

DESIGN AND ACCESS STATEMENT

Planning Application
Flat 1 - 415 Archway Road
N6 4HT
London UK

Prepared by Aware Design Ltd
March 2023

1.0 Introduction and Background

1.1 Introduction

General:

This document forms the Design and Access Statement, which accompanies the drawings and other supporting information for this planning application.

The proposed works comprise of a single storey rear extension at ground level to accommodate reconfigured Kitchen/Living/Dining and Master Bedroom areas for the ground floor apartment of 415 Archway Road, N6 4HT, London.

The proposal for the extension uses the same external materials as the existing house, including using new aluminium bi-folding doors that open into the ground floor garden from the kitchen and dining areas, creating a variety of contemporary spaces that have access to daylight.

Location:

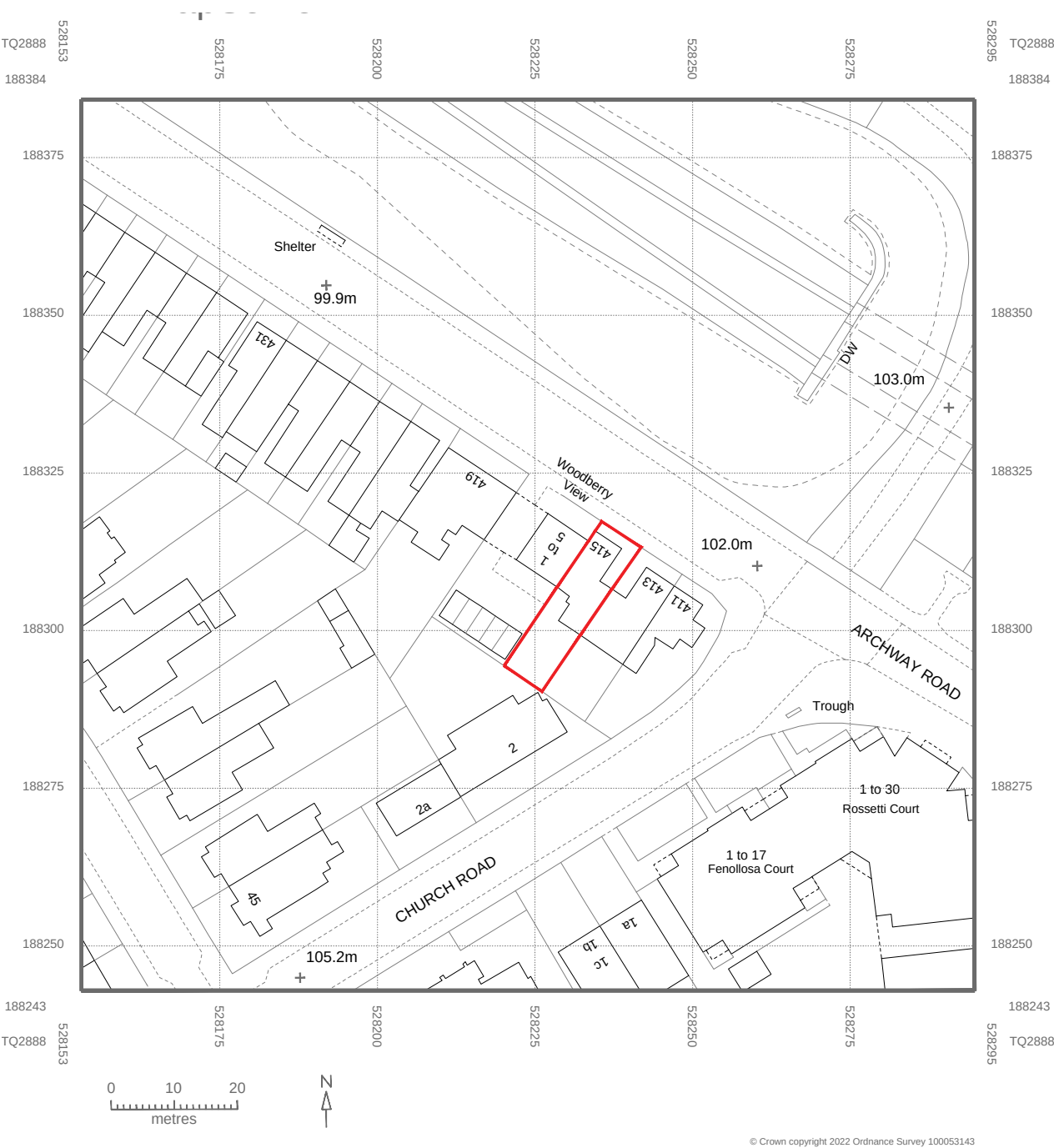
The site is located in a residential area along Archway Road within Highgate Conservation Area. The property is not listed, nor are any of the neighbouring buildings.

