
8a ALEXANDRA ROAD, LONDON, N8 0PP

Jamie Whelan Studio

026

Design & Access Statement
July 2023

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1 Introduction

The project is situated at 8a Alexandra Road, Wood Green, London, N8 0PP, within the London Borough of Haringey.

Jamie Whelan Studio was appointed by our client, Moreland Investments Ltd, to develop proposals for a replacement rear extension to accommodate a new residential dwelling . Our client owns the ground floor apartment, 8A, and the second floor apartment, 8C. This project aims to renovate the existing apartment at 8A, enhance the front driveway with new landscaping, and create a thoughtfully designed, high-quality new home within the existing large garden to the rear. The project aims to provide a much needed new home within a predominately residential area minutes walk to the Turnpike Lane tube line.

The proposals presented within this DAS demonstrate how an additional dwelling can be built on this site.



Photo of existing building on 8 Alexandra Road

2 Context

Surrounding context

The site on Alexandra Road is less that 5 minutes walk to the Turnpike Lane tube line providing a direct connection to central London within 15 minutes. Locally, Turnpike Lane and the High Street provide ample amenities for local residents. Ducketts Common is the closest public landscape in the area, with Alexandra Park accessibly within a 15 minute walk. The site has a PTAL rating of 6a (Excellent) and is also within a Flood Risk Zone 1 (low probability of flooding).

Key for adjacent map

- 1. Site
- 2. Turnpike Lane
- 3. Turnpike Lane Tube (4 minute walk)
- 4. Ducketts Common
- 5. High Road
- 6. Alexandra Park & Palace (15 minute walk)



Aerial image of area surrounding 8a Alexandra Road



2 Context

Site Context

The existing site houses a ground floor, 2 bedroom apartment with a large rear garden to the east. The property currently has 2no. low quality extensions to the rear, leaving an open garden area of 76m². This garden is accessed via a private, secured laneway to the south of the property, frequently used by the neighbours in 8B & 8C to access their own gardens which sit to the east of the application site.

The predominant surrounding context is that of 3-4 storey Victorian buildings finished in red brick to the front and London stock buff/ brown brick to the rear. The existing house first appears on the 1882 Hornsey Local Board District Map and forms part of a row of 4 'double-Villa' types with exceptionally long gardens, that had become popular in London at the time. The building is set back from the street, creating a front driveway that currently houses 3 parking spaces, bins, and the main access to the property.

The site to the north currently houses a mechanics garage to the rear of No.10 & 12 Alexandra Road. To the south, tall 4 storey buildings step away from the site that house commercial functions at ground floor and residential above and face onto Turnpike Lane.

The open nature of the site, southern orientation and ample garden space make this site a perfect candidate to comply with the London Plan's 'Small Sites policy' H2. Please refer to the accompanying Planning Statement for additional information in relation to how the site complies with all relevant planning policies.



Existing block plan



2 Context



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Site context

1. Approach along Alexandra Road
2. Existing front condition to the existing property
3. Aerial view of the site showing the large open site to the north at No.10/12 Alexandra Road
4. Aerial view from the north

The images shown here illustrate the approach and setting of the existing building along Alexandra Road. The aerial images highlight the extensive precedent for development to the rear gardens surrounding the site and the dense tree canopies that would largely hide the new dwelling within the garden of 8A. The blank neighbouring elevations to the east and north, paired with the existing trees present to the south of the site reduce any loss of privacy to neighbouring properties. This, paired with clever placement of windows, would allow for a new property to be inserted into the proposed site with little to no impact on the surrounding homes.



4.

2 Context

Existing Site Characteristics

Existing Site

The existing site to the rear of 8A is accessed from within 8A, and also along the secured laneway to the south.

