

Design and Access Statement

90a Upper Tollington Park, N4 4NB

OCT 2021

1. Introduction

PURPOSE OF DOCUMENT

This design and access statement has been prepared by Melissa White Architects to accompany a planning application for works to a dwelling at 90a Upper Tollington Road, N4 4NB.

Aiming to maximise the existing accommodation, the proposal is a well-considered approach that will increase the habitable floor space, create new opportunities for living, and upgrade the currently underutilised property. The alterations are respectful of the Haringey Local Plan, in both form and material, and will provide an upgraded accessible home for its owners.

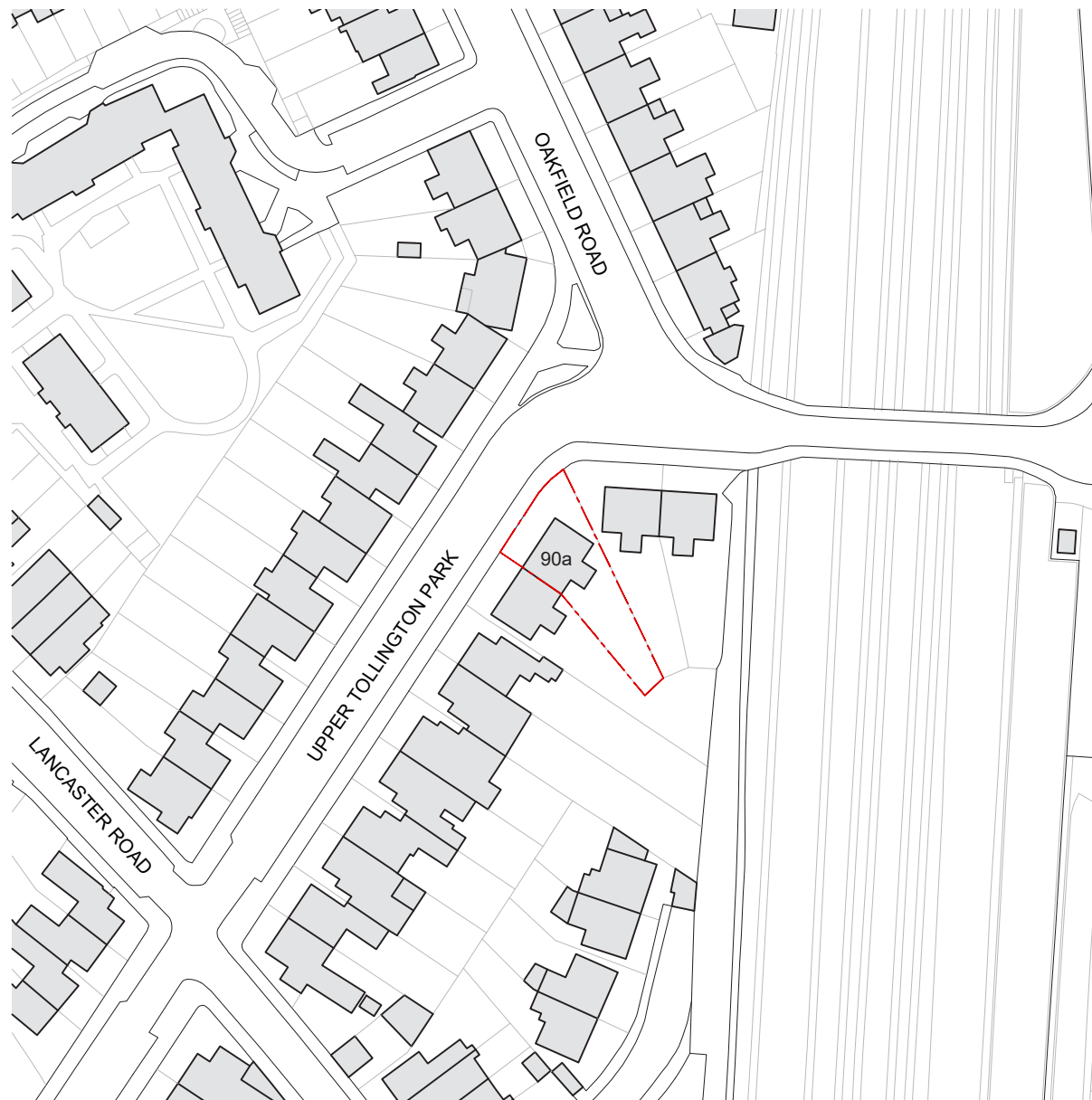
2. Context

LOCAL CONTEXT: Upper Tollington Park Area

90a Upper Tollington Park is located within the Stroud Green Conservation Area. It is a predominantly residential street leading to Finsbury Park. It is occupied by Victorian terraced houses on the South West, with other residential buildings and blocks. There is a mix of single fronted and double fronted terrace properties as well as several semi-detached properties such as 90 Upper Tollington Park.

The materiality of the street is uniform and primarily consists of dwelling houses in brick and render. Even though there is some variety to the heights of the buildings due to the street sloping to the south, the majority of the properties share similar architectural styles, characteristics, and detailing.

The developments range in height between 2 and 3 storeys, with some buildings featuring extensions and dormers to the rear. To the East are the train lines, which the property in question sits in close proximity to. There is also the bridge over the train lines which leads directly to Finsbury Park.



