

87 Warham Road- Design and Access Statement

Client: Private
Reference: 2022_06
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REVISION

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Existing Site

Introduction-

87 Warham Road is an Edwardian terrace property in the borough of Haringey. The scale and typology of the property is common across the surrounding streets and houses of Haringey Ladder.

The development of the area between 1880 and 1900 was as two housing estates. The Hornsey Station estate at the north end and the Haringay park estate at the south end. The streets between Wightan Road and Green Lanes looks like rungs of a ladder. As the streets were developed, nothing could be built over the sewer that runs under Haringay passage.

The number of houses built within the area dramatically grew in the late 1800s and it is evident from historical mapping that 87 Warham Road was built during the second stage of the housing development.

Planning history search shows that the building has undergone a number of changes including a division from a single-family dwelling to two apartments. Further consents have resulted in a loft conversion and out rigger extension at second floor level. These additions happened prior to the client purchasing the property.



1888-



1840s-1890s



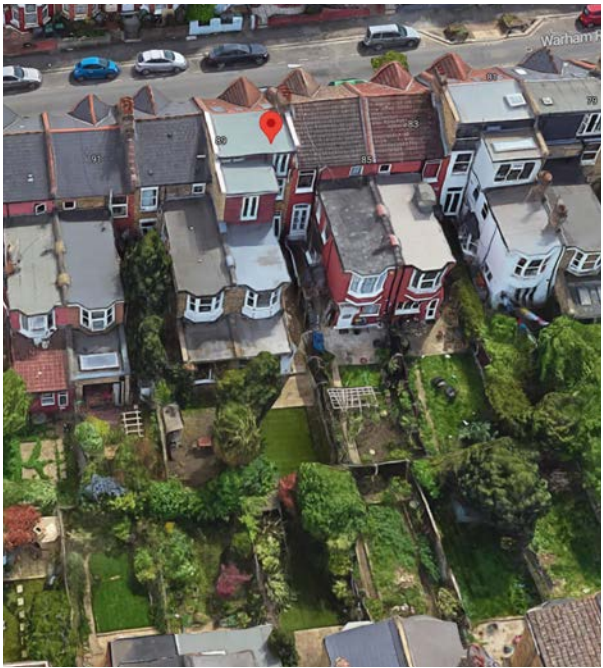
1885



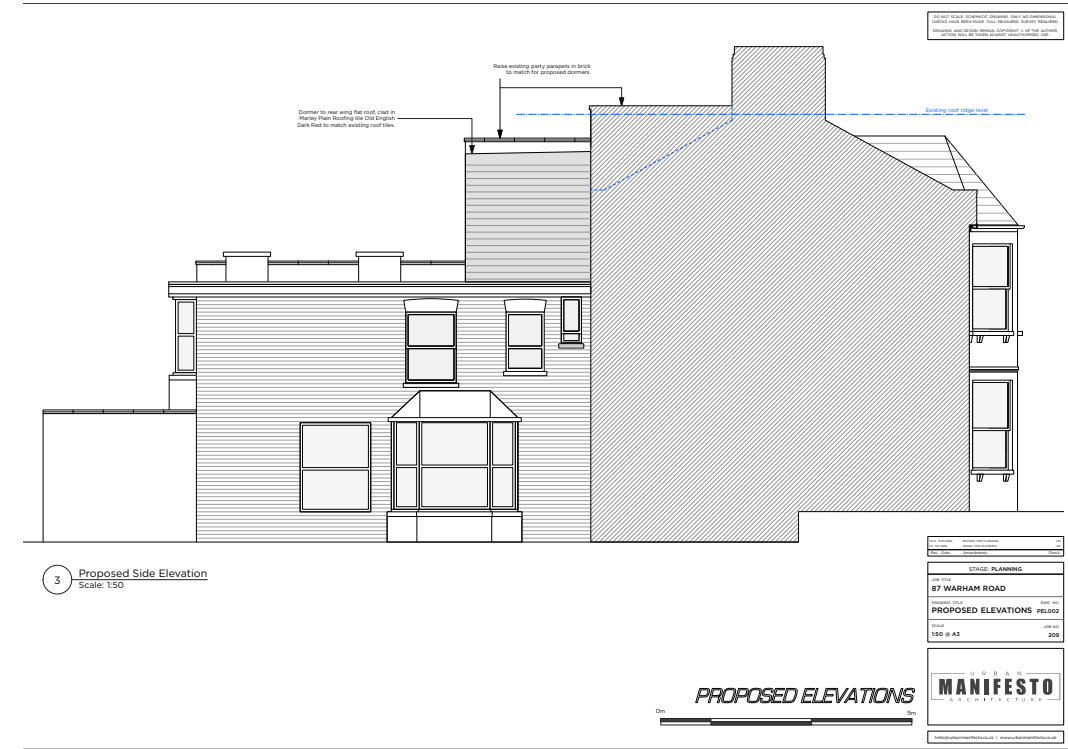
1944-1977

Existing Site -Planning History

Planning history search shows that the building has undergone a number of changes including a division from a single-family dwelling to two apartments. Further consents have resulted in a loft conversion and out rigger extension at second floor level. These additions happened prior to the client purchasing the property.



