

22 Coppetts Road, N10 1JY

Design and Access Statement

November 2023

Amos Goldreich **Architecture**



1.0 Introduction

Design and Access Statement to be read in conjunction with architectural drawings and planning statement submitted as part of the application.

Property Address:
22 Coppetts Road,
London,
N10 1JY

The property at the above address is a five bedroom semi detached house. It has an existing rear extension and an existing side extension which stretches deep into the rear garden.

The property is located within LB Haringey. The site is not located within a conservation area and the property is not listed.

The property is oriented facing West, with the rear garden benefitting from morning sunlight from the East.

This application looks to address the following proposals:

- Demolition of existing rear and side extension
- One storey rear extension and two storey side extension
- Sustainable upgrades to existing property; notably the replacement of all existing uPVC windows with new double glazed windows, external insulation finished with render to match the existing property and the installation of an external Air Source Heat Pump unit within the rear garden.



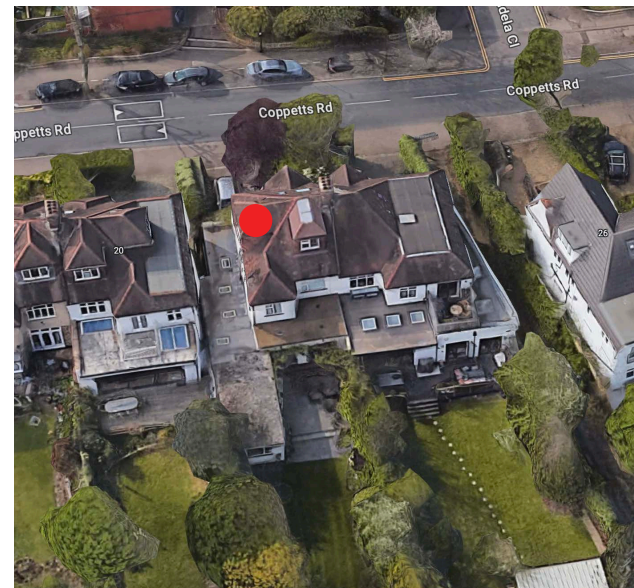
Existing Street View



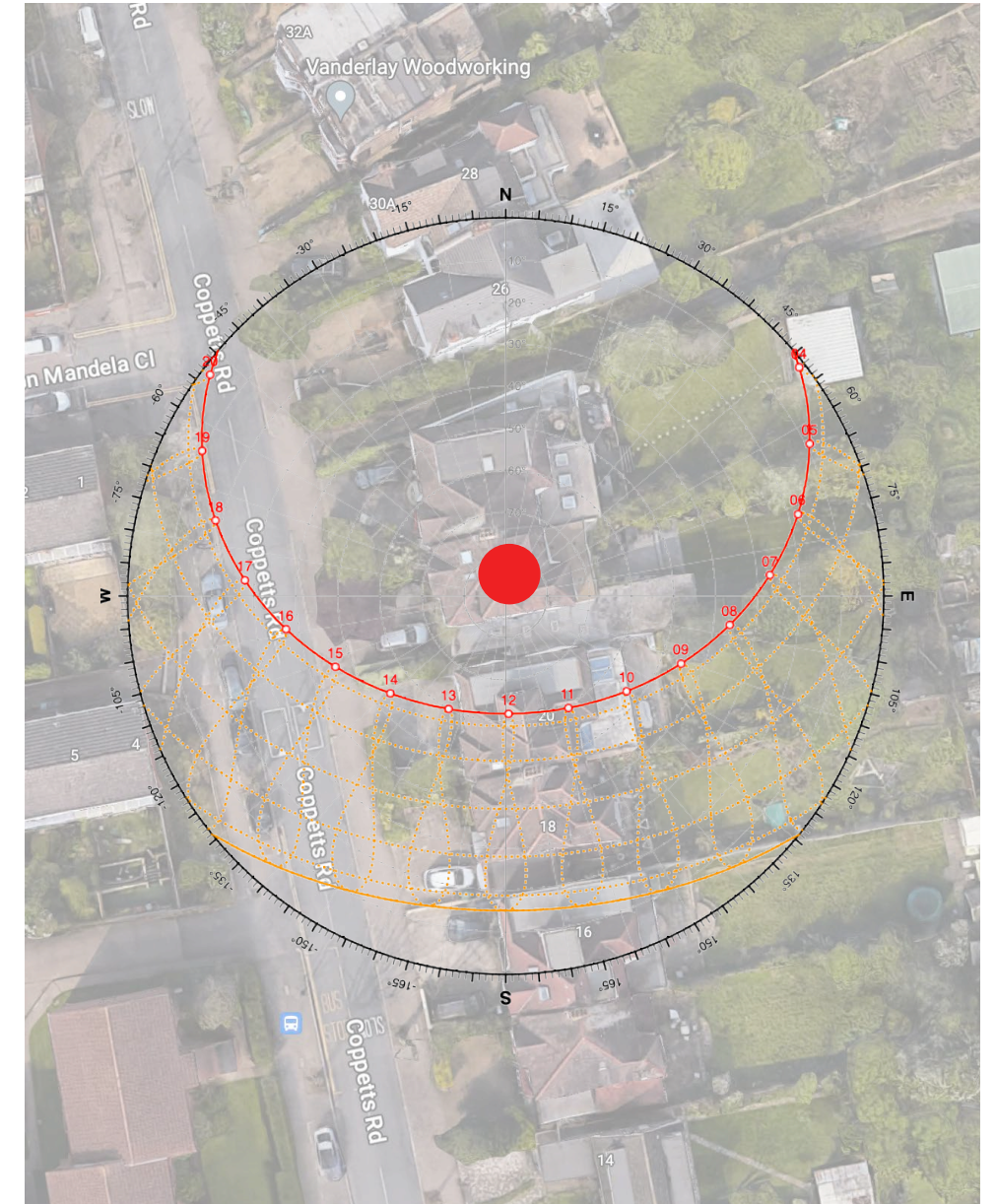
Existing Rear View



Aerial View: West



Aerial View: East



Site Orientation



1.2 Site Context & Character

The application site sits on Coppetts Road, a tree lined residential street in the heart of Muswell Hill.

