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Design, Access and Heritage Statement

Extension and Refurbishment at 8 Crescent Road, London N8 8AT.

RIBA Stage 3 – Design, Access and Heritage Statement
22049-A30-001-P1



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1.0	Introduction	Reference
1.01	This is a Householder Planning and Demolition in a Conservation Area Application regarding the refurbishment and extension of an existing single-family dwelling at 8 Crescent Road, London N8 8AT.	
2.0	Project Team	
2.01	The Applicant has employed Mulroy Architects as the Lead Consultant. Mulroy Architects are a locally based practice with a long track record of residential projects in the London Borough of Haringey.	
3.0	Existing Building & Locality	
3.01	8 Crescent Road is detached single-family dwelling. It is a Victorian Gothic villa built in the mid-late 19 th C.	
3.02	The property is within the Stroud Green Conservation Area. The building is locally listed, but noted as ‘more restrained’ than others in the area due to it’s lesser detailing and The conservation area appraisal described the general area as ‘compromised’ due to post-war construction of blocks of flats. The front gardens, mature trees and boundary planting is characteristic of the area. No work is proposed to these features.	
3.03	Crescent Road slopes gradually down towards the North West, resulting in the front garden and neighbouring properties of no.6 being at a slightly higher level.	21012-3-030-P1
3.04	The property is typical of other villas in the area, and is constructed of yellow stock brick, simple stone detailing and slate roof.	21021-3-020-P1 21012-3-030-P1 21012-3-031-P1
3.05	There has been significant past alteration to the property. Internally there is little original features remaining and rooms have been made into loose open plan spaces. To the rear, there is an existing glass and brick extension. This is in poor condition and in need of replacement.	21021-3-010-P1 21012-3-011-P1 21012-3-030-P1
		21021-3-009-P1

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Aerial view from the rear – property outlined in red.

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View of the rear elevation (no.10 just visible on the right, set well back from boundary behind planting)

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4.0 Client Brief

4.01 Garden Level:

The Applicant's brief for a dining area suitable for larger family gatherings, and to re-instate the original form of the internal rooms to gain privacy where needed.

21021-3-009-P1
21012-3-020-P1

There are significant issues with the existing extension in terms of thermal performance in summer and winter, and lack of lighting. The replacement extension will deal with these environmental issues as well as providing the functions needed.

4.02 Ground Floor:

At ground floor level the applicants brief is to reinstate the original arrangement of the rooms, and refurbish internally. The circulation and stairs down to the garden level will be improved.

21021-3-010-P1
21012-3-020-P1

4.03 Upper floors:

The upper floors will be refurbished internally, with the only visible change being a single rooflight to the rear.

21021-3-011-P1
21012-3-020-P1

21021-3-012-P1
21012-3-020-P1

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5.0 Design Proposals & Amenity

5.01 Form and Massing

Ground floor rear extension

- The extension replaces an existing single storey addition.
- The extension is formed from two elements in order to break down the elevation. Both are single storey.
- The dining room part has a traditional pitched roof, with a gable wall facing the garden. The form and massing compliments and respects the main house rear elevation.
- The sitting area is much smaller in form, and is similar in scale to the existing extension on this side.
- The proposal is set well off the boundary on both sides, with the side passages retained.
- As a whole, the proposed massing and form is proportional and subordinate to with the substantial size of the existing building and deep garden.

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21012-3-020-P1
21012-3-030-P1
21012-3-031-P1

Ground floor side extension

- The proposal is for a modest single storey infill extension at garden level.
- The massing is subordinate to the main house and existing front porch.
- The form is a traditional pitched roof, which reflects the surrounding form of the main house and front porch.

5.02 Materials

The proposed materials will compliment those of the existing building. These will provide a subtle distinction between the original building and extension, respecting the character and appearance of the surroundings.

21021-3-010-P1
21012-3-030-P1
21012-3-031-P1

Ground floor rear extension:

- The pitched roof will be of a traditional slate finish, similar to the main house roof.
- The smaller section of flat roof will be dark grey single ply roofing membrane, similar in colour to the slate roof.
- The walls will be of a dark brick, with coursing type and levels matching the existing building, while ensuring the existing building can be understood as the original form.

21021-3-012-P1
21012-3-030-P1
21012-3-031-P1

Ground floor side walls:

- The pitched roof will be of a traditional slate finish, similar to the main house roof.
- The walls will be of a yellow stock brick to match the main house.

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21012-3-030-P1

5.03 Amenity

Ground floor extension:

- The extension has been designed to avoid overlooking and overshadowing, resulting in no loss of privacy or amenity for neighbouring houses properties.
- While the existing building and extension are detached, no.10 Crescent Road is also set well away from the boundary.
- With it's single storey, pitched roof form, and location set well back from the boundary, the dining extension has been designed in order to have no material loss of sunlight or daylight to neighbours, and avoid any overbearing appearance.
- This is best seen from the rear elevation and plan drawings, where it is noted the building is outside a notional 45 degree line taken from neighbouring windows/doors.
- Toward no.6 Crescent road, the lower flat roof extension is very similar to the existing extension, and being lower down due to the sloping road has no impact on overshadowing or massing to this boundary.

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New window to ground floor WC:

- The new side window will have obscured glass, and be openable only above 1.7m from internal floor level, ensuring no overlooking from this.

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6.0 Planning Policy

- 6.01 This proposal meets the local and national policies, including:
- The London Plan
 - SP11 of the Haringey Local Plan
 - Policies DM1, DM9 and DM12 of the Development Management DPD.

7.0 Planning History and Precedent

- 7.01 There is precedent of recently granted and built rear ground floor extensions both on Crescent Road and neighbouring streets, with this scale of development typical of the area. Some examples nearby are listed below.

Permission for the existing rear extension was granted within HGY/2007/2127.

Permission for the existing garden room was granted within HGY/2008/2047.

- 7.02 **HGY/2018/0797 – 9 Crescent Road (Permission Granted)**
Ground floor side/rear extension
- 7.03 **HGY/2017/2913 – 89 Crescent Road Road (Permission Granted)**
Ground floor side extension
- 7.04 **HGY/2016/2969 – 38 Crescent Road (Permission Granted)**
Full width ground floor rear extension
- 7.05 **HGY/2016/1236 – 72 Crescent Road (Permission Granted)**
Full width ground floor rear extension
- 7.06 **HGY/2018/2621 – 46 Avenue Road (Permission Granted)**
Deep plan ground floor rear extension
- 7.06 **HGY/2017/2279 – 8 Christchurch Road (Permission Granted)**
Deep plan ground floor rear extension

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8.0 Trees

- 8.01 No works to trees are proposed as a part of the application, with existing trees on the site unaffected by the proposal.

9.0 Access, Refuse, Waste & Parking Provision

9.01 Access

The access route and levels into the property from the street will remain unchanged from the existing condition.

9.02 Refuse

The existing waste collection provision for the property will remain unchanged from the existing condition. A suitable location for standard Haringey domestic and recycling waste bins will be maintained.

9.03 Waste

All soil and waste will discharge via the existing combined mains sewage connection as per the existing condition.

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9.04 Parking Provision

The existing parking arrangements will remain unchanged.

10.0 Conclusion

- 10.01 The proposal is not visible from the street, is carefully designed to have none or negligible impact to neighbours, and is accordance with local and national policy.

The design and appearance is site specific, in proportion to the context, and complementary to the existing building.

For these reasons we believe the application should be approved.