



ARCHITECTURE
INTERIOR ARCHITECTURE
INTERIOR DESIGN

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NOTES:

Please read this statement in
conjunction with the attached drawings,
photographs and other documents.

PLANNING

September 2022
DESIGN AND ACCESS STATEMENT

1 Olivers Row,
London N8 9BF

Proposal for an outbuilding required for a purpose incidental to the enjoyment of the dwellinghouse located at 1 Olivers Row, London N8.
April 2022

Design and Access Statement for
Householder Planning Application

Site Context and Existing Building

No. 1 Olivers Row is located on a private, gated road within the Crouch End Conservation Area. It is accessed from Gladwell Road next to No. 29

1 Olivers Row is part of a recent development consisting of two discrete, well-planned contemporary residential buildings. In January 2010 the site received planning permission for the replacement of a series of semi-derelict lock-up garages. The scale of the single storey existing building at 1 Olivers Row does not compete with the prevailing Victorian and Edwardian buildings and neither will do the proposed outbuilding. The property is not listed and has no Article 4 directions. Olivers Row is made up of soft and hard landscaping. A high quality wood fence guarantees the privacy of the adjoining properties.

Existing use and accommodation

The existing use is a single storey single family dwelling with a private garden at the front and at the rear. The main living spaces are located at the front of the existing building with bedrooms, bathrooms, dressing areas at back. No change to this internal general layout is proposed with this application.

Proposed works

The intention of the proposed outbuilding is to increase the amenity of the property. The proposed design reflects the design of the existing building in terms of materials and proportion. The new outbuilding is single storey with flat roof as the original house and the solid walls are proposed to be in the same bricks as the original house.

The proposed works are not visible from the public realm and do not therefore affect the setting or significance nor the character and appearance of the conservation area. The proposal has been carefully designed with particular attention to the immediate neighbours. Great consideration has been given to address the impact of the development with regards to protecting privacy, maintaining sunlight and daylight. The proposed outbuilding is surrounded along two sides by high timber boarded fence currently covered in climbing vegetation and it is not visible from the neighbouring properties. The proposed outbuilding will be a high quality design, constructed in a sympathetic architectural style of the original house.

The extent of proposed built development would maintain the original design intent that the dwelling would benefit from usable back and front garden areas and the amenity of neighbours. The proposed outbuilding would remain subordinate to the original building, not upset its existing scale and proportions.

Design

Windows.

It is proposed the introduction of new high quality double glazed aluminium windows.

Rooflights.

One rooflight will be introduced to provide natural ventilation and daylight to the outbuilding.

Brickwork.

The solid walls are proposed to be in the same bricks as the original house.

General considerations.

The style of detailing and language at the proposed outbuilding, which is not visible from anywhere except the garden of the property, has also been adapted to the site and incorporates glass surface in order to allow the internal space to open up into the outdoor paved area. This also allows greater sunlight and daylight penetration in a place that is largely overshadowed by high boundary fence.

The proposed outbuilding improves the amenity of the property and furthers the continued use of the original building as a single dwelling, making it appropriate to the needs of families today.

Access

There is no alteration to the existing arrangements from the public highway.

Refuse

The refuse and storage to the property does not alter in any way to the existing condition.

Parking

No changes are proposed.

Sustainability

The proposed outbuilding will meet the current standards required under part L of the Building Regs.

Summary

- The proposal is for a high-quality scheme using durable materials;
- The proposal will improve the amenity of the existing property while not materially affecting neighbouring properties;
- The proposed design approach has taken full account of the form and character of the existing building and its neighbours and is not out of keeping with the area;



Approach to Olivers Row from Gladwell Road.
(view from Gladwell Road).



Approach to Olivers Row from Gladwell Road
(view from Gladwell Road).



Existing building at No. 1 Olivers Row.
Same bricks is going to be used for the proposed outbuilding.
(view from north-east).



Existing building at No. 1 Olivers Row.
Same bricks is going to be used for the proposed outbuilding.
(view from north-east).