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LAND ADJACENT TO 2 ALROY ROAD
N4 1EF

DESIGN AND ACCESS STATEMENT

AUGUST 2022

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GPAD is an award-winning architecture practice focused on the people we work with and those who interact with the buildings we help design.

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ISSUE DATE	DOCUMENT NAME	REVISION	ISSUED BY	CHECKED BY
05/08/2022	Land adjacent to 2 Alroy Rd DAS	01	VR	VR

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Introduction

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GPAD

At GPAD we are focused on people; those that we work alongside and those that come into contact with our buildings. Our architecture is born out of our ethos of quality design, collaboration and understanding.

We place design at the heart of everything we do and take pride in building close and long lasting relationships with the people we work with that help us deliver projects across a range of sectors including housing, private residential, offices and mixed-use developments. This is achieved through constantly listening and learning, in order to better understand each individual's needs and desires.

We consider projects by designing at a range of scales, from approach and street scene, to how it feels for those occupying the spaces. We enjoy delivering projects that last and age well, sitting comfortably in their context. Our architecture is based on well thought out designs that use quality materials and simple junctions that suit the environment whilst adding real value to it.



Project Overview



Summary

This design and access statement has been produced by GPAD on behalf of the applicant, to describe the proposed development of a new single family dwelling on a vacant car park site.



Brief

The proposal seeks to create a new family dwelling sympathetic to the scale of the surrounding context.

The proposal seeks to continue the existing terrace, creating a more active street frontage by replacing the current car park with a dwelling.



Aims

The proposals set out in this document seek to;

- Provide a high quality, sustainable home
- Create a contextual response that enhances its surroundings
- Improve the streetscape and 'finish' the existing terrace

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Site Analysis

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Site Location

The site is located in the London Borough of Haringey and is just outside Stroud Green Conservation Area. The site is well connected, situated 0.3 miles from Haringey station and 0.5 miles from Manor House Underground Station.

The site has a PTAL rating of 5.

The site is visible from Alroy Road and was once a car park associated with 7 Endymion Road.

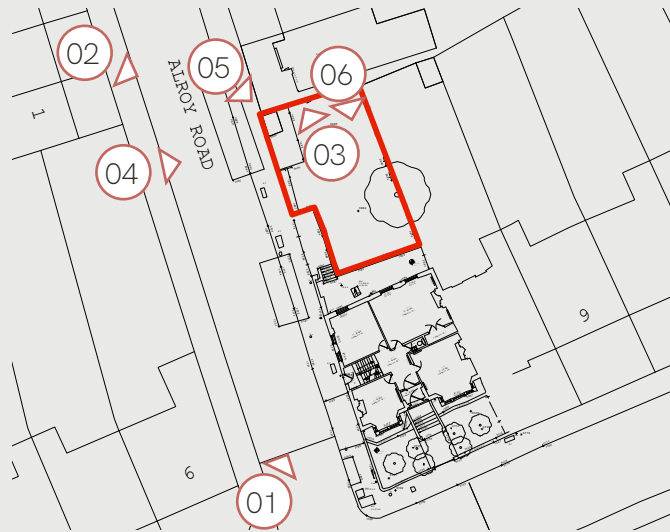
Key

-  Site
-  Underground Station
-  Overground Station
-  Train Station



Existing Site

Situated to the rear of 7 Endymion Road and adjacent to 2 Alroy Road, this site is currently vacant, but was previously used as a car park and cycle store.



