

19 Summerhill Road

Design and Access Statement

September 2022

This design and access statement, accompanies the householder planning application for the erection of a single storey rear extension and side entrance canopy along with the addition & replacement of some windows, at 19 Summerhill Road, London, N15 4HF.

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This Design and Access Statement accompanies and should be read in conjunction with the following drawings:

- 043-0000-1-Location Plan
- 043-0001-1-Existing Block Plan
- 043-0002-1-Proposed Block Plan
- 043-0003-1-Existing Ground Floor Plan
- 043-0004-1-Existing First Floor & Roof Plan
- 043-0005-1-Proposed Ground Floor Plan
- 043-0006-1-Proposed First Floor & Roof Plan
- 043-0008-1-Existing & Proposed Rear Elevation
- 043-0009-1-Existing & Proposed Side Elevation
- 043-0010-1-Existing & Proposed Section A
- 043-0011-1-Existing & Proposed Section B
- 043-0012-1-Existing & Proposed Sections C

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1. Site and Context

1.1 Existing Site

No.19 Summerhill Road is a two storey semi-detached Victorian house- in uniform yellow brick to front, red stock brick to the sides. The slate roof is hipped at the ends of the terrace. The property consists of two narrow primary elevations east and west. Timber sash windows and a painted panelled entrance door with rectangular fanlight above. The matching details of the adjacent property give a short amount of uniformity in the otherwise very varied street. The property was until recently covered with painted cement render, however the brick work to the front and side elevations has been uncovered and sympathetically restored by the clients.

The rear elevation is typical of properties from this era- with a part two storey, part single storey outrigger with a mono pitched slate roof- containing the kitchen and bathroom. Behind the houses are long and thin gardens, in most cases with well established and maintained planting. No.19 has a single storey garden studio to the rear of the garden, for which planning was granted in 2021 Ref. HGY/2021/1217.

The site is fully owned by the applicant.

The site is neither Listed, nor locally Listed but is within Haringey's Clyde Circus conservation area and is described in the Conservation Area Character Appraisal, stating; *"No.s 17 & 19 Summerhill Road, are a semi-detached pair of two storey Victorian cottages built of yellow London stock brick and share a hipped slate roof with bracketed eaves and tall central chimney stacks."*

1.2 Neighbouring Properties

Summerhill Road is predominantly residential in character and forms part of the Clyde Circus conservation area. The street contains a wide and varied range of properties- from small Victorian cottages, larger villas, Edwardian terraces to 20th century blocks and additions. All set back behind well established front gardens with mature planting to give a spacious layout.

The three-storey property directly north of the site has limited aspect on the south comprised of two entrance doors, one at ground level and a second at first floor level.

1.3 Neighbouring Planning Applications.

The neighbouring property No.17 has planning permission granted for a full width rear extension beyond the existing line of the existing building. Ref HGY/2018/3665.



Aerial view facing south, site outlined in white.

