

12 QUERNMORE ROAD
HARINGEY, N4 4QU

DESIGN & ACCESS STATEMENT

REVISION 00- PLANNING (P)

JOE THOMAS AND HANNAH TOINTON



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PRACTICE PROFILE

Matthew Giles Architects is an architecture and interior design studio specialising in the delivery of private homes in the UK and internationally. With over 100 completed projects, we bring experience, clarity and care to every stage of the process.

We specialize in high quality residential design, ranging from renovation of heritage buildings to contemporary new build projects.

We craft buildings that are honest, imaginative, and unique with an overarching awareness of context. We strongly believe that successful design is the outcome of a collaborative process both with our clients, consultants and local planning authorities.

Some examples of our work can be seen on this page.



1.0 INTRODUCTION

This design statement has been prepared on behalf of our clients, Mr J. Thomas and H. Tointon, in support of the request for pre-planning application advice for the following development at 12 Quernmore Road, N4, within the London Borough of Haringey.

“Refurbishment and alteration of existing dwelling, new single storey extension to existing outrigger, lower- ground floor rear extension, new glazing and rooflight, removal of existing rear external wall insulation/render, and associated landscaping and boundary works.”

This statement should also be read in conjunction with the Matthew Giles Architects drawings and the planning statement prepared by Forward Planning.

This document provides a summary of the scheme and outlines the proposed design in detail. Access to view the site can be arranged as necessary and the Council’s assistance to discuss the application at an early stage would be very useful.

The following documentation has been consulted in the preparation of this statement:

Haringey Development Management DPD

Haringey Local Plan – Strategic Policies

National Planning Policy Framework (NPPF)



2.0 SITE

2.1 LOCATION

12 Quernmore Road is an end of terrace residential property located within the Stroud Green Conservation area of the London Borough of Haringey. It is not a listed building.

Quernmore Road forms part of an established residential neighbourhood characterised by predominantly late 19th and early 20th century housing and a relatively consistent domestic scale. The immediate area comprises a mixture of terraced and end-of-terrace properties, with individual two to three storey houses generally occupying compact urban plots with long private rear gardens.

The site is located within a well-connected part of north London. Haringey railway station is located immediately adjacent to the wider Quernmore Road area, while the surrounding neighbourhood is served by a range of bus and rail connections. The location therefore benefits from good access to public transport and local services.

The property itself is an established family dwelling in need of renovation and upgrade with a private South East facing rear garden. The principal elevation addressing Quernmore Road and the private garden extending to the rear. The site is enclosed by neighbouring residential properties and their associated gardens, including Nos. 59, 61 and 63 Oakfield Road and No. 10 Quernmore Road.

The existing site is characterised by a pronounced change in level between the street-facing part of the property and the rear garden. The existing survey identifies the raised ground-floor level at approximately +12.14m, with the lower garden level at approximately +10.00m. This change in level is an important characteristic of the site and provides an opportunity to accommodate additional accommodation at a lower level without creating a visually dominant extension when viewed from the surrounding properties.

The proposal is located within an established urban residential environment where the rear elevations of properties are generally less formal and have evolved through incremental extensions, alterations, landscaping and garden structures.



--- Denotes Site Boundary

SATELLITE VIEW OF SITE

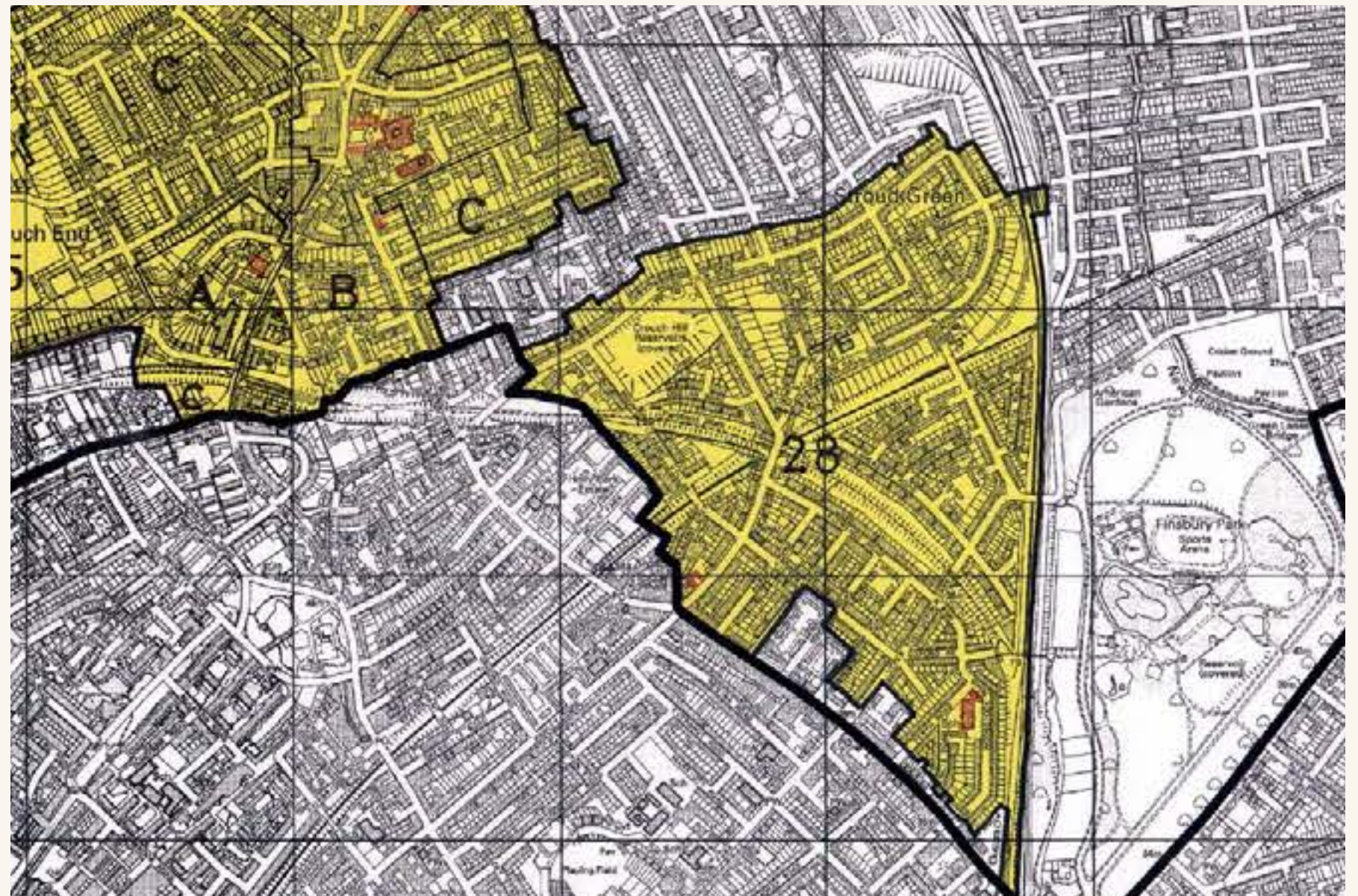
2.2 CONSERVATION AREA

The site is located within the Stroud Green Conservation Area, which was designated by Haringey Council on 10 June 2003. Haringey's current list of Conservation Areas confirms that Stroud Green is a designated Conservation Area, although there is currently no adopted character appraisal for the area.

The conservation significance of the area derives principally from its established residential townscape, the surviving period housing and the consistent relationship between buildings, streets and gardens.

The character of the Stroud Green area is derived principally from its historic residential development, the consistency of its building scale and urban grain, the relationship between terraces and semi-detached houses, the rhythm of plots and frontages, and the use of traditional London residential materials.

The principal elevations of the properties make the strongest contribution to the public character of the Conservation Area. The rear elevations and gardens are more private in character and display a greater degree of variation as a result of historic alterations and residential extensions.



CONSERVATION AREA MAP

2.3 HERITAGE CONTEXT

The historic character and significance of the site and its surroundings have been considered as part of the design process.

Haringey's adopted Local Plan includes Strategic Policy SP12, which seeks to protect and enhance buildings and areas of historical interest and importance and their settings. Development Management Policy DM9 provides more detailed guidance for development affecting the historic environment and supports proposals that conserve and enhance the significance of heritage assets and their settings.

Where the property is affected by a designated Conservation Area, the proposal should additionally be assessed against the relevant Conservation Area Appraisal and Management Plan. Haringey Council confirms that development within Conservation Areas is expected to preserve or enhance the area's special character and appearance.

The proposal is confined to the rear of the property and would therefore have no material effect on the established front elevation or the appearance of the property as experienced from Quernmore Road. The proposal has therefore been designed to ensure that the original house remains visually legible and that the principal architectural character of the property is retained, therefore it is considered to have a limited visual and heritage impact.

The development is considered to preserve the character and appearance of the Conservation Area by retaining the principal street elevation and its contribution to the street while providing a carefully considered addition within the private rear garden.



AERIAL VIEW



12 QUERNMORE ROAD

10 QUERNMORE ROAD

8 QUERNMORE ROAD

TERRACE STREET VIEW

2.4 EXISTING HOUSE

No. 12 is consistent in appearance within the group of terrace houses from no. 10 - 2 (even) Quernmore road. The house is set over a number of split levels as a consequence of the site's sloping topography and has an existing cellar below. The house is constructed of solid masonry load bearing walls with timber framed floors/roof. The property has been refurbished in the past with a ground floor extension located where the current kitchen is.

The existing ground floor contains a living room, entrance hall, study, dining room, family room and kitchen, together with ancillary bathroom accommodation. These areas are poorly connected, split across different intermediate levels and the house is currently very disconnected to the rear garden .

The property rises from the lower garden level through the raised ground floor to the first floor, mezzanine and loft. The existing first-floor accommodation includes bedrooms and bathrooms, while the upper part of the property incorporates a loft and existing roof terrace/balcony arrangements.

The existing rear arrangement has developed incrementally and includes extensions at different levels. The existing rear elevation therefore has a more varied character than the principal elevation. The property has previously been subject to alteration. In 2015, planning permission reference HGY/2015/2015 was granted for the application of external wall insulation and render to the rear elevation, including the rear extension and flank walls.

This previous permission demonstrates that the rear of the property has already been subject to considered alteration and establishes a precedent for improving the thermal performance and external fabric of the dwelling.

The existing rear garden includes areas of hard and soft landscaping, boundary fencing and garden planting.

The current proposal represents a further rationalisation and improvement of this existing rear arrangement.



FRONT ELEVATION



REAR ELEVATION

2.5 EXISTING HOUSE PHOTOGRAPHS - EXTERNAL



STREET VIEW



FRONT ELEVATION

2.5 EXISTING HOUSE PHOTOGRAPHS - EXTERNAL



STREET VIEW LOOKING WEST

63 OAKFIELD ROAD

12 QUERNMORE ROAD

10 QUERNMORE ROAD



FRONT ELEVATION FROM ROAD

2.5 EXISTING HOUSE PHOTOGRAPHS - EXTERNAL



VIEW FROM MEZZANINE BALCONY

VIEW TO GARDEN FROM MEZZANINE BALCONY

2.5 EXISTING HOUSE PHOTOGRAPHS - EXTERNAL



REAR LOOKING TO 10 QUERNMORE ROAD



BOUNDARY WITH 10 QUERNMORE ROAD



REAR LOOKING TO 63 OAKFIELD ROAD

2.5 EXISTING HOUSE PHOTOGRAPHS - INTERNAL



ENTRANCE HALLWAY



LOWER GROUND OUTRIGGER ROOM



SUNKEN GARDEN LEVEL FLOOR STORAGE/ UTILITY



UPPER GROUND FLOOR KITCHEN

2.5 EXISTING HOUSE PHOTOGRAPHS - INTERNAL



FIRST FLOOR LANDING



FAMILY BATHROOM



MEZZANINE ROOM



MEZZANINE LANDING, EXIT TO BALCONY

2.6 PLANNING POLICY CONTEXT

The proposal has been designed having regard to the adopted development plan and relevant supplementary planning guidance. The design responds to the character of the existing dwelling, its Conservation Area context, the site's changing levels and the relationship with neighbouring properties.

