

CUOZZO FLEMING

PROJECT	111 Effingham Road
CLIENT	Ksenia Yumasheva & Neil Balloo
DATE	July 2023
DOCUMENT REF	171/DAS
REVISION	B

DESIGN & ACCESS STATEMENT

Design & Access Statement

Project	111 Effingham Road
Job No.	171
Reference:	171/DAS
Date:	04/07/2023

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Introduction

This Design and Access Statement has been prepared in support of the proposed construction of a single storey rear extension and single storey roof extension at 111 Effingham Road.

This Design and Access Statement responds to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (the “2015 Order”). This 2015 Order states that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement that explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with.

This Design and Access Statement describes the proposals for the development and should be read in conjunction with the application drawings.

CABE guidance states that Design and Access Statements should seek to:

- Provide a review of the site's immediate and wider context in terms of physical, social and economic characteristics and relevant planning policy and guidance.
- Provide a rationale for the development's design based on the above.
- Explain and illustrate the design principles in terms of the development's layout, density, amount of floor space proposed, scale, landscape and visual appearance.
- Explain how consultation has influenced the design process.
- Explain how future users of the site, including those with disabilities and the emergency services, will be able to access the development from the existing transport network and why the main access points to the site and the layout of the access routes have been chosen.
- Explain how the development will meet the local authority's planning and urban design objectives.

In addition, the 2015 Order specifically states that the design principles need to be explained not just in terms of amount, layout etc. but also demonstrate steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use. Full description of proposals:

Application Description:
Construction of single storey rear extension and single storey roof extension with associated internal alterations.

Effingham Road

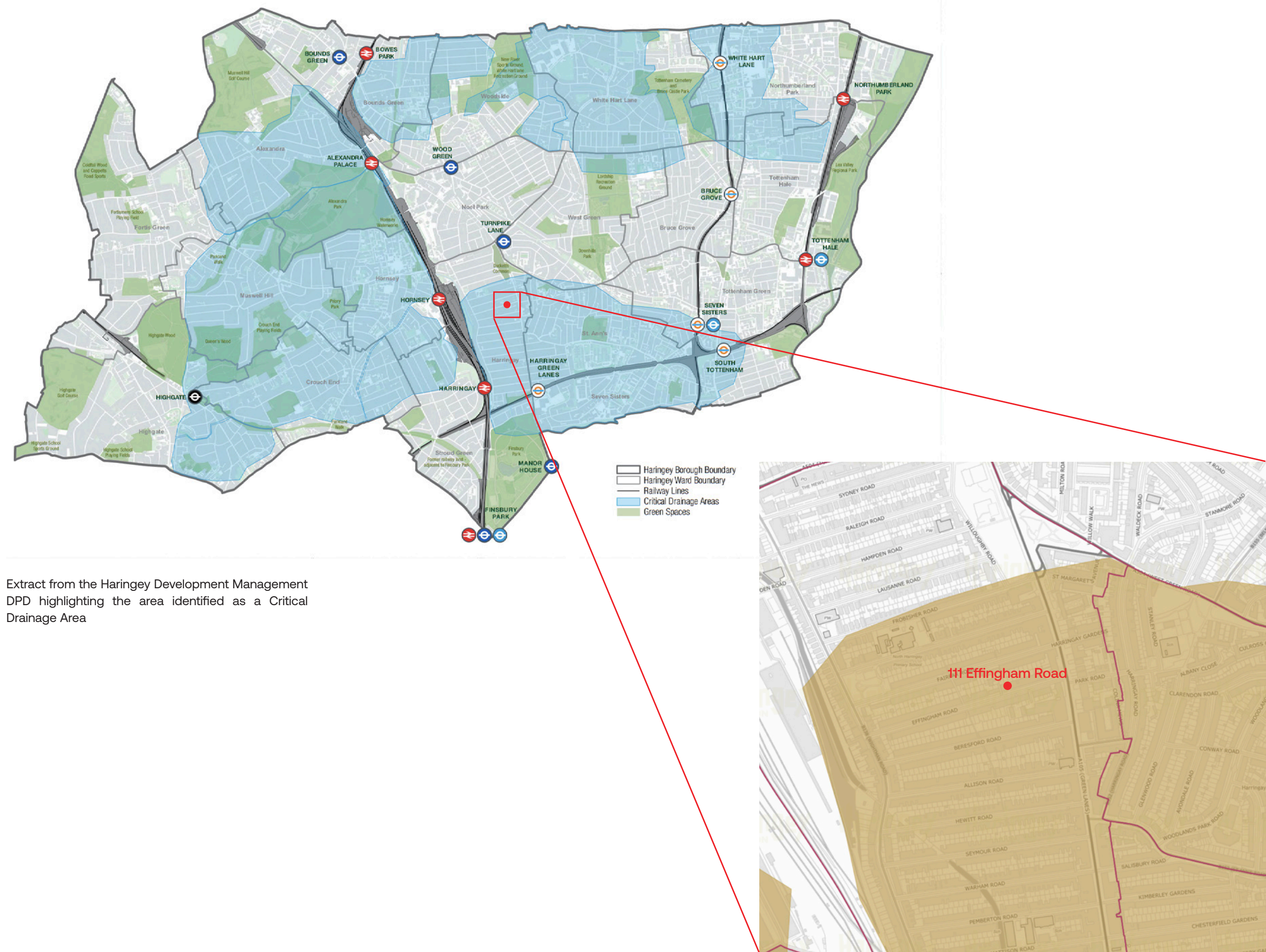
Effingham Road is located within the London Borough of Haringey. The site is located on Effingham Road, a residential street forming part of what is locally referred to as they 'Haringey Ladder', a series of parallel streets spanning east/west between Green Lanes in the east and Wightman Road in the west. The property is located on the north side of Effingham Road.

The Haringey ladder is a set of residential streets that were laid out and built up between 1880 and 1900 on land that was previously open countryside. This collection of streets conform to what in the late 19th century was regarded as a desirable design for residential living, with private back gardens and small front spaces between the road and set back front facades of the houses. These spaces were intended to be public mixing spaces with no provision for car ownership as this was uncommon at the time these houses were built.

The houses on the streets forming the ladder were conceived as residences for the increasing population of office workers employed in central London. To take them to work there were trams on Green Lanes and there were trains stopping at Hornsey and Haringey stations running into Kings Cross. There was also the east-west Gospel Oak to Barking line accessible at what is now Haringey Green Lanes station. In 1932 Piccadilly Line tube stations were opened at Manor House and Turnpike Lane.

The Wood Green District Centre is located to the north and the Green Lanes District Centre and Primary Shopping Centre is located to the south.

Wightman Road, running north/south, is partially bordered by the New River to the west which also runs north/south. To the south, the river crosses under Wightman Road and runs south/east partially above ground and partially below, amongst the houses on the ladder. As a body of water, there is a possibility of flooding, highlighted within the Haringey Development Management DPD.



Existing House

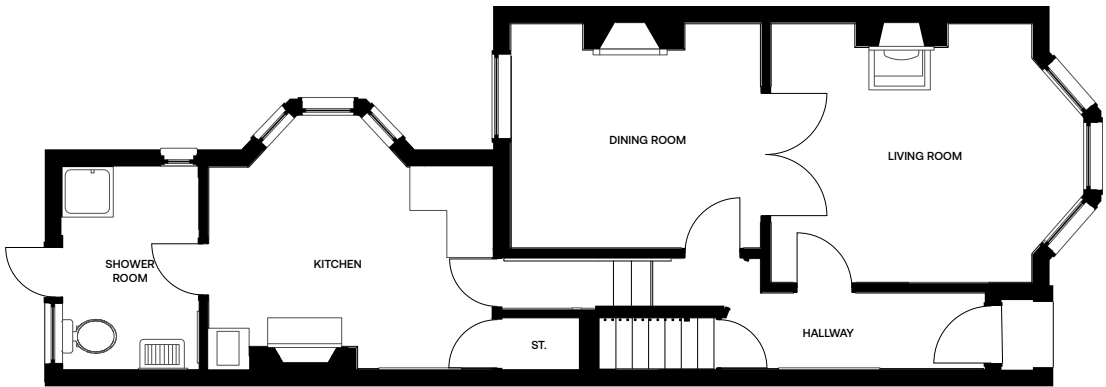
The existing house is a two storey, three bedroom late Victorian terraced house.

The front elevation has been rendered and painted whilst the rear elevation is built from exposed London yellow stock brickwork. The roof is finished with natural slate. The existing windows are white PVC double glazed windows.

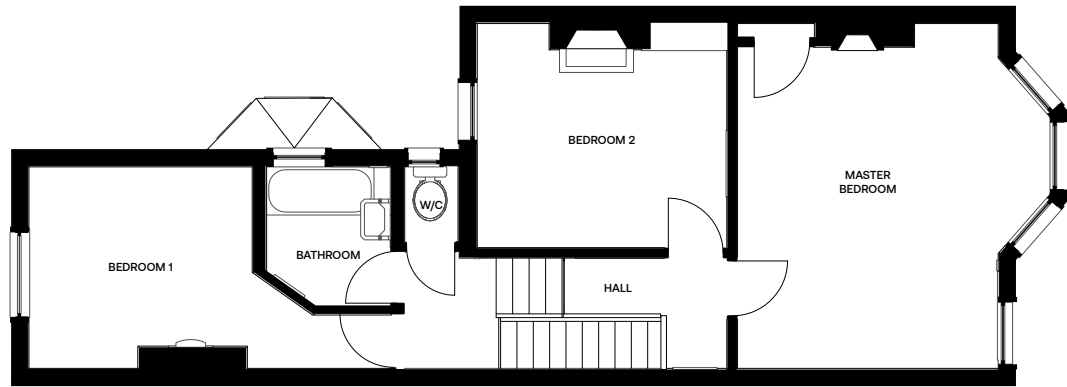
The internal layout of the house is fairly typical for a house of this age with two living spaces at ground floor in the main body of the house with a kitchen and shower room in the 'outrigger' structure to the rear, which is at a slightly lower level to the main house.

