

DESIGN & ACCESS STATEMENT

7 Parham Way NI0 2AT



I.0 INTRODUCTION

The purpose of this project is to reconfigure and extend the existing ground floor living space into the side return to allow for a growing family and accommodate additional office space to enable working from home.

We have also proposed a small first storey extension set back to give additional space in the master bedroom.

Careful consideration has been given to the external appearance of the new extension to ensure we complement the architectural characteristics of the original building by the use of matching materials.

The site is abundant with trees and shrubbery which we sort the expertise of an Arboriculturalist and Earth Life gardeners prior to composing our initial design.



fig 1.1 - Proposed Block Plan

2.0 SITE LOCATION & CONTEXT

Parham Way is located in the conservation area of Muswell Hill. It is a small residential road which links up the streets between Rosebery Road and Grove Avenue.

Number 7 Parham Way is a 2 storey end terrace (with loft accommodation) of a block of 4 newly built houses which were granted planning approval in 2011.

It has a garden area and driveway to the front property, and a garden to the side and rear. Refer to Fig 2.1

The property's side boundary adjoins the rear gardens of a number of residential properties on Rosebery Road. Refer to Fig 2.2

The surrounding area is predominately 2 storey Edwardian style residential detached and semi detached terrace houses.



fig 2.1 Street elevation of north side of Parham way



fig 2.2 Satellite view showing site outlined in red

3.0 DESIGN & CHARACTER

The proposal is to extend into the side return in order to open up the ground floor to create an open plan kitchen, meals lounge area, a separate games room and additional office space.

The design has been carefully considered, with the aim to achieve a minimal and contemporary feel, maintaining a strong link to the existing property by the use of matching external materials to the original house.

We propose to blend the new extension into the existing structure in order to achieve a seamless finish. Hence the use of matching red brick continued into the new ground floor extension, and cedar timber cladding to the 2nd storey to provide continuity of the rear and front elevations.

The flat zinc roof will have a glass roof-light to allow natural light into the kitchen and lounge areas, and an internal glass ceiling panel to attain additional natural light into the study.

Existing windows that are to be removed will be re-used in our new design where possible and any additional windows will match the bronze aluminium finish.

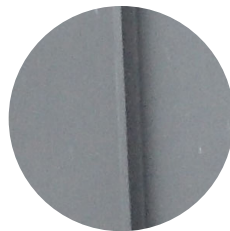
The timber frame doors will be replaced with Crittall doors and windows stretching across the entire rear elevation, opening out from the kitchen and living areas into the expansive 17m garden. Refer Fig 3.3



Timber cladding



Brick facade



Zinc roof



fig 3.1- Proposed Front Elevation



fig 3.2- Proposed Side Elevation



fig 3.3- Proposed Rear Elevation

4.0 SCALE

The extension has been designed to minimize the impact to the neighbouring properties and we have proposed that the side ground floor extension is set back from the side boundary fence line by 1.2m, and at the rear by 2.7m.

The height of the ground floor extension will be 2.5m above ground level from the properties on Rosebery Road. Refer to fig 4.1

The second floor extension has been set back 2.7m from the side boundary and is 5.3m high above ground level from the properties on Rosebery Road. Refer to fig 4.1

The gross internal area of the entire property is approximately 220m² and we propose to increase this by 28m² to the ground floor and 10m² to the first floor. Refer to fig 4.2

As our side boundary backs onto the rear gardens, there is a 22 metre distance between our new extension and the rear wall of the houses on Rosebery Road.

