

DESIGN & ACCESS STATEMENT

**52 Onslow Gardens
London N10 3JX**

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1 INTRODUCTION

1.1 INTRODUCTION

This Design and Access Statement accompanies the application for the construction of a new single storey brick extension to the rear of the existing property at 52 Onslow Gardens, London N10 3JX. This extension will replace an existing glazed conservatory. The rear part of the existing ground floor is also to be renovated.

The proposal also seeks to refurbish the existing second floor loft room to create a new master bedroom and ensuite. These works will include the replacement of a roof window for a new dormer window.

This statement has been written to meet the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2010.

1.2 SITE DESCRIPTION

52 Onslow Gardens is located centrally on its street, on the north side. The property is a typical late Victorian semi-detached house set on sloping grounds.

The undulating topography informs the design approach and the setting of the proposed new extension in relation to the original house and the land. The works will increase the gross internal floor area by 16 sqm, however the extent of the current rear building line of the existing conservatory will not be exceeded.



Figure 1.1 52 Onslow Gardens



Figure 1.2 Onslow Gardens street elevation as existing

2 PLANNING HISTORY

2.1 DEVELOPMENT

Plenty of development activity has taken place to all of the adjoining houses along Onslow Gardens over the recent past. Most of this has been in the form of ground floor rear and side infill extensions as well as loft conversions resulting in addition of dormer windows. The image opposite shows the wide variety of neighbouring rear extensions in context of 52 Onslow Gardens.

A recent renovation of the interior to 52 Onslow Gardens has been very faithful to the original property and we would seek to continue in this vein with contemporary interventions that compliment the building's historic character. The extent of these works would entail reorganising the rear of the house to include a new open kitchen and living space within the proposed extension that more readily opens out to the garden.

2.2 RELEVANT PLANNING HISTORY

- 9 Onslow Gardens, London N10 3JT (HGY/2018/2718): Formation of front roof dormer extension.
- 46 Onslow Gardens, London N10 3JX (HGY/2022/1952): Proposed single storey rear/side infill extension to ground floor garden flat with green roof and associated internal works.
- 50 Onslow Gardens, London N10 3JX (HGY/2007/1994): Erection of single storey rear extension (neighbouring property).
- 54 Onslow Gardens, London N10 3JX (HGY/2012/1647): Erection of single storey rear and side rear extension (neighbouring property).
- 58 Onslow Gardens, London N10 3JX (HGY/2018/0159): Erection of single storey rear extension along side return and replacement of existing single storey rear extension behind the rear elevation with single storey extension of the same depth; Excavation of land below extensions by approximately 500-600mm with associated 'levelling off' of existing slope in rear garden

These permissions are relevant to this application, especially 58 Onslow Gardens as it includes the construction of a new extension to the rear and land excavation below the extension.



Figure 2.1 52 Onslow Gardens and its neighbouring rear extensions

3 EXISTING PHOTOGRAPHS: EXTERIOR



Figure 3.1 Rear view of the garden, looking out from the second floor balcony



Figure 3.2 Front elevation of 52 Onslow Gardens (on the right) with its adjoining property, 50 Onslow Gardens