The property is surrounded by terraced houses and apartment buildings, with its front elevation facing towards Highgate Woodland. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have no impact on the neighbours.

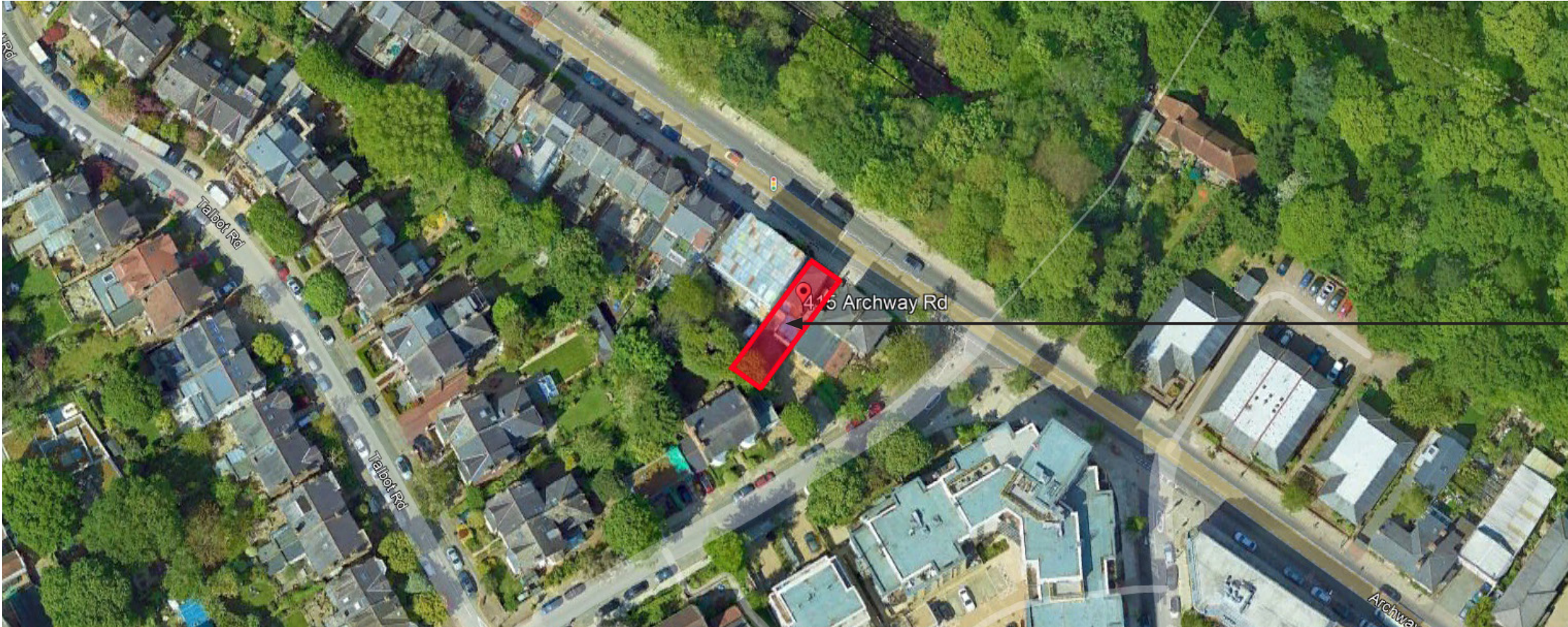
Due to the position and orientation of the property, the rear facade is not visible from the street.