Location map (NTS)





PROPERTY

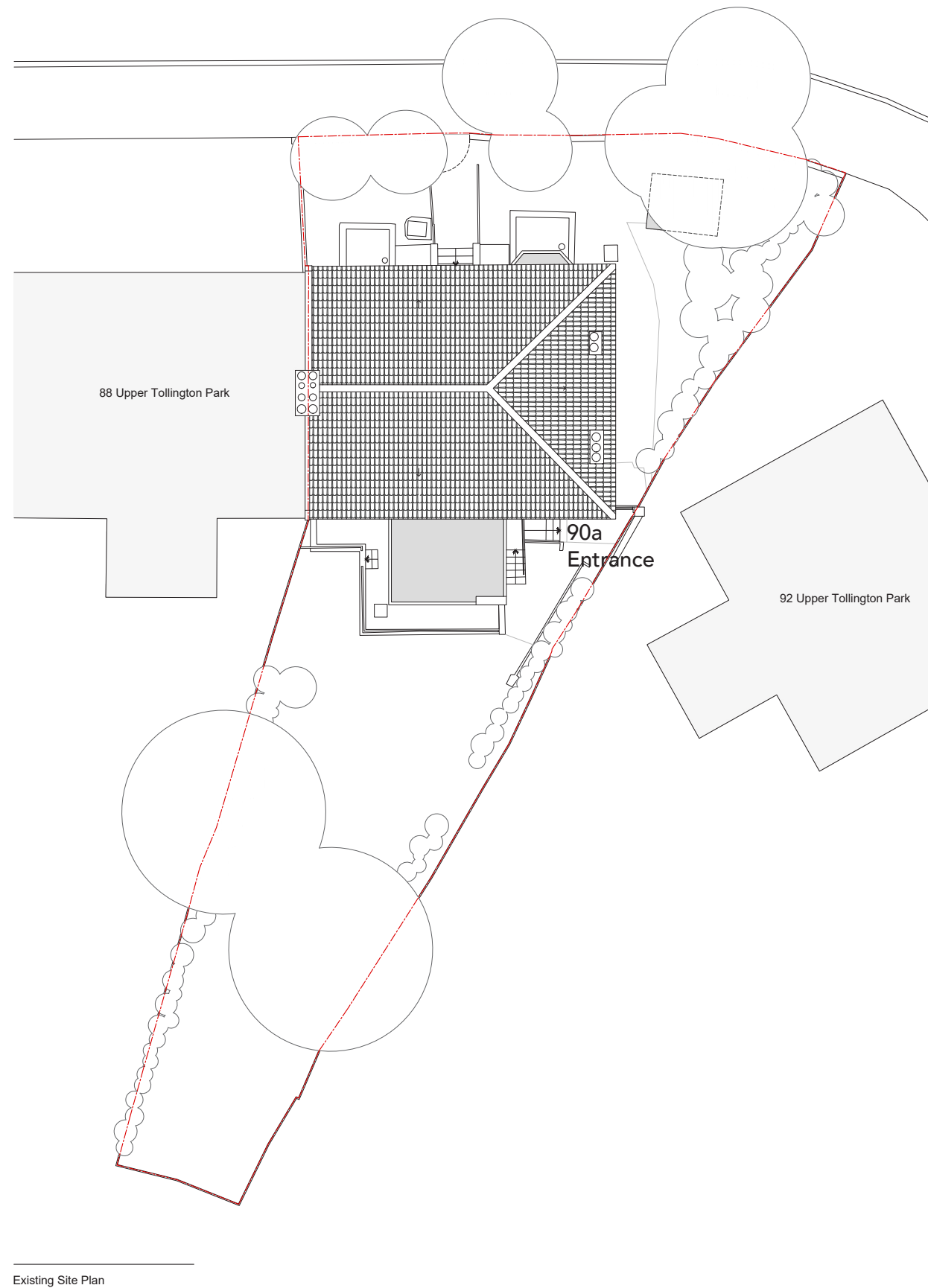
The property at 90 Upper Tollington Road is a double-fronted Victorian dwelling house divided into flats. The buildings consists of a lower ground floor, ground floor and first floor. Its material palette is comprised of standard London stock brick, white timber painted sash windows and slate roof tile. Located in the bend in the road, the site is unusual in that it has a large wedge of land on the flank wall (East side) of the property. It is obscured by mature trees to the front of the property and left unused apart from a standalone shed and provides access to the lower ground floor flat.