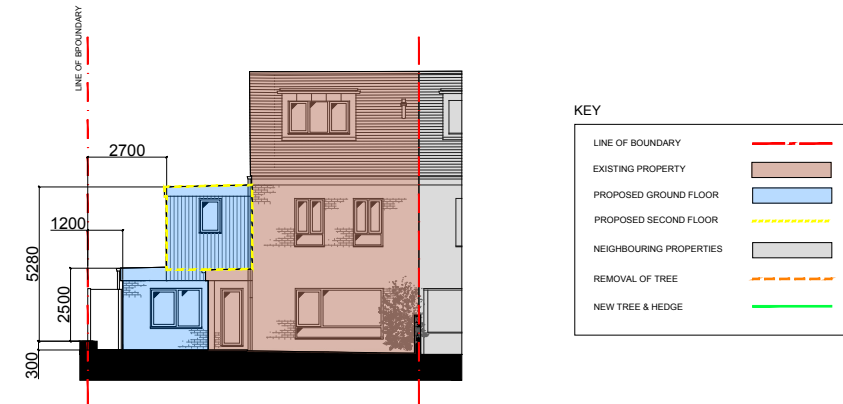


fig 4.1- Proposed Front Elevation

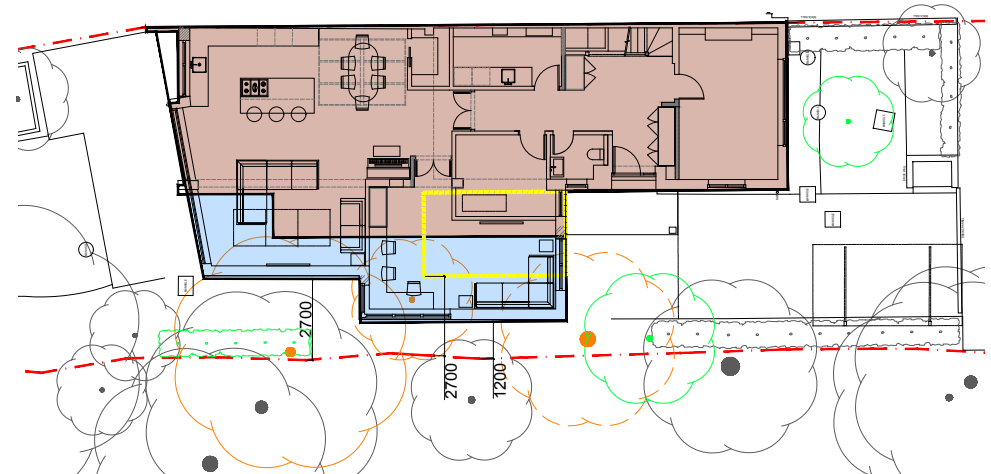


fig 4.2- Proposed Plan

5.0 TREES AND LANDSCAPING

We have taken careful consideration to the surrounding trees and have designed the extension to minimize the impact to this area.

Prior to designing our extension we sort the expertise from Crown Tree Consultancy and Earth Life gardeners to carry out a survey of the existing trees and compose an arboricultural impact assessment report.

From Crown's assessment they confirmed that there are no tree preservation orders affecting trees within the site and no tree preservation orders affecting trees immediately adjacent to the site.

The design has taken consideration of the neighbouring G8 Leyland Cyprus category B trees located on the boundary. We have stepped the extension back in order to minimize the impact.

To ensure impact is kept to a minimum, excavation works to be undertaken using hand tools to a depth of 750mm, and all excavation works are to be overseen by the project arborist.

Trees affected by our extension we propose to be removed to facilitate the new construction, and these are trees T5 Pear, T6 Hornbeam and T7 Ash. These trees have been deemed to be of low quality retention category C trees. They are all well hidden and the impact of tree removal on local amenity levels shall be minimal. Refer to fig 5.1

New trees and hedge are proposed to mitigate tree removal and to ensure tree cover is maintained throughout the site. We have proposed an Olive tree in the front garden, a Cherry Tree and a new Portuguese Laurel hedge to the side boundary fence. Refer to fig 5.1