Haringey Local Plan – Strategic Policies

Policy SP11 – Design

Policy SP11 seeks to ensure that development achieves a high standard of design and responds appropriately to the character of the borough.

The proposal provides a subordinate, stepped and layered addition to the existing dwelling. The original house remains the dominant architectural element, while the new extensions respond to the existing levels, form and material character of the property. The use of brick, slim-framed glazing and green roofs provides a sympathetic response to the existing building.

Policy SP12 – Conservation

Policy SP12 seeks to protect and enhance Haringey's historic environment and heritage assets.

The proposal retains the principal character of the existing dwelling and avoids significant alteration to the principal Quernmore Road elevation. The new works are concentrated to the rear and are subordinate in scale, limiting their visual prominence within the Conservation Area. The proposed materials also establish a sympathetic relationship with the existing masonry character.

Haringey Development Management DPD

Policy DM1 – Delivering High Quality Design

The proposal responds to DM1 through:

- subordinate scale and massing;
- a clear relationship with the existing dwelling;
- a stepped form responding to the site's levels;
- careful consideration of neighbouring properties;
- appropriate glazing and openings;
- materials which complement the existing building; and
- incorporation of sustainable construction and energy-efficiency measures.

Policy DM2 – Accessible and Safe Environments

The proposal retains the existing residential access arrangement and does not introduce a new dwelling. The internal layout improves circulation and creates a clearer relationship between the living spaces and rear garden, while maintaining a practical and safe residential environment.

Policy DM9 – Management of the Historic Environment

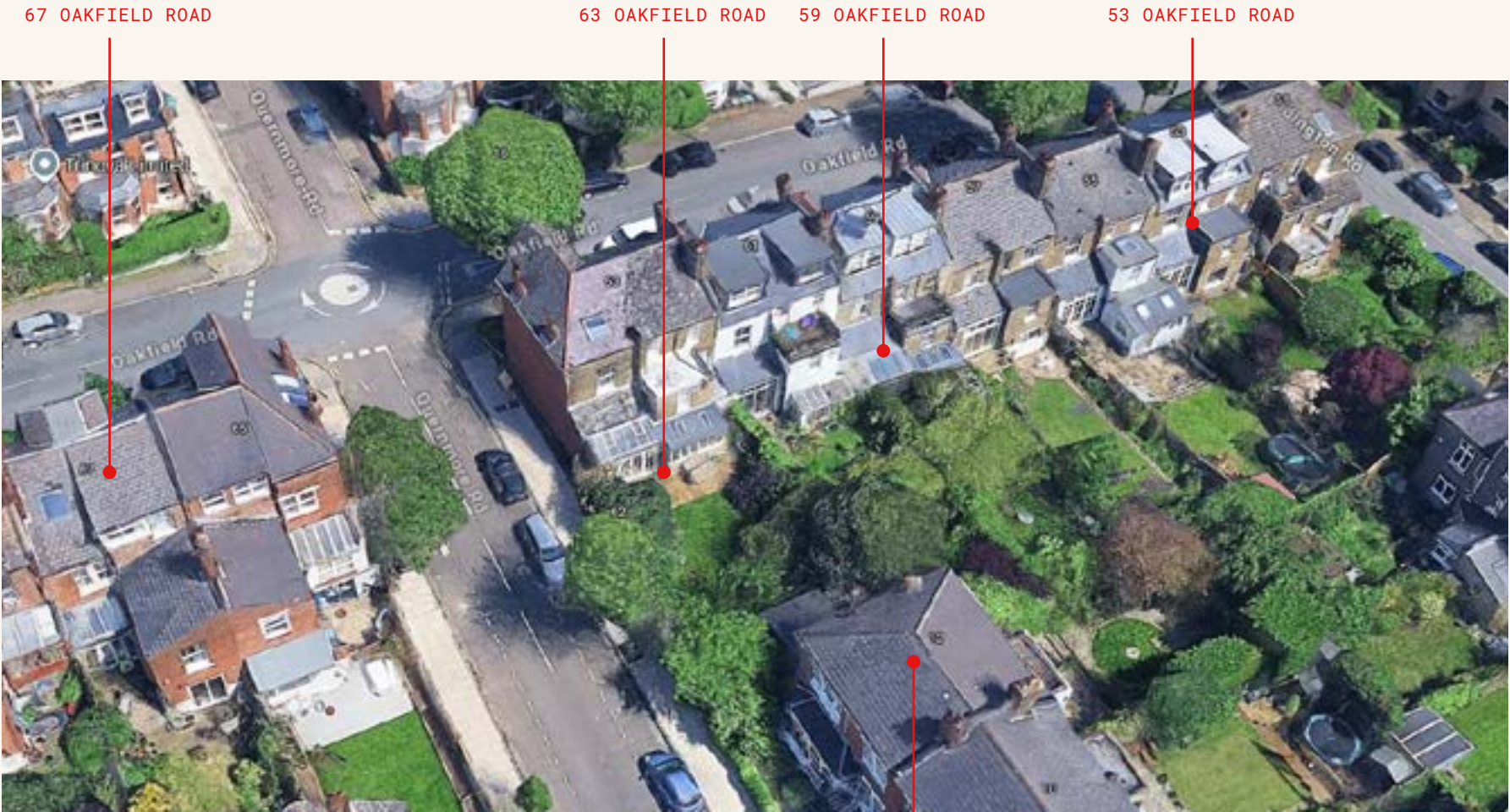
The proposal has regard to the significance of the existing dwelling and its Conservation Area setting. The original house remains the principal architectural element, with the new rear additions clearly distinguished from the historic fabric while maintaining a sympathetic relationship through scale, proportion, materiality and detailing.

The principal elevation is substantially retained, while the rear intervention provides a contemporary addition which allows the property to meet modern residential requirements without detracting from its historic character.

2.7 LOCAL PLANNING PRECEDENT

There is an established pattern of residential extensions and alterations within the immediate surroundings of the site. The following precedents demonstrate the Council's acceptance of rear extensions, infill development, roof alterations and contemporary interventions within the local residential and Conservation Area context.

Property	Planning reference	Approved works	Relevance to No. 12 Quernmore Rd
52 Oakfield Road	HGY/2021/2350	Replacement of existing single-storey rear projection with a new single-storey rear extension.	Full width rear extension. Supports the rationalisation and replacement of an existing rear arrangement, similar to the approach proposed at No. 12.
53 Oakfield Road	HGY/2013/1162	Full-width rear ground-floor extension.	A substantial rear extension to existing outrigger extending to the neighbouring boundary.
59 Oakfield Road	HGY/2008/0399	Single-storey rear extension, together with rear dormer and rooflights.	Demonstrates the acceptance of multiple alterations to an existing dwelling, including rear extension and roof-level interventions.
63 Oakfield Road	HGY/2025/2556	Rear ground-floor extension as part of wider alterations.	Full width rear extension. A recent local precedent supporting the continued adaptation of existing dwellings through rear extensions.
67 Oakfield Road	HGY/2025/2632	Rear and side infill extension with angled roof, rooflights and boundary alterations.	Full width rear extension. Contemporary rear expression, roof form, rooflights and improved boundary treatment.
2 Quernmore Road	HGY/2025/2939	Wrap-around single-storey rear extension.	Provides a particularly close and recent precedent for rear extension on the same street. Extension to existing outrigger extending to the neighbouring boundary.
4 Quernmore Road	HGY/2025/3333	Single-storey rear extension.	Provides a particularly close and recent precedent for rear extension on the same street. Extension to existing outrigger extending to the neighbouring boundary.



2.7 LOCAL PLANNING PRECEDENT

Existing and Proposed Rear Elevations in the context of 12 Quernmore Road.



2 QUERNMORE ROAD - HGY/2025/2939



53 OAKFIELD ROAD - HGY/2013/1162



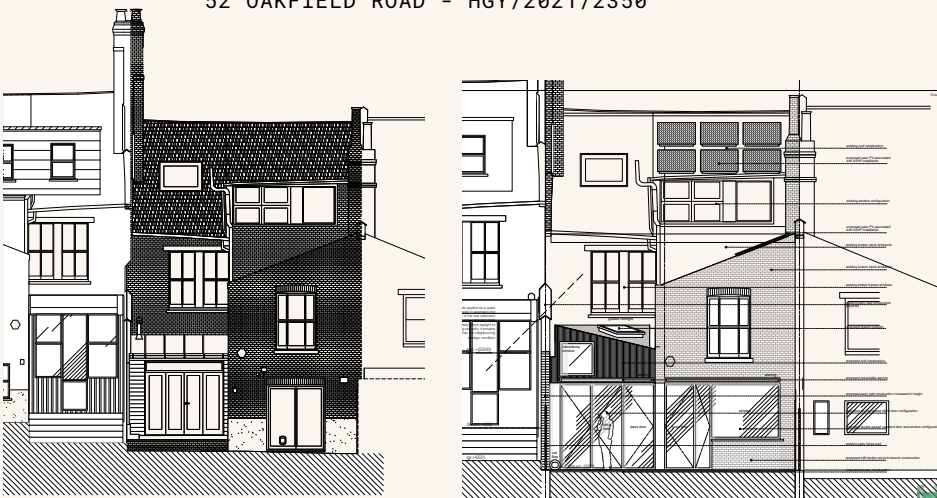
52 OAKFIELD ROAD - HGY/2021/2350



4 QUERNMORE ROAD - HGY/2025/3333



63 OAKFIELD ROAD - HGY/2025/2556



67 OAKFIELD ROAD - HGY/2025/2632

3.0 PROPOSED DESIGN

3.1 INTRODUCTION TO DESIGN

The design team has worked closely with the applicants to consider an appropriate and respectful proposal to transform the existing structure into a high-quality home that complements the surrounding context.

The design approach is based on the principle of repairing, rationalising and improving the existing rear arrangement and its connection to the garden.

The existing dwelling has developed over time and currently contains extensions and terraces at a number of different levels. The proposal seeks to bring these elements together into a coherent architectural composition.

The principal design objectives are:

- retain the original dwelling as the dominant architectural element;
- preserve the character of the principal Quernmore Road elevation;
- rationalise the existing rear extensions;
- use the site's change in level to minimise the apparent scale of the new accommodation;
- provide improved kitchen, dining and living spaces;
- create stronger connections between the house and garden;
- retain and enhance private external amenity space;
- use brickwork and high-quality slim-framed glazing as the principal new materials, inspired by the local material palette;
- improve thermal performance and energy efficiency; and
- enhance the landscape setting of the property.

The proposal is consequently conceived as a stepped and layered intervention, responding to the existing topography rather than imposing a single large volume onto the garden.

The extension is not intended to replicate the historic architecture of the original house; instead, it establishes a clear architectural distinction between old and new while maintaining a sympathetic relationship through scale, materiality and proportion.



INTERNAL VIEW LOOKING TO REAR GARDEN FROM LOWER GROUND FLOOR

3.2 SITE ANALYSIS & OPPORTUNITIES

The site analysis identifies several key opportunities which have informed the design.

The principal characteristic of the site is the substantial change in level between Quernmore Road street level (+12.00m), the raised ground floor (+12.14m), the rear garden/lower-ground level at approximately +10.00m, and the first floor at approximately +15.52m.

