

BUILD ON ARCHITECTS

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DESIGN AND ACCESS STATEMENT REV A

44 Uplands Road
London
N8 9NL

1. SITE LOCATION

The site is a terrace house locations at, 44 Uplands Road, N8 9N and covers an area of apprximatly 0.02ha

Uplands Road is a quiet and near entirely residential street within walking distance of Haringey Station.

The property is not listed and is it locally listed.

The host property is not located within a conservation area. Stroud Green Conservation Area is approximatly 250m to the south and the Crouch End Conservation Area is located approximatly 430m to the west. See map oppersite.

The property does not have any Tree preservation orders applied and there are no tree in the immediate context.

Crouch End
Conservation

Stroud Green
Conservation
Area

Harringay
Station



 Applicant site

2. SITE PHOTOGRAPH- REAR ELEVATION



Rear Elevation looking south



Rear Elevation



Rear Elevation looking north

3. FLOOD RISK ASSESSMENT AND CRITICAL DRAINAGE AREA

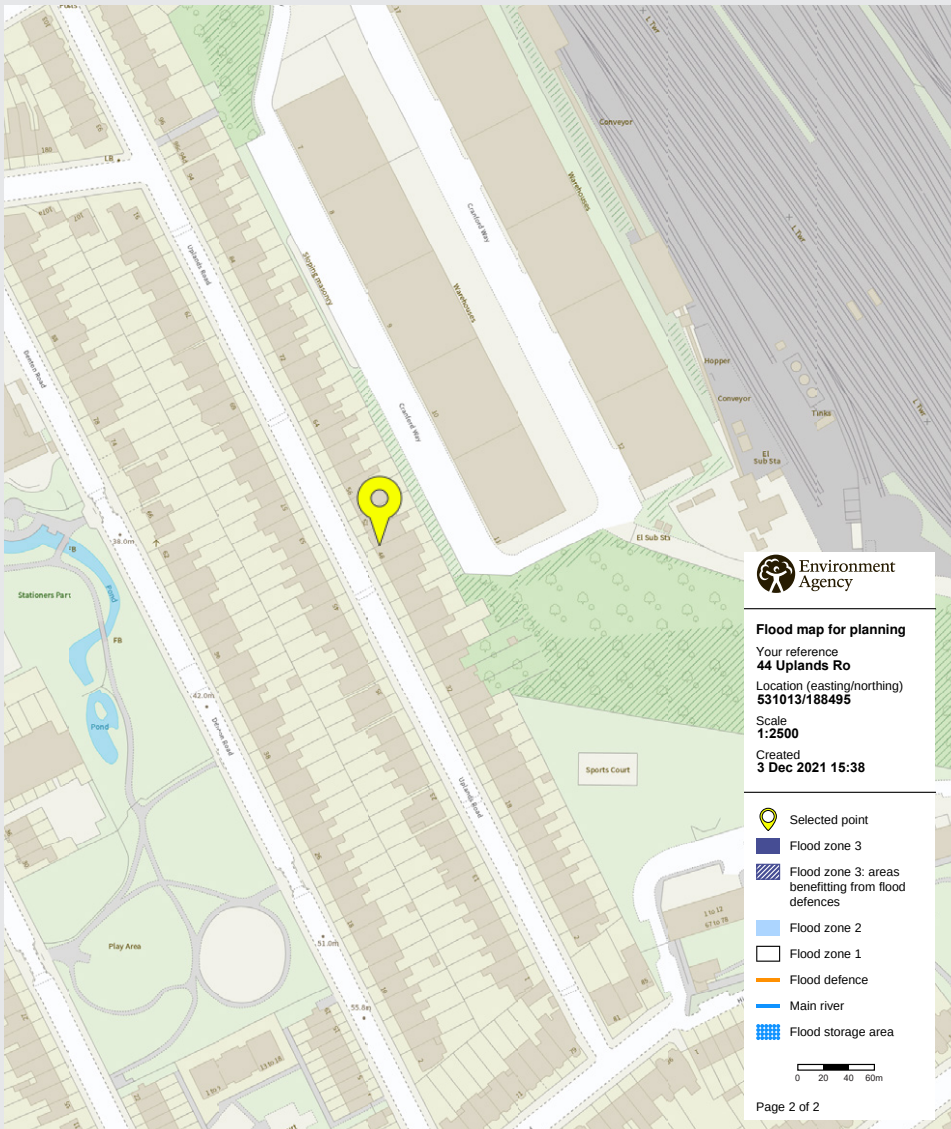
The application site is located within Flood Zone 1 (“Land and property in flood zone 1 have a low probability of flooding”). The combination of these two factors would not normally call for the preparation of a formal ‘Flood Risk Assessment’.