By enhancing the design of the property, we hope this will improve the image of the building, the surrounding area, and the occupier's quality of life.

LOCATION PLAN



SATELLITE ARIEL VIEW



Flat 1 - 415 Archway Road

SATELLITE 3D ARIEL VIEW



Flat 1 - 415 Archway Road

1.0 Introduction and Background

1.2 Background:

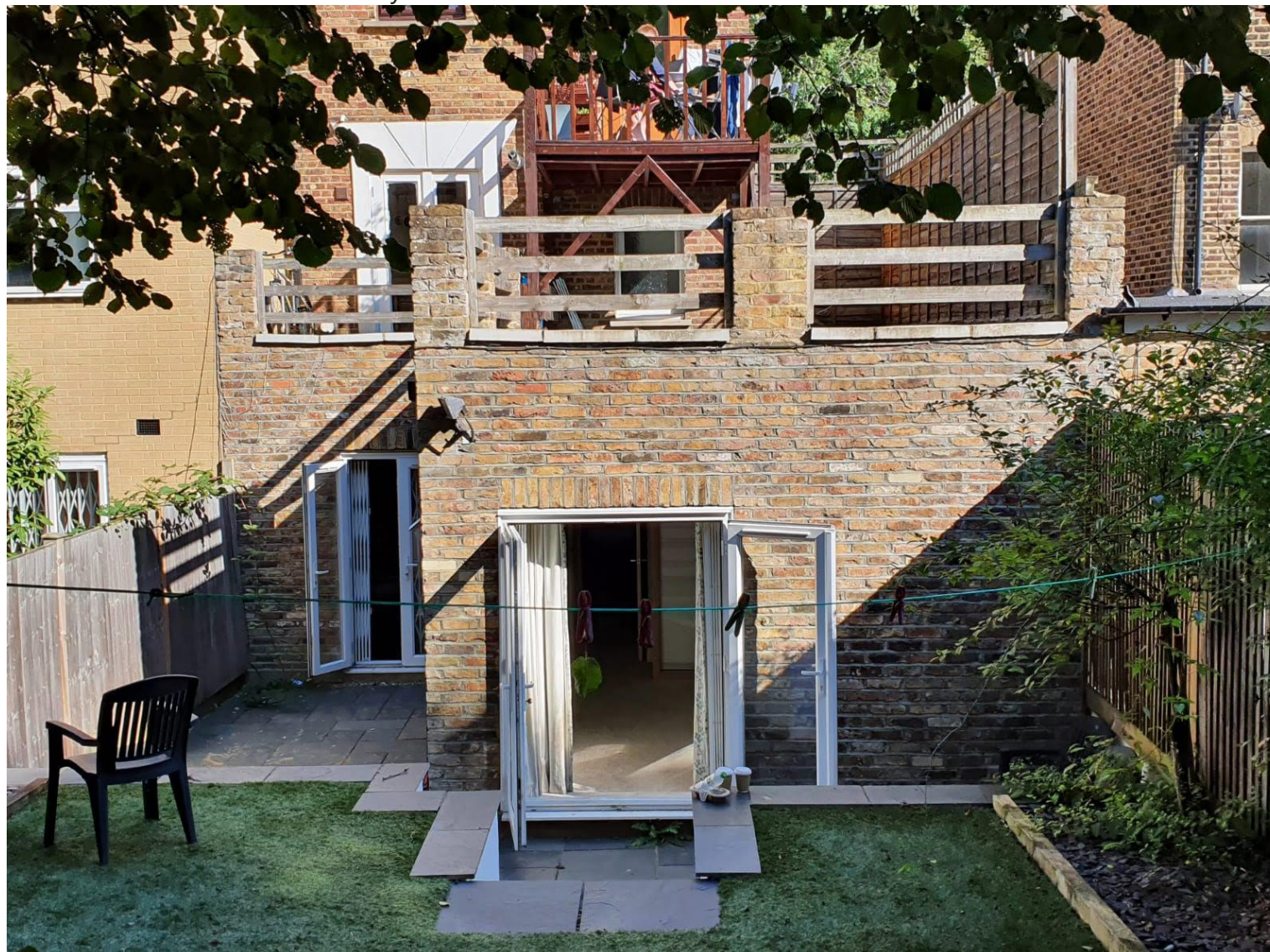
There are a number of properties within Archway Road and the neighbouring roads such as Talbot Road that have extended to the rear, similar in scale to that being proposed and provide good precedents.