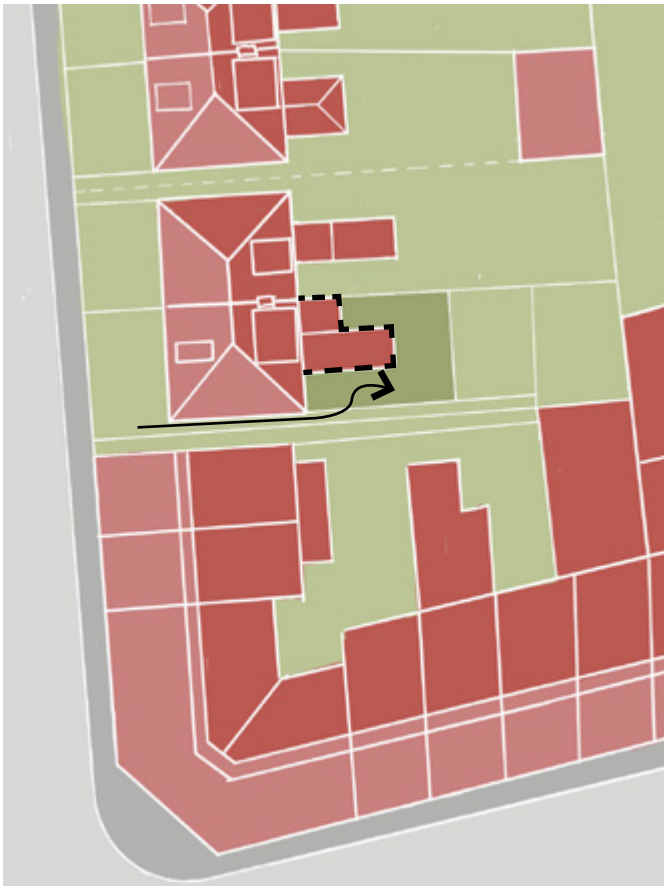
Site Area - 105m2 (excluding existing unit 8A)
Built Area - 29m2
Garden - 76m2

Orientation & Outlook

The rectangular site faces south, with open aspect to the east into the surrounding tree canopies. Neighbouring buildings to the east have blank gables, with properties to the south stepping back 25m2. Ground floor extensions surrounding the site are shielded by the existing high fences at present. The result is an almost visually isolated plot perfect for development.

Backland Setting

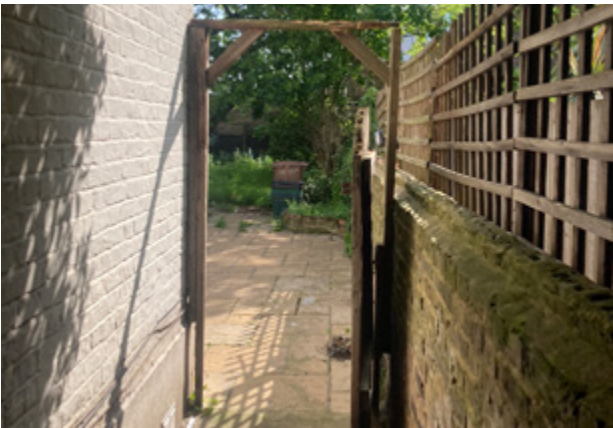
The site to the rear is largely characterised by the dense tree canopies that surround the site. A large mature tree to the east set within the garden of 8B, paired with 4no. trees to the south add screening to the site and natural solar screening during the summer months. The proposals respect the tree setting and ensure that no new construction is built within existing root protection areas.



