

DESIGN AND ACCESS STATEMENT

HOLLY COTTAGE,
Moorefield Road, London, N17 6QX

January 2023

on behalf of
Ms Nancy Bell & Mr Dylan Sheehan



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1 Introduction

This document has been prepared to accompany the application for Planning Permission of a ground floor single storey extension to the side and rear of a detached family home “Holly Cottage” on behalf of Nancy Bell and Dylan Sheehan, the owners and occupiers of the property.

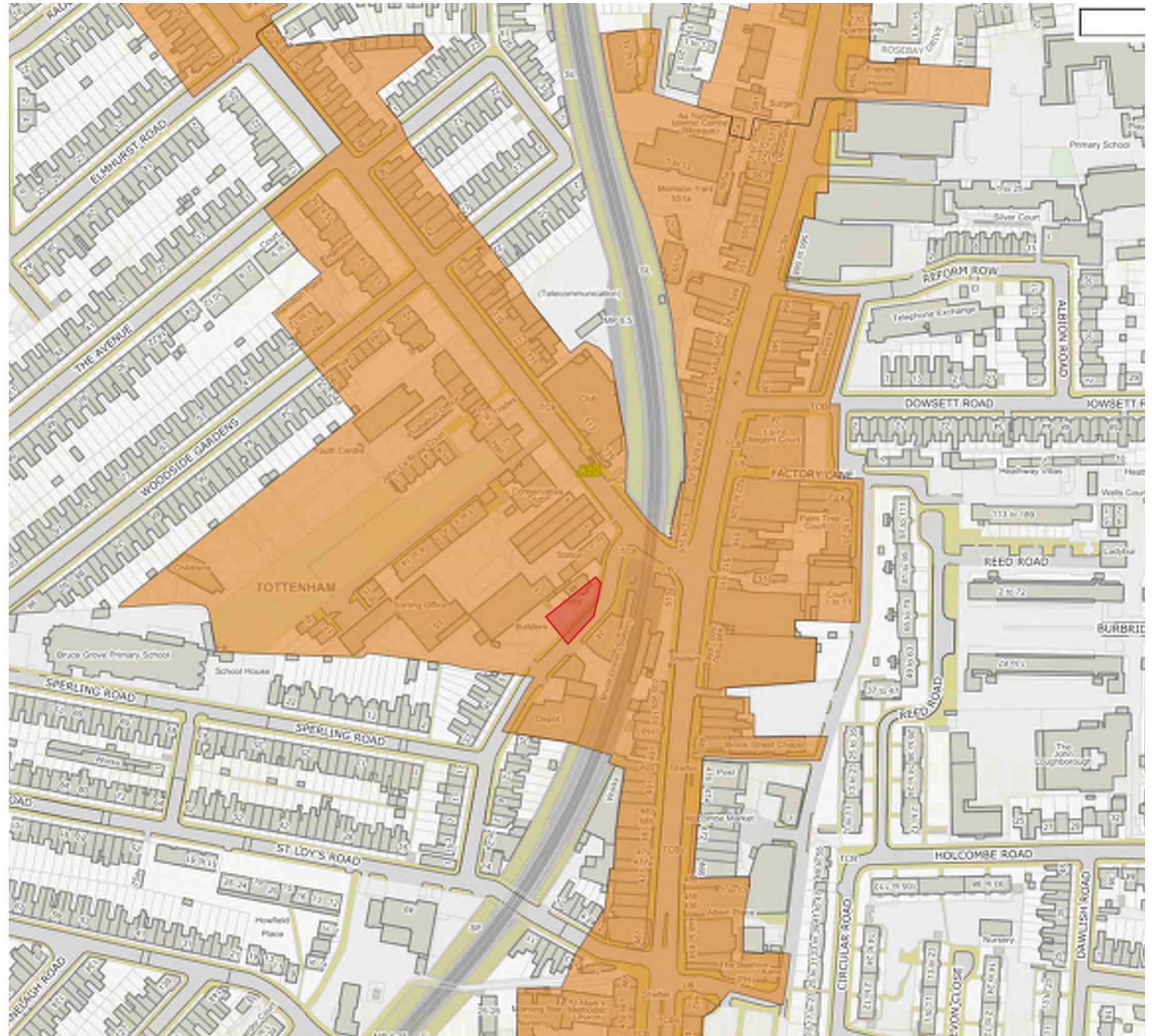
This should be read in conjunction to the Heritage Statement prepared by Niall Hanrahan of Heritage Potential.

