

Unagru Architecture Urbanism

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186_21 Whitley Road
Design & Access Statement

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1. Introduction

- 1.1. This Design & Access Statement accompanies the planning drawing submission for 21 Whitley Road, Haringey.
- 1.2. The proposals include a rear single storey garden extension, raised roof to outrigger at rear, and loft conversion with dormer and terrace.
- 1.3. This statement attempts to demonstrate the compliance of the proposals with local and national planning policy.



2. Context

- 2.1. 21 Whitley Road sits within a residential street perpendicular to Bruce Grove. The majority of surrounding houses are red brick Victorian terraces.
- 2.2. The street is not part of a conservation area but sits close to the THRHC/Bruce Grove Conservation Area.
- 2.3. The proposal aim to have minimal impact on the surrounding context by providing a massing that is subordinate to the existing house and its neighbours.

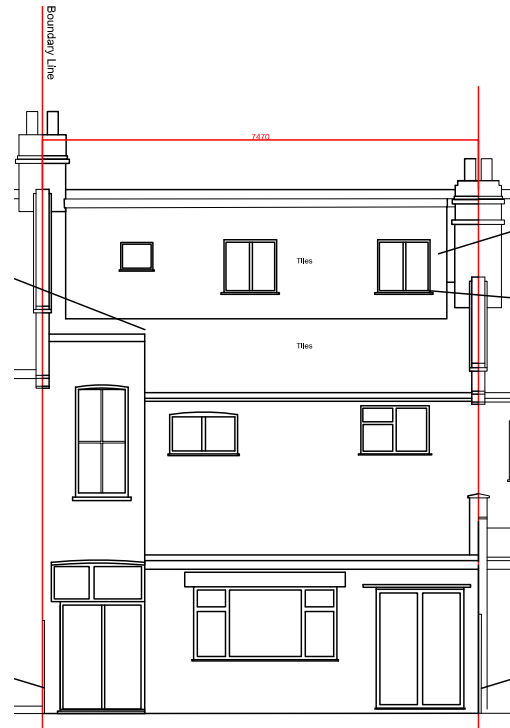


Site and location plan

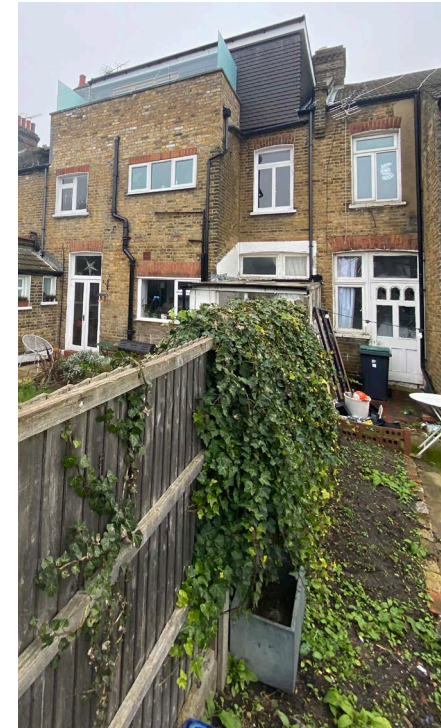


2. Context

- 2.4. Similar houses locally have received planning approval for rear and dormer extensions at a similar scale as below.
- 2.5. 9 Whitley Road - HGY/2019/1202. Rear dormer extension and rooflights to front.
- 2.6. 21 Whitley Road - HGY/2019/0226. Rear dormer extension.
- 2.7. 13 Whitley Road has a large two story and dormer outrigger.