Views Key



1. Aerial View looking North-East



2. Aerial View looking South-East



3. View towards northern boundary of site



4. View towards eastern boundary of site



5. View towards eastern and southern boundary of site

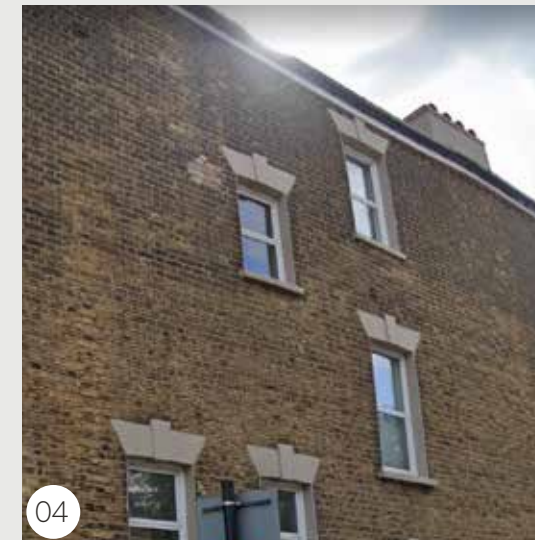


6. View towards southern boundary of site

Architectural Character

The images below are key elements visually describing the architectural character of the surrounding context.

This catalogue of details will inform the design proposals to ensure any addition to the built environment is sensitive of its context.



- 01 - Well proportioned terraced houses on Alroy road
- 02 - Expressed entrances on Alroy Road
- 03 - Deep set entrances on Endymion Road
- 04 - Expressed lintels
- 05 - Projecting bay windows

Opportunities and Constraints



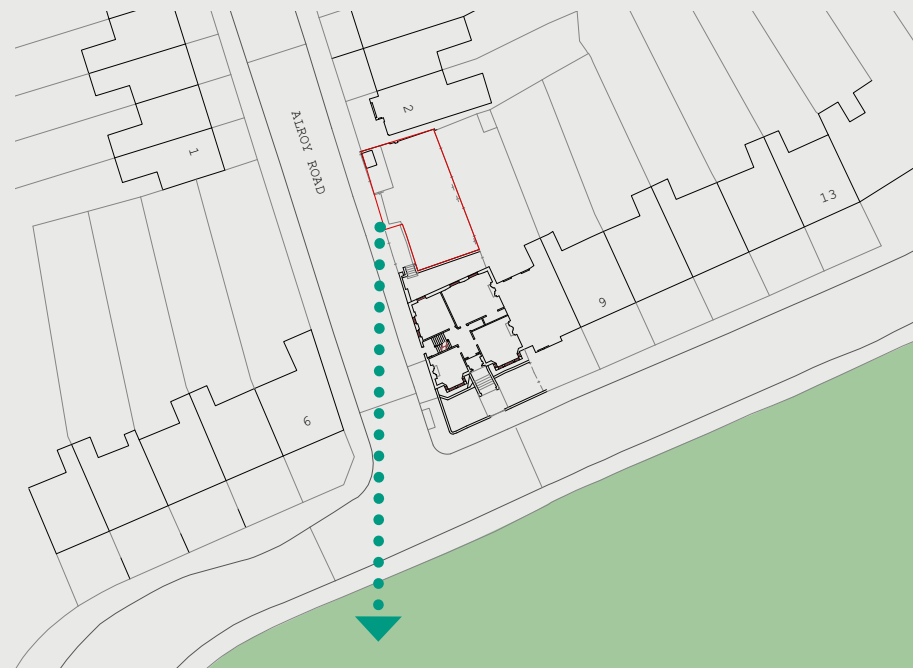
1. Site

The site, currently used as a car park, offers great potential for development to provide a family dwelling