Existing Site_Aerial view



Previous planning consent drawings

Previous planning consent drawings



Historic images of the property

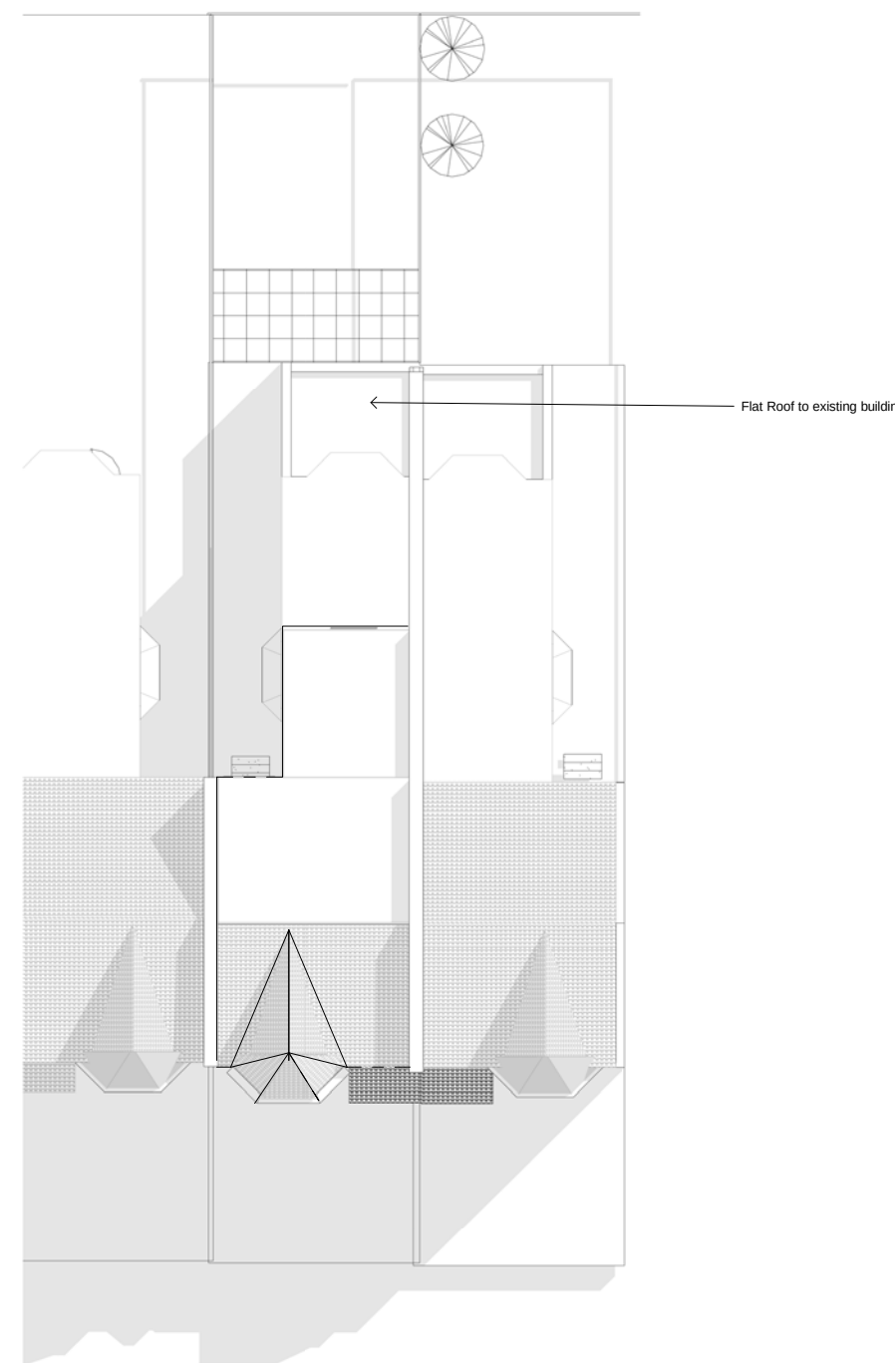
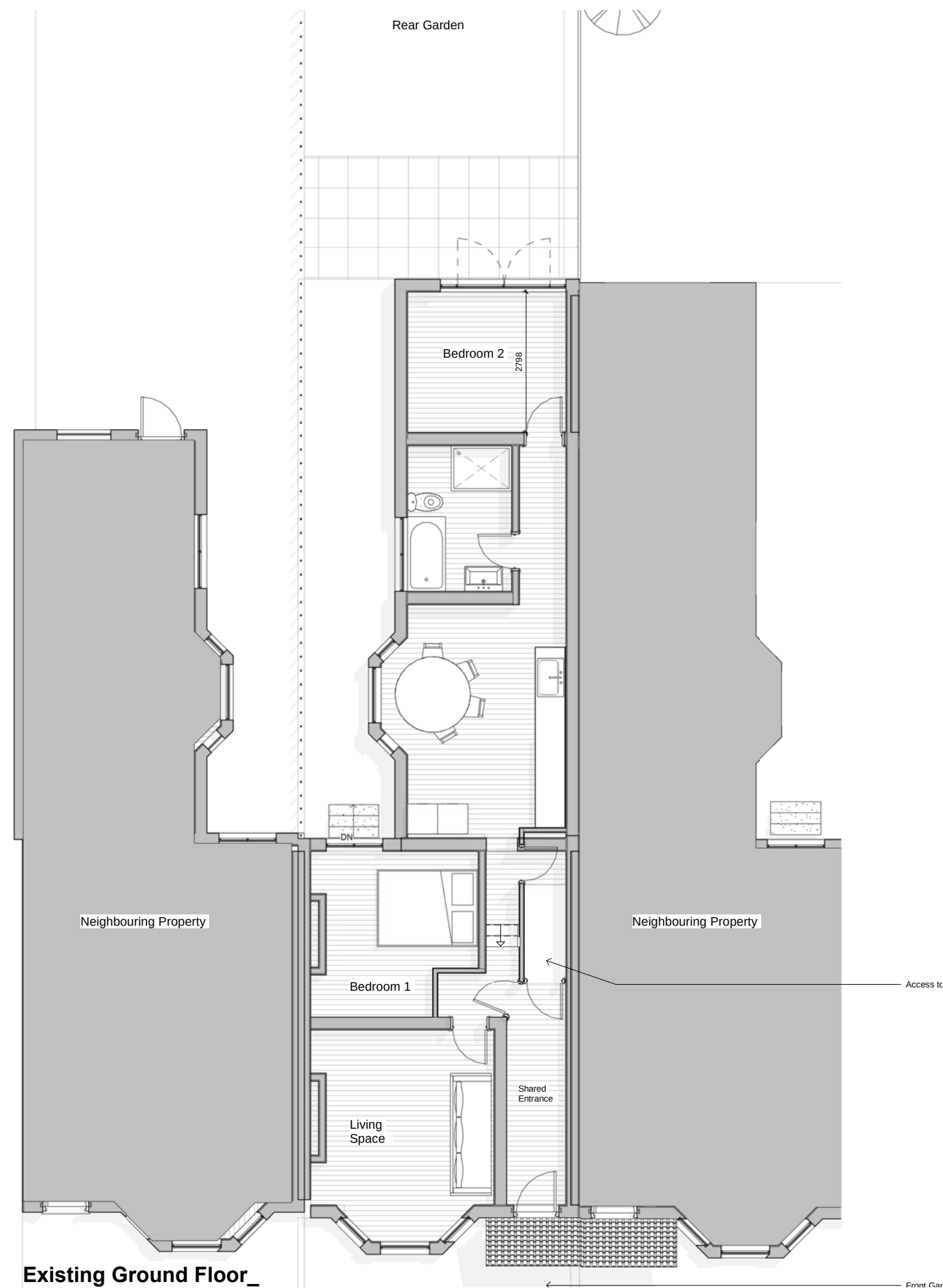


