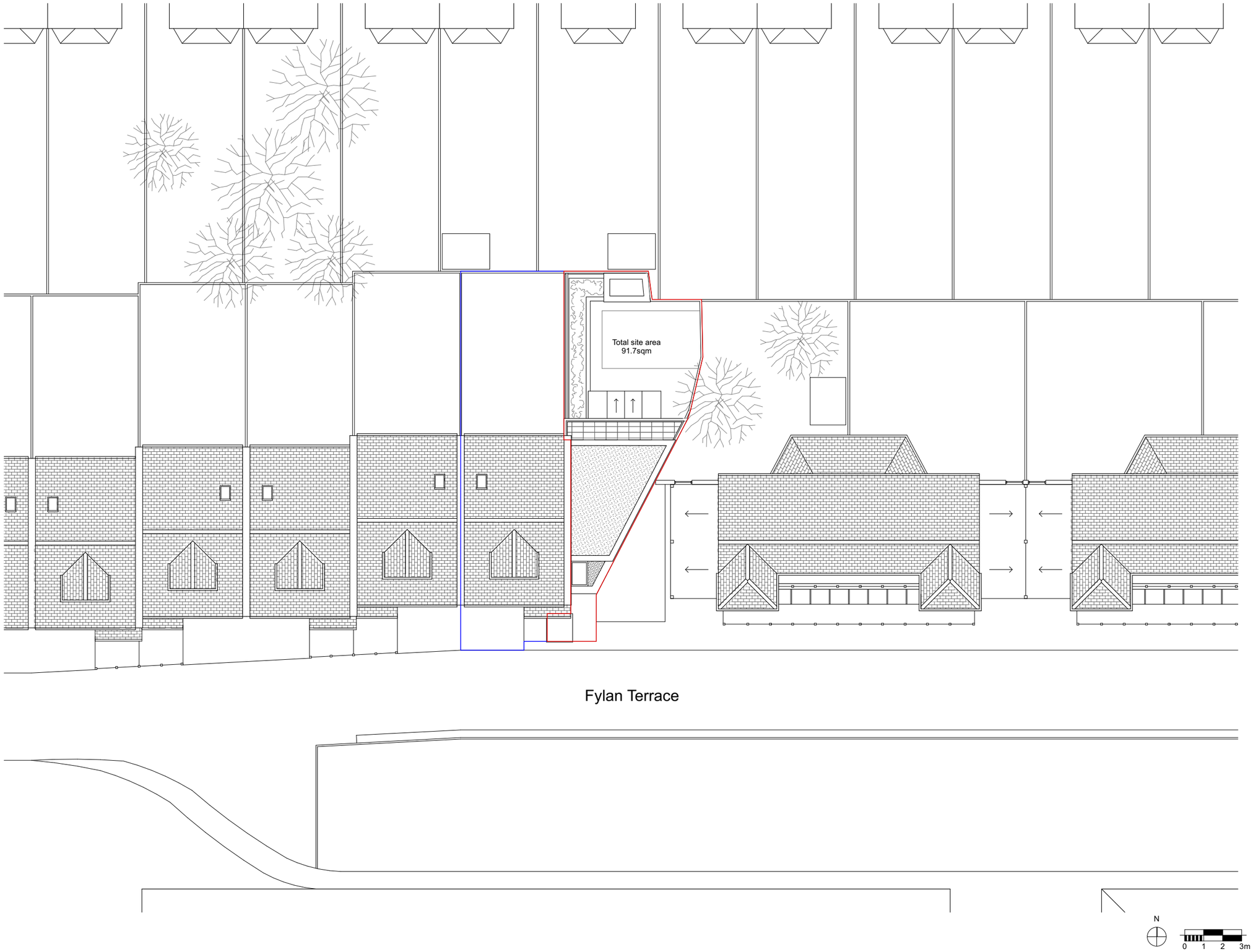
Proposed site plan



Proposed site plan. 1:200

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Proposed site boundary line

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Drawing Name

Proposed site plan

Drawing Status

Planning

Drawn by	Date
VT	20.04.15
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SJ	20.04.15