2 Context

Existing Site

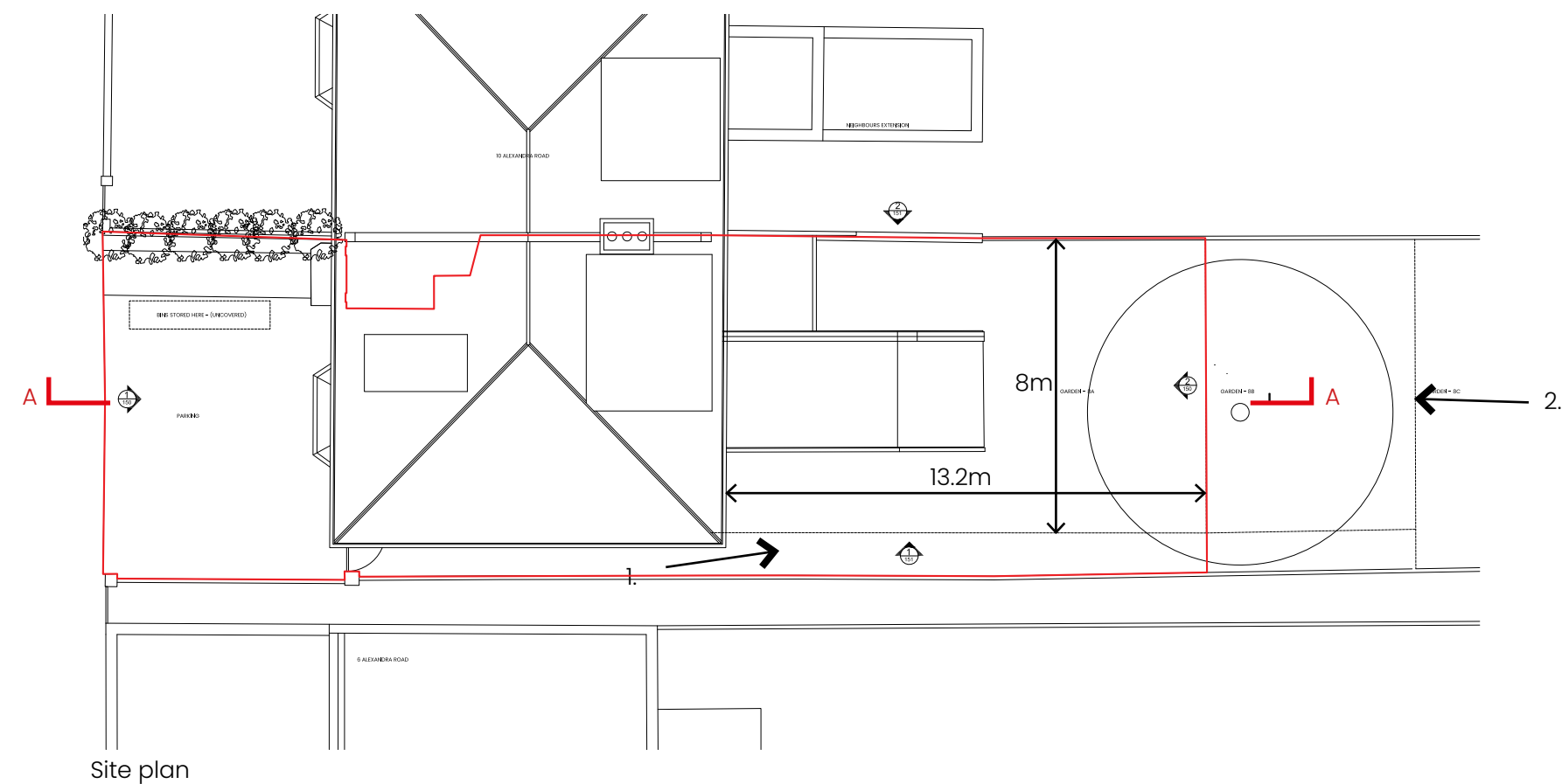
The site is approximately 13 metres long and 8 metres wide, with access via a secured laneway. At present, no boundary divisions are present between the gardens of 8A, B & C. The site is generally level throughout, and bound to the north and south by 2 metre high fencing. An existing lean-to extension, the larger of the two extensions to 8A, is 4.1 metres high at its ridge to the north.



1.



2.



Existing site section A

2 Context

Existing Extensions

The images shown here illustrate the existing poor condition of the existing garden and extensions as found by our client following the purchase of apartment 8A earlier this year. The extensions are poorly detailed with no real architectural merit. Materially, they are part rendered with some brickwork painted white to match the treatment to the rear of No.8. Boundary conditions are of poor quality, and as noted previously there is no boundary to the gardens at 8B & C.



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3 Design

Contextual Design

The design approach adopted for the new dwelling within the existing garden looks to link itself to the material texture and detail of the surrounding area. The massing within Victorian architecture is generally simple in form, with the detail and articulation found through the use of detail – cills, lintels, arches and articulation of brickwork. These details are practical in origin, but elevated through the evolution of specific details over time. The images to the right highlight typical details found around the surrounding area that have generated the design approach to the new building to the rear of 8A.



