

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.
- 1.3. The proposal ensures minimal impact on the distinctive features of the house.

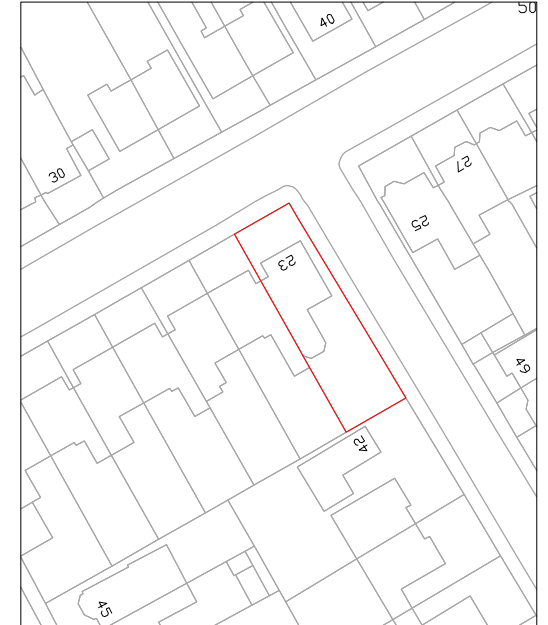


- 1.4. The building's elevation is distinguishable by gabled bays, bargeboards featuring a pierced trefoil pattern, and decorative terracotta banding below the eaves and between the floors. The side elevation, which serves as an attractive and noteworthy backdrop from Birchington Road, will be preserved in its current form. It has a pair of chimney breasts with inset panels and terracotta banding.
- 1.5. The topography of the area plays a significant role in the prominence of the number 23 on Birchington Road. Due to the terrain, the rear roof slope and pitched dormer, as well as the original rear roof, are highly visible and therefore more susceptible to changes that may affect their overall appearance.
- 1.6. As previously mentioned, we believe the proposal preserves the character and uniqueness of the house, which we highly value. The proposed changes are minimal and contained within the roof lines.



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



Second-floor bedroom: proposed location of the roof terrace



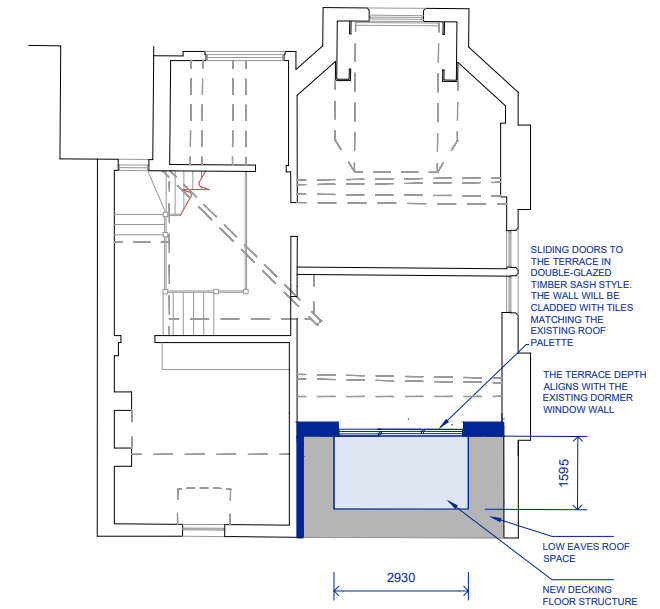
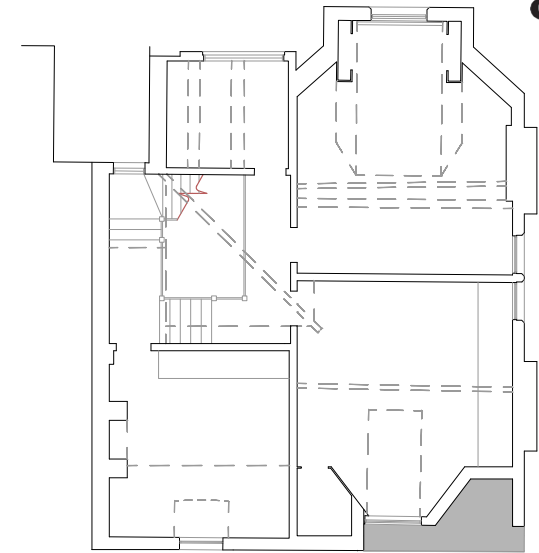
23 Wolseley Road rear garden view. The proposed terrace will replace the second floor dormer window on the top right

3. Use

- 3.1. The proposal maintains the current residential use.