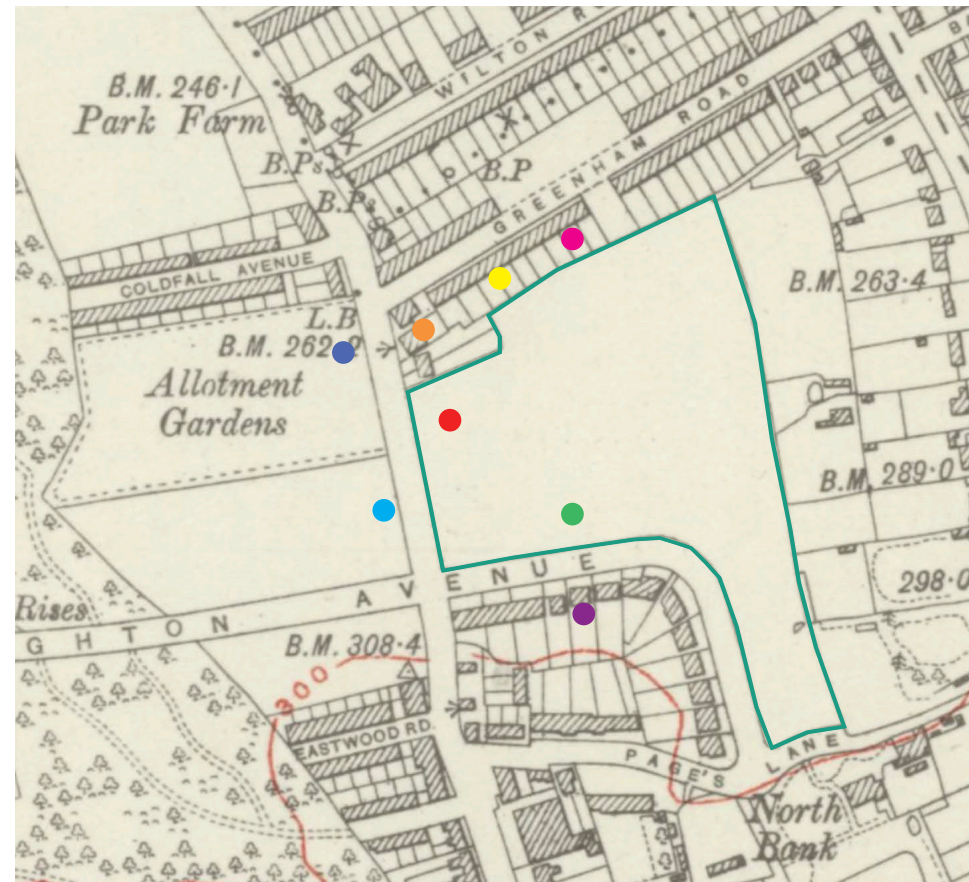
A look into historic maps from **1912 - 1913** reveals that the area surrounding Coppetts Road was already largely built up at this time, particularly to the North East and South East of the application site. As a result, there are many examples of Victorian properties located in these areas. These include Greenham Road (yellow and pink) and parts of Coppetts Road (orange) and Creighton Avenue (purple)

Towards the West of the application site, the land is largely undeveloped with a lot of green space marked as allotment gardens and park farm. The application site itself, sits in an area labelled as allotment gardens and was therefore not yet constructed during this period.

A look into historic maps from **1935 - 1936** shows that a lot of the green space to the West of the application site has now been built up, forming rows of 1930s terraced housing. These include Everington Road and parts of Creighton Avenue (green) as well as parts of Coppetts Road including the application site (red)

A sports ground and St. Matthews Church located on Coppetts Road opposite the application site is visible in the 1935 - 1936 map. These areas today have since been built up with post war industrial housing (blue and dark blue)

As a consequence of the above, the character of the surrounding context of the application site is very mixed with no prevalent style or order.



1912 - 1913



1935 - 1936



72 - 74 Greenham Road



56 Greenham Road



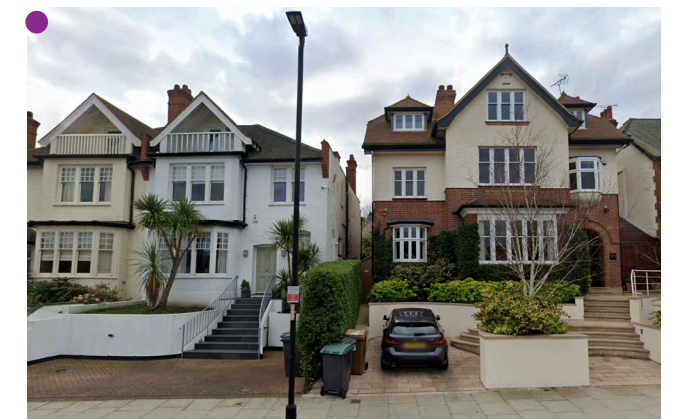
22 Coppetts Road (Application Site)



Coppetts Road



32 - 34 Coppetts Road



29 - 33 Creighton Avenue



30 - 26 Creighton Avenue



Coppetts Road



1.3 Immediate Context & Character

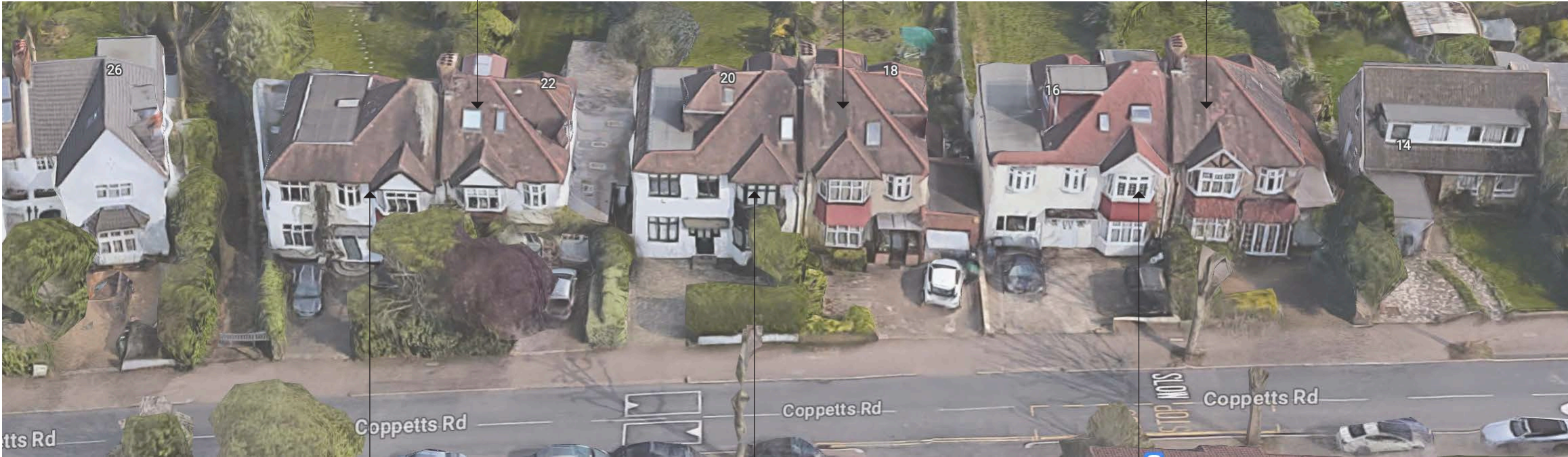
The application site itself sits within a cluster of three pairs of typical 1930s semi-detached houses. These properties take on the appearance of typical 1930s mass housing construction, with bay windows, stained glass windows, gables and large gardens. Many are also finished in render.

