

MAGRI WILLIAMS

CONTENTS		PROJECT DETAILS		DESIGN TEAM	
1	Introduction	Client	Simone Liederer & Laura Ichajapanich	Architect	Magri Williams
2	Existing	Site Address	51 Roslyn Road, London, N15 5JB		34 Forest Business Park, Unit 1.03 Forest Park Studios, Argall
	2.1 Location and site plan				Ave, London E10 7FB
	2.2 Existing photographs	LPA	Haringey		alice@magriwilliams.co.uk
3	Proposal	Listed	N/A		07717 837226
	3.1 Brief				www.magriwilliams.co.uk
	3.2 Design process	Conservation	N/A		
	3.3 Existing and proposed drawings				
	3.4 Proposed visual	TPO's	N/A		

1 INTRODUCTION

1.1 Client

This Design and Access statement has been prepared by Magri Williams on behalf of our clients, Simone Liederer and Laura lichajapanich.

The drawings and illustrations contained within this report are to be read in conjunction with the planning application, including the application form, drawings and reports. Any queries should be discussed directly with Magri Williams.

1.2 Description of the works

The existing property at 51 Roslyn Road is a two storey terrace property. The clients have converted the loft to provide an additional bedroom and shower room The proposal seeks to remove the existing ground floor lean to extension and refurbish the ground floor.

EXISTING

2.1 Location and site

The house is located on Roslyn Road, Haringey. It is not within a Conservation Area, nor is the property listed.

Property description

The existing property is a Victorian mid terrace property. The property is typical of Victorian terraces, constructed of brick and timber sash windows. Internally the ground floor is open plan with a living, dining and kitchen area and WC/Utility. There is an existing lean to extension, however this is in poor condition. At first floor, there are two bedrooms and a bathroom. The loft has been converted to provide an additional bedroom and shower room.

Context

Roslyn Road, and the surrounding streets, are predominately residential consisting of further Victorian terrace properties. There are no TPOs on the site.

Existing character and appearance

The existing property is Victorian and is constructed from brick, with a rendered front elevation. The front elevation has a ground floor bay window, which is typical of the houses in the area. The rear elevation has a ground floor brick extension to the original outrigger and a lean to side infill extension.



Site location plan

2 EXISTING

2.2 Existing photographs

1 Rear elevation



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PROPOSAL

3.1 Brief

The client's brief was to improve the ground floor layout. The proposal does not seek to extend the ground floor, but to refurbish the layout and rear elevation to improve the aesthetic. Externally, the proposed design is a contemporary response, providing a piece of high design modern architecture.

The points below provide a summary of the key areas of work:

Ground floor

- Removal of existing lean to side extension
- Ground floor refurbishment
- New corner sliding door to the ground floor rear elevation
- New glazing to the ground floor rear elevation
- New timber cladding to the ground floor rear elevation
- Garden works

- Garden: feature tree
- Rear elevation lintel: timber cladding

Trees and landscaping

There are no TPO's within the site. The proposed works include new landscaping for the garden, which will enhance the biodiversity.

Access

Access to the property will remain from the front garden, off street level.

Sustainability

The existing ground floors and roof will be enhanced with new insulation. Low energy appliances will be used throughout the works.

3.2 Design process

Layout

The changes to the internal layout are modest. The hallway is reintroduced to separate the entrance and living areas. The existing lean to structure is removed and is left as external space.

Scale

There is no extension and the scale remains as existing.

Appearance and materials

The ground floor rear elevation is enhanced with new timber cladding and glazed windows / doors. Whilst this is different to the vernacular material of brick, timber cladding is frequently used for rear extensions and is therefore considered appropriate for this use.

