

PLANNING, DESIGN AND ACCESS STATEMENT INCLUDING SUSTAINABILITY STATEMENT

Ground Floor, 11 Dunbar Road, Wood Green, London. N22 5BG

April 2023



APPLICATION DETAILS

Site Address:

Ground Floor,
11 Dunbar Road,
Wood Green,
London
N22 5BG

Applicant:

Mr Sean Kennedy -
Moreland Investments Ltd

Prepared by:

Compass Design Studio
12 Ashtree Crescent,
Chelmsford,
Essex
CM1 2RP



INTRODUCTION

This statement has been prepared as part of the supporting documentation of a householder planning application for a ground floor extension at 11 Dunbar Road (Ground Floor).

THE SITE

11 Dunbar Road is located within Wood Green, in the London Borough of Haringey. The application site is not within a Conservation Area or Green Belt, nor in a Flood Risk Zone.

The proposed scheme does not relate nor affect the front of the property, the proposed works only relate to the rear of the property, which is hidden from view due to the property being in an area of terraced houses.

EXISTING PROPERTY & SITE CONTEXT



The existing property is a terraced house which has been converted into two self-contained flats; both flats belong to the same owner. The property sits on a land of approximately 120.8sqm. The present application only refers to the ground floor flat. The property is of a typical Victorian design style, built approximately between years 1900 and 1929. The property is not within a conservation area and is not of any historical or architectural interest.

The building incorporates red brick finish to the front elevation with typical stone detailing to window and doors. The rear elevation has a combination of different external materials, the ground floor has render, the first floor has brick painted red (it's not clear which was the original colour) and the second floor (converted loft) has white cladding.

The existing single storey rear extension is of poor architectural quality, the layout is awkward and in need of refurbishment. Deteriorated roof and walls are showing signs of dampness and mould patches in different areas. The existing flat roof needs to be replaced in its entirety due to leaks.



The surrounding area to the site is of high density suburban traditional housing with a dominant architectural Victorian style, mainly residential and consists essentially of two and three storey terraced houses, with some of them presenting loft conversions and ground floor extensions. The external finishes to the rear of these properties vary considerably, ranging from brick, painted brick, pebble dash, render and cladding. The site is located at approximately 0.8 miles from Alexandra Palace railway Station, and at



approximately 680 yards from Wood Green tube station. In accordance with PTLA (Public Transport Accessibility Levels) the property has a score of 4. It is also located close to many other facilities, such as: convenience stores, primary and secondary schools, Doctor's surgeries/GP practices, dentists, shops, restaurants, bakeries, post office, bus stops, etc.

DESIGN PROPOSALS

The brief was to extensively renovate the existing one bed two person ground floor flat and via a proposed rear extension provide a second bedroom. The proposals include a 2m extension added to an irregular existing 4m extension. The proposals include extensive works to the ground floor flat to accommodate the spaces required including the provision of a courtyard which will provide natural light to the areas located at the rear of the extension including the proposed single bedroom/study. The current layout, with a narrow bathroom to the rear, provides a very poor connection between the social areas and the garden, and greatly limits the reach of natural daylight into the kitchen-dining-living areas.

The proposals include the removal of the existing extension which houses the bathroom and some storage space and the creation of a new slightly larger extension that will contribute positively to the proposed layout, creating a flow through the different spaces, enhancing the existing architectural aesthetics and functionality of the residential areas. The rear extension will create a more visually pleasing and coherent rear façade and provide more spacious areas internally, a better connection between internal and external areas, and more natural light reaching all the social areas.

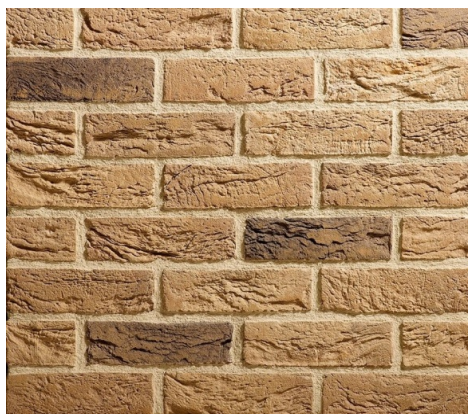
The proposed works include the redesign of some of the existing rooms to accommodate the new en-suite, family bathroom, single bedroom/study and courtyard. The proposed open plan areas (dining-kitchen-living) will be located at the rear of the flat, with large bi-folding doors opening onto an external hard landscaped area that will provide the desired connection with the rear garden, which will enhance the indoor/outdoor family lifestyle.