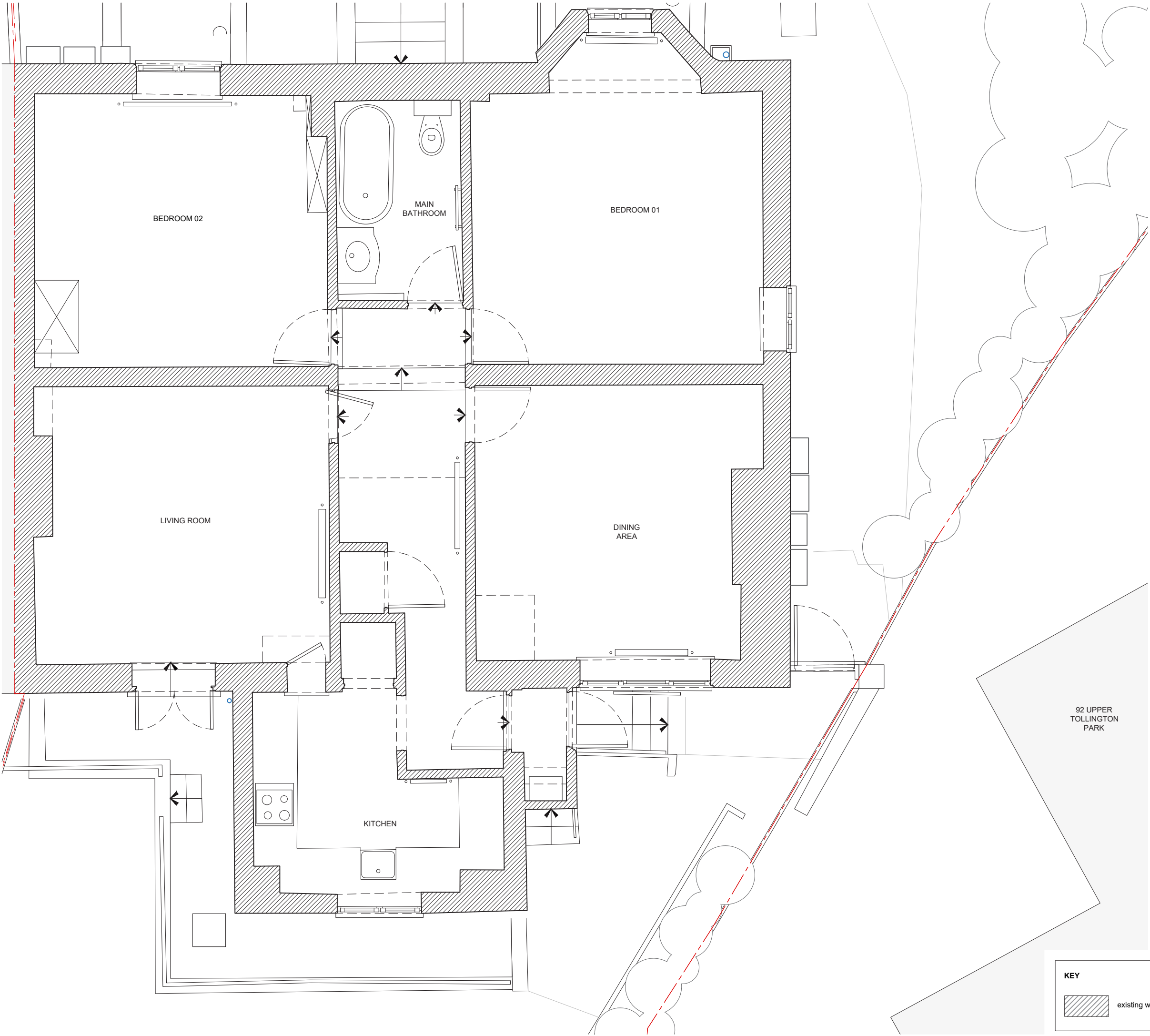
The property concerning this proposal, 90a Upper Tollington Park, has a front entrance to the rear of the property. It is accessed via a flight of stairs that are in poor condition and precarious. It is not as readily accessible as should be required by the client.

Currently, it is a two bed property; the kitchen, dining and living space are separated from each other with a large underused corridor. The rooms are small and disjointed. As part of the deed, the owners at 90a own the entire rear garden, the complete side wedge of land along the flank wall and half of the front garden.

Internally, the configuration of the existing spaces on the lower ground floor does not function well. The layout is comprised of a series of small, closed-off living spaces at different levels that do not enable a modern, functional way of living.

To the rear of the property, the London stock brick has been kept. The garden provides ample recreational space. It appears that the building is in its original form, without any extensions, alterations or upgrades. The condition of the building is sound but its internal layouts are dated and in need of upgrading to suit the needs of the owners.





