



2 Holt Close

Design and Access Statement Whittaker Parsons

05.26

This Design & Access Statement supports the planning application to renovate the house at 2 Holt Close. This includes the potential extension to the second floor and the upgrade of all glazing.

Applicants: David & Antonia

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01. Street view of 2 Holt Close



1.0 Introduction

This Design and Access Statement has been prepared by Whittaker Parsons Ltd. on behalf of the applicant and owners of 2 Holt Close, N10 3HW.

This document accompanies the Householder Planning Application for the potential renovation and extension of the house. This statement explains the design rationale, environmental aims and the heritage considerations for this proposal.

This document should be read in conjunction with the accompanied drawings showing the existing and proposed schemes.

02. Location diagram



2.0 The Application Site

2.1 Location

2 Holt Close is located on a small cul-de-sac off Woodside Avenue. Directly south of the property is Highgate Wood. Muswell Hill centre is 0.7 miles east of the property and East Finchley Station is 0.7 miles to the west.

2.2 Designations

The property is located in the London Borough of Haringey.

The property is not listed and is not within a Conservation Area. To the north of the site is Muswell Hill Conservation Area.

- - - Application Site Boundary
- - - Muswell Hill Conservation Area

03. Aerial View



04. View of houses on Holt Close



05. View of houses on Holt Close



2.3 Local Characteristics

Holt Close is a residential cul-de-sac lined with 10 post-war four storey terraced houses built circa 1967.

The properties each have their own garage and external parking space. The front door of the houses can be reached by a ramped and stepped walkway leading to the upper ground floor of the properties. The garage entrance slopes down to meet the lower ground floor.

All the houses also have a large rear garden of around 67 sqm with an original external terrace leading to the garden via a stair.

Many of the houses along the cul-de-sac have been renovated in recent years with a range of approaches including upgraded glazing, ground floor extensions and extensions to the existing roofs.

06. Existing roof terrace



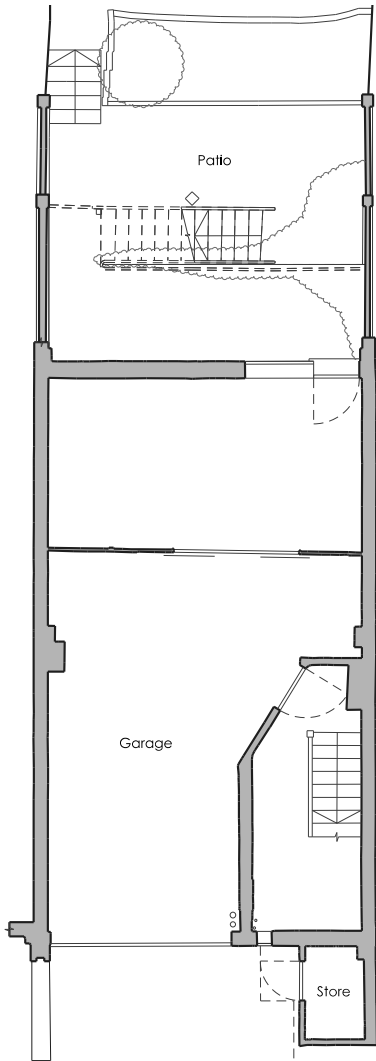
2.4 Existing Property

The existing house comprises a garage and store room with garden access to the lower ground floor. A kitchen, large living room with terrace access and a WC to the ground floor. Three double bedrooms, two bathrooms and a separate WC to the first floor;