Drawing Scale

1:200 @A3

Layout ID	Status	Revision
122-GA-SIT-006		**00**

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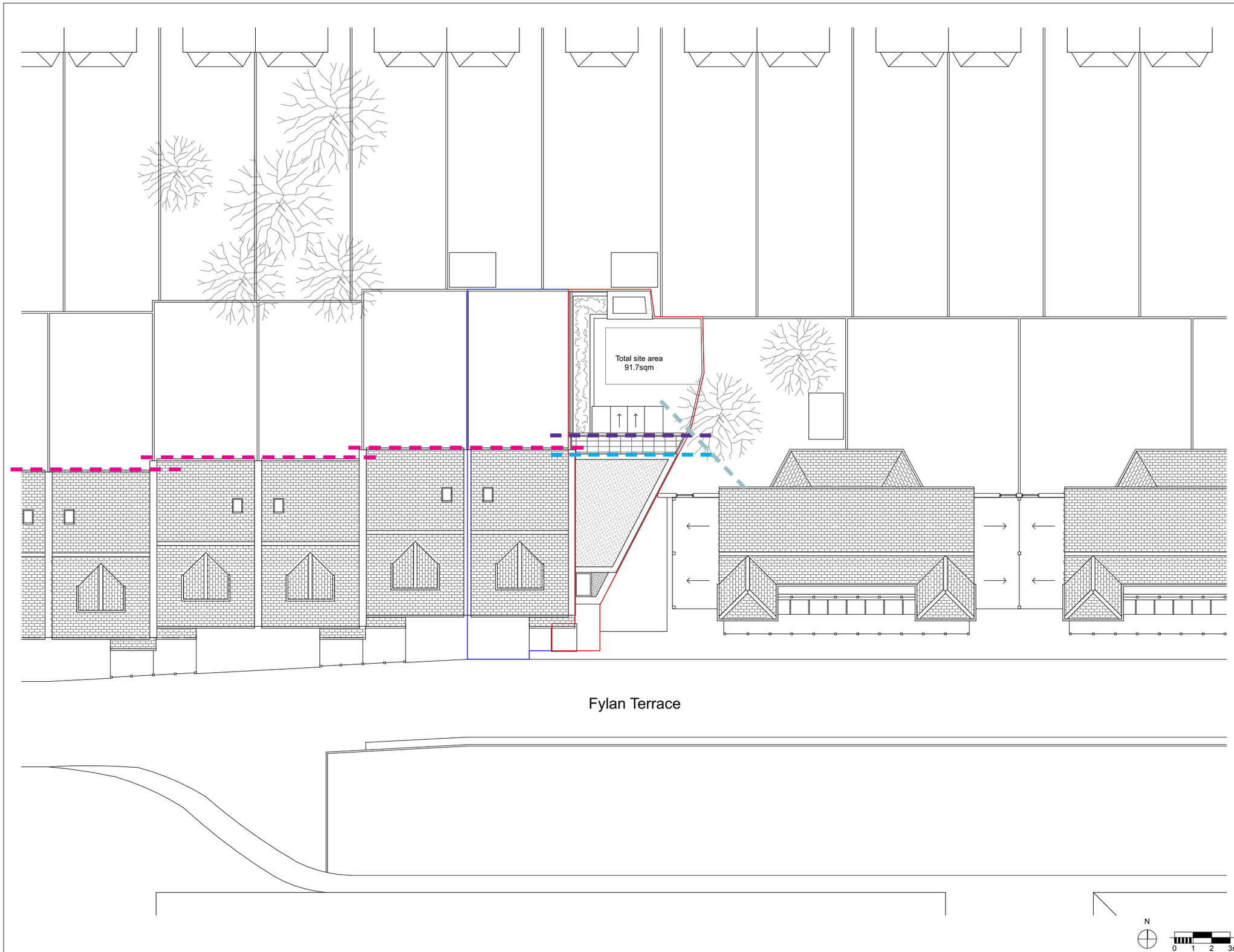
Proposed site plan



Proposed site plan. 1:200

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Proposed site boundary line

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Existing two storey building step