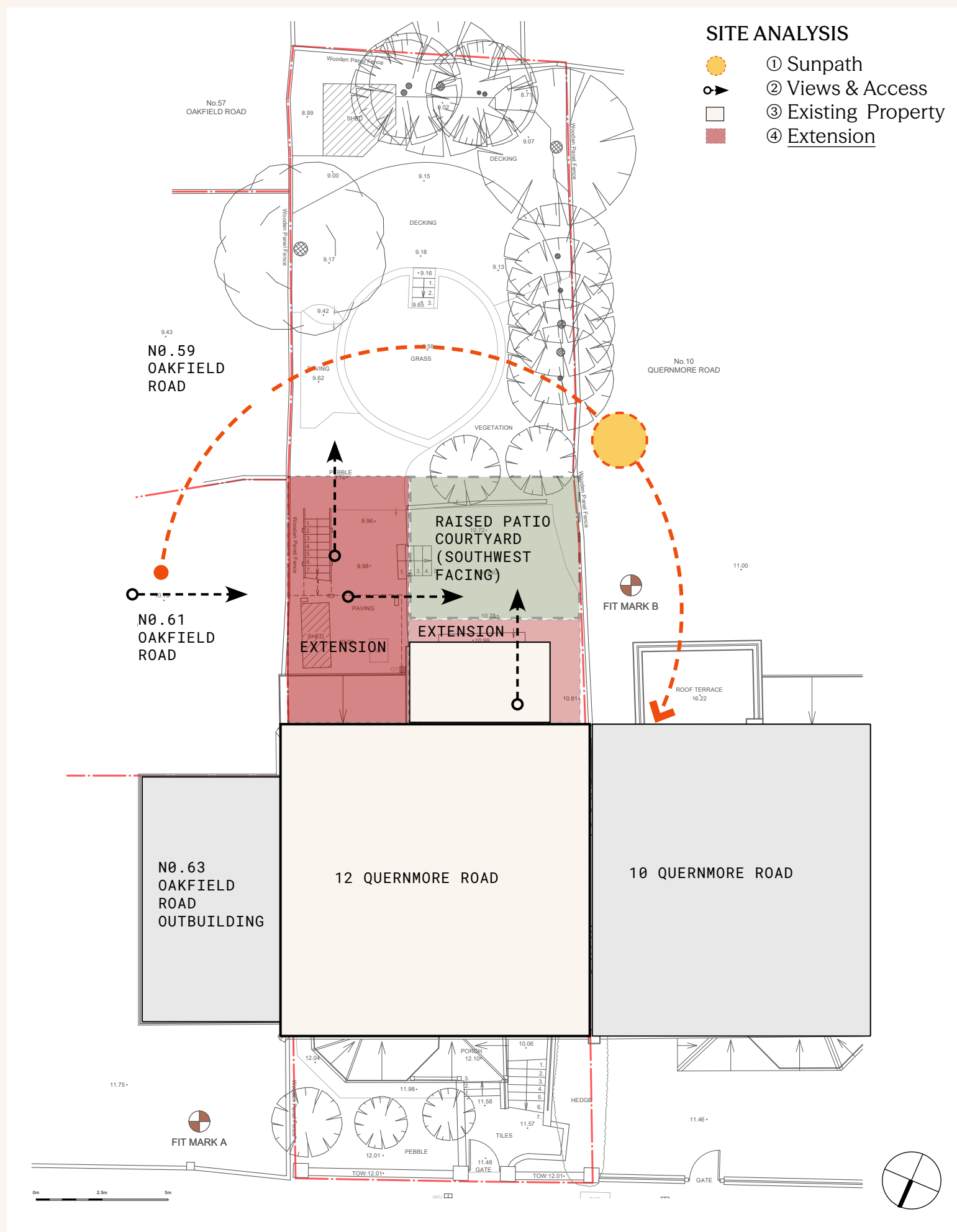
We see these level changes as an opportunity in design rather than a constraint. They provide an important opportunity to accommodate new space at the lower garden level without creating an extension which reads as a large two-storey addition.

The proposal takes advantage of this condition by introducing a new single-storey extension at the lower-ground/garden level and a separate single storey intervention associated with the existing outtrigger.

Additionally, the rear garden provides an opportunity to establish a stronger connection between the existing house and its private external amenity space. The proposed extension is positioned to create a sequence of internal and external spaces rather than treating the garden as simply residual space beyond the building.

The garden is southeast-facing and the extensions form an “L” shape to make the most of the sun path. The internal dining area and external terrace have consequently been positioned to maximise the opportunity for evening sunlight.

Finally, the close proximity of neighbouring properties is another key consideration. The design therefore seeks to keep the new built elements low and to maintain existing boundary planting and screening wherever possible.



SITE PLAN - SITE ANALYSIS BLOCK DIAGRAM

3.2 SITE ANALYSIS & OPPORTUNITIES - SCHEMATIC DIAGRAM MASSING

The proposed form has been developed as a series of simple, stepped volumes responding to the existing dwelling, the site's changing levels and the relationship with neighbouring properties.

The existing rear arrangement comprises a number of additions and external structures of varying scale and form. The proposal seeks to rationalise these elements into a more coherent architectural composition, while retaining the original dwelling as the dominant volume.

The principal volumes are:

- Western / No. 10 Quernmore Road: The current outrigger space at ground-floor level is small, irregular in shape and difficult to use effectively in the context of the whole house. The proposed single storey extension will provide space for a family kitchen, better suited to contemporary family living.
- Eastern / Oakfield Road: a stepped arrangement which follows the existing rears sloping roof form at the upper level before reducing to a low, single-storey volume at the sunken garden level.

This provides the proposed dining accommodation while creating a direct relationship between the internal space and the garden. The lower level also reduces the apparent scale of the extension when viewed from the neighbouring properties.

- Garden and terrace: the new volumes are arranged around improved terraces and planting, strengthening the connection between the house and garden.

The Existing – Rear Massing / Proposed Massing Diagram below illustrates how the proposal reorganises the existing rear arrangement into a series of more coherent and subordinate volumes.

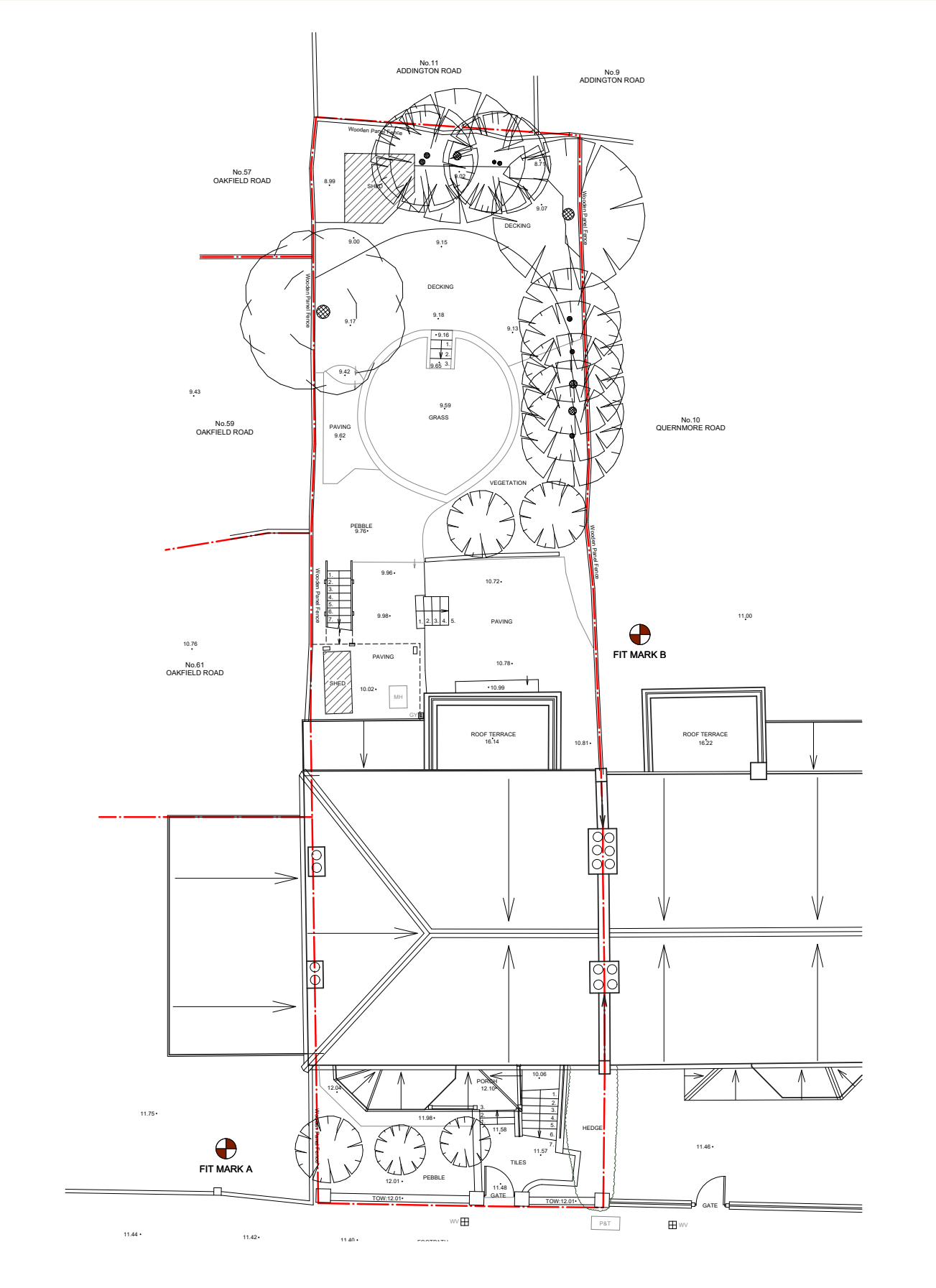
For further information on scale, massing and the relationship to neighbouring properties, see Section 3.4.



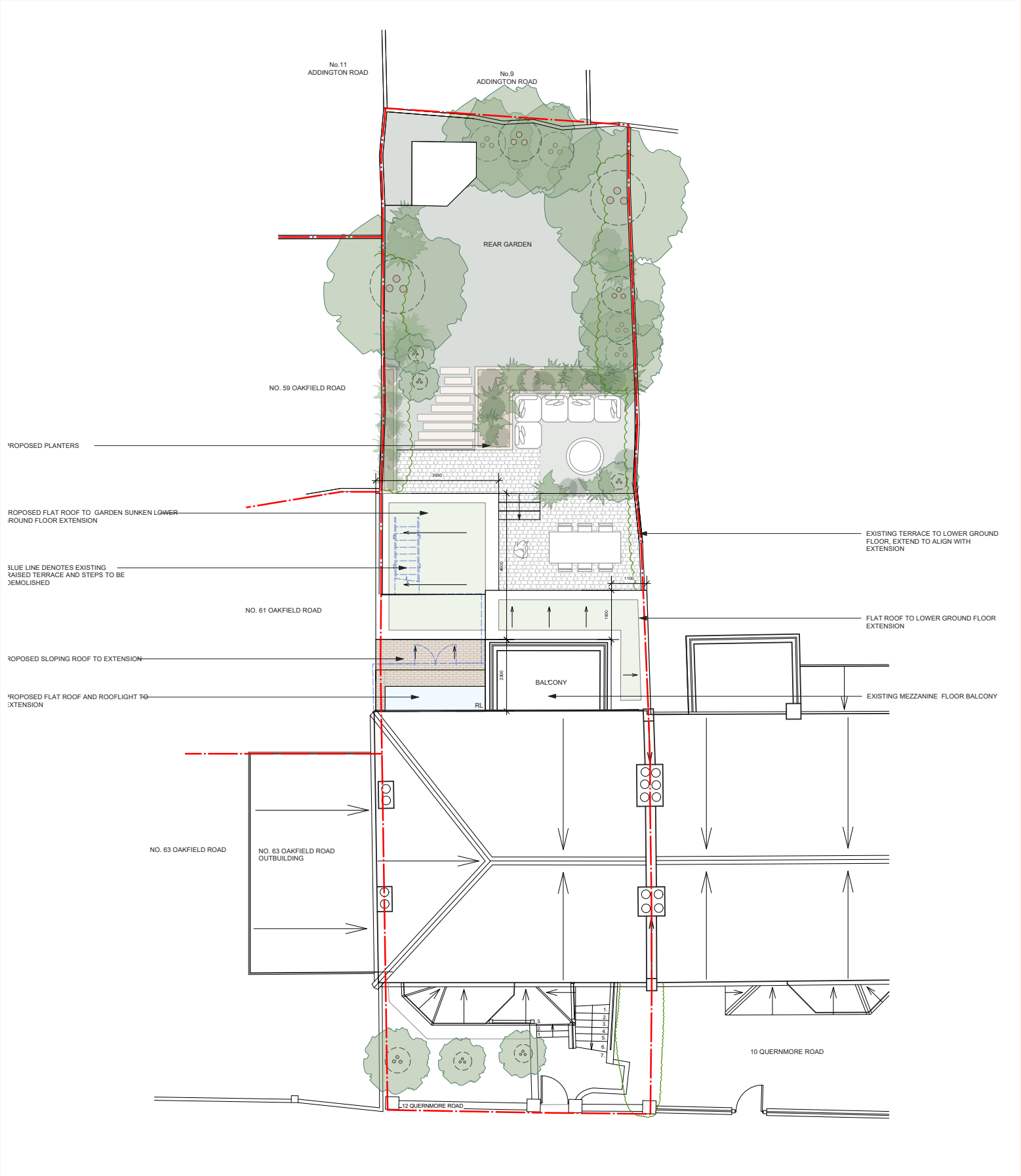
EXISTING - REAR MASSING



PROPOSED MASSING DIAGRAM



EXISTING SITE PLAN



PROPOSED SITE PLAN

3.3 LAYOUT

The proposed layout provides a more coherent and functional arrangement of the existing dwelling.

