

Prepared on behalf of
Mark Bloom & Twanna Doherty

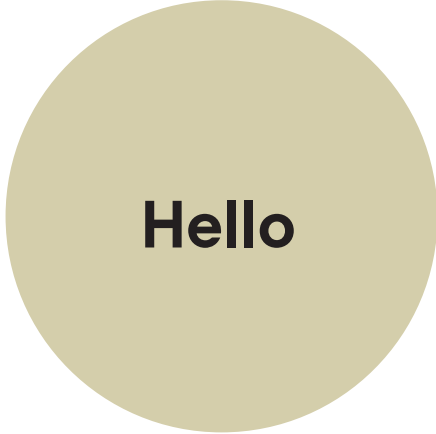
8 Parham Way

London N10 2AT
United Kingdom

“REAR STUDIO”

Design & Access Statement

23rd December 2022



Hello

The document is a design and access statement to accompany the planning application submission for proposed works at 8 Parham Way, N10 2AT.

The following sections explain and analyse the existing site and its constraints. The document then goes on to explain the use, amount and layout of the proposals along with their scale, appearance and access.

We hope that you find this document helpful to understand the application proposal and we welcome your feedback and design guidance.

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0.0 Introduction

0.0 Introduction

0.1 EXECUTIVE SUMMARY

Overview:

The aim of this project is to bookend the garden with a lovely green roofed garden studio. Part of the structure shown in the proposed drawings has already been constructed by a contractor on site including the external and retaining walls, roof and floor slab. This Design & Access statement is looking for support for the design as a complete proposal.

Prior consultation in April 2021 took place with Haringey Council via a pre-application for the proposal of a rear studio. Within this a further application was made under permitted development ref: HGY/2021/2976 which was granted. This application was for a slightly different design, and the now already built retaining walls and height of the studio are within PD guidelines, but it is due to the amount of excavation that took place it was requested that a planning application process is submitted to fully explain the proposal.

We hope that this document clarifies the proposal, and we would very much appreciate the support of Haringey Council regarding this proposal and in the gaining of consent for this garden studio based on the already built retaining and external walls and floor slab.