Existing Plan

92 UPPER
TOLLINGTON
PARK

KEY

existing walls

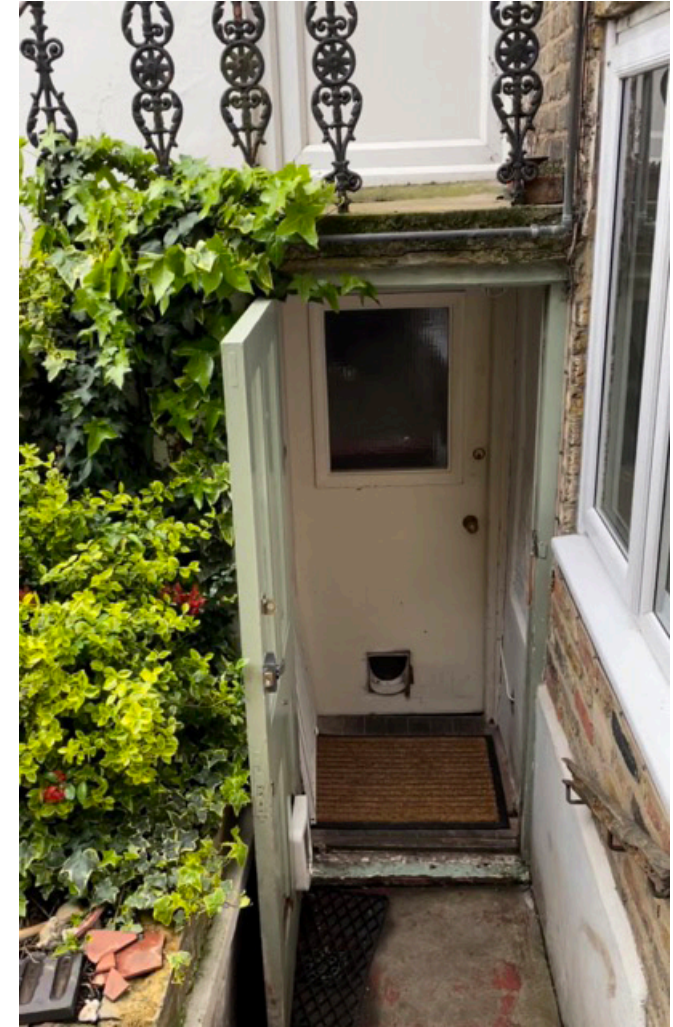




Side access gate:
Seen here looking towards the road and the side plot of land, on the flank wall, which belongs to the property. This gate leads to the rear of the property and the front entrance to flat 90a Upper Tollington Park.



Side access gate:
Seen from the start of the large garden



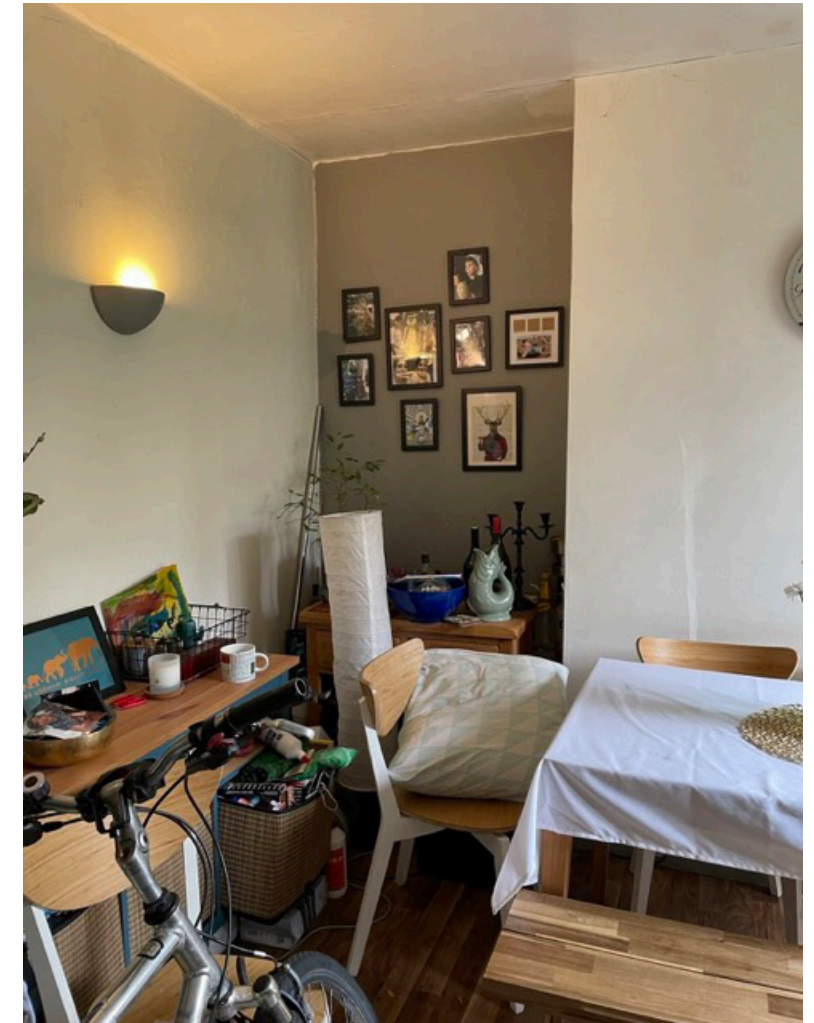
Main Entrance:
This is the main entrance door to the property at 90a Upper Tollington Park. The steps leading to the front door are in poor condition.



Internal Corridor:
The current lower ground flat has low ceilings in the corridor areas, the area is prone to damp and issues of leaking from upstairs flats. The property is in need of organisation



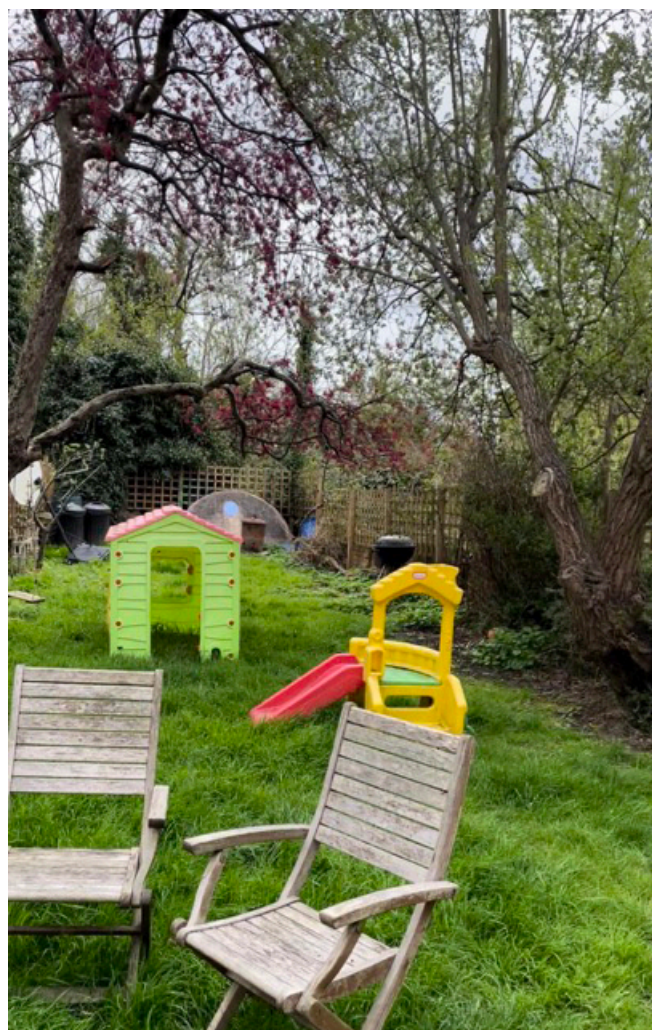
Dining Room:
Minimal light aspect with indirect access to the garden and green space.