The properties on this street benefit from good size rear gardens, so with the proposed alterations there is more than sufficient amenity space to enjoy.

Front View of Flat 1 - 415 Archway Road



Rear View of Flat 1 - 415 Archway Road



Garden View of Flat 1 - 415 Archway Road



2.0 Design Considerations

In addition to the extension, the aim is to reconfigure and renovate the internal areas of the apartment as they are run down and could benefit from modernisation. The intention of the internal design is to provide more spacious and functional spaces for the occupiers with a contemporary aesthetic.

The current interior spaces of the apartment feel very dark as there are no large openings to allow natural daylight and sunlight to enter.

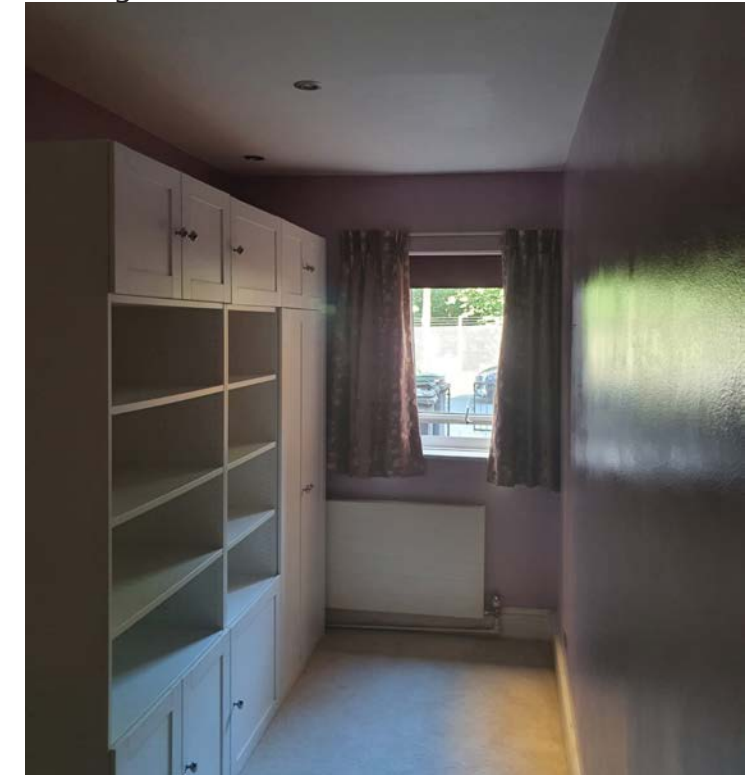
By introducing a new rear extension, many of the rooms will be able to overlook and have direct access to the private garden, whilst at the same time allowing an increased amount of natural light to enter. This in turn will improve the occupier's quality of life and well-being.

Having previously submitted a pre-application for this property, the Planners' comments have been taken on board and implemented onto the design with a full width wrap-around rear extension.

Existing Bedroom 1



Existing Bedroom 2



Existing Bedroom 3



Existing Kitchen



Existing Living Room



2.0 Design Considerations

Use:

The proposed extension will provide a more social kitchen area, combining it with an open plan dining and living room space that is in line with current standards and the way homes are currently used. These spaces will have clear views and direct access to the ground floor garden via floor to ceiling height bi-folding doors.