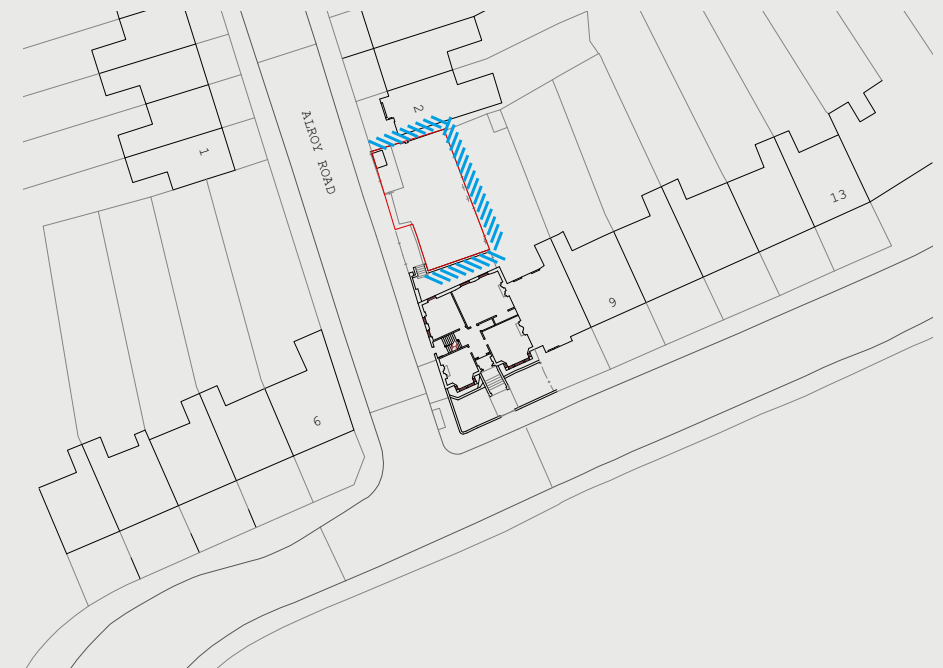
2. Light

Ensuring the proposed dwelling receives plenty of natural light will be a key challenge due to the taller building at 7 Endymion road to the south



3. Views & Green space

Possible view of Finsbury Park with carefully positioned and orientated windows. The site sits less than a minutes walk from the park



4. Neighbouring properties

The site is bounded on three sides by dwellings and gardens. Minimising overlooking and loss of daylight will be a key challenge in the design

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Design Development

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Pre-application Submission

Mass

The advice in the meeting was that the massing should be set back, especially, but not limited to, the first floor, so as to appear subordinate to the main terrace on Alroy Road.

Frontage

It is questioned whether the continuation of the side boundary wall for the entire width of the frontage and introduction of front courtyard is the best way to 'repair this frontage'.

Form

It is not recommended that first floor be any wider than presented (ideally no wider than no.2) nor that first floor project beyond the terrace.

Entrance

If the boundary wall is to be continued then this should not be higher than existing / corresponding wall on the other side of the road. The preference would be to repair the frontage by creating a form of entrance visible from the street, albeit set well back from the highway.



Pre-application Submission



View 1



View 2



Design Approach

Creating well designed and high quality places to live that are responsibly designed, context driven, and that reflect modern ways of living and working.



Light

Designing a space-efficient new dwelling that is filled with natural light and feels spacious is a key challenge to unlocking the potential of the site.

This is achieved through a form and massing which responds to the neighbouring context and allows for optimum orientation. Windows and rooflights are carefully placed to ensure plentiful natural light without overlooking the neighbouring dwellings.

The form is carefully sculpted to ensure the new proposal will not restrict views of the sky to surrounding properties.



Sustainable

Our proposals aim to reduce the polluting emissions from heat and power supply needs during the lifetime of the extension building in use. The form and fabric of the building will inherently aim to help control internal climate, to provide a comfortable place in which to live, by reducing the demand for heating or cooling.

This report should be read in conjunction with the Sustainability and Energy Statement



Context Driven

The design proposals have carefully considered the existing context on Alroy and Endymion Road and respond to the constraints and opportunities these present.

Heights of buildings, windows and cornicing have been mapped and correspond to elements within the proposals.