4. Areas

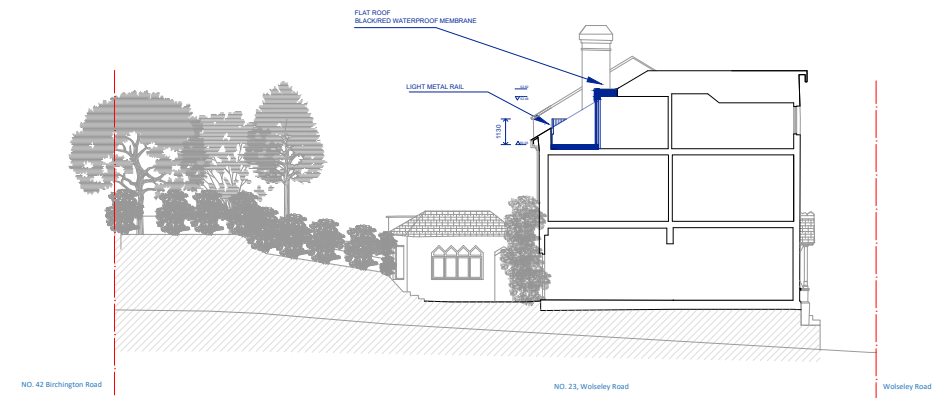
- 4.1. Proposed roof terrace of 4.6 m²



Existing and proposed second floor plan

5. Layout

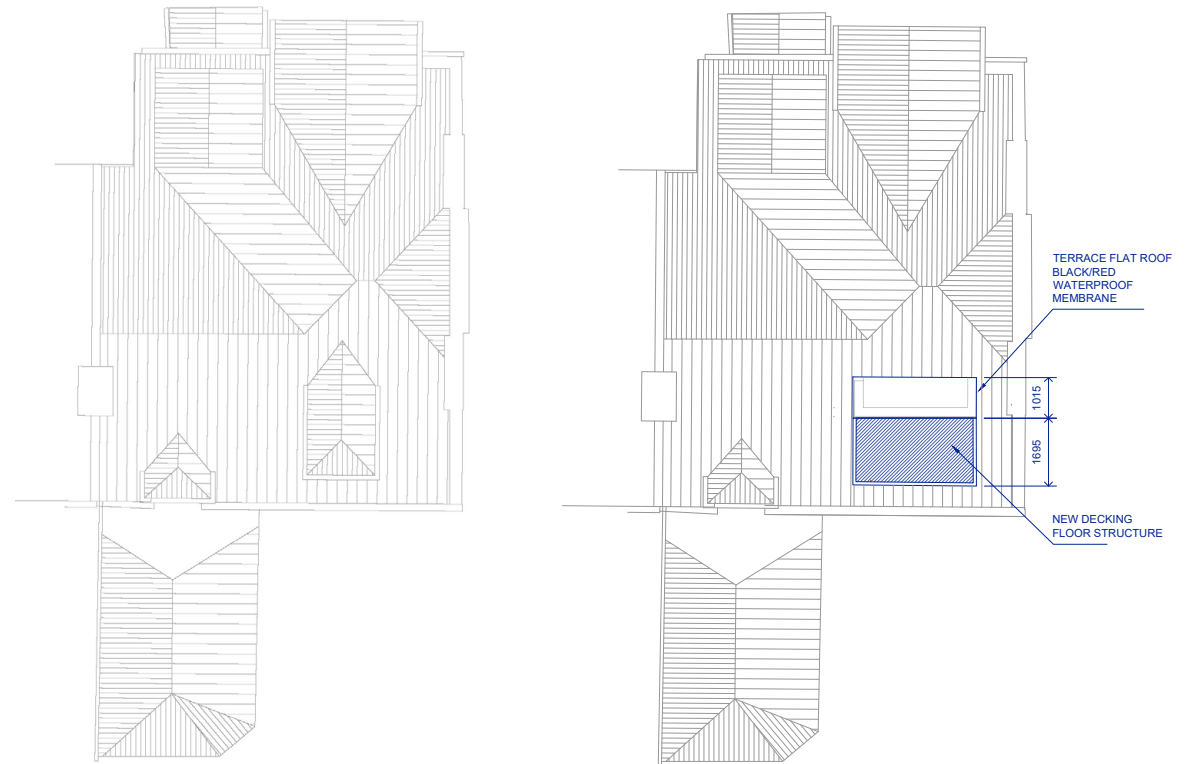
- 5.1. The proposal retains the current street access and front elevation.
- 5.2. The roof terrace will be added to the second floor, accessed through the bedroom and replacing the existing dormer windows.



