

DESIGN & ACCESS STATEMENT

69 Windermere Road NI0 2RD



1.0 SITE LOCATION & CONTEXT

The development site lies on Windermere Road, which is situated within the Muswell Hill Conservation area. Refer to fig 2.1

69 Windermere Road is an Edwardian style terrace located on the north west side of the road and is part of the houses which the rear of the site backs on to Muswell Avenue and has access from this road to the rear garden via the existing garage. Refer to fig 2.2

2.0 INTRODUCTION

The purpose of this project is to demolish the existing dilapidated garage containing asbestos at the rear of the garden and replace it with a new garden room studio and sauna with the sole aim to accommodate an office and gym for the occupants living in the existing dwelling.

Careful consideration has been given to the external appearance of the outbuilding to ensure we complement the architectural characteristics of the surrounding properties as seen from the street elevation of Muswell Avenue and by the use of materials to blend into the garden seen from the rear of the property.



fig 2.1 Satellite view showing site outlined in yellow



fig 2.2 Rear street view from Muswell Avenue showing site outlined in yellow

3.0 DESIGN AND APPEARANCE

3.1 GARDEN ELEVATION

The garden elevation of the design makes extensive use of materials which blend into the natural surroundings of the rear garden.

We propose cedar horizontal cladding to form the facing walls of the proposed development which will continue to wrap around the external walls of the sauna, seamlessly blending in all structures. Refer to fig 3.11

Glass elements have been introduced to bring in natural light into the room with windows at high level to the side elevation allowing light to penetrate all aspects of the internal space. Refer to fig 3.12

Natural stone paving has been proposed for the terrace which will continue to form the wall of the outdoor shower. Refer to fig 3.12

3.2 MUSWELL AVENUE ELEVATION

The elevation to Muswell Avenue was designed to be unintrusive and blend into the mix of garages and rear facades which currently make up this street aspect.

For the rear and side elevations we have proposed rendered walls painted white, with a plain door for street access. Refer to fig 3.22

The south facing sloping roof will be constructed with fibre cement slate tiles and will house the solar panels allowing for the family to become substantially more energy efficient. We have extended this roof over the external terrace and sauna room to maximise the area available to support the installation of the solar panels. Refer to fig 3.22



fig 3.11 Proposed Garden Elevation

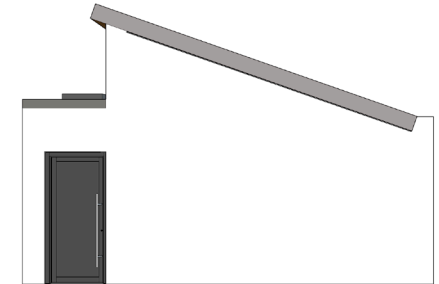


fig 3.21 Proposed Street Elevation
- Muswell Avenue Elevation



fig 3.12 Proposed Garden / Side Elevation

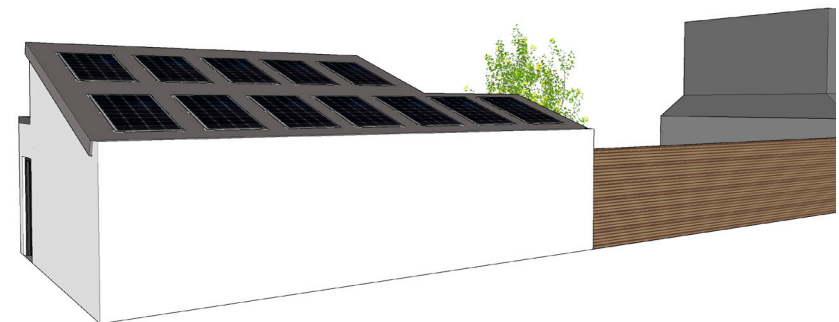


fig 3.22 Proposed Muswell Avenue / Side Elevation

4.0 SCALE

The scale of the outbuilding has been considered in regards to the length of the garden and the impact it has to its surroundings.

As the proposal is at the rear of the garden it does not have significant impact on the loss of daylight or sunlight to the neighbouring main dwelling or their rear outbuildings (which are not habitable rooms in any case).

We intend for the structure to extend the entire width of 5.9m and 6.8m into the large 20m garden. This gives a total gross internal area of 31.7m² (not inc sauna room). Refer to fig 4.1

Within the garden and under the covering of the main outbuilding roof we have proposed an outdoor shower and sauna. Refer to fig 4.2

The height of the parapet walls to the boundary will be 2800 and 2700 respectively and the maximum height of the pitch roof will sit 3900AFL. Refer to fig 4.3

The height of the elevation has been designed to be of similar proportions to the approved outbuildings of No. 51, 53 and 55 on Muswell Avenue and will therefore not be seen to be out of proportion to the street elevation.