Amount (GIA)

Level	Existing GIA	Proposed GIA	Addition
Lower Ground Floor	26 sqm	43 sqm	+ 17 sqm
Ground Floor	82 sqm	85 sqm	+ 3 sqm
First Floor	73 sqm	73 sqm	0 sqm
Second Floor	14 sqm	14 sqm	0 sqm

Raised Ground Floor and Intermediate Lower Ground Floor Level

At the raised ground-floor level, the proposal reorganises the existing accommodation to provide a clearly defined sequence of spaces.

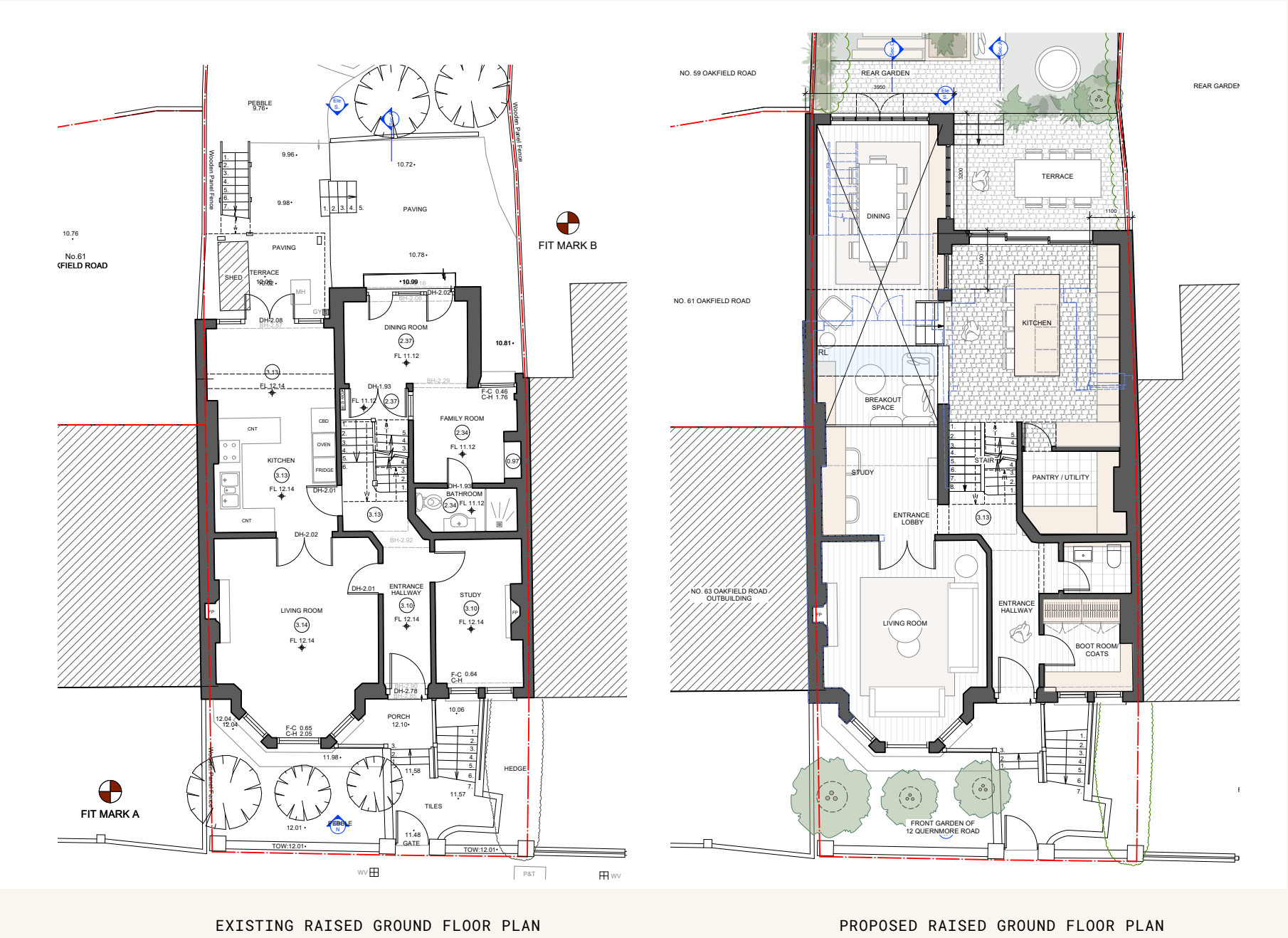
Minor modifications to the internal circulation allow for a dramatic vista through to the rear garden as you enter through the front door. The existing area which houses the kitchen will now be partially opened up to the level below. At raised ground-floor level, this will become a continuation of the hallway, allowing for a lobby/flexible space with views towards the garden and dining spaces below.

The floor level within the proposed kitchen space is to be lowered by approximately 340mm. This will provide improved head height and, most importantly, establish an improved connection to the dining space below and level threshold connection to the external terrace.

In order to improve the current spatial arrangement and square off this currently awkward space which is not fit for purpose, the proposal extends eastwards towards the boundary wall with No. 10 Quernmore Road and approximately 1.5m southwards towards the garden. This allows for a more functional kitchen internally while making better use of the existing footprint and levels.

The kitchen and dining areas are positioned to benefit from the relationship with the rear garden. The arrangement allows the principal family spaces to open towards the external terrace and planting.

For more detail on the scale, massing and relationships with neighbouring properties, see section 3.4.



3.3 LAYOUT

Lower Ground Floor

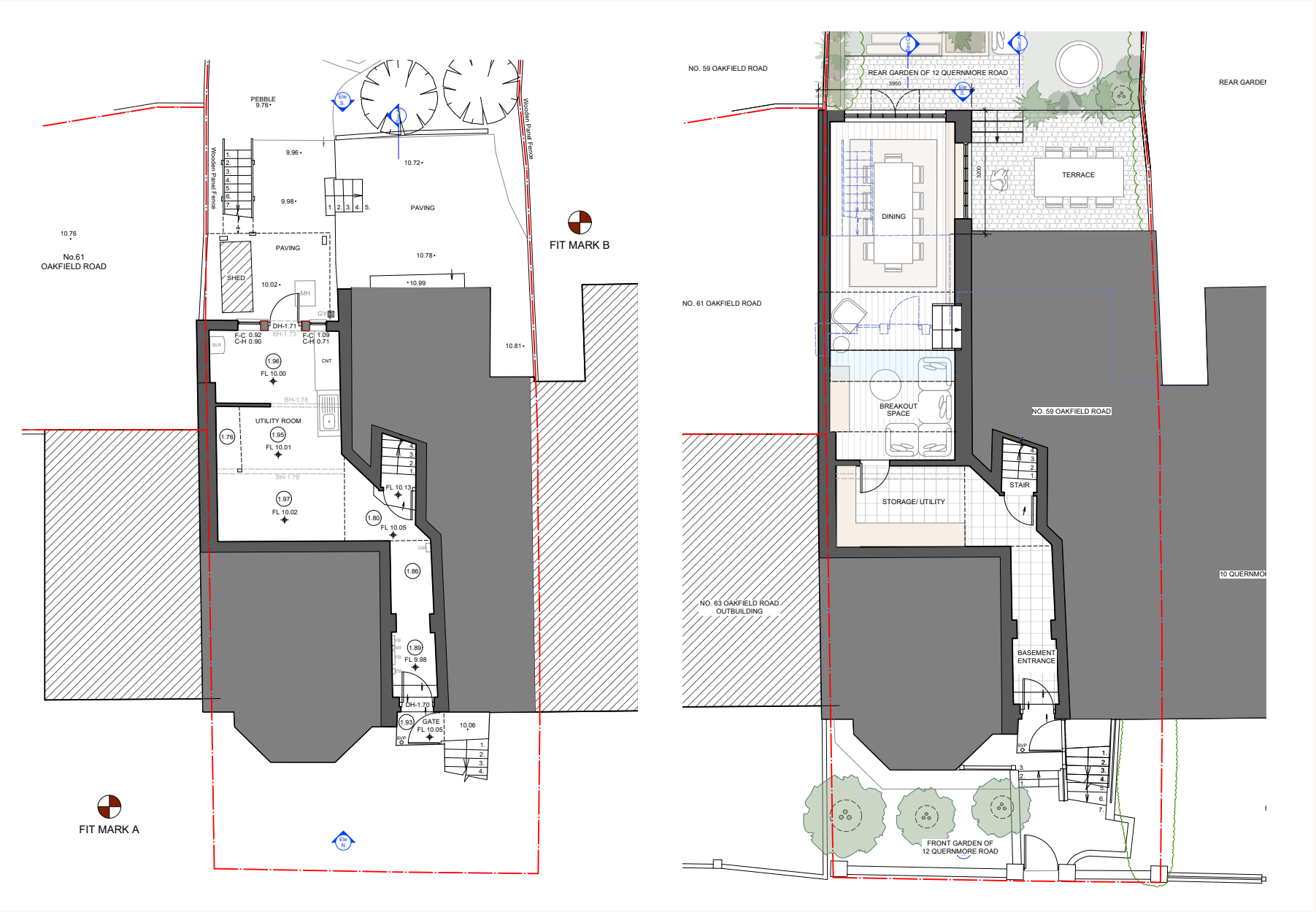
At the lower-ground-floor level, the proposed extension provides additional dining and breakout accommodation with direct access to the rear garden.

This existing floor is currently used mainly for storage and utility purposes and has a limited headroom height of approximately 2m. By opening this area up to the level above within the eastern part of the block, the proposal will allow for a more open-plan arrangement and create more generous and welcoming living spaces.

The proposal seeks to extend and infill the space currently located beneath the external raised timber terrace and extend beyond this to meet the boundary with No. 59 Oakfield Road. The extension remains at single-storey level at this boundary. This will allow for a dining space which is directly connected to the garden without impacting the neighbouring properties.

Glazed openings to the rear, together with a rooflight, will provide natural daylight and views towards the exterior and allow the new accommodation to function as an integrated extension of the existing house.

For more detail on the scale, massing and relationships with neighbouring properties, see section 3.4.



