

LECKENBY ARCHITECTURE

Project title: 8 Bryanstone Road N8 8TN

DESIGN AND ACCESS STATEMENT

Revision Number and Date: *Issue 5 – 08/09/23*

1.0 Introduction

8 Bryanstone Road is a two-storey mid terraced house. It is situated within the Crouch End conservation area but it is not listed.

The original property has been modified slightly internally but there have been no external extensions or significant alterations. The owner wishes to construct a modest single storey rear extension and a rear dormer extension together with associated internal alterations the primary objectives of which are to provide improved living accommodation with simplified internal access and sanitary facilities located at ground floor level.

The purpose of this document is to set out the context of the proposed improvements and convey the key issues that have been considered in developing the design. The document is intended to accompany a planning application to the London Borough of Haringey.

This version of the document has been updated to reflect amendments to the design proposals that have been introduced in response to comments received from Haringey Planning Dept.

The document uses all the headings normally included within a Design and Access Statement, but focusses on those issues which are particularly pertinent to the proposed improvements. The statement should be read in conjunction with the design drawings listed in Section 10.00.

DESIGN

2.0 Use

The existing property comprises a single dwelling. It is not proposed to change this.

3.0 Amount

The existing property is a single dwelling house with an approximate gross internal area of 117.3 sqm.

The proposed ground floor extension provides an approximate additional gross internal area of 25.8 sqm.

The proposed roof extension and alteration provides an approximate additional gross internal area of 16.7 sqm.

The resultant total gross internal area of the house, including the proposed extensions, is therefore 159.8 sqm.

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4.0 Layout

Access to the house is from Bryanstone Road via a front garden area. The front entrance gives access to a hallway from which access is available to a living room and the original dining room which have previously been knocked through to create an enlarged living space. The ground floor of the rear outrigger comprises a kitchen and dining area. This space has been previously modified to create a single room.

The rear garden is accessed via both the living room and the kitchen.

The staircase leads to first floor level on which there are three bedrooms, a bathroom and a separate wc.

The ground floor proposals involve opening up the existing external walls to the outrigger and constructing a wraparound extension up to the line of an existing extension to the adjacent property at No 10 and a 3m deep site wide extension beyond the line of the rear of the existing outrigger.

The reconfigured ground floor rear of the house will provide a self-contained shower room and separate wc as well as an enlarged kitchen/living/dining room with improved access to the rear garden.

The roof level extension involves extending the staircase up to roof level and a rear dormer extension to provide a new bedroom with an en suite shower room and storage space within the front roof eaves.

5.0 Scale

The ground floor rear extension complies with the following key dimensions:

- The total area of the site is 148.4 sqm, of which the gross external footprint of the existing house is 75.3 sqm. The area of the original land around the house (front and rear gardens) is therefore 73.1 sqm. The proposed gross external area of the ground floor extension uses 29.8 sqm of this, which equates to 34% of the original land area around the house
- The rear extension will run up to boundary on either side of the property and extends for 3.0m beyond the rear line of the existing outrigger.
- *The application drawings as existing and as proposed have been amended to indicate the location of a double red brick string course. The design has been amended so that both the roof and a lead flashing that will be required at the junction between the new roof and the existing walls will fit below the string course.*
- Along the boundary with No 6 there is a high garden wall running for the majority of the proposed 3m extension depth. The wall is 2.72m high above ground floor finished floor level. The new rear extension has been designed so that, at the boundary line, the new building is *lower than* the existing garden wall.
- Along the boundary with No 10 there is an existing side infill and rear extension on the adjacent property. The eaves height of the existing extension to No 10 is 2.55m above ground floor finished floor level. The new rear extension has been designed so that, at the boundary line, the new building is *lower than* the adjacent extension.
- The maximum height of the rear extension roof where it abuts the main house is 3.15m above ground floor finished floor level.

The ground floor extension provides additional improved living accommodation in a way which is subservient to the original building. It also gives improved garden connectivity while retaining a sizable rear garden.