Proposed ground floor step only

First floor lines up with neighbouring building

45 degree from existing window

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Drawing Name

Proposed site plan

Drawing Status

Planning

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1:200 @A3

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122-GA-SIT-006		**00**

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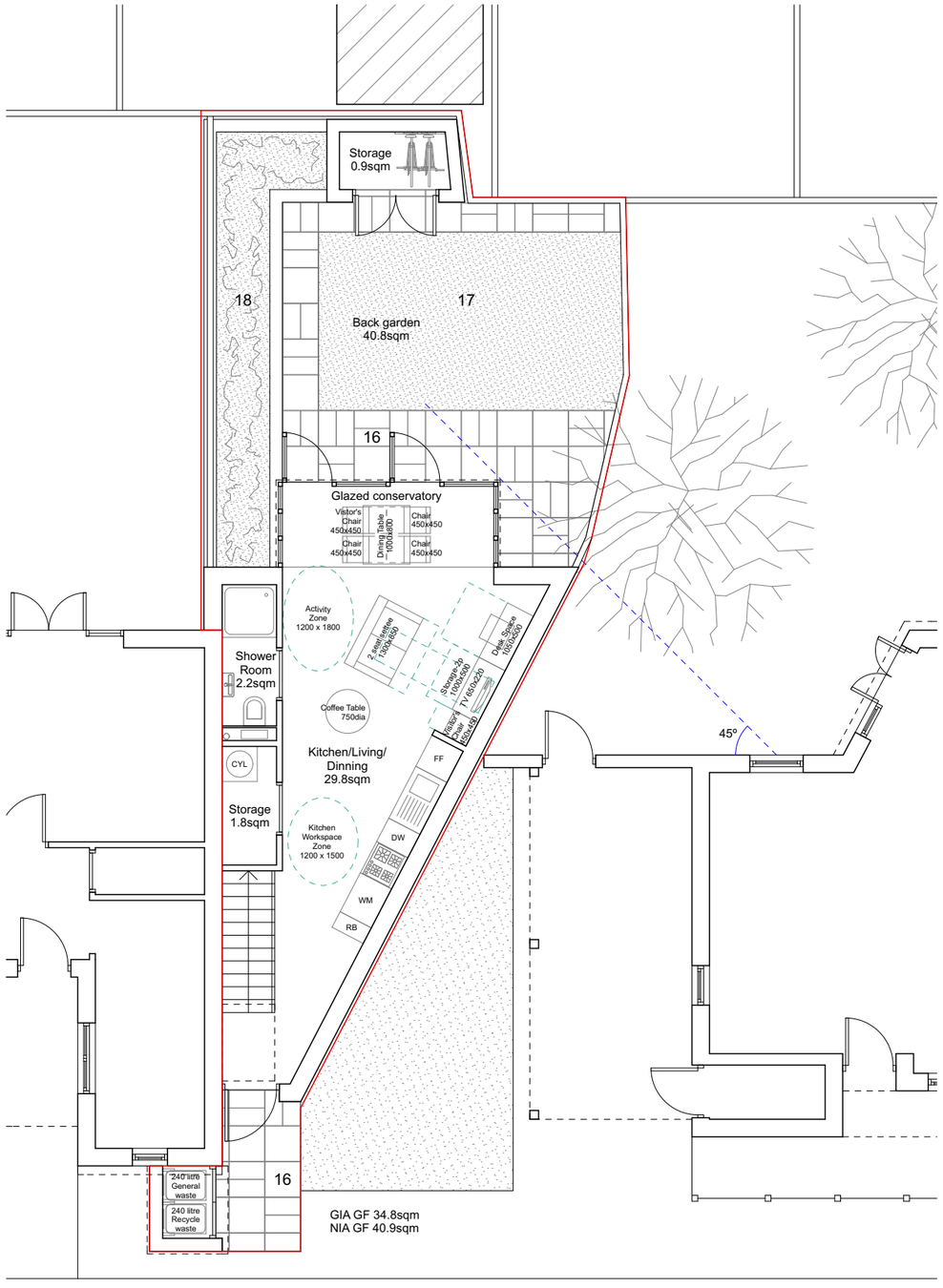
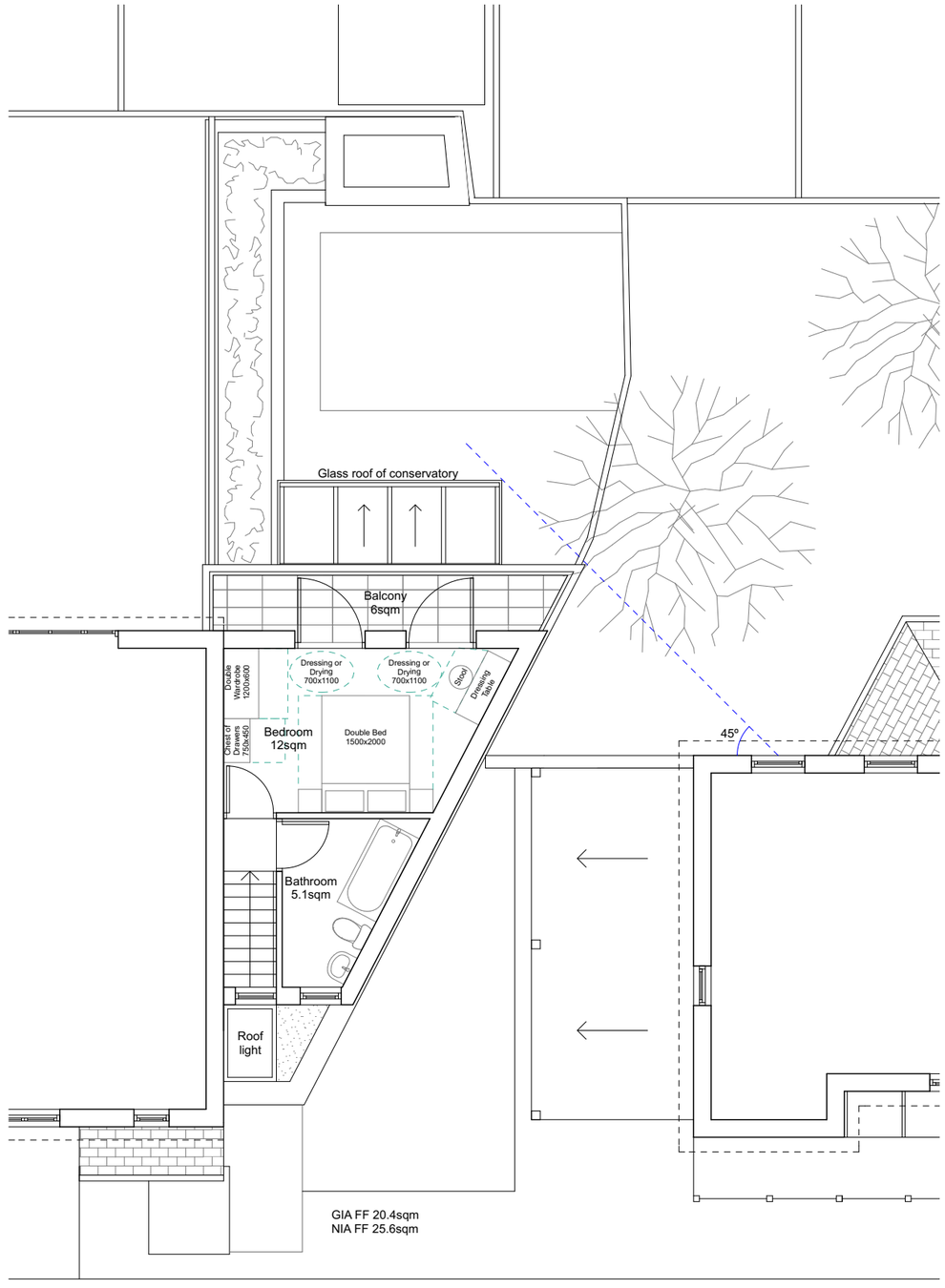
Proposed floor plans



