Ground Floor Flat,110 Weston Park
Crouch End, London, N8 9PN

Proposed Rear & Side Return Extension
Design & Access Statement

June 2016

RED WORKS

DESIGN & ACCESS STATEMENT



HOUSEHOLDER PLANNING APPLICATION - DESIGN AND ACCESS STATEMENT

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1.0 INTRODUCTION

1.1 The Applicants
The application is made by Red Works (the Agent) on behalf of Richard Crowther & Elisabetta d'Aloia (our Clients & the Applicants).

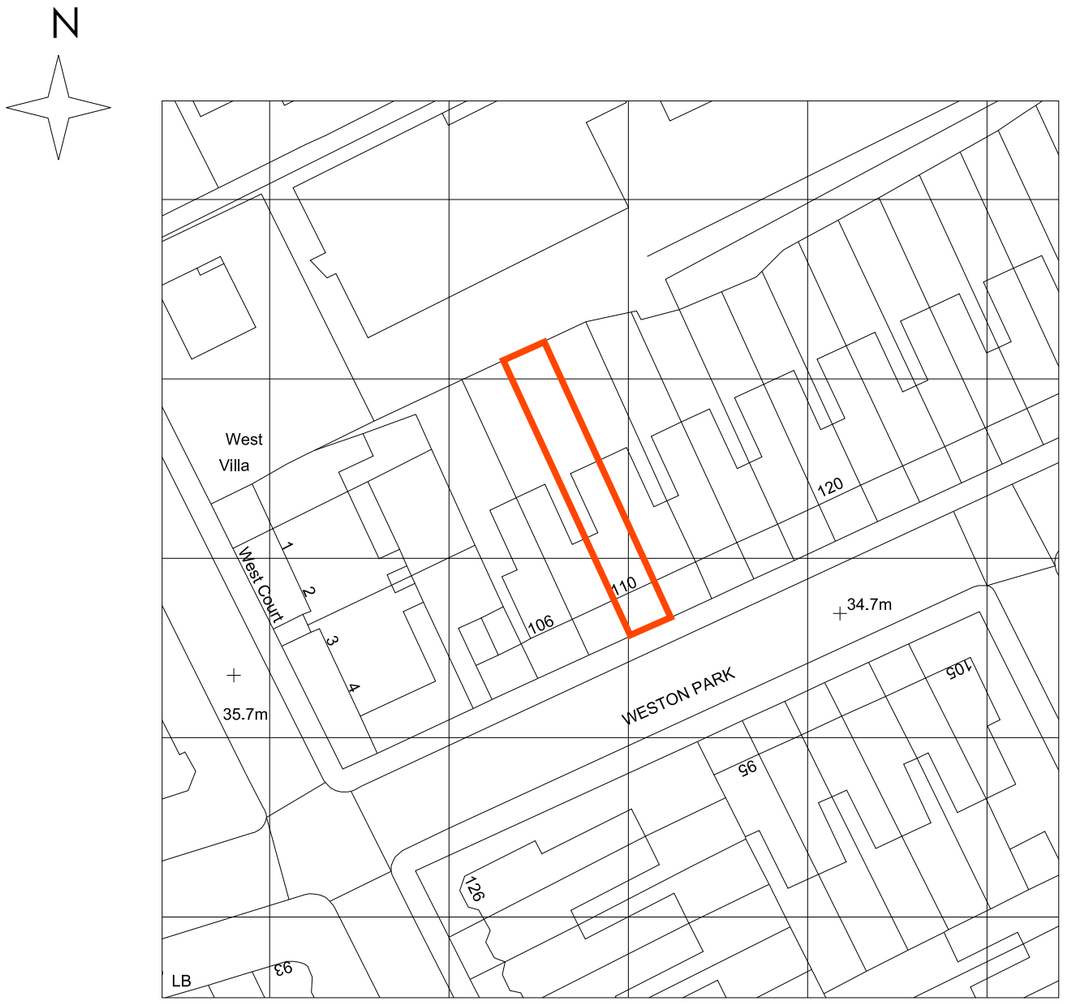
The clients have owned the property for several years and it is their home. The proposals are made with the intention of increasing the space available, for their continued use of the property as a single family dwelling.