Connection to outside

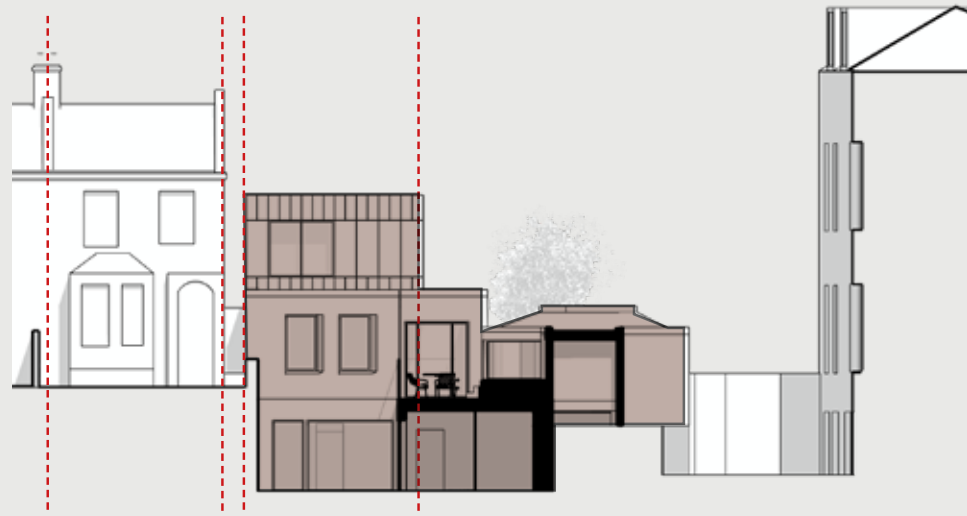
The family nature of the proposed dwelling means that designing successful external amenity space has been a key design driver.

The proposal is centred around a series of courtyards / covered spaces which allow residents to use their private amenity space without feeling overlooked.

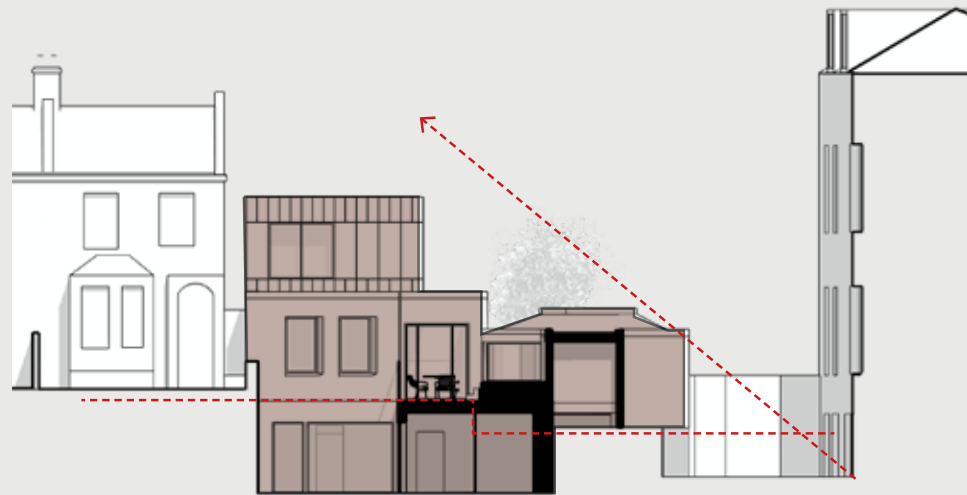
In turn these spaces break up the mass of the dwelling and ensure the internal areas are flooded with natural light.