Proposed ground floor. 1:100



Proposed first floor. 1:100

N

0 1 2 3m

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Site boundary

House standards

Floor plans - Option B - 1 bedroom, 2 person, 2 floors

Area	Proposed	LHDG
Internal area GIA	55.2sqm	50sqm
Living/ Kitchen/ dinning room	29.8sqm	23sqm
Double bedroom	12sqm	12sqm
Shower room	2.2sqm	3.6sqm
Bathroom	5.1sqm	4.4sqm
Storage	2.7sqm	1.5sqm
Car space	0	0
Cycle spaces	2	1
Private amenity space	46.8sqm	5sqm
Refuse	2x240L	

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Drawing Name

Proposed ground and first floor plans

Drawing Status

Planning

Drawn by	Date
VT	20.04.15
Checked by	Date
SJ	20.04.15

Drawing Scale

1:100 @A3

Layout ID	Status	Revision
122-GA-PLN-007		**00**

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Proposed elevations



Proposed North elevation A-A. 1:100



Proposed South elevation B-B. 1:100

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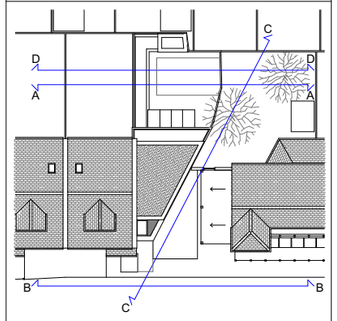

