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Design and Access Statement
78 Crowland Road, London, N15 6UU

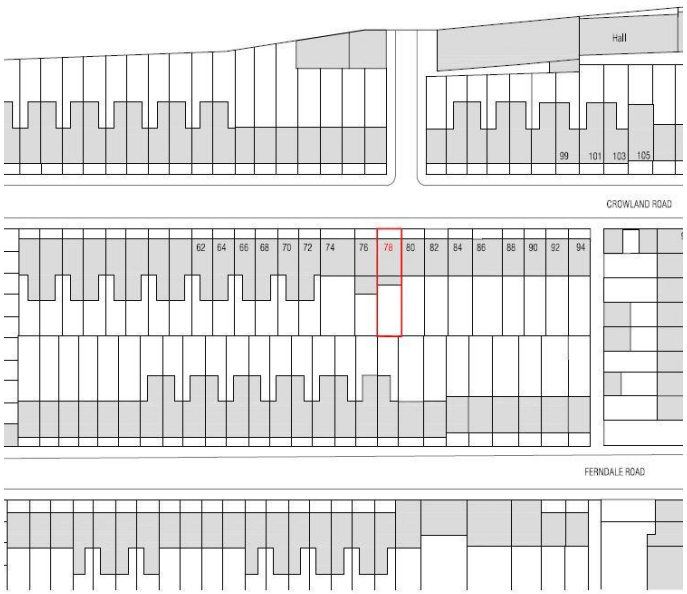
06 Nov 2015

Proposed two storey rear extension and change to the front entrance porch for a single dwelling house



