

Bulmer + Counter Architects

DESIGN & ACCESS STATEMENT

SITE ADDRESS

28 Everington Road,
Hornsey,
London,
N10 1HT

1.0 PROJECT

- 1.1 This application is for;
- Single storey rear extension,
 - Front porch
 - New external patio
 - internal alterations to a terrace family dwelling.

2.0 CONTEXT

- 2.1 The property is located on the southern side of Everington Road between Barrenger Road to the west and Steeds Roads to the north-east.
- 2.2 The building sits back from the road with a front garden fronting onto Everington Road. The property benefits from a substantial rear garden.
- 2.3 The property is not located within a Conservation Area.
- 2.4 The building is constructed of painted brickwork and white render with a pitched tiled roof and is surrounded by dwellings of similar material although the exact style and design of houses within the development vary slightly. To expand, the dwelling forms a terrace dwelling in which the end dwellings form a gable feature, with an additional gable feature in the centre of the terrace. Properties in the area consist of a similar approach, although the exact detailing differs, with varying levels of brickwork and render. Canopy front porches are a common feature, and dwellings also have front porch extensions; taking either a lean-to or gable approach to the roof.
- 2.5 A number of dwellings have been extended to the rear, including numerous 5m deep extensions. Bulmer and Counter Architects have provided advice to the Applicant with regards to the precedent of some of these local extensions, and we would not look to disclose the details of this in the public domain. Nonetheless, as shown in the submitted documents the proposed extension would have little to no impact on neighbouring dwellings.