EXISTING LOWER GROUND FLOOR PLAN

PROPOSED LOWER GROUND FLOOR PLAN

3.3 LAYOUT



VIEW FROM UPPER GROUND FLOOR
INTERNAL BALCONY



VIEW FROM LOWER GROUND FLOOR
BREAKOUT SPACE

3.3 LAYOUT

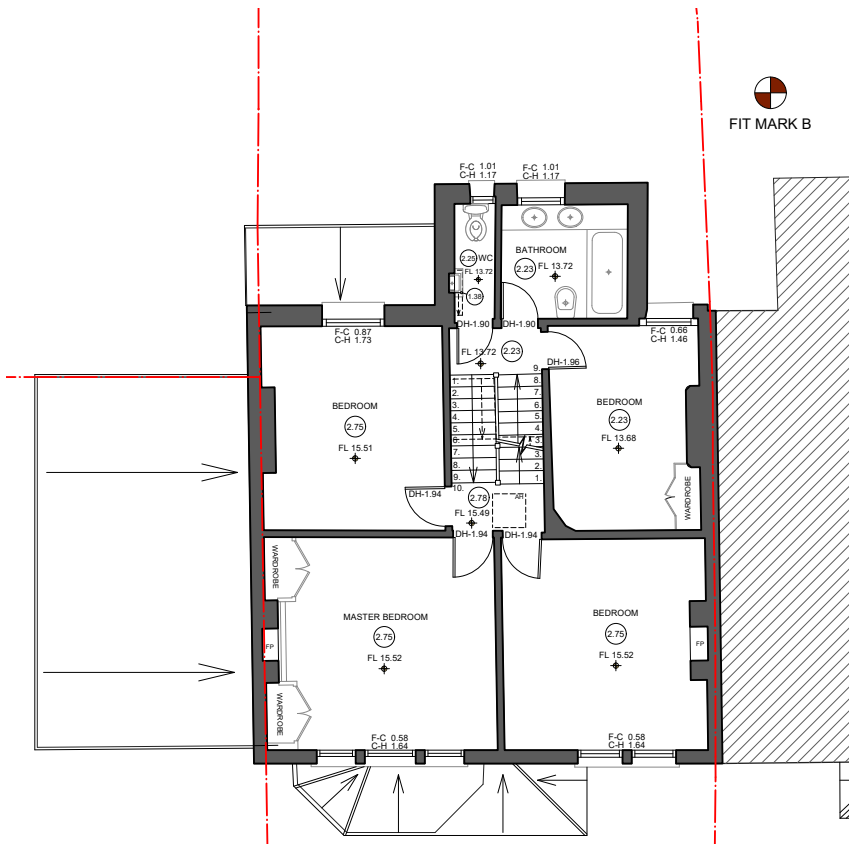
First Floor and Mezzanine Floor

The upper floors remain principally residential, with the proposed works allowing for the renovation of the existing bedrooms and the conversion of one of the bedrooms into a generous family bathroom.

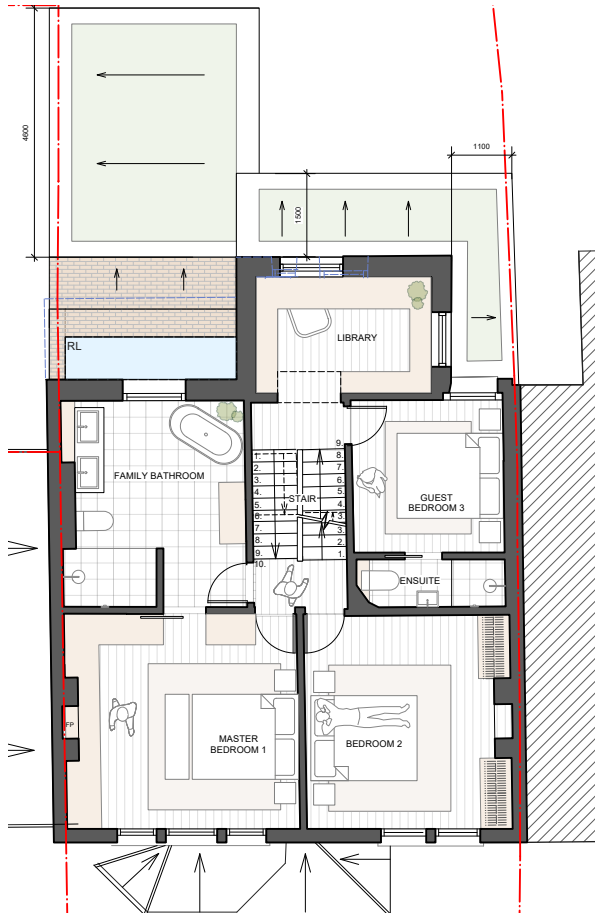
The proposed family bathroom will be connected to the remaining bedrooms, rather than being the first space encountered when entering the house and looking up the staircase.

The space currently occupied by the family bathroom is proposed to be renovated into a cosy library. A picture window is proposed to enhance the vista from the front door and strengthen the visual connection through the house towards the garden.

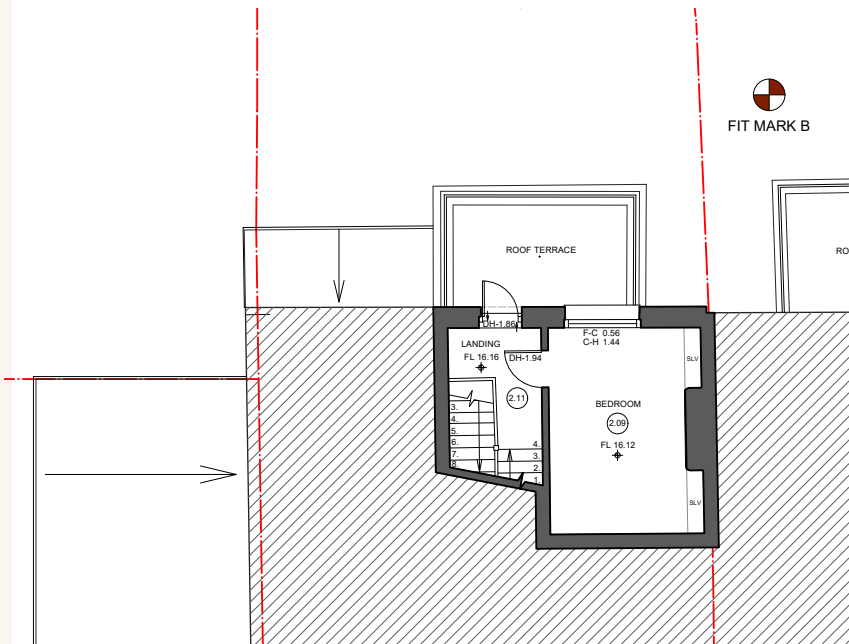
The proposed plan retains the established entrance, circulation and principal rooms within the existing house while creating a stronger connection between the internal accommodation and the external amenity space.



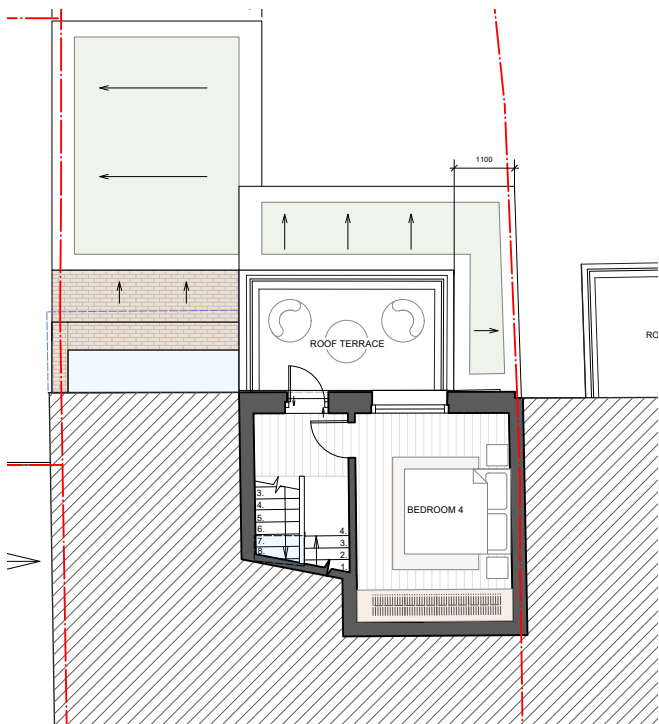
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING MEZZANINE FLOOR PLAN



PROPOSED MEZZANINE FLOOR PLAN

3.3 LAYOUT

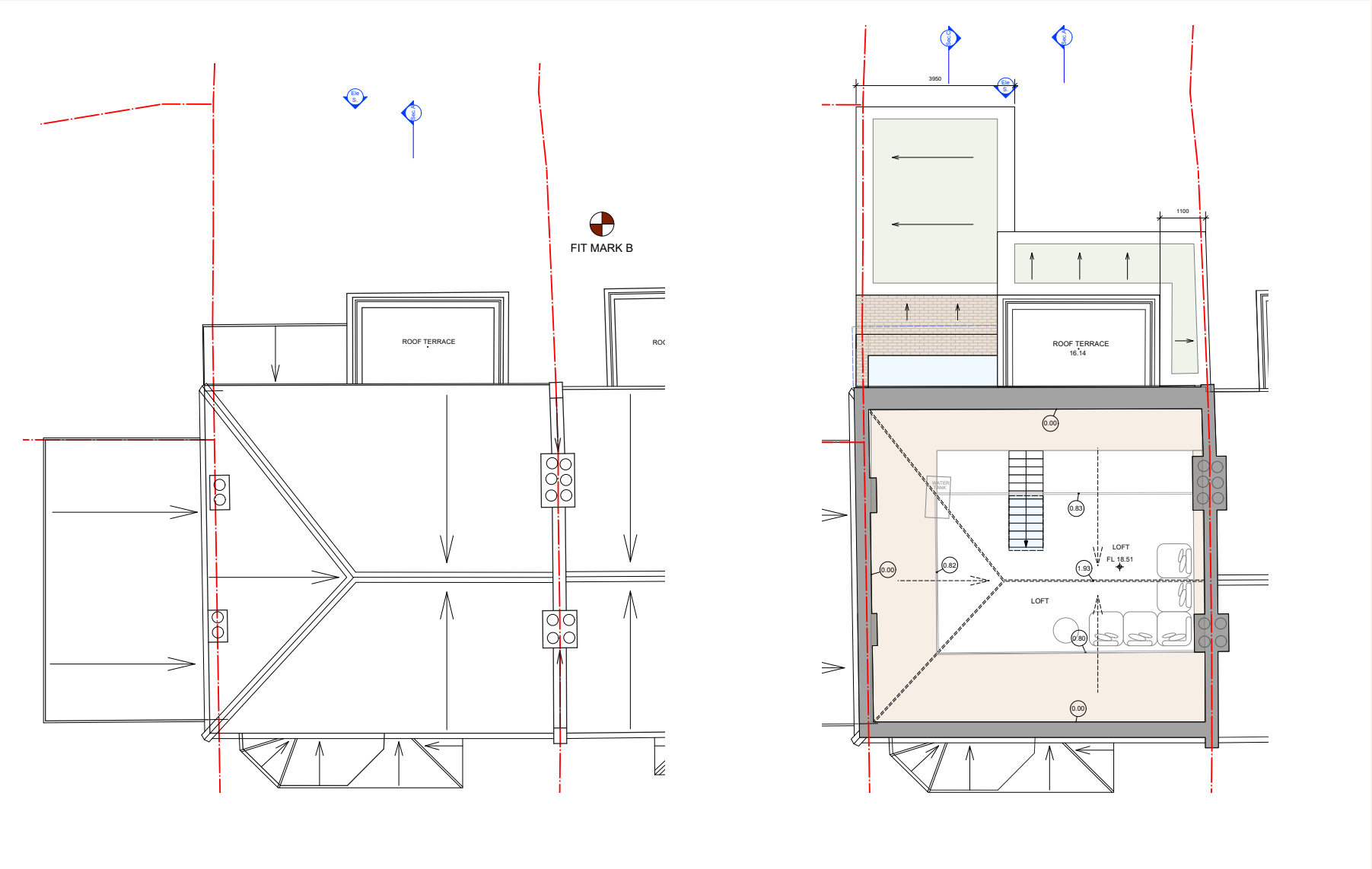
Roof Plan

The proposed roof plan has been developed as a series of simple, low-profile roof forms which respond to the existing stepped arrangement of the property and the proposed internal layout.