9 Whitley Road permitted rear elevation



Neighbouring 21 Whitley Road rear photograph

3. Photographs



21 Whitley Road - front view



21 Whitley Road - street context



19 Whitley Road - neighbouring terrace and dormer extension



Boundary with 23 Whitley Road



Large massing of 13 Whitley Road



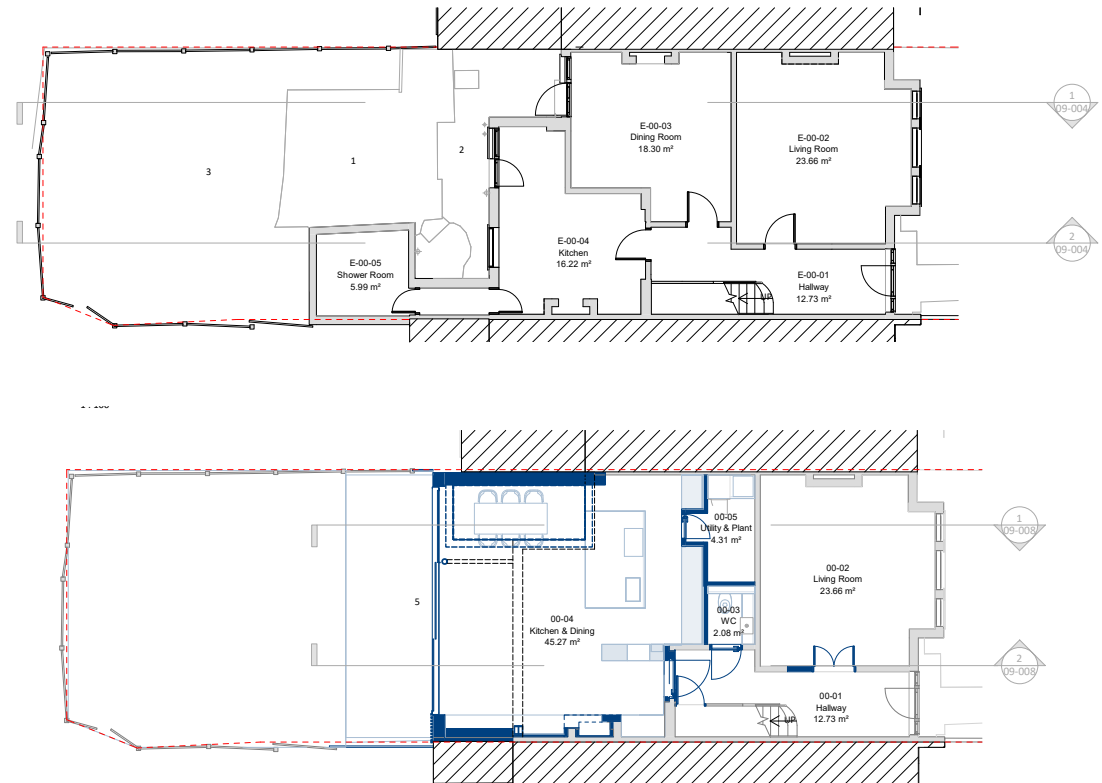
Garden view

3. Use

- 3.1. The proposal maintains the current residential use.

4. Areas

- 4.1. Proposed ground floor rear extension additional area 14m²
- 4.2. Proposed loft dormer extension additional volume 16.6m³
- 4.3. Proposed first floor terrace additional area 7.7m²



Existing and proposed ground floor plans

5. Layout

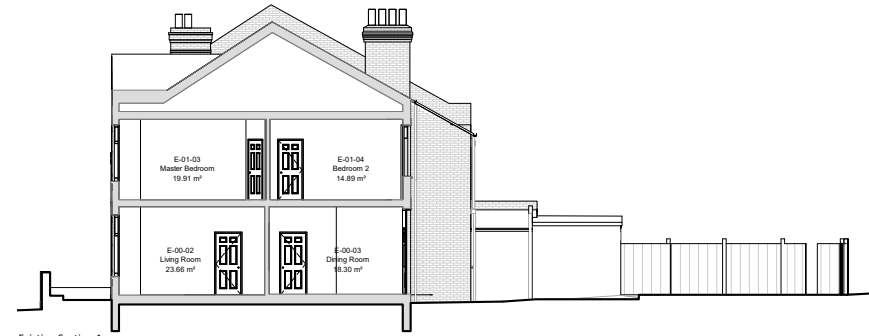
- 5.1. The proposal retains the current street access and front elevation.
- 5.2. The ground floor rear extension extends and consolidates the kitchen and dining room into one large space that has better connection to the garden.
- 5.3. The first floor bathroom is extended vertically to give more headroom and a terrace above.
- 5.4. The loft extension provides a master bedroom and bathroom.



Existing and proposed sections

6. Scale

- 6.1. Under DM12 3.16 *Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof.* The dormer sits below the existing ridge line and therefore cannot be seen from the street.



- 6.2. 3.14 *Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building.* The rear single storey extension aligns with the existing neighbour's outrigger. The height provides internal ceiling heights to match existing levels. Therefore the extension compliments the existing tall character of its context.



Existing and proposed sections

8. Appearance

- 8.1. The ground floor extension will be clad in slatted timber to break down it's mass and give a natural appearance.
- 8.2. The first floor bathroom window and panel below match the proportions of the existing Victorian windows, matching its context appropriately.
- 8.3. The loft dormer will be clad in a light grey GRC to reduce its visual weight. Similarly, the terrace balustrade will be light metal.