1. Site and Context Continued



1. Photo from Summerhill road facing west showing the front elevation of the property.



2. Photo of main entrance .



3. Photo from the rear garden.



4. Photo of the existing rear outrigger.



Map showing the immediate neighbouring property heights

2. Proposal

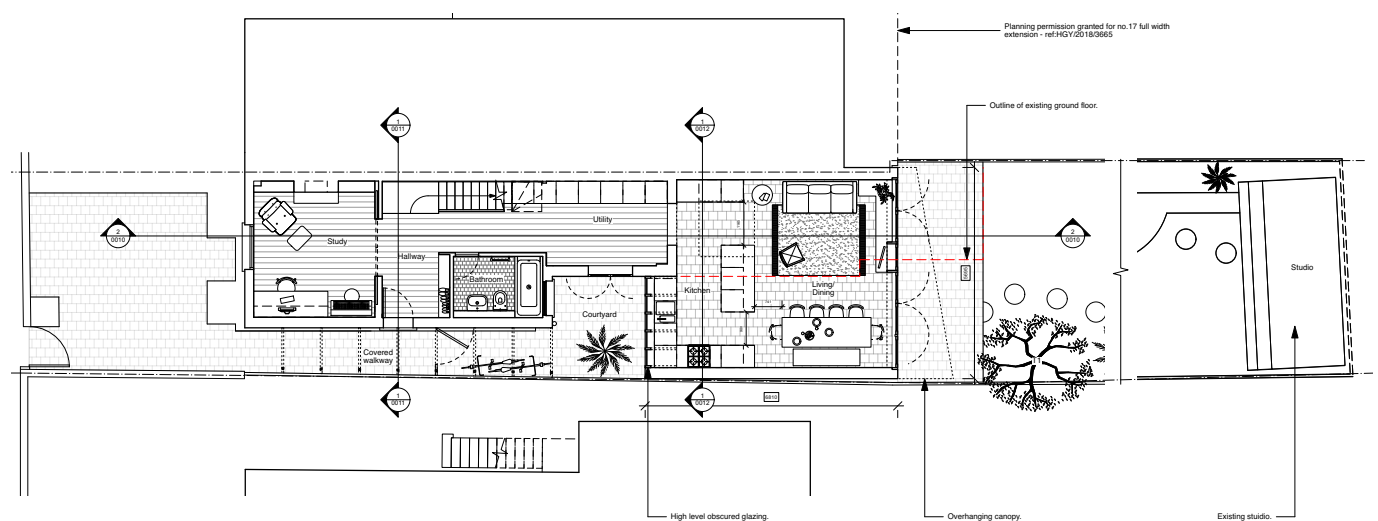
2.1 Introduction

The proposal aims to extend the existing property at no.19 Summerhill road, the existing family hopes to upgrade their home to contain their growing family. The proposal comprises a single storey rear extension, the introduction of two new rooflights to the north and west facing roof slopes, along with the enlargement of a west facing (rear) first floor window. Further the reorganisation of some internal elements in order to better utilise the existing space.

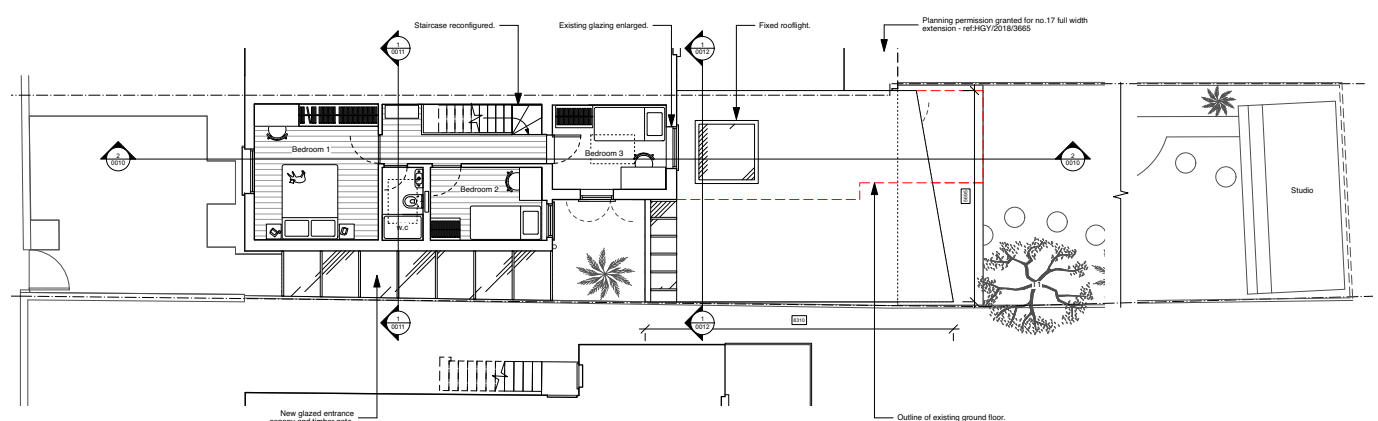
The overall massing of the extension will be read as subservient to the main building due to its lower height, footprint, material and location. The 3.3m (at its highest point) roof level of the extension allows for a high level of thermal insulation in the roof and an adequate floor to ceiling height inside the new space (circa 2.5m) likely without needing to excavate the slab of the existing house. The proposed extension does not exceed the existing outrigger building line and further aims not to exceed the neighbouring no.17 granted scheme building line.