Although 1930s housing was built with generous proportions and spaces, overtime, these properties have undergone alterations to make them fit for purpose for modern day use. These alterations include loft conversions with dormer windows and side and rear extensions.

The images provided highlight the changes that were undertaken to the properties within the immediate context of the neighbouring site.

As a result, there is precedent within the immediate context for the demolition of the existing one storey garage and the construction of a two storey side extension is its place. Similarly, there is precedent for one storey rear extensions.

14 - 24 Coppetts Road:
A cluster of three pairs of semi detached houses, originally built as double fronted dwellings featuring a projecting gable with windows on both ground and first floor and a one storey garage on the side. Over time, no's 16, 20 and 24 Coppetts Road have extended their properties to the side, replacing the original one storey garage with a two storey side extension. Further alterations included loft conversions and the addition of dormer windows.



24 Coppetts Road:
Planning approved for a two storey side extension and one storey rear extension in 2005
H6Y/2005/0778

20 Coppetts Road:
Planning approved for a two storey side extension and one storey rear extension in 2014
H6Y/2014/2926

16 Coppetts Road:
Two storey side extension and one storey rear extension constructed in circa 2012.



20 Coppetts Road: Google Street View



16 Coppetts Road: Google Street View



2.0 Use & Layout

2.1 Amount

2.0 USE & LAYOUT

The proposal looks to extend the existing dwellinghouse in order to meet the requirements of the current owners and their family. The key requirement is to upgrade the property for use as a forever home, this includes bedrooms big enough for the kids to grow into as well as sustainability measures. The following alterations are proposed in order to achieve this:

- 1. One storey rear extension to replace an existing poor quality extension and increase the depth slightly. This will accommodate part of a new open plan kitchen / living / dining space and the addition of a rooflight to bring light into the centre of the home.
- 2. Two storey side extension to replace an existing one storey garage. This will accommodate a gym, utility room and part of a new open plan kitchen / living / dining space - on the ground floor. On the first floor this will provide extra space in the layout to allow for two bedrooms to be enlarged and an additional bathroom with rooflight above.
- 3. Full house interior remodelling.
- 4. Full house sustainable upgrade including external insulation, ground floor insulation and Air Source Heat Pump.

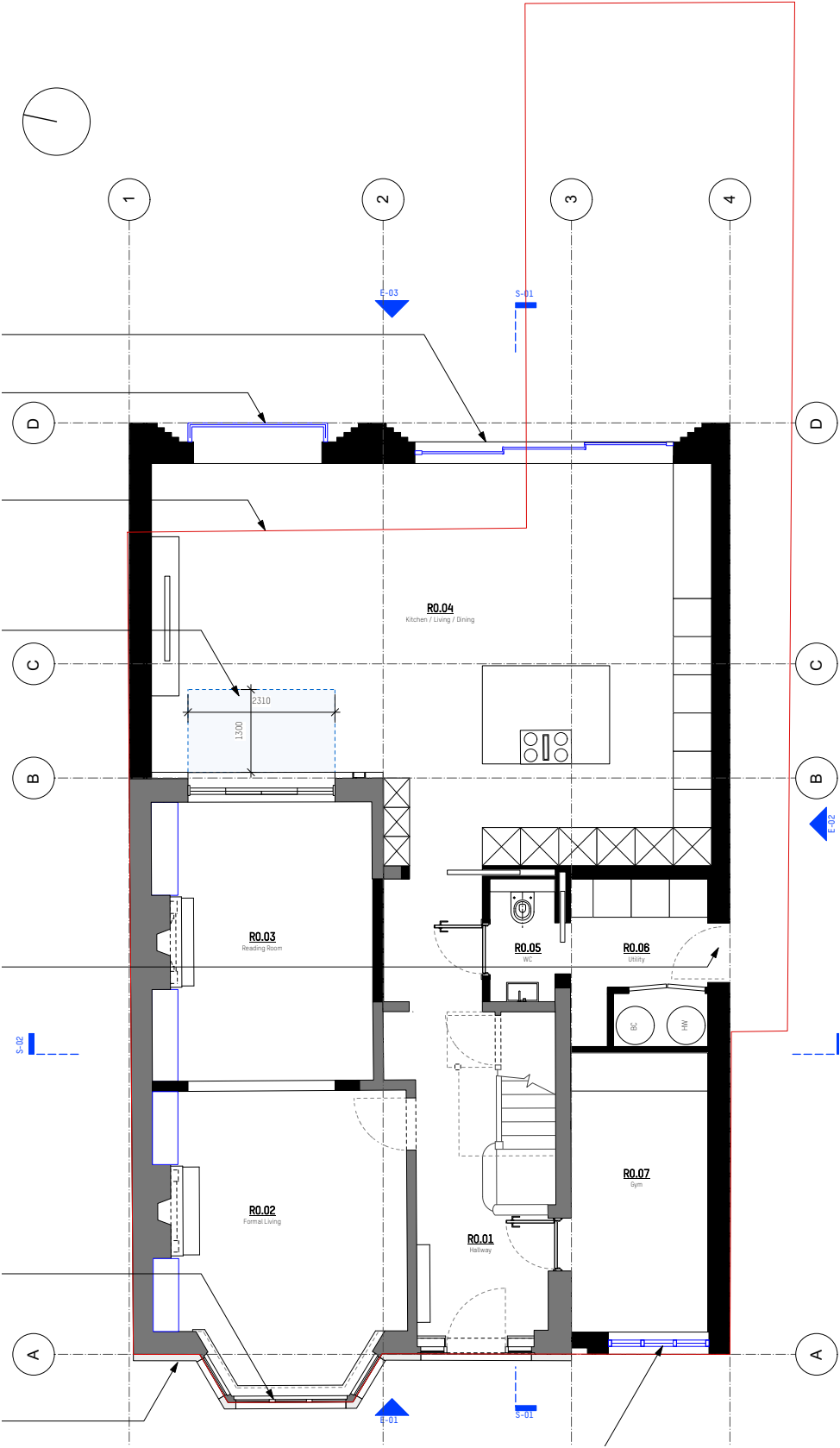
There are no changes proposed to the loft level as this was constructed to a high quality in 2010.

