designteam

3 CONNAUGHT ROAD
London
N4 4NT

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Design, Access and Heritage Statement

The Design and Access statement presented here is to supplement the planning application in respect of the aforementioned site in line with the government planning guidance to help to improve the build environment and make a positive contribution to the property and surrounding area.

The property is a two storey end of terrace dwelling house located in a busy part of London which contains a variety of local amenities including a supermarket, convenience stores, school and football ground. Daily facilities are within walking and cycling distance of the site and, where longer journeys are needed, well positioned in terms of public transport meaning these can be undertaken sustainably.

- A new single storey wrap-around extension to accommodate a new kitchen/ dining area and living area opening into the garden with sliding doors and windows to the rear.

- In formulating our proposals we have been mindful of similar extensions in the immediate vicinity and in the near environmental context.

- The building is a family house, with modern decor, and is set at two different floor levels. Though the design does not take into account those with disability problems, the scheme will not diminish that which is on site already. The construction and design of the proposed works will bring numerous benefits –

    a. Improved use and layout for users.
    b. Increase in size of the main circulation areas.
    c. Visually pleasing interior.

It is considered that these proposals will not be detrimental to the existing building or its appearance.

The scheme is not providing any additional parking spaces, however no additional load will be placed on the street due to the proposal.

In principle, our proposal is to meet the following criteria:

- Do not negatively impact on the amenity of nearby residents or of the area by reason of decreased light or privacy

- Be consistent in its scale, use of materials and massing of individual elements with the established form and character of adjacent residential area

- The development will not lead to a loss of off-street residential parking provision.

- The development will not lead to a material increase in heavy goods vehicles onto residential streets

Use:

- The proposed extension would provide enlarged kitchen, dining and living accommodation to suit the various requirements for a developing family.

- The use proposed by this application is not any different to the existing situation i.e. residential dwelling. The surrounding properties are all in residential use and such a use is therefore appropriate in this location.

Amount:

- The amount of development proposed to the rear is very similar to that displayed by the neighbouring properties. The development will go out no further than the rear wall of the rear addition and will go out to the side to the extent allowed.

Layout:

- The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extension, a large, lighter, and better configured space is created.

Landscaping

- The proposal is not of a scale or type to require specific structural or detailed landscaping.

Appearance:

- All materials to be used in the construction of the extension have been carefully thought out in consideration of the surroundings. The development with be constructed of bricks to match as closely as possible with the existing dwelling.

The materials are as follows:

- Flat roof with architectural roof lights and all glass on side
- Doors & Windows: Aluminium framed sliding doors.
- Exposed brickwork: London stock bricks

Access:

- All access to and within the property is to remain as existing.

Heritage Statement

Stroud green is a conservation area located next to Finsbury Park in the north of London. The conservation area is in the Haringey borough but neighbours Islington borough.

At the start of the 19th century Stroud Green was the Hornsey parish in the North of London. There were very little houses to begin with in the Haringey area such as cottages. In Stroud green there was only Stapleton Hall. During the 19th century the area slowly grew because of the existing drainage system at the time. By the 1860s the drainage situation was resolved and the area rapidly grew with the introduction of train stations such as seven sisters, Finsbury Park etc.

With the train stations providing quick transport in to central London the area around Finsbury Park grew with country houses. Yet it was in the 1870s building boom that Stroud green began to be establish as an urban area part of Finsbury park. By 1877 Stroud green was officially established as a fast growing neighbourhood for working class people.

At the turn of the century population gradually declined in the area. Families grew smaller which prompted multiple occupations of houses therefor the conversion in to flats. Stroud green was heavily affected by multiple families occupying the same house which had a knock on effect on the condition of the area which was in decay by 1925.

During the Second World War the whole area was heavily bombed. Over 80% of Hornsey was destroyed as well as a significant part of Stroud green. After the war Stroud green was the first rebuilding projects in the area where a few of the streets were cleared and then rebuilt.

In 2003 Haringey council designated Stroud green as a conservation area. Much of the architecture survived the Second World War unlike nearby areas where the windows have been replaced, loss of original boundary walls and miss matching cladding etc. The Stroud green area has kept much of its original features.

Through looking at the historic England website the Stroud green area is considered to be in poor condition. Though much of the properties have kept their original architecture the reoccurring trend is that dwelling is in deteriorating decline.

By incorporating a new extension in which the materials are to be specified as matching to the existing we are restoring the heritage of the site and area. We are also bringing it to the modern times where families are growing much larger and cost of moving to London becoming more expensive. Visually the proposed would not affect the street view