Existing and proposed section

6. Scale

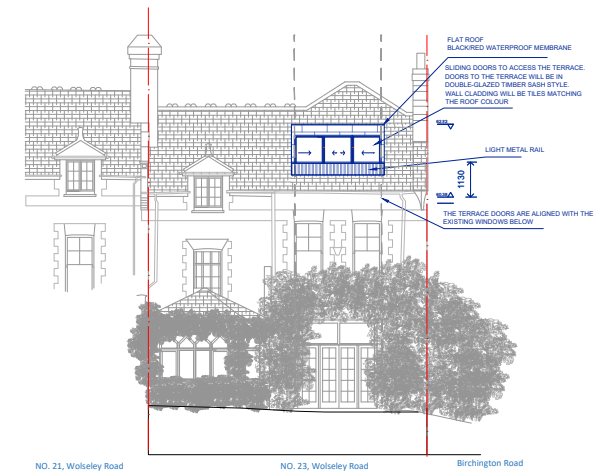
- 6.1. The proposal follows the council requirement: *alterations or extensions to buildings in conservation areas will preserve or enhance the character of the conservation area and retain or reinstate characteristic features such as doors, windows or materials of buildings* (Haringey Unitary Development Plan Saved policies, 2013).
- 6.2. The proposed external terrace sits in line with the existing dormer window 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 existing parapet will remain in place, and the terrace will have glass sliding doors towards the garden and a light metal rail.
- 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

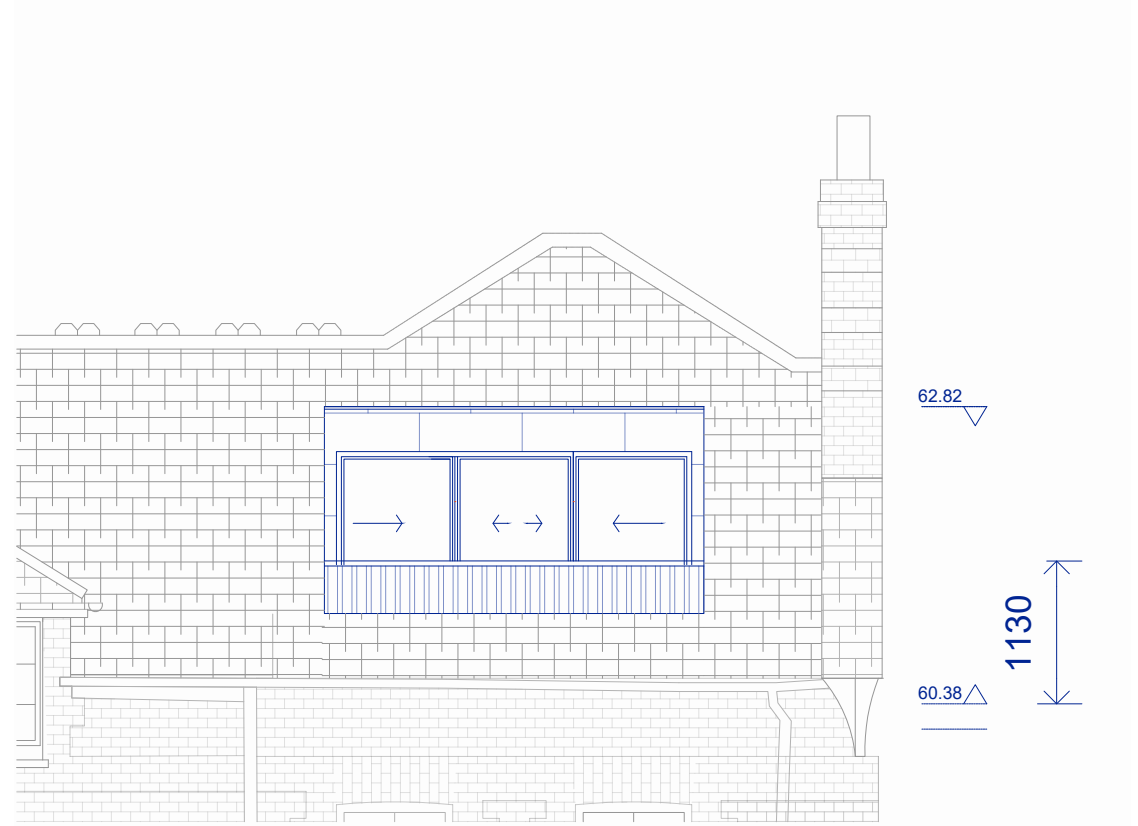


Existing and proposed rear elevation

7. Appearance



Proposed rear elevation: using similar color tiles for the wall cladding and a light metal rail to maintain a consistent relationship between finishes.



Rear elevation detailed view

7. Appearance

- 7.4. 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.



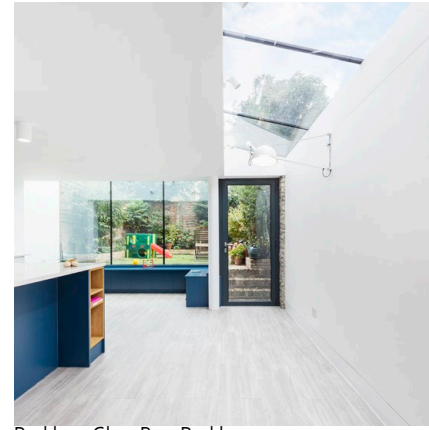
8. About us



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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