

Mario Pilla Architects



19 Womersley Road
London
N8 9AE

DESIGN AND ACCESS STATEMENT

0132_A_500 Rev ## NTS

I. TYPE OF PLANNING APPLICATION

19 Womersley Road is a two storey plus loft extension double fronted terraced house built in the early 20th Century, The property is brick built, with a simple pitched slate roof. The property is located at the junction with Dashwood Road, with St Peter In Chains Church on the opposite corner.

To the rear, the applicant has previously introduced an extension under permitted development (certified under HGY/2005/0990). Our client seeks to infill the space between the extension and the boundary with No. 17 Womersley Road.

The proposal improves the spatial layout by enabling the ground floor kitchen and dining to be open plan, utilising the rear room which suffers from a lack of natural light and is currently used as storage space. The proposal improves the natural light to the space and the connection to the garden.

The orientation and location of the property have been studied via sun path analysis throughout the key equinoxes and solstices. The proposed ground floor extension has been carefully designed so the proposed footprint and mass does not impose any detrimental sunlight overshadowing to the neighbouring houses, as the existing boundary wall between No.17 & No.19 is retained. We are deliberately not proposing a ground floor infill extension adjoining the boundary with No.21 which would have resulted additional solar shading not currently present. Please refer to drawings 060, 061 & 062.

The property is not Listed and is not within a Conservation Area.

The application is for Full Planning Permission.



Fig. 01 Aerial photo 19 Womersley Road outlined in red



Fig. 02 View of 19 Womersley Road looking West

2. SUMMARY OF THE PROPOSAL

- Infill extension to the rear of the property adjacent to No. 17
- Reconfiguration of existing patio area

3. PLANNING HISTORY

There have been 2 previous planning application relating to the property as follows:

HGY/2005/0990

Erection of single storey rear conservatory extension (Certificate of Lawfulness).

Decision: Permitted Development

Decision Issued Date: 19/07/2005

HGY/2000/0304

Erection of a full width rear dormer window. Removal of rear addition pitched roof to be built up to facilitate enclosed terrace and access door. (Certificate of Lawfulness).

Decision: Permitted Development

Decision Issued Date: 01/08/2000

4. CONSULTATION

We have researched recently approved planning applications for similar developments in the immediate vicinity of 19 Womersley Road approving very similar GF rear extensions.

Of particular significance is the recently approved applications for the following:

- 23, Womersley Road, London, N8 9AP (HGY/2021/3044) – permission granted for erection of single storey infill and rear kitchen extension with part slope, part flat roof
- 3 Gladwell Road, Hornsey, London, N8 9AA (HGY/2023/0943) – permission granted for erection of a single storey rear side infill extension with glazed sloped roof

5. USE

The house is terraced and is in use as a single dwelling, there is no change of use proposed.

6. AMOUNT

Site Area: 330sqm approx.

Existing:

Gross foot-print floor area: 105sqm

Proposed:

Gross foot-print floor area: 115sqm

Additional GF gross area proposed is 10sqm considerably less than 50% of original rear garden

7. LAYOUT and SCALE

The proposal adds a ground floor rear infill extension opening out from the existing contemporary glazed extension. The internal layout will be reconfigured to open through to the rear reception room to create a spacious open plan kitchen dining area. The proposed internal layout seeks to create light and coherent internal spaces that meet modern family needs and standards, rationalises the circulation, maximises the uses of the ground floor rooms and creates a practical and comfortable kitchen/dining area with generous connections to the garden. The proposal maximises the incoming natural light in the ground floor through the introduction of a skylight to the roof of the proposed extension. Additional glazing to the rear will further improve the natural light to this space.

The orientation of the property is North East / South West from front to back.

A detailed sunlight study has been undertaken as shown in drawings

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This clearly shows that due to the orientation and the existing party walls the proposed development has a de-minimis / no impact on the sunlight/shadowing to the houses at No. 17 and No. 21. There are no significant trees located within/close to the property

Overall, the proposal aims to improve the use of the house for family living and to bring it up to current standards wherever possible, enhancing the spatial flow of spaces from indoors to outdoors.

The proposed design seeks to differentiate the new from the old and allows the existing footprint and external characteristics to be architecturally legible and respected tectonically.

8. APPEARANCE/ MATERIALS:

The proposed extension will create a discreet contemporary rear addition on the ground floor that respects the original house and complements the existing rear extension and host building.

The materials chosen will compliment those of the original house, creating a clear delineation between old and new

All materials proposed are durable and resilient and will age elegantly over time, with minimal need for maintenance, refer to the proposed planning drawings for the material location and detail



Fig. 04 Existing view of the rear of 19 Womersley Road

9. ACCESS AND SUSTAINABILITY:

The proposal does not negatively affect the access standards of the house.

Improved thermal performance will result from insulated walls, floor & roof for all new elements of construction, built to current thermal standards. Thermally efficient doors, windows and rooflights will also be introduced into the new extension

10. DRAWINGS/DOCUMENTS FORMING PLANNING APPLICATION

DRAWING NO.	DESCRIPTION	STATUS	REVISION	SCALE
0132_A_005	LOCATION AND SITE PLAN, SITE PHOTOGRAPHS	PLANNING	##	VAR
0132_A_010	SURVEY GROUND FLOOR PLAN	PLANNING	##	1:50
0132_A_011	PROPOSED GROUND FLOOR PLAN	PLANNING	##	1:50
0132_A_015	SURVEY FIRST FLOOR PLAN	PLANNING	##	1:50
0132_A_016	PROPOSED FIRST FLOOR PLAN	PLANNING	##	1:50
0132_A_025	SURVEY ROOF PLAN	PLANNING	##	1:50
0132_A_026	PROPOSED ROOF PLAN	PLANNING	##	1:50
0132_A_030	SURVEY/PROPOSED SECTION AA	PLANNING	##	1:100
0132_A_040	SURVEY/PROPOSED REAR ELEVATION	PLANNING	##	1:100
0132_A_050	SURVEY/PROPOSED SIDE ELEVATION	PLANNING	##	1:100
0132_A_060	SURVEY/PROPOSED SHADOW STUDY			
	SPRING EQUINOX 12 NOON	PLANNING	##	NTS
0132_A_061	SURVEY/PROPOSED SHADOW STUDY			
	SUMMER SOLSTICE 12 NOON	PLANNING	##	NTS
0132_A_062	SURVEY/PROPOSED SHADOW STUDY			
	WINTER SOLSTICE 12 NOON	PLANNING	##	NTS
0132_A_500	DESIGN AND ACCESS STATEMENT	PLANNING	##	NTS
N/A	CIL FORM	PLANNING	##	NTS
N/A	HOUSEHOLDER PLANNING APPLICATION FORM	PLANNING	##	NTS