

Unagru Architecture Urbanism

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**196_23 Wolseley Road
Planning Application**

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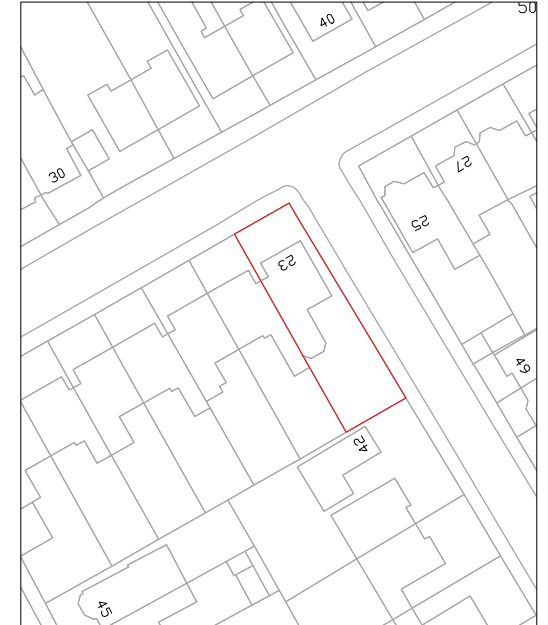
1. Introduction

- 1.1. This Design and Access statement accompanies the planning sought at 23 Wolseley Road, Haringey.
- 1.2. The proposal includes a roof terrace facing the rear garden accessed through the second floor.



2. Context

- 2.1. 23 Wolseley Road sits within a residential street.
- 2.2. The street is part of the Crouch End Conservation Area.
- 2.3. The proposal will have minimal impact on the surrounding context as the massing is subordinate to the existing house.



Site and location plan

2. Context

- 2.4. Similar houses along Wolseley Road have received planning approval for a roof terrace towards the rear garden at a similar scale as seen on the right.



Similar houses on Wolseley Road that were permitted to add rear roof terrace

3. Photographs



23 Wolseley Road side view from Birchington Road



23 Wolseley Road rear garden view



23 Wolseley Road rear garden view. The proposed terrace will replace the second floor dormer window on the top right



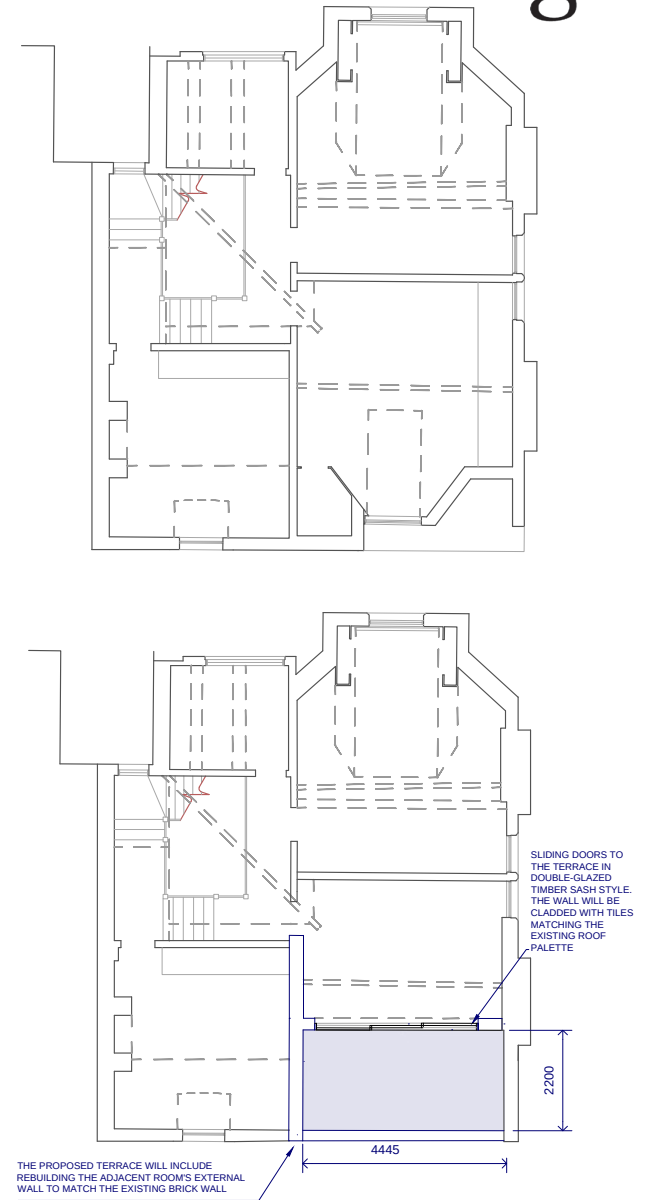
Second-floor bedroom: proposed location of the roof terrace

3. Use

- 3.1. The proposal maintains the current residential use.

