

Tectonics

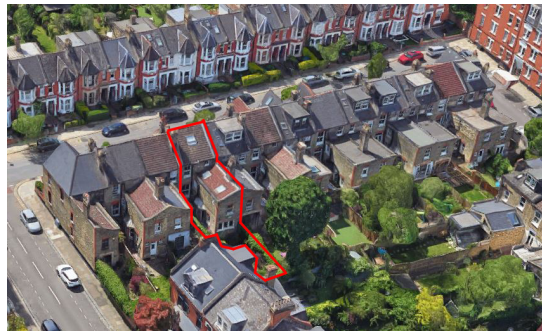
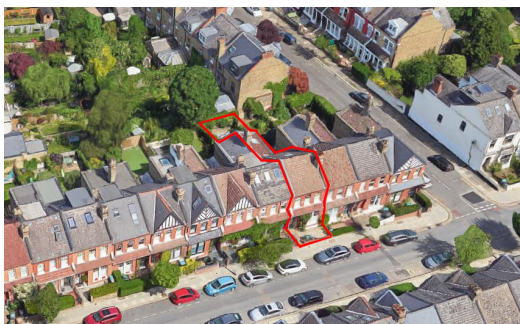
EG2 Norway Wharf, 24 Hertford Road,
London, N1 5QT
tel: + 44 (0)20 7249 1934
E-mail: studio@tectonics-architects.com

DESIGN AND ACCESS STATEMENT

Application site: 18 Landrock Road, London N8 9HL

This statement relates to proposals for a side extension at the rear lower ground floor (garden level) of the property. It is to be read in conjunction with the drawings of the existing and proposed situations submitted as part of the application.

CONTEXT



Aerial photos of site, view from the South and North. From Google Maps.

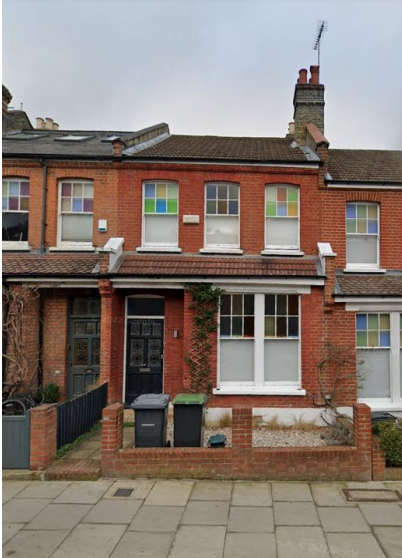


Aerial photos of site, view from the West and East. From Google Maps.

The property is a late Victorian mid-terrace house on the North side of Landrock Road dating from around 1880/1890. The terrace is located within the Crouch End Conservation Area. The building is not Listed.

The front of the building is constructed in red brick, and the rear, half a level lower than street level, is made in London stock yellow bricks with redbrick arches/lintels. A modern window at the rear lower ground floor faces the garden.

The building has a main front part over 2 floors + attic with double pitch roof, and a rear return on 2 storeys with a single pitch roof.



Street view



View from the rear (North)



Garden view

PLANNING HISTORY

No planning history could be found for the site.

PROPOSALS

- The house currently is and will remain a single-family dwelling.
- The proposal seeks to create a larger dining/kitchen area at garden level by extending the rear volume to the side boundary and to improve the connection between the garden and the internal space by altering the rear opening.
- A WC will be added at ground floor level as part of the extension
- A renovation of the first floor bathroom is also proposed, and a side window will be altered (reduced) as part of this work.
- At basement level, a new window and associated small light well is proposed at the front.
- A bin and bike store is also proposed in the front garden, with alteration to the front garden wall.

PRECEDENTS on the same street



DESIGN

The extension has been considered in accordance with local planning policy and guidance for residential extensions; the extension proposals will not be visible from a street or public realm.

The side extension is detached from the front part of the building, with a light well, and lines-up with the existing rear elevation at the rear. It is designed with a lean-to type roof, with its lower edge at the boundary, preserving the amenity of no.16. The roof of the extension is glazed, with frosted panels in the first third to prevent overlooking. The timber rafters will be exposed internally, providing further privacy while letting the light in for the kitchen dining area.

The window in the rear elevation is a single opening with slim-framed aluminium doors (Skyframe or similar).

The alterations and the volume of the extension will be built in London stock bricks, matching the existing façade.

The house has a generous garden that will be preserved. A shallow strip immediately by the kitchen doors will be paved to provide a seating area and link between the internal space and the garden.

AREAS

- Site area : 151m²
- existing building area (gross external area): 164m² (excl basement)
- extension proposed (gross external area): 10m²
- Total area: 174m² (excl basement)

SUSTAINABILITY

No change to the fabric of the building (façade) is proposed at the front or the upper floors, but the extension will be built to high level of insulation, air tightness with new ventilation, and double glazing, eliminating an important source of heat loss.

The existing boiler is recent and will be retained.

ACCESS

Parking

There is no on-site parking at present, and none is proposed.

A bike store is proposed in the front garden

Access

The house is accessed directly from the residential street, via a front garden and no changes are proposed to the access

London 11 July 2023