There are three bedrooms upstairs with a small family bathroom.

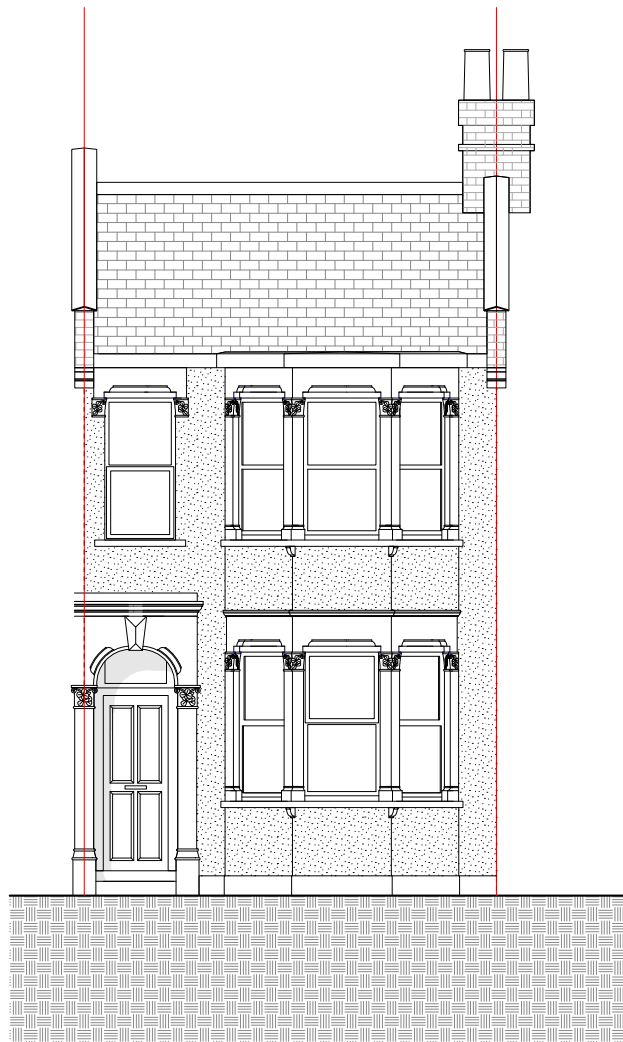
The house is generally in a poor condition internally and in need to modernisation and refurbishment.



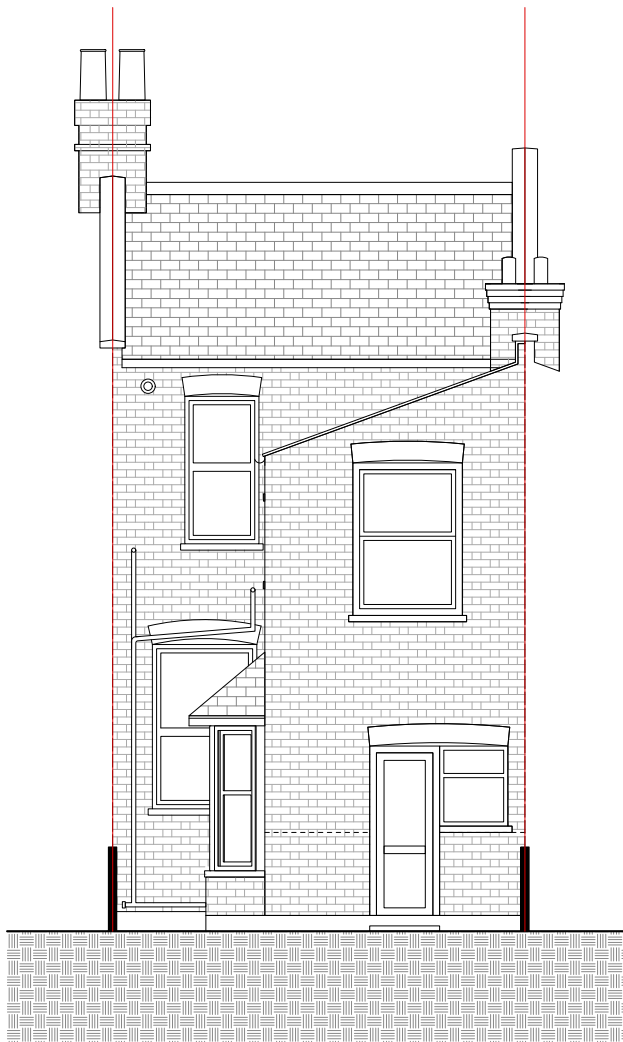
1 Existing Ground Floor
Scale: 1:50



2 Existing First Floor
Scale: 1:50



1 Existing Front Elevation
Scale: 1:50



2 Existing Rear Elevation
Scale: 1:50



Brief, Goals & Ambition

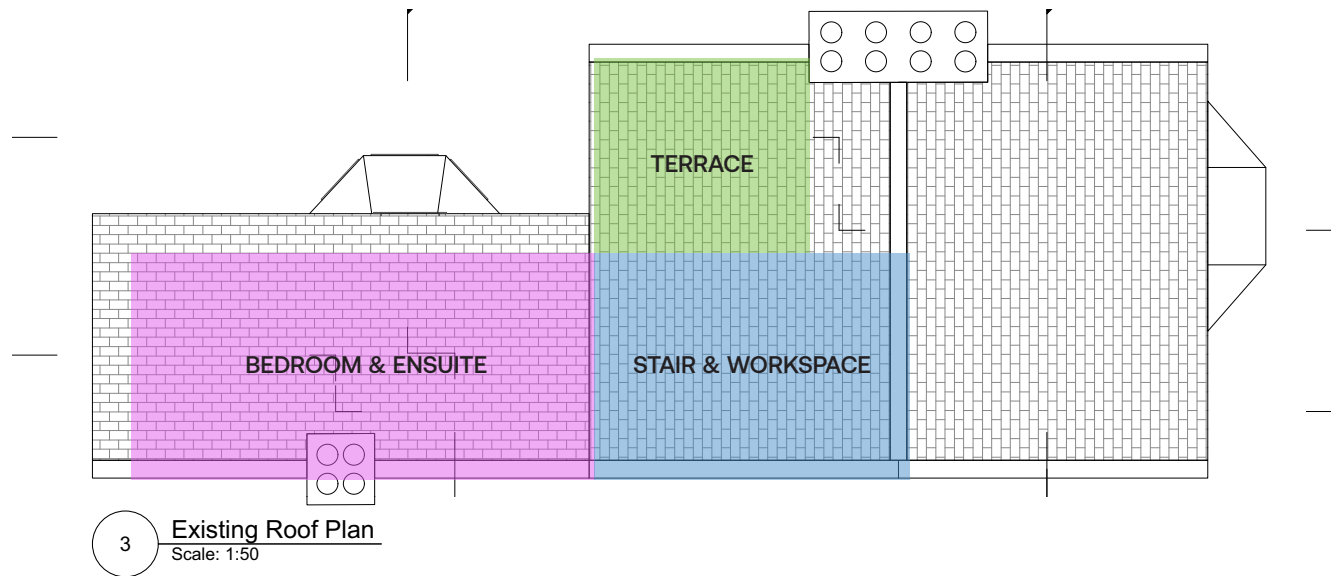
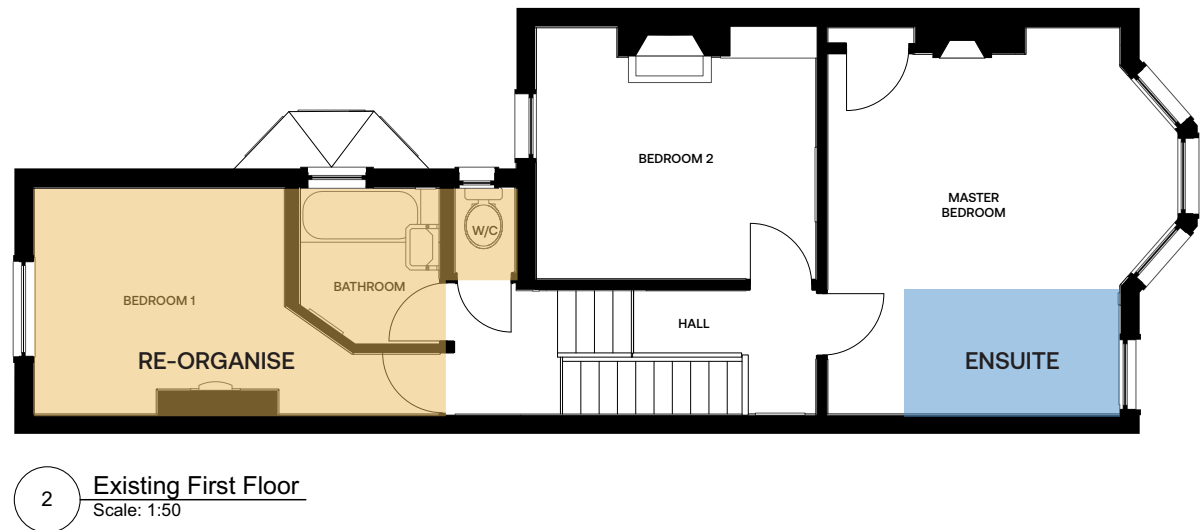
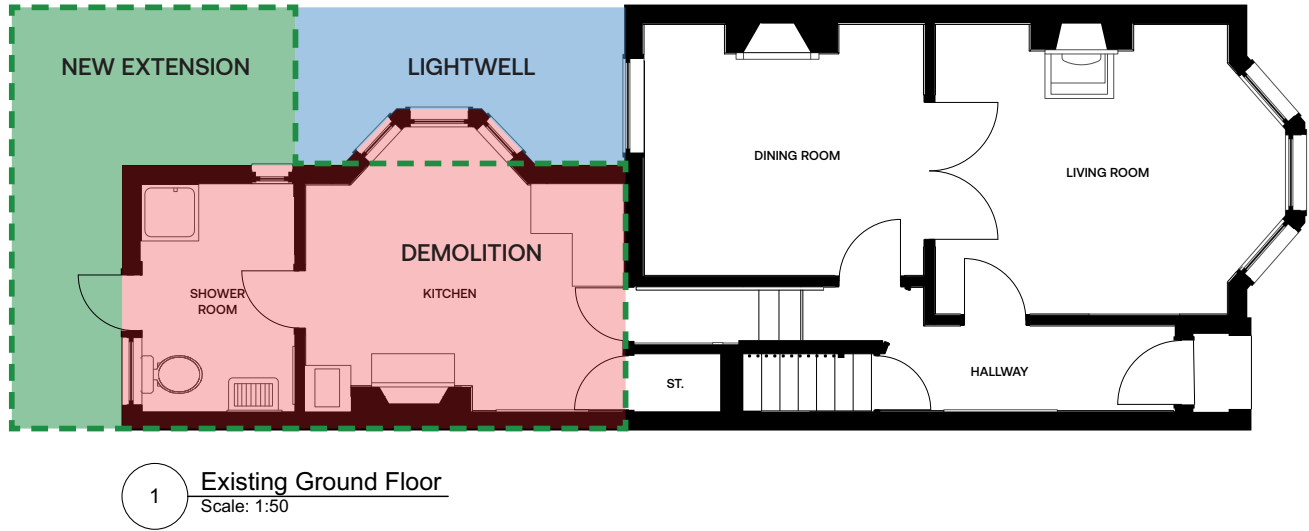
The applicant's goal is to refurbish the main part of the house and restore period features where missing, incomplete or poor quality in addition to making changes to modernise aspects of the house for contemporary living.