Key. 1:500

Site boundary

1. Sawtooth horizontal running bond brickwork, Ibstock Umbra sawtooth Staffordshire Slate Blue Smooth 2232.
2. Flat brick horizontal running bond, Ibstock Staffordshire Slate Blue Smooth
3. Flat brick vertical running bond, Ibstock Staffordshire Slate Blue Smooth
4. Bronze coloured anodized aluminium flashing.
5. Bronze coloured anodized aluminium brisoleil.
6. Bronze coloured anodized aluminium rails.
7. Stone coping.
8. Oak panels.
9. Clear glass, oak framed, restricted opening window.
10. Clear glass, oak framed door.
11. Solid oak framed door.
12. Oak framed glass conservatory.
13. Glazed conservatory roof.
14. Oak garden fence.
15. Creeping plants.
16. Yorkstone paving.
17. Grass.
18. Planting area.

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Drawing Name

Proposed North and South elevations

Drawing Status

Planning

Drawn by	Date
VT	20.04.15
Checked by	Date
SJ	20.04.15

Drawing Scale

1:100, 1:500 @A3

Layout ID	Status	Revision
122-GA-ELE-008		**00**

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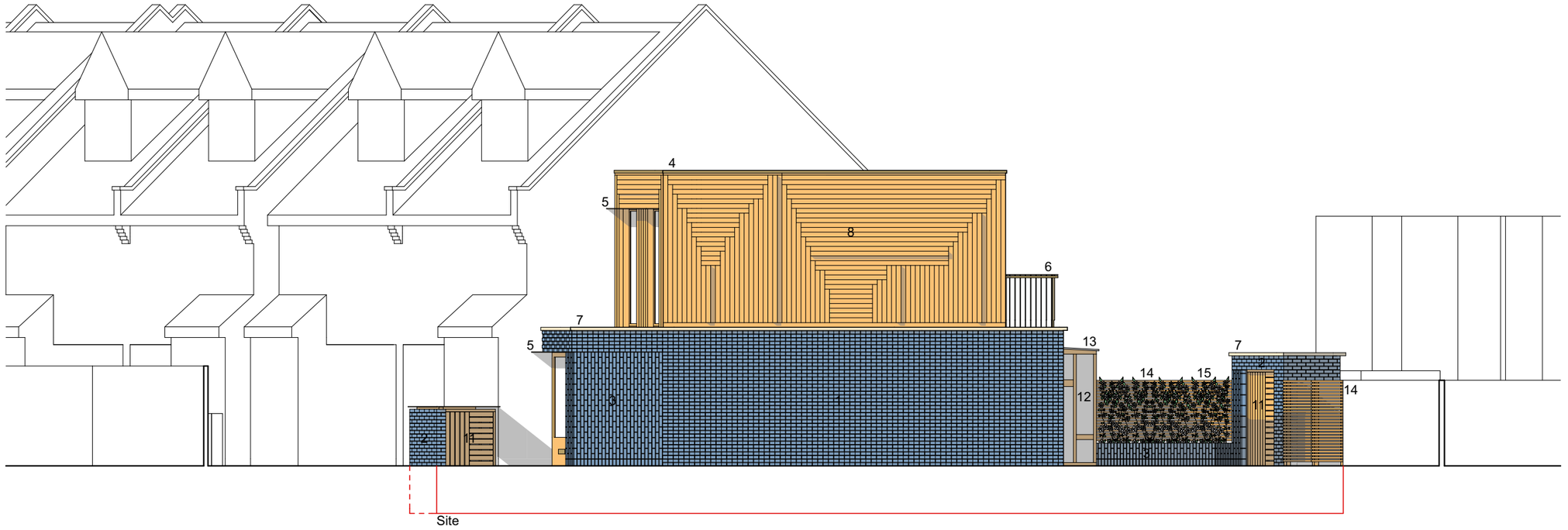
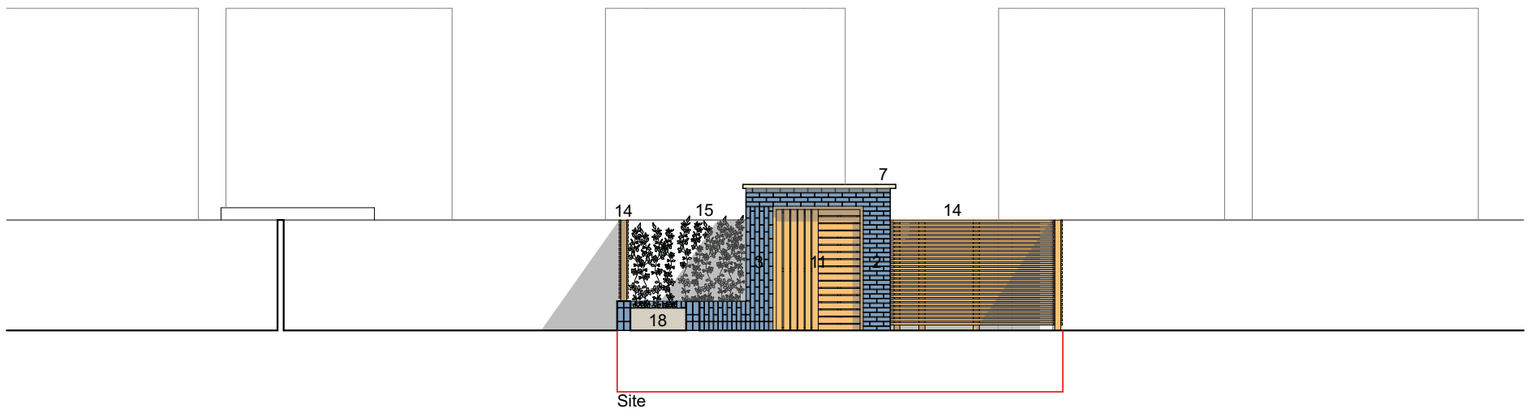
Proposed elevations