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Kitchen:
Small closed space, subject to damp and in need of a refurbishment with better access to the garden.



Garden:
Deep spacious garden.



Garden:
Existing garden is higher than lower ground floor flat.
Existing retaining wall creates poor access from the flat
to the garden and creates long shadows internally.



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3. Planning Context

PLANNING POLICIES

G2 Development and Urban Design UD3 General Principles
UD4 Quality Design

Haringey Local Plan Policy:

SP11 Design | Highest standard that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity

SP13 Open Space and Biodiversity | Provision of amenity space (front and rear gardens) in accordance with the Council's guidelines.

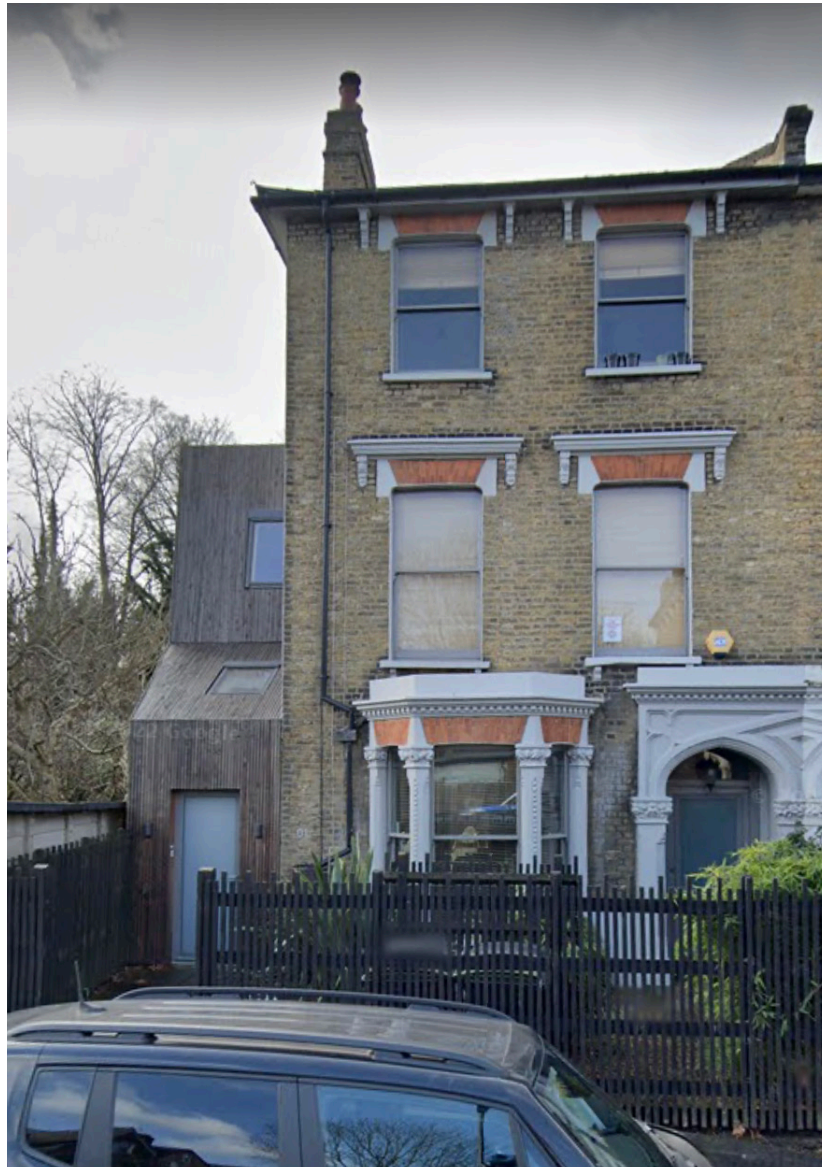
Public Transport and Accessibility Parking:

The proposal does not affect the existing parking provisions on the street.

Local Planning Applications

Research of similar planning applications in the local area. Please note this list is not exhaustive and looks at the unique applications in the area that are of a similar design approach and ethos as this proposal:

1. HGY/2007/2259 - 59 Stapleton Hall Road, Erection of first floor extension and addition of single flight staircase. Decision: Granted
2. HGY/2011/2131 - 1 Lancaster Road, Erection of side extension and erection of single storey rear extension. Decision: Granted
3. HGY/2013/0398 - 86a Florence Road, Erection of ground floor rear extension and detached garden room, insertion of 3 rear rooflights, 1 side roof light and 1 side timber casement window'. Decision: Granted.