The principal new extensions are predominantly finished with flat green roofs which provide an opportunity to soften views of the extensions from neighbouring properties and the surrounding gardens.

To the eastern extension, the roof form responds to the existing rear extension by retaining a sloping roof profile. The proposed slope begins at a lower level than the existing roof, reducing the overall height of the addition while maintaining a familiar relationship with the existing building. A narrow rooflight is incorporated beneath the sloping roof to introduce additional natural daylight into the kitchen and dining spaces.

The proposed roof forms therefore follow the stepped geometry of the existing building and site. This approach helps to keep the extensions visually subordinate to the original house and limits their perceived scale when viewed from the neighbouring properties and rear gardens.



EXISTING ROOF PLAN

PROPOSED ROOF PLAN

3.4 SCALE, MASSING, RELATIONSHIP TO NEIGHBOURING PROPERTIES

The extension is conceived as a low-rise intervention, with its massing deliberately kept below the principal scale of the existing house. This allows the original building to remain the dominant element when viewed from the rear.

The simple rectangular forms establish a clear hierarchy between the existing dwelling and the new accommodation.

Relationship with No. 10 Quernmore Road

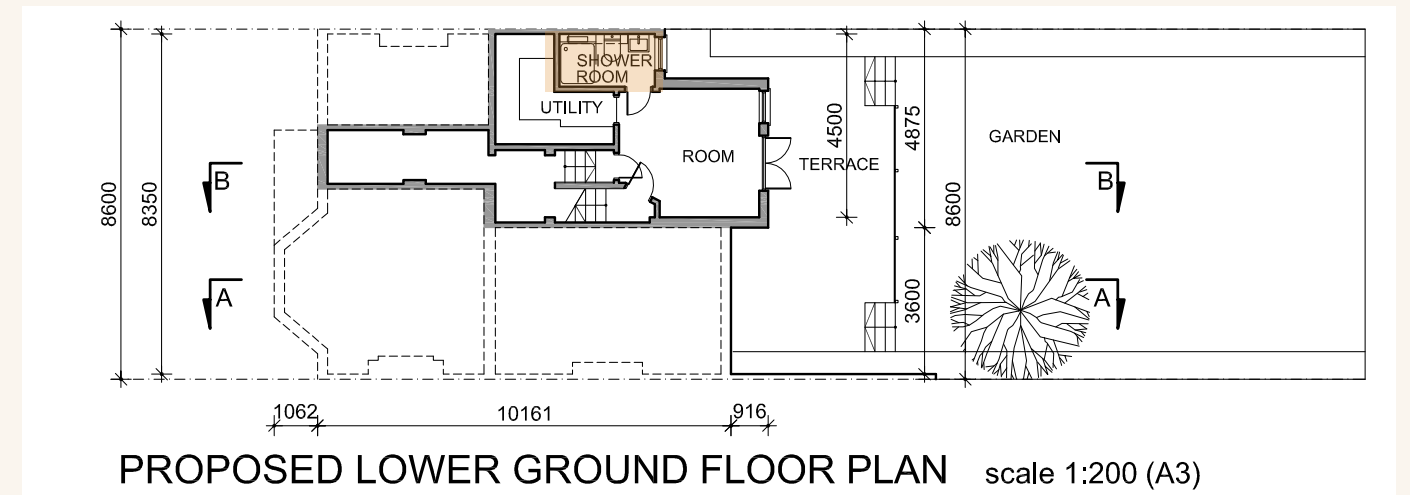
Particular consideration has been given to the relationship between the proposed western extension and the neighbouring property at No. 10 Quernmore Road.

Given the orientation of the site and the position of the proposed extension, daylight and the potential effect on the neighbouring windows have been carefully considered, as illustrated in the accompanying diagram. The diagram identifies the relevant windows and doors at No. 10 Quernmore Road, together with the existing outrigger lines and the proposed single-storey extension. The existing neighbouring outrigger already extends beyond the 45-degree guideline, resulting in an established degree of enclosure and restriction to daylight at this relationship.

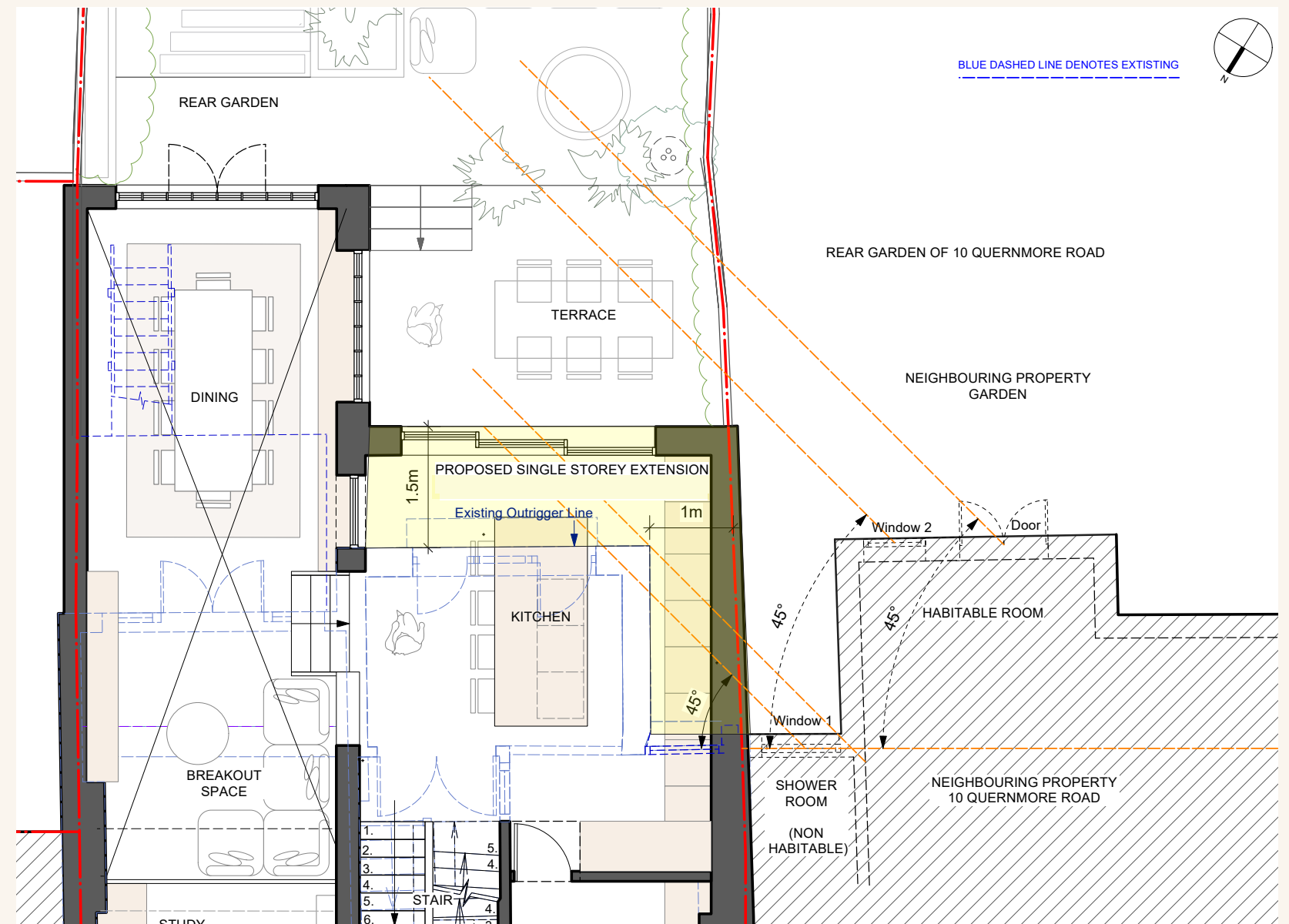
The proposed extension is single-storey and, as a result, is not considered to unduly affect daylight to the lower-ground-floor window identified as Window 1 in diagram. This window serves a secondary shower room (non-habitable room) as identified on neighbouring plans. Furthermore, the existing two-storey outriggers at both No. 12 and No. 10 Quernmore Road are already positioned in close proximity to this window and form a significant existing obstruction to its outlook and access to daylight. The proposed single-storey extension therefore does not introduce a materially different relationship from that which already exists.

The proposed extension also does not obstruct daylight to Window 2 or the neighbouring patio door. As illustrated in the accompanying diagram, the proposed massing sits comfortably within the 45-degree lines taken from the relevant neighbouring openings.

The extension will partially replace the existing deteriorated boundary fence with a more durable and visually coherent London stock brick boundary wall, together with a green roof. This will provide a considered architectural edge to the garden and improve the existing boundary condition without creating an undue sense of enclosure.



10 QUERNMORE ROAD NEIGHBOURING PROPERTY EXISTING PLAN



Relationship with Oakfield Road

Particular consideration has also been given to the relationship between the proposed eastern extension and the neighbouring properties on Oakfield Road, most notably No. 61 Oakfield Road.

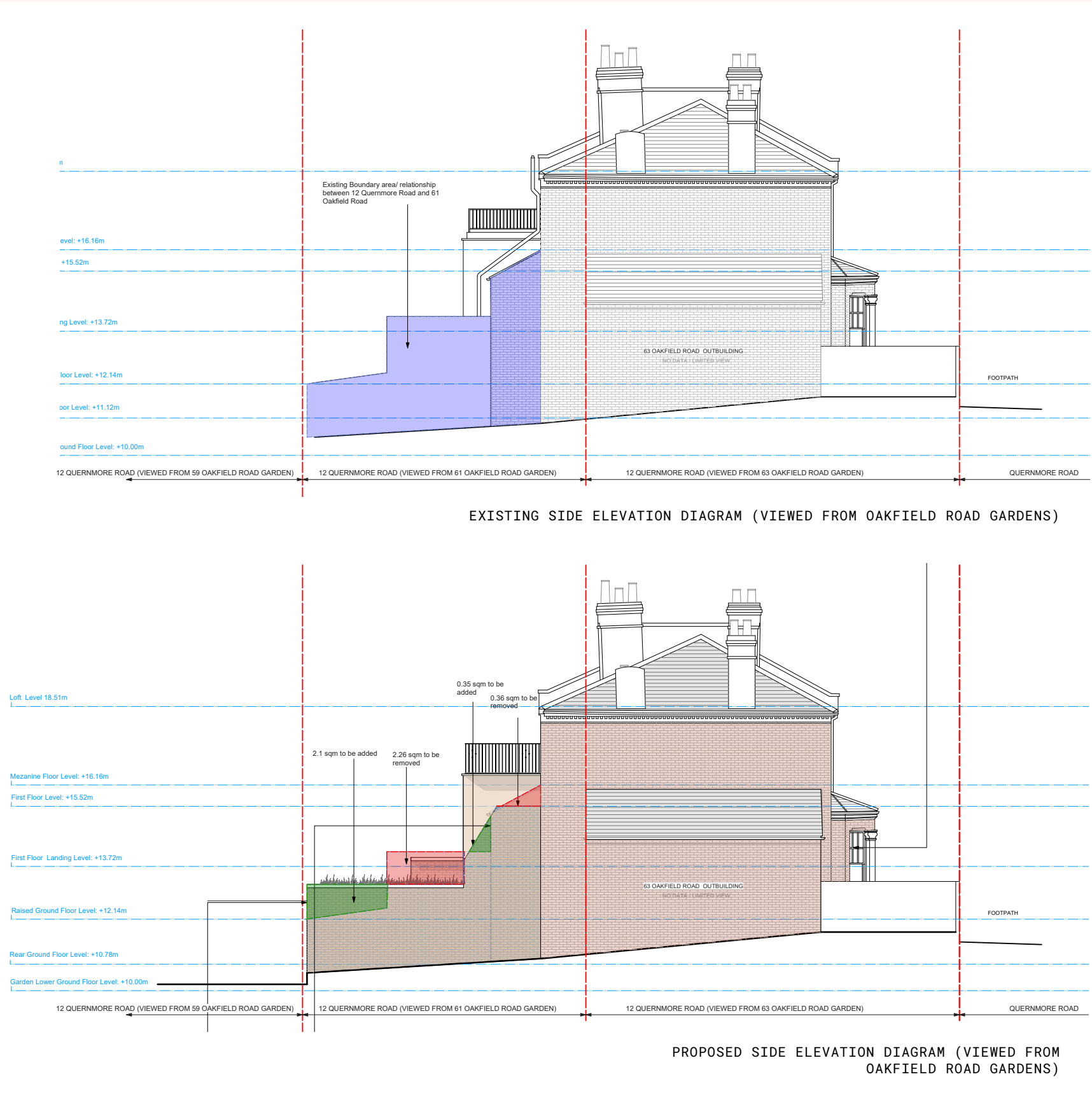
At raised ground-floor ceiling level, the proposed extension responds to the form of the existing extension, retaining its sloping roof profile. The starting point of the proposed roof slope is set lower than that of the existing extension, reducing its overall height and visual mass. A narrow rooflight and long fixed-glazed panels are introduced beneath the slope, allowing natural light to penetrate the space while maintaining a lightweight appearance.

