

Design & Access Statement

8329 - Demolition of garage and erection of new dwelling - 2C Landrock Road, London



General Information

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Company Biography

HSSP Architects Ltd was established in 1966 and is a professional Company which has always prided itself on its quality service and client relationship. Based in Melton Mowbray, Leicestershire we work throughout the East Midlands and UK

Issue Record

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Contents

1.0 Introduction

1.1 Design considerations

1.2 Brief and aspirations

2.0 Site Assessment

2.1 Site location

2.2 Site context

3.0 Design Concept

3.1 Opportunities and constraints

3.2 Client brief

3.3 Proposed design strategy

4.0 Proposed Design

4.1 Floor plans

4.2 Elevations

5.0 Access

5.1 Design and policy approach

5.2 Consultation

5.3 Vehicular access

5.4 Pedestrian access

5.5 Inclusive design

6.0 Conclusion

1.0 Introduction

This request for detailed planning approval relates to the erection of a new dwelling at Landrock Road, Islington.

The proposal is for the erection of a new dwelling to replace an existing garage.

This document sets out:

- The principle of design for the site.
- The proposed development layout.
- Compliance with design specific Local and National Plan policy.



Aerial view of site

1.0 Introduction

1.1 Design Considerations:

The proposals have been formulated having regard to both National Planning Guidance and the Borough's guiding principles and detailed policy considerations for Subterranean Development.

In so far as the National Planning Policy Framework (NPPF) is concerned, the proposal responds to the following guidelines:

“Local authorities should positively seek opportunities to meet the developments needs of their area.” (14)

“always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings” (para 17)

“encourage the effective use of land” (17)

Local Planning policy is the starting point and the principle consideration in the planning decision making process and it is an established principle, that all development should be in compliance with the local development plan unless material considerations dictate otherwise.

1.0 Introduction

1.2 Brief and aspirations

Our client has asked HSSP Architects to develop proposals for a high quality, contextual new build for their multi generational and growing family.

The existing site garage (which has been demolished) had a traditional style frontage, which is accessed via an existing timber gate off Landrock Road, with traditional red brick walls bounding the pavement.

Due to a growing family and limited space at their existing dwelling, the client is seeking to build a house that will comfortably accommodate his family in an area which they have lived for many years.

The client is keen to create a visually modern home whilst keeping the design sensitive to the surrounding contexts massings and forms. The scheme aims to utilise brickwork to match, clad with dark grey zinc which will allow it to sit subtly within the surroundings and ensure the new dwelling compliments the adjacent properties.

Key needs:

Include new living area, a large open plan kitchen, dining,

external seating areas and two bedrooms.

This project provides an opportunity to replace a previously existing double garage of poor quality with a new dwelling to high standards that will improve the lives of its residents, both now and in the future, whilst also significantly improving the streetscape.



Landrock Road Street View 3D Visual:



Landrock Road Street View 3D Visual:

2.0 Site Assessment

2.1 Site location

No. 2C is located on Landrock Road off Ferme Park Road. The front elevation of the site abutted to the pavement and in line with the neighbouring property to the East and West.

2.2 Site Context

The site is not located within a Conservation Area and the dwellings on Landrock Road are characterised by a mixture of housing styles and sizes, many of which are taller than the proposed property at 2C.

The proposed scheme aims are:

1. To build a contemporary single storey plus basement dwelling as a family home for the applicants who plan to remain living in the property for years to come.
2. The proposal is an exemplar of contemporary design that would improve and enhance the site, as well as the surrounding area.
3. The proposed dwelling will sit close to the footprint of the existing site boundary and consist of one private residential dwelling.
4. The proposal will provide a much needed increase in the amount of accommodation for the applicants and their family.



Site Images

3.0 Design Concept

3.1 Opportunities and constraints

Opportunities:

- Established site access and dropped kerb.
- No immediate impact on local context, road network or neighbours.

3.2 Client brief

- Incorporate stylistic features.
- Provide high quality contextual home that will be resilient to future needs.
- Provide a new dwelling to meet the needs of a growing family, whilst ensuring the needs of the family's future can be achieved.

3.3 Proposed design strategy

Look at options for:

- Full planning application.
- To build a contemporary single storey plus basement dwelling.
- Contemporary design that would improve and enhance the site, as well as the surrounding area.
- Sit close to the footprint of the existing site boundary and consist of one private residential dwelling.
- Provide a much needed increase in the amount of accommodation for the applicants and their family.



