

DESIGN AND ACCESS STATEMENT

70 SHEPHERDS HILL

KAS Architects

October 2022

Contents

1 Introduction & Background 4-8

- 1.1 Introduction
- 1.2 Site & Surroundings
- 1.3 Description
- 1.4 Planning History

2 Proposal 10-14

- 2.1 Massing and Volume
- 2.2 Layout
- 2.3 Internal Spaces
- 2.4 Sustainability
- 2.5 Access & Amenity
- 2.6 Landscape and Foliage
- 2.7 Design Team

1

Introduction & Background

Introduction
Site and Surrounding
Description
Planning History

Introduction

1.1 Introduction

This document has been prepared on behalf of our client Rebecca Clay and Tom Atfield. This document is intended to support a planning application for 70 Shepherds Hill. The existing building is located within the north west section of the Crouch End Conservation Area but is not listed. The building was constructed in the 1880s and has undergone numerous alterations, including additions of rear conservatories. The client is a freeholder of the property and wishes to renovate and redesign the rear conservatory. The redesign will allow the conservatory to be more sympathetic to the existing building, create a more pleasant interior space, develop a greater visual connection to the garden and bring it up to modern standards as per Building Regulations Part L.

The proposed works also consist of replacing the west-facing wall of the conservatory to allow for a more efficient internal layout. The proposed works also include the recladding of the conservatory rear elevation and a new roof to include two roof lights.



Existing rear elevation



Existing west-facing wall

1.2 Site and Surrounding

The property is situated in 70 Shepherds Hill, N6 5RH. In the wider context, the building faces Crouch End Playing Fields to the north and is situated on the main road of Shepherds Hill. The site falls within the Crouch End Conservation Area but is not listed.

There are no online records of the rear conservatory, however all neighbours on 70-72 Shepherds Hill have built rear conservatories. The rear conservatories are situated above ground level and stairs are needed to get to the garden level. This appears to be a decision to enable a level access with the rest of the house.

The current house has beautiful greenery to the front and back of the house. The re-design of the conservatory has been tailored to framing the views of the outside and creating a bright internal space.



1.3 Description

The current conservatory is unsympathetic to the existing building. The existing conservatory does not respond to the existing building and also has a roof form that is not symmetrical and as a result creates an awkward ceiling form internally.



Existing conservatory fenestration does not align to existing windows on levels above.



West-facing wall has an awkward form that results in an inefficient space internally.



The conservatory has been raised to create level access to the existing apartment.



The adjoining neighbours have also built conservatories.



The west-facing wall of the conservatory creates an inefficient internal space due to the multiple-angled facets. The ceiling is awkward due to the strange roof form that is not symmetrical and unsympathetic to the existing building.

1.4 Planning History

1. Demolition of existing building and redevelopment to provide 16 residential dwellings with associated landscaping, car parking and other associated works.