2 Site Description

The site is located on the northern side of Moorefield Road. It contains Holly Cottage, an attractive detached property dating from the around the 1870s. It is locally listed and located within the Bruce Grove Conservation Area.

The Bruce Grove Conservation Area Appraisal and Management Plan [the CAAMP] notes about Moorefield Road: ‘originally named Bruce Grove Road, the street was created in the late-19th century, running south-west from Bruce Grove to St Loy’s Road. A short stretch to the north is included in the conservation area to encompass two locally listed buildings: the former post office depot (no. 22) on the east side and the former station master’s house on the west, which form an important group with the railway station, also locally listed’.

Concerning Holly Cottage itself, the CAAMP states that ‘the former station Master’s house, known as Holly Cottage, is a detached gabled house in stock brick with red brick dressings and a slate roof, designed in a Gothic style to complement the station’.



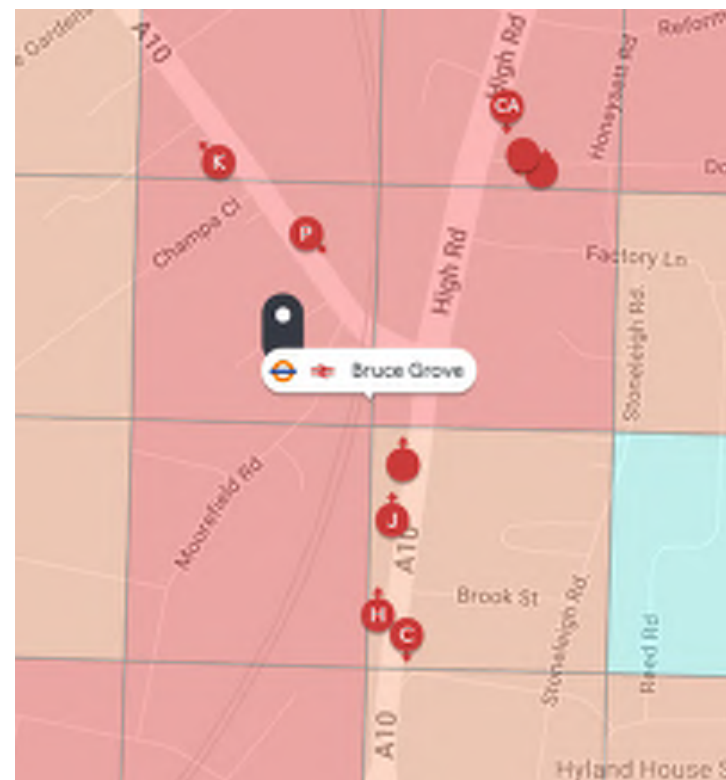
3 Wider Site Analysis

Holly Cottage is a stand alone detached dwelling within its immediate context of predominately commercial and service buildings. It does not have any residential neighbours.

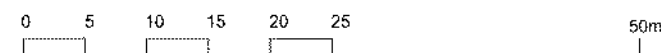
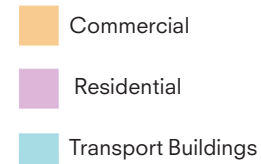
To the North and West the Holly Cottage site boundary adjoins a Builders Depot and its yard, to its North and North-East it adjoins a restaurant and related parking area. To its South-East it fronts Moorefield Road. Opposite the dwelling is another Builders Depot and yard and Bruce Grove Overground station.

The site is very well connected to public transport with numerous TFL bus stops and Bruce Grove Station within 1 min walking distance.

The site has a PTAL rating of 6a



Map key - PTAL



4 Site Photos



Photo 1 from garden looking towards conservatory / south-west Elevation



Photo 2 from garden looking towards conservatory / south-west Elevation



Photo 3 close-up of conservatory



Photo 4 - looking towards north-east / south-east elevations from Moorefield Road



Photo 5 - south-east elevation from Moorefield Road



Photo 6 - looking north-east (site obscured) from Moorefield Rd



Photo 7 - looking towards site from Bruce Grove Station (north-side platform)

5 The Existing Building

This diagram describes the existing building, its shortcomings, and opportunities for development.

Please refer to the Heritage statement (HS) for further Architectural, Character and Historic Building Analysis.

