

Proposed extension to :

47 CROUCH HALL ROAD
N88HH LONDON
London Borough of Haringey

DESIGN AND ACCESS STATEMENT

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1 INTRODUCTION

This Design and Access Statement document has been prepared in support of a planning application for No. 47 Crouch Hall Road N88HH. It is to be read in conjunction with the adjoining documents :

- Existing drawings (plans, elevations & sections)
- Proposed drawings (plans, elevations & sections)

This application for a planning permission presents a proposal for a ground floor rear addition to an existing side return extension. The proposal extends the rear existing projection with an extension of equivalent width and 2.3 meter depth, with matching materials (elevation, roof, windows etc). The new addition is designed with a pitched roof of an eaves height of 2.35 meters on boundary with No 49.



Aerial view from south Source : Google Earth

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2 THE SITE

2-1 THE EXISTING SITE



Aerial views : North and South side. Source : Google earth

No. 47 Crouch Hall road is a terraced house.

The existing building is a split level three storeys high house with a rear garden side projection.

The adjoining neighbours of No. 47 are No. 45 to the West and No. 49 to the East.

The site is not listed and falls within the reach of Crouch Hall Park conservation area.

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2-2 SUPPORT PHOTOS



Street side



Garden side

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2-2 SUPPORT PHOTOS



Close-up view of the existing Garden extension.
The extension is mirrored on No49 side



West side facade of existing extension.

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3 THE PLANNING HISTORY

There is no planning history to be found for 47 Crouch Hall road

4 RELEVANT POLICIES

This project seeks to promote a design that makes efficient use of the existing property potential along with a measured approach regarding its integration in the local context, in particular its relation to its direct neighbour at no 49 and the local conservation area character.

The following policies have been considered during the design stage.

Policy SP11 of the Strategic Plan and Policy DM1 of the Development Management DPD both aim to enhance the built environment through high quality design that respects local context and positive aspects of the area. Policy DM1 sets out that development should relate positively to its locality in terms of building height, form, scale, massing, building lines and architectural details and styles.

Policy DM12 'Housing Design and Quality' requires that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics and detailing of the original building, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

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5 THE PROPOSAL

5-1 DESCRIPTION

The proposal would involve removing an existing light shed and extending the rear existing projection with a similarly wide and 2.3m deep addition with matching materials (elevation, roof, windows etc).

The addition would be significantly lower in height than the existing extension.

It would have a pitched roof sloping down from 3.15m to 2.35m on the boundary of No. 49, with a small rear facing window. It would have a larger side facing window replicating the design of the side windows of the existing rear projection.

The bathroom would be relocated within the new addition whilst a boot room and utility would be installed within the existing rear projection.

From inside the main house, access to the rear boot/utility room leading to the new bathroom and garden would be gained through a recently reconfigured reading room.

5-2 USE

The building concerning this application is currently a private dwelling house, class C3(a). The use is not proposed to change and therefore will remain C3(a).

5-3 LAYOUT and SCALE

The design takes into consideration how the mass, scale and new openings of the proposal could affect the neighbouring properties, by either maintaining existing privacy or improving it.

5-4 AREAS

The added GIA would be approximately 4.4m², depending on constructive principles chosen for construction.

5-5 MATERIAL & APPEARANCE

The choice of materials has been influenced by the existing building and its visual appearance, as well as the historical nature of the this area of Haringey.

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5-6 REFUSE

There is no change to the existing arrangements for refuse collection.

7 SUSTAINABILITY

Wherever proposed, the proposal will seek to either replace or install new energy efficient double-glazed windows.

Where possible the thermal efficiency of the retained structures will be improved by way of indoor ceiling and floor insulation.

8 FLOOD RISK

The site is located within flood zone 1 and is less than 1 hectare.

9 TREES and LANDSCAPE

The proposed works do not involve the loss of any trees or planting within the rear garden. All trees and planting surrounding the site will be protected during the building works to maintain the area's character.

10 ACCESS STATEMENT (including parking)

The proposal will not alter the existing vehicle and pedestrian access arrangements into the property. The existing parking for the property is on-street and there will be no impact on the parking for this property, or any other neighbouring properties.

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11 SUMMARY AND CONCLUSION

In summary, the proposal increases the size of the existing family home at ground floor which allows for improvements of daily use, spatial quality and functional layouts. The proposal follows Haringey's current planning policies, promising a high-quality design with high quality, durable materials and is decisively respectful and sensitive to the original building and local area in terms of scale, design, materiality.

We therefore believe the proposal should be recommended for approval.