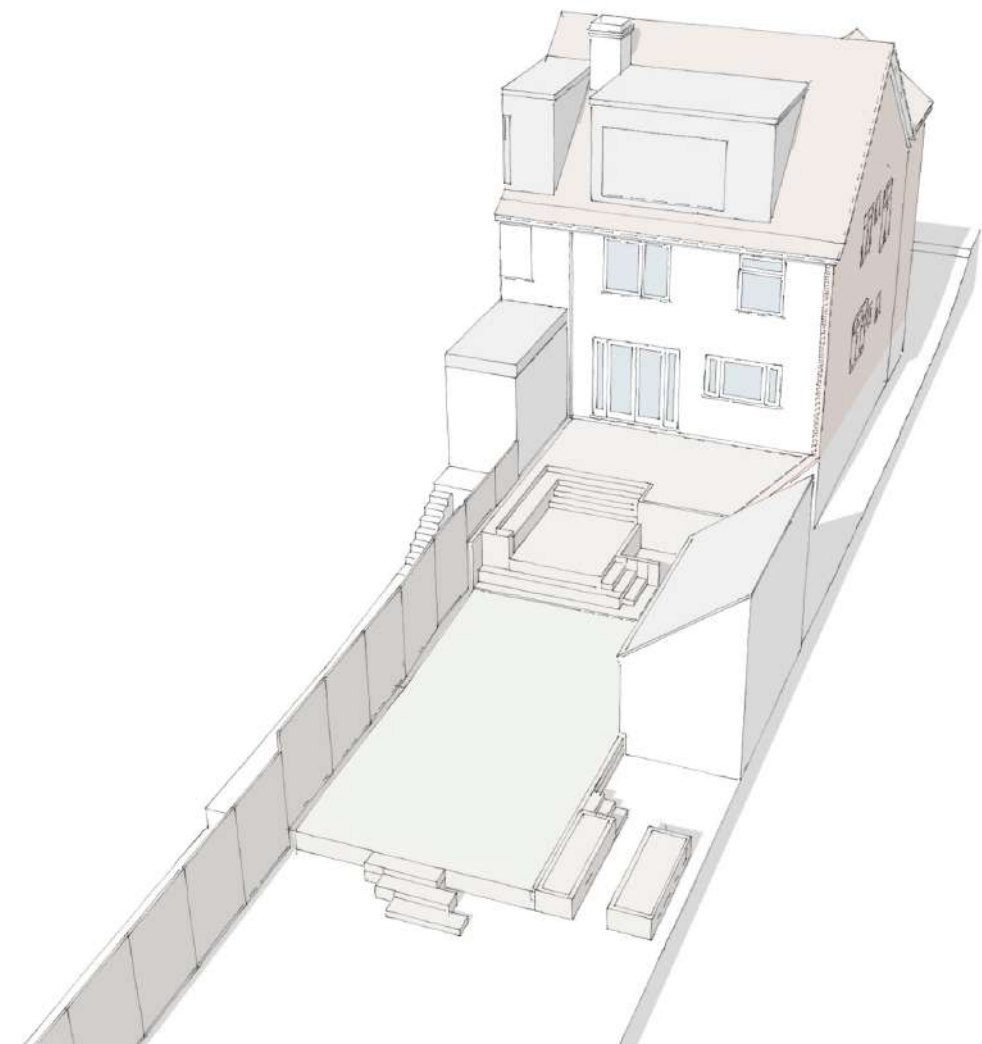


DESIGN AND ACCESS STATEMENT P1

PROPOSED REAR EXTENSION, REAR TERRACE, WINDOW SEAT AND INTERNAL ALTERATIONS.

59 Cranley Gardens,
London,
N10 3AB



1.0	SITE ANALYSIS
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1.2	AREA APPRAISAL
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1.0 INTRODUCTION

This document has been produced for proposals at 59 Cranley Gardens, including:

- A proposed rear extension, following the height and depth of the neighbours extension
- A proposed, cantilevered window seat
- Internal alterations to the existing dwelling
- Minor alterations to the existing landscaping to the rear garden.

