

Date: December 2022

DESIGN AND ACCESS STATEMENT

The proposal is for the construction of an L-shaped ground floor rear extension at 17 Graham Road.

CONTEXT

No. 17 Graham Road is a terraced 1950s house in the London Borough of Haringey and is not situated in a Conservation Area. It is brick built with a pitched roof and chimneys. It has a small front garden and a rear garden which can be accessed only through the house. Historic development includes the conversion of the loft into a habitable storey, with roof lights to the front and a full width dormer to the rear. There has also been the installation of an additional door to the front of the property. The house is a family property with three bedrooms.

The house sits towards the centre of a row of terraced houses (highlighted with dashed green lines in the photo to the right) that faces a triangle of greenery with trees, which the opposite row of houses along Graham Road wraps around. Although reasonably attractive, the house is not a Listed Building nor does it hold any particular architectural or historical merit. It does, however, have some distinctive features. Decorative stucco work and a bay to the front elevation, as well as the handsome original chimney, are all characteristics of the house that remain unchanged by the proposal.



The proposal neither disturbs nor impacts the presence of any planting on the site, both at the front and the rear of the house.

The photo to the right shows the front elevation of 17 Graham Road, as seen from the area of greenery opposite the house. The front elevation would remain entirely unchanged by the proposal.



DESIGN

The house currently has a small kitchen (pictured to the right) with a side door into the garden. Despite having a south facing rear elevation and so receiving sunlight for the duration of the day, the kitchen is surprisingly dark. The proposal aims to enlarge this space and improve the levels of daylight within by extending to the rear and side, installing bi-folding doors to the rear elevation and installing roof lights to the new roof areas. The property is a family home and the current kitchen is relatively small. The reconfigured and extended space would provide a larger kitchen more suited for family use, whilst also improving access and views into the garden.

Currently the kitchen window is smaller and of different proportions to the other windows, resulting in an unbalanced rear elevation. The central positioning of the bi-folding doors and the lantern would provide a renewed attractive and symmetrical rear elevation. The highest point of the roof lantern would sit below the sills of the first floor windows and therefore would not interrupt the views from the rear bedroom at this level. Clear glass would be used in the bi-folding doors, roof lights and roof lantern. Because of their positioning, overlooking is not a concern.



The materials used would match those of the existing house, with brick walls and a soldier course above the bi-folding doors to match the treatment of the original window openings.



The drawings above show the existing rear elevation, to the left, and the proposed, to the right.

