

15180 | P300
34 The Avenue
Muswell Hill, N10 2QL

Design & Access Statement
Origin Architecture
December 2022
Revision A



ORIGIN



Drawing & Info list

P-001	Location & Block Plan
P-100	Existing 00 Plan
P-101	Existing 01 Plan
P-102	Existing 02 Plan
P-103	Existing RF Plan
P-110	Existing Elevations
P-111	Existing Side Ele 1
P-112	Existing Side Ele 2
P-120	Existing Sections
P-200	Proposed 00 Plan
P-201	Proposed 01 Plan
P-202	Proposed 02 Plan
P-203	Proposed RF Plan
P-210	Proposed Elevations
P-211	Proposed Side Ele 1
P-212	Proposed Side Ele 2
P-220	Proposed Sections
P-230	Proposed Outbuilding
P-300	Design & Access Statement
P-400	Heritage Statement

Introduction

This report and associated drawings describe a proposed rear extension, out building and energy performance upgrades to a fully detached dwelling.

Site Context

34 The Avenue is part of the Vallance Road Conservation Area. The street slopes down from the rear entrance to Alexandra Palace Park and is characterized by large mainly detached houses of a similar early 20th century period.

Building description

The dwelling features 4 tall chimneys, projecting bay windows and various roof pitches at different heights clad with terracotta coloured tiles. There is a large garden to the front which separates the house from the street by approximately 12m, with room for 3 car parking spaces in the driveway. The rear of the building has two bay windows at ground floor and less notable architectural features.

The Design proposal

The proposal is to remove the rear bay windows and replace it with a full width extension that does not project too far into the garden in order to maintain the garden size. This will create better sense of connection from the main living space to the garden.

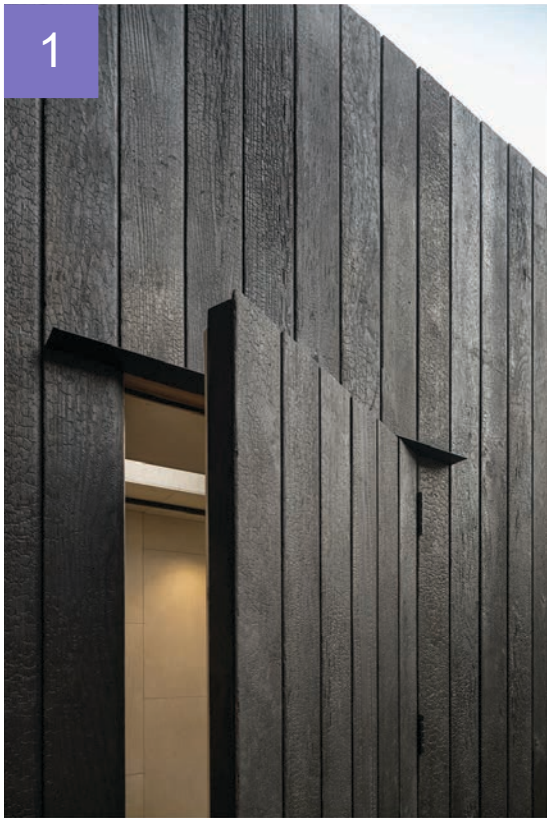
The existing outbuilding is dilapidated and un-insulated, the proposal is to replace this with a larger outbuilding incorporating PVs and allowing for a separate home office and garden store in addition to the current outbuilding functions.

The proposed works will help improve the overall environmental performance of the building along with other measures, including installing a heat pump, adding underfloor heating throughout the ground floor and PVs.

About Origin Architecture

Origin Architecture specializes in buildings that provide bespoke and considered spaces, often solving complex construction problems. Every project is approached with a personal service and rigorous attention to detail. We strive to add value to our client’s project by listening, collaborating and never imposing a preconceived idea or style. Clients choose us because we are open minded, thoughtful and trustworthy. Our objective is always to marry the pragmatic with the aesthetic in a way that results in buildings and places that have a positive impact on people’s lives. The directors have 15 years experience working for some of London’s well known architects including: Cullinan Studios, Wilkinson Eyre, Penoyre & Prasad, Feilden Clegg Bradley Studios and Pentagram.





Proposed Rear Elevation

The design is primarily visible from the rear and consists of a Shou Sugi Ban charred timber extension to the main living spaces. Shou Sugi Ban is the ancient Japanese art of preserving wood by charring the surface with a hot flame and traditionally was performed on Sugi wood, a Japanese cedar. Although perhaps counter-intuitive, Shou Sugi Ban enhances the timber’s durability forming a natural means of long-lasting wood preservation without the need for chemicals, paints and other treatments. See image 1



Existing Rear Elevation



Proposed Rear Elevation

Design In Detail

The general principle for the design has been to maintain the integrity of the host property and its period features, whilst adding a modern addition that will provide the occupants with extra room for their large family and a better connection from the main living spaces to the garden.

The proposed development seeks to comply with the broad requirement for high quality design, that does not detract from the character of the wider street and surrounding area. The design draws upon previous architectural works that Origin Architecture has completed to this type of building and urban environment, and upon a considered assessment of the existing building and streetscape.

Use

The site has a residential use class of C3 that will remain unchanged. We consider that the proposed changes will have minimal impact on the site and access routes are to remain intact.

Form

The rear extension is designed as a contemporary addition to a traditional house. It projects approximately 1.8m into the garden from the rear facade (refer to drawings)

Amount & Scale

The extension is subordinate to the host property. The proposed additional space is less than 100m2 and will not be subject to Community Infrastructure Levy charge. Under permitted development an extension of 3m deep is typically allowed for a detached property. The size is kept smaller than this to retain the garden size as whilst improving the experience of it.

Layout

There is no change in the layout of the site as a result of this application. The locations of the vehicular and pedestrian entrances remain the same. The access to the main entrance of the house is via steps from driveway level.

Access

The proposal does not change the buildings external or internal accessibility. The layout of the ground floor creates step free access throughout this level to be compliant in general with Lifetimes homes guidance.

Neighbour Amenity

The proposed additions do not create significant additional overshadowing above that created by the existing building forms.

Neighbouring outlook to their rear garden is maintained. Adjoining properties to both sides will still enjoy an uninterrupted outlook from existing rear and front facing windows.

There is no significant loss of privacy as no new side windows are proposed that overlook neighbouring gardens. The design does not create additional overlooking that is not already possible from the upper windows.

An air source heat pump proposed but this has been designed and integrated into the building envelope with behind a louvered panel to minimize sound and visual impact. Please see the separate noise assessment prepared by the ASHP installer.

The proposal does not create significant adverse impact on neighbours residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect. In its use it will not create significant additional air, water, light or noise, pollution.

Materials

High quality materials will be used throughout including charred larch cladding boards and minimal aluminium framed doors and windows. Please see the elevations for more detail.

Sustainability

The new building elements will be detailed and constructed to a high standard, using durable materials to create a positive contribution to its environment. All new parts of the dwelling will be built to current Part L standards which will ensure much improved levels of insulation to the roof walls and floors, which currently have none. LED lighting will be used in all new areas and water efficient sanitary ware will be used throughout. The predominate external materials will provide lasting durability. PVs have been included where ever possible including on the out building these have been angled for best performance.

Parking

Off street parking to the front of the house will remain as existing. No additional parking positions are proposed.

Conclusion

It is considered that the submitted design and form of the proposed extensions would not cause undue harm to the neighbouring houses or to the appearance of the host building, with all alterations located to the rear and well set back from the front facade with little impact on the street scene.