Brick lintels



Horizontal white lintels



Heavy cornice



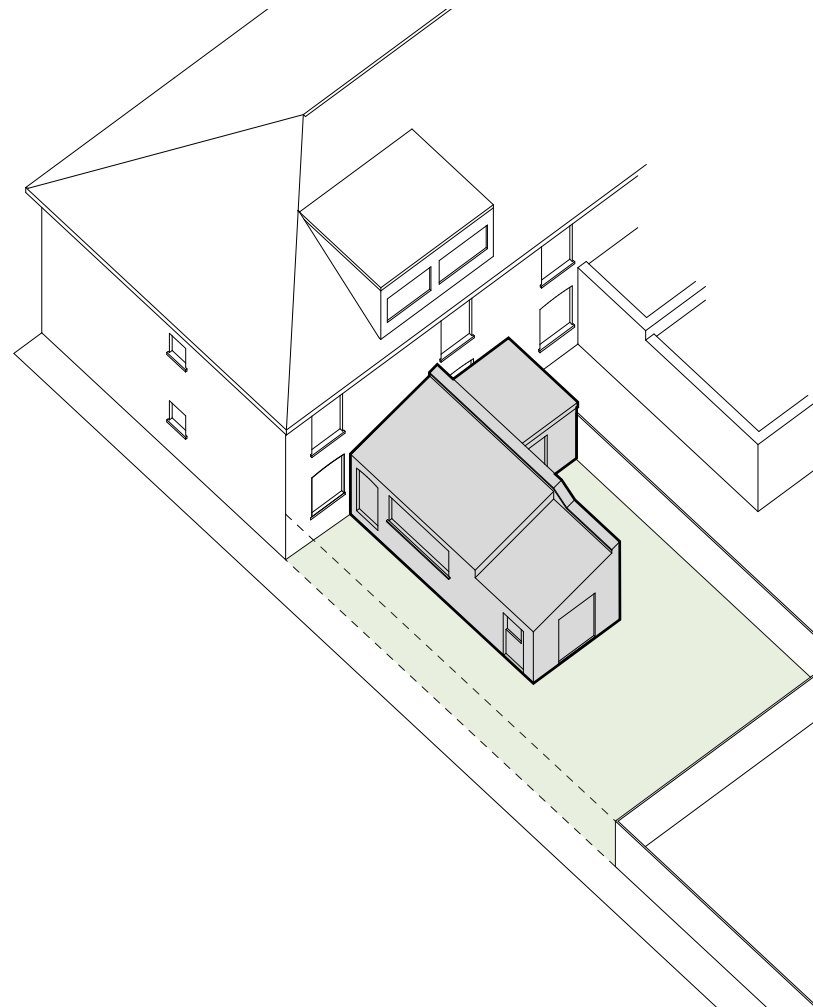
Play of brick detail

3 Design

Key design moves

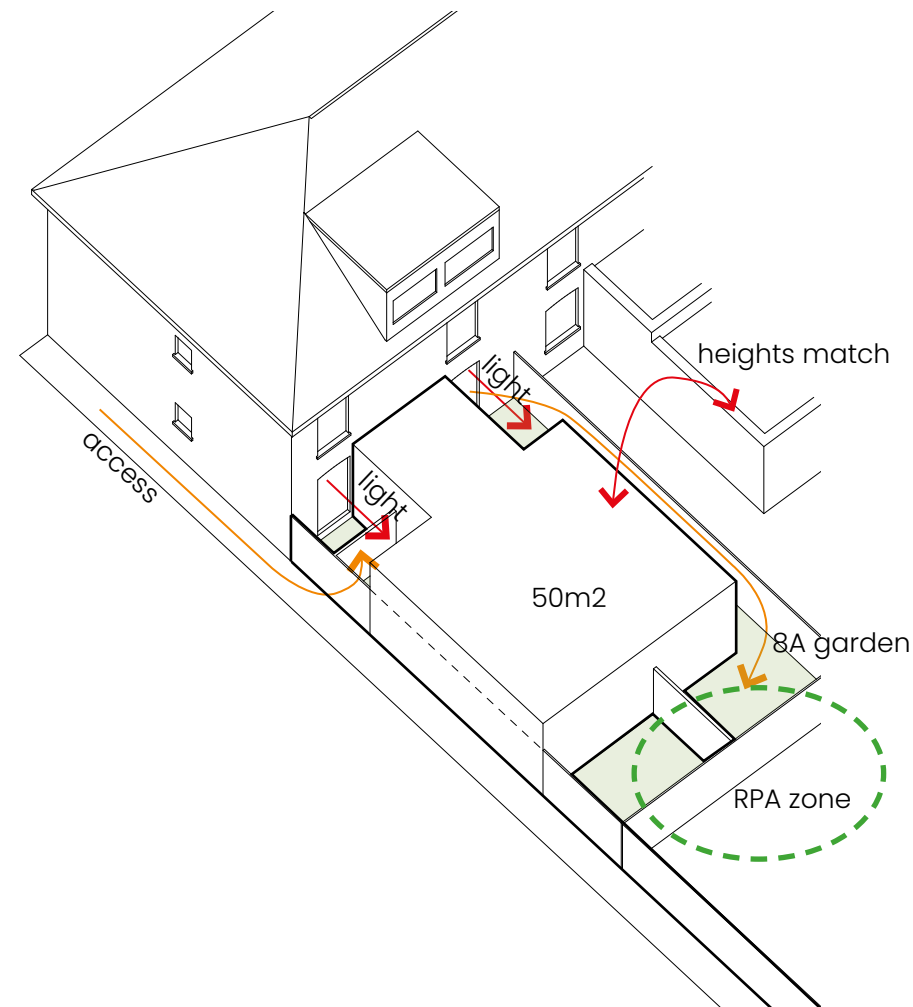
Existing Site

The poor quality existing extensions are removed, saving the foundations where possible to be reused within the new construction works. A new boundary treatment will be built to the north to infill the gap formed by the demolition of the smaller 'cube' extension.



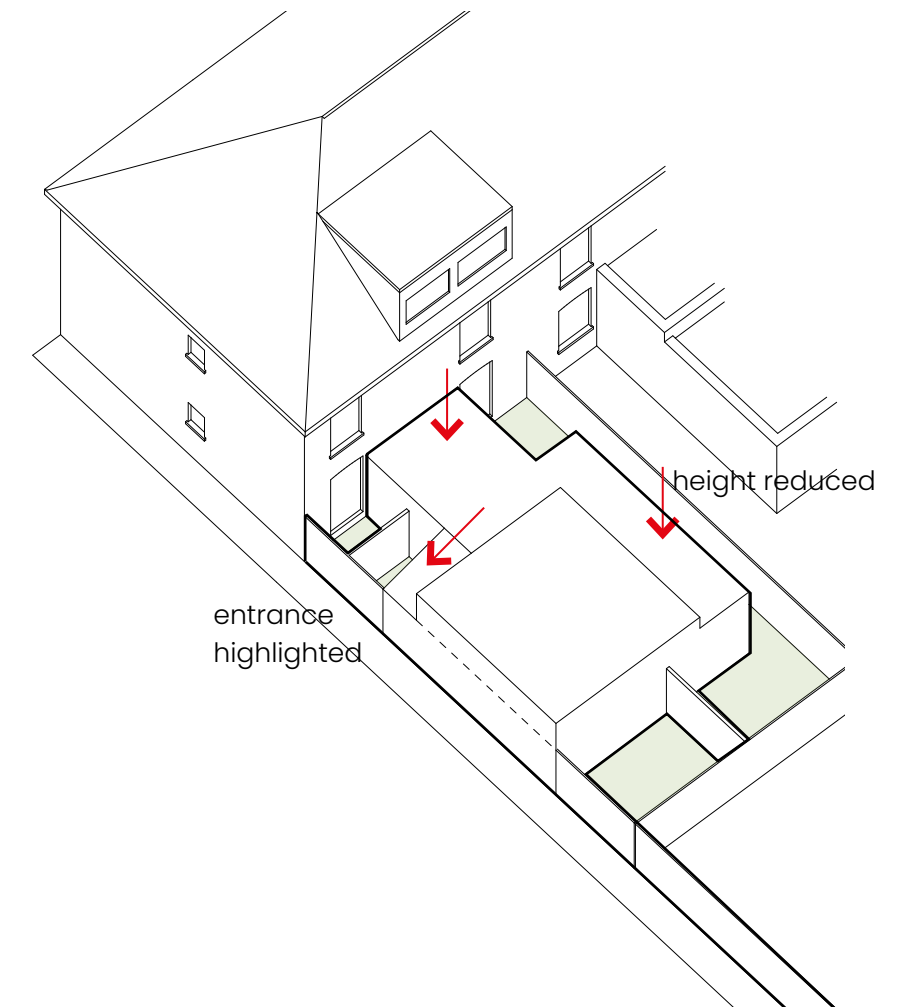
Create new single volume

A new 50m² volume is placed within the garden, extruded to match the height of the neighbouring extension to the north. The northern edge is set back from the neighbouring boundary line to allow access to the garden and reduce any overshadowing to the neighbours at No.10. Adjoining the existing building, the massing is set back to allow south and east light into the bedrooms within apartment 8A, whilst creating private patio spaces. To the west, the massing is positioned outside of the RPA of the existing mature tree.