1 Lancaster Road, N4
Example of local side infill extension

4. Proposal

DESIGN CONSIDERATIONS

During the design process, attention was given to the built fabric of Upper Tollington Park, the variety of styles and forms and in particular the developments to the rear of the buildings, of which there are many.

Research of the planning applications on the street showed that a number of buildings have been successfully extended to meet the needs of their owners. Studies looked into form, materials, proportion, and light to elevate the existing building, provide design interest to an otherwise dated rear, and enhance the living standard of its owners.

A long time was spent at the design stage to develop the most sympathetic proposal to dovetail with the existing host building. A strategy was developed around the smaller sympathetic additions to the host building.

We looked at design options that would allow for a safe and accessible front entrance (street facing), an accessible lower ground floor that would allow open plan living and ease of use. As well as ensure the proposed additional forms remained not only subsidiary to the main building but complimented the main building.

We feel the proposal in this planning application strives to provide all these requirements in the form of harmonious good design.



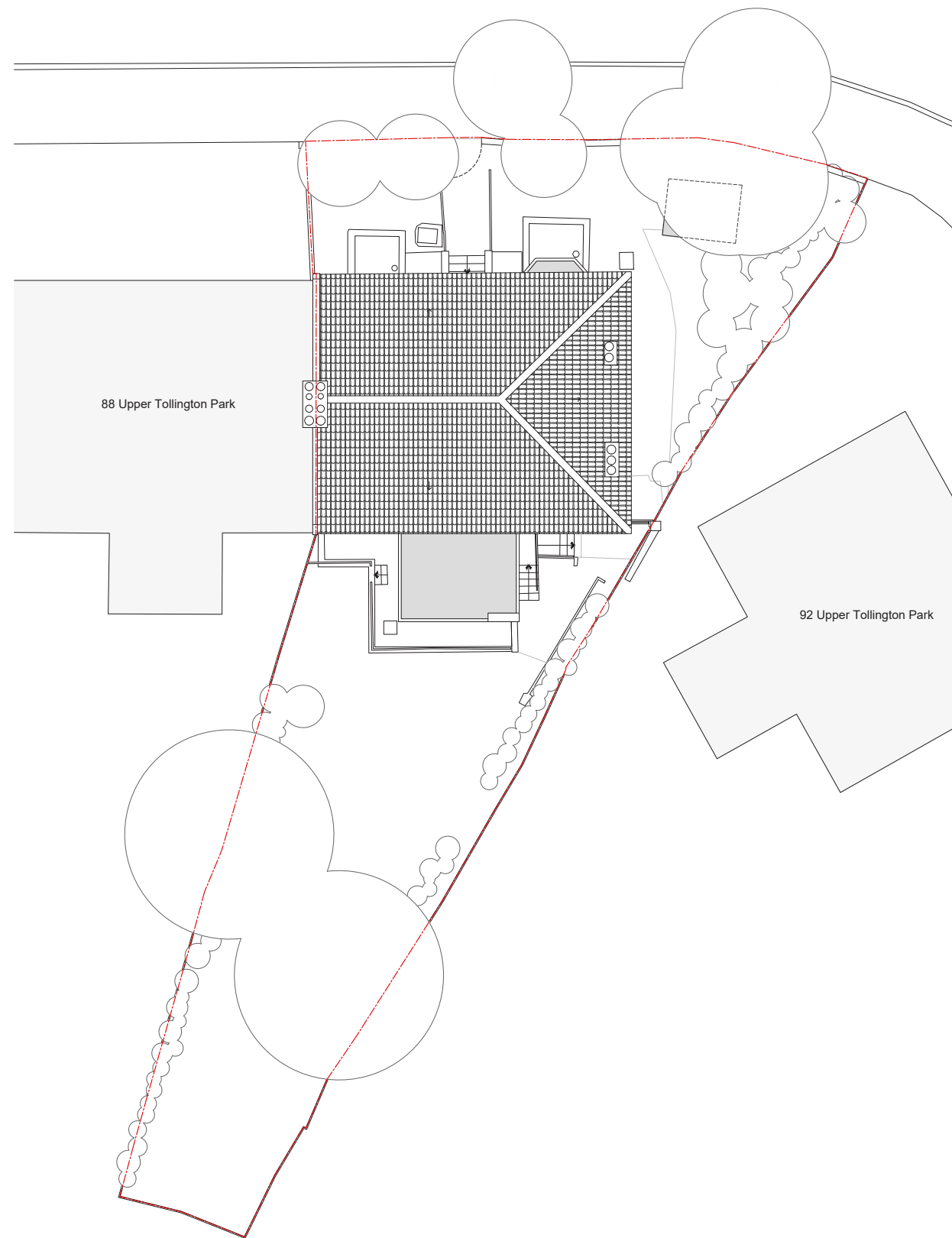
Upper Tollington Park: Street Elevation (NTS)