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The rear roof extension complies with the following key dimensions:

- The total additional roof space volume created by the new extension is 4.5 cubic meters.
- The rear dormer extension roof is set below the level of the existing ridge which is retained. The rear roof extension is therefore designed in such a way that the additional building volume is not visible from the front of the house.
- *Within the amended submission the level of the dormer roof has been lowered slightly relative to the retained ridge line but maintaining an internal floor to ceiling height of 2.1m.*
- The rear face of the roof extension is set back 1m from the rear elevation measured along the roof plane.
- *In addition, the sides of the dormer are set in from the boundary parapet walls in manner which is consistent with the adjacent properties. Towards No 6 the outside face of the dormer wall is 0.5m from the parapet wall. Towards No 10 the outside face of the dormer wall is 0.85m from the parapet wall.*

The majority of the properties on both sides of Bryanstone Road already have rear roof extensions and many of the houses have ground floor rear extensions of a similar size to that proposed.

6.0 Landscaping

A key driver to the project is improved connectivity between the internal living spaces and the rear garden.

The front and the majority of the rear garden area are retained within the proposals.

The amended design proposals include a green sedum roof to the ground floor extension.

7.0 Appearance

The design has been prepared with reference to the requirements of Haringey Policy DM1 (Delivering High Quality Design - Haringey Development Charter). The following aspects of the design are pertinent in this respect.

The single storey ground floor extension has been designed with an asymmetrical roof with its ridge on the line of the flank wall of the outrigger. This enables the extension to have a minimal height along each side boundary commensurate with the existing boundary condition while at the same time creating additional internal height in the centre of the space and a good amount of glazing in the rear wall to allow for good natural light provision and positive connectivity between the extension and the rear garden.

The current design has been amended by lowering the level of the extension ridge and having slightly shallower roof pitches so that the new roof, and the flashings that will be necessary at the junction of the roof the existing building, sit below the level of an existing 2 course red brick string course.

The rear dormer extension is set within the lines of the existing parapet walls and below the main roof ridge. Within the current design the width of the dormer extension has been reduced, the face of the rear wall of the dormer set further up the slope of the existing rear roof plane the height of the dormer extension reduced slightly as far as is practically possible.

The external materials proposed for the ground floor and roof extensions are detailed on Drawing No 160 D 16A

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The proposals include for the reconfiguration of the first-floor bathroom and adjacent WC to provide an enlarged single bathroom space. In conjunction with this it is proposed to replace the two current small windows with a single double glazed timber sash window to match the others in the house.

In conjunction with the dormer extension, it is proposed to replace the existing house roof coverings. The House currently has interlocking concrete tiles and it is proposed to replace these with dark grey fibre cement slates.

Three small rooflights are proposed within the front pitched roof. These are intended to be low profile roof lights that will not project more than 150mm above the roof plane. The roof lights are arranged on a single level across the roof.

ACCESS

8.0 Vehicular and Transport Links

Pedestrian access to the house is via the front garden and front door onto Bryanstone Road. The works do not involve any changes to this.

9.0 Inclusive Access

A key driver for the project is the desire to enable ease of living in terms of access and facilities within the house for the owner. The scheme therefore includes for a new wc and shower room at ground floor level. The proposed works do not involve any other changes to access within the property save the new stair flight up to roof level, which will be built in accordance with Building Regulations requirements.

10.0 Drawings

This statement should be read in conjunction with the following drawings:

160 D 01 A - Site Location Plan
160 D 02 A - Site Block Plan as Existing
160 D 03 B – Ground and First Floor Plans as Existing
160 D 04 B – Roof Level and Roof Plans as Existing
160 D 05 B - Sections and Elevations as Existing - Sheet 1 of 2
160 D 06 B - Sections and Elevations as Existing - Sheet 2 of 2
160 D 11 C - Site Block Plan as Proposed
160 D 12 D – Ground and First Floor Plans as Proposed
160 D 13 C – Roof Level and Roof Plans as Proposed
160 D 14 C - Sections and Elevations as Proposed - Sheet 1 of 2
160 D 15 D - Sections and Elevations as Proposed - Sheet 2 of 2
160 D 16 A – *External Materials*

It should also be read in conjunction with the 8 Bryanstone Road Heritage Statement Issue 1 dated 13/05/23.