Figure 3.3 Rear elevation of 52 Onslow Gardens

3 EXISTING PHOTOGRAPHS: GROUND FLOOR SPACES

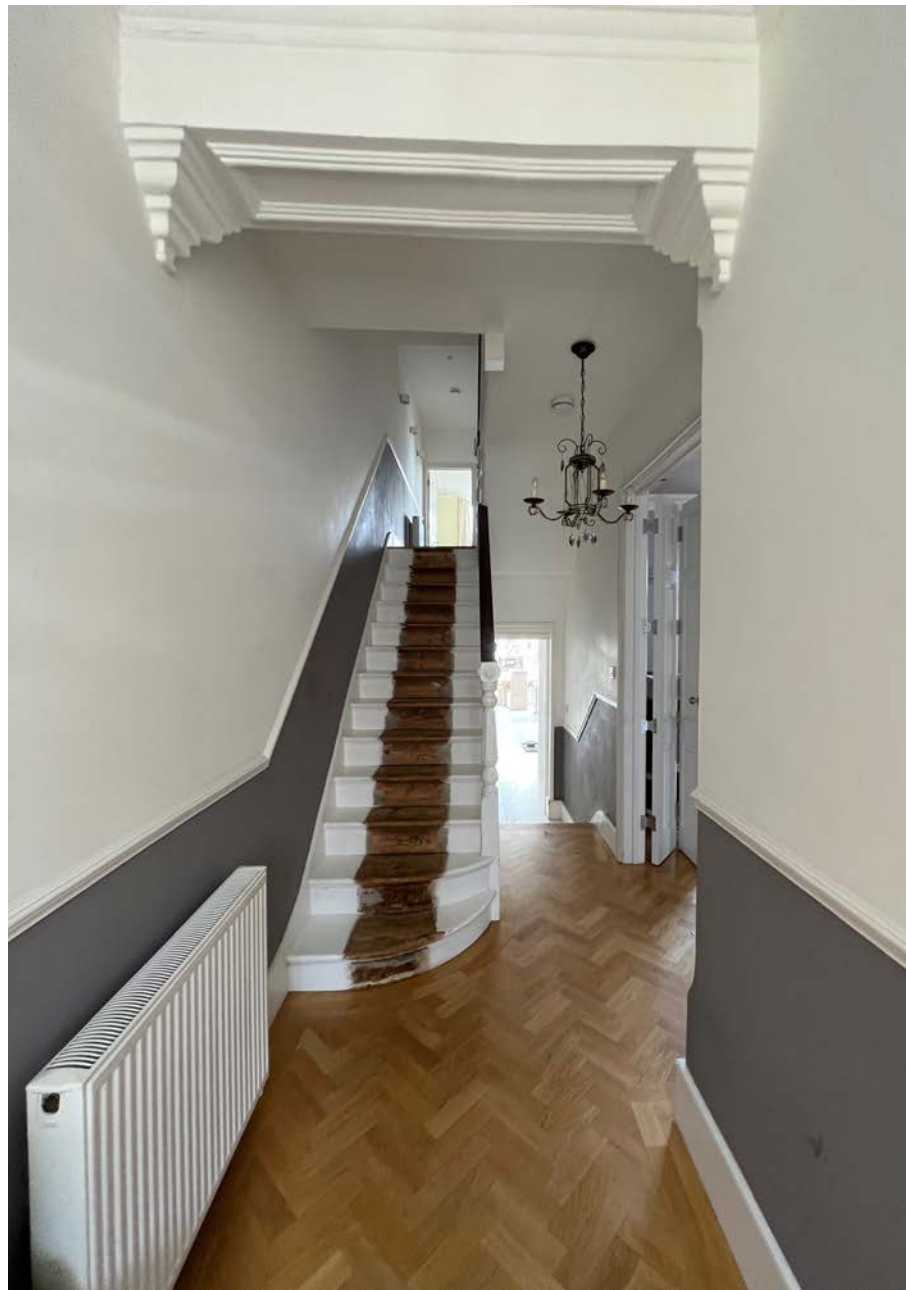


Figure 3.4 Front entrance hallway



Figure 3.5 Hallway to kitchen & dining room

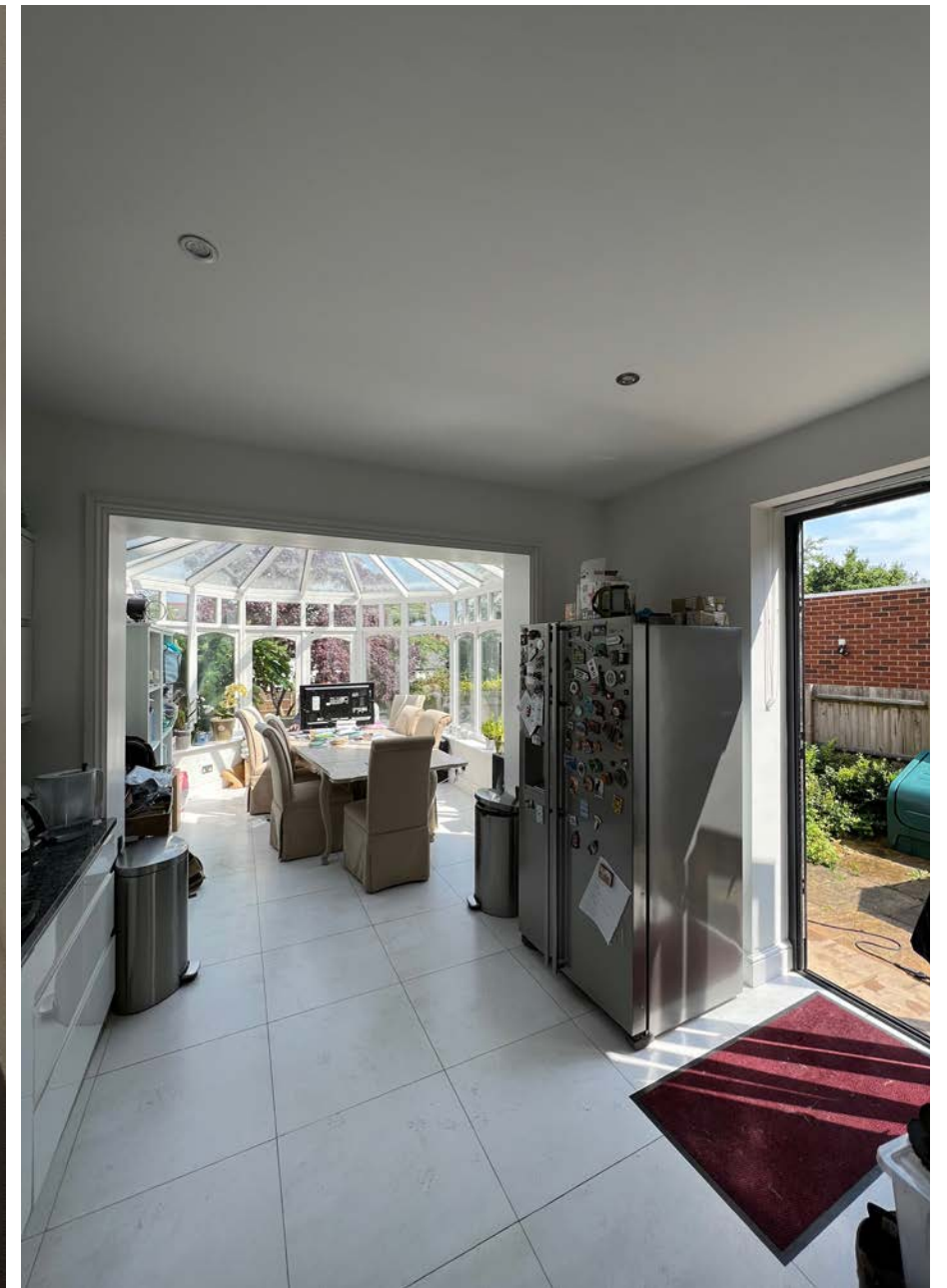


Figure 3.6 Kitchen & existing conservatory

3 EXISTING PHOTOGRAPHS: GROUND FLOOR SPACES

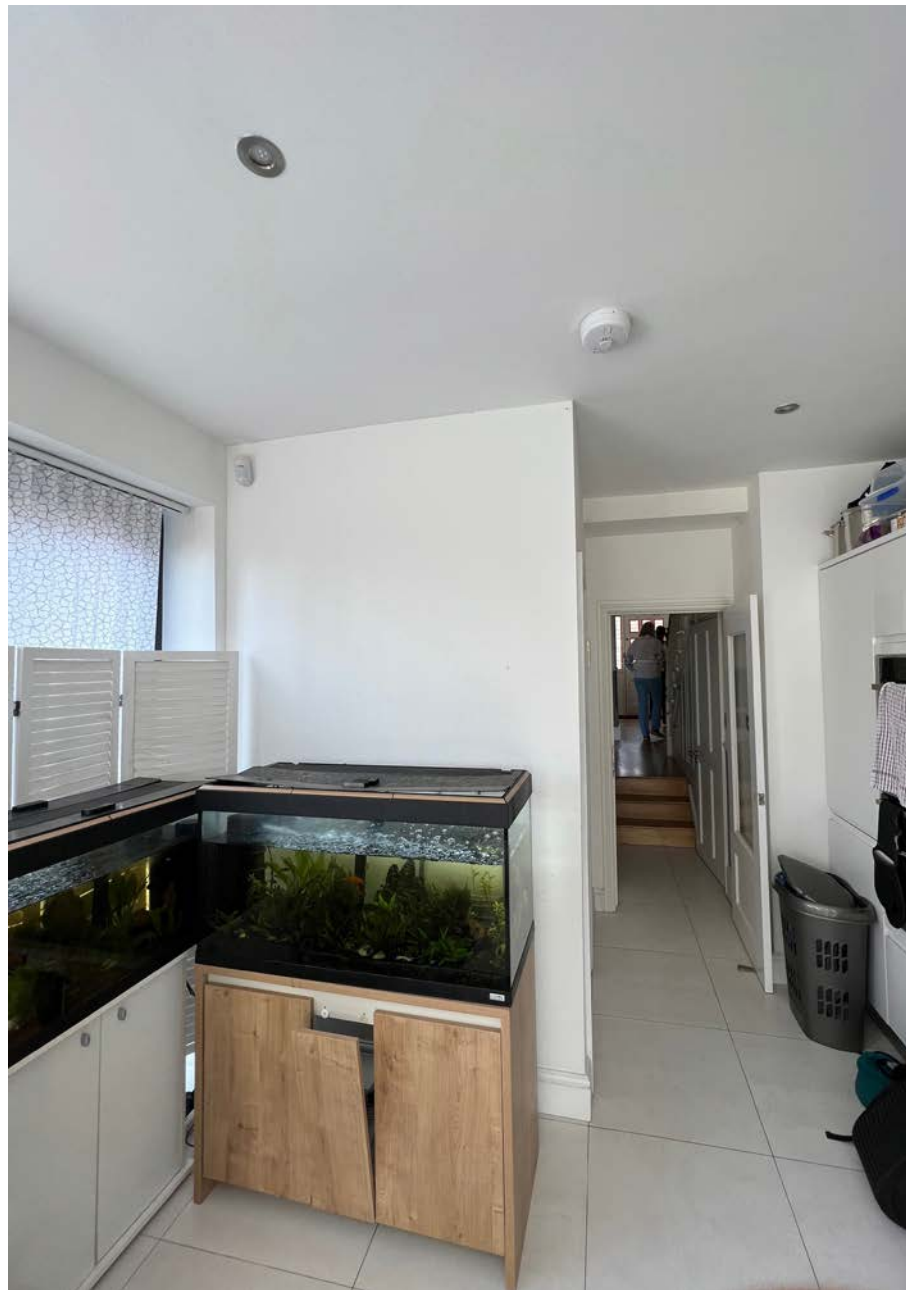


Figure 3.7 Kitchen



Figure 3.8 Reception room & hallway

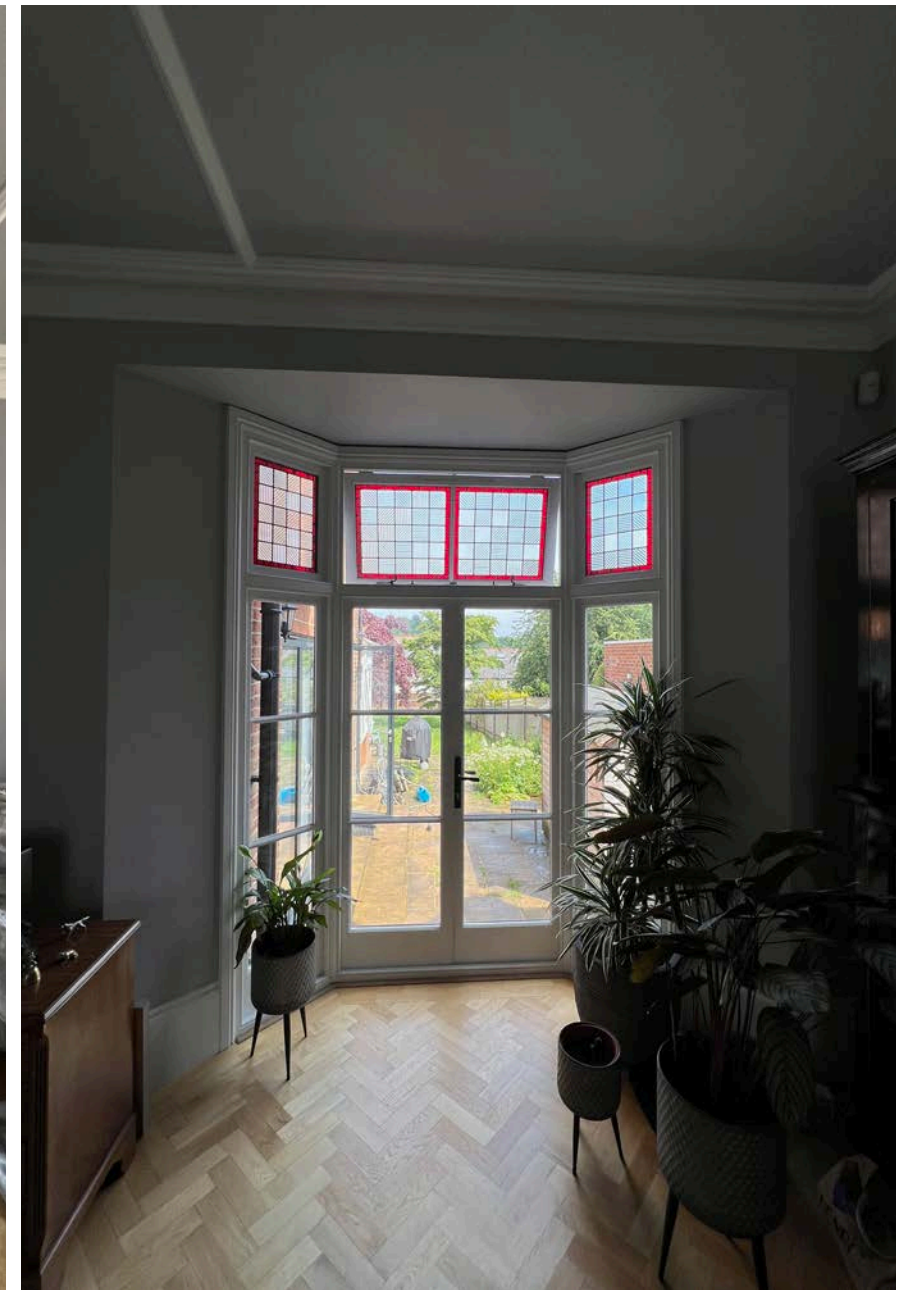