At ground floor, the rear 'outrigger' structure will be demolished and a new rear extension built extending 1.5m past the existing rear building line to create an open plan kitchen / diner.

A small lightwell will be created to the eastern boundary in order to limit the depth of the plan and bring natural light into the kitchen / diner and formal dining room.

The alterations upstairs are limited in nature involving the re-arrangement of bedroom 1 and bathroom to improve layout and the introduction of an ensuite to the master bedroom.

Finally, the creation of a rear roof extension will create space for an additional bedroom and en-suite with a small office located in the space created over the main roof. A roof terrace nestled in the rear section of the existing roof will create a second amenity space, quietly separated from the rest of the house.



Concept

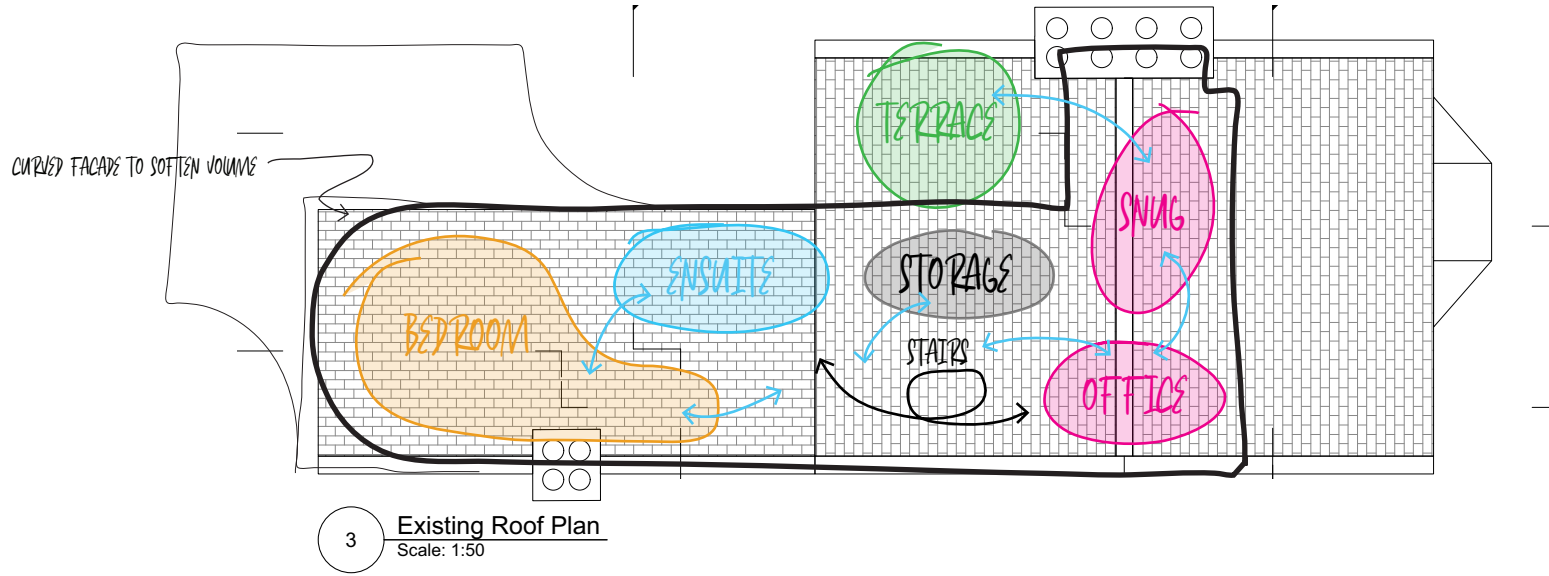
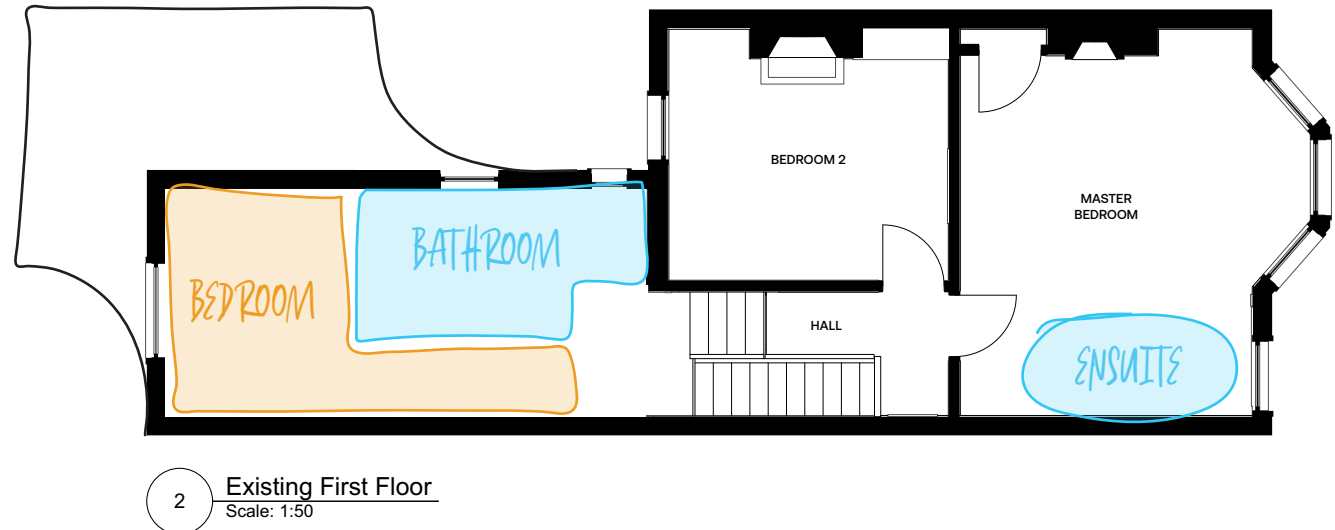
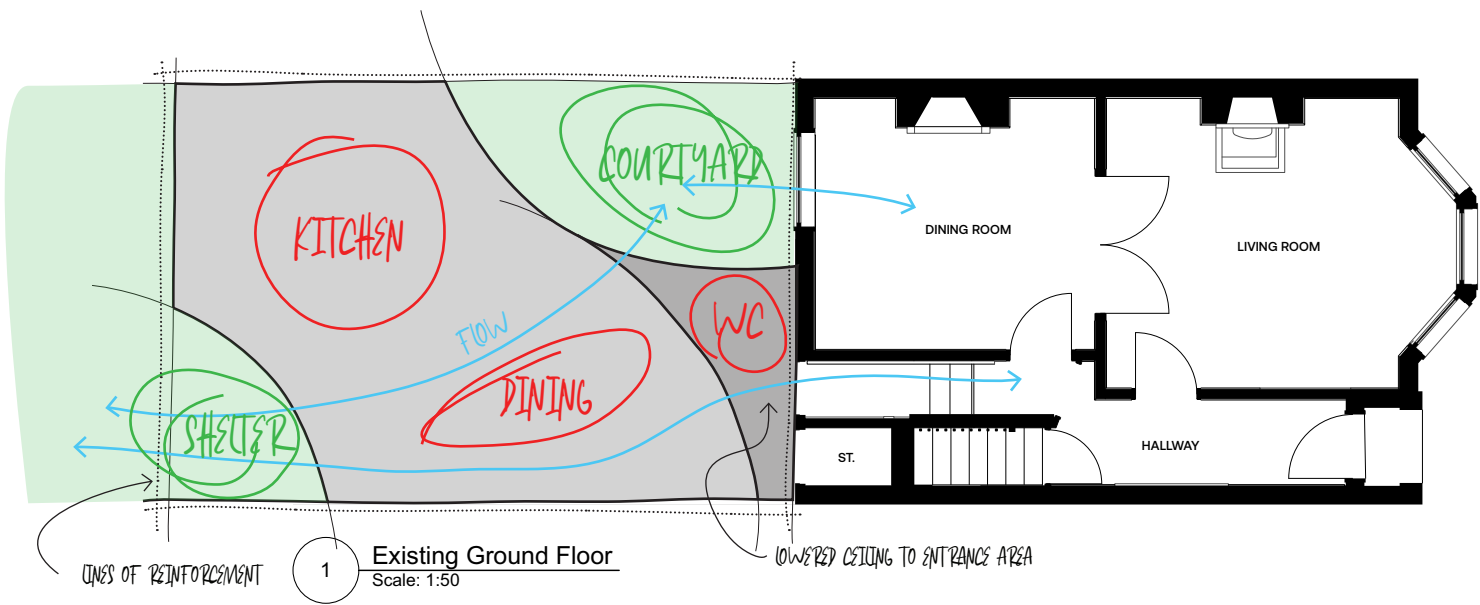
Ground Floor
Rear house extensions will typically involve the formation of a rectilinear 'box' extending past the rear facade of the house with either sliding or bifold doors. This approach, whilst it can be practical, limits options and stifles design.