Final modelling

The design is further enhanced by reducing the massing as it connects to the existing building, and to the north to bring the volume below the existing extensions and the neighbouring extensions height. This move reduces the visibility of the new building, negates any overshadowing to the neighbouring properties, and also creates an internal hierarchy where the rooms within the new dwelling have varying ceiling heights. The entrance massing is sloped further to signify where the entrance is, and also limit the massing when approached from the secured laneway.

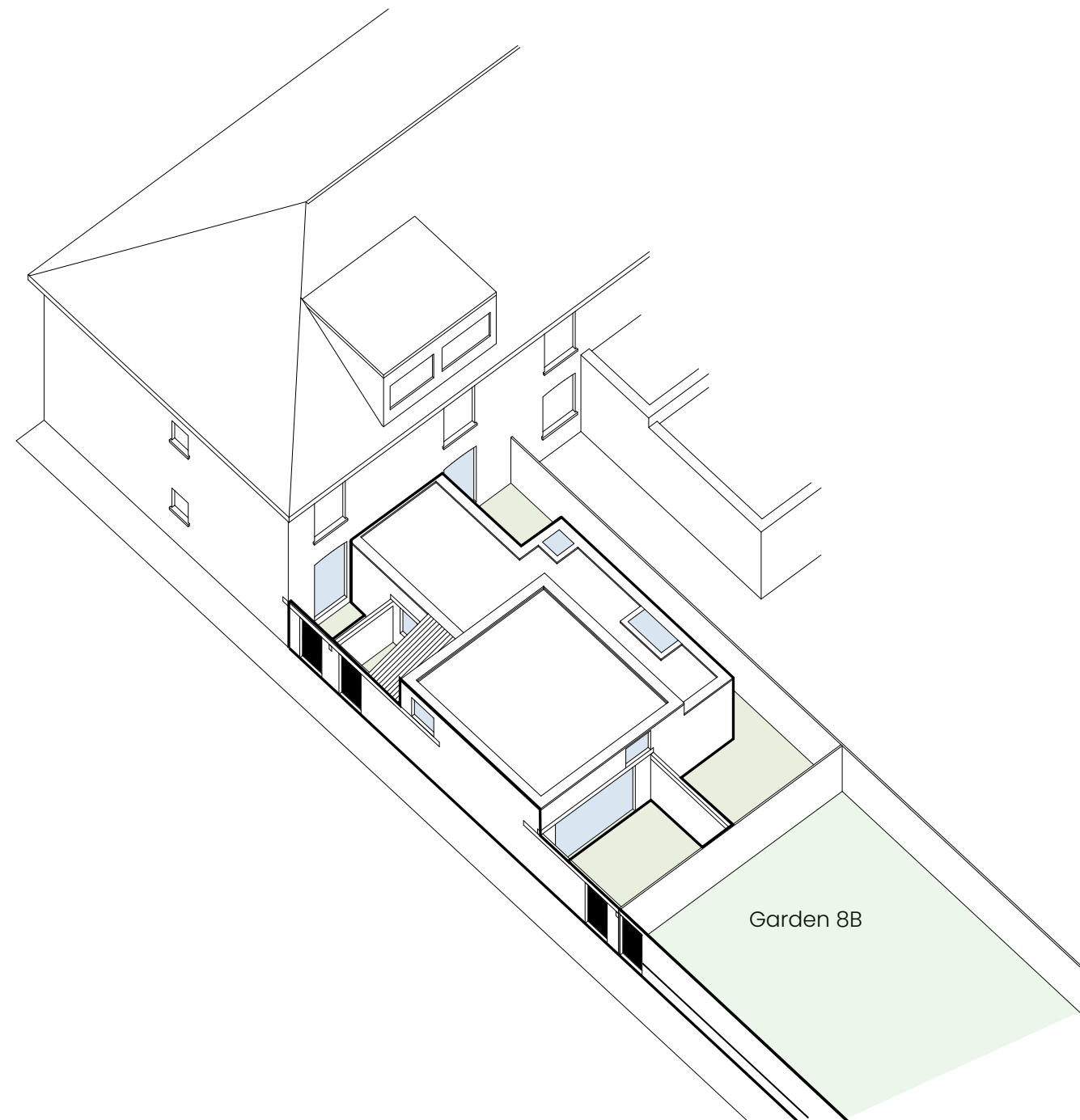


3 Design

Proposed design

The proposed design responds to its site in massing, plan, material and detail and is therefore a highly contextual addition to this backland site. Glazing is positioned to maximise natural light, while also limiting overlooking outwards and inwards. The design of the new dwelling focusing views to the new south facing garden which is accessed via large sliding doors, allowing the living spaces to flow out to the garden in a natural way. High level windows are positioned in two locations, the first along the secured laneway facing south, designed to capture the maximum amount of passive daylight and bring it deep into the new house. The second window faces east, giving a picture window of the mature tree canopies. Rooflights are also placed over the kitchen, and within the bathroom to maximise light.