Reference number: HGY/2016/2081

Site location: 70-72 Shepherds Hill, N6 5RH

Application status: Granted

2

PROPOSAL

Massing and Volume

Layout

Internal Spaces

Sustainability

Access & Amenity

Landscape and Foliage

Design Team

PROPOSAL

2.1 Massing and Volume

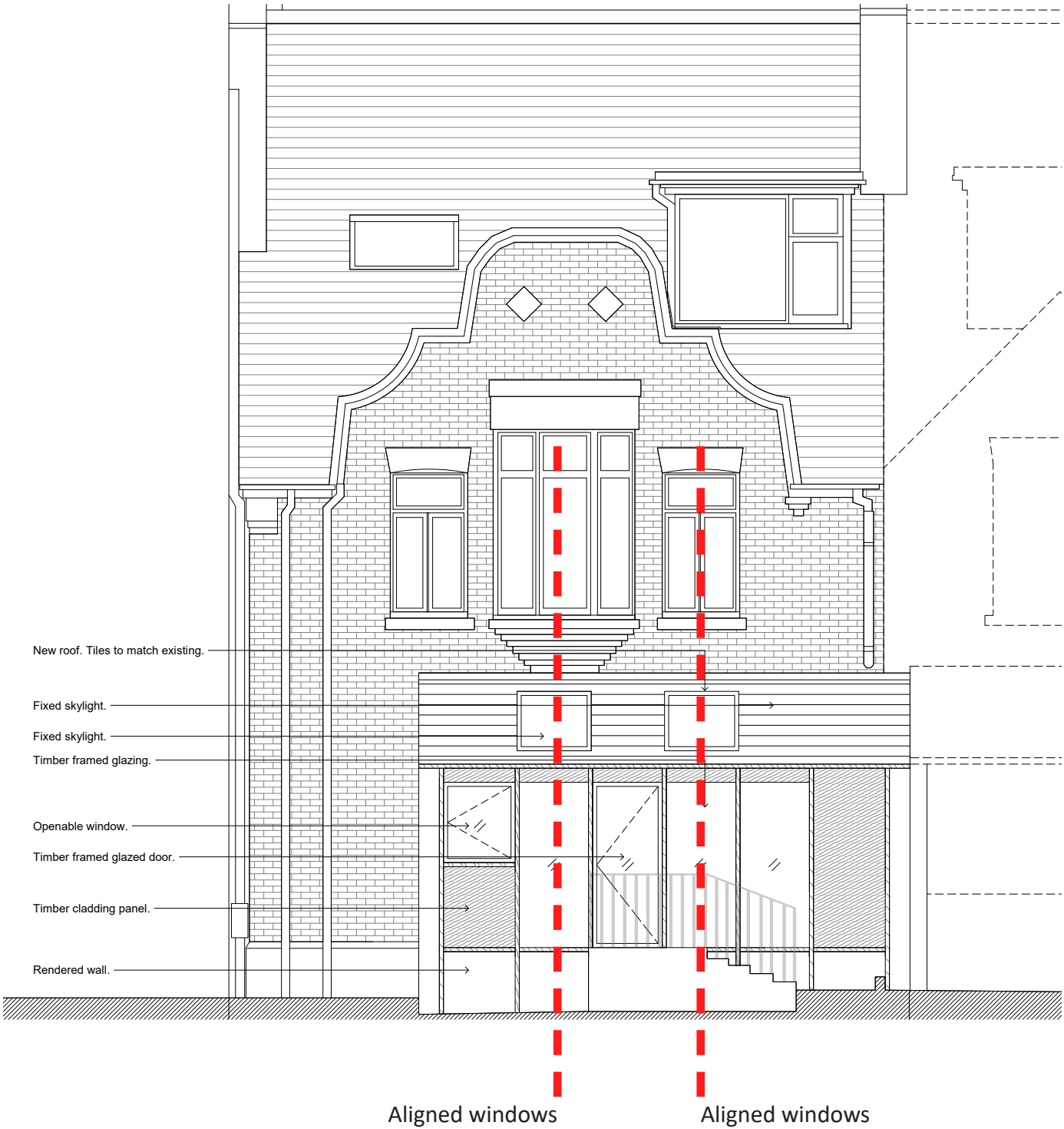
The proposal seeks to redesign an existing conservatory to be more sympathetic to the existing rear elevation as well as create a more efficient and pleasant internal space. The proposal seeks to create a strong visual connection to the rear garden, whilst the modern construction methods will allow the extension to drastically improve in energy efficiency.

The extension is clad in Douglas Fir, creating a soft palette against the existing beige-appearance brickwork. The proposed windows align to the existing windows above, while the skylights also align to the existing windows above.

The extension is used as a kitchen and dining area. The extension is also critical in allowing light into the main bedroom, therefore maximising the light aperture is important in creating a bright bedroom. The south-facing kitchen and dining space is a space that is visually connected to the garden, whilst also acting as an access route into the garden from the house.