Massing Concept



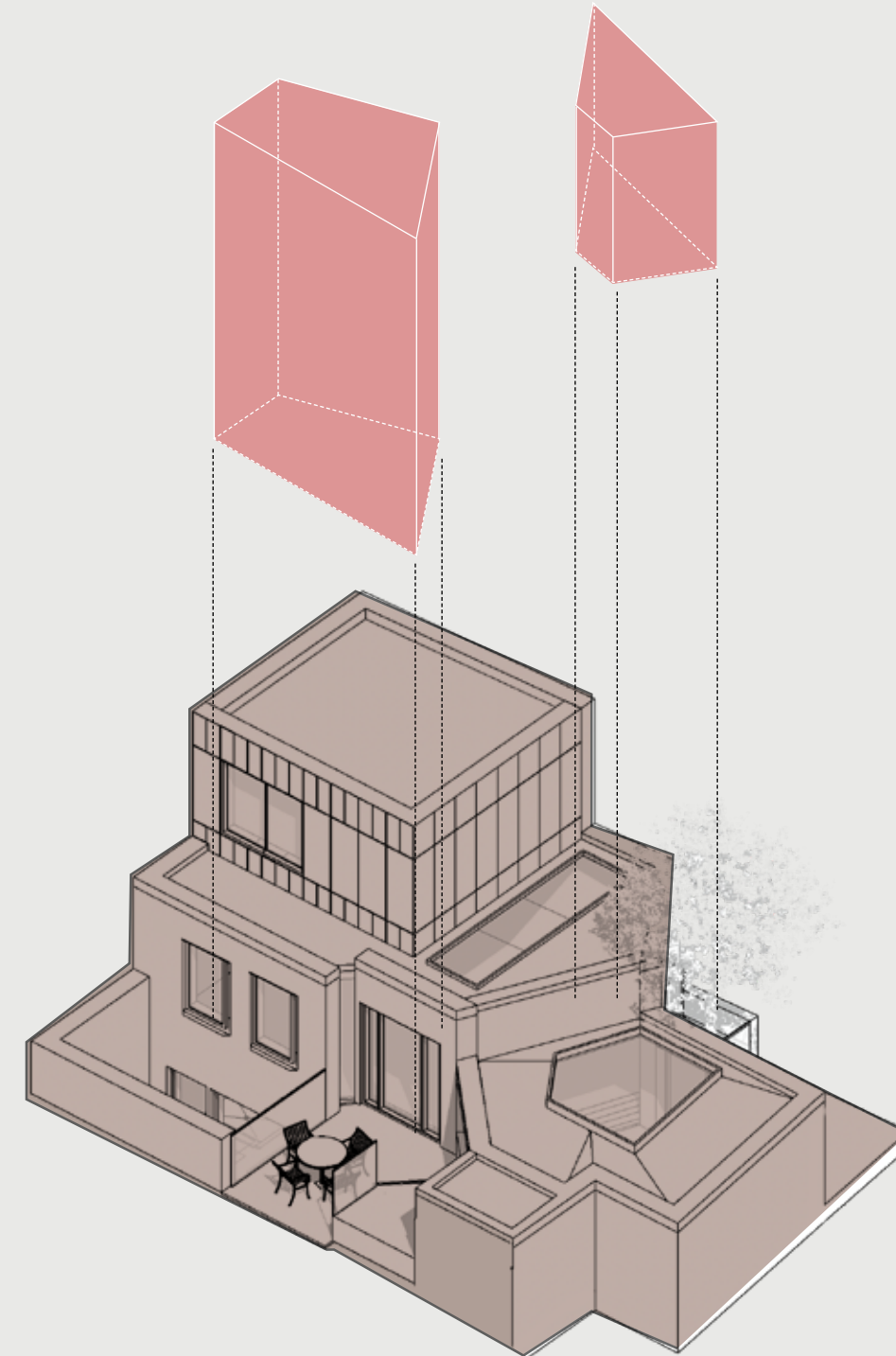
Proportional to neighbouring terrace



Stepped down massing aligns with neighbouring 7 Endymion Road and removes any impact on daylighting



Green roof increases urban greening and creates an outlook for surrounding dwellings



Sculpted massing ensures all rooms receive plenty of natural light by creating internal courtyards within the development

Material References



Zinc cladding



Grey brick



Textured precast lintels, entrances, copings



Composite timber / aluminium windows

Precedent Studies



VPPR - Vaulted house - lantern skylight flooding home with natural light and creating interesting volumetric forms to living spaces internally



Morris and Company - timber openings bring warmth to the masonry forms



VPPR - angled greenroof forms with triangular skylights



GPAD - Wittering House - infill site with simple, well-considered material palette enhancing existing context



Angled green roofs

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Proposals

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Design Proposal

Lightwell

Lightwells to the front and rear to allow natural light to the basement floor

Architectural language

The pop-up first floor metal box is lightweight and appears subservient to the rest of the building. The high quality metal finish compliments the grey brick and provides a neutral backdrop for the greenery which prevails

Green Roof

The new dwelling will have a green roof bringing a host of environmental benefits as well as contributing to urban greening

Skylights

Two large skylights will flood the living space with natural light with a raised ceiling over the dining area and a vaulted roof over the living space.