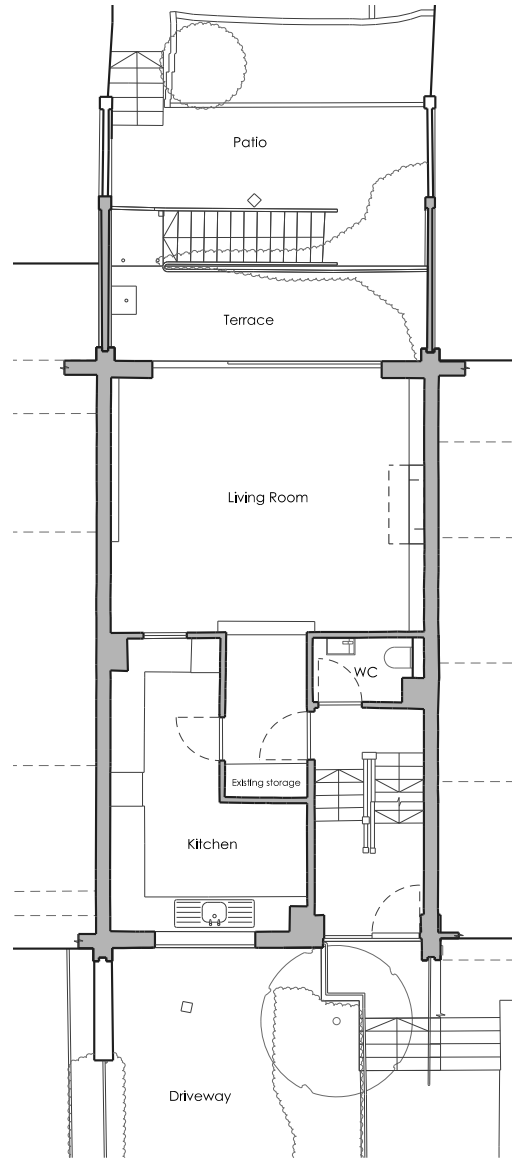
Finally, a fourth bedroom with access to both roof terraces, shower room and external cupboard housing the boiler and hotwater tank make up the second floor.

2 Holt Close has had little work done to it since it was built, and so retains many of its original features and character.

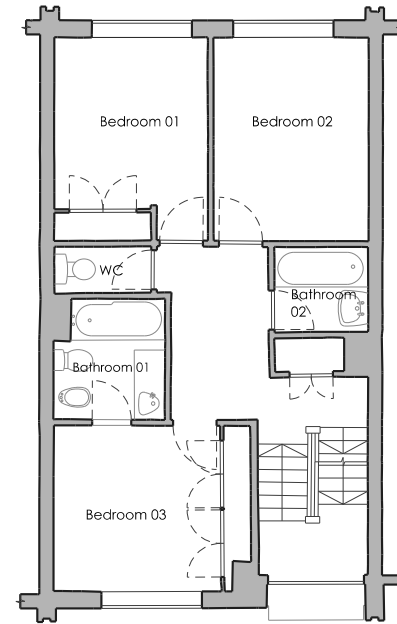
However, as a result, areas of the building are currently in poor condition, in particular, the roof and external terrace and stair. Furthermore, the building as a whole does not thermally perform well.



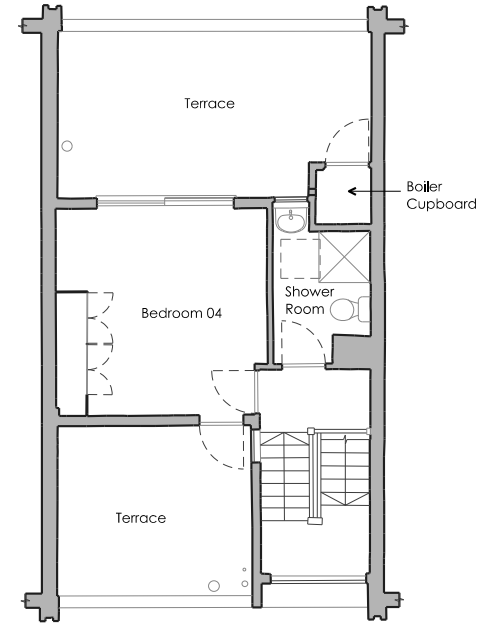
07. Existing lower ground floor



08. Existing upper ground floor



09. Existing first floor



10. Existing second floor

11. Existing roof terrace 1



13. Existing roof condition

12. Existing roof terrace 2



14. Existing garden and stair



3.0 The Proposals

The proposal outlines:

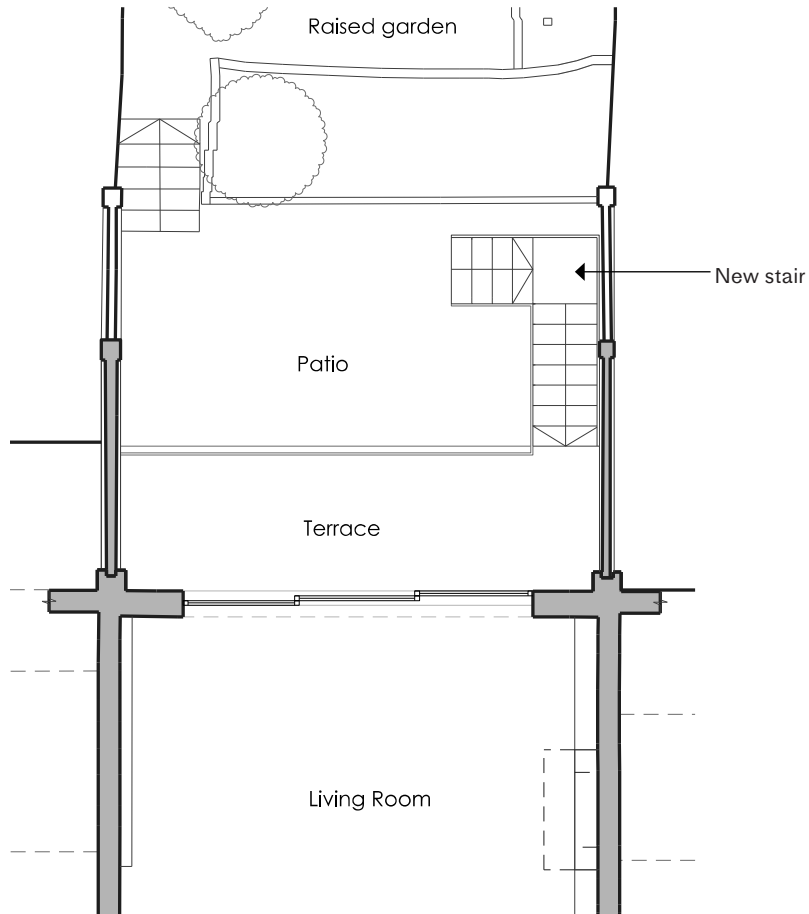
- The upgrade of all existing glazing;
- The extension to the second floor;
- The refurbishment of the terrace and the replacement of the stair.

The proposed extension of the second floor expands into the existing north and south terraces to create a larger master suite with a bedroom, dressing room and en-suite shower room.

The proposed plan retains part of the south terrace that is accessible from the master bedroom.

Existing GIA of second floor = 21.4 sqm

Proposed GIA of second floor = 35.7 sqm



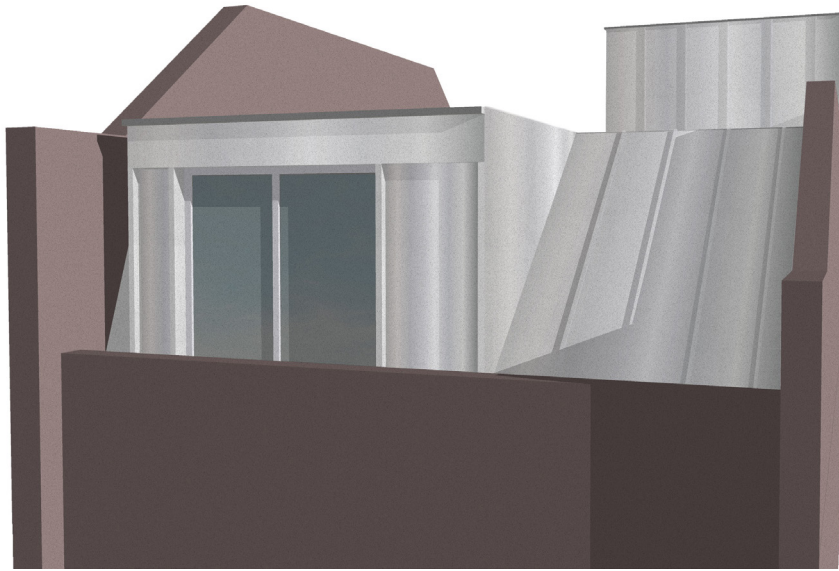
16. Proposed upper ground floor - new stair