2.1 AMOUNT

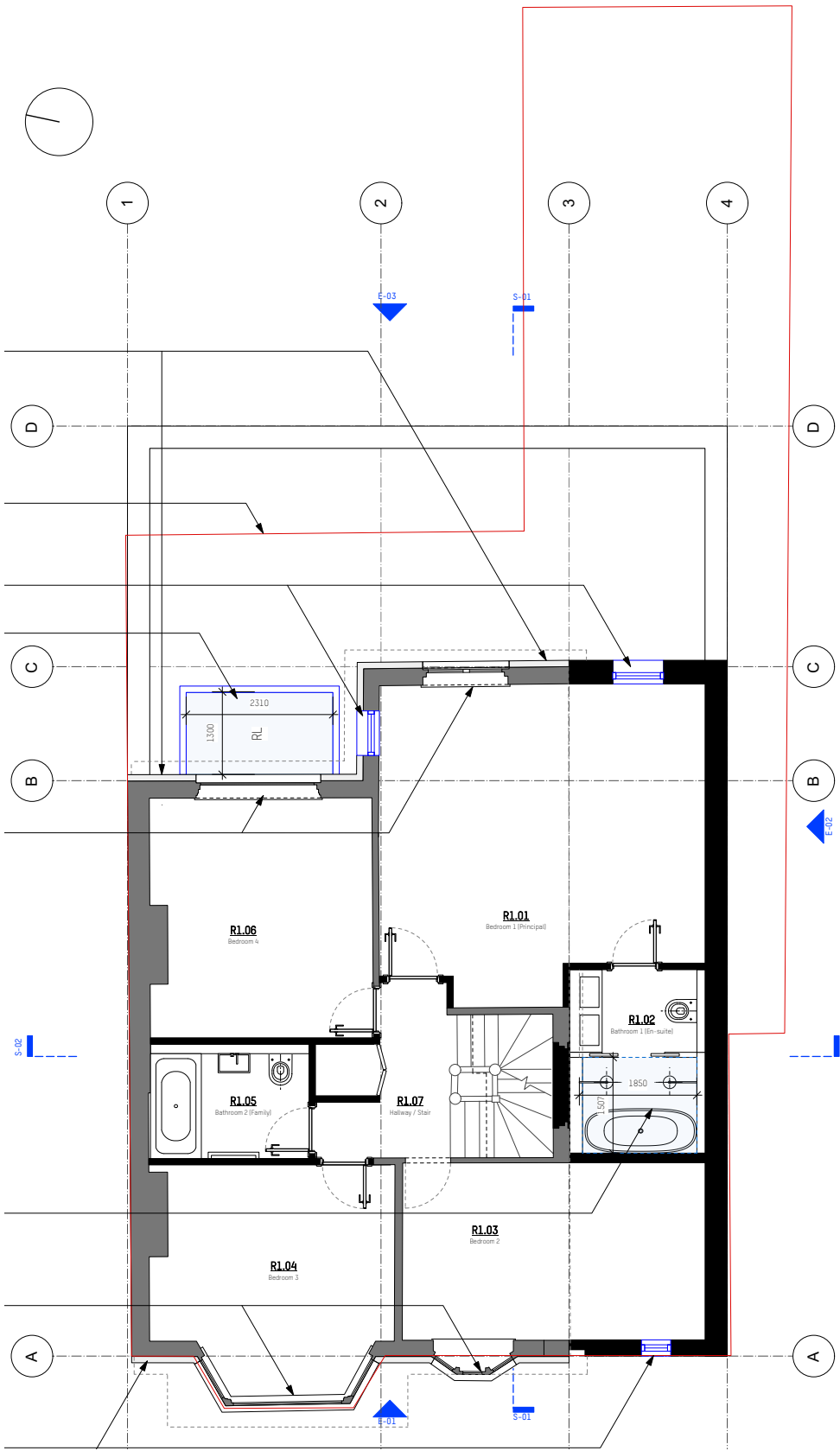
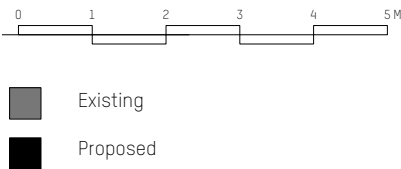
The existing dwellinghouse currently accommodate 5 bedrooms and 3 bathrooms. The proposed dwellinghouse will not increase the amount of bedrooms, but will increase the size of them. The proposed dwellinghouse will also provide an additional bathroom at first floor to be used as an en-suite to the principal bedroom. The proposed dwellinghouse will also increase the size of an existing rear extension, as well as provide space for a gym and utility room.

AREAS (SQM):

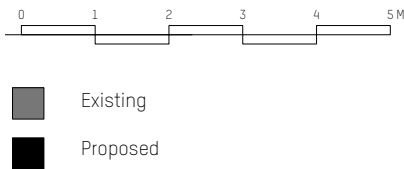
	Existing	Proposed Additional
Floor 00	60	60
Floor 01	60	23
Floor 02	26	0
TOTAL	146	83



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



2.2 Design Concept

The aim for the design proposals was to create a piece of high quality architecture that is both unique and contextual. In order to achieve this, a deeper look into historic maps and the surrounding context was taken in order to pick out themes within the context that were both contextual and inspiring.

Two main design themes came out of this process:

1. 1930's Architecture - Art Deco.

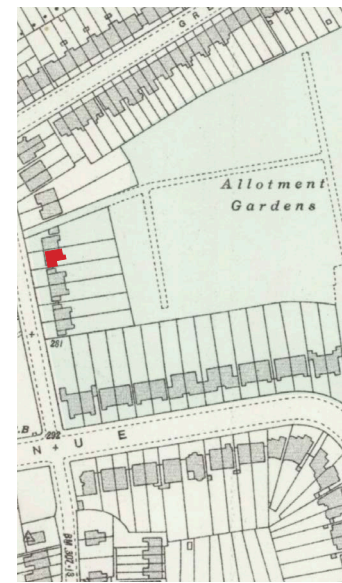
Tetherdown road is located just South of Coppetts Road. In 1912-1913 this area was already largely built up. However in 1935 - 1936, a slim terrace of five houses appears on the maps in the place of an existing larger block. This appears on the map at the same time as the application site - linking these two properties to the same era of construction.

Unlike the application site, which takes on the appearance of typical mass housing from the 1930s, this slim terrace was constructed in the Art Deco style. Although these two styles share similarities in the way that they favour relative simplicity, symmetry, and repetition of elements, the art deco style takes this a step further with the deco aspect - meaning houses were embellished with hard-edged, low-relief designs; geometric shapes and patterns.

The Art Deco terrace at Tetherdown Road features a crisp white exterior, curved bay windows and perhaps most notably - a decorative front entrance with stepped brick detailing.