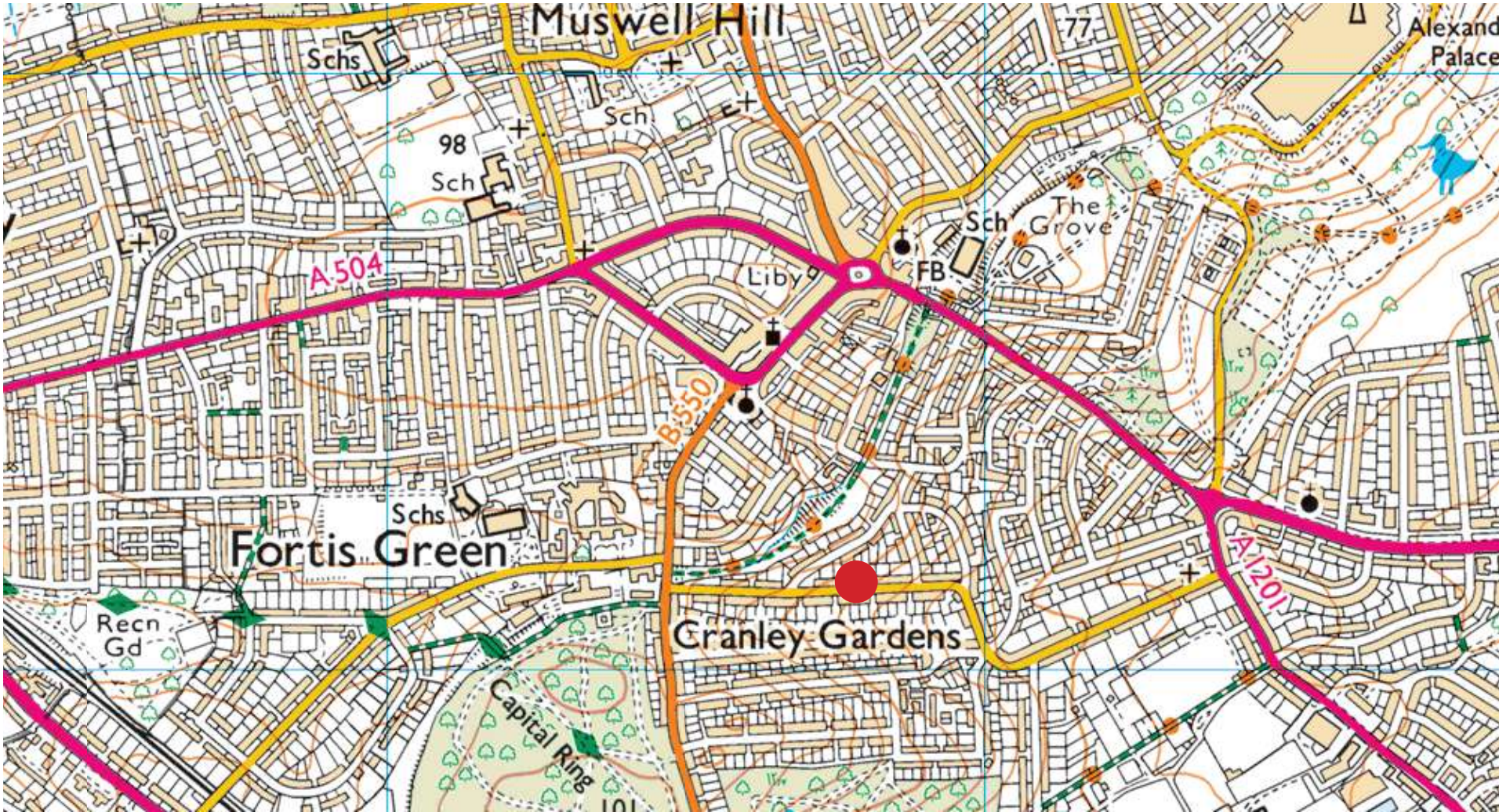
1.1 SITE LOCATION

The site is located on Cranley Gardens, a predominantly residential area within the London Borough of Haringey. The dwelling is not listed, nor does it sit within a Conservation Area.

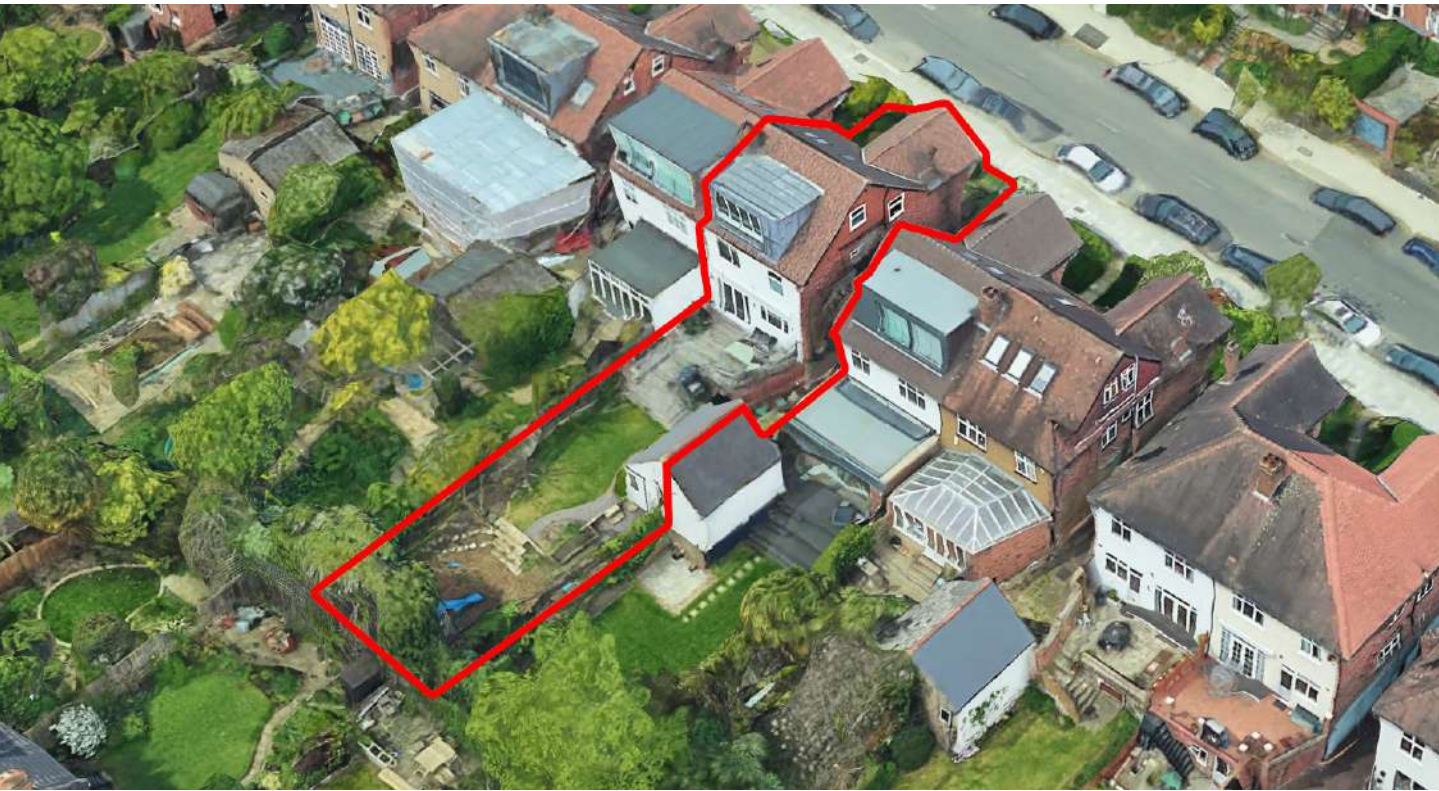
The property benefits from off street parking and an area of front garden separating it from the main road . The dwelling is a twentieth century, three-storey semi-detached house, built in stock brick. The dwelling is capped with a pitched slate roof and benefits from lead dormer windows to the rear.