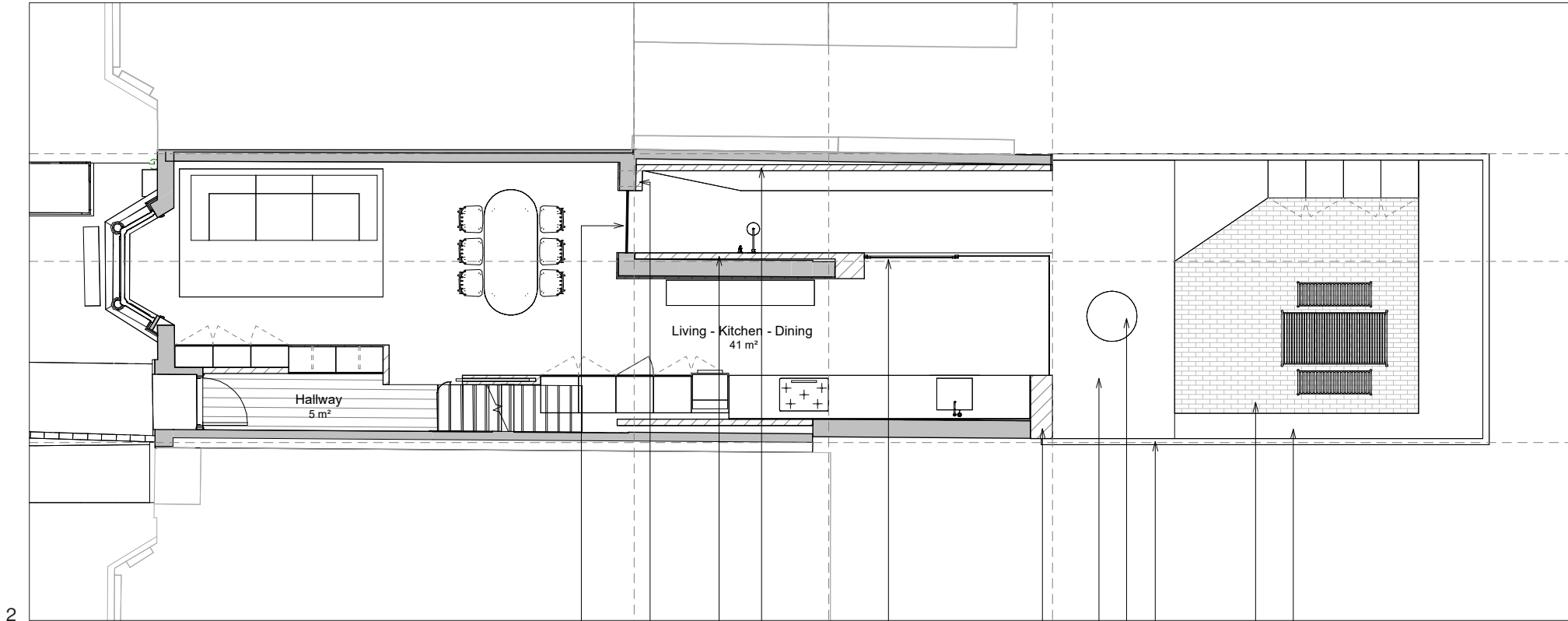
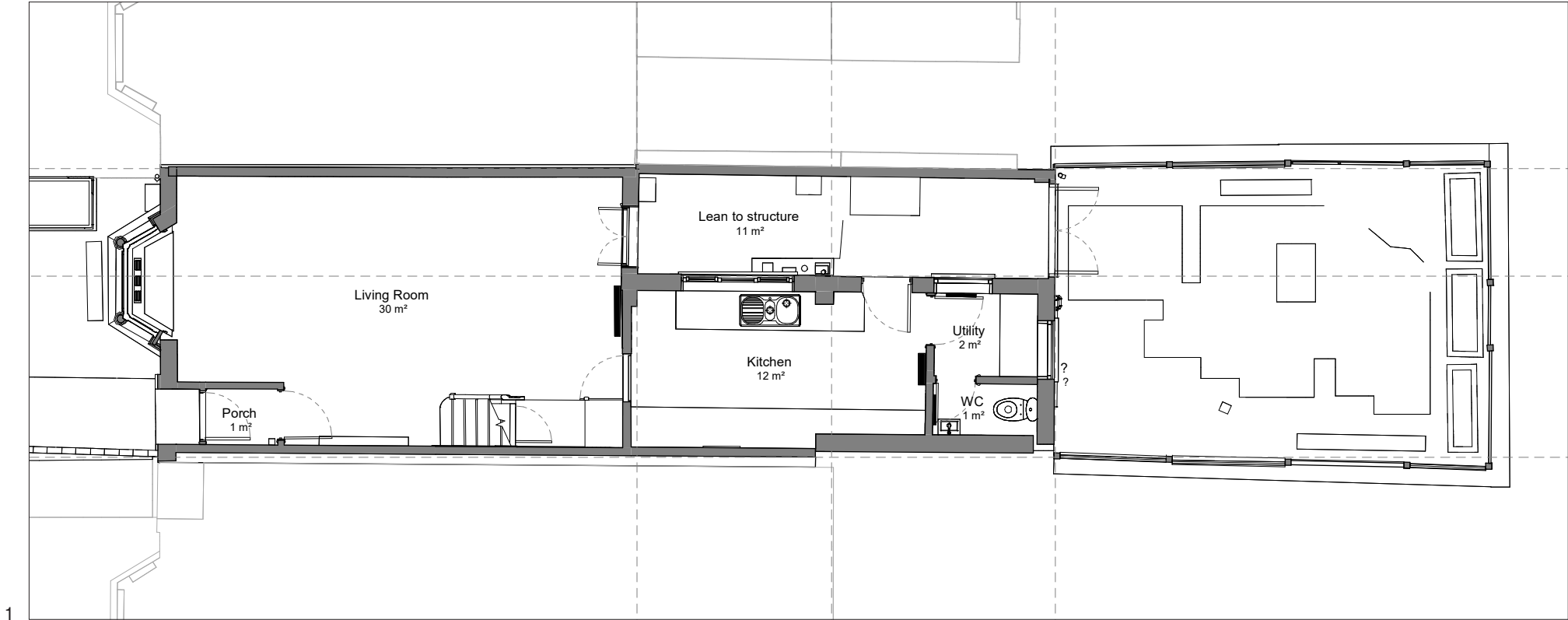
The rear extension's key materials are as follows:

- Rear elevation: timber cladding
- Roof coping: aluminium coping, colour matched to the cladding
- Roof material: GRP waterproofing, or similar
- Rear sliding door: aluminium
- Rear window: aluminium
- Boundary fences: timber fence, painted
- Garden floor finish: microcement or similar and clay pavers
- Garden: planting bed

3.3 Existing and proposed drawings

- 1 Existing ground floor drawing
- 2 Proposed ground floor drawing

- Key elements of work:
- Removal of existing lean to side extension
 - Ground floor refurbishment
 - New corner sliding door to the ground floor rear elevation
 - New glazing to the ground floor rear elevation
 - New timber cladding to the ground floor rear elevation
 - Garden works



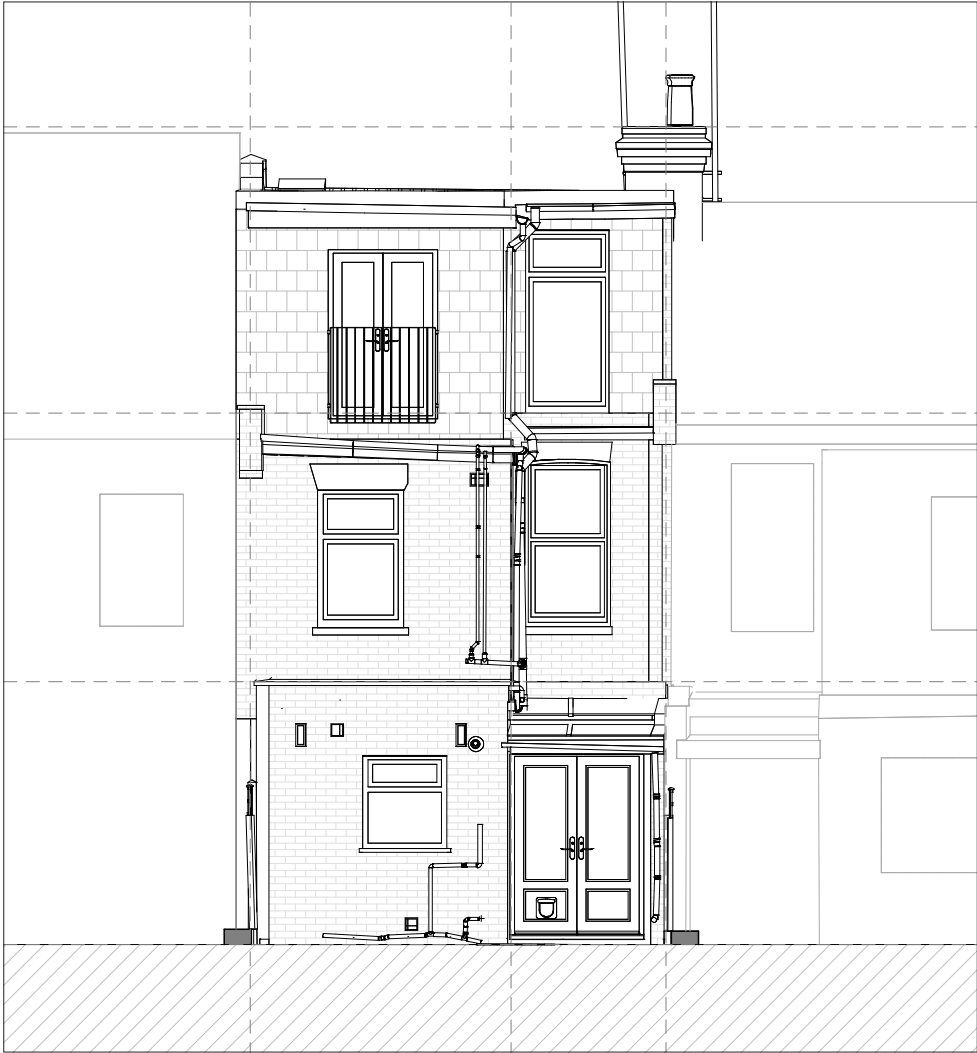
3 PROPOSAL

3.3 Existing and proposed drawings

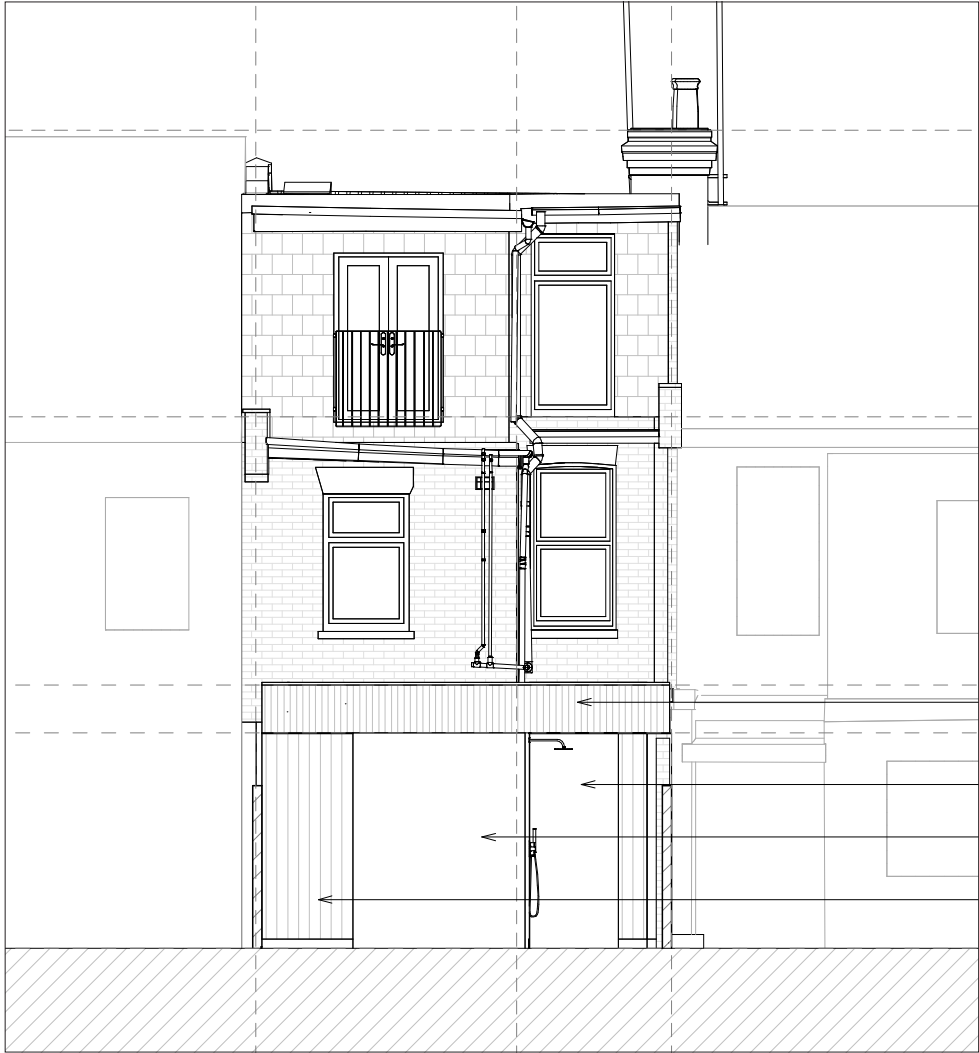
- 1 Existing rear elevation
- 2 Proposed rear elevation

Key elements of work:

- Removal of existing lean to side extension
- New corner sliding door to the ground floor rear elevation
- New glazing to the ground floor rear elevation
- New timber cladding to the ground floor rear elevation



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KEY FEATURES:

- 1. Timber cladding
- 2. Frameless corner glazing
- 3. Frameless window
- 4. Timber fence
- 5. Feature tree

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