Stepped

The entrance to the house is stepped down from the street and accessed via a private courtyard which provides external amenity.

The living space then steps down further to reduce impact on neighbouring properties and opens into a private courtyard to the rear.





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Proposed Ground Floor



Proposed Lower Ground Floor



Lightwell

The lower ground bedrooms are flooded with natural light through large floor to ceiling windows opening onto a large lightwell

Proposed First Floor



Rooflights

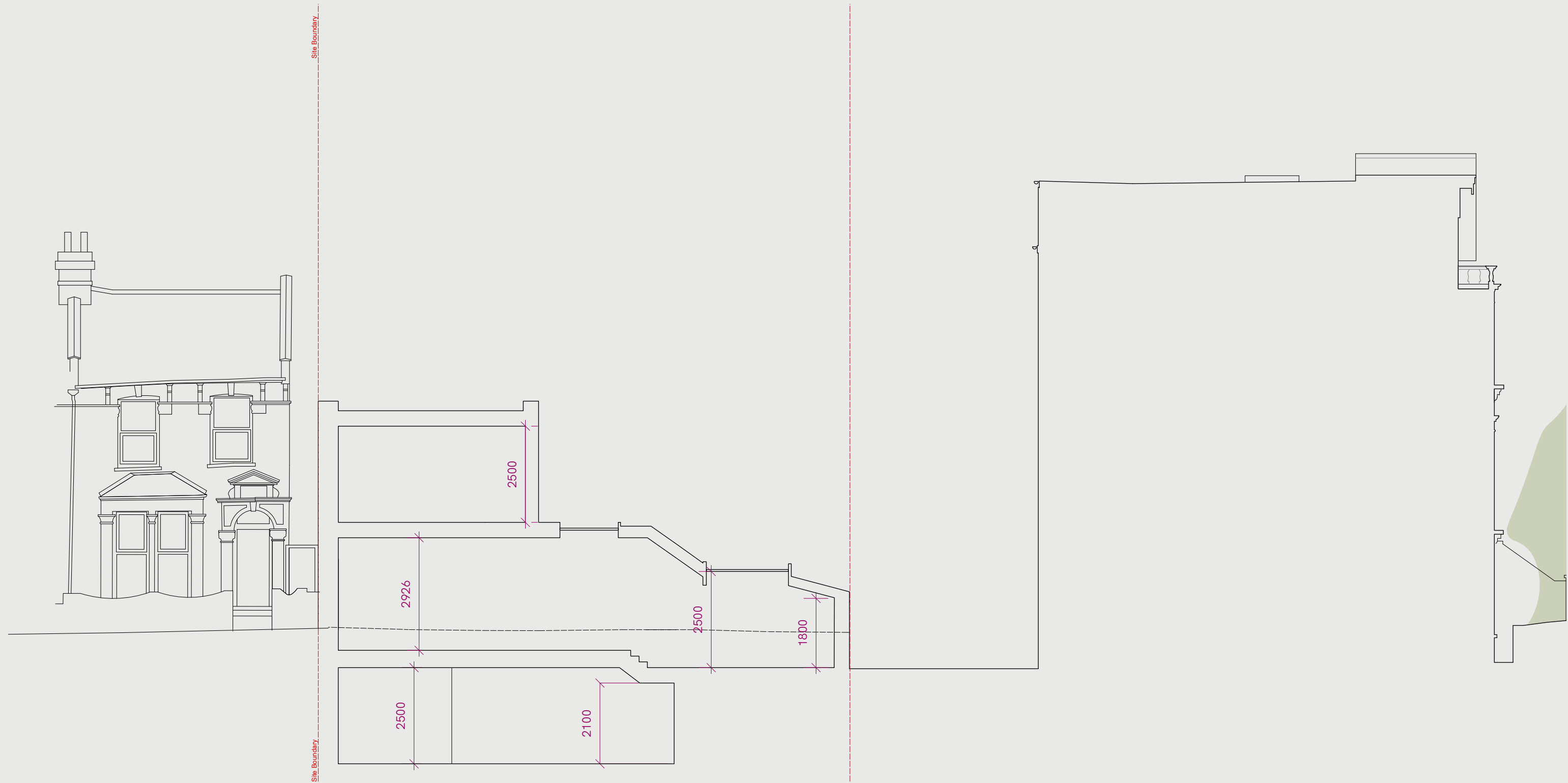
There are large rooflights over the ground floor living space, flooding the internal space with natural light whilst maintaining privacy for both the new residents and the existing neighbouring residents.