In this instance, the volume has been carved by two sweeping lines. These create two pockets when 'reinforced' with the existing rear building line, the two party boundary lines and the line of the new elevation - as indicated by the dotted line on the adjacent plan. This creates a small courtyard, connecting the dining room with the living space, whilst also bringing natural light into these spaces, and a small sheltered space to the rear.

A secondary internal swept line creates a transitional space between the main house and new living space. This space can be used for a ground floor W/C and utility cupboard and is expressed internally by a lowering of the ceiling height.

First Floor
The alterations to the first floor are utilitarian in nature and involve the re-organisation of the bedroom and bathroom to improve layout in addition to the introduction of an ensuite to the master bedroom, taking advantage of the single window to the front elevation whilst maintaining the bay to this room and not affecting the size of bedroom 2.

Second Floor
The new second floor will involve the extension of the existing staircase up to this level and the creation of a new space joining the roof of the outrigger with that of the main roof. The facade to the rear elevation is curved to reduce corners at this level and soften the appearance at high level. A bed and ensuite space will be located to the garden side with an office in the main roof space. Ancillary space will be used for storage and a snug. The new roof terrace will be set introduced into the remaining section of existing roof to the rear as a 'cutaway'.



Proposals - Plan

Ground Floor
The proposed plans demonstrate the successful delivery of the goals through the concept stage. The house benefits from a sizable kitchen / diner space to the rear, and served by two outdoor spaces bringing light and ventilation into the space. The ground floor W/C and utility room are hidden away in a transitional space, and therefore feel more 'tucked away'.

The existing window in the dining room is replaced with a door to provide access to the lightwell and further into the kitchen.

The entrance hallway also sees a slight modification with the softening of the jarring corner wall to the bottom of the stairs and the introduction of a storage space off the front door. Both important quality of life changes.

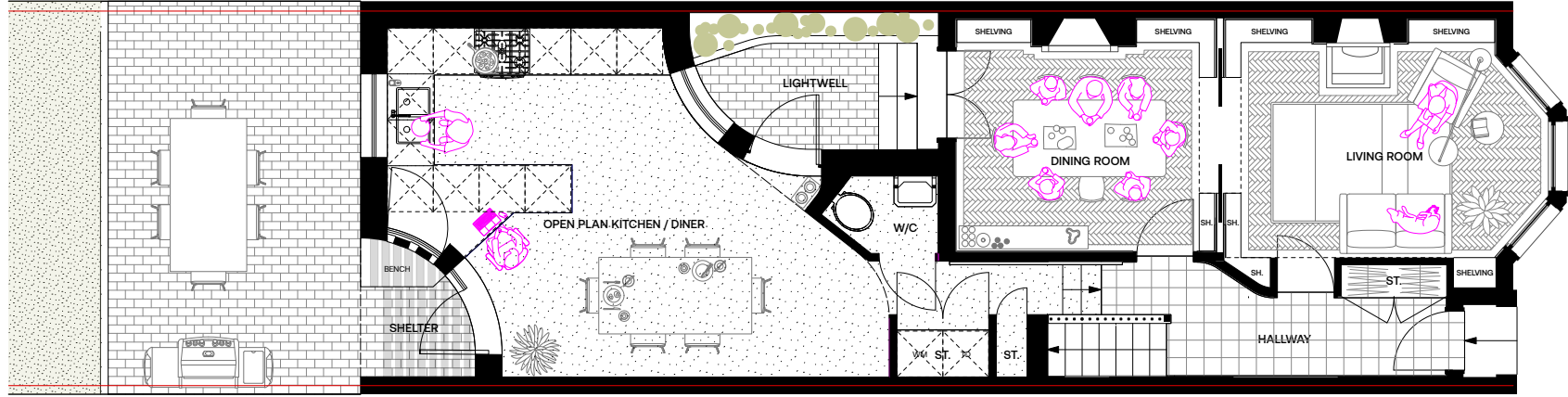
First Floor
The bedroom and bathroom to the 'outrigger' have been modified to unify the toilet and bathroom into one space. The removal of the chimney breast eliminates a pinch point allowing for both rooms to be more orthogonal in nature, and therefore more practical. The two small windows to the existing bathroom are replaced with a singular, larger window.

The roof of the extension is planted with a wildflower roof with a min 150mm soil layer. This helps both attenuate water run off hitting the roof and improve local bio diversity through the planting of native, local wild flowers.

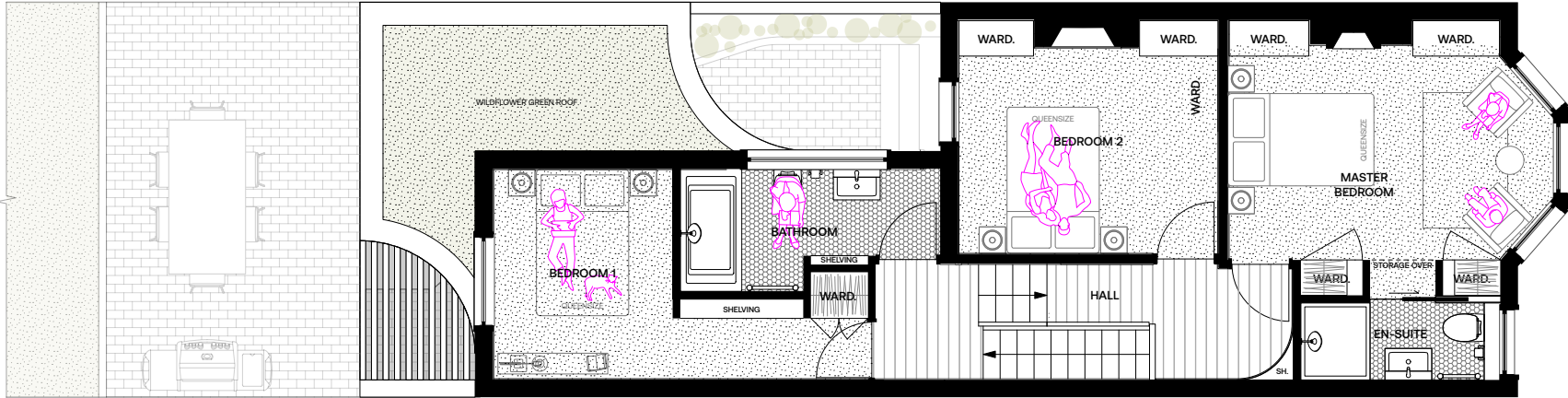
The changes to the master bedroom provides much needed storage space to the master bedroom whilst creating a small ensuite space. The door to the master bedroom has been moved to maintain access, eliminate the creation of a small mini 'hallway' in the bedroom and create a larger circulation space.

Second Floor
The volume to the second floor, since approved under permitted development (ref: HGY/2023/1465) creates a further bedroom and ensuite along with a storage space and home office at the top of the stairs. A snug space is located behind this with access to the proposed terrace, which in turn provides access to an outdoor storage space which will most likely be used as a plant room.