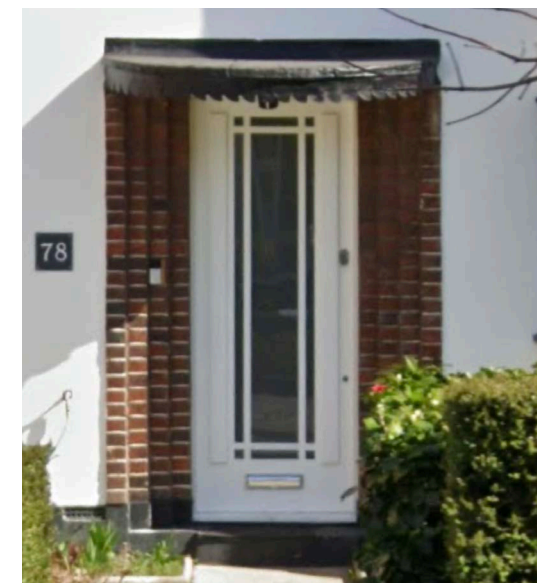
1912 - 1913



1935 - 1936



Tetherdown Terrace - displaying the art deco style.

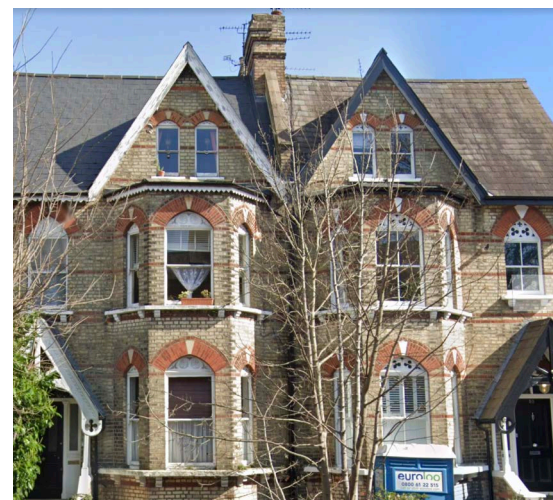


2. Gables - A Common Thread.

Despite the vast mix of styles surrounding the application site, there is one common thread that unites them all - gables. There are examples of gothic, victorian, 1930s and contemporary gables within a 5 min walk radius of the site.

These two themes have formed the basis of the design proposals.

GOthic



50 - 60 Tetherdown Road

VICTORIAN



1-5 Coppetts Road

1930's



24-14 Coppetts Road

1930's
(RENOVATED TO CONTEMPORARY)



33 Coppetts Road



2.3 Developed Design + Scale & Massing

The design concepts identified are applied to the street facing elevation, where the design proposal takes on a narrow two storey massing. As discussed in paragraph 1.3 of this document, there are 3 out of 6 instances of two storey side extensions within the immediate context of the site providing precedent for this.

The proposed two storey street facing massing has been designed to compliment and reinterpret the existing gable on the house. The diagram provided shows the evolution of this form and how certain elements from the existing gable were retained while others were altered to achieve the desired outcomes for the design.

A key move in this process was to ensure the proposed extension on the front elevation was viewed as subordinate to the original house gable. This has been achieved in the following ways:

- HEIGHT: Aligning the pitch of the extension with the rendered area of the existing gable (rather than the roof pitch).
- DEPTH: Aligning the face of the extension with the existing house and not the bay which protrudes forward so that it is stepped back.
- SEPARATION: Creating a "seam" between existing and proposed to give a pronounced separation
- DIFFERENTIATION: Simplification of the colours and textures used to create a monochromatic homogenous form that blends into the background and does not compete for attention.

The scale and massing towards the rear of the property is not visible from the tree and has been designed to align in height and depth with neighbouring existing extensions.



Application Site - Existing Street View



<
 Design Precedent:
 Upland - Studio
 Hatcham

Pitch, proportions and forms are all reinterpreted to create a contemporary yet contextual extension.



2.4 Materiality & Appearance

2.5 Streetscape

The proposed material palette has been chosen to compliment and enhance the existing building, as well as enforce the design concepts.

The proposed materials can be split into three categories:

- Existing house upgrades
- Proposed extension (materials)
- Proposed extension (details)

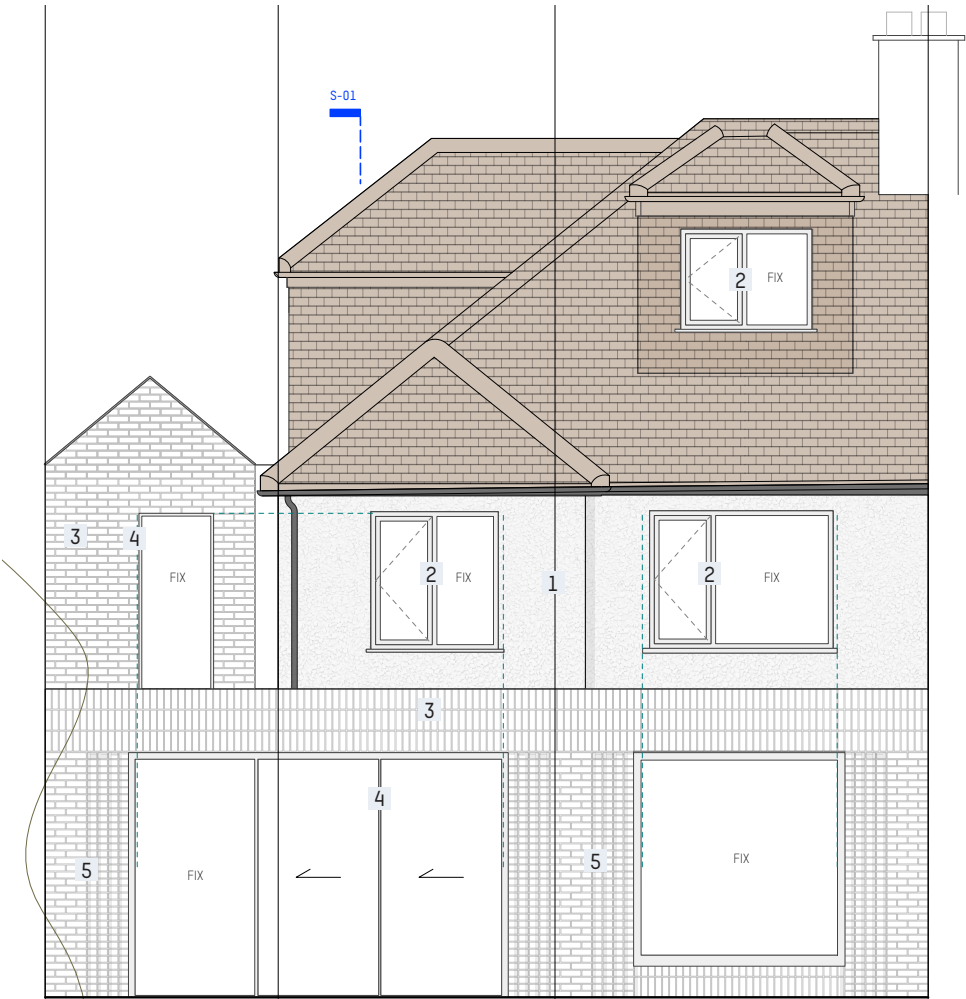
From the outset, the strategy for the proposals has been to draw on the existing building & context for inspiration, whilst at the same time creating subtle differences to allow the proposed extensions to take on their own new language. This has been achieved through the use of the chosen materiality by:

- Keeping a consistent light colour of materials across both existing and proposed.
- Differentiating between existing and proposed with material textures and details.