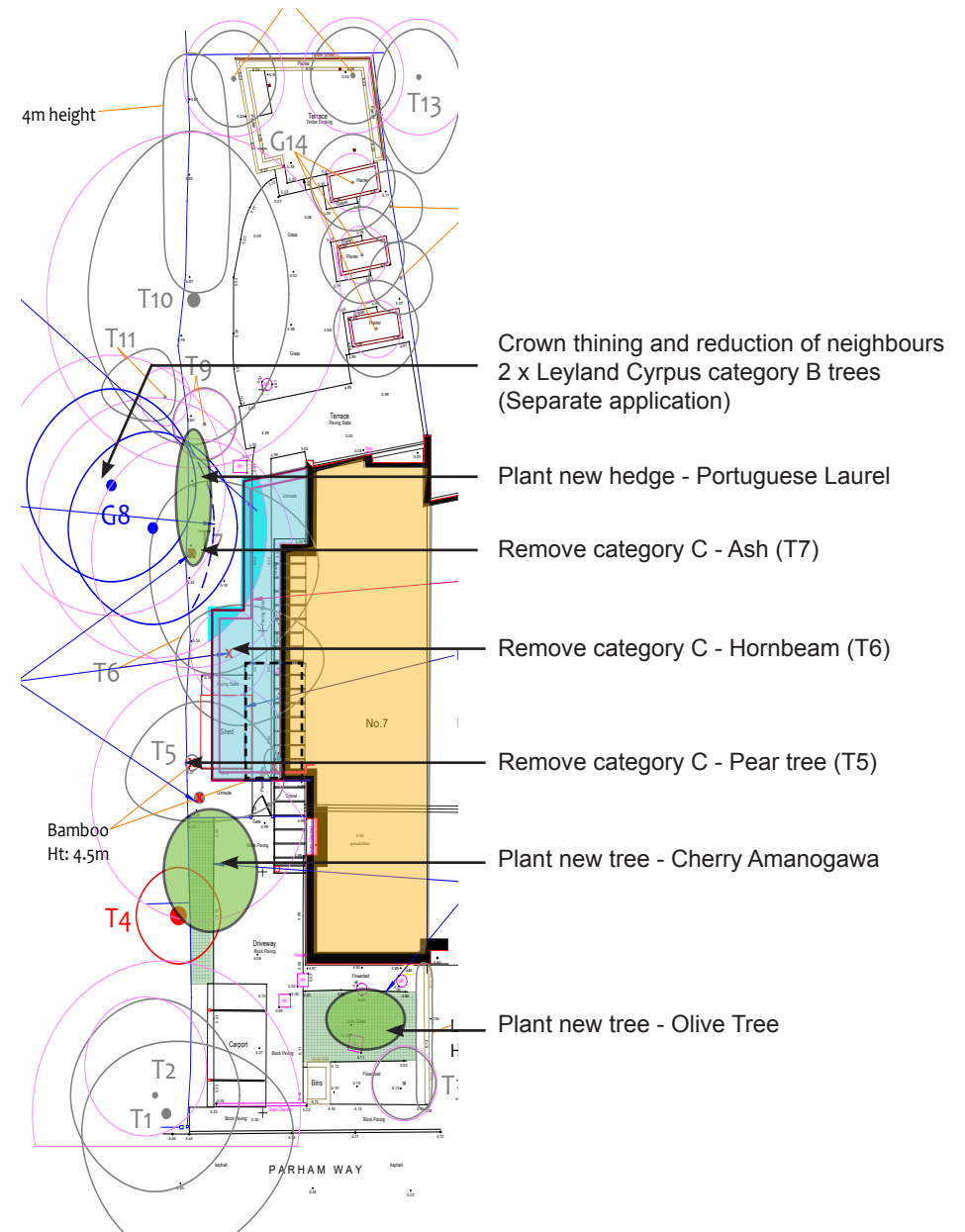


fig 5.1 - Proposed Tree Plan

6.0 PLANNING POLICIES & ACCESS

PLANNING POLICIES

The design of the proposed extension has been informed by the recommendations and guidance set out in the following policies:

- National planning policy Framework 2021
- Haringey Local Plan Nov 2020
- DPD Policy DM12 Housing Design & Quality
- Policy G1 Environment
- Policy G5 Urban Greening
- Policy G10 Conservation

PLANNING PRECEDENT

- 8 Parham Way
- HGY/2022/4544 Garden Studio - PENDING
- HGY/2021/3268 Erection of single and 2 storey side extension and single storey rear extension - APPROVED granted 2021
- HGY/2021/2110 Erection of single story ground floor and side extension, removal - APPROVED 2021

- 2 Parham Way
- HGY/2020/1097 - First Floor side extension - APPROVED 2020

- 1 Parham Way
- HGY/2014/1702 - Single story out building - APPROVED 2014

ACCESS

The access to the property is from Rosebery Road. There is on and off road parking at the front of the property

VEHICULAR AND TRANSPORT

Parham Way is well placed for public links from Muswell Hill centre and Dukes Avenue.



fig 6.1 - Access from Rosebery Road



7.0 EXISTING PHOTOGRAPHS



fig 7.1 Front elevation



fig 7.2 Side elevation



fig 7.3 Rear elevation



fig 7.4 Rear elevation - 2nd storey



fig 7.5 Rear garden



fig 7.6 Rear garden facing elevation



fig 7.7 Side return garden



fig 7.8 Rear garden facing elevation



7.9 Green 'living' roof