HOUSE / GARDEN RELATIONSHIP / ROUTES:

- The current layout results in a poor connection between the house and garden
- Convoluted route / flow from hallway to garden

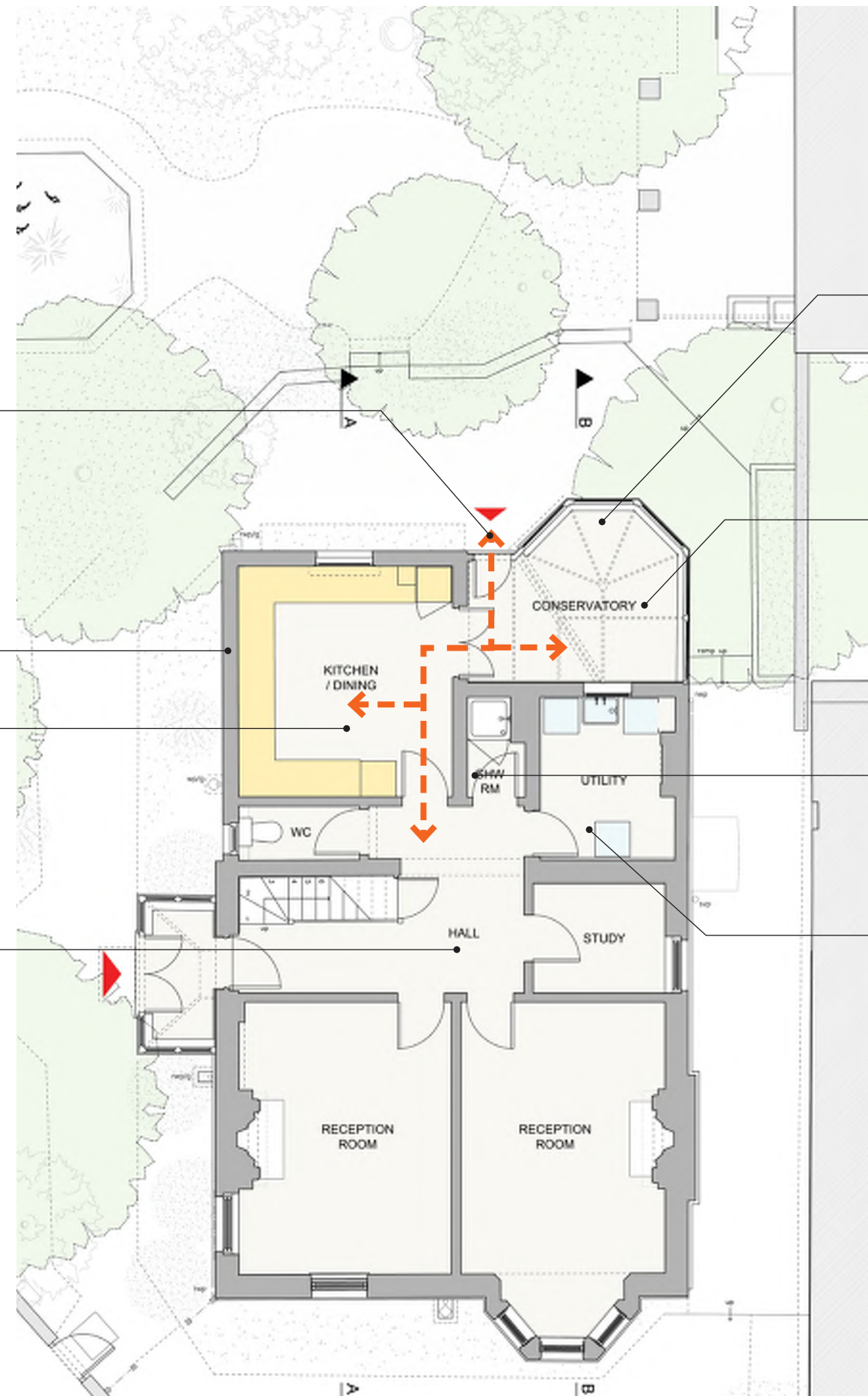
The HS research (see page 8, item 5.4) suggests that there was once a larger window on the south-eastern elevation of the lean-to

KITCHEN:

- Poor levels of natural daylight.
- No east facing window / morning sunlight
- Too small to comfortably function as a kitchen and dining area
- Poor thermal performance

HALLWAY:

- No natural daylight
- No view of garden
- Confusing to orientate - too many doors



Ground Floor Plan as Existing

CONSERVATORY:

- Recent addition
- Poor quality construction, with plastic roof and failing joinery
- Poor thermal properties - too hot in summer, too cold in winter

OPPORTUNITY FOR DEVELOPMENT:

- The HS states: "The south-western corner of the building has been altered with an early 20th century addition that was then extended and more recently replaced with a timber conservatory. There are remnants of the initial extension surviving in the chimney stack however the modern conservatory is poorly constructed and detracts from the interest of the rest of the building. Its plastic roof is a particularly poor aspect of its design."