Landrock Road Street View 3D Visual



Courtyard Aerial 3D Visual:

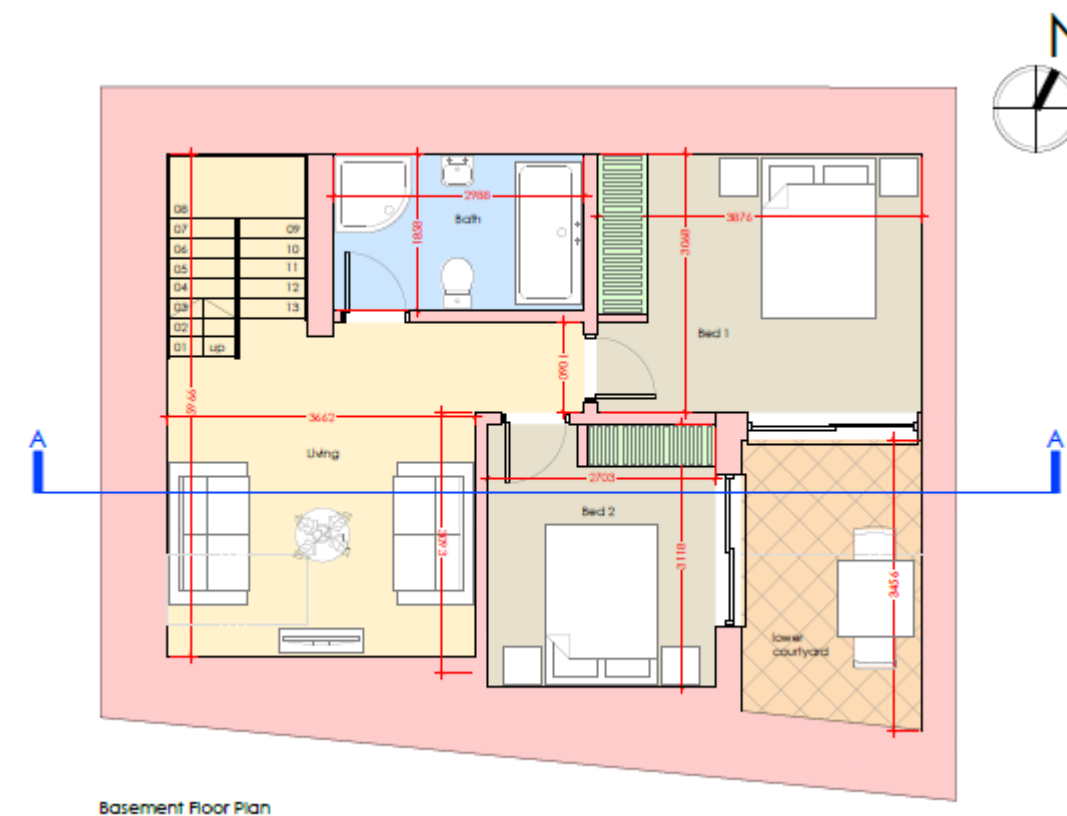
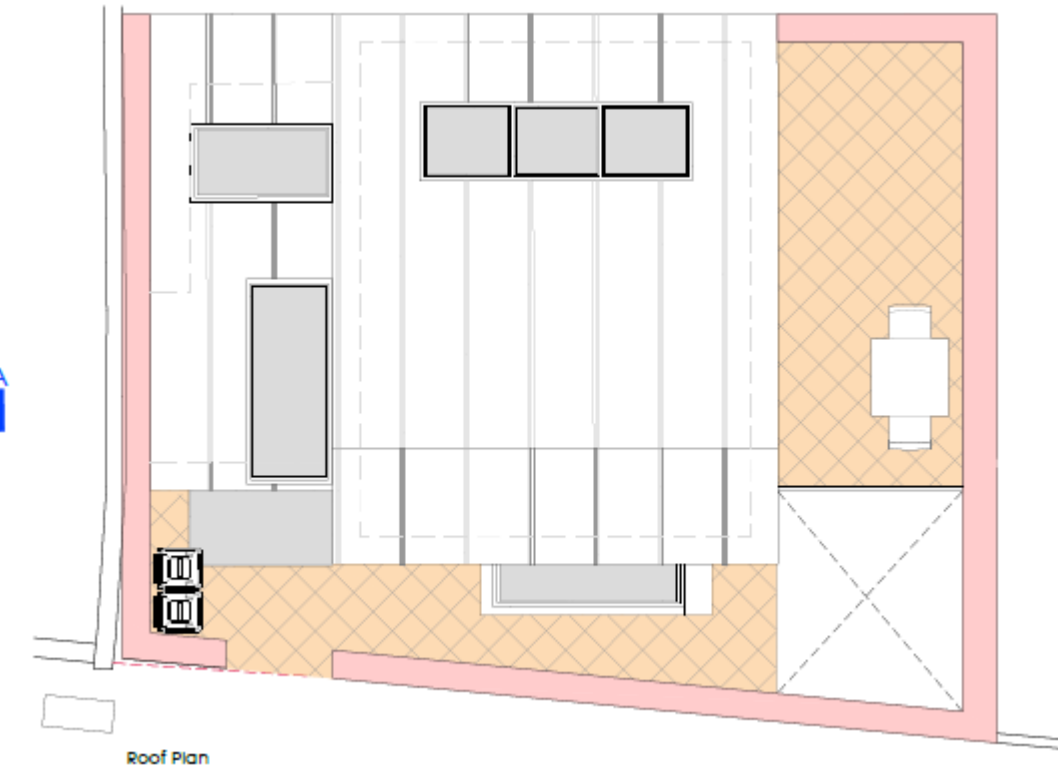
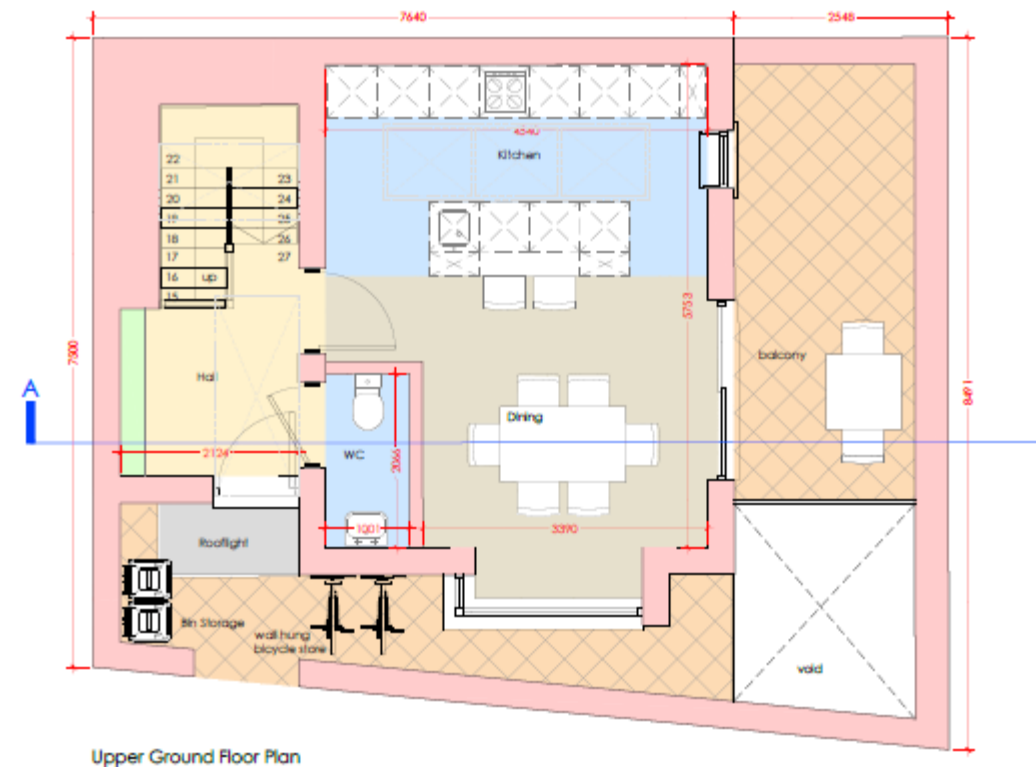
4.0 Proposed Design

4.1 Floor plans

The house form takes precedent from nearby and adjacent dwellings. With a low pitched roof and bay window designed to read in a traditional vernacular language. The ground floor of the proposed house is clad in dark grey zinc that allows the dwelling to seamlessly sit and disappear within the surrounding context. The darker tone of the zinc contrasted with the buff facing brickwork provides a contemporary twist on a vernacular house form.