Creating these differences between the existing and proposed additions allows the proposed new additions to the property to read as separate and tell the story of the evolution of the property. This also helps the overall building look less clumpy and pastiche, but instead more intentional and considered.



< Proposed Street Elevation
> Proposed Rear Elevation



2.5 STREETSCAPE

The proposed development has been designed to be sensitive to the context it which it sits. The following measures have been taken to ensure the design proposals both conserve and enhance the streetscape:

- Subordinate height
- Contextual form and proportions
- Subtle materiality, blending with the existing.
- High quality materials.
- Design details that reference the era of the original property.

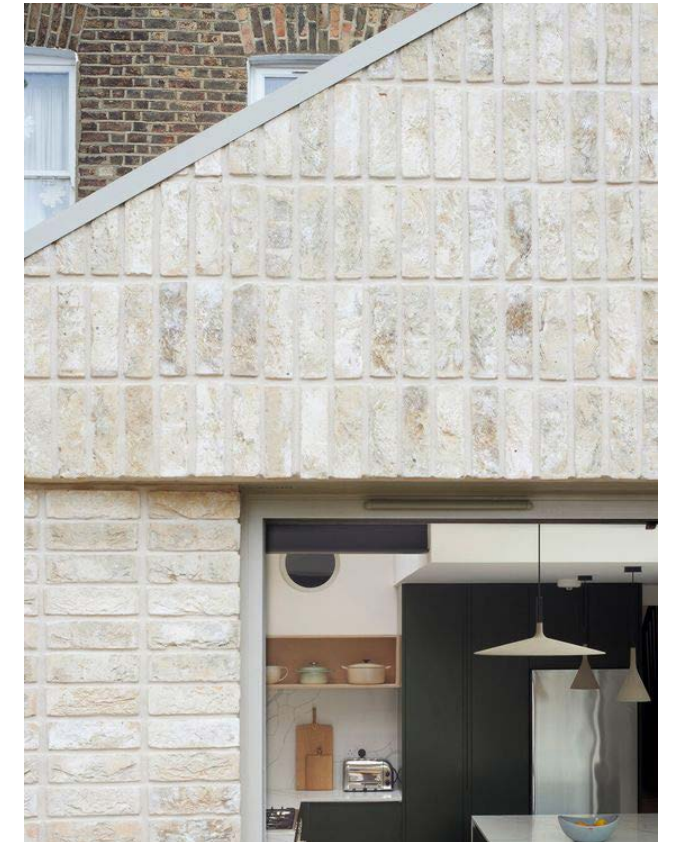


Existing Building Upgrades:		Proposed Materials:		Proposed Detailing:		
1. White Render	2. Replaced Glazing	3. Light Brick	4. New Glazing	5. Stepped Brick	6. Blind Windows	7. 'Corduoy' Brick
The existing house will be finished in a fresh layer of white render.	The existing glazing will be replaced and painted in a light colour to match the render.	The proposed extensions will be finished in a high quality light coloured brick.	The new glazing will be finished in a light colour to match the new brickwork.	The stepped brick pattern will be applied around fenestration to frame and celebrate openings.	Blind windows are used to reference the grid of the existing gable	Corduoy brick pattern references the existing gable.

2.6 Design Precedents: Pale Palette

> A pale coloured contemporary extension to a traditional white rendered building. The subtle material differences create an extension that is both contextual and delightful.

>> Further examples of pale rear extensions in London.

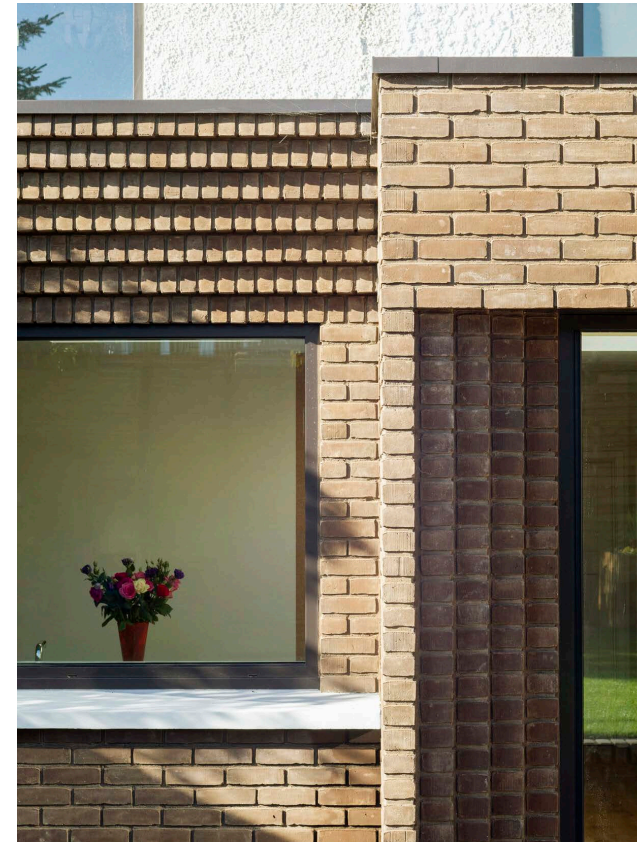
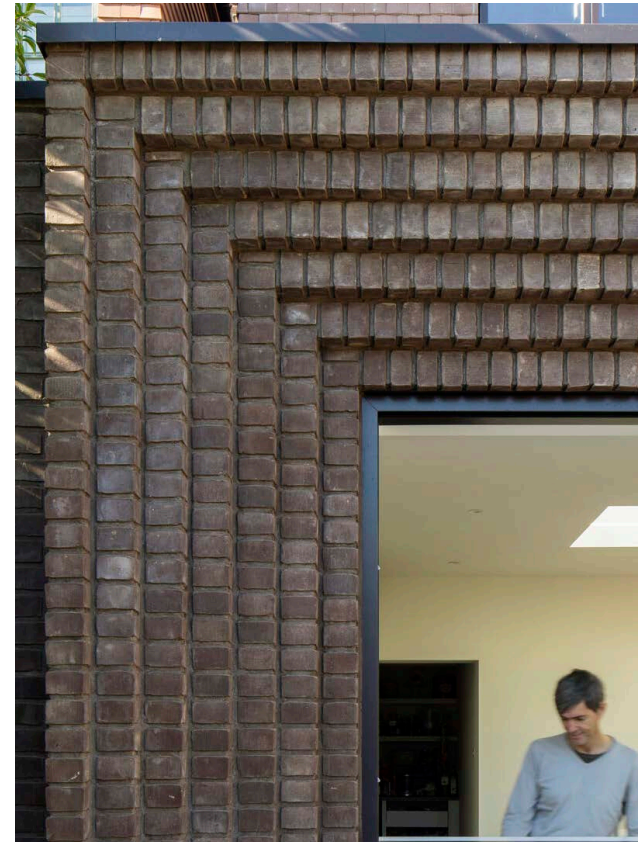
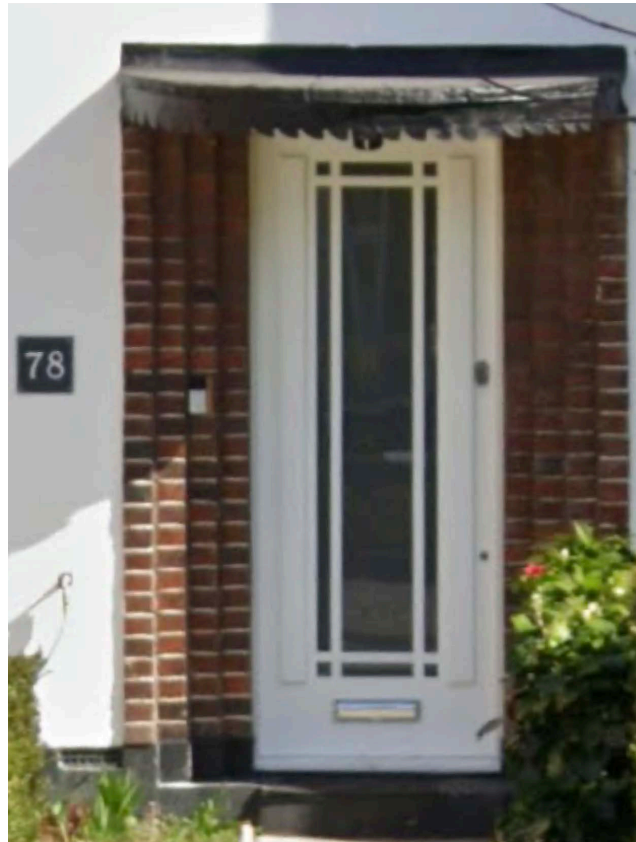