Figure 3.9 Reception room looking out to the rear courtyard

3 EXISTING PHOTOGRAPHS: EXTERIOR REAR



Figure 3.10 Courtyard



Figure 3.11 Courtyard with neighbour's extension in the background



Figure 3.12 Existing rear conservatory

3 EXISTING PHOTOGRAPHS: SECOND FLOOR & LOFT



Figure 3.13 Second floor staircase



Figure 3.14 Second floor landing

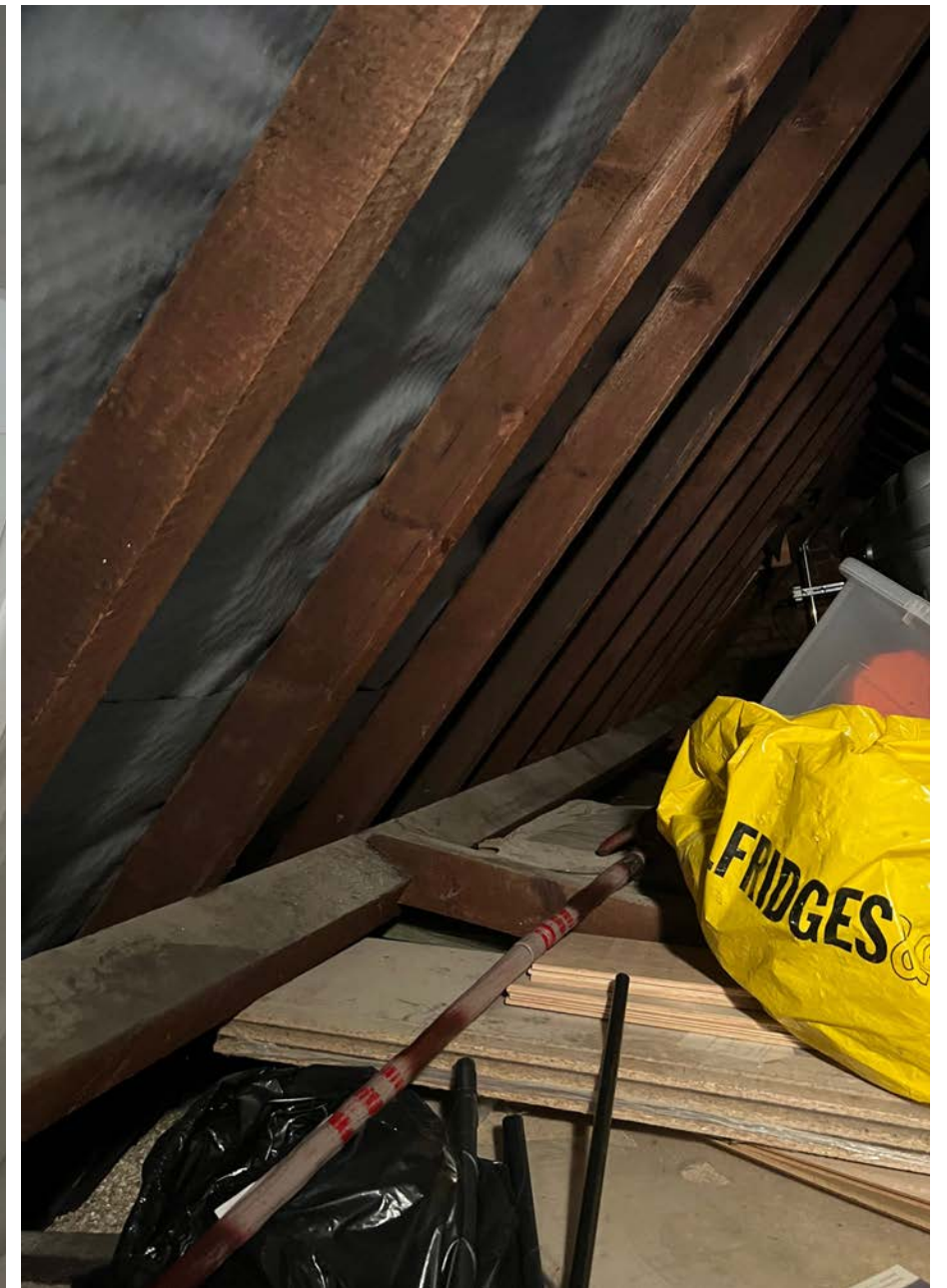


Figure 3.15 Loft

3 EXISTING PHOTOGRAPHS: SECOND FLOOR



Figure 3.16 Existing second floor loft bedroom