The extension then transitions to a single-storey form towards the garden, where the proposed dining room is located. The design takes advantage of the existing site levels, with this part of the extension positioned at the lower-ground/sunken garden level. This significantly reduces its apparent scale when viewed from the neighbouring Oakfield Road gardens.

The accompanying Existing and Proposed Side Elevation Diagram illustrates the relationship between the existing and proposed massing when viewed from the gardens of Nos. 59, 61 and 63 Oakfield Road. It demonstrates that the overall change in built mass is modest and lower than existing, with areas of the existing extension being removed and broadly equivalent areas of new accommodation introduced.

The proposed lower-ground-floor extension therefore remains low in relation to the neighbouring properties and is considered unlikely to result in an increase in enclosure or loss of outlook from the Oakfield Road gardens. The proposed brick boundary wall and green roof will replace the existing deteriorated timber boundary condition with a more durable and considered architectural treatment, while the planting and garden setting will continue to soften the relationship between the properties.

Overall, the proposal seeks to make effective use of the existing stepped topography while keeping the new built form low, subordinate and visually contained within the existing rear development. The approach is consistent with Haringey’s guidance that residential rear extensions should be subordinate to the original building and should not create an unacceptable impact on neighbouring properties.



3.5 MATERIALS AND APPEARANCE

The design seeks to coexist within the streetscape through the careful use of familiar forms & materials but detailed in a contemporary way to exceptionally high quality.

Front Elevation:

No significant alterations are proposed to the principal frontage of the property in order to maintain coherence with the adjacent houses.

Minor redecorations of the façade will also be carried out to improve the condition and appearance of the house.

Rear Elevation:

Modifications to the rear elevation materials were carried out following the granting of planning permission HGY/2015/2015 for the application of external wall insulation and render to the rear elevation, including the rear extension and flank walls.

Although it is understood that this work was undertaken to improve the thermal efficiency of the building, it has resulted in the original, characterful brickwork being covered.

The proposal therefore seeks to reinstate some of this character through the introduction of brickwork as the principal solid external material to the new extension. The use of brick establishes a clear relationship with the masonry character of the existing dwelling and the wider residential context.



EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

3.5 MATERIALS AND APPEARANCE

Rear Elevation (continued):

The brickwork will be carefully detailed, with consideration given to colour, texture, coursing and mortar to ensure that the new extension sits comfortably within and enhances its surroundings. The proposed brick will have a red/pink tonality to complement the existing brickwork to the principal elevation.

For the remaining areas of the existing rear façade, flank walls and existing outrigger, the proposal is to strip back the current insulated render to inspect the condition of the brickwork underneath.

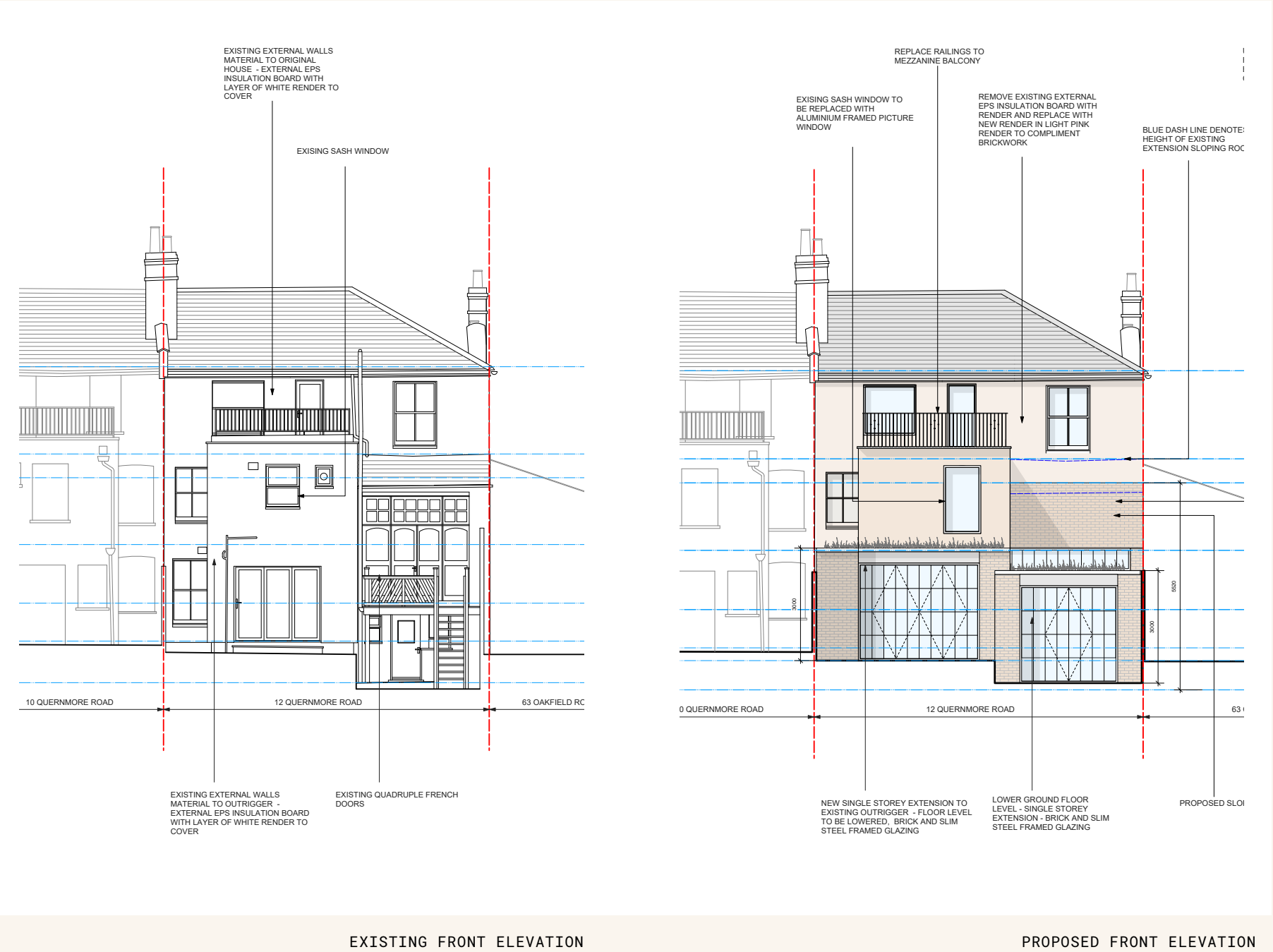
Should the brickwork be found to be in poor condition, these areas will be re-rendered in a tone that complements the proposed brickwork. Alternatively, where the brickwork is found to be in suitable condition, it may be retained and painted.

The detailing to the coping and other elements around the brickwork will be carefully considered and coordinated with the chosen RAL colour of the window frames.

A combination of slender steel-framed glazing and powder-coated aluminium-framed glazing is proposed to the principal rear elevation. The large glazed openings provide a contemporary expression while allowing the extension to appear visually lighter than a fully masonry addition.

The existing windows at upper level are also proposed to be replaced with new timber-framed glazing. A fixed glazed opening is being proposed at first floor outrigger. The size and scale of this window is in-keeping with the surrounding windows and will further soften the appearance of the rear elevation.

The proposed appearance is therefore considered to provide a high-quality architectural response to the private rear elevation while retaining the historic character and visual prominence of the existing house.



3.5 MATERIALS & APPEARANCE

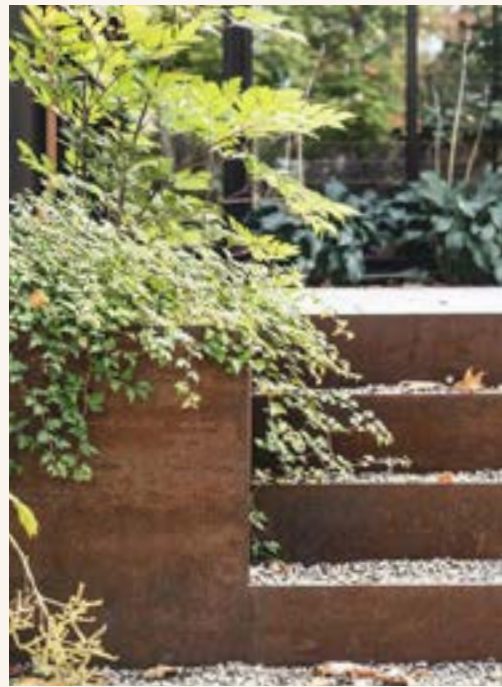
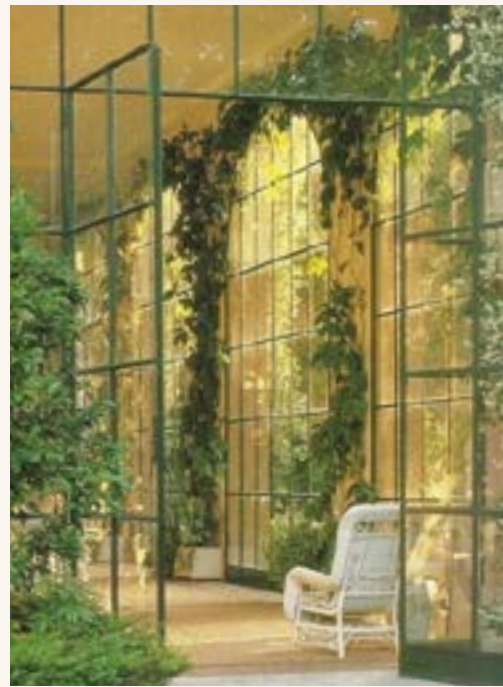