4. Areas

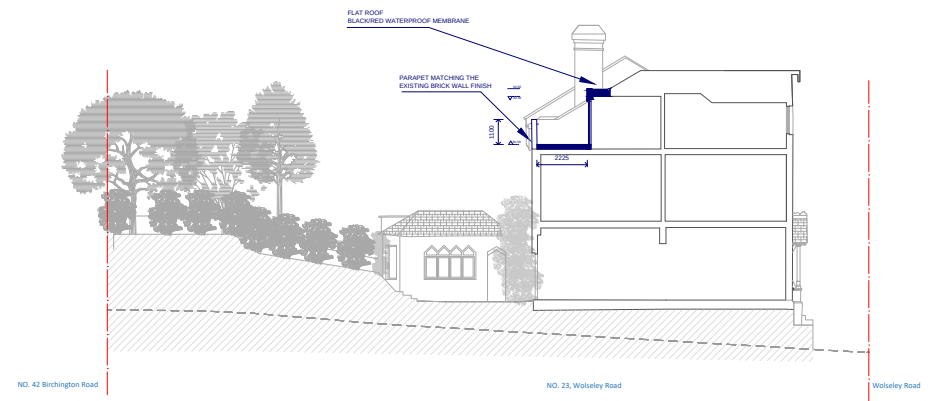
- 4.1. Proposed roof terrace of 9.8 m²



Existing and proposed second floor plan

5. Layout

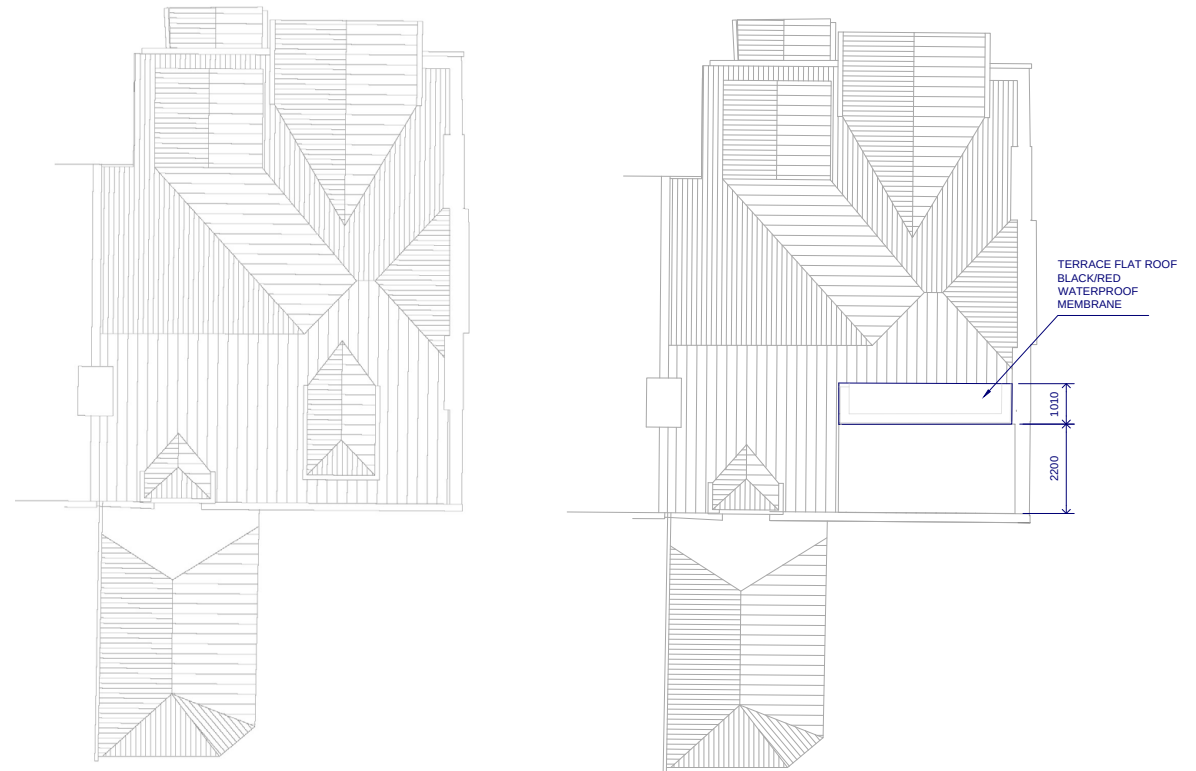
- 5.1. The proposal retains the current street access and front elevation.
- 5.2. The roof terrace will be added to the second floor, accessed through the bedroom and replacing the existing dormer windows.