1.2 The Application
The application proposes the construction of a rear and side extension, alongside associated refurbishment works to the property.

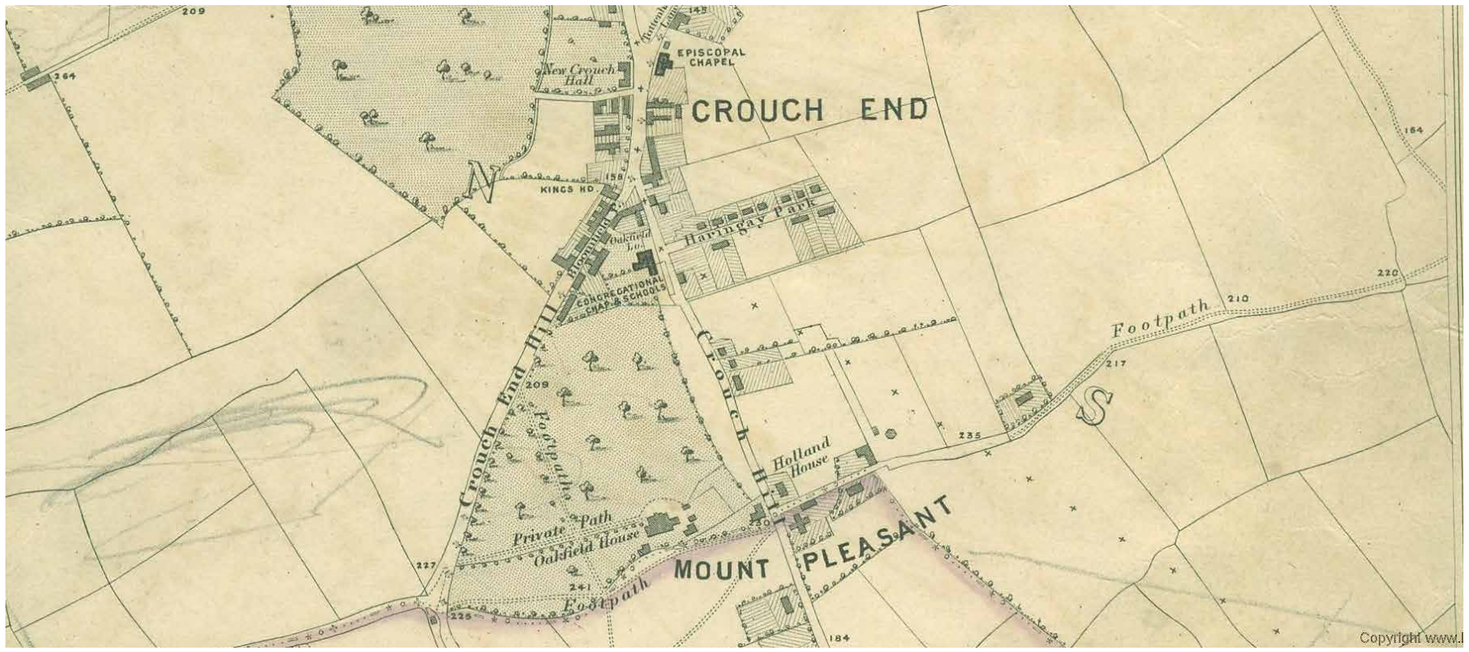
1.3 The Site
The applicant's property is the Ground floor flat of this two storey house. The house is a mid-terrace property and is located near to the junction of Weston Park and Inderwick Road. The house backs on to the Hornsey School for Girls.