> Crisp detailing and sharp edges.

>> Further examples of pale rear extensions in London.



2.6 Design Precedents: Stepped Brick

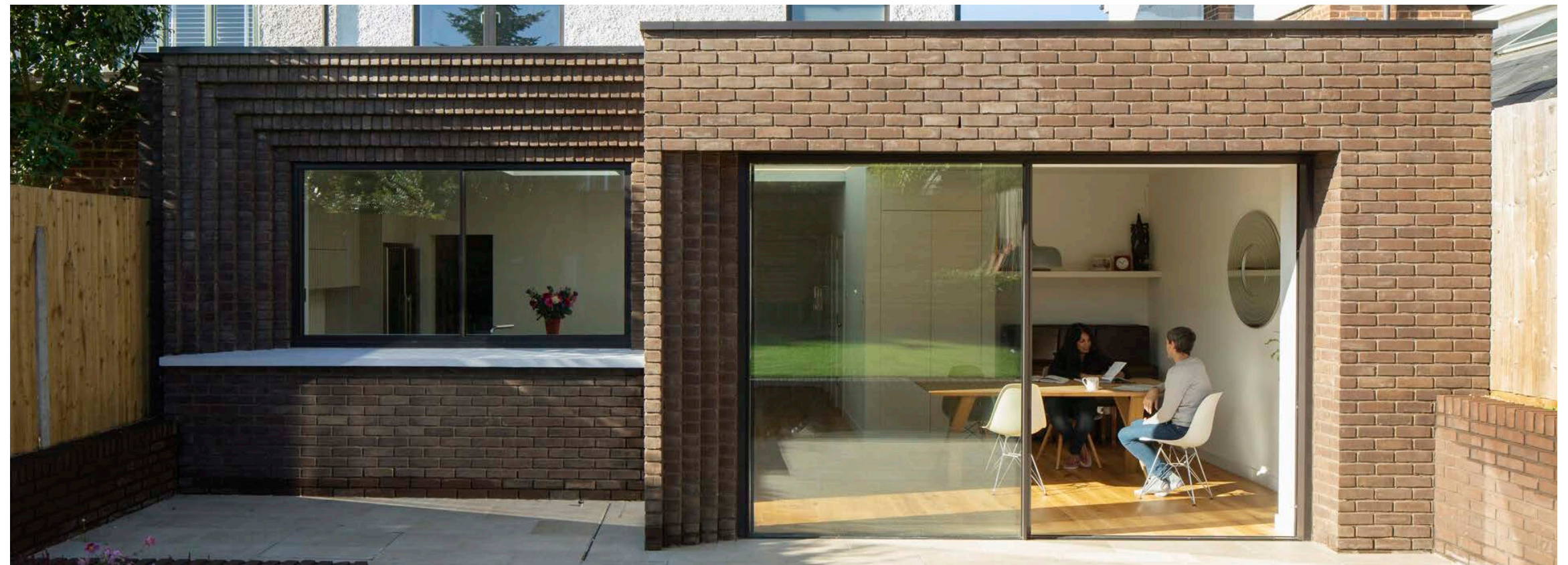


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78 Tetherdown Road – Art Deco stepped brick entrance located a 5 min walk from the application site.

>

The Corbelled Brick Extension – Yard Architects
A sculptural contemporary extension to a 1930s house in South London.



2.7 Landscape & Trees

2.8 Access

2.7 LANDSCAPE & TREES

Front Garden

The existing layout of the garden will be retained. There will be some upgrades to existing materials such as paving.

The proposed development also looks to add a cycle store for 4x bicycles in the front garden. This cycle store will be hidden amongst existing shrubbery and further camouflaged with a green roof and timber cladding. Refer to drawing 10-03 for further details.

Rear Garden

The existing layout of the soft landscaping within the rear garden will be untouched (with the exception of the removal of one tree).

The existing layout of the hard landscaping and the zone where the existing extension to be demolished extends beyond the proposed extension, will be renovated with hard landscaping. The final design and layout of which is TBC.

This zone will also include an Air Source Heat Pump External unit to be located 2m away from the neighbouring boundary and concealed within a planter with a timber enclosure.

Trees

There are no Tree Protection Orders present within the site boundary.