Green Roofs

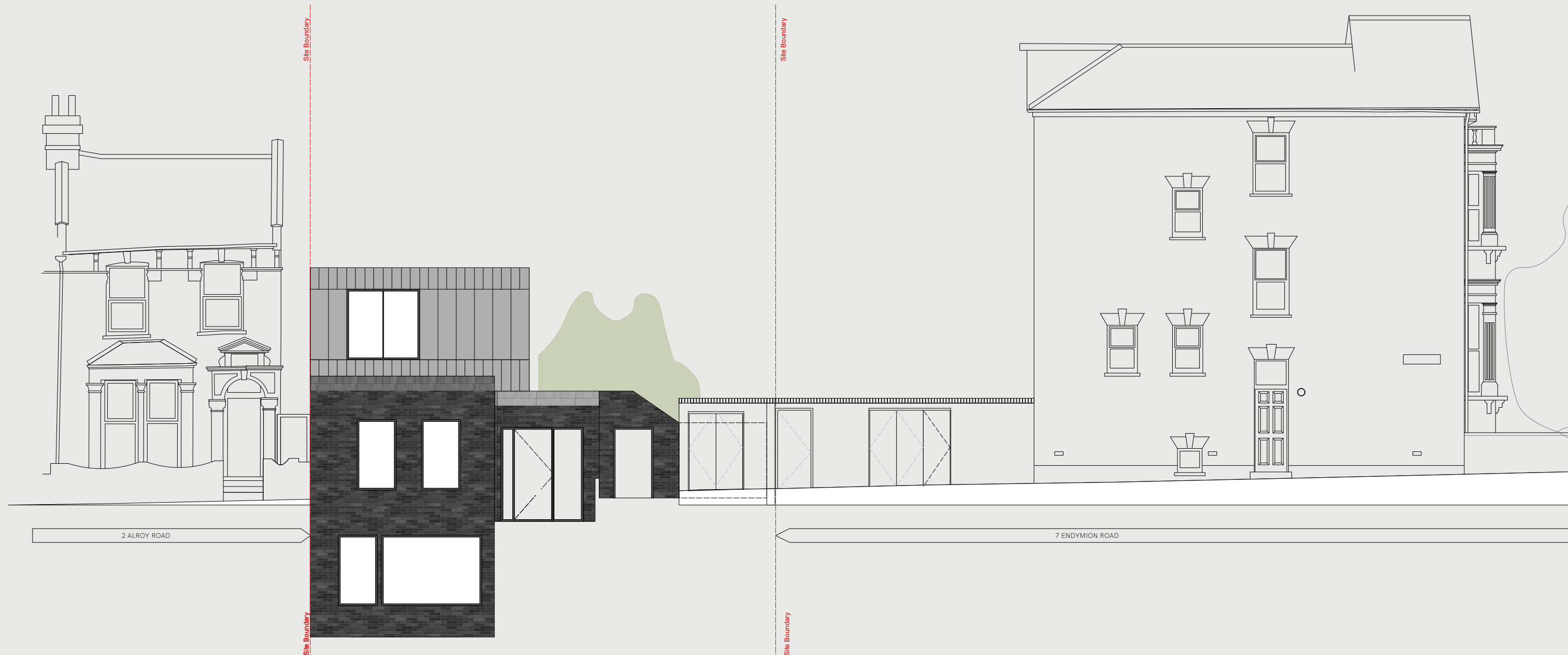
The ground floor is covered in greenroof providing a sustainable system