The first floor rear facing elevation window is to be enlarged to improve the quality of light into the first floor rear room (bedroom). An openable roof light to the west facing roof slope further increases the light and ventilation to the first floor rear room. Another rooflight is to be introduced on the north facing roof slope to bring natural light and ventilation to the much needed new first floor bathroom.

The proposed extension will be largely glazed to the rear garden, with a mix of fixed and opening double glazed sections with painted timber frames. A further glazed section of pitched roof facing east, located above the kitchen area. This glazing is proposed frosted/translucent to provide privacy from the neighbouring stairwell to no. 21. The proposal provides 16.5m² of additional floor area, which is less than the 100m² required to qualify for Haringey's Community Infrastructure Levy.



Proposed ground plan



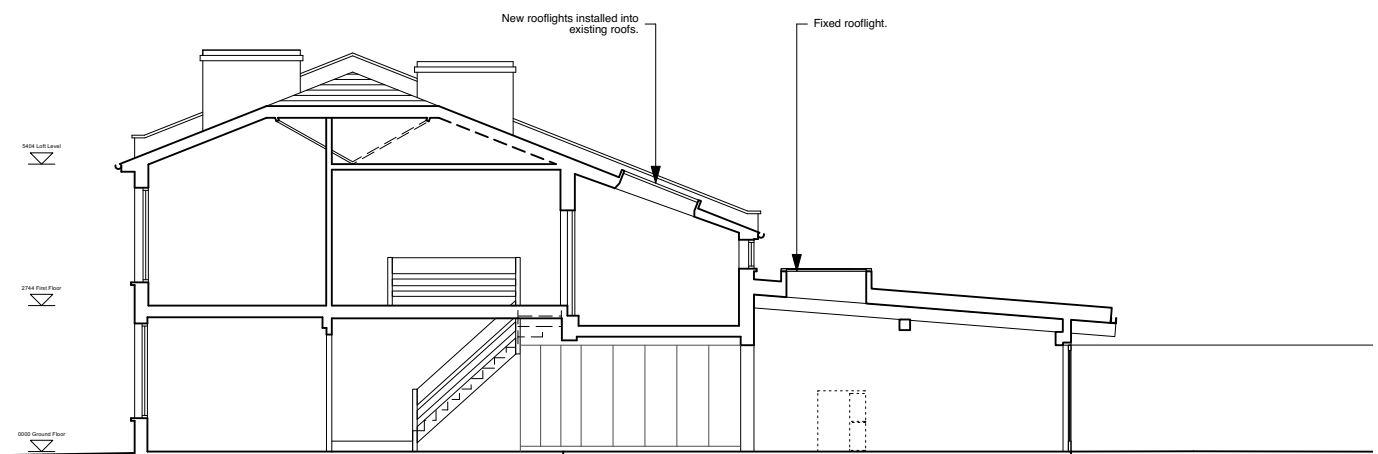
First floor plan



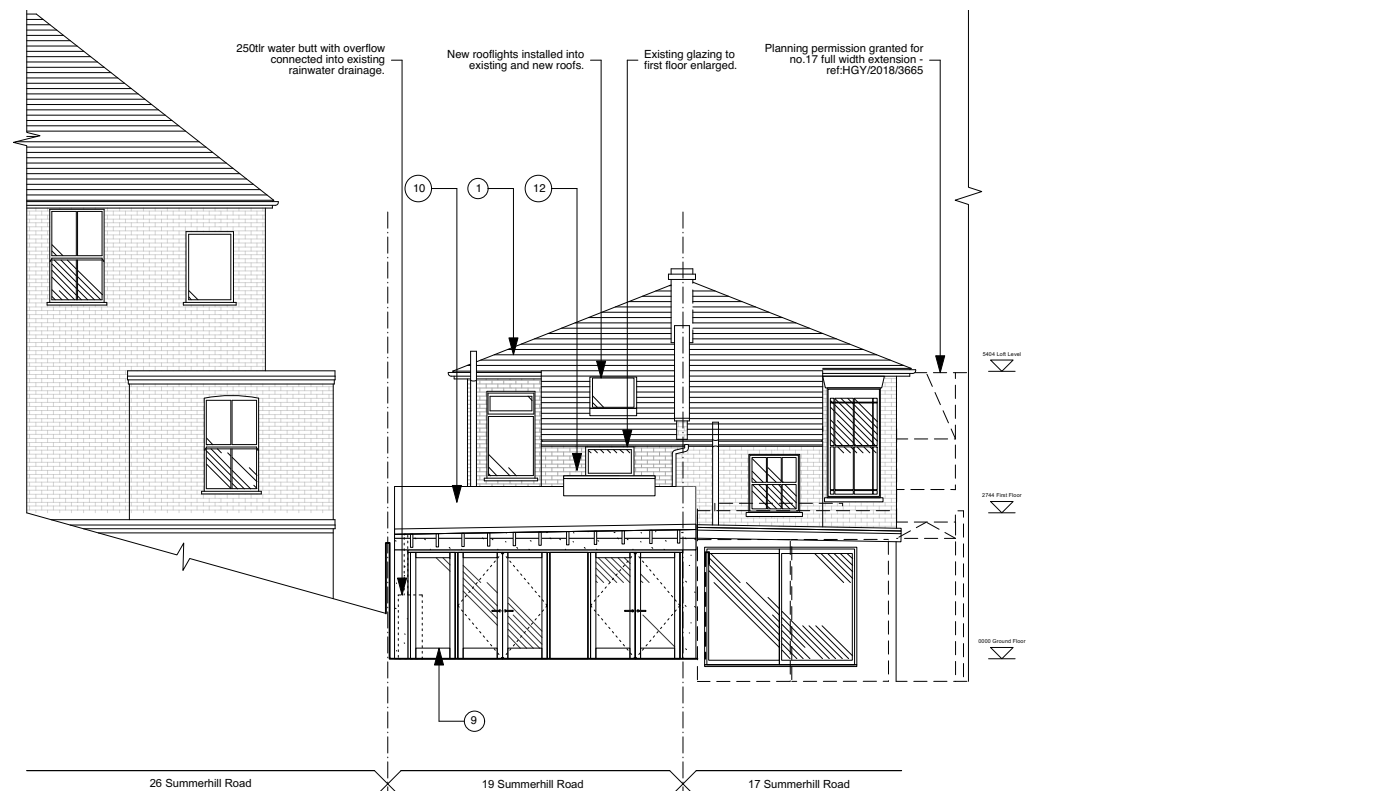
2. Proposal continued

2.2 Materials

The newly proposed windows & doors are to painted timber to match the existing with high quality glazing to ensure thermal performance. The proposed extension will be largely glazed to the garden, with a mix of fixed and opening double glazed sections with painted timber frames. The side walls of the extension facing the neighbouring properties will be painted render. A coloured grp or epdm roofing is proposed to the new extension. The existing rear garden facing walls of the main building currently are in painted render, the proposal aims to remove the render and return to the existing brickwork, as per the main street facing elevation. The main entrance glazed canopy will be of timber/metal lightweight construction to echo the Victorian era of the existing property.



Proposed Long Section



West elevation

3. Use & Access