1.2 AREA APPRAISAL

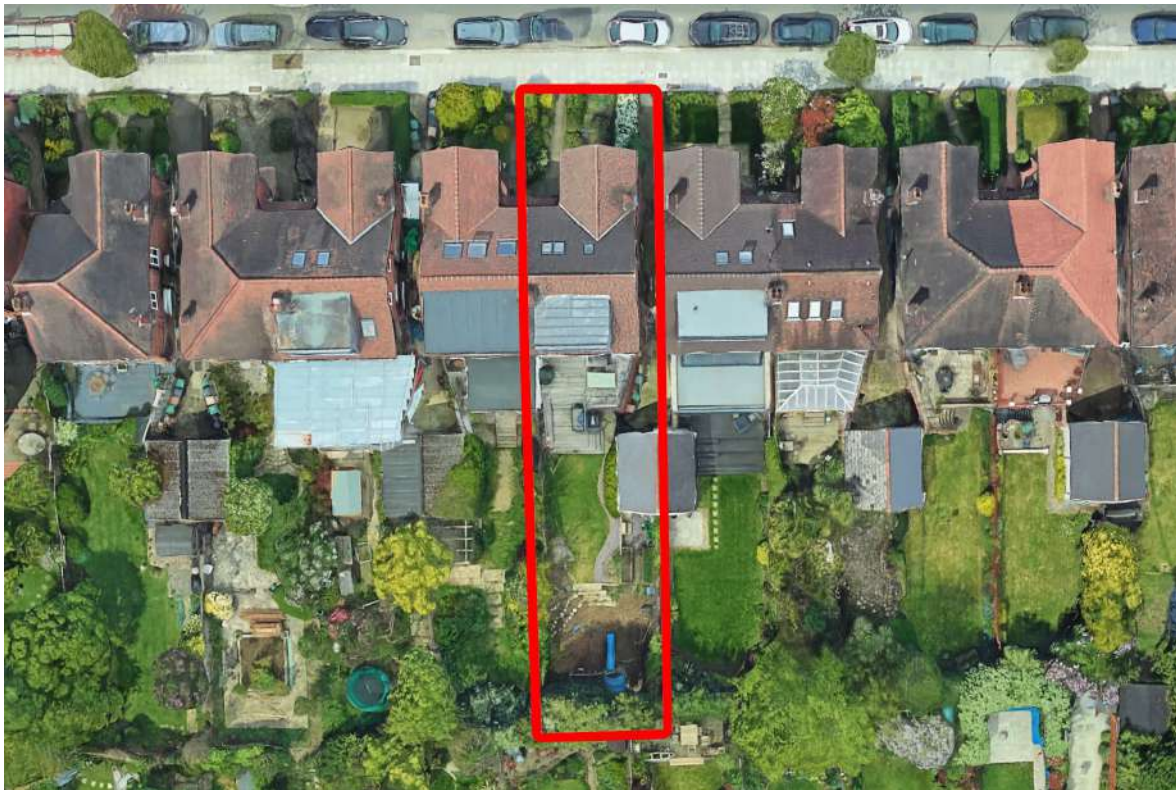
The site has good public transport links being close to Highgate tube station, with direct services to Central London. It also, like much of London, benefits from a good bus network.



SITE LOCATION PLAN



BIRDS EYE VIEW



AERIAL VIEW



1



2



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4



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- 1 View of the rear garden
- 2 View of the existing extension at No. 57
- 3 View of the existing extension at No. 61
- 4 View of the rear elevation
- 5 View of the existing, rear terrace
- 6 View of the existing, rear terrace
- 7 View of the rear garden & Woodland Rise
- 8 View of the access to the rear garden from the side passage



9



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17



15



16

- 9 View of the existing, lower store
- 10 View of the existing, rear garden
- 11 View of the existing, rear terrace
- 12 View of the existing kitchen
- 13 View of the existing kitchen
- 14 View of the existing living room
- 15 View of the existing kitchen
- 16 View of the existing kitchen
- 17 View of the existing living room

2.0 PROPOSAL

2.1 REAR EXTENSION

We are proposing to extend the property to the rear to mirror the approach of the neighbour, to match the depth and height of the existing context.

The full width nature of the extension restores symmetry to the pair, while mirroring the existing height of the neighbouring extension ensures that any impact of the proposal is minimised. The rear elevation of the extension is fully glazed, incorporating ‘frameless’ sliding doors across its width, asserting that the extension as contemporary in nature. This distinction distinguishes it from the existing house, maintaining a language of separation between old and new.

The materiality of the main body of the extension will be white painted render to reference the material palette of the existing.

2.2 REAR TERRACE

The existing dwelling benefits from a large, timber rear terrace to accommodate the sloping nature of the site. We are proposing to relocate the terrace to the line of the new extension, following the style of the existing

2.3 WINDOW SEAT

A key aspect of the client’s brief was to improve the connection of the principal living spaces and the generously sized garden. We are proposing to include a contemporary oriel window to the rear facade to improve this connection.

3.0 MATERIALITY

The use of materials has been carefully considered in the design process and final proposals.

Rear Extension

The proposed materiality of the rear extension is designed to reference the material palette of the original house. It is proposed that the rear extension is finished in white painted render. We feel this is an appropriate material choice as it will maintain the integrity of the existing house, utilising a traditional material already present.

Fenestration

The proposed oriel window as well as the rear sliding doors will be contemporary PPC aluminium. We feel this ensures a separation between the proposed and host dwelling, while respecting its existing character.