EXISTING REAR ELEVATION PHOTOGRAPH

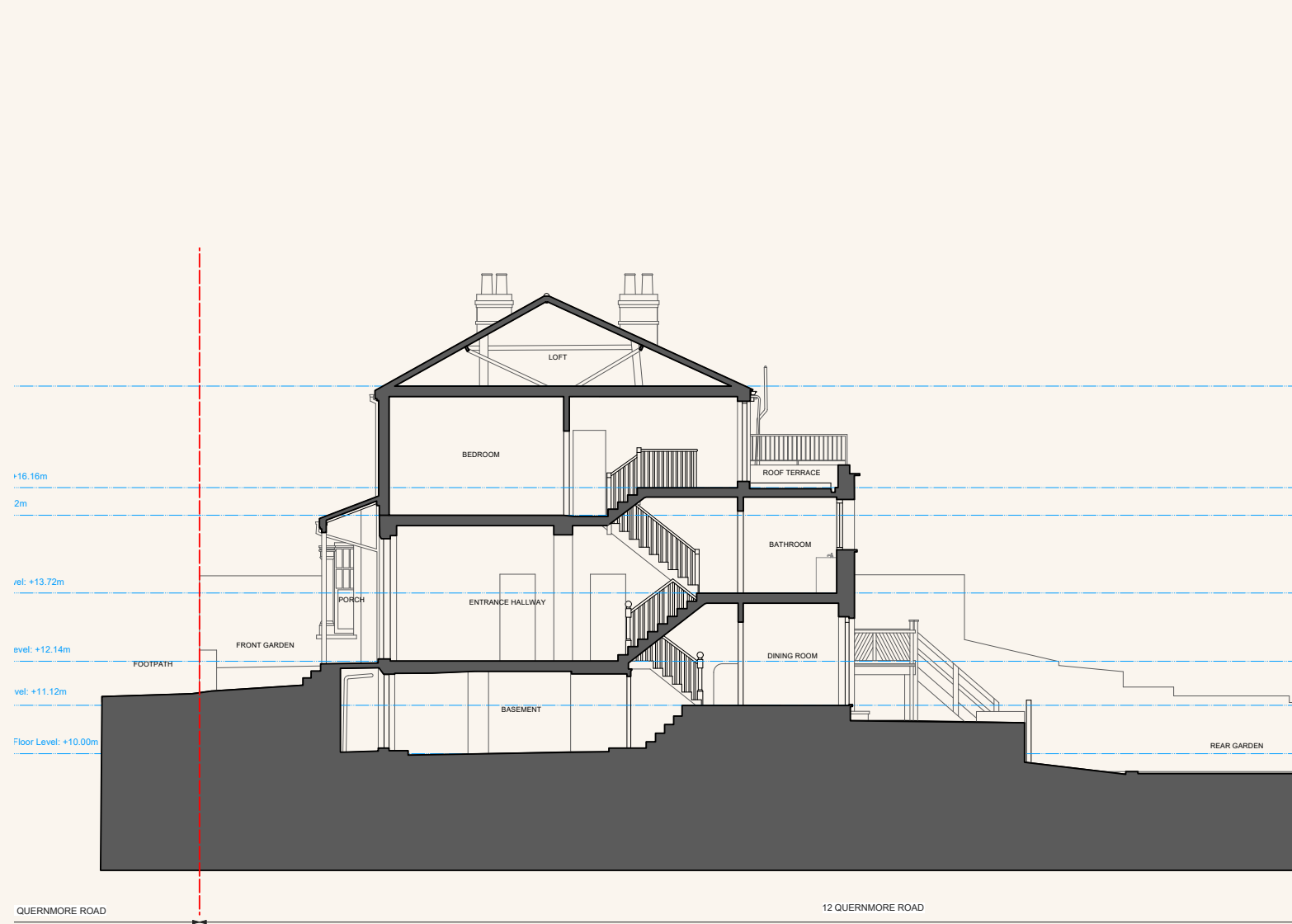


PROPOSED REAR ELEVATION VISUALISATION

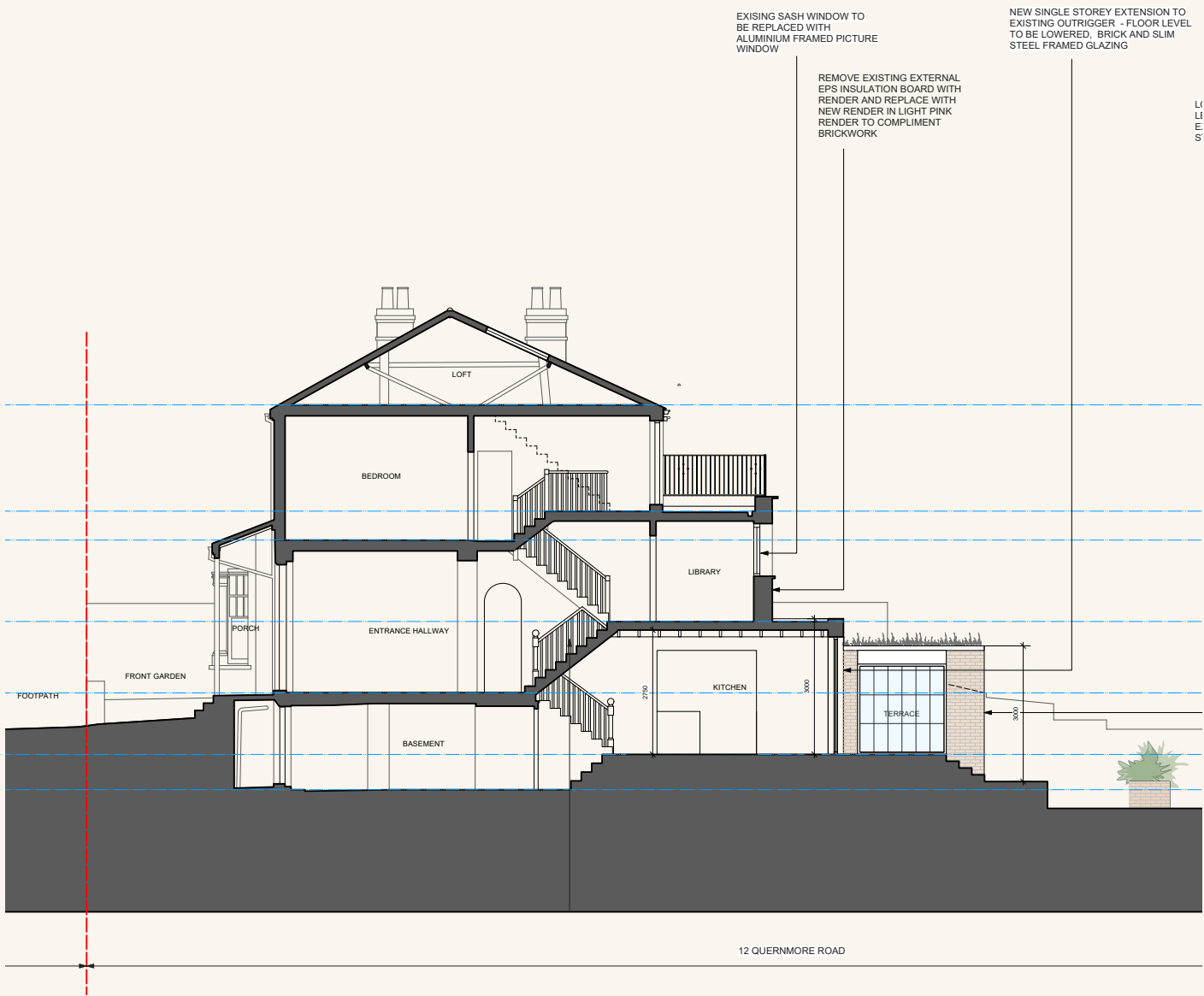
3.5 MATERIALS PRECEDENTS



3.5 MATERIALS AND APPEARANCE



EXISTING SIDE ELEVATION



PROPOSED SIDE ELEVATION

4.0 ACCESS & SERVICES

4.1 VEHICULAR ACCESS & PARKING PROVISION

No new vehicular access or crossover is proposed as part of the development.

The existing relationship between the property and Quernmore Road will remain unchanged. The proposal is therefore not expected to generate a material change in parking demand or alter the established highway arrangement.

The existing public transport accessibility of the location also supports the retention of the existing access arrangement and encourages the use of sustainable modes of transport.

4.2 REFUSE & WASTE MANAGEMENT

The existing arrangements for domestic refuse and recycling collection will remain unchanged.

Domestic waste and recycling will continue to be managed in accordance with the existing arrangements for the property and the requirements of Haringey Council.

Construction waste will be managed in accordance with an appropriate construction waste-management approach, with opportunities for reuse and recycling of materials maximised where practicable.

5.0 LANDSCAPE

Landscaping will be an integral part of the proposed design. Our goal is to utilise the benefits of the existing garden by blurring the lines between indoor/outdoor living.

The existing garden contains overgrown vegetation, including planting along the boundaries. Where possible, trees will be retained and protected on the site. We will work along side landscape specialists to ensure that any trees lost during the build will be replaced on site within a proposed

Rather than treating the area surrounding the extension as residual garden space, the proposal establishes a series of distinct external spaces including a terrace immediately adjacent to the house, planted areas and a larger area of retained garden.

The terrace provides a direct extension of the kitchen, dining and living accommodation and creates a suitable transition between the building and the garden.

Planting is introduced around the extension to soften the relationship between the new building and the neighbouring boundaries.

The garden will retain a strong soft-landscaped character. The proposed single-storey rear extension will result in a minor reduction of the private amenity space, leaving a generous and functional garden area that fully complies with local planning standards.

Prior to the development, the existing rear garden area measured approx. 134 square metres. Following the completion of the proposed works, the remaining outdoor amenity space will equate to approx. 110 square metres.

This represents a total loss of 24 square metres of garden space, meaning the built footprint will occupy just 17.9% of the original garden area.

Consequently, more than 82% of the outdoor space is preserved.



6.0 SUSTAINABILITY

6.1 RETROFITTING & BUILDING FABRIC

The existing property is a period dwelling and, as is typical of buildings of this age, opportunities exist to improve thermal performance while retaining the character of the existing building

The new extension will be constructed using a high-performance insulated building envelope, including: appropriately specified wall insulation, high-performance roof insulation, insulated floors, high-performance double glazing and durable materials selected for long-term performance.

The retention and improvement of the existing building is considered preferable to unnecessary demolition and reconstruction and represents an appropriate retrofit approach for a period residential property. Haringey's Sustainable Design and Construction SPD encourages householders to consider energy, retrofit and water-use measures as part of home improvement projects.

6.2 ENERGY

The proposal adopts a fabric-first approach to energy efficiency. The extension will be designed to meet or exceed the relevant Building Regulations requirements for thermal performance and energy efficiency.

The increased glazing to the rear elevation has been carefully positioned to provide useful levels of natural daylight and improve the connection with the garden. At the same time, glazing will be specified with appropriate thermal and solar-control characteristics to limit heat loss and reduce the risk of summer overheating.

Efficient heating and hot-water systems will be used where feasible, with consideration given to low-carbon technologies as part of the detailed building-services design.

The Council confirms that its energy requirements for minor developments apply to extensions creating new floorspace and identify SP4 – Working Towards a Low Carbon Haringey, DM21 – Sustainable Design and Construction, and London Plan Policies SI2, SI3 and SI4 as relevant policy consideration

6.3 FLOOD RISK AND WATER MANAGEMENT

According to the Environment Agency Flood Map for Planning, 12 Quernmore Road sits entirely within Flood Zone 1 (the lowest risk category for river and sea flooding).

The proposal has been designed to manage surface water responsibly and to minimise unnecessary increases in impermeable ground coverage.

The landscape design retains areas of soft planting and introduces additional planted areas around the extension.

Where new hard landscaping is required, permeable or appropriately drained surfaces will be considered wherever practicable, allowing rainfall to infiltrate or be managed close to its source.

Rainwater will be directed to suitable drainage infrastructure, with the detailed arrangement coordinated with the existing drainage system and Building Regulations requirements.

The Sustainable Design and Construction SPD encourages appropriate water management and responsible use of water resources. It also identifies the importance of controlling surface-water runoff and preventing pollution.

Water-efficient fittings and appliances will be specified where practicable, with the design seeking to reduce potable water consumption.

7.0 CONCLUSION

Planning permission is sought for:

“Refurbishment and alteration of existing dwelling, new single storey extension to existing outrigger, lower- ground floor rear extension, new glazing and rooflight, removal of existing rear external wall insulation/render, and associated landscaping and boundary works.”

The proposed development provides a carefully considered and high-quality response to the existing dwelling, its changing levels and surrounding context. The extensions are designed as a subordinate, stepped and layered intervention, retaining the original house as the dominant architectural element while improving the functionality and connection between the home and garden.

The proposal respects the character of the Conservation Area through the retention of the principal elevation, sympathetic material choices and a considered contemporary approach to the rear. Particular attention has also been given to the scale, massing, daylight and outlook of neighbouring properties.

The scheme will improve the existing building through better internal accommodation, enhanced garden connections and improvements to the building fabric and sustainability.

We are confident that the proposed scheme described in this planning application will make a wholly positive contribution to the existing building as well as the local area.

MATTHEW GILES ARCHITECTS