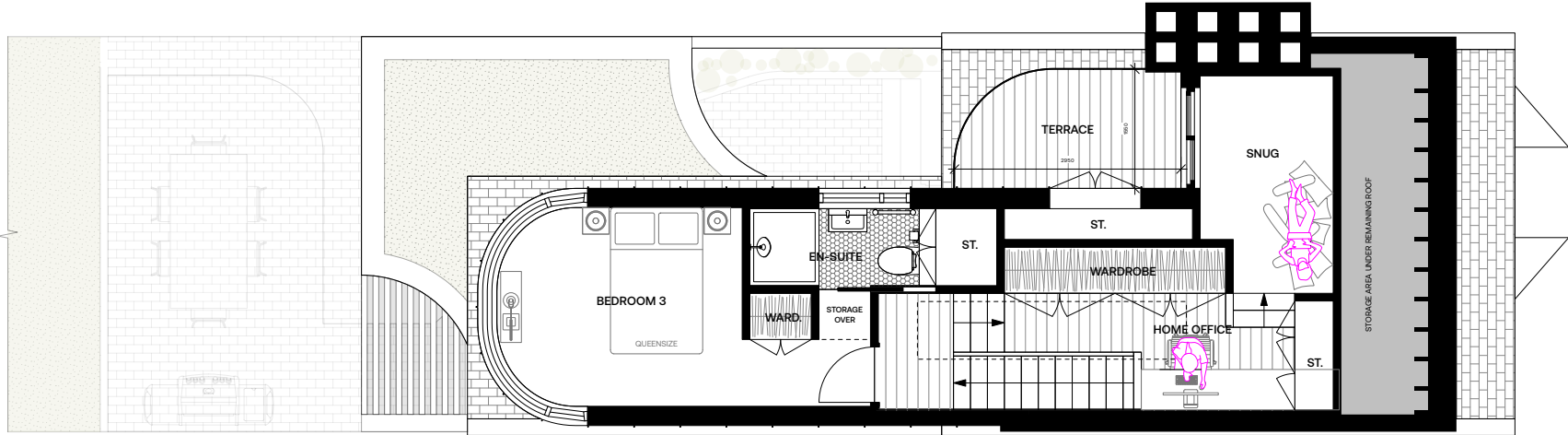
The roof terrace itself is set back slightly from the rear and side elevations and features a curved profile the limit the hard vertical edge when viewed from the garden. This also means the terrace space is further set back from the corner of the building facing 113 Effingham Road, in order to limit overlooking down into the spaces and windows below.



1 Proposed Ground Floor
Scale: 1:50



2 Proposed First Floor
Scale: 1:50



3 Proposed Second Floor
Scale: 1:50

Proposals - Volume

Ground Floor
The extension at ground floor is relatively limited in size. The elevations to the rear and side 'peel away' from the wall of the outrigger above. These elevations will be finished with charred timber cladding and black pigmented reconstituted stone. The sheltered area to the rear elevation is defined by a prominent beam of black stone, bearing on a wall of reclaimed London stock bricks.

The existing boundary fence to No. 113 Effingham road will be removed and rebuilt in a single leaf of London yellow stock brickwork in flemish bond to match the house. This wall will be 1.8m in height to maintain privacy but not be oppressive.

The flanking wall of the extension facing the neighbour will also be constructed from the same London yellow stock brick in flemish bond, but will increase in height to approximately 3m in height. The boundary fences from the rear elevation to the rear of the garden will be replaced as the existing fences are in a poor condition.

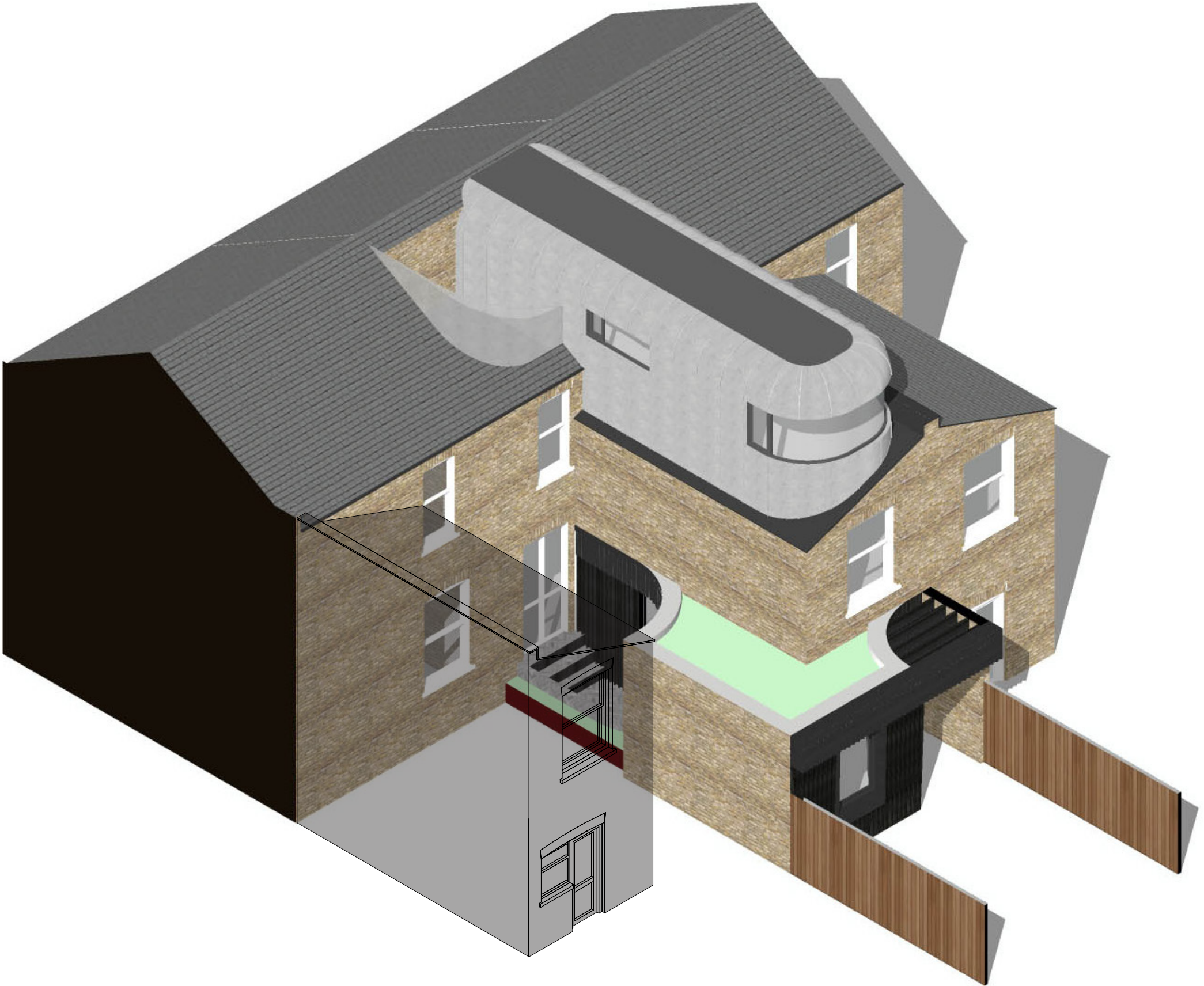
Roof Level
The proposed roof extension is curved in both plan and section to soften its relationship with the sky and eliminate the 'big box' aesthetic which can appear jarring and insensitive. The large panoramic window to the rear provides views to the garden with two frosted side windows facing the boundary.

The smaller, high level slot window to the side elevation, serving the ensuite, will be completely frosted.

All new windows, at ground and roof level, will be dark grey powder coated aluminium double glazed windows.

This extension will be finished in a natural standing seam zinc with vertical seams and a single ply membrane to the flat section.

The balustrade to the terrace will be made from glass with the side facing the boundary being frosted with manifestation and the section facing the garden clear. The curved transition not only varies in height, but also in opacity through adjusting the density of the manifestation from the side (100%) to the rear (0%). An example of this can be found on the following page.



Articulation, Materials & Colour

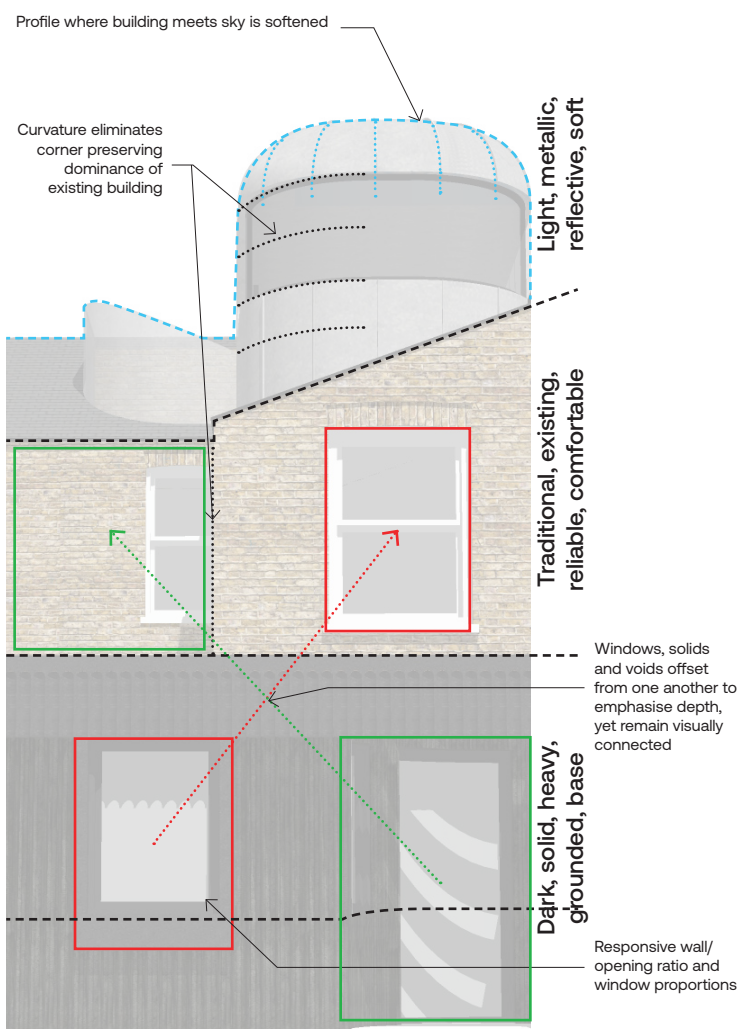
The proposed materials used at ground floor and first floor level are carefully selected to emphasise a hierarchy.