The new boundary wall is proposed to be constructed in brick, extending to gardens 8B. This design move looks to incorporate the new home within the language of the 'garden wall', creating a durable edge to the site.



3d aerial view of proposed design

3 Design

Materials

The proposed material palette has been selected to embed the new building into the surrounding context. The main body of the new building is to be clad in a dark brown earth toned brick, responding to the primary material of the surrounding area. This dark toned brick will contrast with the white painted brick finish found on the existing building at No.8. The entrance lean to roof and new entrance door will be clad in dark bronze toned metal sheeting, with the new boundary fences made in treated timber. Cills and exposed lintels are intended to be left as exposed light grey concrete.

The final material palette will weather slowly and become more embedded in this setting as the years go by.



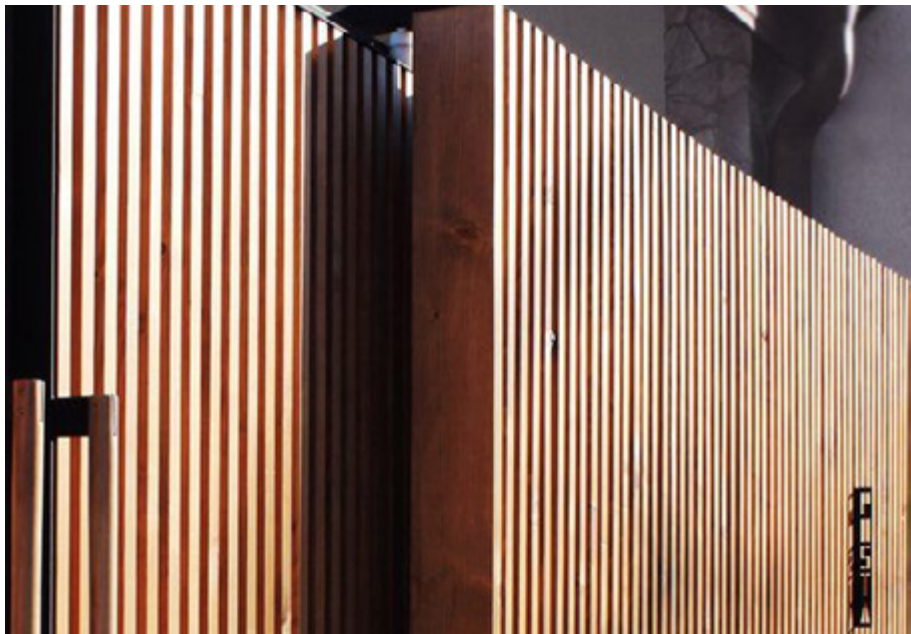
1. Brown earth toned brick



2. Bronze toned metal panelling



3. Natural concrete finish to cills and lintels



4. Treated hardwood panelling

3 Design

Proposed plans – Ground Floor

Typology Mix

- New dwelling

- 1B2P (50m2)
- Bedroom 1

- 12m2
- Living Room

- 22m2
- Kitchen

- 6m2
- Bathroom

- 3.5m2
- Storage

- 2m2
- Circulation

- 2m2
- Apartment 8A

- 2B3P (65m2)
- Bedroom 1

- 12m2
- Bedroom 2

- 10m2
- Living Rm/Kitchen

- 28m2
- Bathroom

- 5m2
- Storage

- 2m2
- Circulation

- 4m2



Proposed plan

4 Access

Access

Access to the existing apartment 8A will continue to be via the shared main entrance hallway in the existing building. The door position will be slightly changed to accommodate the new internal layout, but all other access requirements remain the same. Access to the new dwelling to the rear will be via a new timber secured gate, with fob and key access. A new resin bound surface will lead to the main entrance, leading to a private patio/front door. All levels are flush throughout within the new dwelling. Attractive low level lighting will be activated via a sensor so that the laneway is illuminated in the evenings. The lane is overlooked by surrounding properties to give an added sense of security.

