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37 Lancaster Road
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Description of the Proposals:

Construction of single storey rear side extension with glazed roof element and new balustrading to existing terrace

DESIGN AND ACCESS STATEMENT

INTRODUCTION

This Design and Access Statement has been prepared by GPAD on behalf of the applicants to accompany an application for householder planning permission to construct a single storey rear extension and re-build the balustrading to the existing first floor rear terrace as part of the overall design. The proposals intend to rationalise the existing building, providing improved and functional family living space.

This statement describes the evolution of the proposal and the rationale behind its design. It should be read in conjunction with the application drawings.

CONTEXT

37 Lancaster Road is located within the London Borough of Haringey in the Stroud Green conservation area West of Finsbury Park. It is an eight-minute walk from Haringey Station, and nine minutes to Crouch Hill Overground station.



Site in Context



Aerial View of Site

THE SITE

The existing property is 3 storeys + attic set within a Victorian terrace. The property has a large private rear garden and is of a traditional brick build with a clay tiled roof. There is stone head and cill detailing to the windows, and a stone portico to the entrance door. The streetscape is formed of a series of broken terraces, and 37 forms the end of a terrace block and therefore benefits from side access to the rear of the property.



Existing Front Elevation

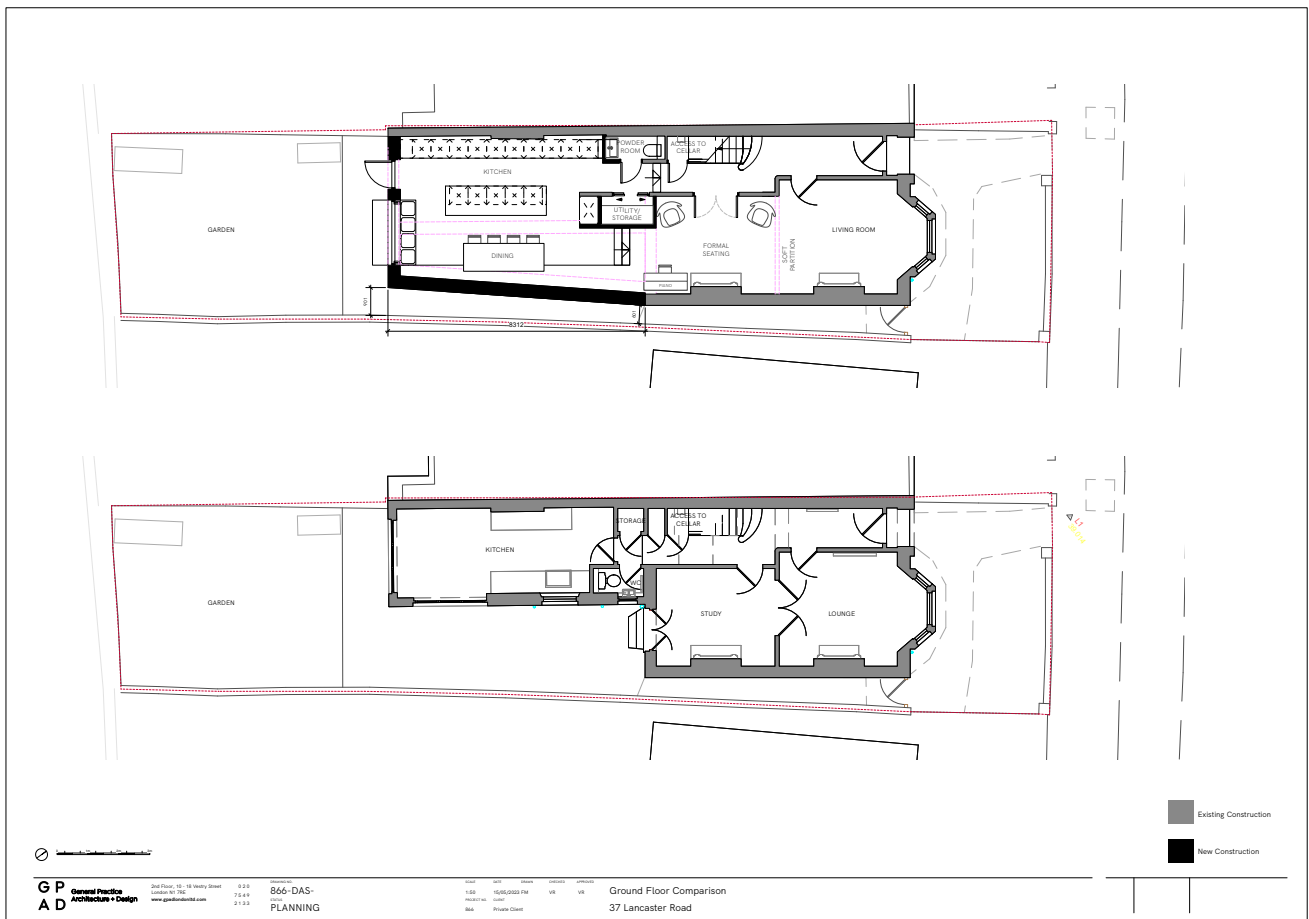
USE + AMOUNT

The existing building is residential use – a single family dwelling over three storeys. The use of the property will remain as existing.

The property currently extends to 177sqm and it is proposed to extend this to provide an additional 15sqm, totalling 192sqm.

LAYOUT

There is an existing extension at ground floor level which will be partially rebuilt as part of the side return. The proposal does not extend past the rear face of the existing building. The side return will extend to the existing side elevation of the house, retaining a passage alongside for external access from front to back. The proposals allow for an extended family kitchen/living space to the rear of the property that improves the layout and functionality of the kitchen, and provides open access to the garden beyond.



Existing and Proposed Ground Floor Plan

No works are proposed above ground level, however the balustrade of the existing terrace at first floor will be removed and replaced by the new brick parapet formed by the ground floor extension



Existing and Proposed Rear Elevation

SCALE

The internal floor area of the existing property will increase by 15sqm at ground floor.

APPEARANCE

The side return extension is designed to complement and enhance the existing rear elevation, using high quality dark grey brick with contrasting green metalwork to provide a bold, high quality piece of architecture that sets apart from the existing building, and presents itself as a new element. The new brick construction will form the balustrade to the existing terrace at first floor, and provide opportunities for planting and a green roof. The side return will have a sloping glazed roof that returns to create a clearstorey to the kitchen – introducing natural light to the space. The green metalwork defines the ribs of the roofscape and provides light relief to the darker finish of the brick – both of which are designed to complement the existing Victorian original brick construction.

The rear elevation to the garden unites the two materials, forming a large-scale openable window with bench seat to give an indoor/outdoor feel to the space that can be utilised for seating.



Proposed Rear Elevation



Proposed Side Elevation

ACCESS

Access to the property remains unchanged from Lancaster Road, and the existing side access from the front to the rear of the property is retained.

LANDSCAPING / AMENITY SPACE

The existing rear garden is large and extends to 50sqm. The proposed extension rationalises the mass at the rear of the house and does not extend further than the existing rear elevation, therefore retaining the length of the garden and maximising its use through the indoor/outdoor proposals.

REFUSE & CYCLE STORAGE

The refuse and cycle storage facilities will remain as existing.

No extra car parking spaces or bicycle storage areas are required or provided.