

TYPE

37 Florence Road, London, N4 4DJ

Design and Access Statement

December 2022

1.0 INTRODUCTION

This document has been submitted in support of the application for the proposed extension and loft conversion to 37 Florence Road. The property is an existing end of terrace house within the Stroud Green Conservation Area.

The proposed works include:

- i) Demolition of existing extension and construction of a new single storey rear extension.
- ii) Loft conversion with rear dormer.

The property lies within the London Borough of Haringey.

1.1 CONTEXT

In developing the proposal we have referred to 'the 'Haringey Local Plan' (2017), the 'Haringey Unitary Development Plan Saved Policies' (2013), and Haringey's 'Sustainable Design & Construction' SPD (2013).

There is currently no Stroud Green appraisal adopted for the Conservation Area. We have therefore used the generally understood approach to works within Conservation Areas as a starting point when developing the design.

The street is lined with predominantly three storey terraced houses, many having carried out modern rear extensions and loft conversions with rear dormers.

The property is currently a 4 bedroom house. The proposed extension will provide additional living area to the rear and the loft conversion will add a further bedroom for a growing family.

A result of the poor existing extension is that the current north-east facing garden is small and under used. The proposal wishes to re-configure the ground floor layout to increase the size of the rear garden and create a better connection with the house.



Image of proposed rear extension and rear dormer

2.0 DESIGN AND ACCESS APPROACH

2.1. Use

The use of the house is to remain a private dwelling. The extension will provide a new kitchen and dining area and the loft an additional bedroom with storage.

2.2 Amount

As the works involve a rear extension and a loft conversion, there are no additional units being proposed.

The density of the building with the proposed works at the rear will not be out of keeping with the existing urban fabric and similar adjacent buildings. The slightly wider rear dormer, relative to adjacent houses, we hope is seen as a suitable compromise to the significant improvements that will take place on the front facade.

2.3 Layout

The proposed single storey extension intends to replace the existing rear extension, which currently encroaches significantly into the rear garden. The result being that the garden is now too small relative to the scale of the house.

The proposed extension intends to increase the size of the garden by reducing the amount it encroaches into it.

In order to not decrease the total ground floor area of the house, and to maintain the daylight in the rear reception room, the extension is laid out around a light well courtyard and is the full width of the garden.

We believe the full width extension is a suitable compromise given the side passage is currently blocked with an outbuilding meaning there is no existing side access into the garden. The proposal intends to remove the outbuilding and reinstate the side access. The extension is designed to ensure that side access into the garden is now possible and is a significant improvement to the existing situation.

The rear dormer forms part of the loft conversion and provides light and ventilation to the new bedroom.

Both the rear extension and dormer will improve the

connection with the garden and allow for natural surveillance over the garden.

With the side access re-established, the access gate is to be refurbished with the height maintained to reduce the security risk of people jumping over the fence.

2.4 Scale

The scale of the rear extension reflects the adjacent extensions on neighbouring properties with the floor to coping height being 3.1m.

Whilst the full width extension differs from what is typically required on houses with side passages, we believe that the positives gained from the reinstatement of the side passage, the increased size of the rear garden and the intention to retain natural daylight within the rear reception room of the main house outweigh the minor inconvenience of passing through the extension for access. Since the side access is screened by tall cladding above the gate there will not be a visual change from the front street.

The consequence of an end of terrace is the hipped roof, which restricts the ability to build a more typical wide rear dormer in the loft. Our approach intends to subtly increase and improve the usable area in the loft by splaying the dormer. This maintains the subservient nature of the dormer with respect to the ridge and the building as a whole. This we believe is a more subtle solution than a rear and side dormer combination which would be more visible from the street.

2.5 Landscaping

The front paving from street to front door will be improved by installing a new permeable paving. It is also the intention in the long term to replace the concrete driveway with permeable paving although this is not part of the application.

To the rear the existing connection between the house and the garden is limited. The majority of the rear facade is taken up by a WC and lean to room which isolates the house from the garden.

Our proposal intends to bring both the kitchen and dining space in to the extension, providing views and a better connection with the garden.

The larger garden will be landscaped to respond to the new openings of the house with planting and a permeable patio.

2.6 Appearance

The house, in particular the front facade, suffers visually from poor alterations undertaken by the previous owner. The consequence of which is it no longer follows the fairly consistent appearance of other facades on the street. The current owners have begun improving this by reinstating sash windows on the upper floors of the house.

The proposal aims to go further by re-establishing the front facade's appearance as best as possible by reinstating the original position and type of front door, removing the small tiled roof above the door, returning the sash windows to the ground floor openings, and removing the paint from the brickwork at the rear.

These positive steps on the front facade intend to reduce the small visual impact that the proposed splayed rear dormer will have when viewed from the street

At the rear the new extension intends to celebrate the unique position of the property adjacent to the Parkland Walk, with mature trees and greenery acting as the background to the timber facade of the extension.

Materials that face the neighbours will match the existing brickwork of the houses to minimise impact and maintenance on the neighbours.

At roof level the new dormer is to use high quality zinc as it is more visible, with the material requiring little maintenance as it is on the roof.

2.7. Access

i) The development is to the rear and loft of an existing building, therefore access into the building and its proximity to parking/public transport remains unchanged.

ii) Access into the loft will be via a new staircase which will comply with Part M of the Building Regulations.

ii) Ease of movement across site on the ground floor has been improved with a rationalised layout and larger openings.

3.0 SITE PHOTOS



Front elevation showing existing front door and bay window configuration, porch with tiled roof, and plywood panelled side gate



Rear elevation with existing extension and painted rear facade

3.1 SITE PHOTOS



View of neighbours rear extension and rear dormer at 39 and 41 Florence Road



View of neighbours rear extension and rear dormer at 33 and 35 Florence Road

3.2 SITE PHOTOS



Existing side passage blocked by outbuilding



Existing extension