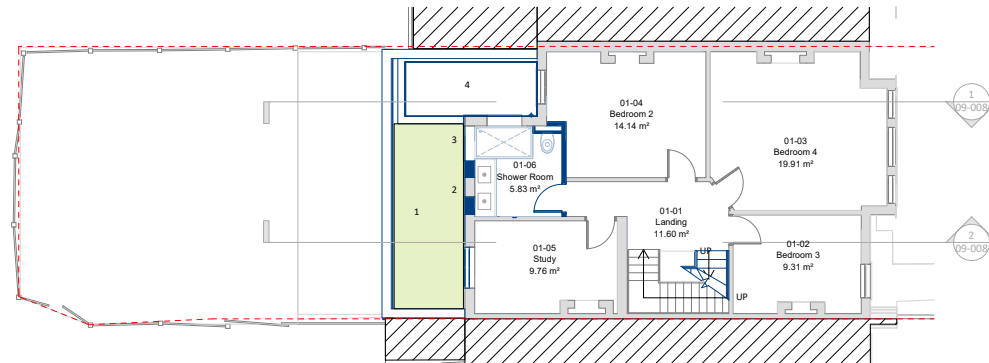
Existing and proposed rear elevations



Proposed 3D view

9. Sustainability

- 9.1. Haringey's Sustainable Design & Construction SPD recommends development to include green roofs to improve sustainability.
- 9.2. The rear extension will provide 10m² of green roof.
- 9.3. An air source heat pump will be installed within the ground floor extension to reduce energy demands.



Proposed first floor plan

10. Precedents



Unagru Architecture & Urbanism



Christian Brailey Architects



McLaren.Excell

11. About Us

Unagru Architecture Urbanism

Una gru stands for “a crane” in Italian, celebrating a happy and powerful encounter with a crane bird during a survey of a polluted landscape. In both English and Italian, the crane is also the most iconic building machine. The word’s double meaning symbolises today’s hybrid natural-artificial world and is an aspiration in our work.

Our works have been published on Don’t Move Improve, Open House Festival, Buildt Awards, Design Awards and more.

Davide di Martino

MArch, PhD, RIBA, ARB

Davide graduated from architecture University in Venice, Italy, after a year of studies at ETSAB - the school of Architecture in Barcelona, Spain, and SUN in Naples, Italy.

He has a postgraduate Master’s Degree in Design Within Historical Contexts and a PhD in Ecological Urban Design from the University Federico II in Naples, Italy. He has followed his projects and collaborated with larger architecture practices in Italy and Spain. He was fortunate to join Ian Ritchie Architects in London in 2013, working on several residential schemes and competitions. He founded Unagru in 2018. He is passionate about unconventional spaces and ecology, sustainable design, and natural light.

Davide is Unit Leader at the Cardiff University Architecture MA AD Master in Architecture Design Research.



Aviv Amiel

MArch

Aviv is a qualified architect (registered in Israel) with more than 2 years of experience leading projects on various scales, from urban design, housing to public buildings. She is a recent graduate from the Housing & Urbanism MArch programme in the Architectural Association, with distinction.

Originally from Tel Aviv, now based in South London, Aviv is eager to enhance her understanding of details and materials by practicing in Unagru that includes context and its limitations into clearer proposals.



Thomas Barstow

MArch, ARB

Thomas attended Plymouth University where his studies included masterplanning, intervention and social sustainability. In his intervening years in practice, he worked at Stride Treglown gaining experience in a large range of sectors and contexts. He graduated with a Master of Architecture degree in 2017.

Shortly after graduating, Thomas moved to London looking for cultural influences, art, design opportunities, and vibrancy. Continuing to work for Stride Treglown’s London office, he worked on large schemes in Hackney and Kings Cross whilst studying for his part 3.

His desire to connect with end-users and clients and design based on social, material, and atmospheric context led him to Unagru in 2021.



Jamie Kelly

MArch, ARB

Jamie studied at Manchester School of Architecture gaining a First at BA and Distinction at MArch. He gained invaluable lessons in robust, timeless design from his time studying on Erasmus exchange at IUAV, Venice. He got his coursework in early, preferring to visit and sketch 40 Italian and French cities instead. Social sustainability is critical to Jamie's work and he won the Hawkins\ Brown award for the most socially sustainable project at masters. Before joining Unagru, he worked at Stanton Williams gaining experience of regeneration in complex urban sites. He enjoys taking a contextual approach to architecture with emphasis on natural materials, sensitive detailing, and a careful modelling of light.