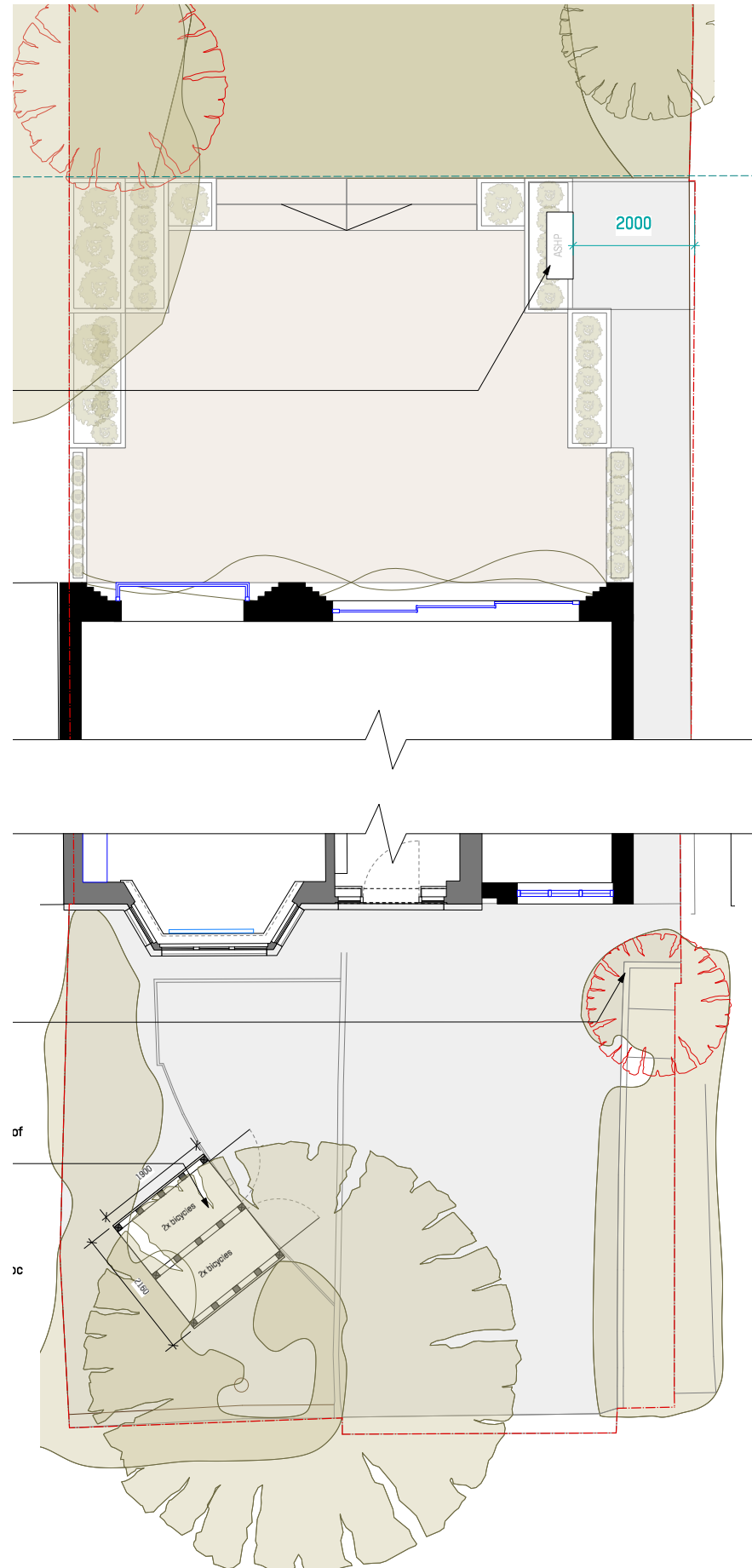
The proposed development requires the removal of two trees due to the risks they impose on the new foundations:

Front garden: 1x bay leaf tree

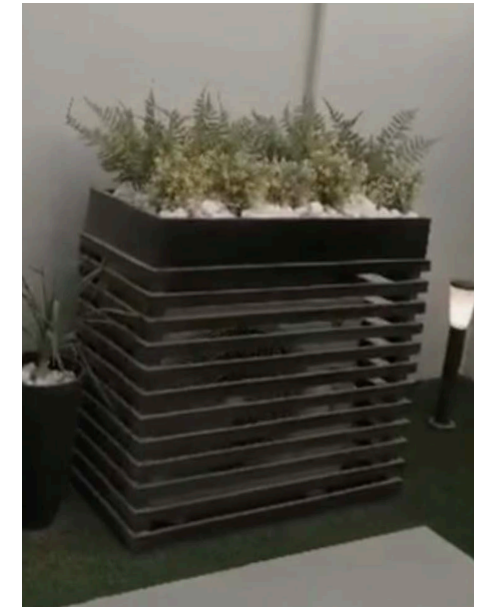
Rear garden: 1x leylandi cypress tree (topped - approx 1.5m height)

2.8 ACCESS

The proposals will have no impact on existing vehicular or transport links.



Existing rear garden view of application site



ASHP example enclosure



Existing street view of application site



Bespoke clad bike locker w. green roof



3. OUR EXPERIENCE



ELFORT ROAD HOUSE N5



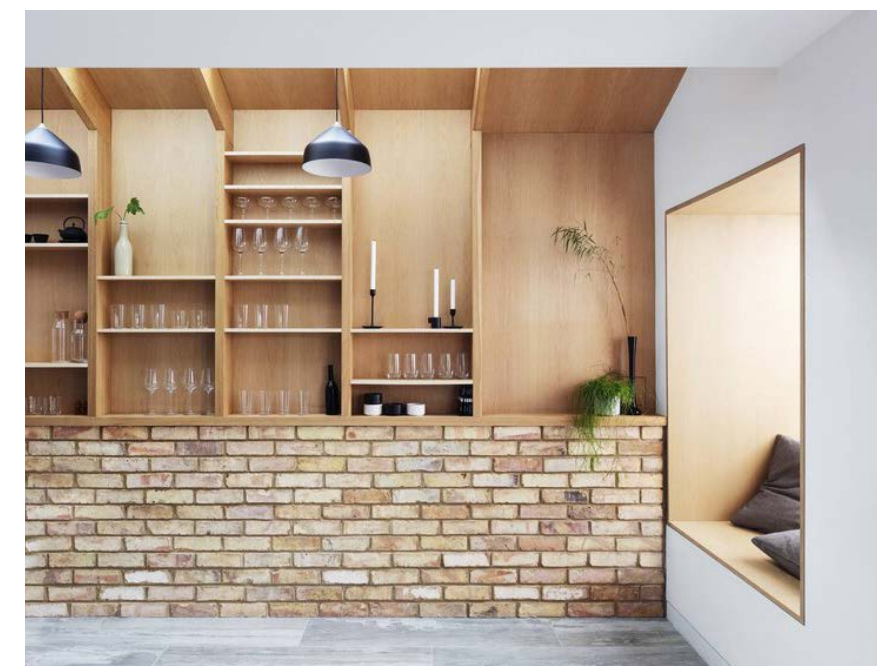
TIER HOUSE



HOUSE FOR A GARDENER



3. OUR EXPERIENCE



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