Rear Terrace

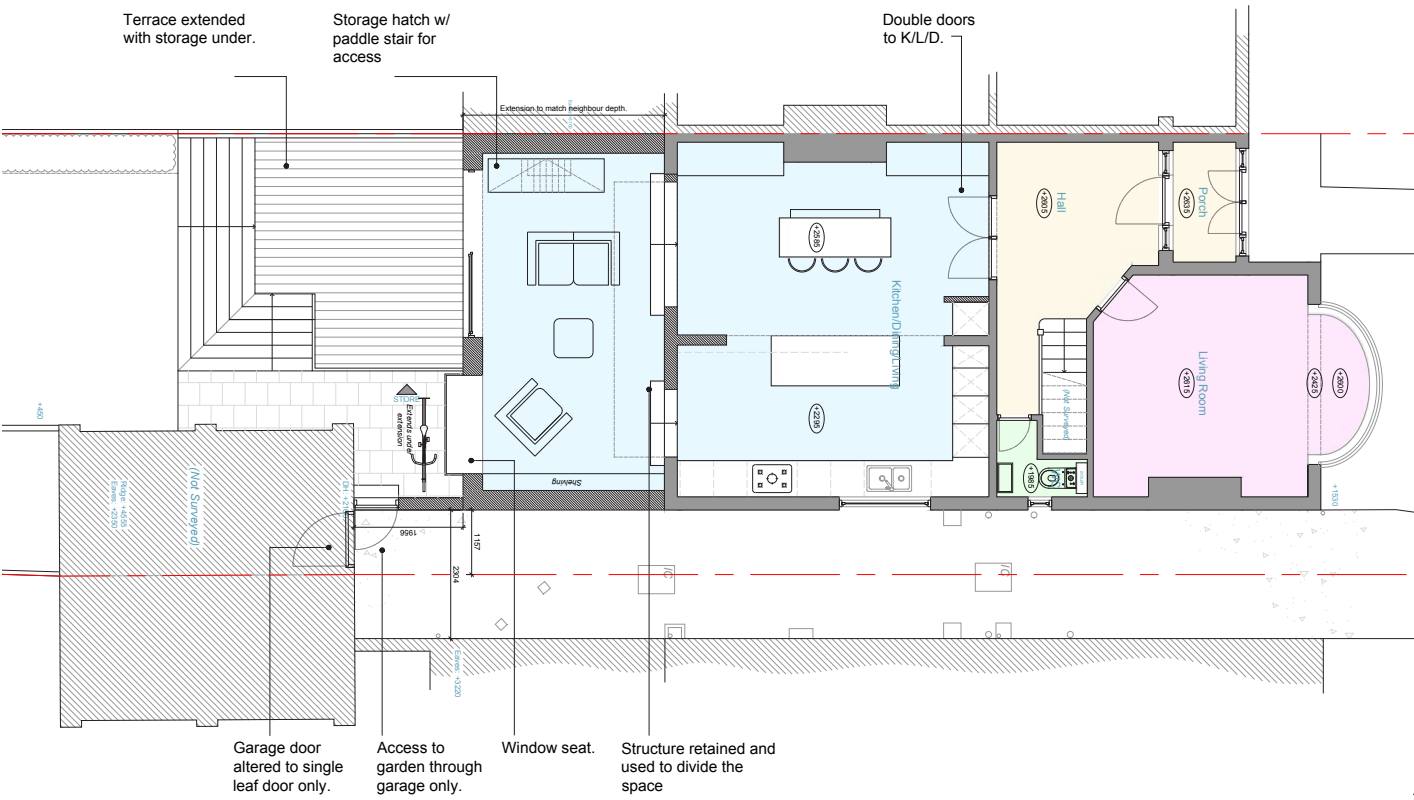
The materiality of the rear terrace is proposed to match the existing

4.0 ACCESS

The existing access to the main entrance of the dwelling will remain unchanged.

5.0 PARKING

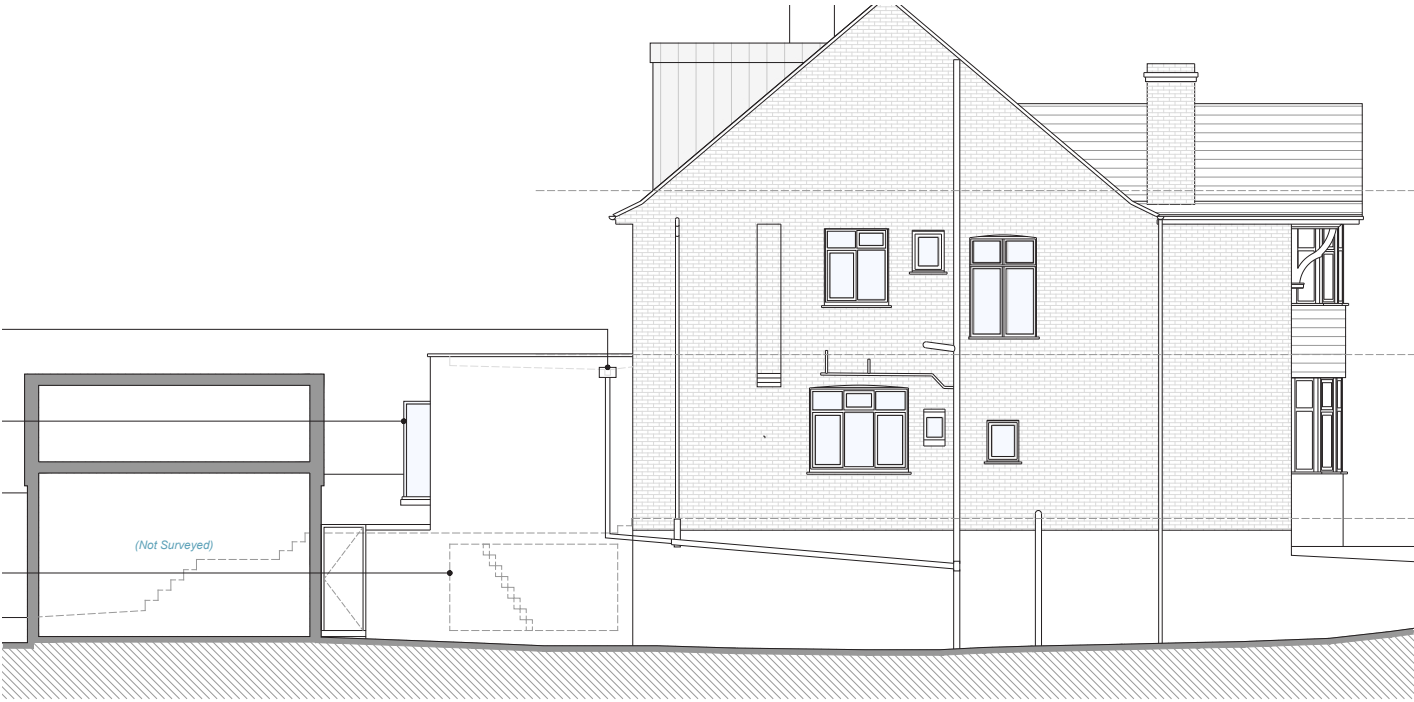
The existing parking provision for the dwelling will not be affected.