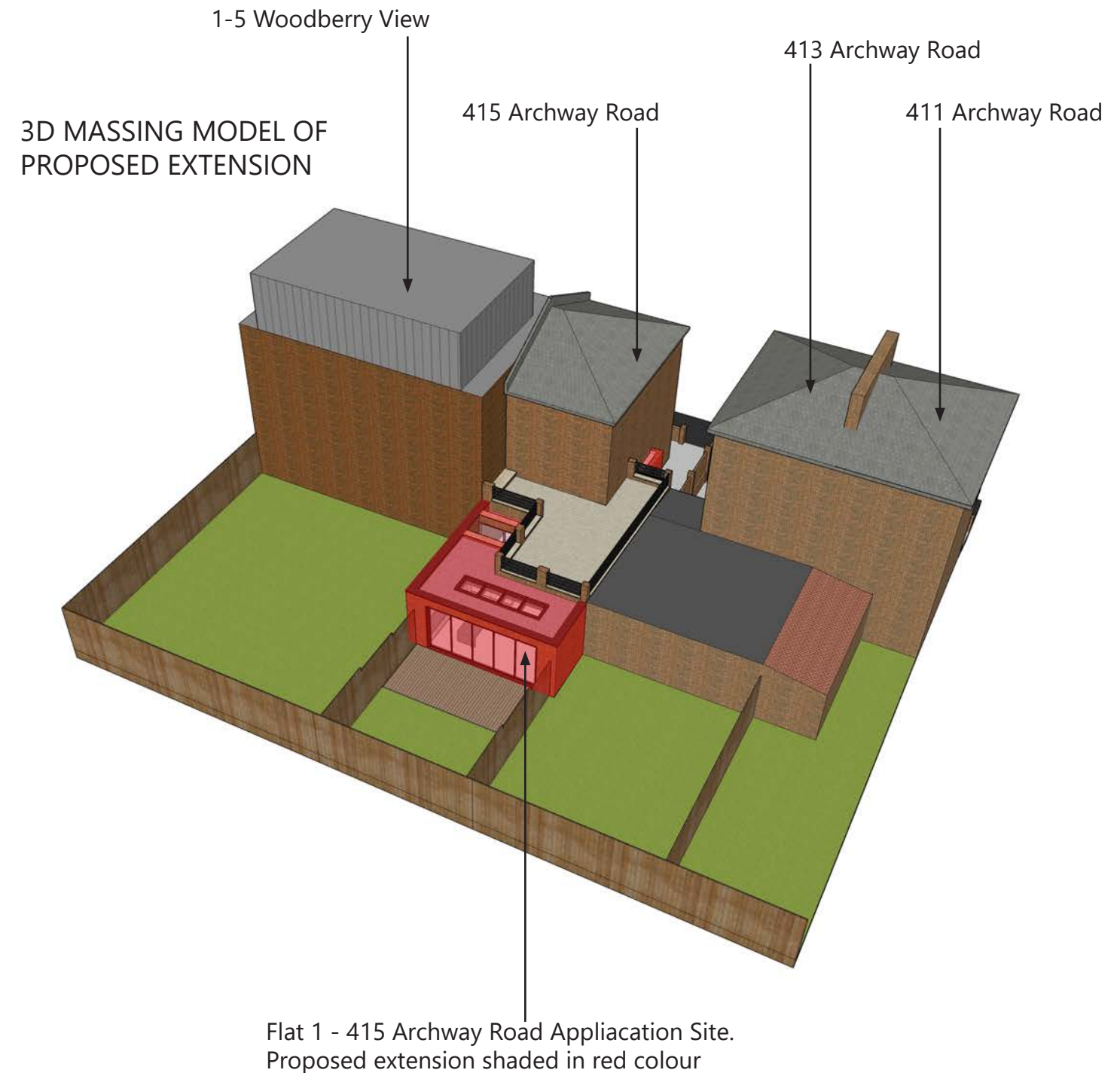
The proposal will give the opportunity for the front entrance to be relocated and exclusively be used by the occupiers so it directly enters the living space, and frees up the existing entrance to be used only for the apartments above.

The new rear extension will provide additional 34 sqm of GIA to the existing property.

The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; hence we believe the proposal is appropriate for this location.

Visibility:

The proposed extension will not be visible from Archway Road or any other street. The only properties it will be visible from is 411/413 Archway Road to the east together with the upper floors of the recently built Fenollosa Court, and Woodberry View apartments to the west. These properties are already overlooking the existing layout from the upper floors due to their higher levels.