The site is however additionally identified as being located within a ‘Critical Drainage Area’ and subject to Local Policy DM26.

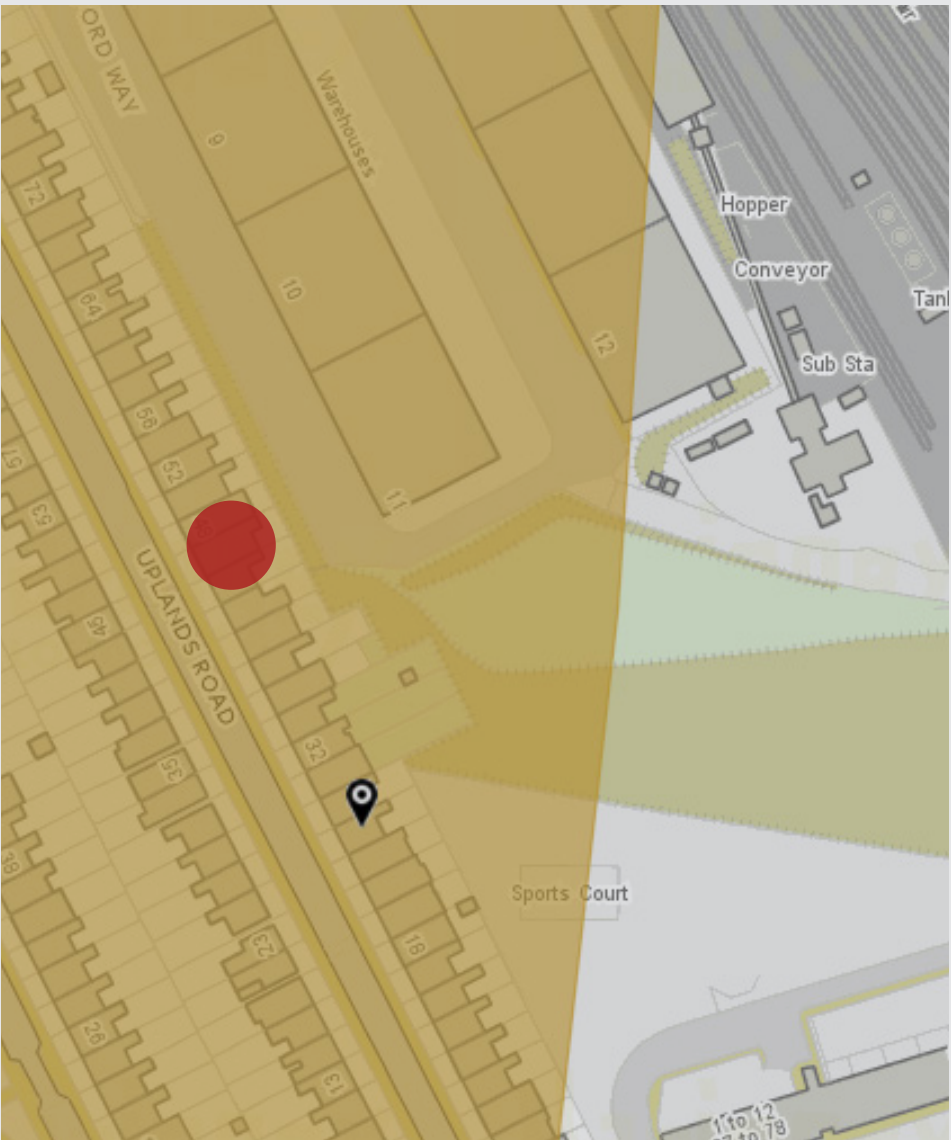
3.1. POLICY DM26:
CRITICAL DRAINAGE AREAS

Policy dictates that flood risk assessment should be commensurate with the scale of development whilst ensuring that surface water run-off from the site does not heighten flooding in a Critical Drainage Area.

The area of hard landscaping will not increase under the proposed plans.

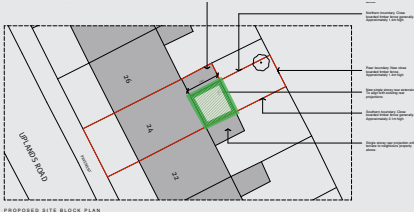


Your selected location is in flood zone 1, an area with a low probability of flooding.



