DESIGN & ACCESS STATEMENT

LOCATION: Ground Floor Flat, 1 Marlborough Road, N22 8NB

Physical Site Assessment & Socio-Economic Character

The proposed house lies at the end of a cul-de-sac on Marlborough road within Bowes Park Conservation area in the London borough of Haringey. The local area is of a pre-dominantly residential nature and the immediate built environment consists of relatively unspoiled Victorian and Edwardian housing.

Bowes Park is situated on the borders of Wood Green, Palmers Green and Bounds Green in London, England. It is a small community centered on Myddleton Road, which houses a number of shops. The area has a good reputation for being quiet and residential. Socially it is an area with good levels of income and good proportion of people educated to a high level.



Planning Policy

The area is identified as a conservation area and as such development of a domestic extension is guided by a series of policies set by Haringey Borough Council. Haringey's development plan is made up of London Plan 2011, the Local Plan 2013 and UDP saved policies. Below sets out all relevant policies referred to when carrying out the design of the extension.

With regard to the design and scale of the extension there are 4 relevant policies in the London Plan 2011, Local Plan 2013 and Unitary Development Plan 2013:

LP 2011 7.4 Local Character, which ensures that the development is appropriate in terms of being informed by the surrounding historic environment and has regard to the grain of the existing area.
LP 2011 7.6 Architecture, which ensures that the development is appropriate in terms of; layout, site coverage, design, scale, bulk, height, materials and landscaping.
LP 2013 SP11 Design, which notes the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.

UDP 2013 UD3 General Principles, which ensures that the development has no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight, privacy, overlooking, etc.

With regard to the needs of the applicant for the proposed extension these are noted in a policy in the Local Plan 2013:

SP2 Housing, which highlights Council's strategy for providing more family housing.

With regards to the extension being in a Conservation Area, there are 3 relevant policies in the Local Plan 2013, UDP 2013 and SPG:

LP 2013 SP12 Conservation, which ensures the development is appropriate to the conservation of the historic significance of Haringey's heritage assets, their setting and the wider historic environment.
UDP 2013 CSV5 Alterations and Extensions in Conservation Areas, which ensures the extension will preserve or enhance the character of the Conservation Area and retain characteristic features.
SPG 2 Conservation and Archaeology, which ensures the extension will preserve or enhance the character of the Conservation Area and retain characteristic features.

With regards to sustainable development requirements there are 2 relevant policies in the Local Plan 2013 and Sustainable Design and Construction SPD 2013:

SP4 Working towards a Low Carbon Haringey, which ensures feasible carbon emission reduction measures are to be carried out on existing housing stock, but with due regard for historic significance.

Introduction to the Development

The ground floor flat of 1 Marlborough Road is a Freehold property. The brief for the development set by Mr Keyes is to extend the existing ground floor property in order to create a family home. Mr and Mrs Keyes are a young couple who both work in the city and wish to extend their existing property in order to provide an additional room. Their existing property is a ground floor flat with one bedroom. By extending the rear of the property, this will enable them to make the existing front living room a second bedroom and thus a home more suited for a family.