3.0 Design Development

3.1 Design and Context

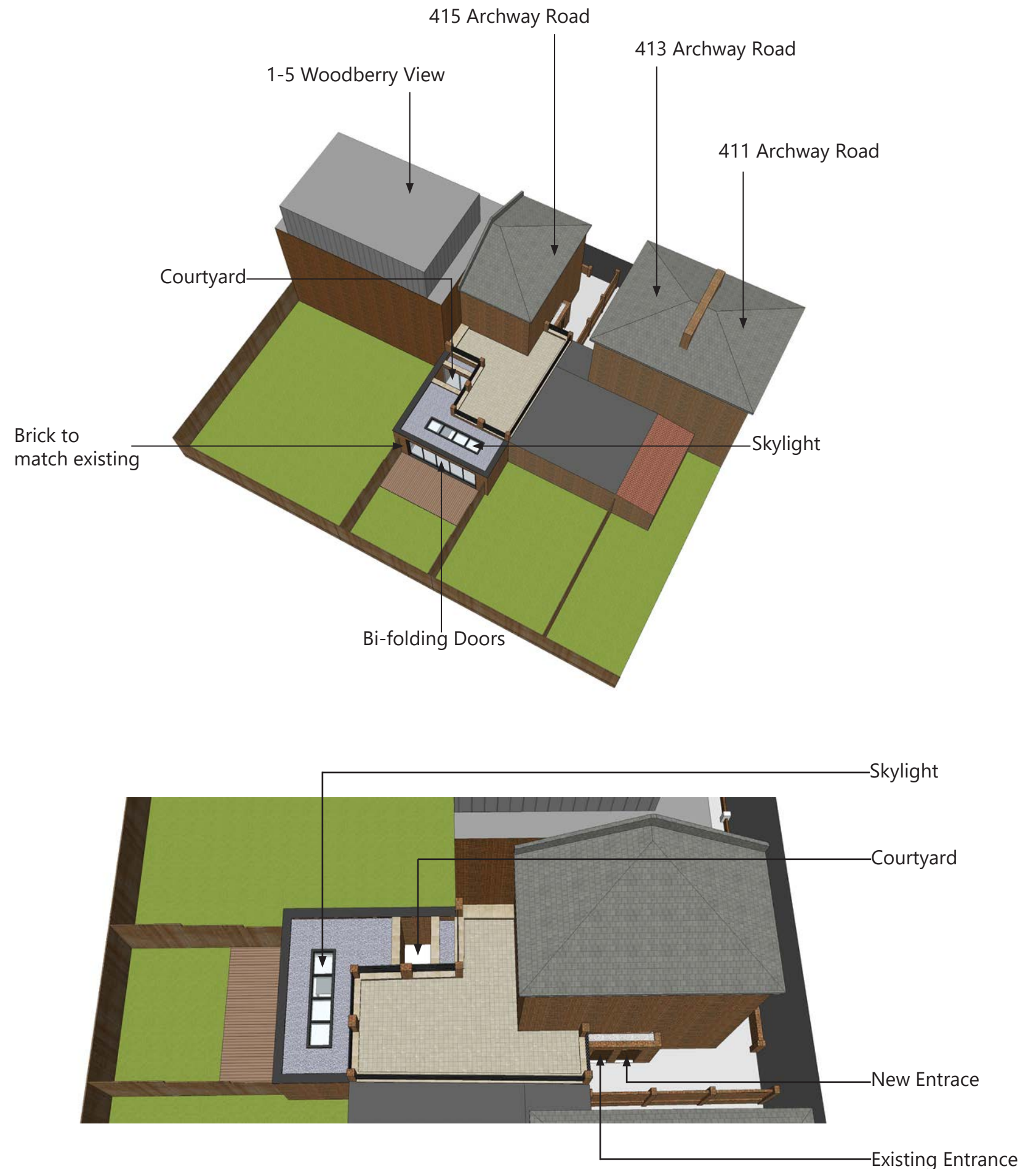
The design attempts to respect the existing context and materials together with the neighbouring properties and their associated amenities.

By reconfiguring the internal spaces and extending to the rear, the proposal will create much more useable spaces, and more natural light for the occupiers to enjoy.

The floor to ceiling height bi-folding doors will improve the flow between internal and external spaces, especially between the open plan Living/Dining/Kitchen areas garden. Additionally, the use of a roof skylight and small courtyard ensures that all the required areas, including bedrooms, are able to benefit the use of natural light and increase the occupants' perception of daylight levels and energy saving.