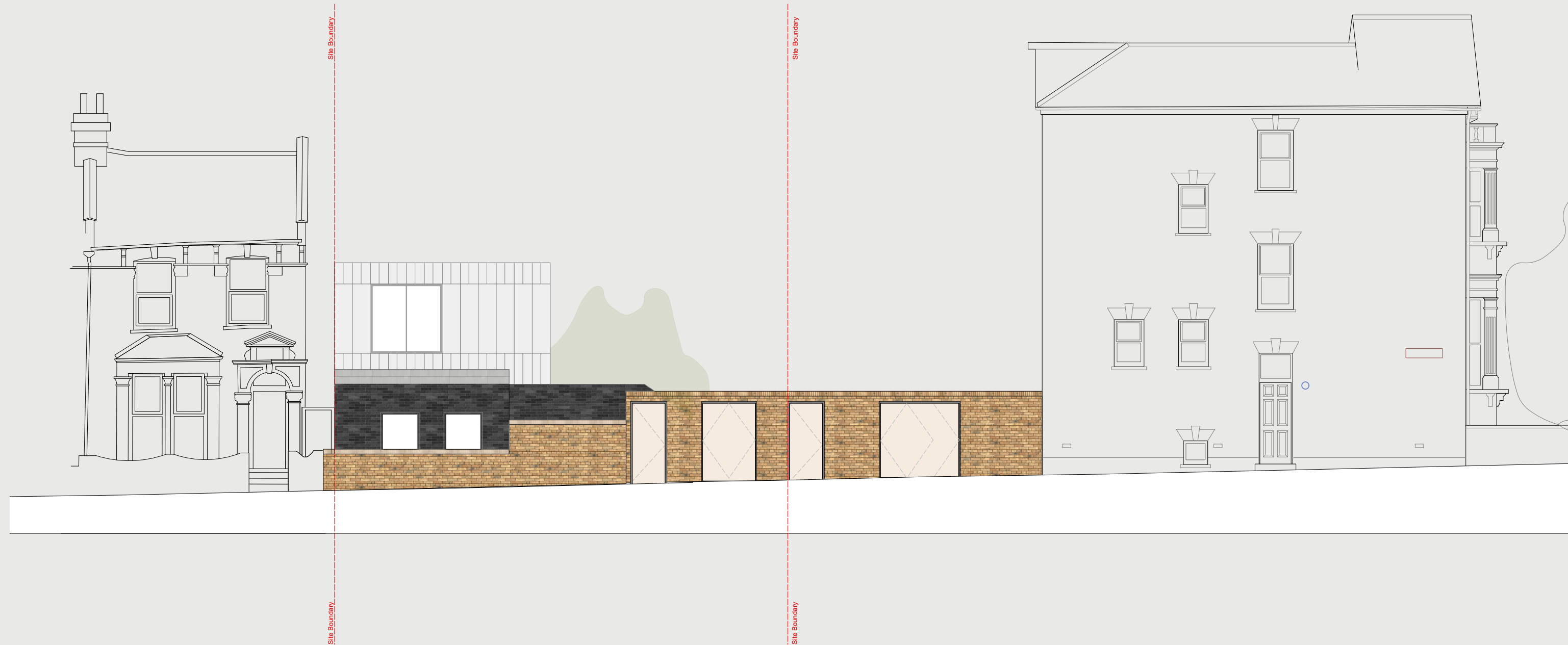
Proposed Section



Proposed Front Elevation



Proposed Front Elevation - Streetview



Area Schedule

INTERNAL AREA

Lower ground - 63sqm

Ground Floor - 70sqm

First Floor - 21sqm

Total Area - 154 sqm

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Key Views

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