PROPOSED FLOOR PLANS



EXISTING REAR ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

6.0 PLANNING CONSIDERATIONS

In the design of the proposal we have taken into consideration guidelines and policies of the London Borough of Haringey, including those set out in Planning Advice for Common Projects and The London Plan. Key elements of which, and how we have addressed them are set out below:

The Planning department will consider the following things:

- If the extension is subordinate (ie smaller in height, width and depth than the original building)
 - If it avoids blocking sunlight to neighbouring properties, and that windows of the extension avoid looking into habitable rooms of neighbouring properties
 - If it avoids reducing gardens to an unreasonably small size
 - If it avoids impacting trees on the property or adjacent properties
 - If your extension is not subordinate, overlooks neighbouring houses inappropriately, or generally is not in line with the above advice, planning permission might not be granted.
- The existing dwelling benefits from a generously sized garden and incorporating the previous back additions, the proposed extension occupies less than 12% of its area.
 - As mentioned above, the proposed extension has been carefully designed to follow the footprint of the neighbouring extensions, ensuring the impact to neighbouring properties amenity is minimised.
 - The rear extension seeks to restore the symmetry of the host dwelling, while ensuring a language of separation between old and new through its use of contemporary fenestration.
 - The proposed rear extension, improves the usability of the dwelling for current and future generations. No internal spaces are compromised.
 - The proposed materiality has been carefully selected to mirror the host dwelling where appropriate.
 - The proposed extension has no impact on any trees



PROPOSED DECKING FINISH

7.0 CONCLUSION

We feel the proposal is not detrimental to the existing dwelling or the surrounding area. The proposals will not have an adverse impact on the neighbouring properties due to the conservative scale of the proposals.

The materiality of the proposal references the host dwelling while complimenting and enhancing the existing aesthetic of the dwelling. The replacement of the unsympathetic back additions restores symmetry to the rear elevation, while incorporating a contemporary PPC Aluminium sliding door to visually separate the proposed and host dwelling.

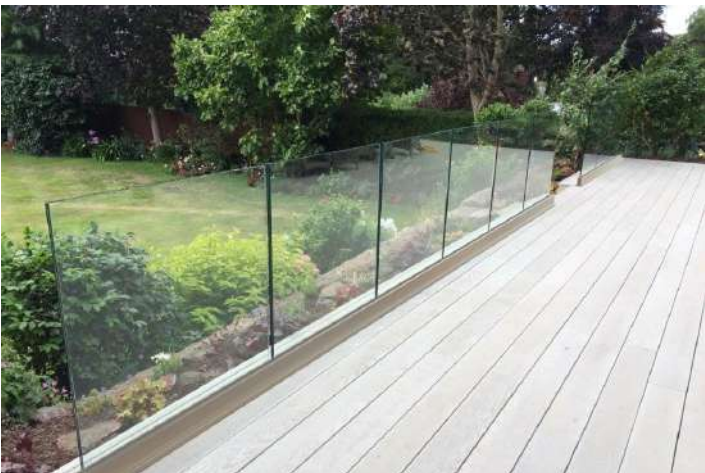
The proposed flat roof to the extension mirrors the height of the neighbouring extension and therefore the impact on any neighbour properties will be minimised.

The proposals are sympathetic in nature and will have minimal impact to the neighbouring dwelling, nor their amenity. We feel the proposed changes greatly improve the usability of the house for future residents, in accordance with The London Borough of Haringey's relevant policies.

We trust that the above will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant planning consent under its delegated powers.