We propose reconfiguring the kitchen to create a more social and less cellular kitchen space that will be more fitting to the property with better daylight and relationship with the external area.

For the extension we are proposing a combination of materials that match and compliment the existing building. The main body of the extension will be constructed of brickwork to match the existing building with large glazed doors overlooking the garden and courtyard space.



3.0 Design Development

3.1 Design and Context

Relationship with the Neighbours:

The relationships with the neighbouring properties at 411/413 Archway Road to the east and Woodberry View apartments to the west have been carefully considered in this design proposal. These neighbouring properties will not be affected by the proposed extension. Additionally, the proposed extension will not overlook any of the public highway or public foot paths.

Landscaping:

The proposed ground floor garden will give a better connection between the indoor and outdoor spaces, with direct views onto it from the interior spaces.

The proposal maintains 66% of the garden space.

Appearance:

All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.

The proposed Materials include:

- London Stock brickwork to match the existing brickwork.
- Aluminium framed glass skylight
- Aluminium framed bi fold doors.

Sustainability:

The extension will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

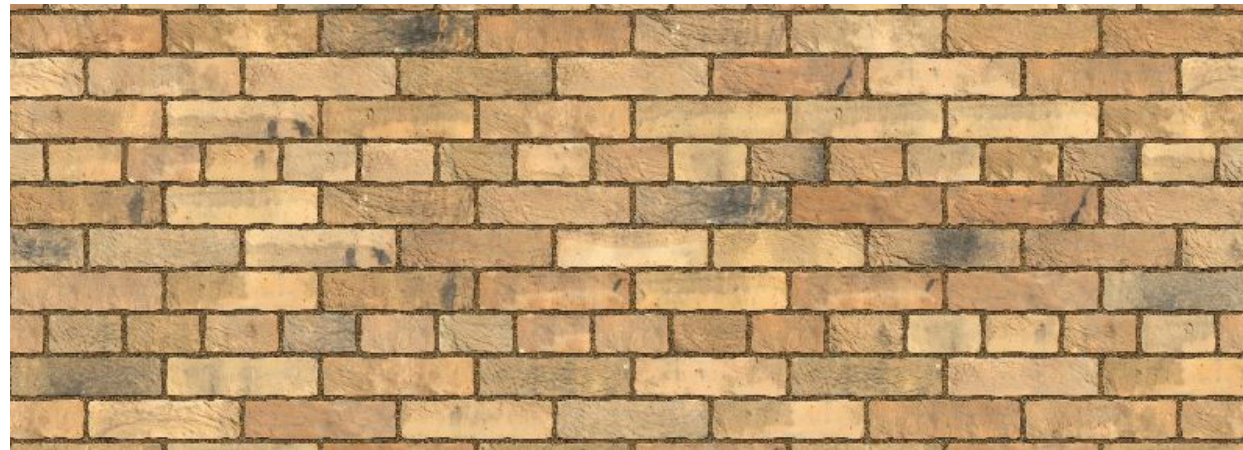


3D MASSING MODEL - VIEW FROM BACK GARDEN