Existing and proposed section

6. Scale

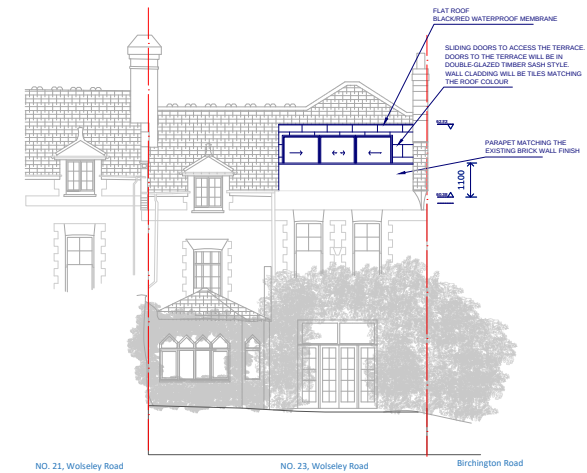
- 6.1. The proposal follows the council requirement: *alterations or extensions to buildings in conservation areas will preserve or enhance the character of the conservation area and retain or reinstate characteristic features such as doors, windows or materials of buildings* (Haringey Unitary Development Plan Saved policies, 2013).
- 6.2. The proposed external terrace sits in line with the existing wall and the existing openings towards the rear garden retain their dominant position, and will be proportionate in relation to the windows below.
- 6.3. Thus, the massing is subordinate to the existing property in both plan and elevation.



Existing and proposed roof plan

7. Appearance

- 7.1. The proposed terrace parapet will match the existing brick wall, and the terrace will have glass sliding doors towards the garden.
- 7.2. The terrace will be contained behind the existing roof and have minimal visibility from Birchington Road.
- 7.3. New doors to the terrace are to be in double-glazed timber sash style. The wall will be cladded with tiles matching the existing roof palette