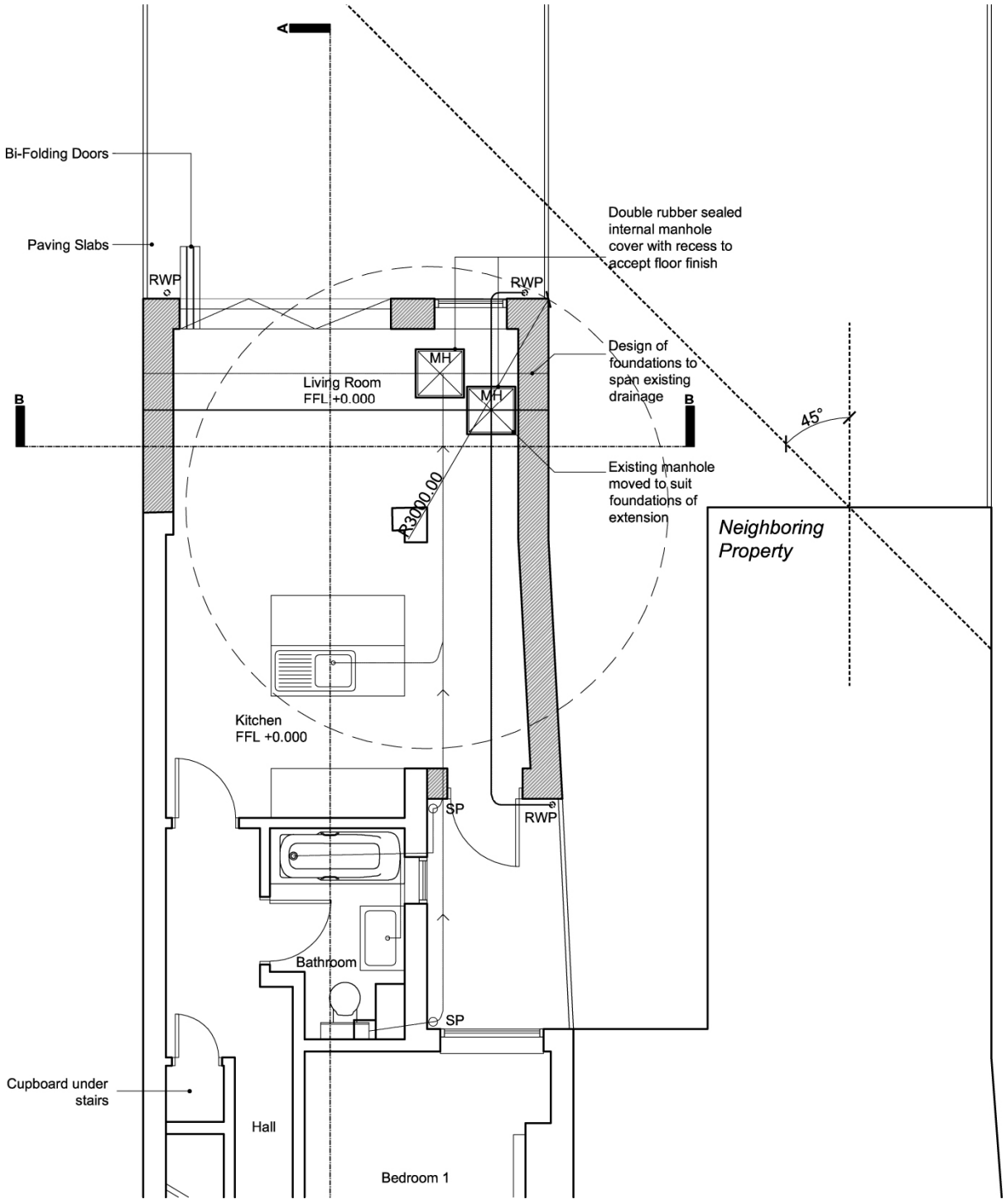
DESIGN

Amount & Use
The new extension will consist of a gross floor area of 19m2. This additional space will be split into extending the existing kitchen and providing a new living room at the rear of the property.

Layout
The most efficient and appropriate layout for the site is to extend the property to the rear by 2.6m and to spread this across the available width of the external area in order to maximise the internal space, which equates to 1.6m to the side. The extension does not extend beyond 3m from the existing property as shown on the diagram below. By utilising the width of applicant's available footprint, this creates a far more usable space for the new living room. By removing sections of the existing external walls, this will create a modern open plan kitchen / living space. This layout creates

two separate external spaces without any detriment to the property or the neighbouring house. A small inner courtyard is formed to ensure daylight is maintained to the existing toilet and bedroom.

The neighbouring properties right to light has been considered in the setting of the extension as is demonstrated on the diagram below. This clearly shows the new extension does not compromise the view from the window of the neighbouring house. One of the existing external manholes will need to be re-positioned to suit the foundations of the extension. The design of the foundations will need to be designed to span the drainage run through the rear of the property. As the manholes will become internal, double rubber sealed internal manhole covers will be required.



Scale
The height of the elevation of the rear extension is set at 3m by the parapet. The side extension height is set at 2.75m which ensures it sits comfortably below the line of the window to the occupier of the first floor flat. The extension extends 3m from the rear of the existing property. The width of the extension is 1.6m.





Appearance / Materials
The new extension is an external grade render block cavity wall construction reflecting the existing house and residential character of the neighbourhood. The external grade render of the new extension will match the existing house in order to maintain the character of the extension within the area. The main materials of the extension have been chosen to be pragmatic and durable response for the applicant. The large timber bi-folding doors and separate single window will provide good internal natural light levels to the living space with a new polyester powder coated roof light set close to the existing house to ensure additional daylight penetrates the deepest part of the new extension. The roof will be finished using grey asphalt with white timber fascia board, and contain 2no. rooflights to provide additional daylight to the proposed kitchen / living space. The existing white timber sash windows to the front of the property facing onto Marlborough Road will be replaced with new double glazed timber framed sash windows. The replacement windows will match the existing profiles in detail and finish.

Landscaping
There will be minimal landscape changes to necessitate the construction of the new extension. Small existing hedges will be removed as part of the works. No trees will be removed as part of the works.

Sustainability
The extension will comprise new thermal elements which will be required to comply with the latest requirements of Part L of the Building Regulations, including new walls, doors, roof and roof light. Reasonable provision may also be required for retained thermal elements providing continuity of

insulation and airtightness. New double glazed timber sash windows to the front of the property will provide enhanced thermal performance in line with Building Regulations. The proposal maximises the site opportunities to provide a sustainable building. We are proposing a pragmatic approach to minimising the environmental impact of the building and providing an appropriate sustainable approach without excessive financial outlay. Provide all new lighting and electrical systems in line with new legislation. We are proposing that the building is naturally ventilated by ensuring that the building dimensions allow for a natural cross-ventilated solution.

Access

The existing parking provision is maintained as there are no works to the front of the property.

Level access is provided to the newly formed inner courtyard and rear garden. Within the building all accommodation is provided on a single level which facilitates ease of access throughout the new extension by those with impaired mobility.