The proposed external frontage houses bike and bin storage and acts as a transitional space between outdoors and indoors. The single storey element, which takes precedent from the adjacent neighbour to the East of the property, will project only 2.1m beyond the existing front external wall of the property and will minimise the overall impact of the new structure on the street scene in terms of mass.

The single storey bike and storage structures will provide ample capacity for the storage of both bicycles, recycling and waste.



Proposed Floor Plans

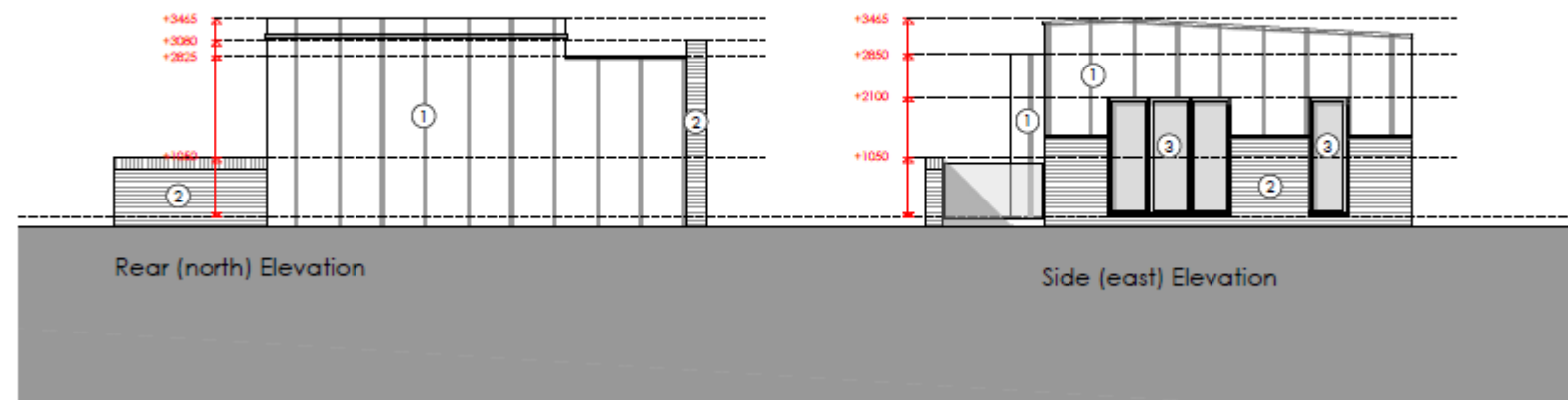
4.0 Proposed Design

4.2 Elevations

The current street scene along Landrock Road includes a number of different materials, colours and tones, and constitutes buildings of mixed architectural quality. The proposed house looks to blend into the area's residential character, in an interesting and contemporary way.