3.1 Use

The use of the property will remain that of a class C3 single dwelling house.

3.2 Access and Parking

The proposal includes the removal of the rear garden access door, garden access will be through the property. The proposed extension will not impact the number of bedrooms at the property. No changes will be made to the existing provision of parking spaces.

3.3 Waste

No change will be made to the impact or demand for waste provisions & collection.

4. Sustainability

Natural materials and those with low embodied energy will be used wherever possible and practical.

The location of the site has a 3 PTAL rating with easy access to local transport links and amenities, reducing the requirement for car travel. Seven Sisters station is within minutes walk from the site along with numerous bus route.

5. Heritage Statement

Note: description of the existing property in section 1. In summary, the proposed single storey extension and internal modifications adds much needed space to the family home, with minimal impact to the surrounding context & neighbours. High quality materials will be used to ensure longevity & performance which will prolong the use and enjoyment of the building. The proposed use of material and form is intended to make the new extension visually distinct from the existing building in order to maintain the appearance, details and proportions of the heritage asset. Further the proposed side entrance canopy is set back from the main elevation to be subservient to the existing building and is to be lightweight in character and material.

6. Summary

In summary, the proposed single storey extension and internal modifications adds much needed space to the family home, with minimal impact to the surrounding context & neighbours. High quality materials will be used to ensure longevity & performance which will prolong the use and enjoyment of the building.