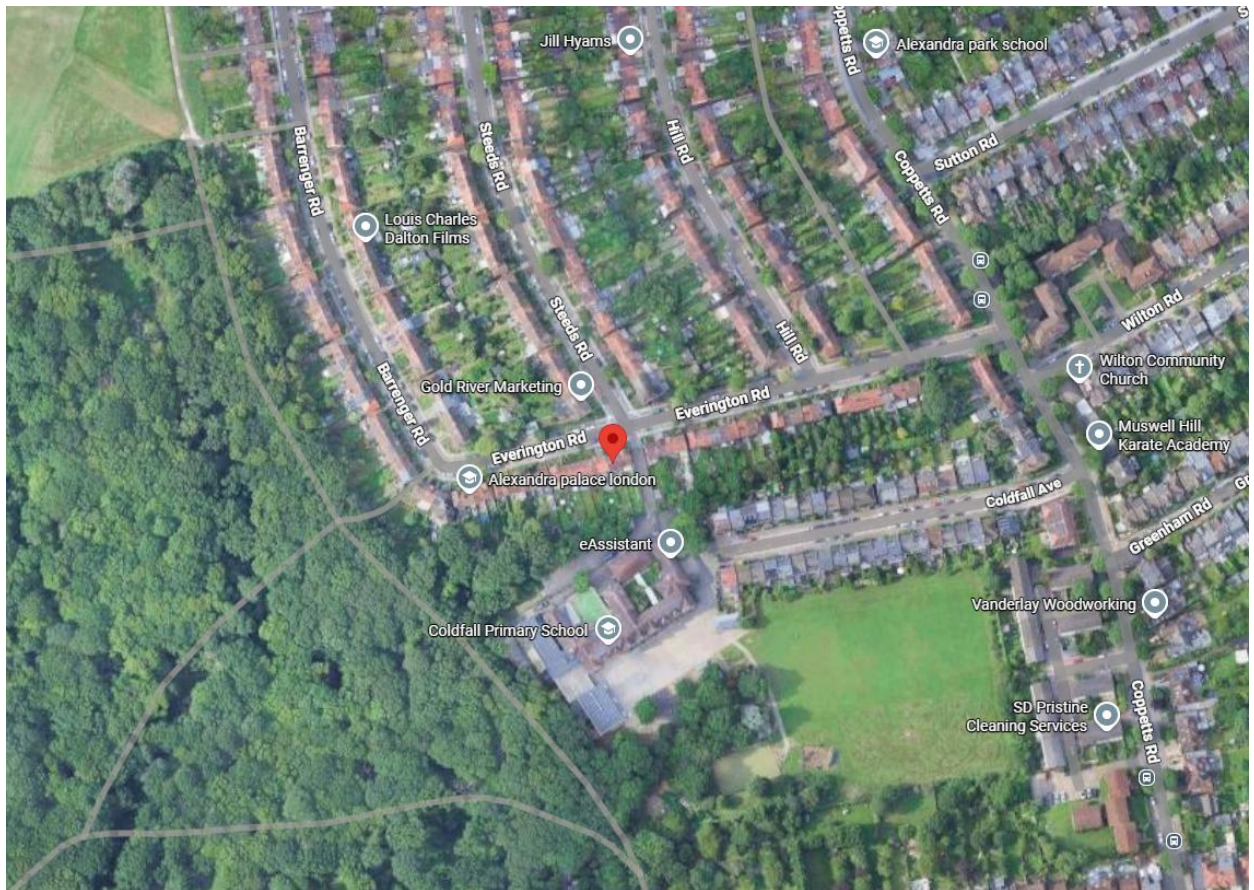


Fig 1. Aerial View



Fig 2. Aerial View



Fig 3. Aerial View



Fig 4. Front/Streetview of the property



Fig 5. Front/Streerview of the property



Fig 6. Rear view of the property



Fig 7. Rear view looking towards no.29 showing 5m deep neighbouring extension



Fig 8. Rear view looking towards no.27 showing existing outbuilding/coat shed



Fig 8. View looking towards boundary with no.27 showing existing outbuilding/coal shed and boundary features

3.0 THE PROPOSED WORK

This application is for;

- Single storey rear extension,
- Front porch
- New external patio
- internal alterations to a terrace family dwelling.

Included in the work will be internal alterations to provide new facilities and improved living spaces.

3.1 GROUND FLOOR

The proposal looks to modernise the existing dwelling, improving the circulation through the existing dwelling with the central hallway which acts as a pivotal connecting space to the front and rear living spaces. To the front a TV/Snug is provided which allows some flexibility for the Applicant, providing a flexible living space which can be used as a Play Room, TV Room or more formal living space. To the rear the ground floor extension provides additional living space for the applicant's young family, whilst

creating an open-plan space aligned with modern aspirations with a strong visual and physical link to the garden.

The proposal includes a WC under the existing staircase, improving the accessibility of the dwelling.

3.2 FIRST FLOOR

The existing first floor consists of three bedrooms and a separate bathroom.

The first floor is to remain as existing.

3.3 ROOF

The single storey portion of the extension has been designed with a flat roof to;

- minimise the height of the extension
- match the height of the neighbouring extension to no.29

3.4 MATERIALS

The existing material palette of the property is as below;

- Walls: Painted brickwork and white render.
- Roof: Clay/Concrete tiles.
- Windows: White double glazed upvc windows.
- Doors: Timber front doors. White upvc rear doors.
- Other: Black rainwater goods. Black fascia and white soffit.

The materials have been chosen to match the existing dwelling.

The proposed material palette of the property is as below;

- Walls: Painted brickwork to front porch. White render to rear extension.
- Roof: Clay/Concrete tiles to front porch. GRP or similar to proposed flat roof rear extension.
- Windows: White double glazed upvc windows.
- Doors: Composite front door with side light. Double glazed rear bifold doors (aluminium or Upvc)
- Other: Black rainwater goods. Black fascia and white soffit to match existing.

3.5 APPEARANCE

The proposed materials seek to be in keeping with the existing palette.

The proposed details including roof pitch, window appearance, materials, etc have been considered in order to look appealing and match those of the existing.

The proposed additions would not appear out of scale or excessive, and therefore would not adversely affect the appearance, character or setting of the building.

3.6 PARKING

The proposal does not look to increase the number of bedrooms of the property, and therefore does not intensify the existing car parking.