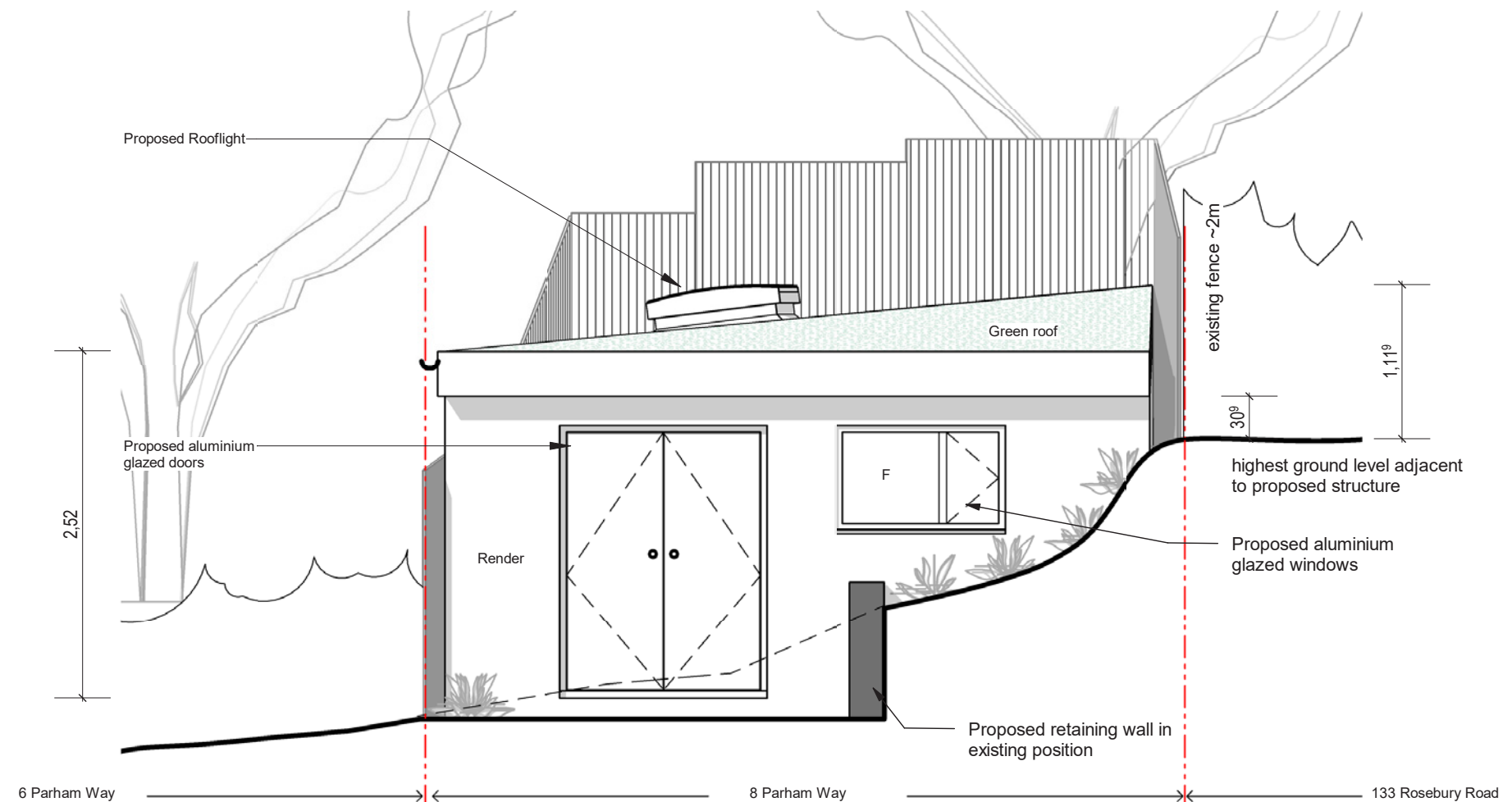


Fig. 01:Front elevation of the proposal



0.0 Introduction

0.2 INTRODUCTION TO STUDIO 8FOLD

studio 8FOLD was founded in 2017. The practice aims to deliver beautiful, sensitive and imaginative buildings that are highly sustainable. The company has been featured in architecture journals and national and international newspapers, exhibited at a number of venues including the ECC Venice Biennale and Seoul Biennale alongside the likes of Foster and Partners, Studio Egret West and IF_DO.

We are currently working on a range of projects in the affordable housing, manufacturing, infrastructure and residential sectors.

Selected Works: Hackney Nest

Complete strip out, renovation, rear side-return and loft extension of an existing Victorian row house in Hackney.

Increased property from a two bed with compartmental rooms and a small bathroom, to a four bed house, with improved insulation values, good daylighting and sustainable materials. Strategically positioned roof lights and setback stairwell allow for double volumes and ample daylight, with rooftop views from the loft.

Selected Works: Old Hat

This Grade II listed residential apartment is located in the heart of Bayswater, London. We planned to remove a number of non-original elements of the building and replace them with original cornicing patterns, reinstate the original room volumes and reinstate original sash window features.