The proposed terrace stair has been relocated to one side to avoid blocking light to the lower ground floor, with the new position designed to consider existing garden planting.

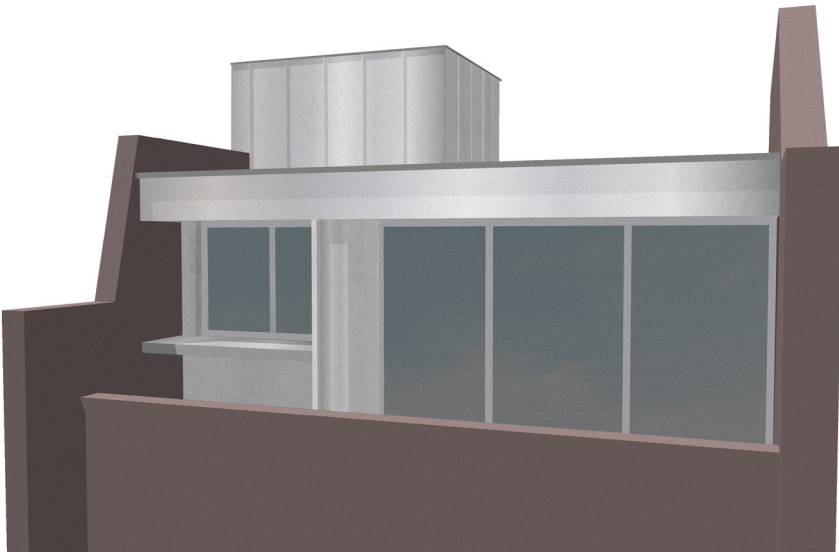
The stair will be designed to match the railings of the existing terrace.



17. Proposed elevation of new stair



18. Proposed north terrace



19. Proposed south terrace

3.1 Materials

The proposed materials for the roof extension are:

- Silver zinc standing seam;
- Silver slim line double glazed windows to match the existing.

3.2 Sustainability

At Whittaker Parsons, we prioritise responsible, environmentally conscious materials. Wherever possible, the project will use responsibly sourced products and minimise waste through efficient design.

Sustainability goals for 2 Holt Close:

- Thermally upgrade existing roof with new extension;
- Upgrade poorly performing existing glazing.

All new glazing will have a U-value of no less than $1.4 \text{ Wm}^2\text{K}$ in line with Building Regulations Approved Document Part L. This is part of a total fabric and mechanical upgrade aimed at improving the buildings thermal performance.

20. 2 Holt Close -proposed front elevation



4.0 Summary

We trust this Design and Access Statement demonstrates the aim to improve the property's thermal performance whilst creating a spacious and more sustainable family home.

The proposal has been carefully considered to be respectful to the surrounding properties, whilst achieving a high-quality development.

26135 - 2 Holt Close

Document Issue Sheet

| Dwg no. | Title | Size | Scale | Date of issue | | | | | |
|-----------|---|------|-------|---------------|----|-----|--|--|--|
| | | | | | | | | | |
| E001 | Block Plan | A3 | 1/500 | 01.05.26 | PA | | | | |
| E010 | Existing Plans | A3 | 1/100 | | PA | | | | |
| E050 | Existing Elevations | A3 | 1/100 | | PA | | | | |
| P100 | Proposed Plans | A3 | 1/100 | | PA | | | | |
| P150 | Proposed Elevations | A3 | 1/100 | | PA | | | | |
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