The houses in this terrace and generally along Weston Park, are late Victorian. The area was largely rural until the late nineteenth century. Weston Park was laid out in 1884, with the first plots being sold in 1888 following the arrival of several train stations by 1887. The area at this time was said to be favoured by middle class clerical workers, due to the accessibility from the City.

The property is located within the Stroud Green Ward and is not within a conservation area.



OS Map showing location of No.110



Edward Stanford Map 1862 - Library Map of London and its Suburbs (North West Section)



OS Map dated 1894-1896 - Showing development progressing in the area, but the East side of Weston Park as yet un-developed



OS Map dated 1912-1913 - The area is now largely developed

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Aerial view of No.110 and surroundings



Looking North-East along Weston Park from No.110



Looking South-West along Weston Park from No.110



Bird's eye view from the North



From the South



From the East



From the West

1.4 Relevant Planning History

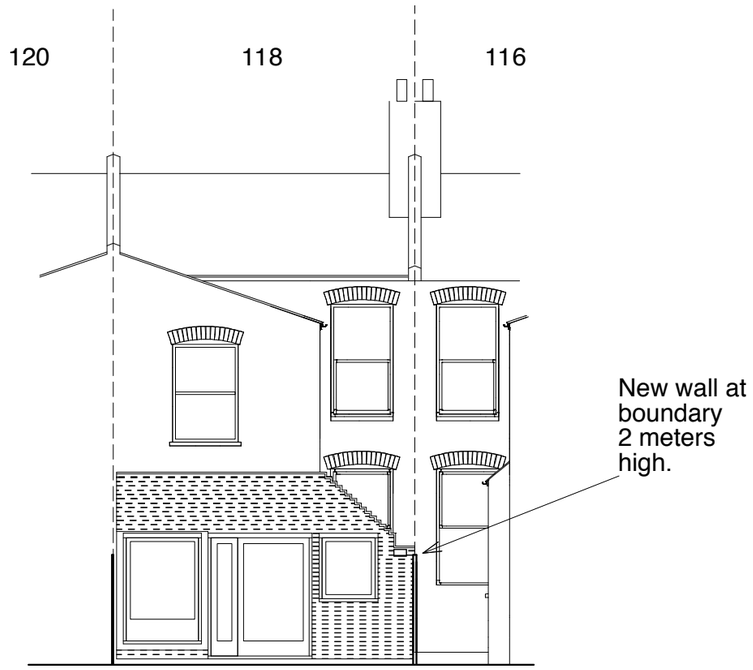
Site Address:
No. 110:
HGY/2015/1562 - 23rd July 2015 - APPROVAL
Proposed loft conversion and roof extension including a front rooflight to the 1st floor flat.

OLD/1981/1711 - 14th May 1981 - APPROVAL
Conversion into two self-contained flats.

Neighbouring Properties:
No.108:
There are no recorded applications via the Haringey planning website.

No.112:
There are no recorded applications via the Haringey planning website.

Other relevant applications:
No. 118:
HGY/2012/1199 - 20sth Aug 2012 - APPROVAL
Erection of single storey side extension including internal alterations.
(pictured right)