The appearance, size and sitting will be in harmony with the surrounding developments and would preserve the character of the area. The proposed roof height will be of similar height to the neighbouring properties, and the overall proposed scale will remain proportionate to its surroundings. The proposed roof height will be slightly higher than neighbour No 13 to allow for an improved seal between the two roofs. The scale of the proposed extension will not restrict daylight to the neighbouring properties, due to the trajectory of the sun the proposed extension will not cast any shadows on the neighbouring gardens, and if any shadow it were to cast, this would be absorbed by the shadows cast by the main buildings throughout the different seasons. The proposed extension will not cause any harmful impact in relation to outlook, loss of light, scale and privacy to neighbouring amenities.



MATERIALS FOR THE PROPOSED DEVELOPMENT

The specifications for the proposed materials are for these to be of high quality, locally sourced and with low embodied energy. All the materials proposed externally are intended to provide a modern contemporary feel whilst in keeping with the surrounding and respecting the character of the area. The proposed extension rear elevation will be multistock buff brick, with window, bi-folding doors and parapet capping in dark grey creating a contrast between the two materials. Other architectural detailing includes the courtyard providing a secluded amenity space and natural light to the different private and social areas.



All external materials have been chosen with the purpose of offering a better thermal efficiency to the property, these also relate in colour and tonal value with the surroundings, the height, size and scale of the proposals all comply with Policy DM12 (Housing Design and Quality) of the Haringey Development Management Plan.

The new roof and walls will be built with the latest specification standards for the external fabric, making use of sustainable materials, a higher spec insulation to walls, floors and roof, offering better air tightness and reducing heat loss. The property will be more energy efficient, have better air quality and better water efficiency. All habitable areas will be provided with sufficient natural light. All new elements of construction will meet or exceed current Building Regulations requirements.

LANDSCAPING



The current external areas consist of uneven paving slabs, a dwarf wall separating this from the soft areas, which has some shrubbery and overgrown grass with a side pathway leading to the built shed located at the end of the garden.

The area of the proposed extension will replace the existing hard landscaping (patio). The existing soft landscaping to the rear of the property will be modified around the proposed works, the existing area of lawn and perimeter shrubs and planting will remain. No mature shrubs will be removed as part of these works. The area close to the proposed extension will be made good by levelling out and creating a new hard landscaped area suitable for outdoor dining, this area will be closer to the bi-folding doors to create an intentional continuous space, between kitchen/living room and the outdoor area. The lawn will be re-laid, all external areas to be renovated and made good.

None of the proposed external works is subject to a Planning Application.

FLOOD RISK ASSESSMENT

The location of the property is in flood zone 1, which means that it is an area with a low probability of flooding in accordance with the Environment Agency Flood Map. The property is considered low risk 0.1% (1:1000) this is the lowest risk category provided by the Environment Agency.

The proposed extension FFL's will match the existing dwelling's level.

SUSTAINABILITY STATEMENT

The objective of this application is to have an architecturally sensitive design, utilising the best in materials and techniques available. The proposed design will improve the appearance of the property and it will be visually more pleasing. All new external materials have been chosen with the purpose of upgrading the thermal efficiency of the property, these also relate in colour and tonal value with the surroundings, the height, size and scale of the new proposals all comply with Local Plan Policy SP4 and Policy DM21 (Sustainable Design, Layout & Construction) of the Haringey Development Management Plan.

The proposals have been designed taking into account the recommendations of the policy to promote a low carbon footprint and to support a sustainable living, sustainable working and sustainable leisure. It has been designed to minimise energy consumption including high energy efficiency.



All new windows and patio doors will be high performance triple glazing, minimising heat loss and therefore improving the property's overall thermal efficiency. Glazing units to be filled with argon gas, further improving insulation and also solar coated to reflect heat back into the interior. All new windows and doors shall meet the minimum U-value requirements.

All new elements of construction will meet or exceed current Building Regulations (i.e. insulation to walls, floors and roof).

All new lighting will be LED which is both energy efficient and environmentally friendly.

All new wall / roof junctions will be carefully built in order to ensure air seal and reduction of cold bridging and heat loss.

Where feasible all existing elements from the current house will be reused / recycled in the new proposals. If existing timber joists are suitable these can be recycled providing they are compliant and sound for reuse. The reuse / recycle of existing materials can only be fully assessed once the existing roof has been stripped down at the demolition stage.

All new sanitaryware will be of the most efficient design to reduce water consumption. For instance, all new cisterns to have Eco dual-flush or similar approved to reduce water consumption, all new taps to be installed with flow limiters to reduce water consumption, all new showers to have Eco-flow technology or similar approved which reduces the amount of water used.