SHOWER ROOM:

- The HS research suggests (items 5.2, and 5.3) that this space was once a gap between the lean-to and the utility element, and was later in filled.
- Impractical size and location

UTILITY:

- The HS research shows (see item 5.2) that the building form was originally an 'L' and the utility element was a latter addition.
- Oversized for modern living requirements
- No connection to garden



South-west Elevation as Existing

6 The Proposed Development

6.1 Description of the works

The proposed works in relation are as follows:

- Replace existing conservatory with new brick, oak and glazed single storey extension
- Retention of Chimney stack
- Installation of door to side elevation
- Installation of kitchen window to South-Eastern Elevation
- Installation of conservation rooflights

6.2 Design Principles and Drivers

- To modernise the kitchen and dining areas suitable for family living
- To improve the connection and enjoyment of the garden from the house
- To improve the thermal performance of the kitchen and dining areas
- To improve the natural daylight where possible
- Interventions with the dwelling to be sympathetic to the existing house
- All deemed important architectural features (See Heritage Statement) are to be retained
- The proposed design to follows Heritage analysis of the building's significance and understanding the building's historic evolution.
- The areas for development are contained to those in which are understood to be suitable without causing harm to this important historic asset.



Aerial View of Proposals

6.3 Layout

The proposals have been developed following the advice from Niall Hanrahan of Heritage Potential, and pre-application feedback.

The area for extension is restricted to the south-west corner which has undergone changes over the building's evolution and is currently marred by a low quality recently added conservatory.

The proposals are to replace the conservatory with a high quality modern extension, of oak, glass and brick.

Internal alterations improve the proportions of the WC and Utility room, and allow an open-plan kitchen and dining space.

KITCHEN:

- Window added to south-east elevation to bring in much needed morning light to the kitchen
- The kitchen opened up to the dining area and become one comfortable and usable space, to suit a family dwelling.

HALLWAY:

- The removal of the shower room, inclusion of glazed door and full height glazed side panel will greatly improve the natural into the hallway
- Orientation improved
- Views from hallway into garden

HOUSE / GARDEN RELATIONSHIP / ROUTES:

- The proposed layout greatly improves the visual and physical connection from the heart of the house to the garden.

DINING ROOM:

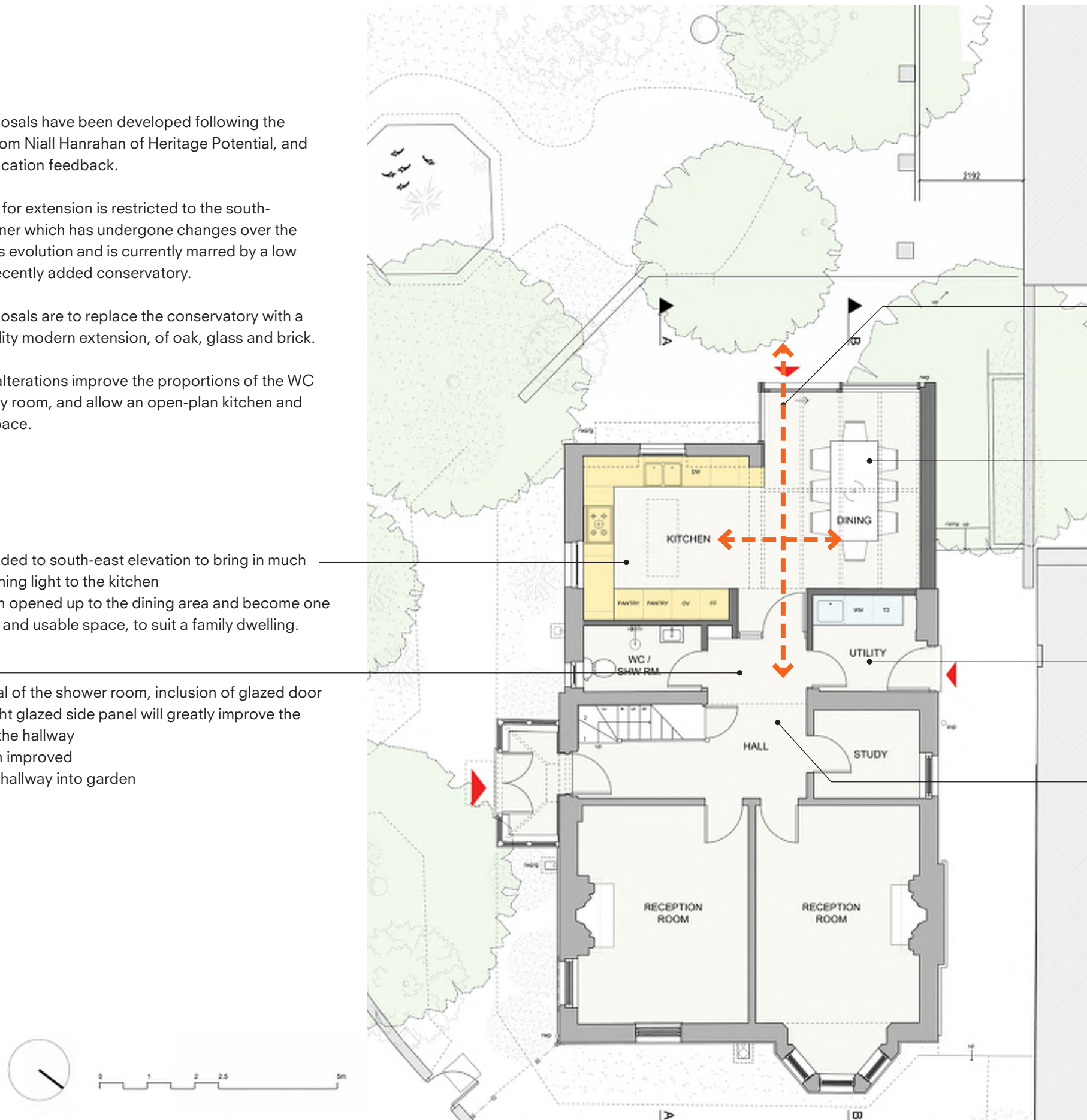
- New dining room constructed from matching London Stock brick, oak joinery and glazing
- Sliding door provides inside-outside seamless relationship between dining area and garden
- Thermal performance improved through cavity wall, insulated floor slab and high performance double glazing