4.0 POLICY

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The proposal is by no means limited to but interprets and addresses NPPF guidelines regarding the requirement of good design through the following considerations;

- Have regard to the local context and conserve or enhance the character, amenities and quality of an area
- Protect residential amenities by taking into account the need for adequate levels and disposition of privacy, prospect, amenity and garden space
- Make efficient use of land whilst respecting the distinctiveness of the surrounding area in terms of density, character, layout and spacing, amenity, scale, height, massing and use of materials
- Ensure buildings and spaces are, wherever possible, orientated to gain benefit from sunlight and passive solar energy
- Ensure that places, spaces and buildings are inclusion by being accessible to all potential users, including those with mobility difficulties
- Creating a visually attractive proposal through consideration of good architecture and appropriate landscaping.

The proposal has taken into consideration of the Haringey Planning Advice for Common Projects: Rear Extensions, which states:

Smaller extensions

If you do not live in a conservation area or a listed building, you may be able to construct a single-storey rear extension without planning permission. This can only be to a depth of:

- *3m to 6m for a semi-detached or terraced house*
- *4m to 8m for a detached house*

Even if you do not need planning permission, you still need to let us know about your extension. You need to complete the notification of a proposed larger home extension form.

Larger extensions

If your proposed extension is bigger, we will consider it if:

- *it is subordinate – this means it is smaller in height, width and depth than the original building*
- *it avoids blocking sunlight to neighbouring properties*
- *windows of the extension avoid looking into habitable rooms of neighbouring properties*
- *it avoids reducing gardens to an unreasonably small size*
- *it avoids impacting trees on the property or adjacent properties*

Planning permission might not be granted if your extension is generally not in line with this advice.

4.1 As per the above the rear extension is deemed a larger extension and as such each of the criteria above will be addressed below.

4.1.1 Subordinate:

The single storey rear extension by virtue of its height is subordinate to the main dwelling, and looks to match the height and depth of the existing neighbouring extension at no.29. The extension is also marginal in scale when compared to the existing boundary treatment to the neighbour at no.27, and therefore feels subordinate in its approach (see drawing P-103 and diagram below). This is helped through the proposed extension having a slightly lower floor to ceiling than the existing dwelling in order to minimise height and appear subordinate.

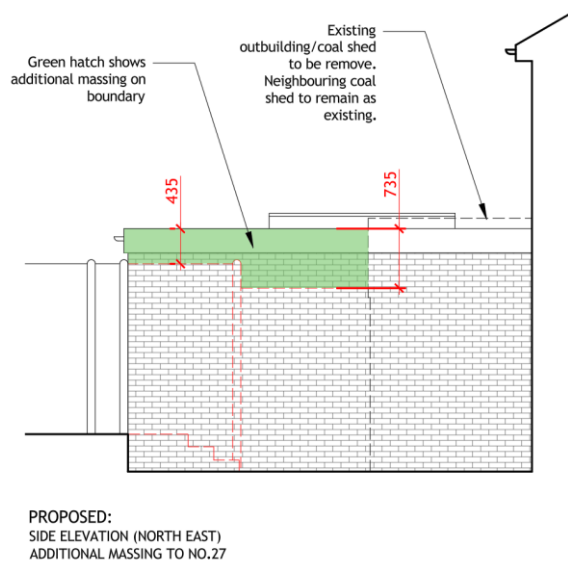


Fig 9. Additional massing to the boundary of no.27 shown in green.

4.1.2 Sunlight:

Due to matching the existing neighbour at no.29 the extension would have no impact on no.29. The extension also has minimal impact on the neighbour at no.27 due to;

- Additional massing on the boundary being modest when compared to existing outbuilding, wall and fence.
- Existing lean-to rear roofed pergola to no.27
- In plan the extension sits within 45-degree lines from the centre of the kitchen window. Whilst not impacting the 45-degree lines of nearer windows due to the presence of the existing outbuilding/coal shed, boundary wall and fence.
- The orientation of the property means the extension has no impact on the morning sunlight received by no.27. There would be some impact from around midday onwards, however this impact is mitigated by the existing boundary features which already intrude into 45-degree lines in plan.