Fig. 02: Hackney Nest, Hackney, London

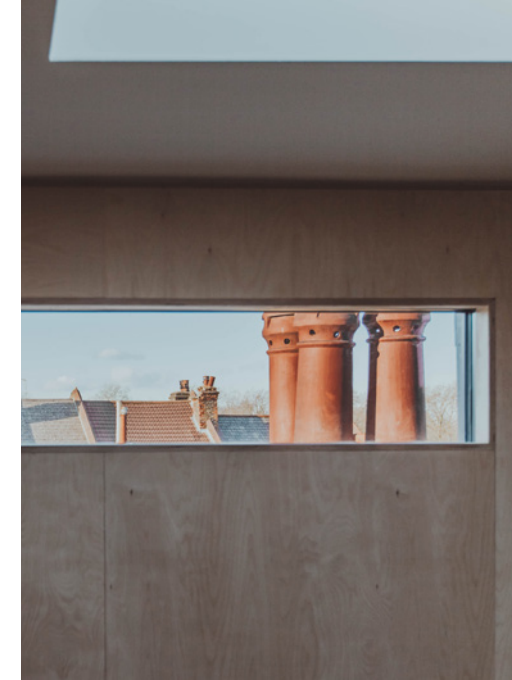


Fig. 05: Hackney Nest, Hackney, London



Fig. 03: Old Hat, Westminster, London



Fig. 04: Old Hat, Westminster, London



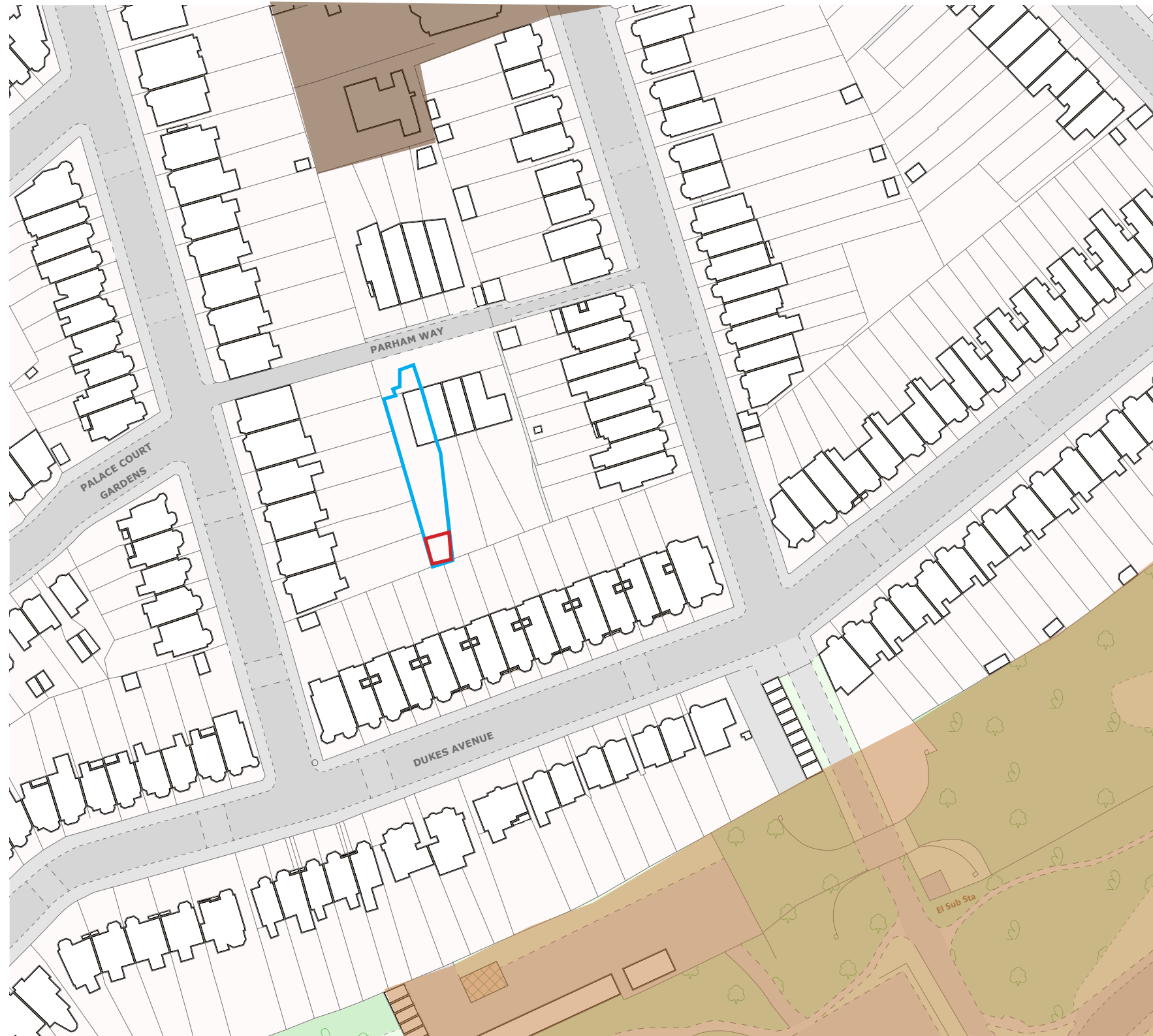
0.0 Introduction

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0.3 EXISTING SITE LOCATION

Site Address:

8 Parham Way,
London
N10 2AT
United Kingdom



Key:

- Freehold Boundary
- Application Boundary
- Conservation boundary between areas 3B and 13.
- Conservation boundary between areas 3B and 29.

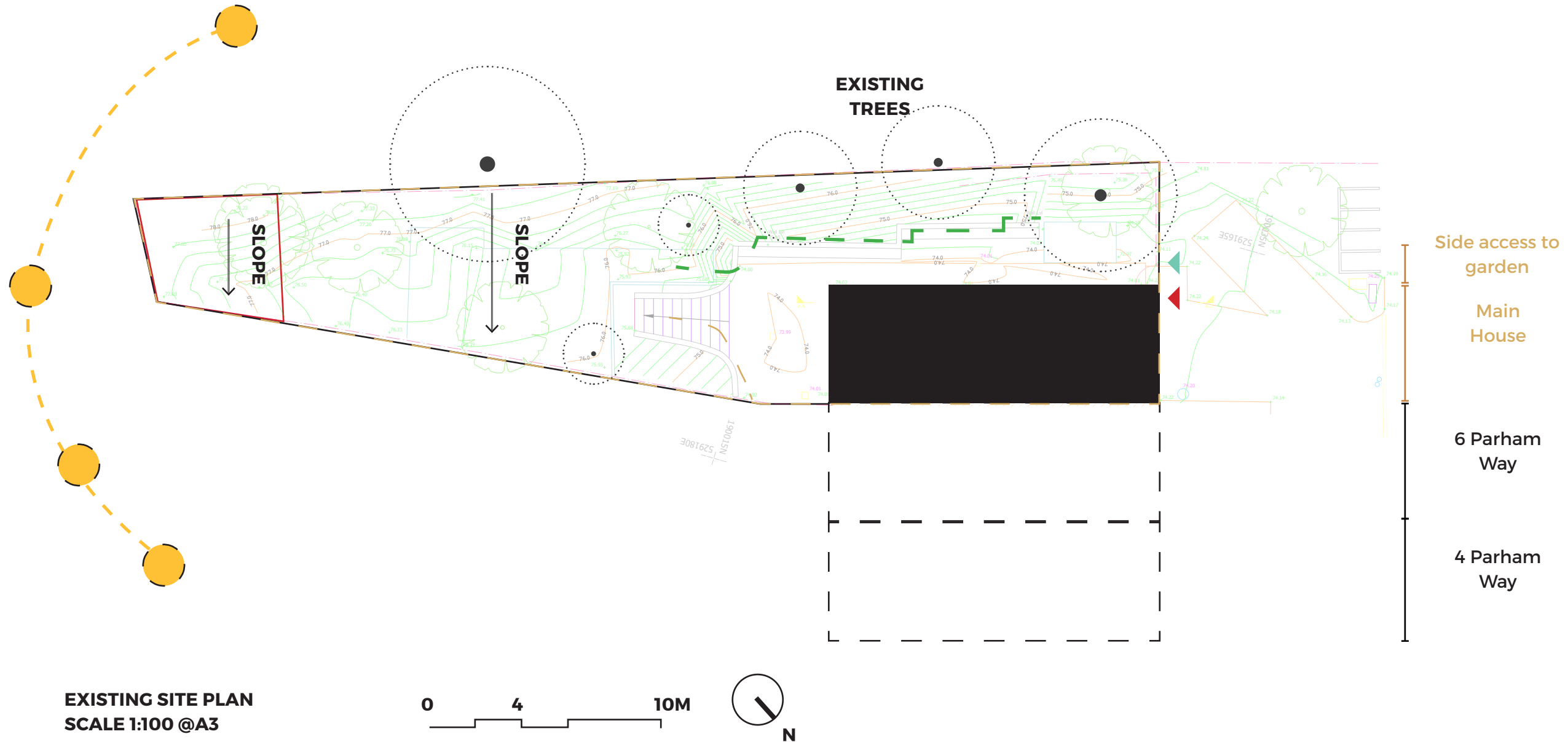
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0m 50m 100m