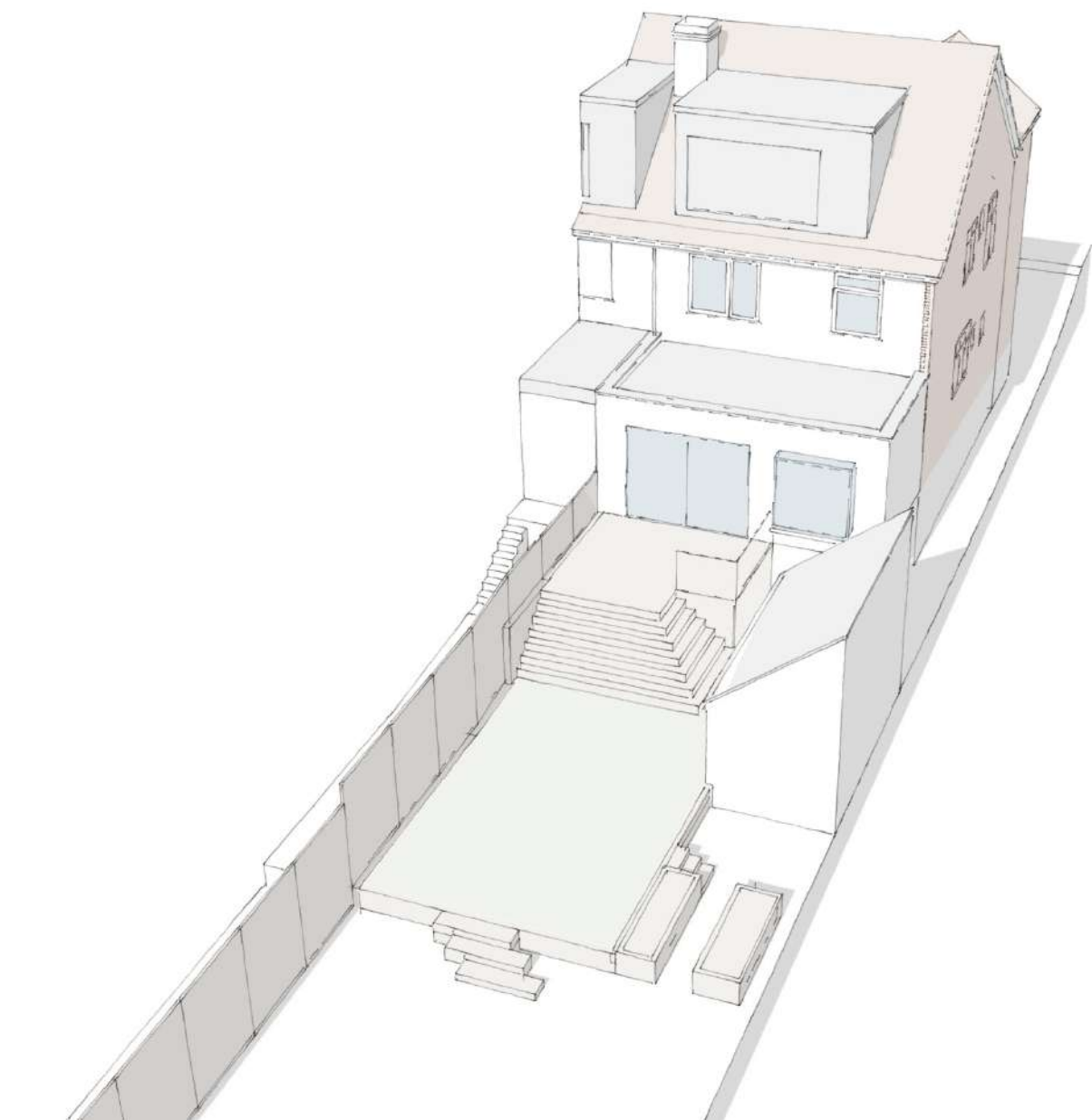
PROPOSED SLIDING DOORS



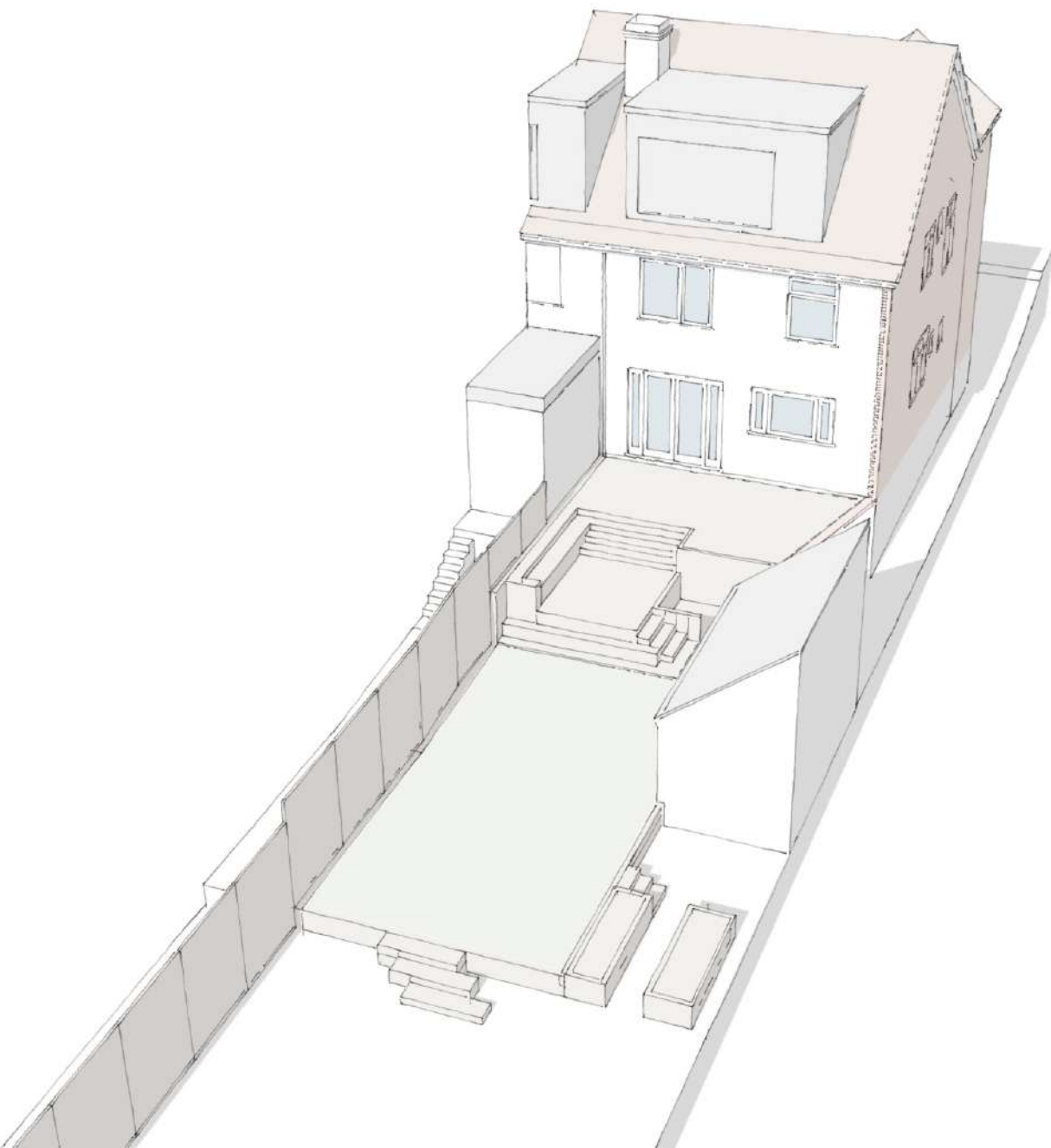
PROPOSED GLAZED BALUSTRADE



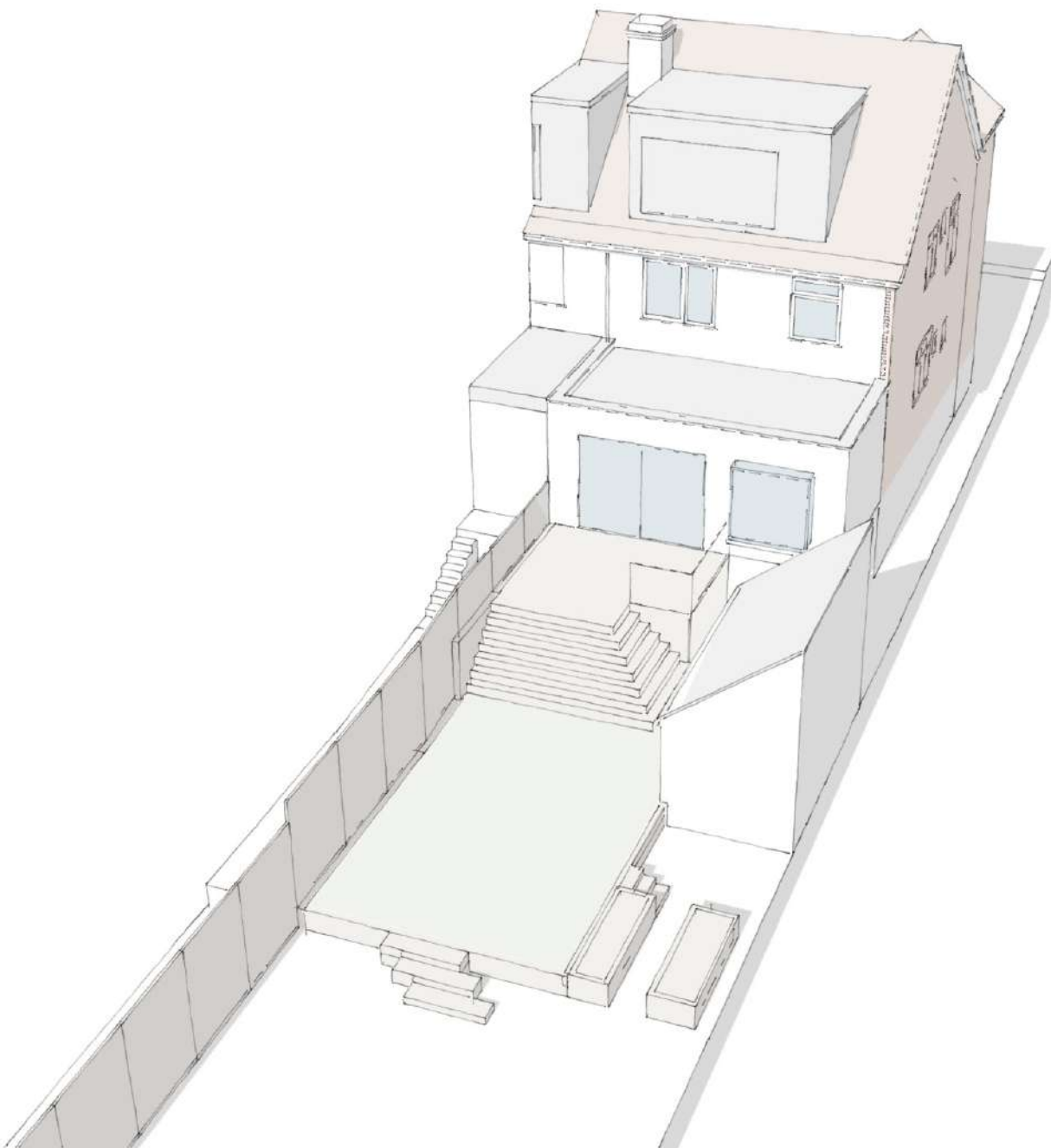
PROPOSED ORIEL WINDOW