Proposed East elevation C-C. 1:100



0 1 2 3m

Proposed elevation D-D. 1:100

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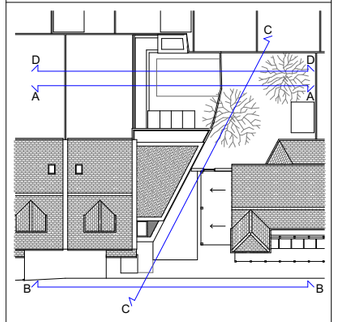

Key. 1:500

Site boundary

1. Sawtooth horizontal running bond brickwork, Ibstock Umbra sawtooth Staffordshire Slate Blue Smooth 2232.
2. Flat brick horizontal running bond, Ibstock Staffordshire Slate Blue Smooth
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16. Yorkstone paving.
17. Grass.
18. Planting area.

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Drawing Name

Proposed East and D-D elevations

Drawing Status

Planning

Drawn by	Date
VT	20.04.15
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SJ	20.04.15

Drawing Scale

1:100, 1:500 @A3

Layout ID	Status	Revision
122-GA-ELE-009		**00**

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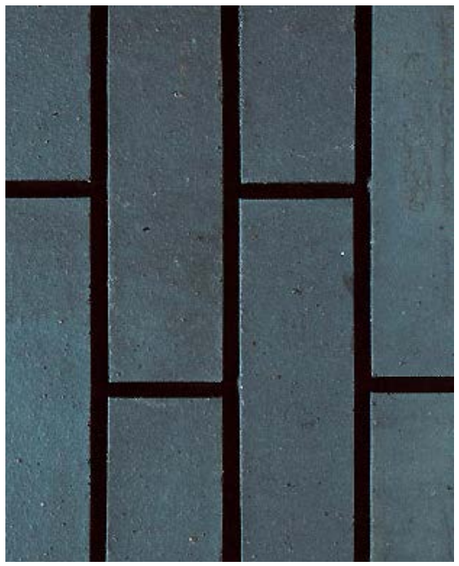
Proposed materials