External View of Front Elevation



External rear view of existing

Existing Floor Plans



Existing Roof Plan
1 : 100

CLIENT	Owner
PROJECT	87 Warham Road
TITLE	Existing First, Second & Third Floor Plans
NUMBER	2211_P111
REVISION	1
STATUS	Planning
SCALE	1 : 100

Existing Elevations

Existing Elevations and 3d massing model of the existing building. No alterations to the front of the property are being made.



Existing Rear Elevation
1 : 50



Existing Front Elevation
1 : 50



Existing Side Elevation
1 : 50



Existing 3d Massing of the building



External 3d Massing of the building

Proposal

The Proposal

The proposal is to demolish the existing rendered rear single storey and replace it with a London stock brick extension to match the existing property. A bay window is proposed to the side of the property to mirror the original bay window that forms the kitchen space. The modest extension is proposed to extend 800mm further into the rear garden space. It is proposed that this will have a limited effect on the neighbouring property and a party wall agreement will be in place to confirm the details. The adjustment to the footprint of the room will allow the space to be used as double bedroom with some storage. Upon purchasing the property in 2022, the client became aware of a number of problems with the original extension (no dpc, poor workmanship, evidence it may not be tied into the original property and leaks throughout the roof) and felt that a rebuild would be essential.

The use of rooflights within this extension were considered but it was felt that this would have a detrimental impact on the upper apartments, so any consideration was omitted.

The proposal will provide a much-needed bedroom space to the property and is considered to have a limited effect on neighbouring properties while providing a high quality, sensitive rear extension.

Sustainability

The existing dwelling consists of solid wall construction largely of London Stock brick and cement-based render to the rear single storey extension. The second-floor extensions are clad in terracotta tiles to match neighbouring developments (which are much later editions). The proposed rebuild will take a fabric first approach and be constructed of insulated cavity wall. The new floor and roof will be insulated, and all new windows will be insulated double glazed windows with sensitive fenestration.

The improved U-values to the walls and roof will meet or exceed current Building regulations and reduce the energy requirements on the property.

Access and Parking

Access to the property will remain unchanged, via a shared ground floor entrance along Warham Road. With respect to parking, the proposal makes no alteration to existing street parking.

Conclusion:

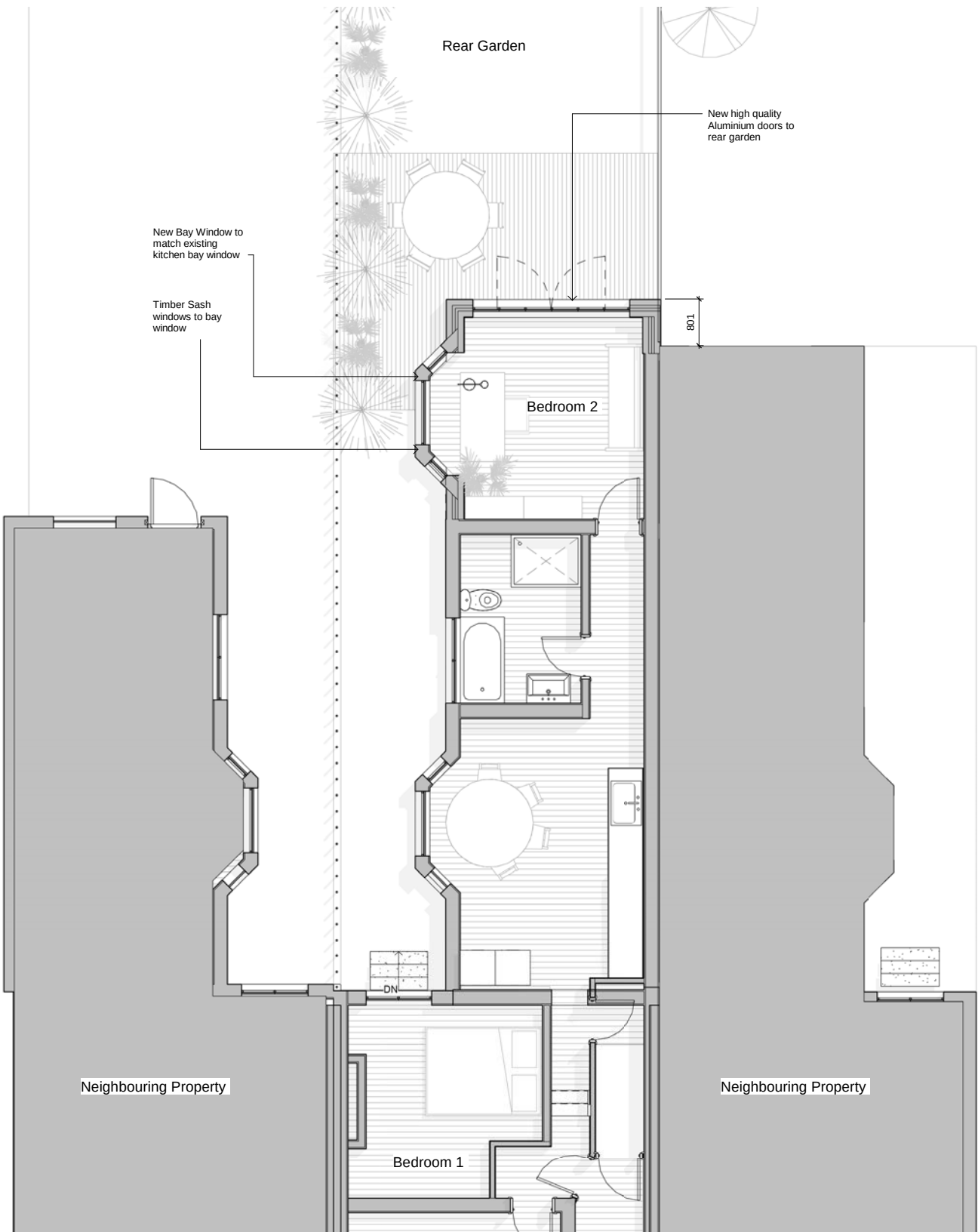
The modest proposal will support the client with the much-needed living space within the flat, while providing a quality of space that is not currently evident in the rear bedroom space. The use of the side bay window will provide valuable light to the rear of the property without overlooking issues. The sensitive bay window will mirror the detailing of the existing bay window and provide a cohesive approach to the ground floor layout.

Relevant Planning policy

House Extensions in South Tottenham,
SPD 2010, Haringey Borough council

Sustainable Design and Construction SPD 2013

NPPF Guidance



Proposed Elevations



Proposed Rear Elevation
1 : 50



Existing Front Elevation
1 : 50



Proposed Side Elevation
1 : 50

CLIENT	Owner
PROJECT	87 Warham Road
TITLE	Proposed Elevations
NUMBER	2211_P121
REVISION	1
STATUS	Sketch
SCALE	1 : 50

Building Precedents



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