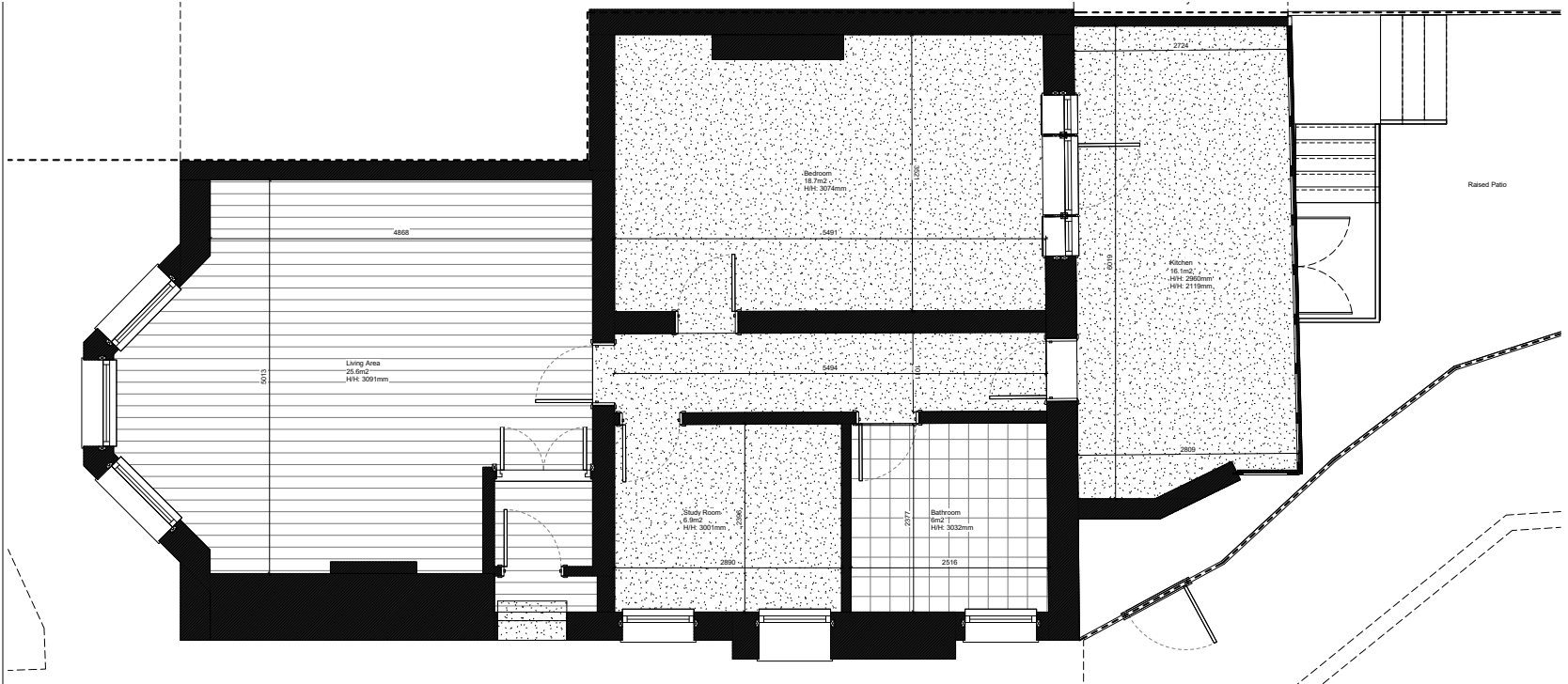


The proposed fenestration responds to the existing building.



2.2 Layout

The conservatory remains as a kitchen and dining space. The proposed changes enhance the quality of the existing space and creates a more efficient kitchen space.