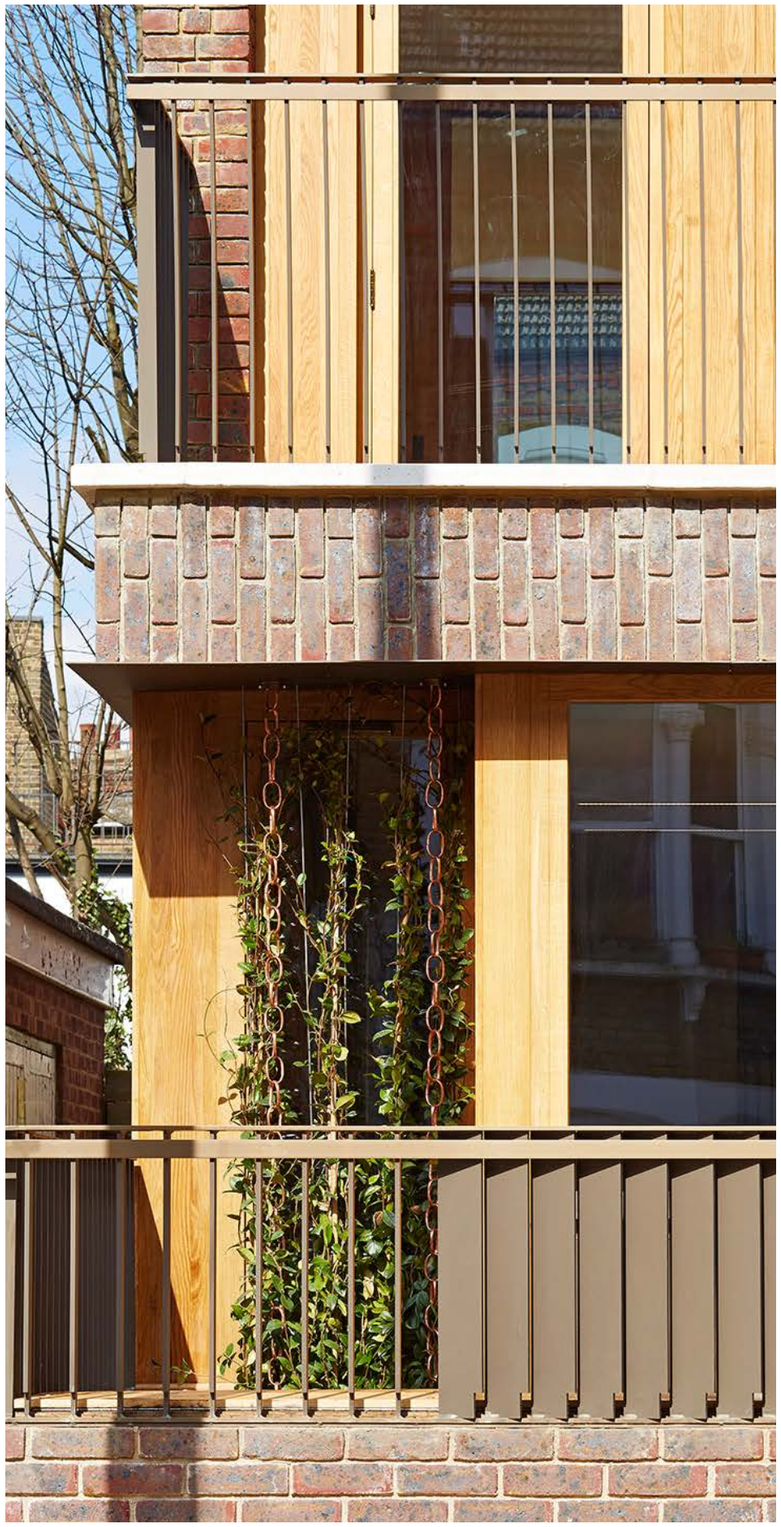
1. Sawtooth Brick, Staffordshire Blue Slate
2. Vertical running bond, Staffordshire Blue Slate
3. Horizontal running bond, Staffordshire Blue Slate