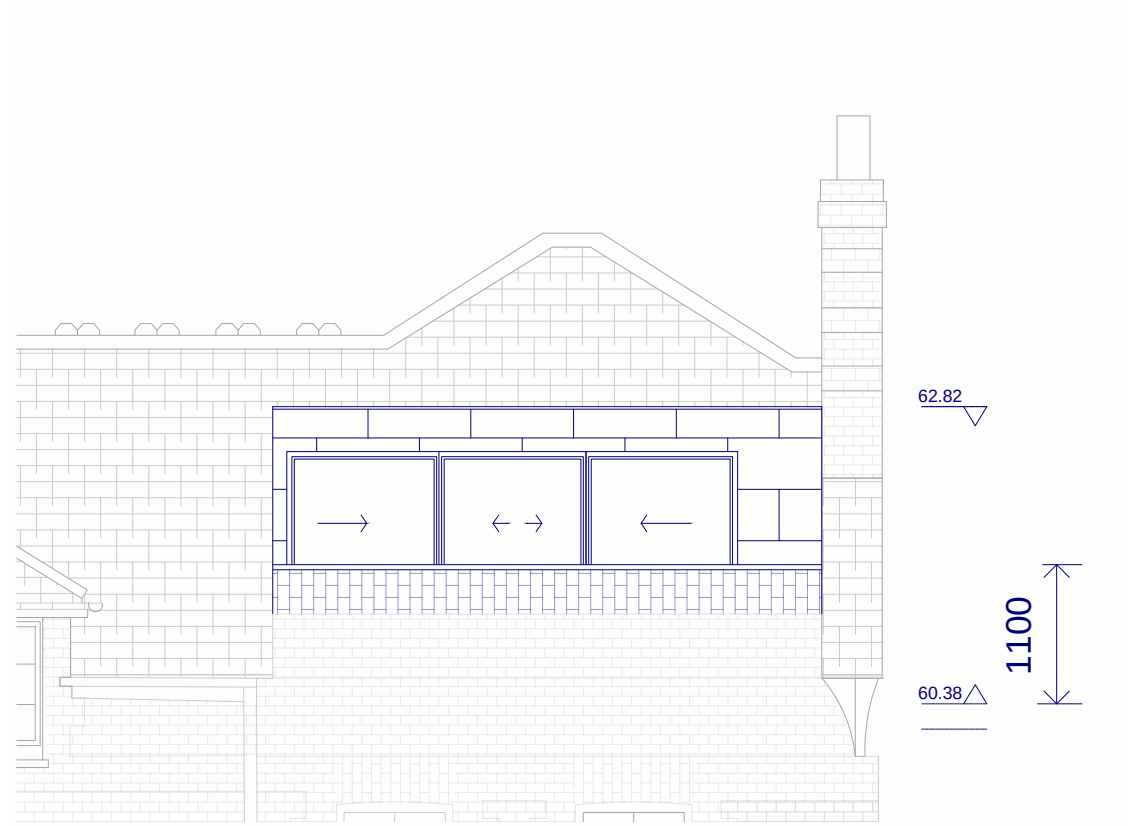


Existing and proposed rear elevation

7. Appearance



Proposed rear elevation: using similar brick colours in different patterns to maintain a compelling relationship between finishes.



Rear elevation detailed view

7. Appearance

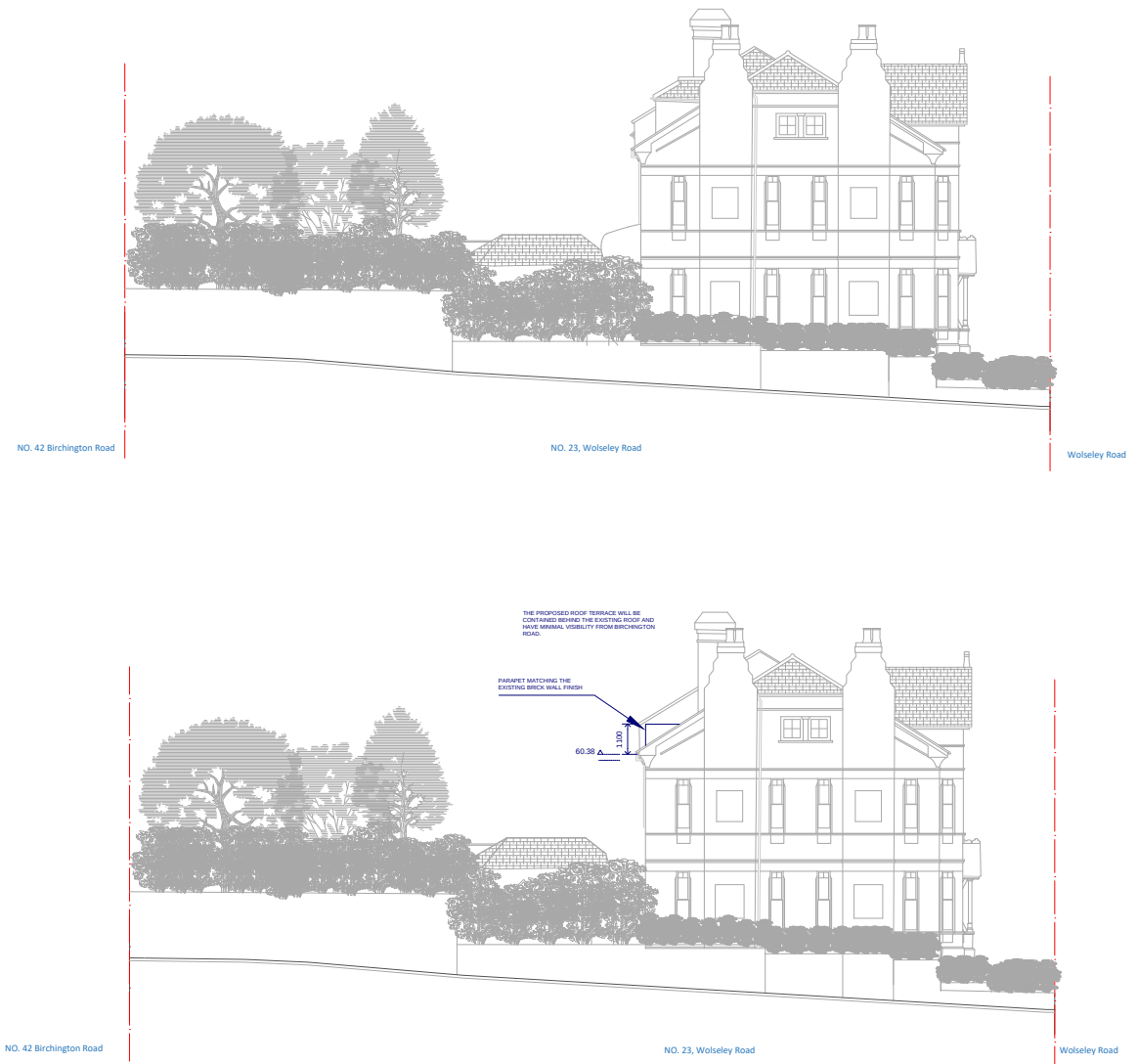
- 7.4. This series of drawings aim to test options for harmonising the new parapet wall in the facade's composition, using similar brick colours in different patterns to maintain a compelling relationship between finishes.