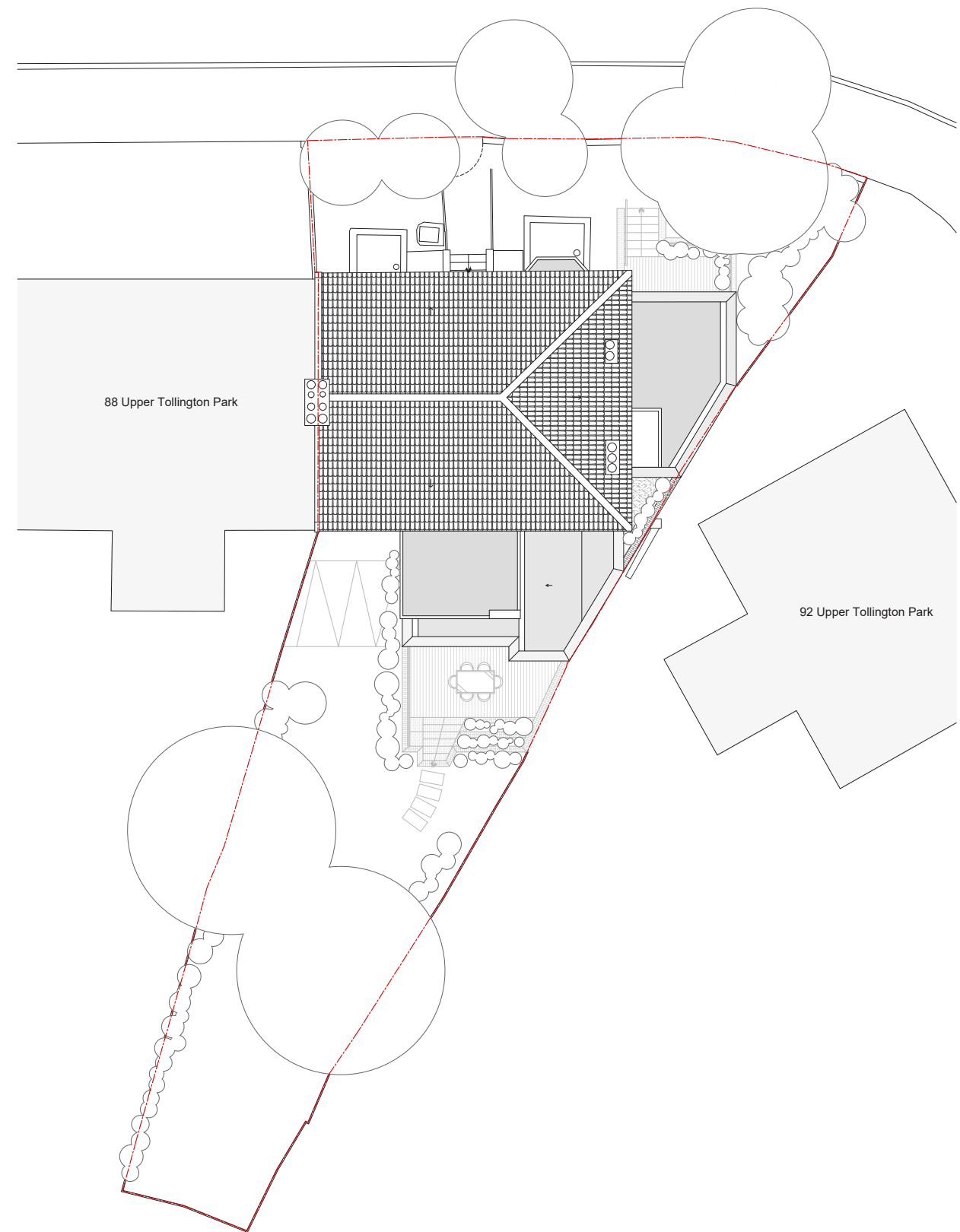
Front Elevation (NTS)