0.0 Introduction

0.4 SITE ANALYSIS EXISTING SITE PLAN



The site is accessed via the front door or along the side entrance. The rear of the building is well screened from the front road by the adjacent buildings and trees running along the western edge of the property. The rear of the property faces south-south east and has a lovely aspect over the garden from the first floor upwards.

Key:

- ▼ Front door entrance
- ▼ Side entrance street level
- Great solar orientation
- Site boundary



The site is located at 8 Parham Way, Muswell Hill N10 2AT. The property occupies a site which is located on the southern side of Parham Way, backing onto the rear gardens along Dukes Avenue and Rosebury Road.

The application site is not listed but is located within Muswell Hill Conservation area.

This set of homes along the south side of Parham Way is part of what was a newly built terrace of four houses in the late 90's- early 2000's and are surrounded by two storey buildings from around the early 1900's (Victorian terraces) on both sides. Each house has a single driveway with enough space to parking two cars and some of the houses have original garages in the house.

The walls and roof depicted in the proposed drawings(as part of this application) for the rear studio is already built on site, as shown in the photo from November 2022.



Fig. 06: Photo of the original rear garden September 2021



Fig. 07: Photo of rear garden November 2022. Note position of retaining wall in same position and raised.



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USE AND AREA

The existing and proposed use is residential - C3.

The house is currently configured as a 4 bedroom house, with more public spaces occupying the ground floor rooms and first floor rear room, with the private bedrooms, en-suites and office occupying the top floors. The proposal is for an additional family space on the ground floors to the side, recessed from the front facade and fencing, and to the rear, again set back from the adjacent 6 Parham Way, alongside an office on the first floor side extension,

The Gross Internal Area (GIA) of the original existing house is approximately 179 m². The proposed studio looks to add an area of 17 m².

The proposal also seeks to use robust materials.