Bike Parking

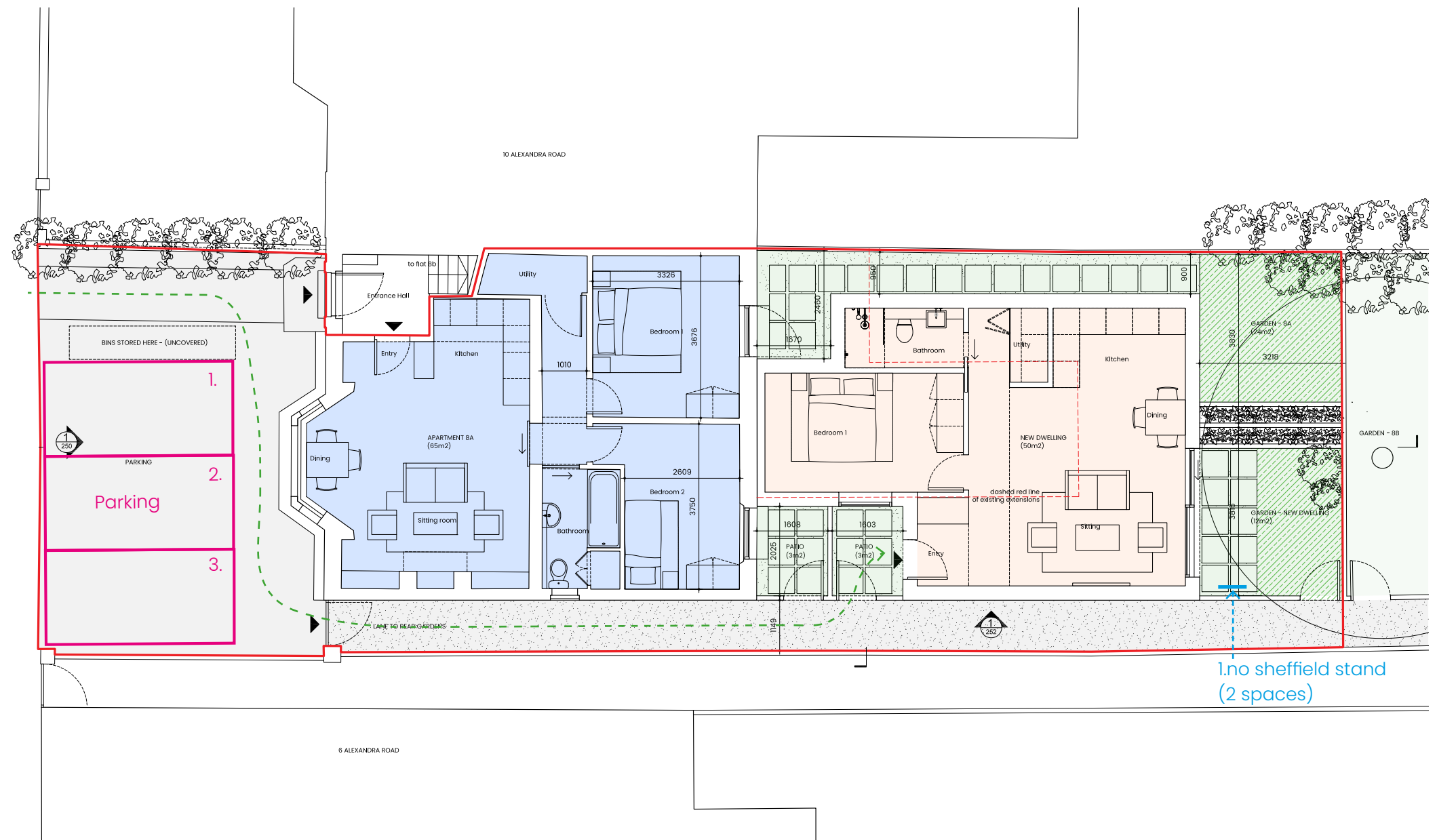
The new dwelling will have a single sheffield stand within the private garden, with a protective canopy that can house 2no. bicycles securely.

Private Amenity Space

Private amenity space is well in excess of London Plan standards, with both gardens and patio spaces facing south.

Parking

The existing parking layout for the 3no. existing flats remains the same, with new paving treatments added to enhance the existing frontage.



Proposed plan

5 Project Team

Client

Moreland Investments Ltd

Architects

Jamie Whelan Studio

Planning Consultant

Causeway Planning