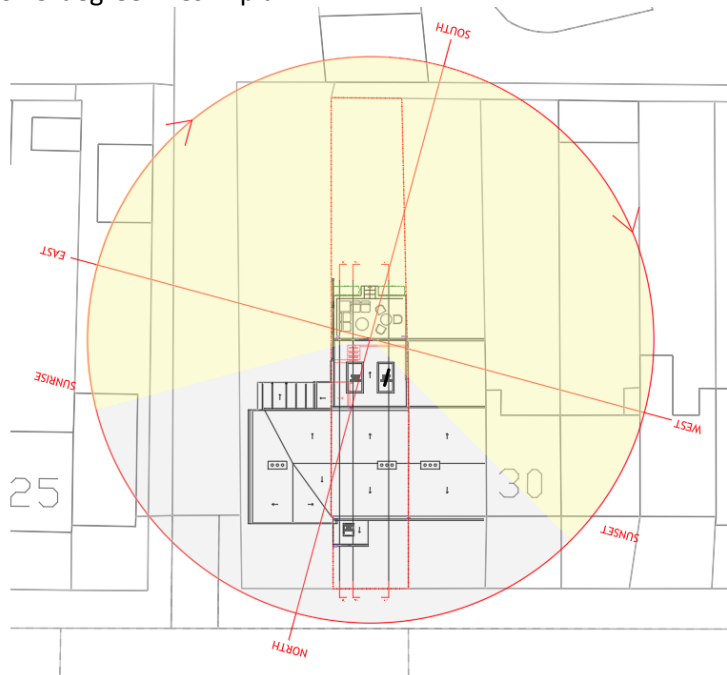


Fig 10. Sunpath diagram in relation to proposed extension.

- The extension would be outside of 45-degree lines from windows in elevation and massing on the boundary would be marginal.



Fig 10. Additional massing to the boundary of no.27 shown in green.

With consideration for all the above the extension would not have a detrimental impact on either neighbour.

The front porch would sit outside of 45-degrees lines of habitable rooms and the orientation means it would have little to no impact on sunlight for either neighbour.

4.1.3 Overlooking:

The proposed extensions would not result in looking into habitable rooms of neighbours.

4.1.4 Garden:

The existing garden is generous and the proposed extensions would not result in an unreasonably small garden.

4.1.5 Trees:

No trees will be impacted by the proposed extensions.

With consideration for the above the proposal is in line with advice.

5.0 ACCESS AND AMENITY

The property is likely to remain a private dwelling in perpetuity.

The proposal improves amenity through the provision of an additional ground floor WC.

The proposals would not result in the need for additional car parking.

Due to overall size of the garden the proposed works have little to no impact on the garden amenity space.

6.0 SUMMARY

- The proposed additions would have a significant beneficial effect upon the usability of the property, meeting the needs of the family.
- Due to careful design consideration the proposals would have no detrimental impact upon the amenity of immediate neighbours, or the wider community.
- Consideration has been given to the proposal in terms of position, dimensions and detailing.
- The proposed additions would not appear out of scale or excessive, and therefore would not adversely affect the appearance, character or setting of the building.
- The proposed dwelling has been designed to be subservient to the existing dwelling through its massing in part by adopting a lower floor to ceiling than the existing.
- The proposal has been designed to be a complementary addition of the existing house, looking to match the existing property as much as practically possible.
- The extensions have been designed to be subservient, appearing as an addition in a 'supporting' role.
- Materials have been chosen to reflect and complement the existing house
- The extension takes into consideration 45-degree lines in both plan and elevation from the centre of neighbouring windows and there would be little to no impact.
- The extensions would avoid an overbearing visual impact, and prevent excessive daylight loss due to matching the rear extension of no.29, and providing minimal additional massing to the boundary of no.27.
- The orientation of the dwelling when taken into account of existing building massing, means the proposed extensions have little to no impact on neighbours in terms of daylight.

Accordingly, we trust that this application may be viewed favourably.

Prepared by: Christopher Bulmer
Bulmer + Counter Architects

END