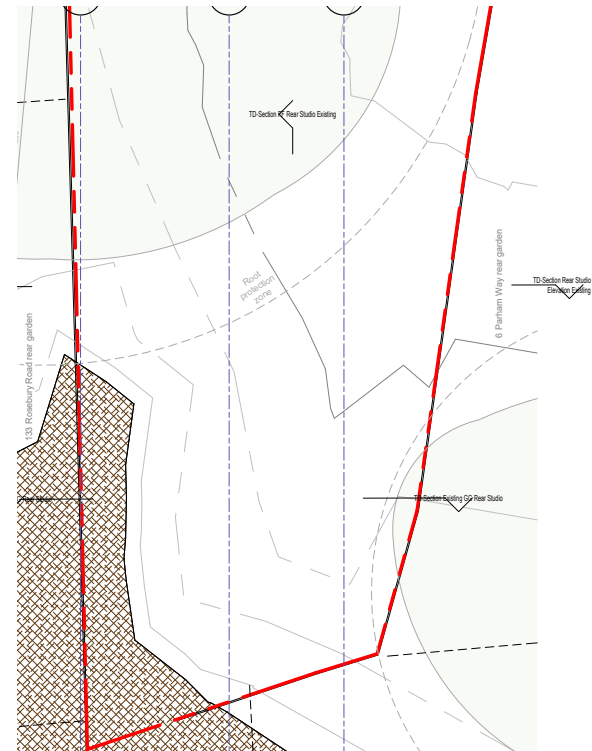


Fig. 08: Existing Ground Floor Plan

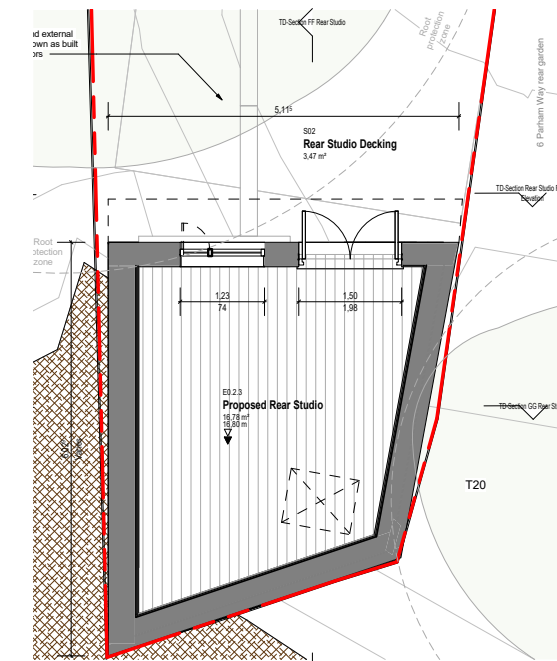


Fig. 09: Proposed Ground Floor Plan



1.0 Design & Access Statement

1.0 DESIGN & ACCESS STATEMENT (CONTINUED)

DESIGN AND ACCESS

The proposals relate to 8 Parham Way, Haringey. The property occupies a site which is located on the southern side of Parham Way, backing onto the rear gardens along Dukes Avenue and Rosebury Road.

- The existing main house building consists of three storeys. The building originally was built in 1999/2000 as a end of terrace home alongside 6-2, it includes red brick façades, stone lintels and cornicing to the front and blue/black slate tiling to the roof and white windows.
- The building is residential. The surrounding area is primarily residential.

As the building is within the Muswell Hill conservation area and Sub Area 7 - Colney Hatch Lane & Wellfield Avenue the design principles will be to ensure that the character of the rear studio is suitable for the area.

ACCESS STATEMENT

Primary access into the building is retained via the front door onto Parham Way and via the existing garden gate, The works were proposed to comply with British Standards.

APPEARANCE AND CHARACTER

It is proposed that the design portrayed in this document, offers an appropriately designed and size rear studio for the family to enjoy the garden from another perspective.

The proposed green roof allows the building to nestle into its surrounding placement within and next to rear gardens. The main front facade will be rendered and painted alongside specifically located french door and window.

RELEVANT PLANNING HISTORY

Within the context of this planning application it is important to take note that we sought 2 pre-planning advice meetings from Haringey Council (PRE/2021/0084, PRE/2021/0248) and have taken the comments on board from the council recommendation.

A similar proposal on the same site was granted Permitted Development (HGY/2021/2976) in October 2021.

As works commenced on site, the design was slightly altered and a second Permitted Development application was made. The application was registered on line with reference no PP-11397419 through the Planning Portal on 12/7.22, Case officer was Laina Levassor with Ref No HG/2022/2447, Planning officer Fatema Begum (HGY/2022/2447). This application was discussed and on the grounds that the extent of the excavation carried out for the works, under section 55, required that a planning application be submitted to seek approval.

CONCLUSION

It is considered that the application is of merit providing a well-designed, high-quality modest