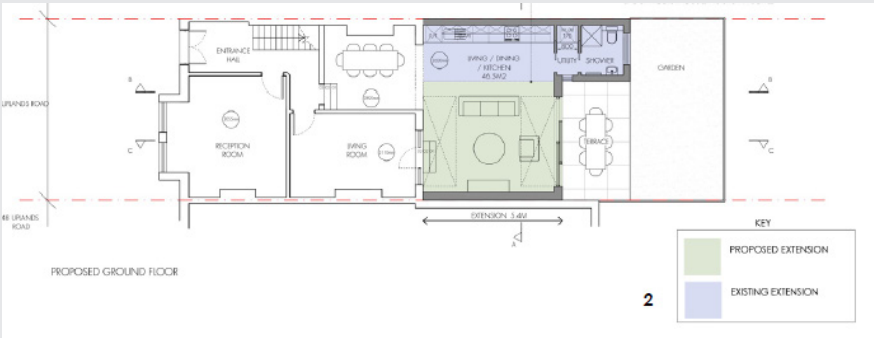
4. PLANNING PRECEDENT

APPLICATION NUMBER: HGY/2015/0729
APPLICANT: Ms Maja Melendez
ADDRESS: Ground Floor Flat 24 Uplands Road,
PROPOSAL: Erection of a single storey rear extension
DECISION: Grant Conditional Permission
DECISION DATE: 05/05/2015



SINGLE STOREY INFILL EXTENSION, COMPARABLE SIZE, PLANNING PRECEDENT

APPLICATION NUMBER: HGY/2016/0903
APPLICANT: Mr & Mrs Schwarzenberger
ADDRESS: 50 Uplands Road
PROPOSAL: Erection of a single storey, rear extension and adjustments to existing window openings to the rear and side elevations
DECISION: Grant Conditional Permission
DECISION DATE: 15/10/2009



STEPPED REAR ELEVATION- LIMITED TO INTERNAL FINISH FLOOR LEVEL

APPLICATION NUMBER: HGY/2021/2590
APPLICANT: Mr Pete Cowasji
ADDRESS: 28 Uplands Road
PROPOSAL: Internal refurbishment, demolition of existing outrigger extension and construction of new full width extension at rear.
DECISION: Grant Conditional Permission
DECISION DATE: 16/11/2021



DESIGN WAS REVISED TO EVEN THE STEP BETWEEN NEIGHBOURING PROPERTIES.

APPLICATION NUMBER: HGY/2017/1675
APPLICANT: Ms Catriona Burns
ADDRESS: 30 Uplands Road
PROPOSAL: Construction of a single storey rear extension with roof terrace above, rear dormer roof extension, insertion of rooflights and increase in main roof ridge height
DECISION: Grant Conditional Permission
DECISION DATE:



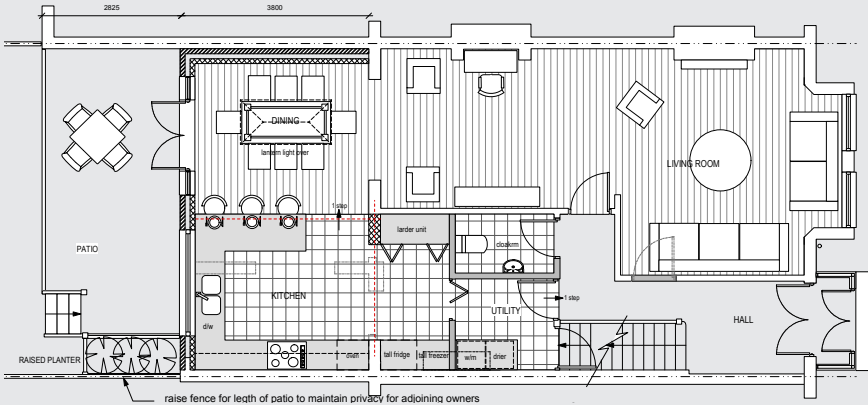
ROOF TERRACE GRANTED CONCENT

APPLICATION NUMBER: HGY/2009/1468
APPLICANT: Mr Anthony Sidford
ADDRESS: 40 Uplands Road N8 9NL
PROPOSAL: Erection of rear single storey ground floor extension.
DECISION: Grant Conditional Permission
DECISION DATE: 15/10/2009



STEPPED REAR ELEVATION- LIMITED TO INTERNAL FINISH FLOOR LEVEL

APPLICATION NUMBER: HGY/2014/1279
APPLICANT: Mrs Keren David
ADDRESS: 54 Uplands Road N8 9NJ
PROPOSAL: Partial demolition of existing back addition and construction of new single storey rear extension and raised patio (householder application)
DECISION: Conditional Permission
DECISION DATE: 15/10/2009



COMPARABLE PROPERTY- LEVEL CHANGE MOVED TO GARDEN

5. PROPOSAL

The proposal is for a widening of an existing extension to create additional kitchen space.