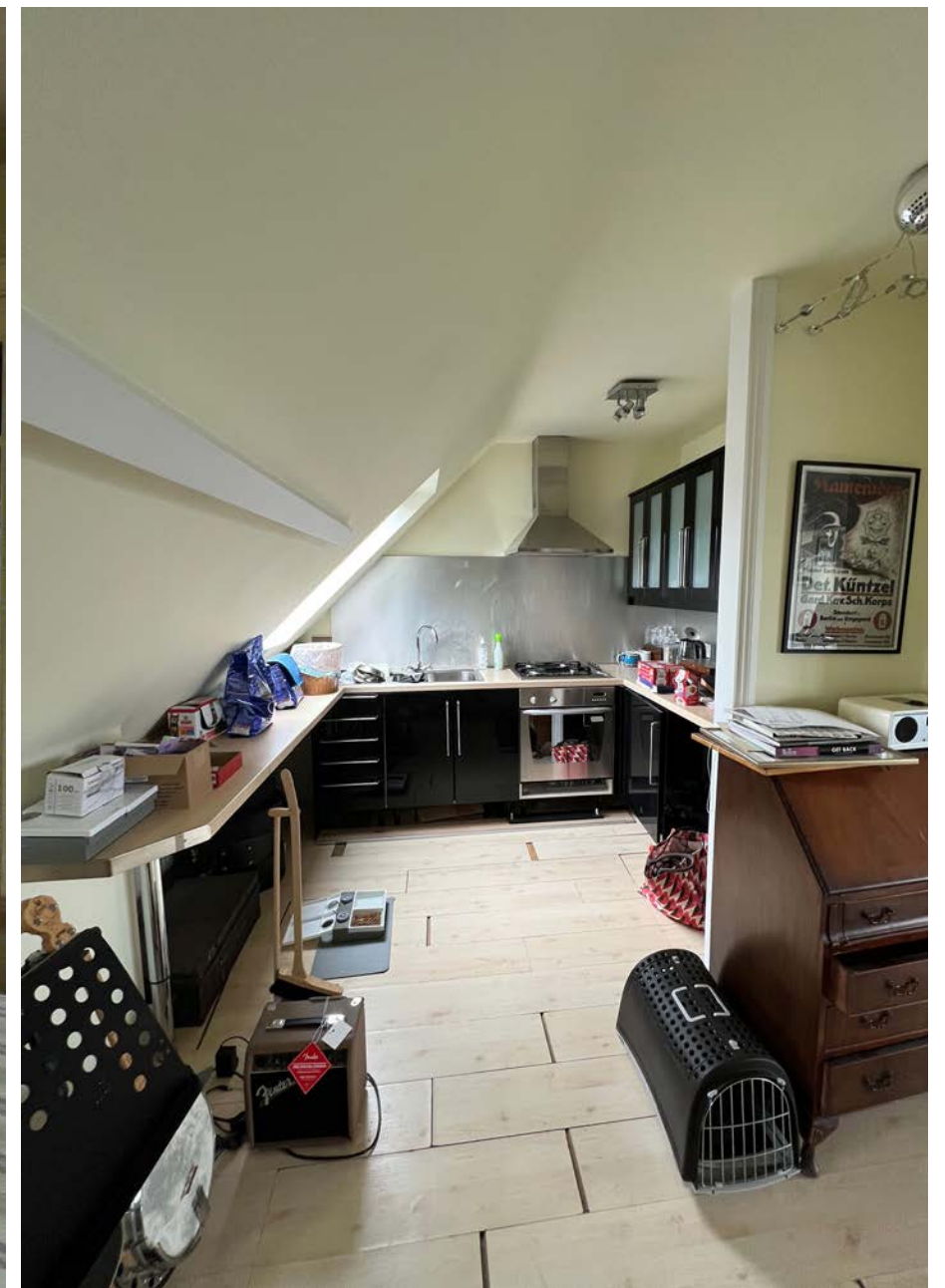


Figure 3.17 Second floor loft kitchenette

3 EXISTING PHOTOGRAPHS: SECOND FLOOR

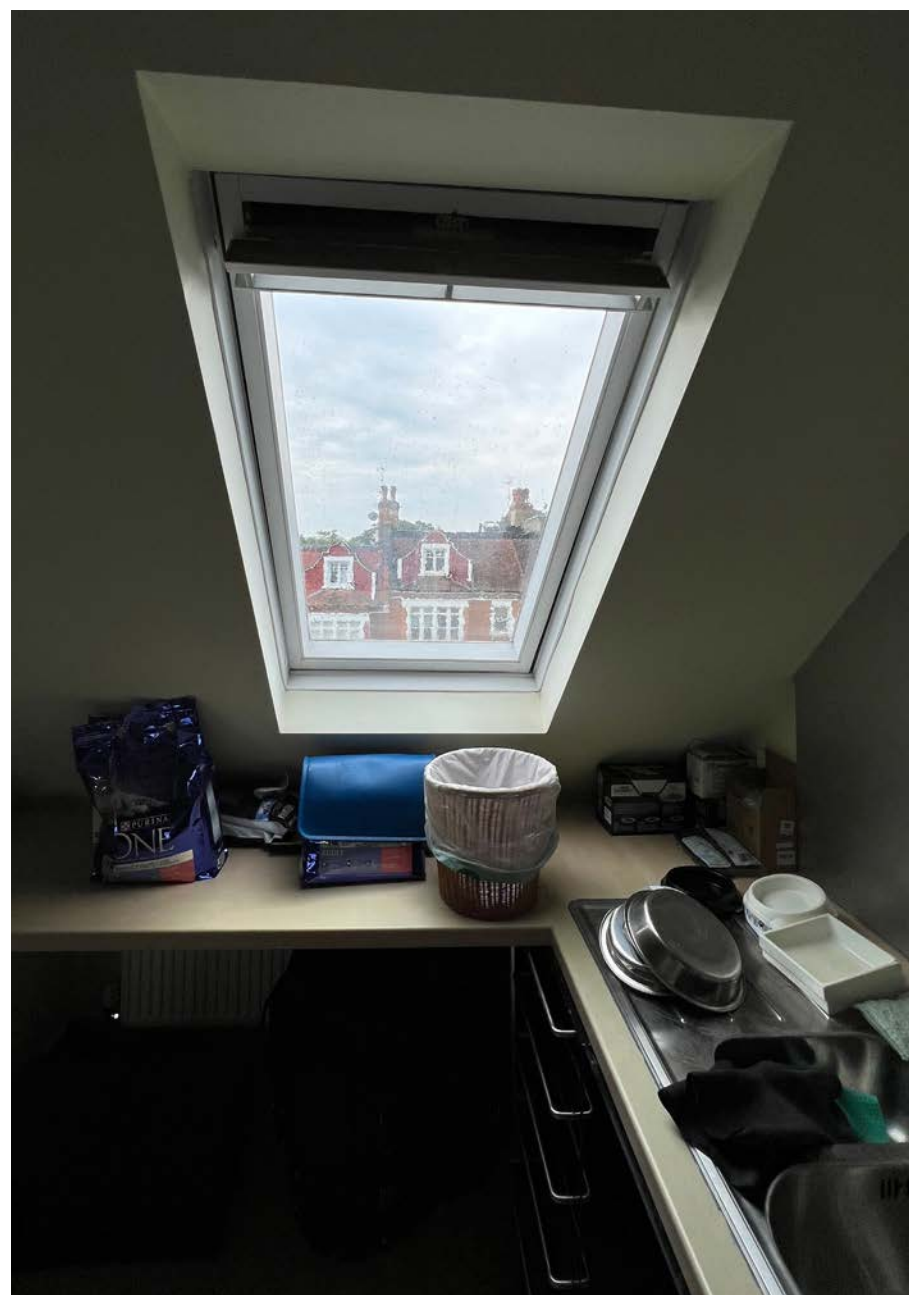


Figure 3.18 Second floor roof window to kitchenette



Figure 3.19 Second floor loft bedroom

3 EXISTING PHOTOGRAPHS: STREET DORMER WINDOWS



Figure 3.19 34 & 36 Onslow Gardens



Figure 3.20 38 & 40 Onslow Gardens

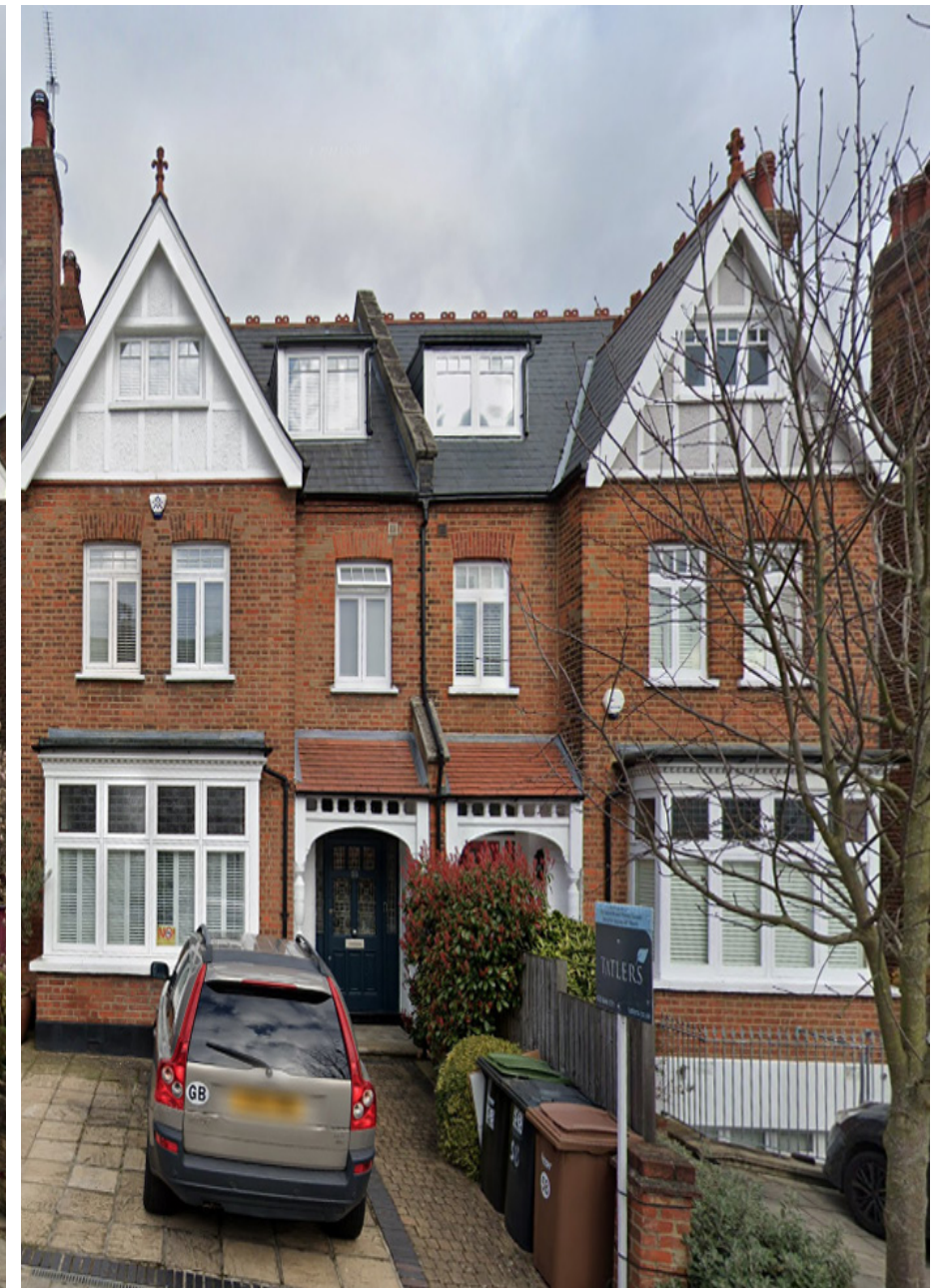


Figure 3.21 58 & 60 Onslow Gardens

4 DESIGN PROPOSAL



Figure 4.1 Proposed rear extension proposal at 52 Onslow Gardens in the context of neighbouring extensions

4 DESIGN PROPOSAL

4.1 OVERVIEW

The key concepts that we have been developing are derived from the desire to create a new rear extension that simultaneously works with the existing house and the steeply sloping nature of the rear garden. The existing conservatory was not placed with much sympathy to its context and as such, its rear elevation is perched quite high above the garden.