The ground floor is constructed from solid, monolithic materials such as masonry and stone. The dark colour roots it and defines the solidity of the rear elevation and the limited and controlled use of fenestration creates a wall to window ration reflective of the existing building above. This is further reinforced through the use of similar proportioned windows at ground and first floor level to create a simple yet understated reference connecting the proposed with the existing.

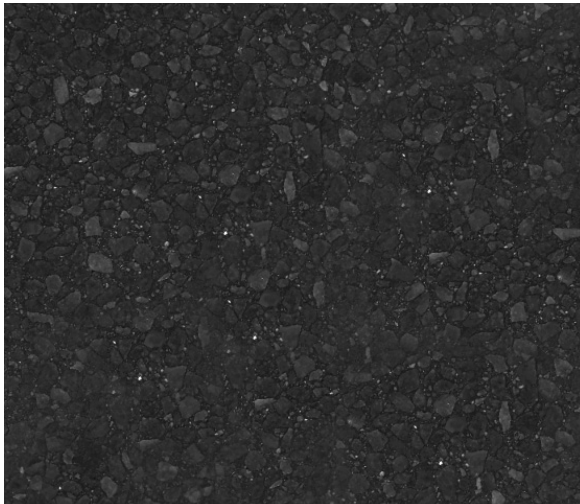
The new roof extension intentionally differs in form and material from the ground floor and closer to the tone of the existing roofs, albeit a lighter shade. The natural zinc with be somewhat reflective which will ‘lighten’ its appearance, suiting its elevated position.

The main volume of the roof extension is curved in both plan and elevation. This has a dual purpose: Firstly, the curvature in plan eliminates the two hard corners that would be visible from the rear. This stops the volume looking like a big box at high level, which has a fairly aggressive volume due to its prominent position up high. Secondly, the curvature in elevation eliminates the hard edges to the top of the walls and softens its transition from wall to sky. This verticality is emphasised through the pinstripe standing seams to the zinc elevation.

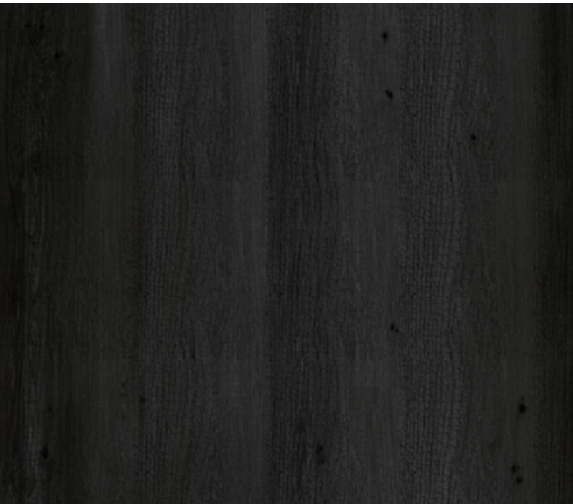
Finally, the horizontal panoramic picture window creates a sizable penetration in the volume visible from the rear, increasing the ratio of window to wall and limiting the sense of any one particular material being dominant or extensive. The reflections on the face of the glass with visually enhance the curvature of this volume.



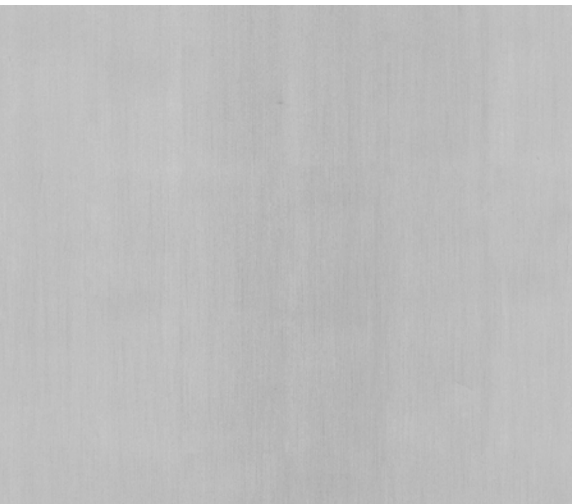
Glass with part manifestation



Reconstituted pigmented stone



Charred timber



Natural zinc



1.8m high Contemporary Double Slatted Fence Panel

Detail

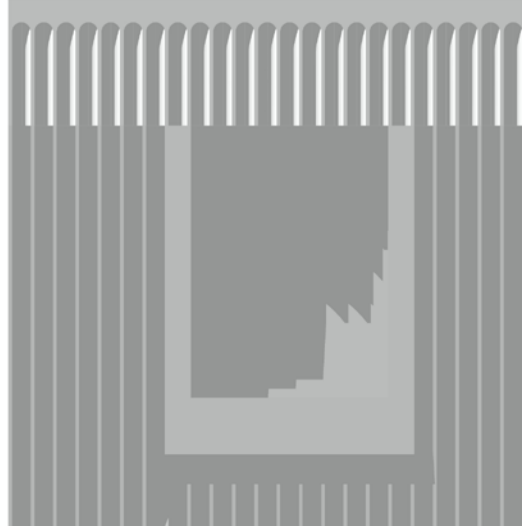
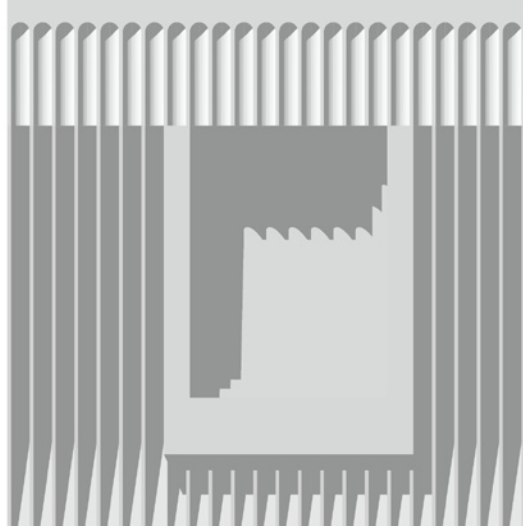
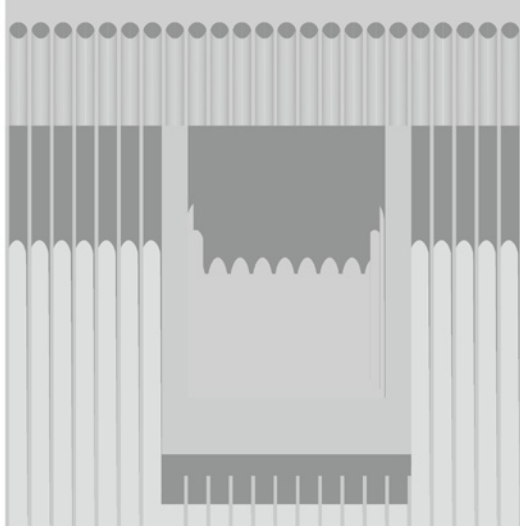
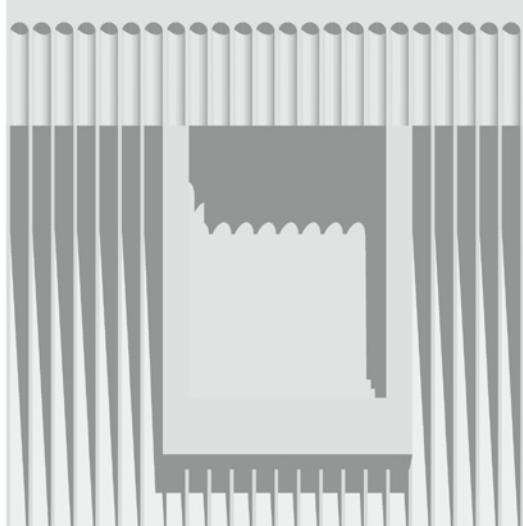
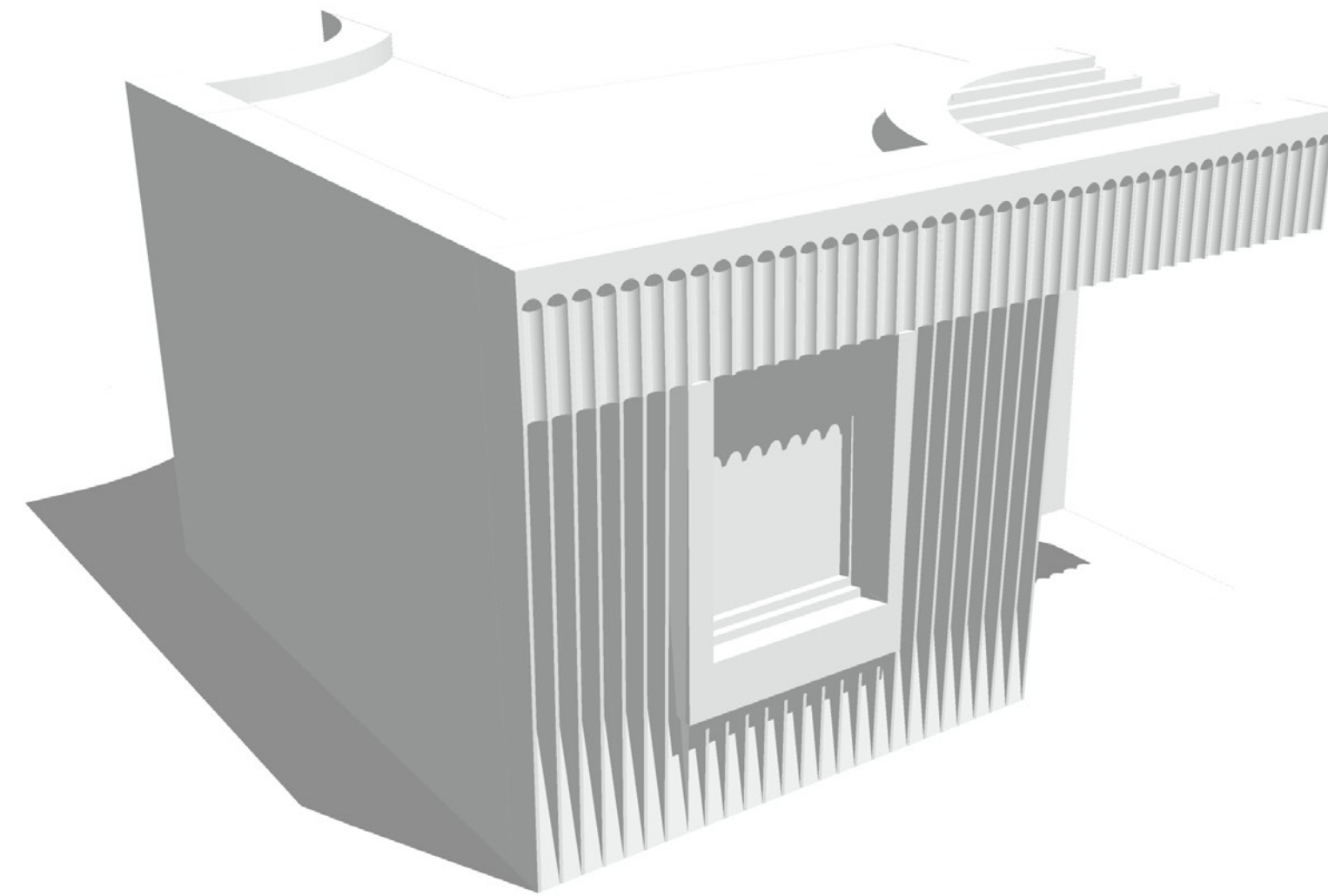
The following page shows views of the proposed rear extension in grey in order to emphasise shadow and help illustrate details that would be otherwise difficult to appreciate with the use of orthographic drawings and coloured perspectives.