See Planning precedents - 5.3

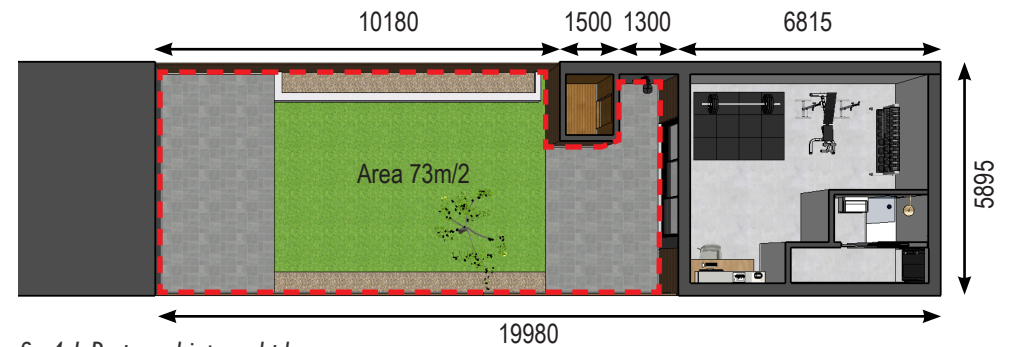


fig 4.1 Proposed internal plan

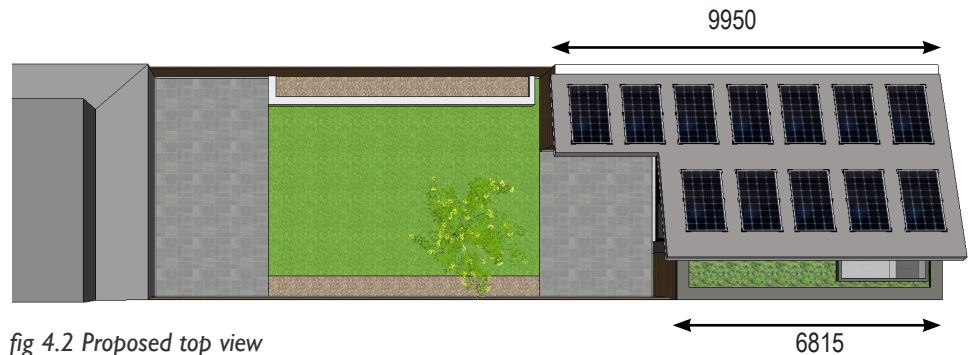


fig 4.2 Proposed top view

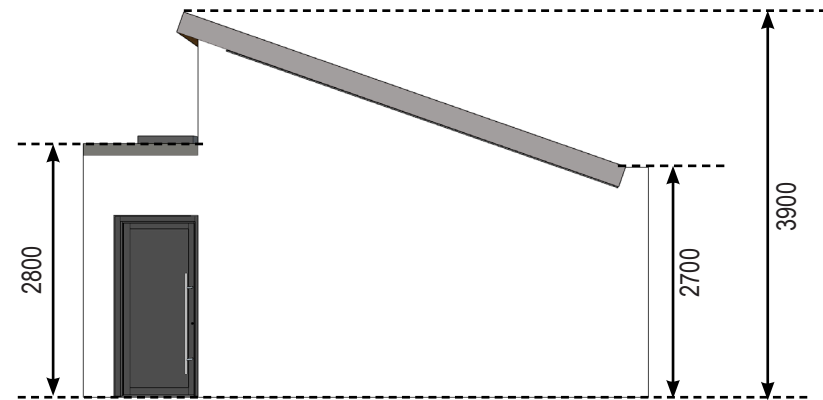


fig 4.3 Proposed elevation view

5.0 PLANNING POLICIES & ACCESS

5.1 PLANNING POLICIES

The design of the proposed extension has been informed by the recommendations and guidance set out in the following policies:

- National planning policy Framework 2021
- Haringey Local Plan Nov 2020
- DPD Policy DM12 Housing Design & Quality
- Conservation Area No. 3 Muswell Hill Conservation Area

5.2 PLANNING HISTORY

- HGY/2018/2253 - Erection of a single storey, side/rear extension

5.3 PLANNING PRECEDENT

- HGY/2017/2017 - 55 Windermere Road - Demolition of the existing garage and building of the proposed new garden studio.
Appeal granted APP/Y5420/D/17/3184125
- HGY/2016/1038 - 51 Windermere Road - Construction of a single storey extended living structure to the rear of the garden to accommodate a home office, games area and craft studio.
- HGY/2005/1369 - 53 Windermere Road - Extension of existing single storey garage building in rear garden and conversion to create habitable living space.
- HGY/2020/1520 - 39 Windermere Road Erection of single storey rear outbuilding for use as a dog grooming parlour

5.4 ACCESS

The access to the property is from Windermere Road and Muswell Avenue. There is on road parking at the front and rear of the property

5.5 VEHICULAR AND TRANSPORT

Windermere Road is well placed for public links from Bounds Green tube station, Alexandra Park Road, Colney Hatch Lane and Muswell Hill

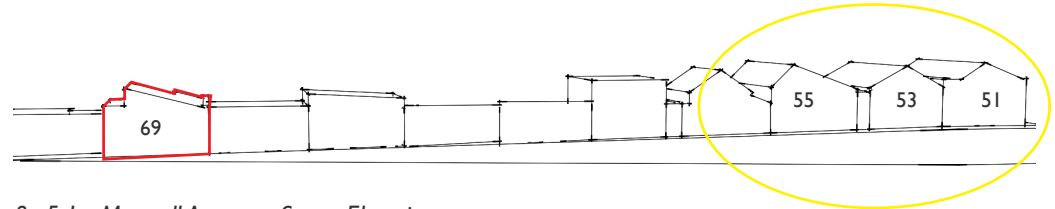


fig 5.1 - Muswell Avenue - Street Elevation



fig 5.2 Site Plan

6.0 EXISTING PHOTOGRAPHS



fig 6.1 Rear elevation of existing dwelling



fig 6.2 Garden elevation of existing garage



fig 6.3 Street Elevation of garage



fig 6.4 Garden elevation of existing garage



fig 6.5 Internal 01 - Garage



fig 6.6 Internal 02 - Garage



fig 6.7 Internal 03 - Garage



fig 6.8 Internal 04 - Garage