PROPOSED 3D VISUAL



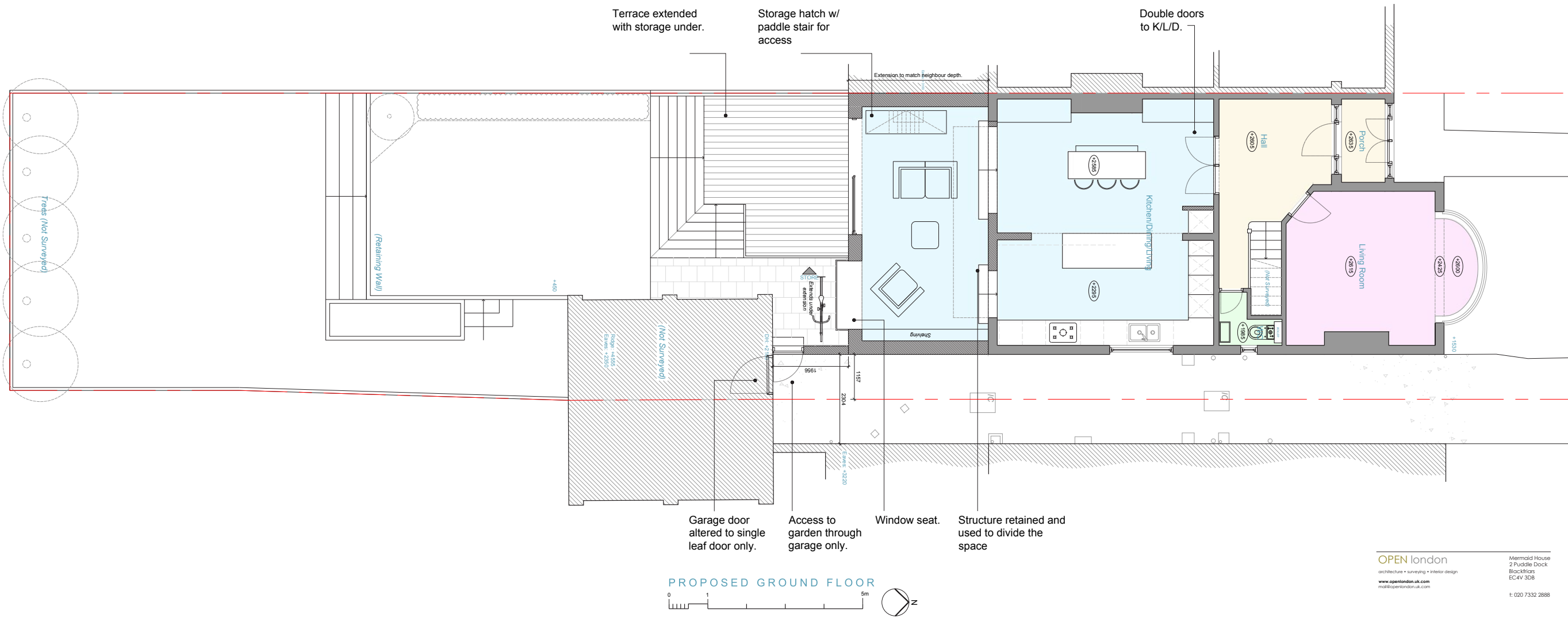
EXISTING 3D VISUAL



PROPOSED 3D VISUAL

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Project
59 Cranley Gardens
London, N10