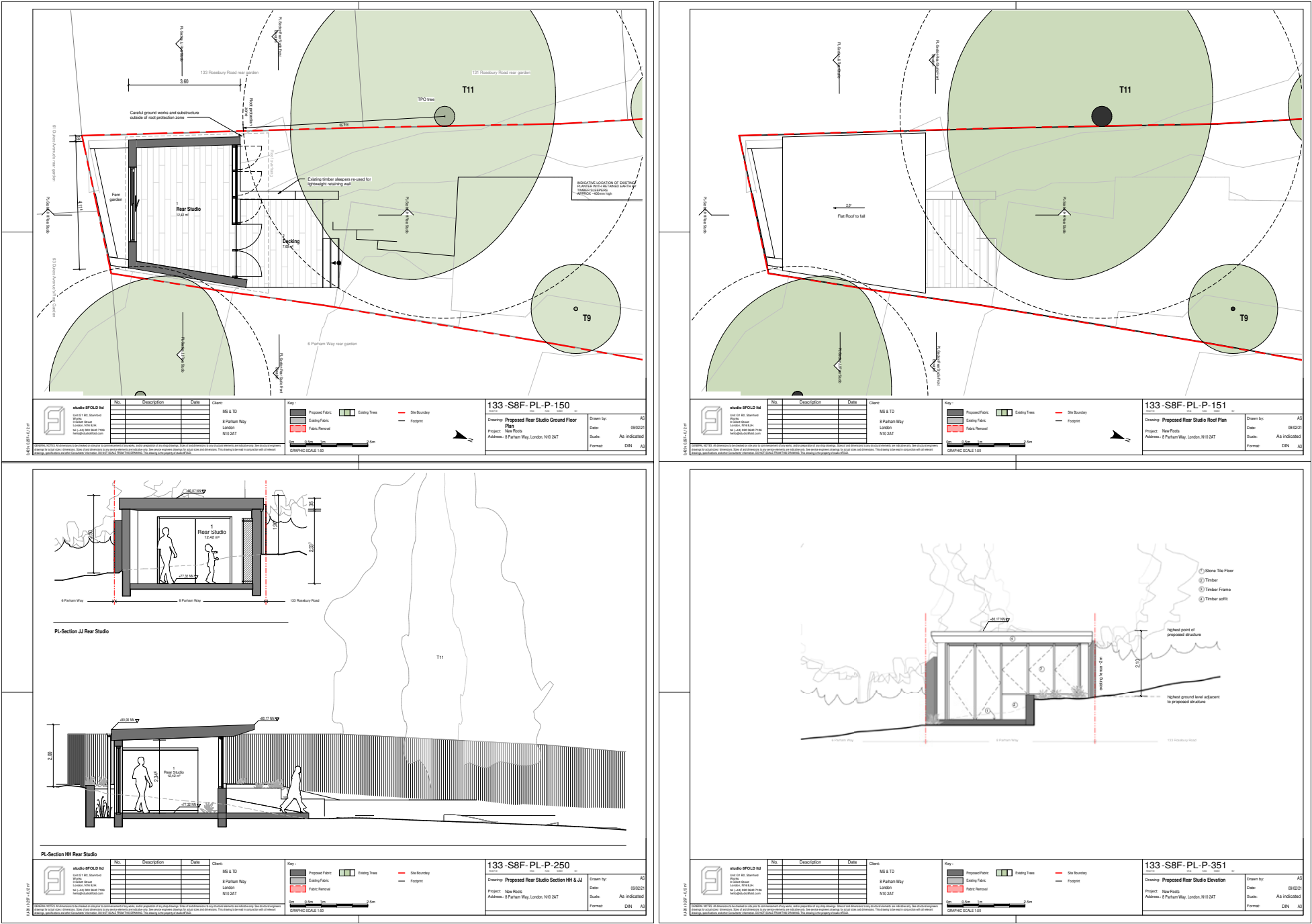
garden studio that responds carefully to the site conditions, is placed well below the fence lines on 2 of the sides, notably to the Rosebury Avenue and Dukes avenue rear gardens. It is modest outbuilding in scale keeping its eaves to 2.5m but also importantly the materiality and colours of the garden area. It is the design team's view that this proposal is conscientious of neighbouring amenity space.

Overall the project aims to provide a high-quality living rear studio to enjoy the garden throughout the year, from a new perspective.



1.0 Design & Access Statement

1.1 GRANTED PD APPLICATION



Drawings from the granted Permitted Development application (HGY/2021/2976) in October 2021

At the time of the drawings it was unclear the height of the fences due to the flora and overgrown shrubs on the fences.

Post this application it became clear that the southern fences (behind the studio) were much higher than original anticipated due to the elevational change.

