



52 Mount View Road, N4 4JP
Design & Access Statement

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Preface

The following Design & Access Statement has been prepared in accordance with Haringey Design Plan and is to be read in-conjunction with the accompanied planning drawings:

Site:

001_0000 - Location Plan

001_0001 - Site Plan

Existing Drawings:

001_100 - Existing Plans

001_110 - Existing Sections

001_120 - Existing Elevations

Proposed Drawings:

001_200 - Proposed Plans

001_210 - Proposed Sections

001_220 - Proposed Elevations

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Location Plan



Street Elevation



Rear Elevation & Garden



Rear side elevation

1.0 Introduction

A householder planning application has been submitted for the proposed rear side extension at 52 Mount View Road, London, N4 4JP.

The primary purpose of the proposed extension is to create a more generous and functional kitchen and dining area, improve the sense of connection between the internal living spaces and the rear garden, and increase the amount of natural daylight entering the property.

2.0 Site location & context

The application site comprises a two storey dwellinghouse located on Mount View Road, Haringey.

The property is occupied as a single residential dwelling. The existing building is not listed and is located within the Stroud Green Conservation Area.

3.0 Existing Building

Late 19th century Edwardian terraced frontage in red brick with decorative brickwork and contrasting white-painted stone, render detailing. Tall sash windows, glazed porches, projecting entrance canopies and an ornate balcony contribute to the architectural character. Steeply pitched slate roof with brick chimney stacks and pots, with low front boundary walls and planted gardens.

4.0 Use

The existing and proposed use of 52 Mount View Road remains as a single residential dwelling falling within Use Class C3.

5.0 Design Process and Layout

The proposal seeks to refurbish and enhance the existing dwelling while improving the quality, functionality and usability of the existing habitable accommodation.

The key design principles are as follows:

- The proposed extension will be single storey in form.
- The height of the proposed side extension has been carefully considered to minimise any impact on the rights to light and amenity of neighbouring properties.
- The proposed addition will align with the existing rear extension.
- A pitched roof is proposed over the new rear extension.
- The proposed extension has been designed as a subordinate addition to the main building, ensuring that it remains visually secondary to the original dwelling.
- The extension will incorporate a new air conditioning unit to serve the new kitchen dining.
- Water fed underfloor heating is proposed to serve and control the new kitchen, dining.
- The principal external walls of the extension will be constructed in brickwork to complement the existing building and surrounding context.
- A brick wall construction is proposed where the new extension connects to the existing party wall. Both existing and new wall constructions will incorporate insulation to achieve the required thermal performance.
- New metal framed sliding doors will incorporate double glazed aluminium frames. The doors will provide direct access to the existing patio and rear garden.
- A new rooflight and glazed roof element to the extension will increase natural daylight penetration into the enlarged kitchen and dining areas.
- Metal drainage proposed to connect to the new extension roof and new patio ACO drain.
- New paving slabs proposed to the existing patio.
- New double glazed timber framed window to first floor ensuite.

6.0 Planning History:

HGY/2018/3287

HGY/2012/0524

HGY/2012/0085

HGY/2011/1846

7.0 Amount:

The proposed rear side extension will provide approximately 11 sqm of additional gross internal area.

8.0 Appearance and Scale

The scale and massing of the extension have been carefully considered to ensure that the addition remains subordinate to the original dwelling and does not adversely affect the character or appearance of the property.

Large format sliding doors will provide an open and direct connection between the enlarged internal accommodation, the existing patio and the rear garden.

The proposed brickwork will complement the existing building and respond positively to the materials and architectural character of the surrounding area.

9.0 Landscape

The proposed extension will be constructed primarily over existing hardstanding and will therefore avoid the loss of established garden areas.

No trees will be affected by the proposed development.

No changes are proposed to the front garden or its existing appearance.

10.0 Vehicular and transport links

The existing vehicular access and transport arrangements associated with the property will remain unchanged.

The proposed development will not result in any changes to parking provision, access arrangements.

11.0 Private Access

The existing pedestrian access to the property from Mount View Road will remain unchanged.

No alterations are proposed to the existing access from the public highway.

12.0 Assessment of proposal

The scale, form and massing of the proposed extension have been designed to respond appropriately to the existing dwelling and the established pattern of development within the surrounding area.

The proposed addition remains subordinate to the form and scale of the existing building and has been designed to respect the residential amenity currently enjoyed by neighbouring properties.

The proposed internal alterations will increase the available floor area and provide a more efficient and functional internal arrangement. The enlarged kitchen and dining area will provide improved living accommodation and connection to the patio and rear garden.

Overall, the proposal will enhance the quality and functionality of the existing dwelling and provide improved living conditions for its occupants without causing undue harm to the character of the area or the amenity of neighbouring properties.

13.0 Sustainable Design & Construction

The proposed design incorporates a number of measures intended to improve the environmental performance, energy efficiency and thermal comfort of the property.

12.1 Insulation & double glazing

New insulation and double glazing will be incorporated within the extension to achieve the required thermal performance and improve the overall energy efficiency of the property. These measures will assist in maintaining comfortable internal temperatures and reducing heat loss during colder periods.

12.2 Daylighting & Solar Gain

The proposed rooflight and glazed elements will increase the amount of natural daylight reaching the deeper areas of the property.

Improved daylight penetration will reduce the reliance on artificial lighting during daylight hours and contribute to a more pleasant internal environment.

The extension has also been designed to minimise potential overshadowing of neighbouring properties.

12.3 Building Materials

Where practicable, materials will be locally sourced, and existing materials will be retained or reused where appropriate.

The proposed materials will be durable, non-hazardous and sympathetic to the character of the existing property and surrounding area.

The design also seeks to maintain simplicity in construction and limit unnecessary alterations to the existing building.

Any new timber used within the works will be legally sourced and certified as sustainably produced, including through appropriate TRADA certification where applicable.

12.4 Ventilation

The proposed doors will incorporate trickle vents to provide background passive ventilation in accordance with the relevant Building Regulations requirements. This will provide natural ventilation to the habitable rooms, helping to maintain appropriate internal air quality and thermal comfort.

12.5 Air Conditioning - Managing heat risk

An efficient air conditioning system is proposed to assist in managing internal temperatures during periods of elevated external temperatures.

The air conditioning provision will complement the passive measures incorporated into the design, including improved insulation, natural ventilation, daylighting and appropriate glazing.

The cooling strategy follows the principles of the cooling hierarchy, with passive measures prioritised before mechanical cooling is relied upon. Air conditioning is therefore intended to provide supplementary cooling where internal temperatures exceed comfortable levels and passive measures alone are insufficient.

The proposed mechanical cooling will be appropriately sized to the space it serves and will operate alongside the building's passive ventilation and thermal performance measures.