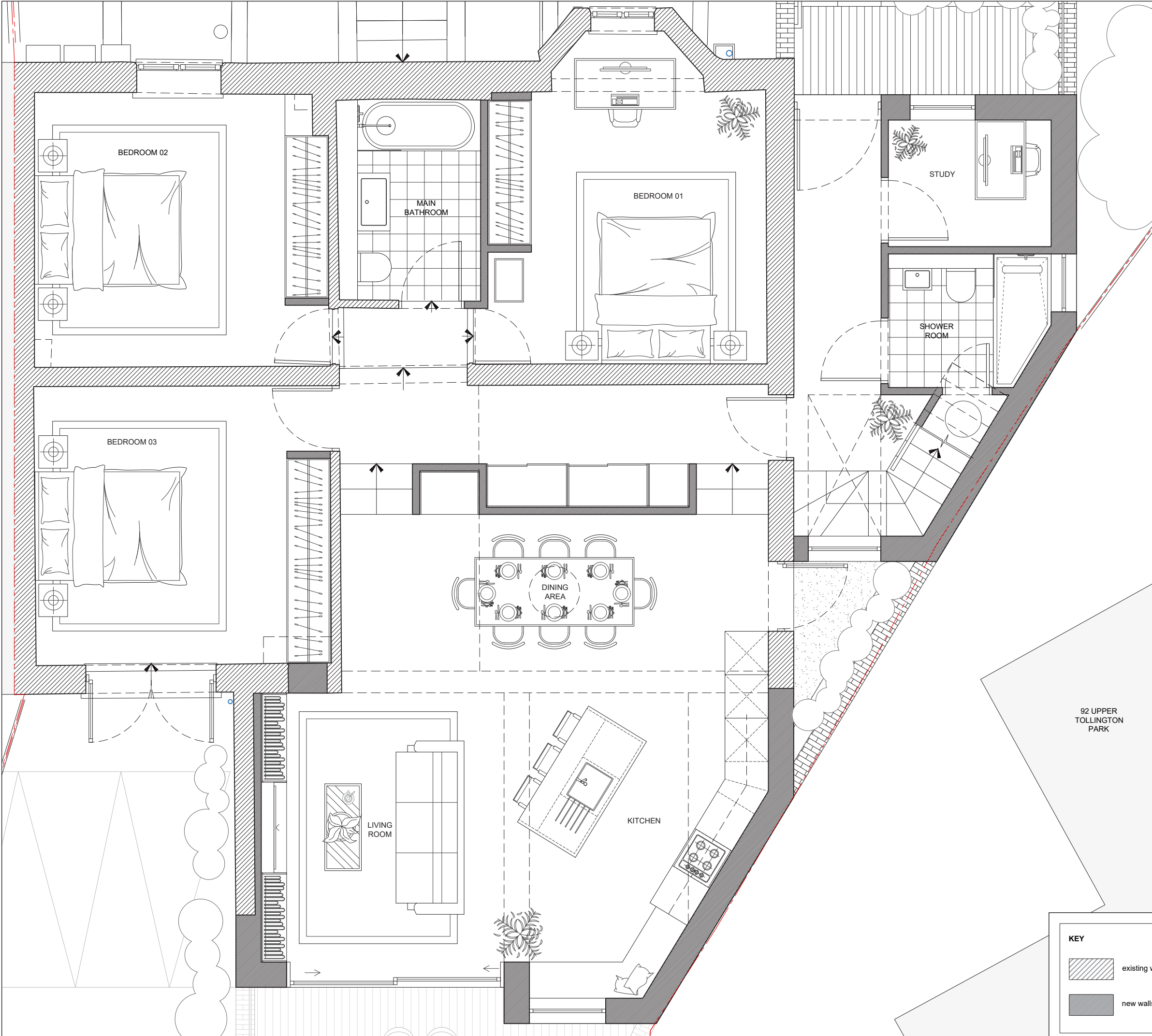
Rear Elevation (NTS)



Existing Site Plan



Proposed Site Plan



Proposed Plan

SCALE

From the start of the design exercise, we studied the materials and scale of the main building. A key aim was to create a harmonious addition that respects the scale of the main building the neighbouring buildings and the streetscape.

This is achieved in several ways:

- The bulk of the proposed forms are situated at lower ground level, in line with the lower ground floor flat, this reduces the impact on the streetscape.
- The proposed front entrance sits back from the existing building to reduce its impact and remain subservient to the main building.
- The side extension is kept to a minimum to reduce its impact. The upper ground floor of the side extension is in line with the upper ground floor of the main building to work sympathetically with the building. It works with the proportions of the building.
- Materials chosen are harmonious with the host building allowing the host building to continue as the main focus.

To keep the intervention to a minimum, the ground floor extension is respectful to both the existing levels of the property and the neighbouring buildings. The infill part aims to create habitable floor space where there is currently a dark and underutilised piece of land. The rest of the development is approximately 1.5m deep and extends 2/3 of the full width of the house and extends to the edge the existing flank wall. Its form was carefully examined to ensure that the adjoining properties are not impacted.

The proposed volumes of the extensions are sympathetic to the surrounding area and provide design interest both externally and internally.

PRIVACY AND LIGHT

The new side and rear extension are respectful to the adjoining properties. The side infill extension sits against the site's boundary and creates a barrier that increases privacy between the two properties but does not obscure light.

The rest of the extension sits to the rear of the property in the garden and does not impact the privacy or natural light to this property.

APPEARANCE

Our design intent is to minimise the visual impact the new proposed forms will have on the built environment both the immediate building and the streetscape. The new front facade to the street is set back and works in proportion with the the host building.

MATERIALS

The proposed materials are in keeping with the existing building and local context.

The side extension and rear extension will be clad in light coloured brickwork with parapet detailing. Both of the proposed forms will have roof lights that will increase the natural light in the dining and kitchen spaces and provide opportunities for a welcoming and bright interior space. As well as for the stairs. The new windows will be oak-framed to soften the external appearance, enhance the tactile quality of the extension, and complement the proposed material palette.

Soft landscaping works to the rear garden will maximise the amenity space and create opportunities for outdoor family living and help to accommodate accessibility which is currently lacking and much needed for the property.

ACCESS - Building Code Part M

Accessibility for the property is important for this proposal. Currently the main entrance is to the rear of the property over rough surface and accessed via difficult stairs which are in poor condition.

The owner has mobility issues due to Spina Bifida. Relocating the entrance to the front of the property with a staircase that meets building code Part M is important - the proposal allows for this. This is an important improvement in terms of design for a lifetime home.

The lower ground floor also provides accessible W/C and shower room, accessible kitchen, dining living and bedroom areas. Stairs to the upstairs bedroom/office space also meet building code Part M.

SUMMARY

In summary, this scheme of rear and side extensions are a direct response to the unique corner property and existing building. They study and respond to the context, they are sympathetic in style, scale, proportion, and design to the host building and the adjoining buildings and will enhance the built fabric of Upper Tollington Park as well as providing an accessible well designed family home.



INSPIRATION IMAGE

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