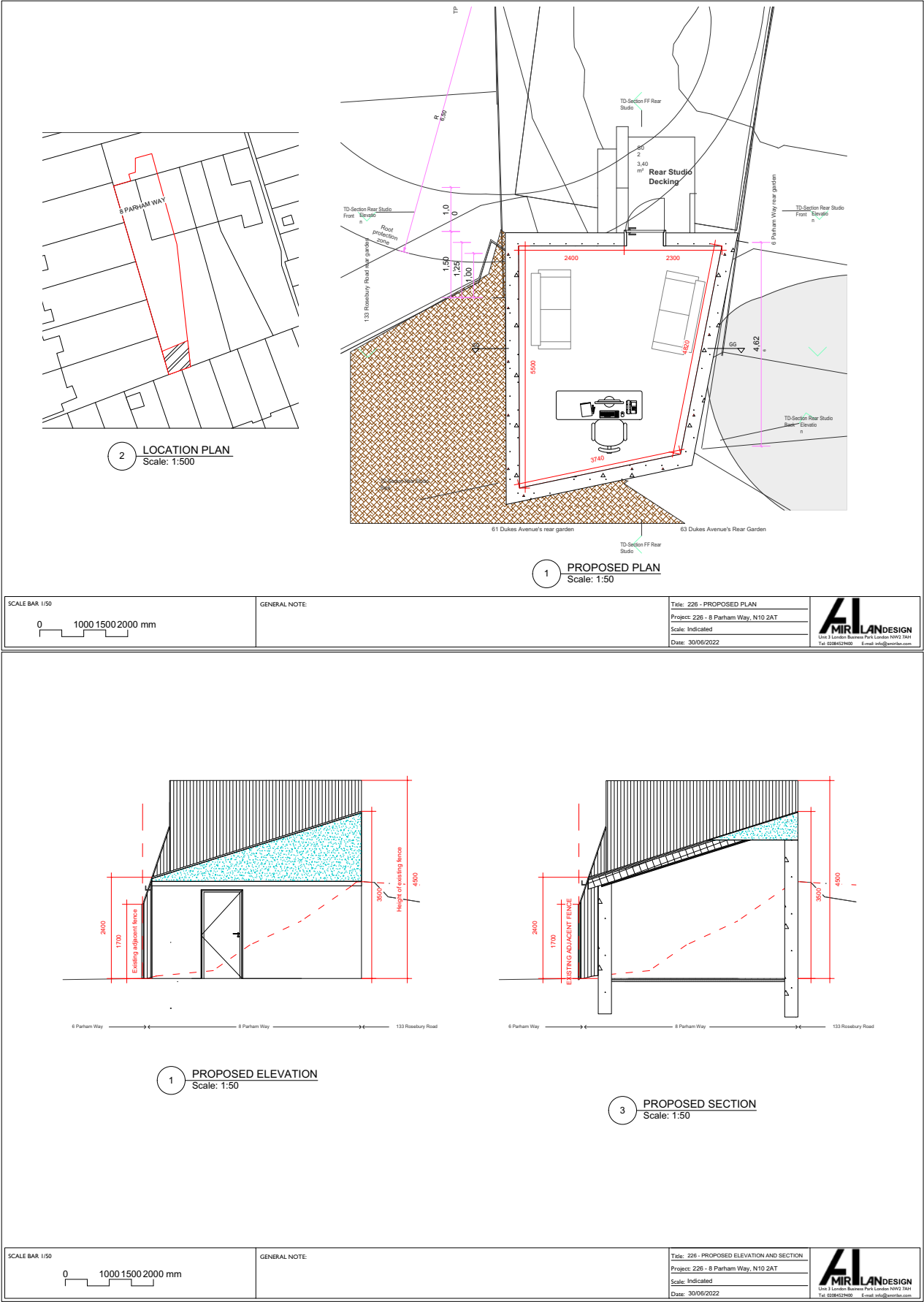


1.0 Design & Access Statement

1.2 PD APPLICATION 2022

Drawings from the current Permitted Development application (HGY/2022/2447) in July 2022.

Like this application, we propose the same floor arrangement with a lower height to the rear, noting the apex to the back.



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N10 2AT
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**Thank you. Please contact us if you have
any questions.**