1. Bronze coloured anodized handrails
2. White stone
3. Bronze coloured brise soleil



1. Oak pattern to side of proposal
2. Oak and brick panels





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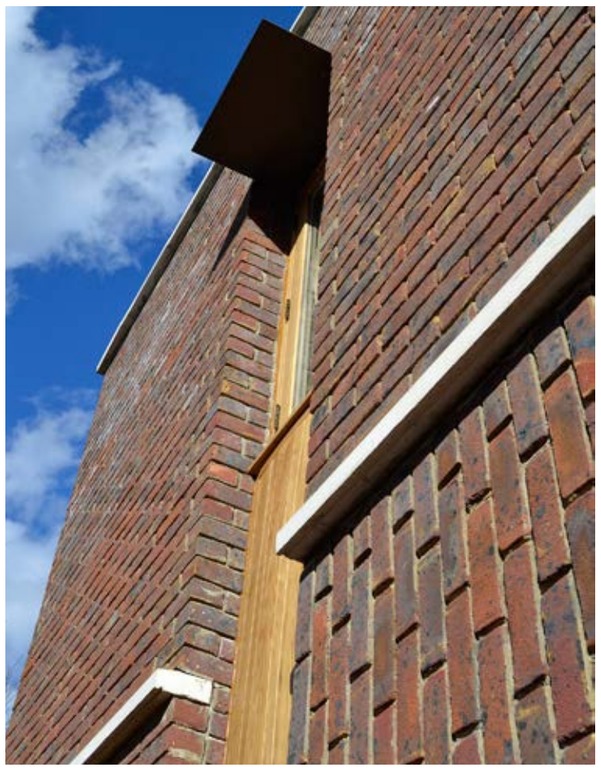
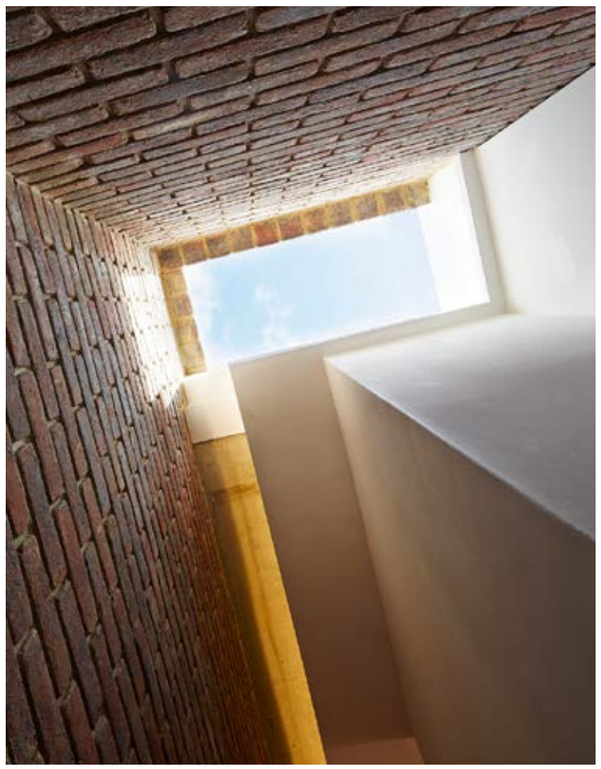
Precedent - Haringey Brick House by Satish Jassal architects

Short listed for the RIBA 2015 regional London design awards

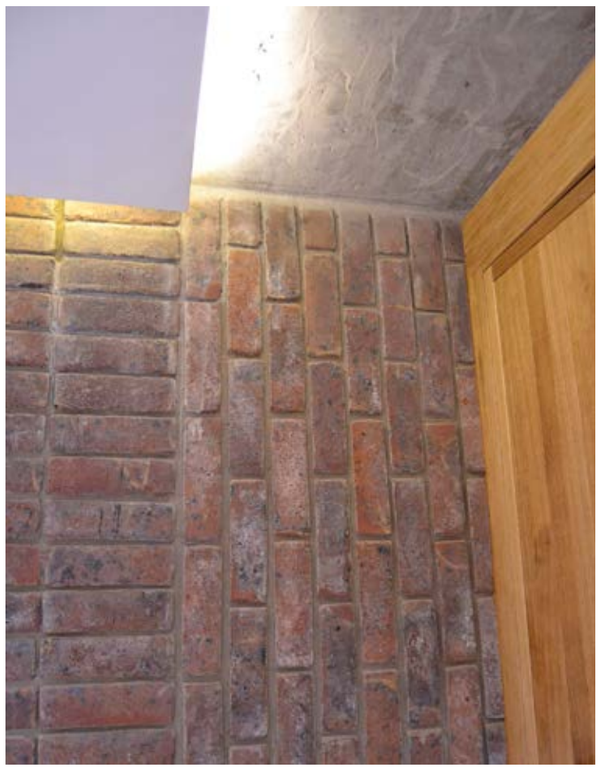












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Street view 1



Proposed building



Existing photo

© Satish Jassal Architects Ltd

Street view 2



Proposed building



Existing photo

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Garden view 1



Proposed building



Existing photo

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Garden view 2



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