4.0 Materiality



Precedent Image - Skylight



Precedent Image - Brick to match existing



Precedent Image -Bi Fold Doors

5.0 Conclusion

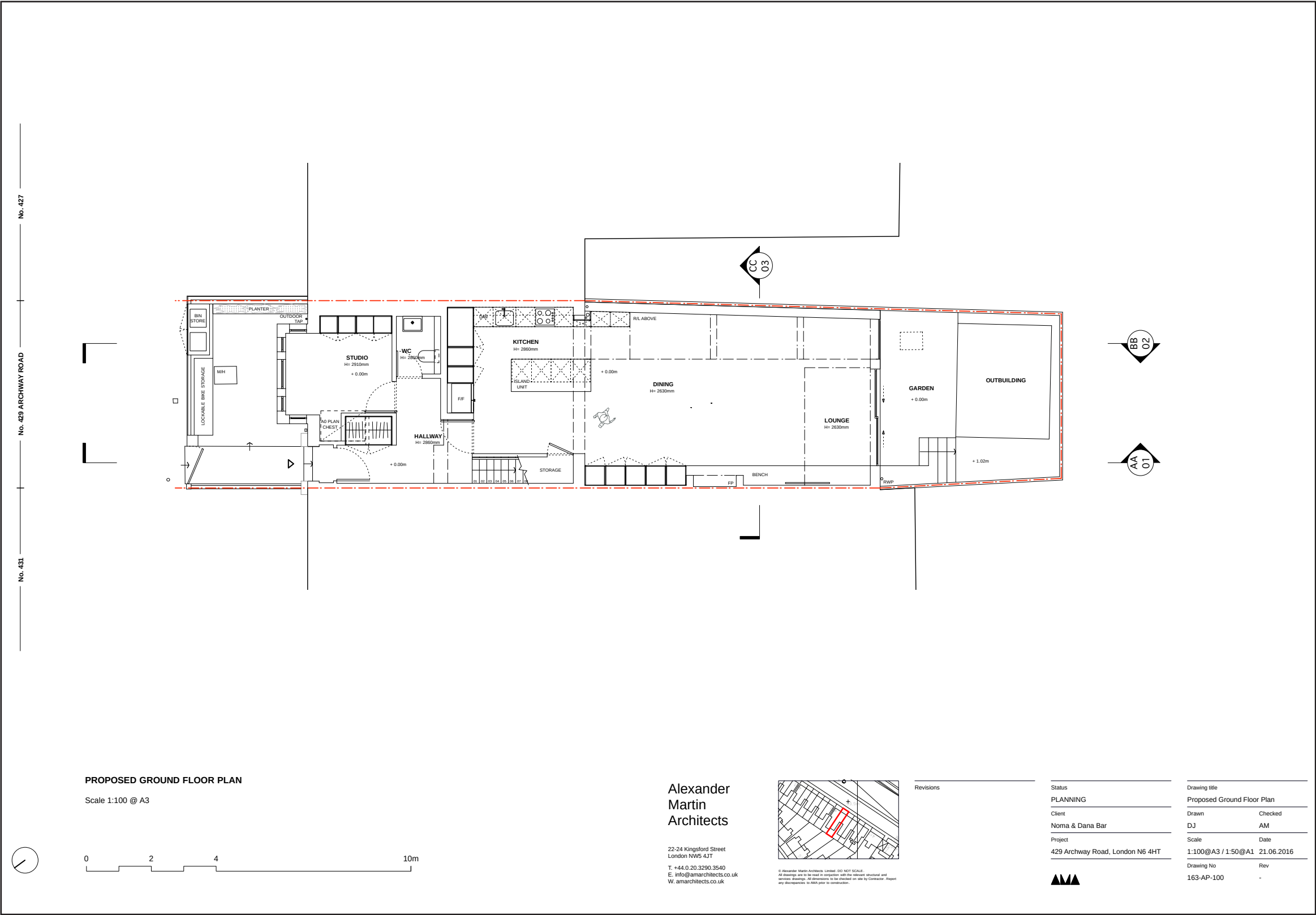
This proposal is to build a rear extension and reconfigure the internal spaces on the ground floor. In formulating our proposals, we have considered the current conditions of the property. We aim to enhance the fundamental values of the dwelling by creating spaces that can be used by the client and their two young children, providing a better quality of life for them, and yet still being very much a part of the property. We have been sympathetic to the property and its surroundings.

In preparing this design, we have been particularly mindful of:

- Creating a contemporary, yet complimentary home with more social spaces.
- Enhancing the relationship of the property with private outdoor gardens.

6.0 Precedents

Application Number: HGY/2016/2493
Date of application: 26.07.2016 Date of decision: 16.09.2016
At: 429 Archway Road N6 4HT
For: Erection of single storey rear extension, dormer window to rear roof slope with access to flat roof, external alterations at rear and timber gates to forecourt means of enclosure



6.0 Precedents

Application Number: HGY/2019/1292
Date of Application: 13/05/2019 Date of decision: 02.07.2019
At: 435 Archway Road N6 4HX
For: Erection of single storey side infill extension, single storey rear extension and conversion of existing ground floor flat into 2 x self-contained flats (Class use C3).