We seek to continue the strong Victorian sense of proportion and generous ceiling heights that define the original house into not only the rear extension but also the loft. After all, these were traditionally the more utilitarian parts of the house and these principles were not as promoted. The opportunity now exists to change this.

4.2 DESIGN CONCEPT OF VOLUMES AND LEVELS

The principal change to the existing layout occurs on the ground floor to the rear of the house where it involves refurbishment of the dining room, removal of the existing conservatory and introduction of a new single storey extension with terrace to the garden beyond.

The new addition should enhance the house's original qualities whilst acknowledging that will be a new layer relevant to contemporary living. The Victorians were never particularly concerned with direct open connections to the garden whereas contemporary living calls for a much closer integration to nature and the sense of openness.

The focus when considering the design for the new rear extension is how it will flow with the dining room located in the original house and the level of garden. We determined that by setting the new extension down lower than the existing conservatory, the rear section of the house would at once attain a closer connection to the exterior and higher ceilings within (on account of the dropped floor level). The dining room sits in this rear room (highlighted in green on the diagram opposite) and this room will now benefit from a similar ceiling height to the formal room within the main house.

The procession starts with how you travel from the main house's entrance

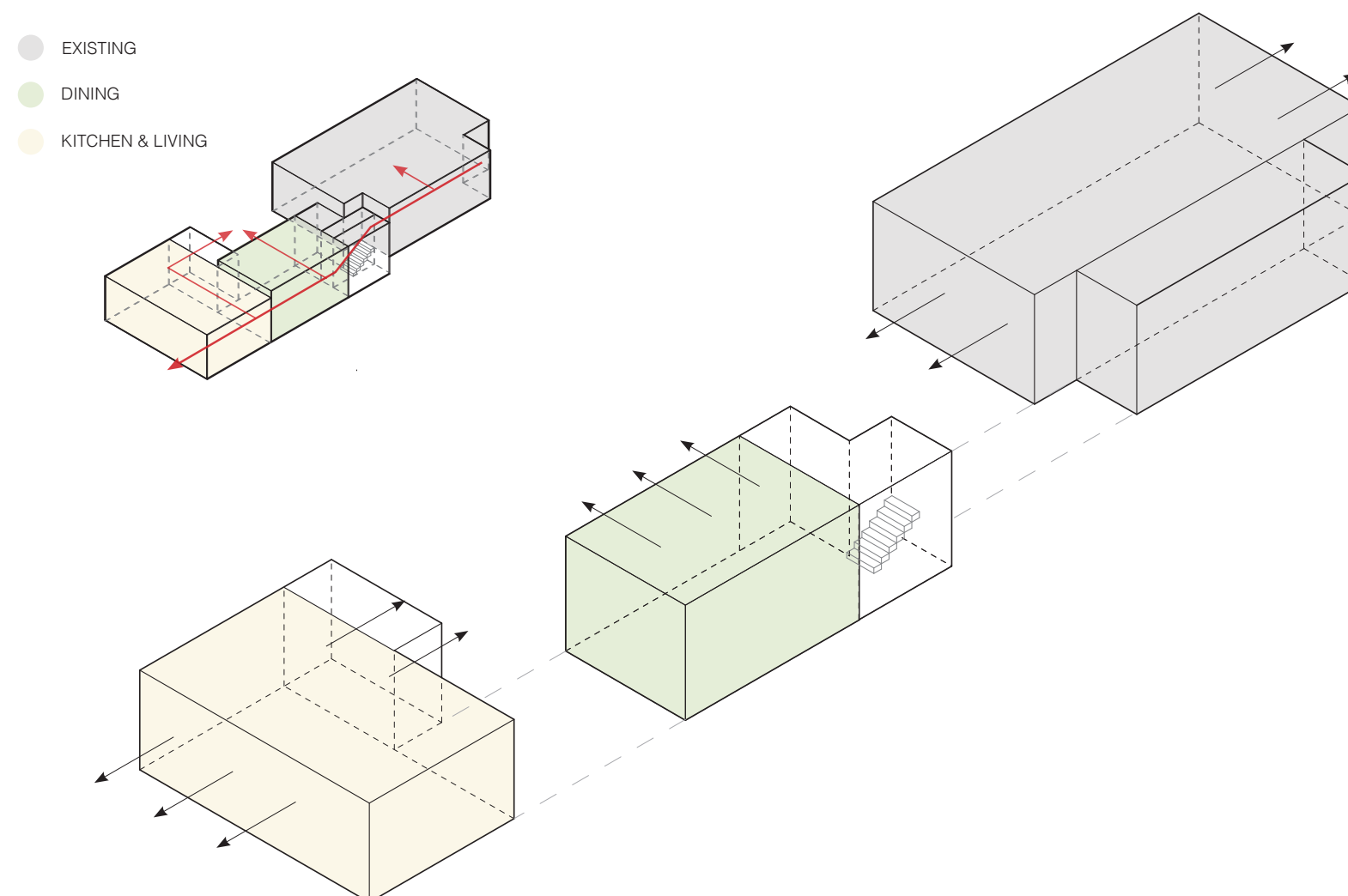


Figure 4.2 Massing model of the ground floor

4 DESIGN PROPOSAL

hallway, down to the new taller dining room before opening up in the extension containing the kitchen and living space. These rooms wrap around to form a nestled courtyard, separated from the main garden, but now a hard landscaped area looked upon from three sides.

The change of levels between each major space in this procession effectively refers to a change of hierarchy of space; upper, middle and lower level. The upper level is the living room as it presently stands, now with its own view out onto the courtyard. The middle level is the dining room and new extension wrapping around the same courtyard. Stepping out onto the rear terrace is the lower level that finally leads to the rear garden.

The loft bedroom follows a similar trajectory. Traditionally this room would have contained secondary bedrooms or servant's quarters and therefore completed with modest aspirations. We seek to enliven the sense of space by removing the existing flat ceiling and exposing the tall volume to the underside of the roof, showing a true reflection of the house's actual shape.

4.3 MATERIALITY

The property was built using Red Builder's bricks, presently known as 'Tudor Reds'. These were a high quality kiln-fired, sand-faced bricks. The bricks were laid in the traditional Flemish bond with soldier courses for the window lintels.

The intention for the proposed rear extension is to replicate the Flemish brick bond together with the soldier course band as a reference to the original building's historic character.