- 7.5. Following the elevation study, the proposed option (refer to the page 11) relates both to the existing elevation, and provides a clear separation between the different layers, matching both the tones and proportions.

7. Appearance

- 7.6. The terrace will be contained behind the existing roof and have minimal visibility from Birchington Road.



Existing and proposed side elevation

8. About us

Unagru, deriving its name from the Italian word for 'a crane,' represents our architectural practice's commitment to harmoniously bridging the relationship between natural and built environments. With profound reflection and aspiration, we strive to create designs that seamlessly integrate ecological sustainability while respecting the unique character of our client's homes and surroundings.

As a research-oriented practice, our core principle revolves around understanding each site's distinct qualities and inherent essence. We respect and embrace the historical, cultural, and ecological fabric that shapes the neighbourhoods in which we work. This ethos holds particularly true in conservation areas, where we prioritize the development of designs that exhibit sensitivity to the site's conditions and local context.

At the core of our approach lies a strong emphasis on creating architecture that contextually blends with its surrounding heritage. Our key strategies and propositions focus on implementing sensible forms, materials, and colours, ensuring seamless integration with the existing environment. By carefully selecting reclaimed bricks and other materials that preserve architectural coherence, we embrace the unique identity and harmoniously foster a sense of belonging.

Our portfolio proudly showcases previous projects such as House for A Cellist and The Sponge, where we successfully delivered homes that delicately merged new design interventions with the surrounding environment. We take pride in encouraging sustainable practices, including improving energy efficiency, to create environmentally and contextually responsible architecture.

At Unagru, we strive to create designs that inspire and fulfil our client's needs and contribute positively to society. By marrying ecological sustainability, historical sensitivity, and contemporary innovation, we aim to leave a lasting impact on the built environment, creating spaces that seamlessly coexist with nature and embody the essence of contextual design.



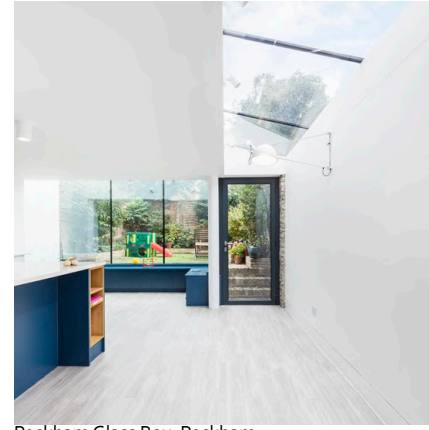
8. About us



House for A Cellist, Islington



The Sponge, Queen's Park



Peckham Glass Box, Peckham



The Boat and Pavilion, Richmond



House for A Cellist, Islington



The Sponge, Queen's Park



Peckham Glass Box, Peckham



Bau House, Peckham



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