Client
Annie Chan & Jon Mann

Drawing title

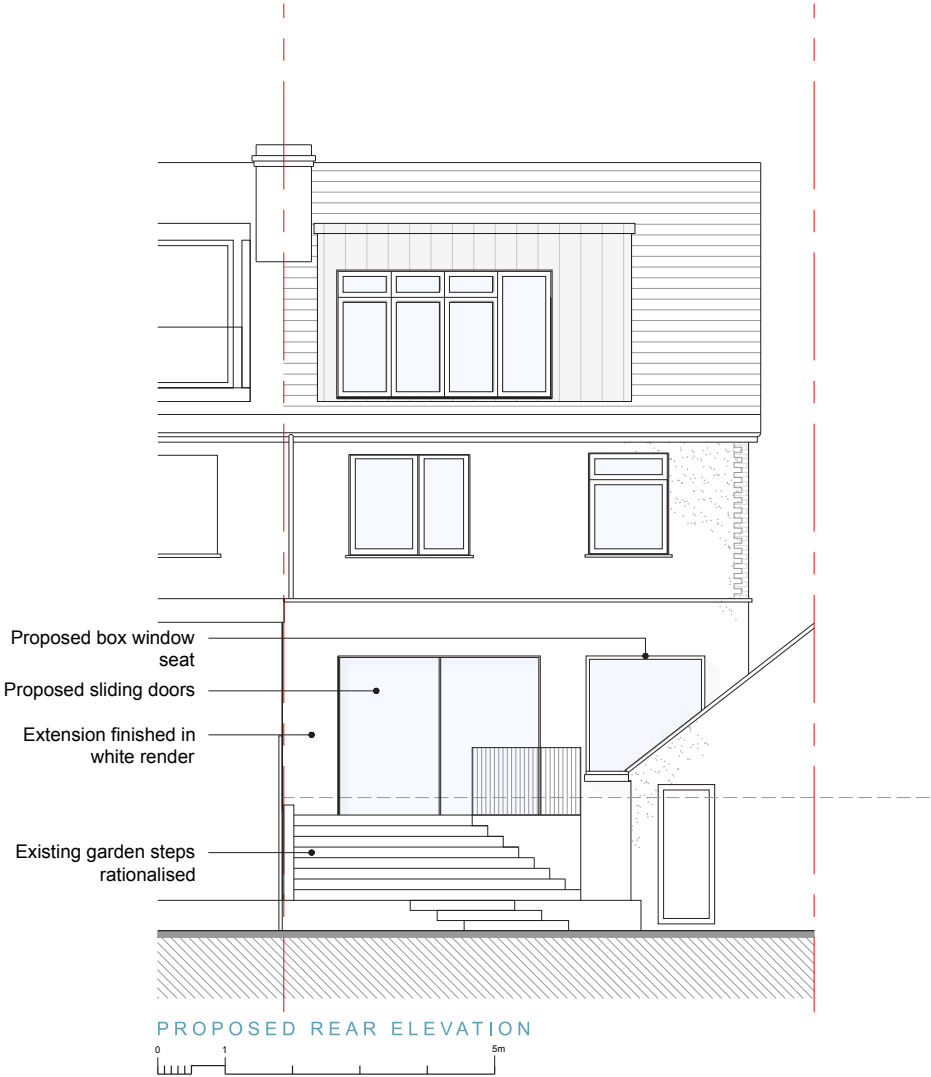
Drawing status

Comment

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1:100 @ A3			
job no.	drawing no.	revision	
22022	101	P1	

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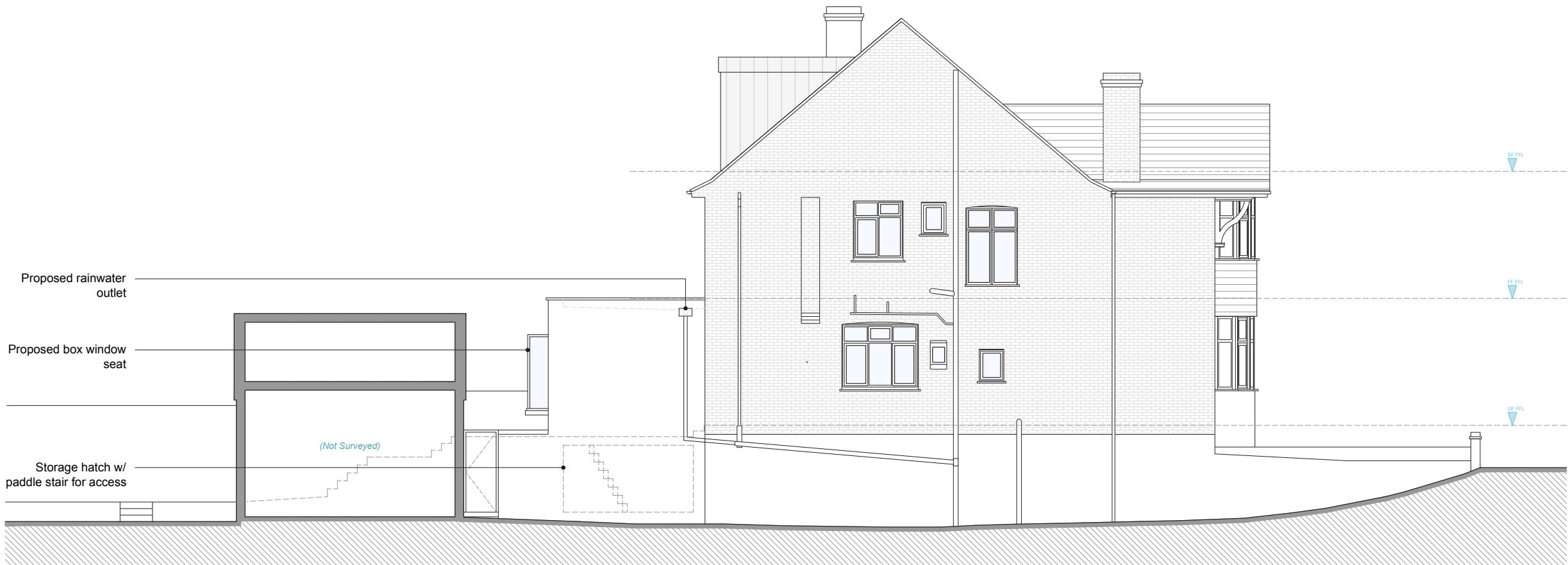
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Project 59 Cranley Gardens London, N10			
Client Annie Chan & Jon Mann			
Drawing title Proposed Front & Rear Elevations			
Drawing status Survey			
scale	date	drawn by	checked by
1:50 @ A1	21/11/22		
1:100 @ A3			
job no.	drawing no.	revision	
22022	102	P1	

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PROPOSED SIDE ELEVATION



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Project
59 Cranley Gardens
London, N10
Client
Annie Chan & Jon Mann

Drawing title
Proposed Side Elevation

Drawing status

Survey

scale	date	drawn by	checked by
1:50 @ A1	21/11/22		
1:100 @ A3			

job no.	drawing no.	revision
22022	103	P1

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