The ground floor extension is divided into three main elements, the wall, the beam and the surround.

The walls are to be clad in fins of charred timber to create a series of thin and deep vertical channels. These channels are then infilled at an angle with boards of charred timber. This results in a series of tall deep shadows running vertically down the face of the elevation that diminish to a point. The shadows are deepest at the head of the wall where the distance between the fin and the intermediary infill board is greatest, and the shadows are shallowest at the base of the wall where the both fin and infill board meet.

The wall is topped with a thick reconstituted stone beam with scalloped detailing. The spacing between the flutes matches that of the charred timber thickness, meeting and visually connecting the two elements. The fluting gives a shallow, subtler detail to what would otherwise be a fairly monolithic beam, almost crude in appearance.

The final element, the surround, is also constructed from reconstituted stone. This is also designed to meet the fluted beam and continue the vertical lines created through the fluted profile. The base is thicker than the sides of the surround to create a slightly asymmetric appearance and ground this element somewhat. The head of the surround is actually the underside of the beam above. The scalloped profile is exposed here creating a single moment in the facade where pattern is created through shadow, changing in shape and depth throughout the day as the sun catches the beam at different angles, as depicted below.



Acceptability

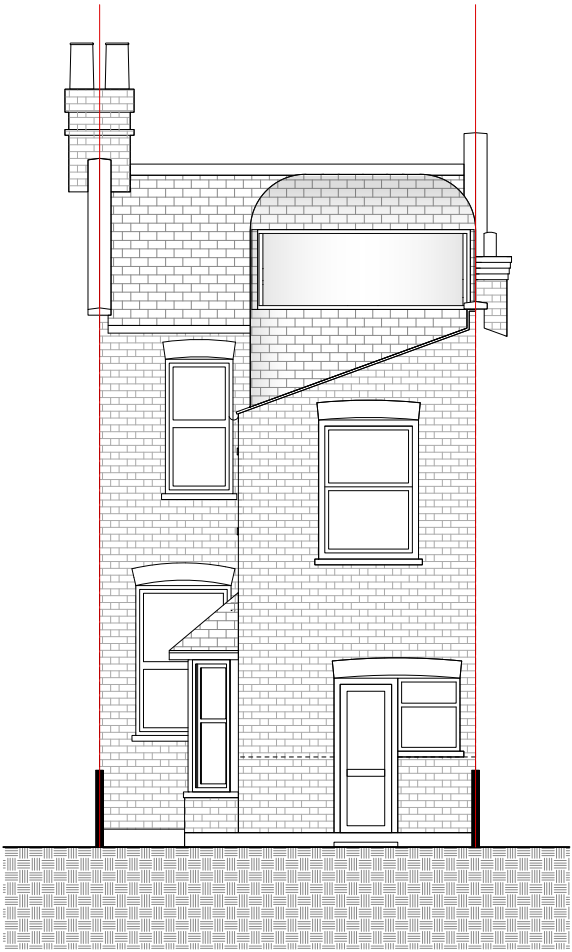
The ground floor extension spans the full width of the rear elevation, but only extends 1.5m rear of the existing building. This type of ground floor extension is extremely common in the borough, and wider London and is therefore not considered contentious. The new wall facing 109 & 113 Effingham Road will be finished in London yellow stock to match the building.

The volume to the second floor has approval under permitted development (ref: HGY/2023/1465) via a Certificate of Lawfulness. Whilst the applicant appreciates that the assessment criteria differs between permitted development and a full planning application, the Certificate of Lawfulness demonstrates an ability to construct such a volume. In this instance, the approval being sought is to alter the external materials approved under the Certificate of Lawfulness application from concrete tiles to a standing seam zinc cladding. We would consider this to be an improvement in design terms.

The final key element to the planning application, aside from slight modifications to the 1st floor bathroom window and ground floor dining room window, is the addition of a terrace at roof level. This is not considered to have a detrimental impact on neighbours amenity through loss of privacy due to the way in which this is designed, with a tall opaque section of screen facing the boundary (1.7m in height), transitioning to a clear, lower section of balustrade in line with the rear elevation (1.1m in height at the lowest point). The impact on neighbouring privacy is considered on the next page.



Proposals Approved via Certificate of Lawfulness (ref: HGY/2023/1465)



Proposed Application



Impact on Neighbours

The following plan and elevations illustrates the potential impacts of proposals on the neighbour at 113 Effingham Road.

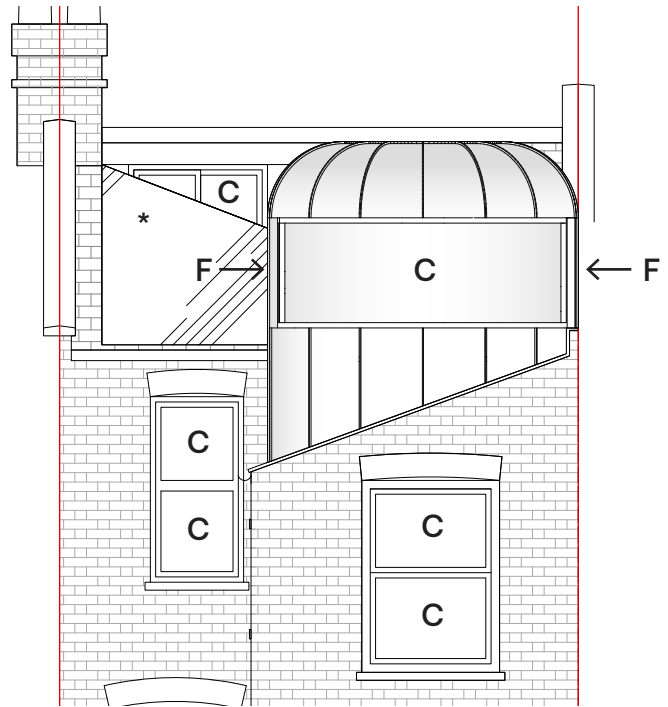
The side and rear elevations confirms which windows the applicant is proposing to permanently frost (F-yellow) and which windows will be clear (C-green). Typically, the windows to the rear elevations are clear and those facing the boundary are frosted.

The proposals relating to window locations and opacity are considered to be compliant as they protect the neighbours privacy through the prevention of overlooking.