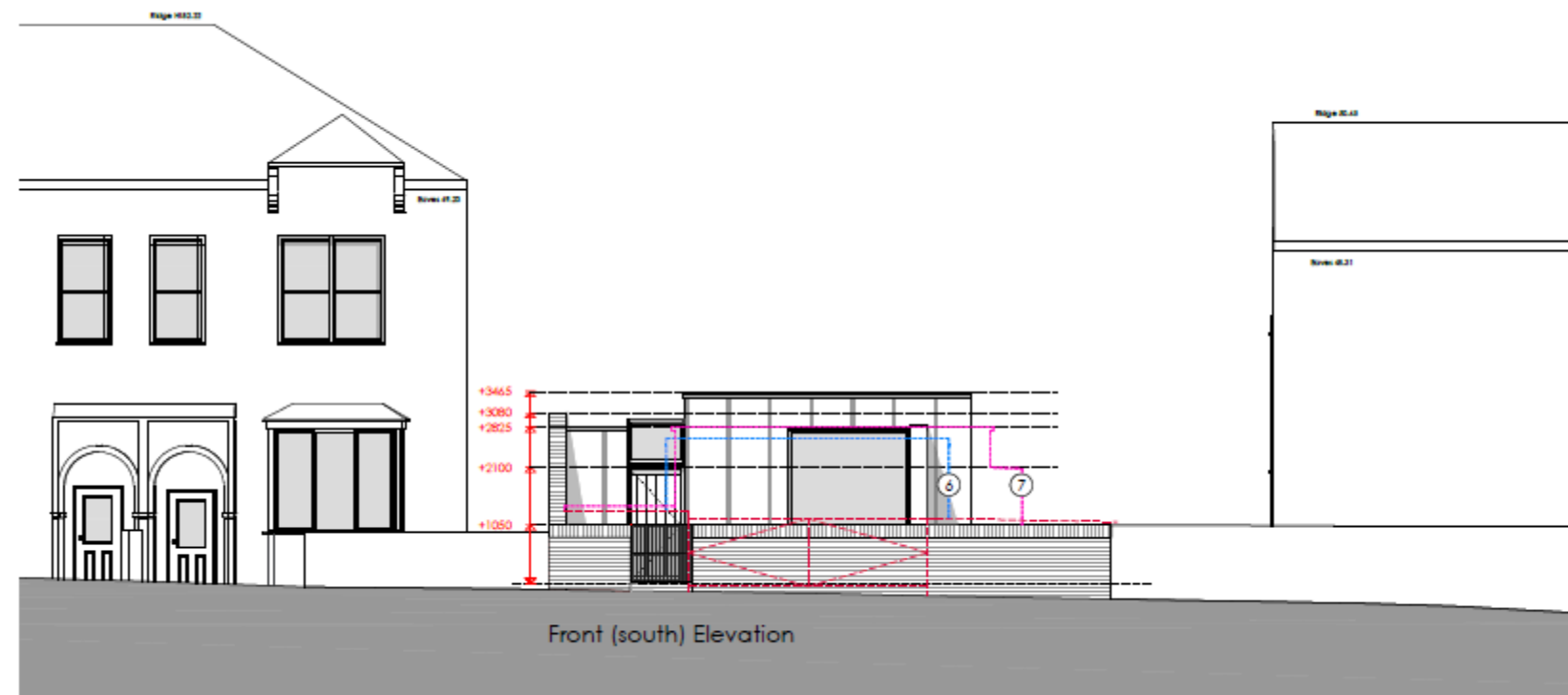
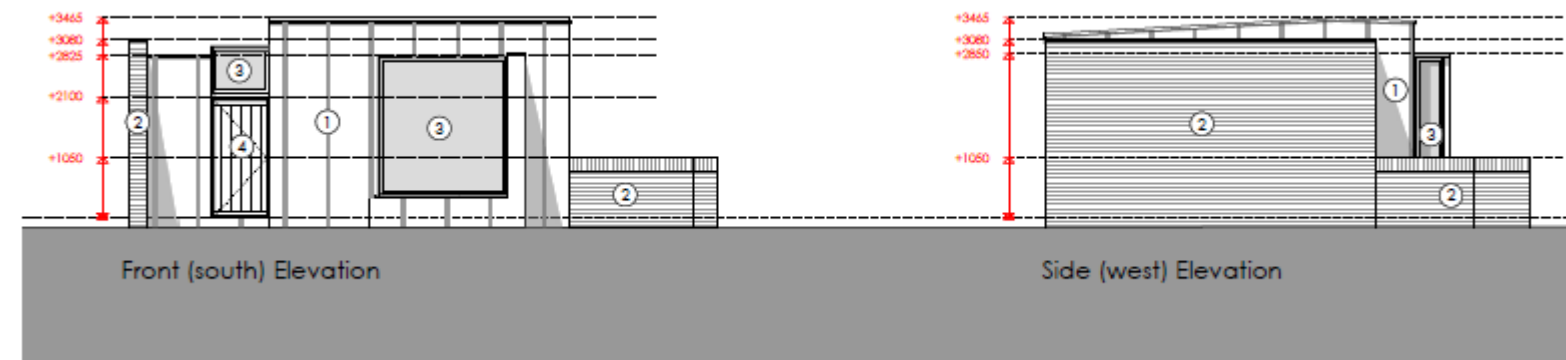
As with the material palette, the form of the house is also a contemporary reimagining of the neighbouring houses; a low pitched roof with a flat parapet front elevation.