Gary Yeow

MArch

Gary Yeow is a recent Masters graduate student from University of Strathclyde, Glasgow. He is also co-founder of projectxyz – a design collective engaged in wide-ranging projects from competitions to furniture and installation design, always rooted in user experience and architecture. He hosts the xyzpodcast, and is exploring writing, event and curation with a keen interest on connecting architectural education and practice. He is an enthusiast designer, but also passionate about administration, marketing and communication. In other words he is the perfect office manager, and much more! In his spare time, he likes to cycle to visit exhibitions.



12. Mission Statement

Our mission

To expand the agency of ecological design through practice, research and activism.

To design beautiful and healthy spaces with a critical relationship to their broadest context.

To explore and expand the context in an innovative way: to include energy and material resources, social, urban fabric.

To achieve simplicity and lightness through complex reasoning and refined detailing.

We strive to achieve happiness through architecture by reflecting on the feeling of spaces: to build with the clients' aspirations and emotions in mind.

To focus on the collective impact of our choices.

Where do materials come from. What does our building say? How are money (=energy), water, and energy saved? How do the design and scope fit in the city?

Can the design create a social bond, a more expansive form of happiness?

We are research oriented.

We are a research hub.

We look for opportunities to understand better the world with every project and every project is an opportunity to create new knowledge.

Every project is an opportunity to reflect and act on the city, society and landscape (a real ecology).

Clients and Society at large.

We approach every project through the eyes of the client and end user.

We are in control of the process and will act on behalf of the client to avoid wasting time, energies and money.

We never have excuses, never shift responsibilities. We communicate efficiently.

We provide enduring design and construction quality.

We conduct ourselves honourably.

We are ecological.

We embrace natural and artificial as one.

We provide solutions that can significantly reduce the carbon footprint of our buildings, increase biodiversity, liberate potential.

We are urban: we like complexity and thrive in large-scale, longterm commitments. Building several beautiful and ecological private houses is one such commitment.

We care about people, and work to empower as many as possible.

13. Featured Works



House for A Cellist, Islington



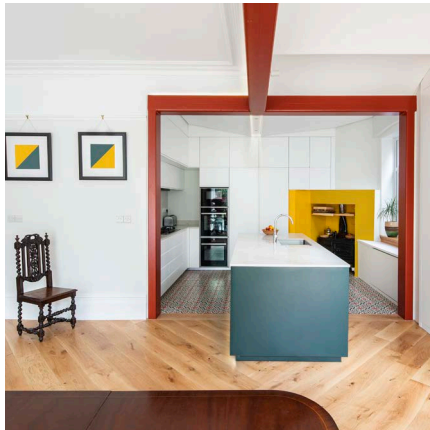
The Sponge, Queen's Park



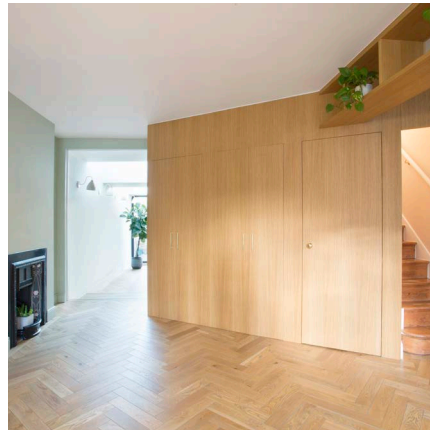
The Boat and Pavilion, Richmond



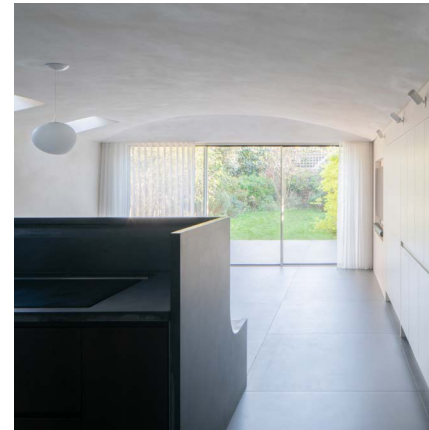
Bau House, Peckham



Spider, Bromley



Peckham Courtyard, Peckham



Vault House, Ealing



Peckham Glass Box, Peckham

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