The design has been considered to ensure it remains in-keeping with the existing property. The new extension will have black vertical timber cladding which will tie in with the proposed crittall style rear doors and window.

The height of the single storey element will remain the same as existing.

Due to the topography of the site the rear of the property is not overlooked and will not be visible by neighbouring properties.

No changes are proposed to the front elevation.



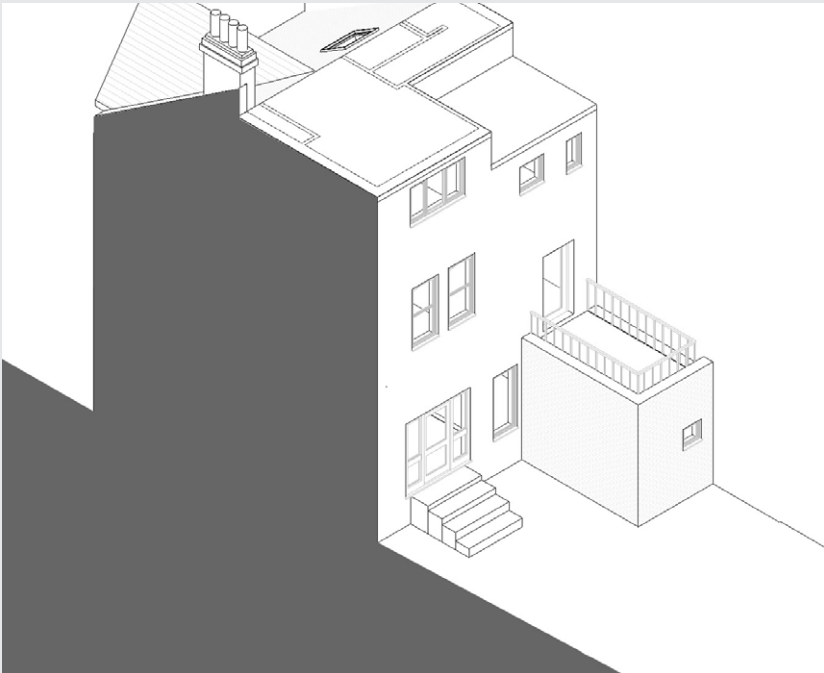
Crittall style doors



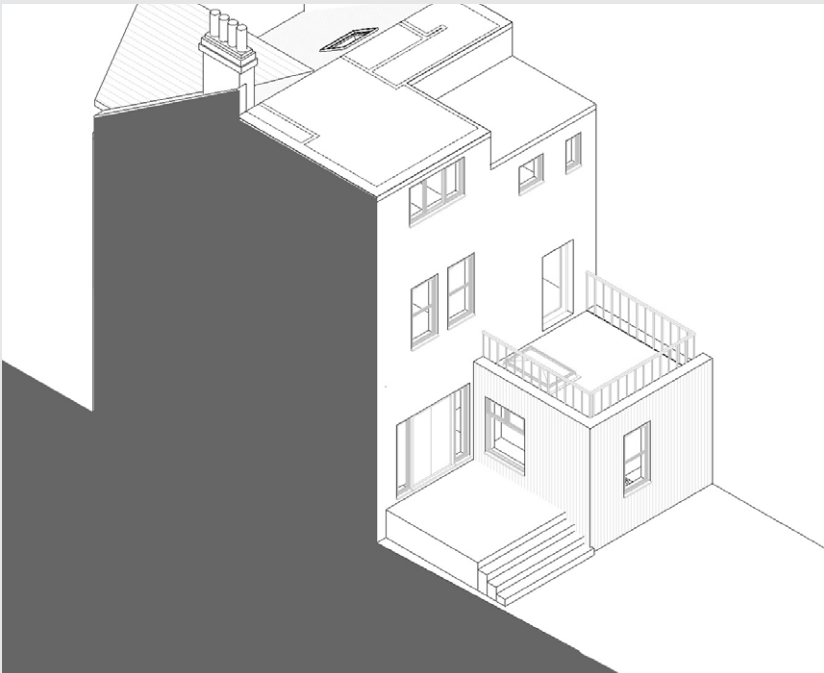
Vertical Timber Slats



6. MASSING



Existing rear elevation and massing



Proposed rear elevation and massing