UTILITY:

- Utility room reduced in size to better suit the needs of a family
- Chimney breast retained
- External door added to improve building access

PLAN FORM:

- The arrangement of rooms remains largely intact. (The shower room is combined with the WC.)



6.4 Scale and Form

The proposed extension replaces the conservatory, which the Heritage Statement assigns little heritage value, describing this being “of poor design...lacking subservience compared to the proposed extension as it is fussier in its design, with multiple glazing bars and a finial that extends beyond the height of the kitchen roof.”

The proposed extension which replaces this conservatory is set below the existing lean-to roof by 150mm, and follows the same roof angle. This ensures the extension is subservient to the existing and in keeping with the existing building form.

The extension design is refined and elegant in its design. Four equally spaced roof rafters transit to a double sized sliding door and fixed window below. The glazed roof terminates at the existing chimney, at which the roof becomes a matching natural slate roof.

The extension elements are all composed following centred symmetrical controlling geometry (roof rafters, door joinery, rooflights, windows). This design characteristic is a continuation of existing facade compositions, most evident on the north-west and north-east elevations.

The eaves of the extension are set below the eaves of the existing lean-to kitchen element. This further ensures a subservient relationship between the extension and the existing building form.

Following the feedback from the pre-application meeting the design has evolved to retain the existing chimney serving the utility, and the roof height lowered.

With reference to the north-west elevation one can see how care has been taken to retain the legibility of the old and new wherever possible. The existing roof line (above the proposed Utility door) is expressed with a trapezoidal window above. Similarly the proposed cavity brick wall to the extension is to be set back 50mm from the existing so that a neat transition in old to new brickwork is achieved.



SOUTH-WEST ELEVATION AS PROPOSED



SOUTH-WEST ELEVATION AS EXISTING



NORTH-WEST ELEVATION AS PROPOSED



NORTH-WEST ELEVATION AS EXISTING



NORTH-EAST ELEVATION AS PROPOSED
(NO CHANGE)



SOUTH-EAST ELEVATION AS PROPOSED



SOUTH-EAST ELEVATION AS EXISTING

6.5 Materiality

The extension is to be constructed in high quality natural materials which match existing materials or are complimentary to the existing materials.

The glazed roof rafters, full height glazing and sliding door are to be constructed in solid oak finished with a natural stain.

The rainwater gutter and recessed down pipe are grey power coated aluminium.

The section of new tiled roof on the extension is to be natural slate to match existing.

The new cavity wall to the extension is to be constructed in London Stock Brick to match existing.

The coping stones on the new cavity wall of the extension are to be flat natural slate.

6.6 Precedents



homesthetics.net



O'Sullivan Skoufoglou Architects



Studio WOK



Thomas-McBrien Architects

6.7 Visualisation of Proposal

