

15185
32 Leaside Avenue
N10 3BU

Design & Access Statement
Origin Architecture
May 2023
Revision /





SITE



SITE

Introduction

This report and the drawings associated with this application describe a proposed replacement to an existing rear extension and building upgrades to a semi detached dwelling in Haringey.

Site Context

32 Leaside Avenue is part of the Muswell Hill conservation area, it is not subject to article 4 directions. The street consist of matching pairs of houses that of a similar in design. The property sits well back from the road with a maintained front garden. Generally other houses in the street are red brick , with red tiled roofs and white render surrounds to windows and doors.

Building description

The dwelling features a large hipped roof with shared chimney stack with the adjoining house. The principal elevation has a triple window arrangement with white render surrounds. The main entrance is set back with a flat roofed canopy. To the side there is a shared driveway that provides access to 2 small garages that generally are not useable for modern sized vehicles. The rear has an existing extension that was built at some point during the 80's. This consists of a double pitch design of a solid roofed extension with veluxes and fully glazed conservatory. The whole rear is poorly insulated and suffers from poor air tightness which makes the rear spaces hard to use in the colder months.

The Design proposal

The main proposed alterations are as follows:

1. Replace the existing rear extension with new single pitched extension with minimal glazing and white stained wooden cladding that references the detailing of the white render used elsewhere on the building whilst providing a better finish more resistant to the effects of weathering and with greater visual complexity.
2. Converting the existing garage with green roof to a more useable home office and storage space buy opening up the brick side elevation to the rear garden. The materiality of the new side elevation is designed to be harmonious with the rear elevation of the extension
3. Associated landscape improvements relate mainly to a reconfigured patio and steps area that will use cast concrete and red brick pavers that will relate to the colour of the main house.
4. Internal building fabric improvements
5. Replacing single glazed windows to the front and side of the house with white painted timber double glazed and draft sealed windows in matching style and glazing bar design.

Who is Origin Architecture

Origin Architecture specializes in buildings that provide bespoke and considered spaces, often solving complex construction problems. Every project is approached with a personal service and rigorous attention to detail. We try to add value to our client’s project by listening, collaborating and never imposing a preconceived idea or style. Clients choose us because we are open minded, thoughtful and trustworthy. Our objective is always to marry the pragmatic with the aesthetic in a way that results in buildings and places that have a positive impact on people’s lives. The directors have 15 years experience working for some of London’s well known architects including: Cullinan Studios, Wilkinson Eyre, Penoyre & Prasad, Feilden Clegg Bradley Studios and Pentagram.

Drawing & Info list

P-001 Location & Block Plan	P-200 Proposed Site Plan
P-100 Existing Site Plan	P-202 Proposed GF Plan
P-101 Existing GF Plan	P-203 Proposed FF Plan
P-102 Existing FF Plan	P-204 Proposed SF Plan
P-100 Existing SF Plan	P-210 Proposed Front Elevation
P-110 Existing Front Elevation	P-211 Proposed Rear Elevation
P-111 Existing Rear Elevation	P-212 Proposed Side Elevation & Sec
P-112 Existing Side Elevation & Sec	



Design In Detail

The general principle for the design has been to maintain the integrity of the host property and its period features, whilst adding a replacement modern addition that will provide the occupants with a more comfortable better performing principle living space.

The proposed development seeks to comply with the broad requirement for high quality design, that does not detract from the character of the wider street and surrounding area. The design draws upon previous architectural works that Origin Architecture has completed to this type of building and urban environment, and upon a considered assessment of the existing building and street-scape.

Use

The site has a residential use class of C3 that will remain unchanged. The proposed changes will have minimal impact on the site and access routes are to remain intact.

Form

The rear extension is designed as a contemporary addition to a traditional house. The extension is generally within the footprint of the existing extension. The pitched roof slopes down to towards both neighbouring properties.

Amount & Scale

The extension is subordinate to the host property and its roof. There is no proposed additional floor area. As the proposed additional area is less than 100m2 and will not be subject to Community Infrastructure Levy charge.

Layout

There is no change in the layout of the site as a result of this application. The locations of the vehicular and pedestrian entrances remain the same. The access to the main entrance of the house is via one step. The main change to the layout is to combine internal spaces together at the rear.

Access

The proposal does not change the buildings external or internal accessibility. The layout of the ground floor creates step free access throughout this level to be compliant in general with Lifetimes homes guidance. A newly renovated bathroom is available on the ground floor.

Neighbour Amenity

The proposed roof additions do not create significant additional overshadowing above that created by the existing building forms. The form of the the proposed extension maintains the principle of making minimising the building height towards the site boundaries.

Neighbouring outlook to their rear garden is maintained. Adjoining properties will still enjoy an uninterrupted outlook from existing rear and front facing windows.

There is no significant loss of privacy as no additional side windows are proposed that overlook neighbouring gardens. The design does not create additional overlooking that is not already possible from the upper windows. There is a small window to the side wall that aids passive surveillance of this driveway space without loss of privacy to the neighbour

There will be no additional noise disturbance as no sound generating equipment is proposed.

The proposal does not create significant adverse impact on neighbours residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect. In its use it will not create significant additional air, water, light or noise, pollution.

Materials

High quality materials will be used throughout including minimal sliding glass doors, high quality timber cladding (stained white whilst allowing the wood grain to be visible - see pictures to the right), terracotta brick pavers to parts of the landscape with insitu cast concrete steps

Sustainability

The new building elements will be detailed and constructed to a high standard, using durable materials to create a positive contribution to its environment. All new parts of the dwelling will be built to current Part L standards which will ensure much improved levels of insulation to the roof walls and floors, which currently have none. LED lighting will be used in all new areas and water efficient sanitary ware will be used throughout. The predominate external materials will provide lasting durability.

Parking

No additional parking positions are proposed.

Conclusion

It is considered that the submitted design and form of the proposed extensions would not cause undue harm to the neighbouring houses or to the appearance of the host building, with all alterations located to the rear and well set back with little impact on the street scene.