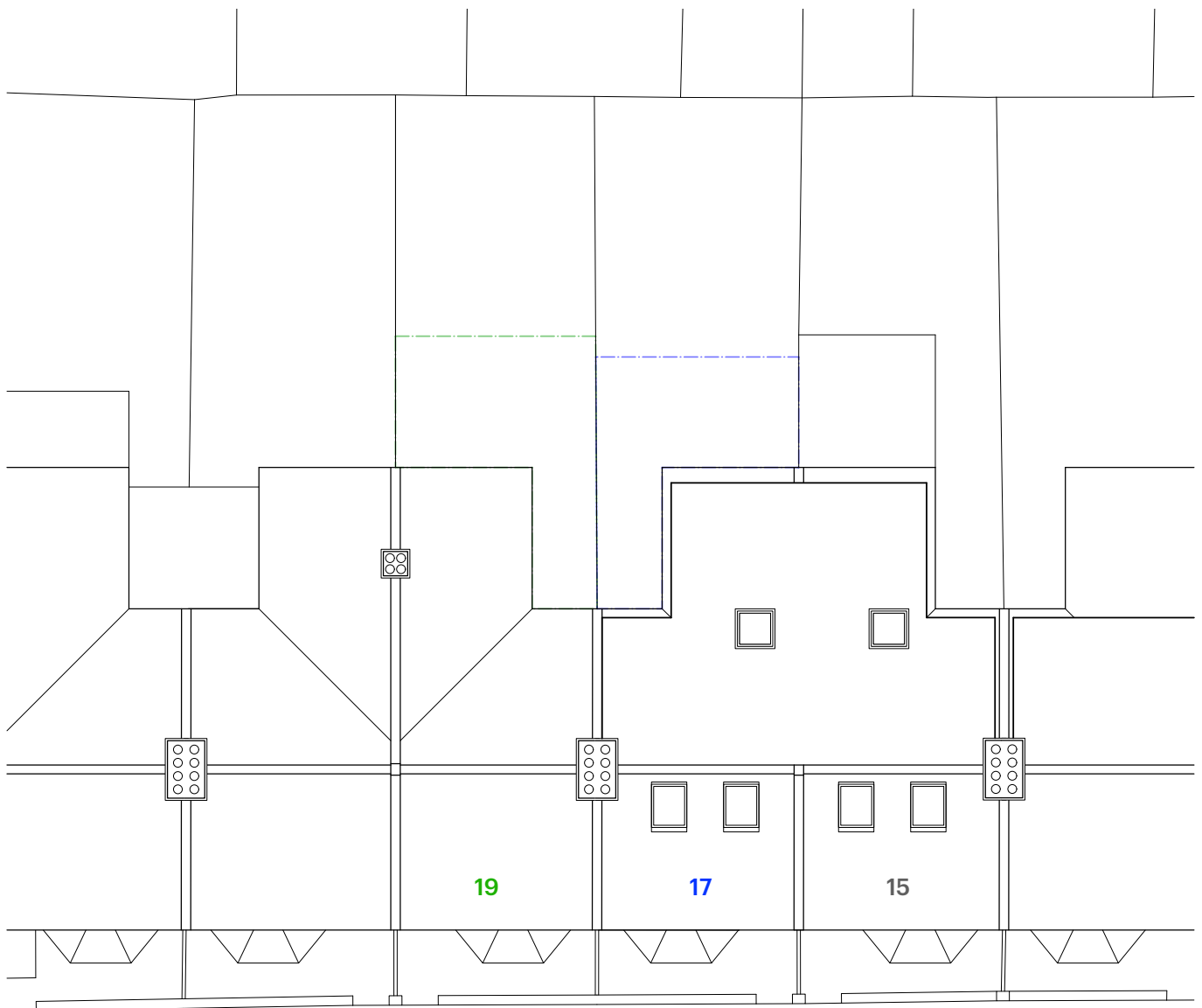
The height of the proposal would be 3 metres to the underside of the coping stone and 3.5 metres to the top of the roof lantern, which is the highest point of the proposal. The existing rainwater drainage system would be extended so that the surface water to the flat roof would be discharged through a new hopper and downpipe into a new gully.

ACCESS

Access to the house is via Graham Road, through the property's front garden and two doors. There is no other access and the proposal does not affect access in any way.

NEARBY PROPERTIES

Many properties along Graham Road have been extended, either by way of planning applications or the exercising of Permitted Development Rights. No. 15 Graham Road has been extended to the rear by 3 metres, as is allowed under Permitted Development. The owners of no. 17 currently have a planning permission for an L-shaped extension (HGY/2021/1633) which does not quite align with no. 15. The proposal as per this application would extend to be in line with the existing extension at no. 15 and with the planned extension at no. 19. Recently, no. 19 gained permission for a rear extension (HGY/2022/2181). The proposal no. 17 hopes to match this. This would mean that the rear wall of no. 17 and its neighbours to either side would be aligned, avoiding the stepped effect that might otherwise result from the current permissions, as shown on the drawing below.



The green dashed line shows the extent of the planning permission for no. 19. The grey solid line shows the existing rear extension at no. 15, whilst the blue dashed line shows the extent of the current permission for no. 17, which this application hopes to move to be in line with its neighbours.

The current permission for no. 17 demonstrates an area of pitched roof to the side, which was incorporated into the proposal to ensure that no. 19's daylight provision was not impacted. No. 19 has since gained planning permission to extend to the rear, so this design consideration no longer applies. The hope is that, via this application, both properties can have flat roofs to their rear extension so that they might be able to undertake building work at similar times, extending the Party Wall in tandem to minimise disruption.

My clients have discussed the proposal at length with their neighbour at no. 19 Graham Road, who is in full support of the application.

CONCLUSION

The proposal attempts to provide a proportionate rear extension that is subordinate to the original building. The changes would vastly improve the provision of an appropriately sized kitchen for this family property and so would improve the overall living experience. The proposal is in keeping with the pattern of the development in the area and would, with its neighbours to either side, complete the alignment of the rear walls, creating an ordered, continuous facade to the rear.