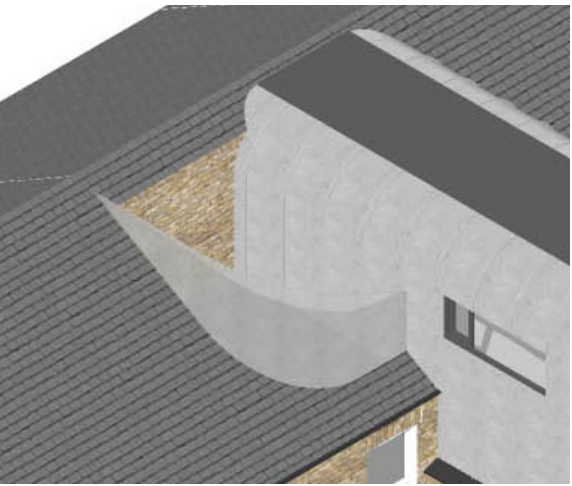
The plan denotes positions A-D with C and D being on the terrace at both the closest point to the balustrade (C) and the approximate location where chairs would be located (D). The balustrade is denoted by an asterisk (*) in elevation. The height of the balustrade along the boundary line is 1.7m in height (blue). The height of the balustrade begins to reduce at the point of curvature down to 1.1m where it meets the extension wall (red). This will prevent views towards the neighbour whilst allowing some, limited view, towards the the applicants own garden.

The terrace's location at the rear of the main house roof and the height of the privacy screenings would ensure the terrace users would have their views of the immediate surrounding properties and gardens screened. Views from the terrace would mostly be

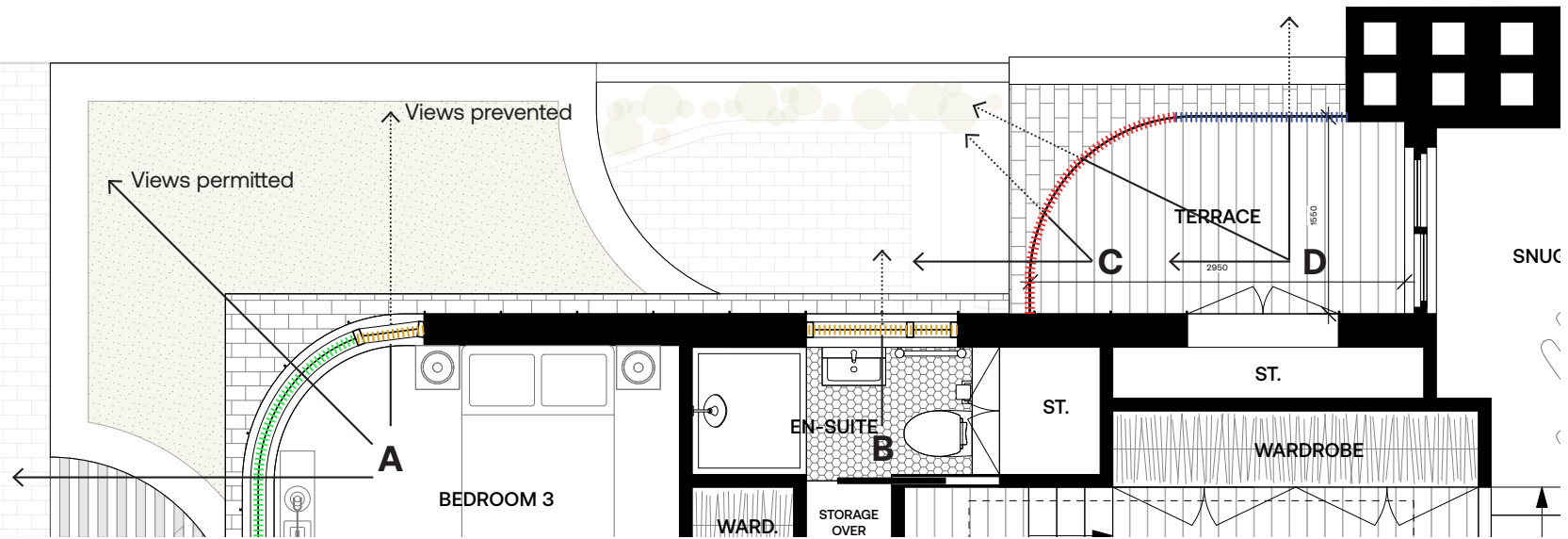
directed into own garden and to properties/gardens further away (distance 35m, additionally shielded by mature Sycamore and Ash trees), which would not be materially greater than views from within the windows of the existing property.



A 3D visualisation from the garden of 113



A 3D visualisation of the balustrade profile



Planning Precedents

Planning Reference
HGY/2020/0989

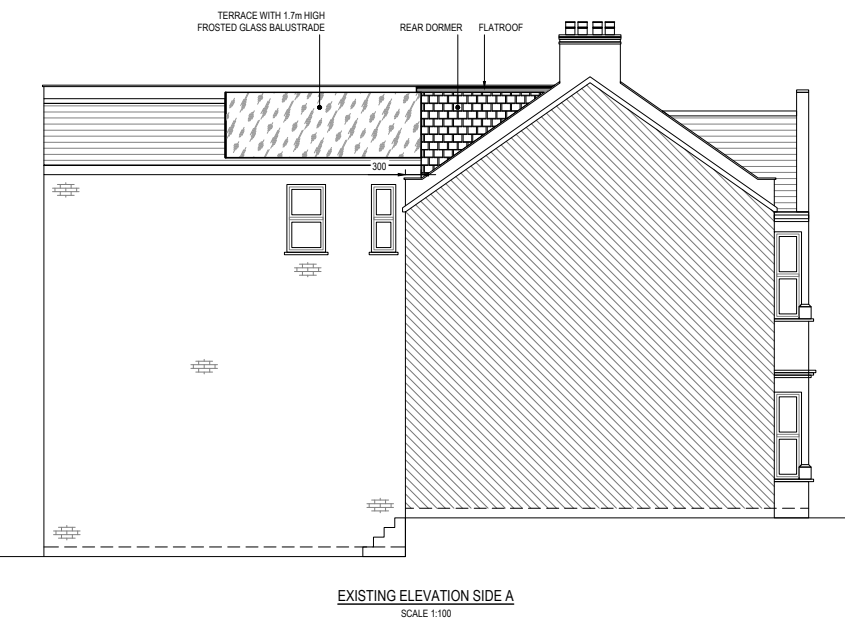
Site Address
First Floor Flat B
3 Mattison Road
London
N4 1BG

Proposal
Proposed dormer loft conversion with decked terrace.

Decision
Approve with Conditions

Decision Date
25/6/2020

Extract from Officers Report
“The plans submitted also show a setback of 3.75 m from the rear wall of the rear outrigger, which would be almost half of the total depth of the outrigger. This would have 1.7m high privacy screen, constructed of obscure glazing.”



Planning Reference
HGY/2022/2660

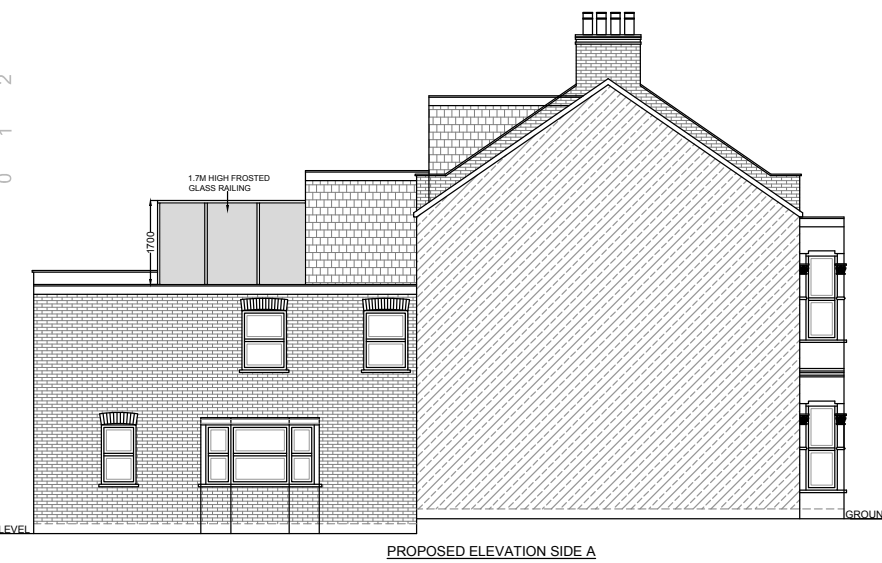
Site Address
41 Allison Road
London
N8 0AN

Proposal
Proposed roof terrace and change existing window to a door for access to roof terrace

Decision
Approve with Conditions

Decision Date
24/1/2023

Extract from Officers Report
“The proposed does not offer any additional outlook to that of the existing roof structure or rear elevation windows. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.”



Planning Reference
HGY/2022/0404

Site Address
Flat 2
56 Lausanne Road
London
N8 0HP

Proposal
Formation of rear roof terrace with privacy screens and associated insertion of rear door to provide access

Decision
Approve with Conditions

Decision Date
23/3/2021

Extract from Officers Report
“The height of the privacy screenings would ensure the terrace users would have their views of the immediate surrounding properties and gardens screened. Views from the terrace would be directed to properties/ gardens further away, which would not be materially greater than views from within the existing property. The proposal is acceptable in amenity terms.”



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