The overall height of the new building is limited to only 3.465m. above external ground level. The setting out of the new building footprint relative to the orientation of the sun means there will be little or no impact in terms of overshadowing on the amenity spaces of neighbouring properties. As the adjacent images show, the house has been designed to maintain the height of the adjacent bay window in order to ensure the design relates to the existing adjacent buildings. The ridge height allows for sufficient head height on the ground floor and does not dominate the neighbouring buildings because the street has a variety of existing ridge heights.



Materials:

1. ZincCladding
2. Buff facing brickwork to match surrounding context - Ibstock Funtan Old Chelsea Yellow brick
3. Grey powder coated aluminium double glazed units (RAL 7015)
4. Timber front door
5. Grey powder coated aluminium double glazed patio doors to lower ground floors (RAL 7015)
6. Line of demolished garage
7. Line of approved dwelling ref: HGY/2016/2971



Proposed Elevations

5.0 Access

5.1 Design and policy approach

- The proposed development will comply with the Development Management DPD, adopted July 2017.

5.2 Consultation

- A pre-application has been undertaken PRE/2021/0160 – minor development proposal.

5.3 Vehicular access

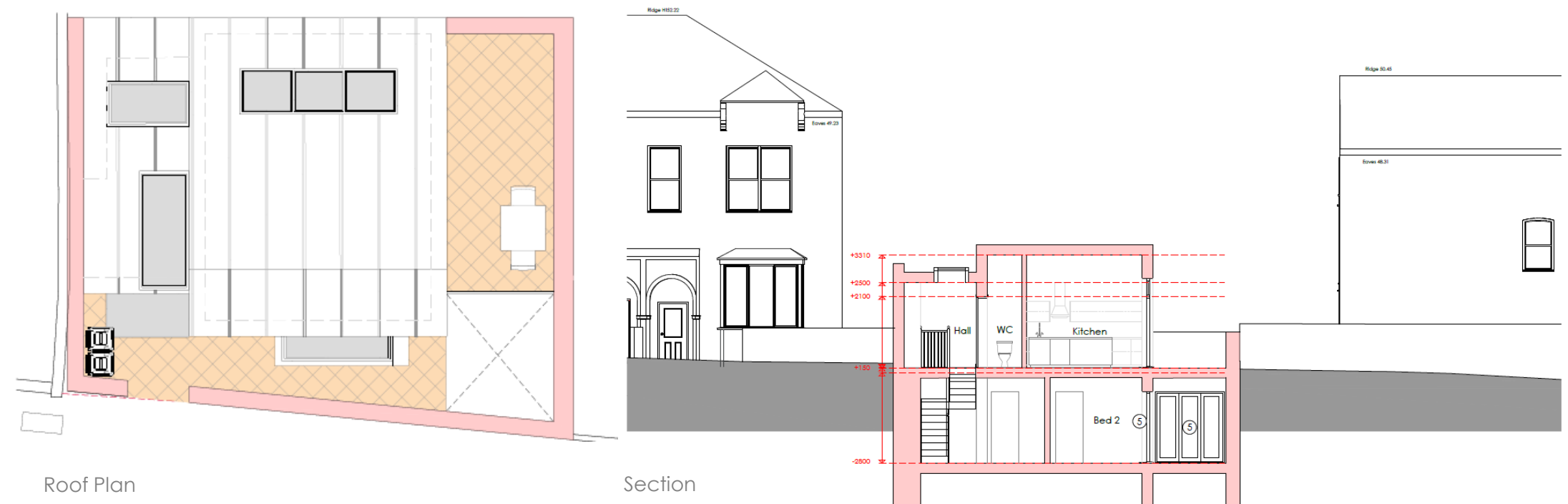
- The existing site access will be utilised.
- The proposed designs have no impact on the existing access and parking arrangements.

5.4 Pedestrian access

- Pedestrian access will be retained as existing.

5.5 Inclusive design

- Parking will be retained as existing.
- Level thresholds will be provided.



Rear Aerial View 3D Visual:

6.0 Conclusion

The proposed building is intentionally and appropriately contemporary, reflecting a desire to create a building of real quality. This includes concealed gutters, modest window frames and flush entrances. Window framing and other detailing will be in grey aluminium, and the contrast of the dark grey zinc and buff brick will provide an elegant yet modern addition to the neighbourhood.

We believe the proposal does not have any detrimental impact on the amenity of surrounding properties and parking provisions, nor will it impact upon the structural integrity of neighbouring buildings.



Proposed 3D illustration