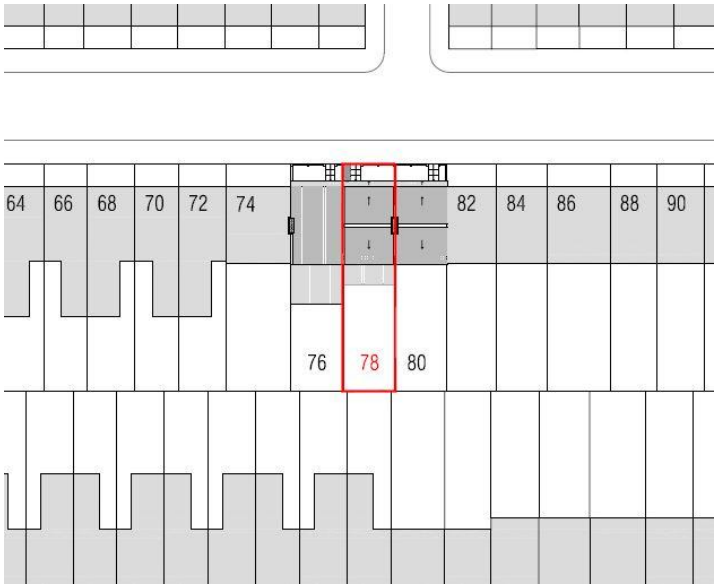
Rear View as proposed

Site Analysis and Context

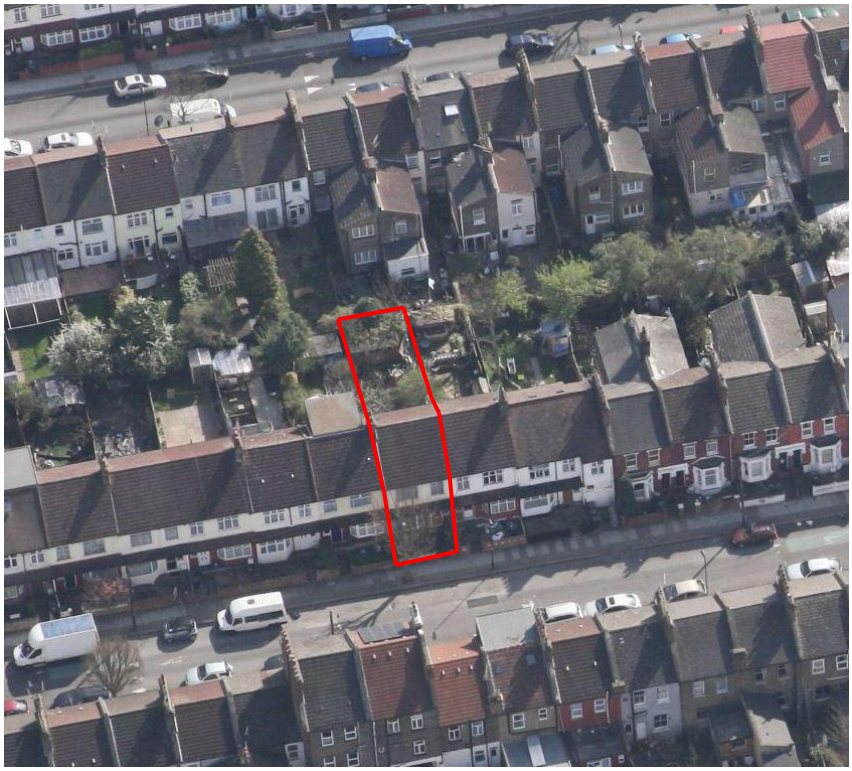


Location plan

Stud
registered in England No. 6761962



Proposed Site Plan



Aerial View showing front façade along Crowland Road



Aerial View showing rear garden



Aerial View showing rear garden and extension of neighbour at No.76



Aerial View showing rear garden and roof extension of neighbour at No.80

Existing Property and Site

The site is located at 78 Crowland Road in North London and is neither a listed building nor is it located within a Conservation Area. The existing property is a two storey terrace house cream render building with aluminium framed windows. It is flanked by a 2 storey house on one side and another 3 storey-house on the other.

There is an existing one storey rear extension. Constructed of a glass panels with metal metallic frames with a curved section, which has been in place as part of the original house.

The immediate neighbour No.76 has an existing Roof Extension TYPE 2, and an existing single storey rear extension which extends 4.15m beyond its original building line. *[REFERENCE No: HGY/2014/1587].* The neighbour No.80 has a new dormer full width at the rear.

To North of the site, crossing the rail ways, there is a huge industrial state with buildings of various sizes and styles. To the South, only by having residential dwellings; mostly terraced houses.

Design Proposal

Our proposal is a two storey rear extension which extends 2m beyond its original building line. The extension will match the existing materials and window's position.

The proposal seeks to increase the habitable floor area of the existing house to provide more comfort and additional facility space to accommodate a big Jewish family, with a resultant of 3 big bedroom house; with a kitchen, dining and living space opening out onto the private garden.

We are also proposing to enclose the covered entrance porch on ground floor, please see drawing 8-03 and 8-10.

The extension created will be purely for private residential use, no other use types will be created as part of the scheme and the property will be used as a single dwelling only.

The proposed extension follows the 45 Degree Rule for Two Storey Rear Extension:
Figure 3.6A and 3.6B Diagrams illustrating 45 degree rule in plan and section.

All the extensions have been designed following the guidance provided by Hackney Extensions - SPG -2009 – Residential extensions and alterations.



Rear garden view as existing



Rear garden view as proposed

Scale & Height

The height of the roof eaves of the proposed extension is 5.65m, which is much lower than the ridge height of the original house, 8.3m, as per Section 3.36.

The design and appearance of the extension harmonise well with the scale and architectural style of the neighbouring buildings; and serves to improve the aesthetics and design language of the original building.

Area Schedule

Site Area: 129.89 sqm
Existing net internal area: 86.5 sqm
Proposed net internal area: 102.02 sqm

Materiality

The rear extension will be built it in brick, IBSTOCK or equal approved. Also, the same aluminium-framed double-glazed windows will be used for the rear extension.

The current application is respecting the site surroundings and the characteristics of the handed terrace, following the Design Principles for Two Storey Rear Extensions.

Housing Guide

The design complies with the guidelines outlined in the London Housing Design Guide and Tottenham SPG (First Revision July 2013) House Extensions in South Tottenham; with bedroom sizes, open-plan kitchen, dining area that open out on to patio spaces and private garden.

There are no windows proposed on the new side external walls of the rear extension facing 76 and 80 Crowland Road to avoid any over-looking issues; and all other windows are sensitively placed.

Life time Homes
As far as possible, the design has endeavoured to comply with as many of the design criteria of Life time Homes.

All front, internal and back doors and corresponding hallways and corridors have been designed to comply with the minimum clear opening sizes.

A turning circle of 1500mm or turning ellipse of 1700mm x 1400mm have been provided in all living rooms and dining areas.

Daylight/Sunlight/Ventilation

We have taken onboard all guidance highlighted in Haringey's Housing SPD para 8.20 -8.26 incl.

All habitable rooms have been designed to have as much natural daylight and ventilation- with a minimum of at least 10% of the internal floor space of each habitable room provided. All of these windows are open-able to provide adequate ventilation to each room.

Amenity Space Standards

The private garden space is in access of 60.50 sqm for the house.

Car parking

There is no change in the number of car-parking.

Refuse and Recycling Storage

A timber enclosure is proposed to shelter the designated refuse and recycling bin storage at the garden near the entrance area.

Access Statement

There is no change in the access strategy to the single dwelling house.

Conclusion

The proposed extension to the house serve to create good size and well laid-out habitable spaces to meet the housing shortage in particular that for large families in Hackney. The extensions are sensitively designed with a modest scale.

THE END