Figure 4.3 Rear of the house

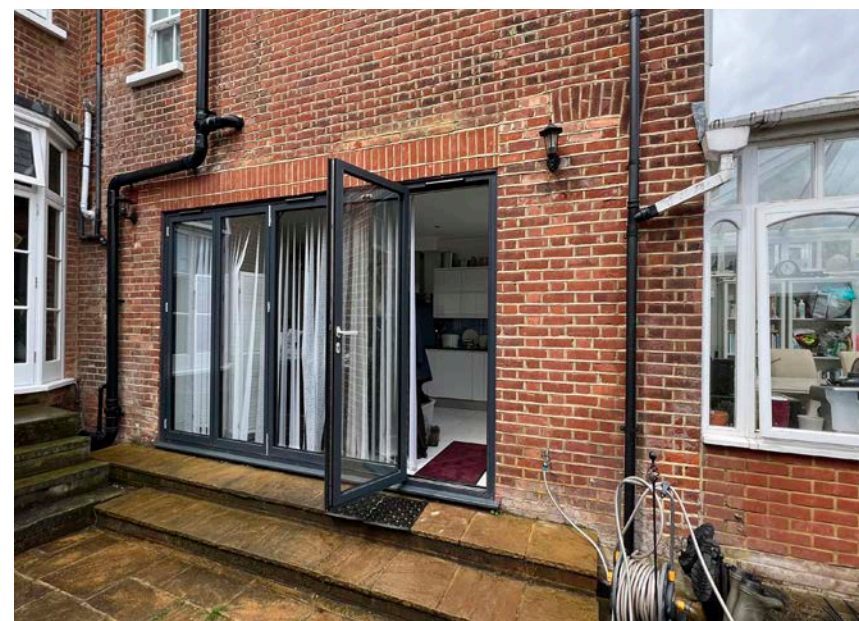


Figure 4.4 Side of the house



Figure 4.5 Rear elevation as proposed

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4.4 DINING ROOM

The dining room is located in a strategic central position in the way it connects the main house through to the new kitchen extension. The new lowered floor will give this room more height and is to be set level to the adjacent courtyard to provide direct and easy access through a new set of sliding glazed doors.

4.5 KITCHEN & FAMILY ROOM EXTENSION

The objective for the new open plan kitchen and family room extension is to act as an informal living space with large glazed doors that offer views to the terrace and rear garden. One of the aspirations of the design is to ensure that views out from the main reception room and dining room were maintained. For this reason we are proposing glazing to both sides of the new extension to keep the sense of transparency.

Two axes will dictate the basic composition here; the first lines through from the dining room and then across the extension itself. The dining table and kitchen island align with each other through into the open plan extension. This sets up the second axis which aligns the main block of kitchen joinery and island across the family room to the joinery opposite. A rectangular glazed roof lantern with a pitched form will also tie in with this symmetry.

The building line presently established by the existing conservatory will be maintained as the maximum extent of the proposed extension. A side passageway will be maintained along the western side of the extension (along the boundary with 54 Onslow Gardens) to retain the direct external access from street to rear garden.

The glazing along the new extension's rear elevation will be divided into three identical sized sliding door panels to align with the internal pocket doors, partitions and structural walls. These opening sizes will also apply to the mud room to allow clear line of sight from the reception room.

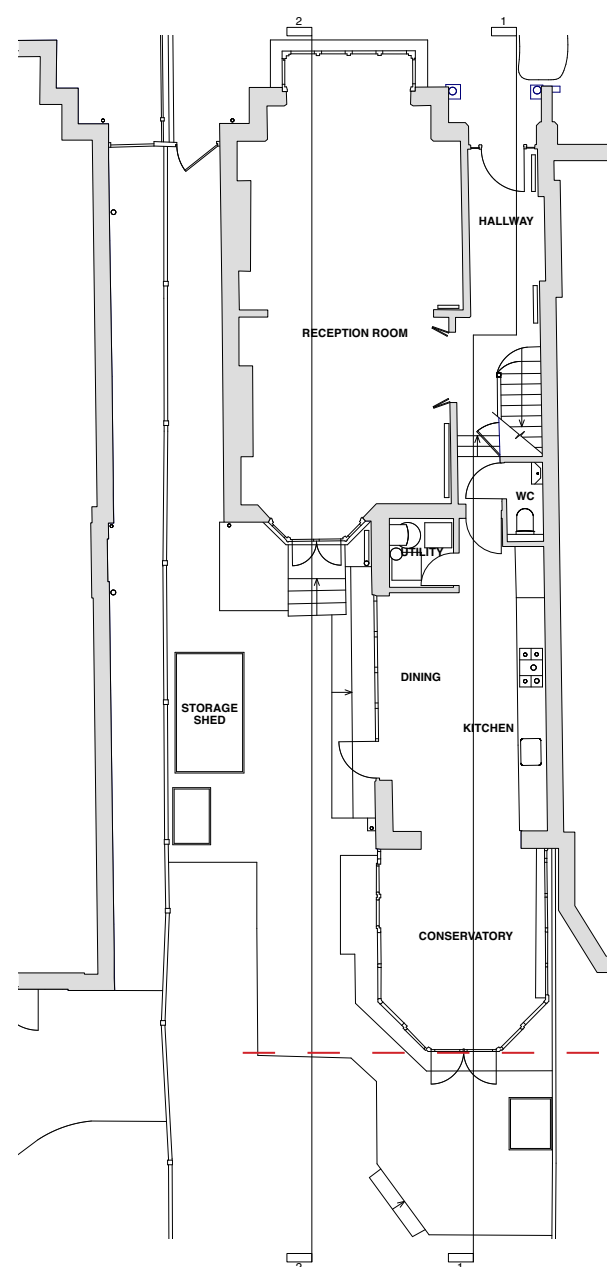


Figure 4.6 Ground floor plan as existing

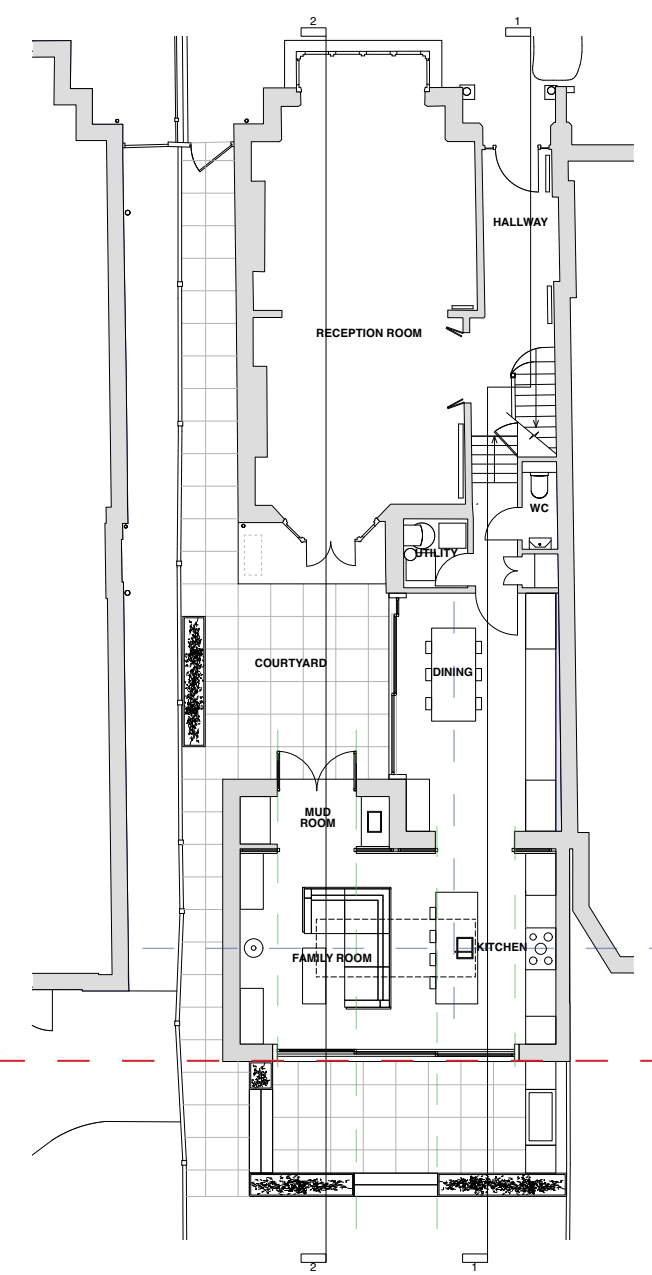


Figure 4.7 Ground floor plan as proposed

4 DESIGN PROPOSAL

4.6 COURTYARD AND GARDEN

The courtyard will become an area of hard landscaping that will be the exterior focal point from three sides; the reception room, dining room and family room. It will contain new planting along the boundary fence line to obscure the brick backdrop of the neighbour's extension and house beyond. The existing steps down from the reception room will change to a small balcony. Beneath this platform a new storage space will be provided for garden tools as well as a new air conditioner condenser unit with louvre acoustic panels on the side.