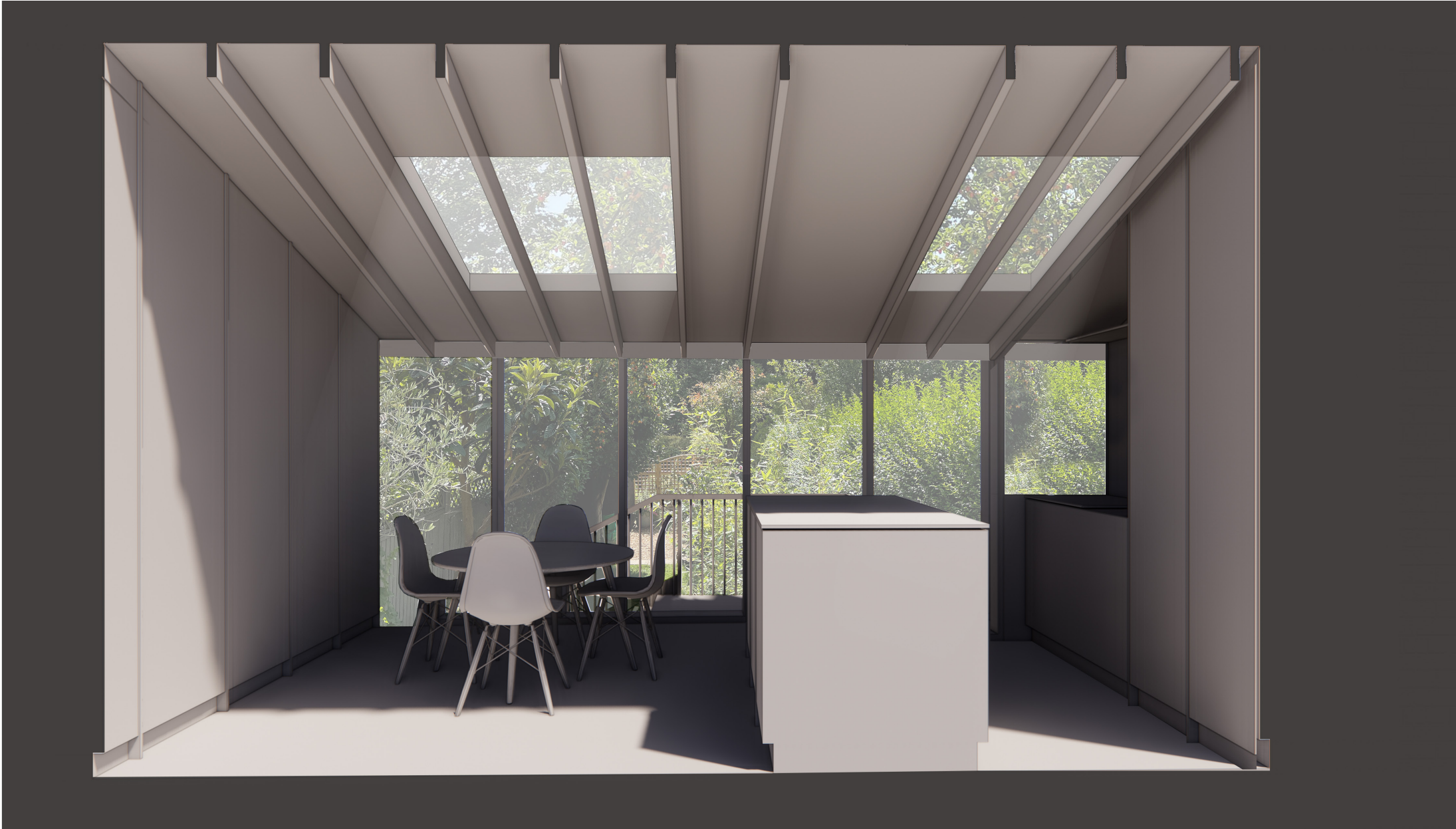


Existing Ground Floor Plan



Proposed Ground Floor Plan

2.3 Internal Space



Proposed internal view towards rear garden.

2.4 Sustainability

This project has been conceived with a strong awareness of sustainability. Both the applicant, and the agent, KAS Architects are committed to realising an exemplar project of sustainable design. New planned elements will be constructed utilising modern construction methods with more than required thermal and acoustic insulation built in the new external walls and roof structure. Sustainable materials such as timber will be used for the extension, as well as a secondary structure for the construction of the extension. Modern materials and techniques will guarantee high quality of build is provided, with minimal building time to ensure minimal discomfort to the neighbours. Furthermore the design team will comply with current Building Regulations and other required standards.

2.5 Access & Amenity

The access routes throughout the house remain unchanged.

2.6 Landscape and Foliage

There will be no reduction in green space as the proposed extension occupies the same space as the existing conservatory.

2.7 Design Team

KAS is a London-based RIBA registered architecture and design studio, dedicated to the creation of sustainable buildings and places. The practice is committed to the delivery of well-conceived and thoughtfully detailed architecture. Our projects cover all scales of development and building types, creating spaces to live, to work and learn.

The practice was founded in 2020 by Mirsad Krasniqi, who has over 8 years experience working on award winning projects for practices such as Henley Halebrown Architects, John McAslan + Partners, Allies and Morrison and Hopkins Architects.

More information available on our website:

www.kasarchitects.com

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