Rear Elevation of approved scheme at No.118



Side Elevation of approved scheme at No.118

2.0 DESIGN APPROACH, POLICY & GUIDANCE

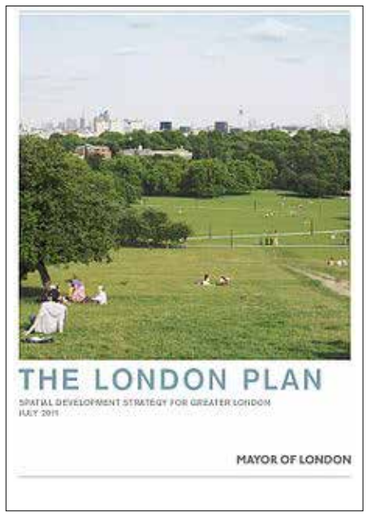
2.1 Design Approach

- Follow the basis of previously approved precedents, within the immediate area and adjacent properties within Weston Park.
- Follow planning policy guidelines, with particular reference to the London Borough of Haringey's UDP and SPD guidance.
- Acheive a balance between the desired increase in habitable space, whilst not over-developing the property. It is intended that the proposed design is sympathetic and in harmony with the original building and its surroundings.
- Recognise Weston Park's distinct character and design to complement it. The proposed alterations are designed to complement the local character and vernacular, using a limited, select palette of elements and materials.
- Use high quality, durable materials for all parts of the proposed works. The proposed materials are based on the existing materials, used to construct the original building with the exception of the proposed structural glass.

2.2 Policy Guidance

The following documents have been consulted and where relevant, advice and guidance has informed the proposed scheme. In summary:

The London Plan 2015
Policy 7.4 Local character
Policy 7.6 Architecture



Local Plan 2013
SP2 Housing
SP11 Design
SP12 Conservation
SP4 Working towards a Low Carbon Haringey

UDP Saved Policies (following adoption of London Plan)
UD3 General Principles

Housing SPD 2008
Sustainable Design and Construction SPD 2013

2.3 Pre-application Advice

No formal pre-application advice has been taken.

The guidance given in Haringey Council's policy documents has informed the design.

2.4 Neighbour Consultation

The neighbours to each side (Nos. 108 and 112) have been consulted during the design process and the proposed drawings discussed prior to submission of the application. No concerns have been raised.

2.5 Proposed Side and Rear Extensions

Design Overview

The proposal is for the addition of a single storey rear and side extension to the house, to increase the Ground floor living space and improve the connection to the garden.

The proposed works are an opportunity to refurbish the interior and improve the external appearance of the property as a whole. The works are designed to meet or exceed current building regulations and improve the performance of the building. High quality materials are to be used throughout the extended areas and also where the existing property is being altered to accomodate the new.

The extension is designed to be in harmony with the existing building. This is evident both in terms of the form of the extension and also the choice of materials, both of which take their lead from the existing building.

The size of the proposed extension has been limited in certain areas, so that its mass is not overbearing to either the existing house or the surrounding garden. For example the side extension is stepped back from the Bedroom window to create a lightwell, ensuring good daylight provision to this room.

It is our assessment that there will be no change to the daylight to any surrounding habitable

rooms in the neighbouring properties. The pitched roof to the side extension is designed to relate to the existing pitch of the main building and also to reduce the impact to the neighbouring house.

The end result will be a coherent and appropriate design that sits comfortably, within its surroundings.

Materials

Extension Walls: Outer skin of bricks selected to match existing brickwork.
Extension roof: Dark grey liquid applied membrane to flat roof, structural glazing to pitched roof.
Sliding glazed screens: Powder coated aluminium frames.

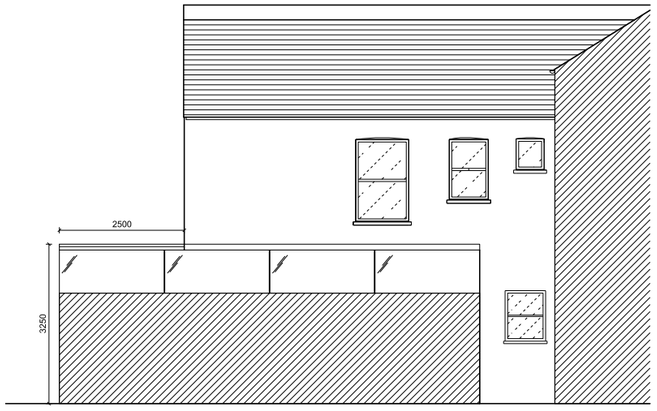
3.1 Access Statement

There is no change to the existing access arrangements for the property. The property is to remain as a single family dwelling and no alterations are necessary. There is to be no change to the existing parking arrangement.

Likewise, arrangements for waste and recycling collection are to remain as they currently are.



Proposed rear elevation



Proposed side elevation