Extending the concept of providing a visual connection between the house and the garden, especially when viewed from above, we are proposing the use of a green roof over the new rear extension. Apart from its visual qualities, the green roof requires very low maintenance and no irrigation. It also offers improves acoustic and insulation properties as well as attenuate rainwater runoff during torrential downpours.

4.7 MASTER BEDROOM & ENSUITE

The existing loft room and adjacent kitchenette will be removed and the room converted become the new master bedroom suite. Clearing out this space will entail removing the existing flat ceiling to reveal the roof up to its natural ridge. The pitched ceiling is always an attractive feature and a true reflection of the house's actual shape. This endeavour also offers the opportunity to fit plenty of roof insulation.

The new ensuite would be located in the recess presently occupied by the kitchenette and is to contain a double basin, bath, toilet and shower. The footprint of the ensuite will be expanded out onto the generous-sized landing, with this protrusion containing the new shower with skylight above.

The only external change at this level will take place in the form of a new dormer window to replace the existing skylight. A number of examples of dormers exist along Onslow Gardens in many styles. The dormer we are proposing will have a flat roof and be finished in lead with lead cheeks. The window will be a timber casement unit painted white. Its alignment will follow the window below as seen opposite.



Figure 4.8 Section through courtyard as proposed



Figure 4.9 Front facade



Figure 4.10 Front elevation as proposed

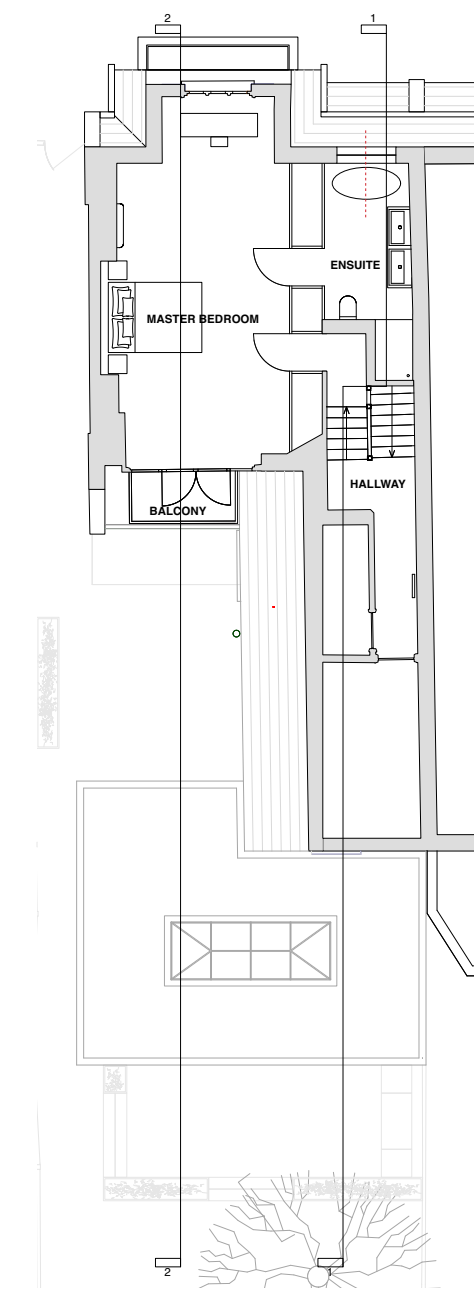


Figure 4.11 Second floor plan as proposed

5 SCHEDULE OF WORKS

The schedule of works sets out in detail the nature and extent of the works proposed to the house at 52 Onslow Gardens.

6.1 LIVING ROOM, KITCHEN AND CONSERVATORY

- Remove existing floor finishes
- Remove stairs leading to dining from the entrance hallway
- Remove existing conservatory
- Excavate garden to create a new lower level for the proposed extension
- Remove existing joinery
- Remove existing services and electrics
- Fit new floor finish
- Install underfloor heating
- Install new lighting and electrical fittings
- Fit new glazing panels
- Fit new kitchen units
- Install new glazed lantern
- Plant sedum plants, herbs, wild flowers or grasses on the roof

6.2 COURTYARD & OUTDOOR DECK

- Remove existing concrete paving
- Remove storage sheds
- Remove reception room stairs
- Remove dining room stairs
- Excavate, level out and compact the ground

6.3 MASTER BEDROOM & ENSUITE

- Remove joinery and kitchen units
- Remove existing flat ceiling and expose to underside of existing rafters.
- Remove floor finishes
- Remove existing skylight and form new dormer.
- Install new skylight above shower
- Remove existing services and electrical fittings
- Install new lighting and electrical fittings
- Install new plasterboard walls to form new bathroom to landing
- Install new wardrobe joinery to bedroom and ensuite
- Install new bathroom fittings
- Replace bedroom doors
- Install new underfloor heating

6 DRAWINGS

- 328.110** 1:50 @ A1 GROUND FLOOR & SECOND FLOOR PLAN AS EXISTING
- 328.111** 1:50 @ A1 ROOF PLAN AS EXISTING
- 328.112** 1:50 @ A1 SECTION 1 & 2 AS EXISTING
- 328.113** 1:50 @ A1 FRONT & REAR ELEVATIONS AS EXISTING
- 328.114** 1:50 @ A1 SIDE ELEVATION AS EXISTING
- 328.200** 1:50 @ A1 GROUND FLOOR & SECOND FLOOR PLAN AS PROPOSED
- 328.201** 1:50 @ A1 ROOF PLAN AS PROPOSED
- 328.202** 1:50 @ A1 SECTION 1 & 2 AS PROPOSED
- 328.203** 1:50 @ A1 FRONT & REAR ELEVATIONS AS PROPOSED
- 328.204** 1:50 @ A1 SIDE ELEVATION AS PROPOSED
- 328.205** 1:50 @ A1 STREET ELEVATION AS EXISTING & PROPOSED
- 328.210** 1:50 @ A1 GROUND FLOOR & SECOND FLOOR PLAN DEMOLITION
- 328.211** 1:50 @ A1 ROOF PLAN DEMOLITION
- 328.212** 1:50 @ A1 SECTION 1 & 2 DEMOLITION
- 328.213** 1:50 @ A1 FRONT & REAR ELEVATIONS DEMOLITION
- 328.214** 1:50 @ A1 SIDE ELEVATION DEMOLITION