DESIGN & ACCESS STATEMENT

HOUSEHOLDER PLANNING APPLICATION TO LONDON BOROUGH OF HARINGEY

With respect to design proposals for the

Conversion of an existing garage into habitable space and related ancillary works at:

63 Claremont Road, Highgate, London N6 5BZ

Compiled by:
Design Pomegranate
On behalf of:
B Fletchman-Smith

March 2016

This document has been provided in support of a Householder Planning Application submitted to the London Borough of Haringey by Design Pomegranate Ltd., seeking consent for the conversion of an existing garage into habitable space and related ancillary works.

1.0 Introduction

1.1 Purpose of this Report:

This report is prepared in support of an application to convert an existing garage adjoining the main building into habitable space with related ancillary works consisting of the creation of a side gate which will provide direct access from the pavement to the existing rear garden. The property is an existing two storey late Victorian / early Edwardian house set on the corner plot of Claremont Road and Northwood Road in Highgate, London N6.

It is prepared on behalf of B. Fletchman-Smith and should be read in conjunction with the accompanying drawings (see drawing schedule Appendix A). The report sets out the background to the application, outlining the ways in which the scheme will contribute to the fabric and character of the area and details the design principles guiding the submitted architectural scheme.

The purpose of the proposal is to utilise an otherwise redundant garage area by the conversion into habitable space, and thereby enabling views into the existing rear garden. Permission is therefore sought for a modest refurbishment to an existing home.

1.2 Site & Context:

The enclosed site plans show the location of the house at the end of a terrace on Claremont Road. The house occupies the corner plot at the junction with Northwood Road. This section and side of Claremont Road comprises largely of two storey terraced buildings, red brick with slate roofs, many with generous square bays at ground level. The property is a two storey, period building with traditional pitched roof. The main entrance to the house is from Northwood Road, and there is one car parking space at the front of the property, facing Claremont Road. The existing garage is accessed from Northwood Road. The rear garden is bounded on the west side by Northwood Road, on the east side by the neighbouring property on Claremont Rd, and on the southern side by the Parkland Walk.

The building is traditionally constructed in London stock brick, with red brick decorative detailing, and contrasting white painted, white stone lintels, mullions and cills. The roof comprises of clay tiles. The walls of the main building being solid brickwork, and the floors consisting of suspended timber overlaid with boarding and other floor coverings. The front elevation faces approximately north.

The property is in Highgate Conservation Area and is considered to have a positive contribution to the area.

The proposal will provide high quality internal floor space for the client to enjoy, accessing views to the client's rear garden, which is presently obscured by the garage.

2.0 Quality Aims of the Client

Our client's principal aim is to achieve a well-designed and sustainable addition to their home.

3.0 Design

3.1 Form, Materials & Principles:

The form and layout of the proposals derive from a response to the brief and in consideration of the existing house and neighbouring properties. The proposal would take an otherwise redundant garage space and incorporate it into the living space of the home, and in doing so enabling views out to the client's existing garden. The design principle is to provide a gentle contemporary alteration to the existing house.

Our proposal is for the existing garage, made of London stock brick and clay tile roof, to be made habitable by enclosing the existing opening to the rear garden with aluminium, powder coated, double glazed, sliding doors, in anthracite grey. The existing timber garage doors facing Northwood Road would remain in situ and unchanged. A new roof light would be inserted into the existing roof, and this would be obscured by raising the flank wall to create a parapet wall, in London stock brick to match the existing. The door to the historic outhouse on the Northwood Rd elevation would be blocked up in London Stock brick to match existing whilst retaining the white painted lintel. A new garden gate is proposed on the Northwood Road elevation — there is clear evidence in the existing dwarf wall of a historic garden gate at this elevation, blocked up at some point in the past. It is considered that retaining the existing timber garage doors and creating the parapet wall would be an appropriate and sensitive response to context.

Internally the proposal comprises of alterations to the existing floorpan, to accommodate the enlarged space. The original use as kitchen would be retained.

There would be no adverse impact on the surrounding neighbours since the proposed conversion does not extend beyond the existing footprint of the garage.

3.2 Facades & Fenestration:

The proposed work is designed as a combination of London stock brick, aluminium powder coated frames in anthracite grey and double glazing in response to existing materials.

3.3 Party Wall

There are no alterations or works to the party wall.

4.0 Sustainable Construction

It is our client's intention that these proposals are sustainable, low energy and will reduce thermal loss all in excess of building regulations. These include the following measures:

4.1 Lighting & Heating:

Lighting - Optimising natural light to reduce the consumption of energy. Low energy, compact, LED light fittings will be specified throughout.

Heating - Low energy, underfloor heating will be proposed which will provide a more efficient background heating source than ordinary radiators.

4.2 Insulation:

High performance insulating materials within the floor zone, wall zone, and roof zone will be specified which all exceed current building regulations.

4.3 Glazing:

Generous quantities of glazing are proposed which will reduce the need for artificial lighting during the day. The proportion of glazing and its thermal performance will be offset by over specifying the thermal performance of the walls and the floor to ensure that the total U value of the conversion will exceed current building regulations.

Air-filled cavities to all double glazed units will be specified. These proposals will also include a general restoration of existing windows to ensure they are tight fitting and draught free.

5.0 Impact Upon Adjacent/Adjoining Houses & Gardens

The proposed works consider the neighbours in a number of ways:

a.The works do not extend beyond nor exceed the existing footprint.

b. The works retain the existing features of the garage as seen from Northwood Road - the existing timber garage doors will remain in situ.

6.0 Accessibility Statement

6.1: Thresholds

Level thresholds will be provided where possible, to ensure easy access.

6.2: Doors

800 mm wide structural openings will be specified to new door openings where possible.

6.3: Car Parking & Bins:

There is currently one car parking space within the property boundary, at the front elevation on Claremont Road. This remains unchanged. The bins are currently stored in this front area and this storage arrangement will remain unaffected by the proposals.

7.0 Planning Policy

7.1: Precedent and History:

The house is within the Highgate Conservation Area.

8.0 Summary:

Fundamentally this proposal amounts to a modest conversion that has been sensitively considered in the context of the existing and neighbouring houses. It is considered that these proposals are in line withe the council's own guidelines in relation to domestic refurbishments.

APPENDIX A

Document Numbers:

- 1504. Location Plan
- 1504. Block Plan
- 1504.EX01
- 1504. EX02
- 1504. EX03
- 1504. GA01
- 1504. GA02
- 1504. GA03