

# John Stebbing Architects

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## DESIGN AND ACCESS STATEMENT FOR PROPOSALS @ 41-47 Clyde Road, N15 4SD

### 1.0 INTRODUCTION

The purpose of this Design and Access Statement is to demonstrate the ideas behind the proposals for development of 8 Bracknell Gardens. The proposal consists of:

1. Extension to 3no. second floor flats providing additional accommodation; flat 8 and 9 to become 2bed (currently 1bed flats)
2. Conversion and extension to the current basement to form 2no. 1b2p flats
3. Provision of new balcony to rear elevation at first floor to provide a private amenity space to flat 5
4. Alterations to flat 3 at ground floor to allow widened basement stair, including loss of one bedroom

The design has been developed with due regard to National Planning Policy Framework and the following data and documents:

- Clyde Circus Conservation Area Appraisal, 2009.
- London Housing Design Guide, 2010

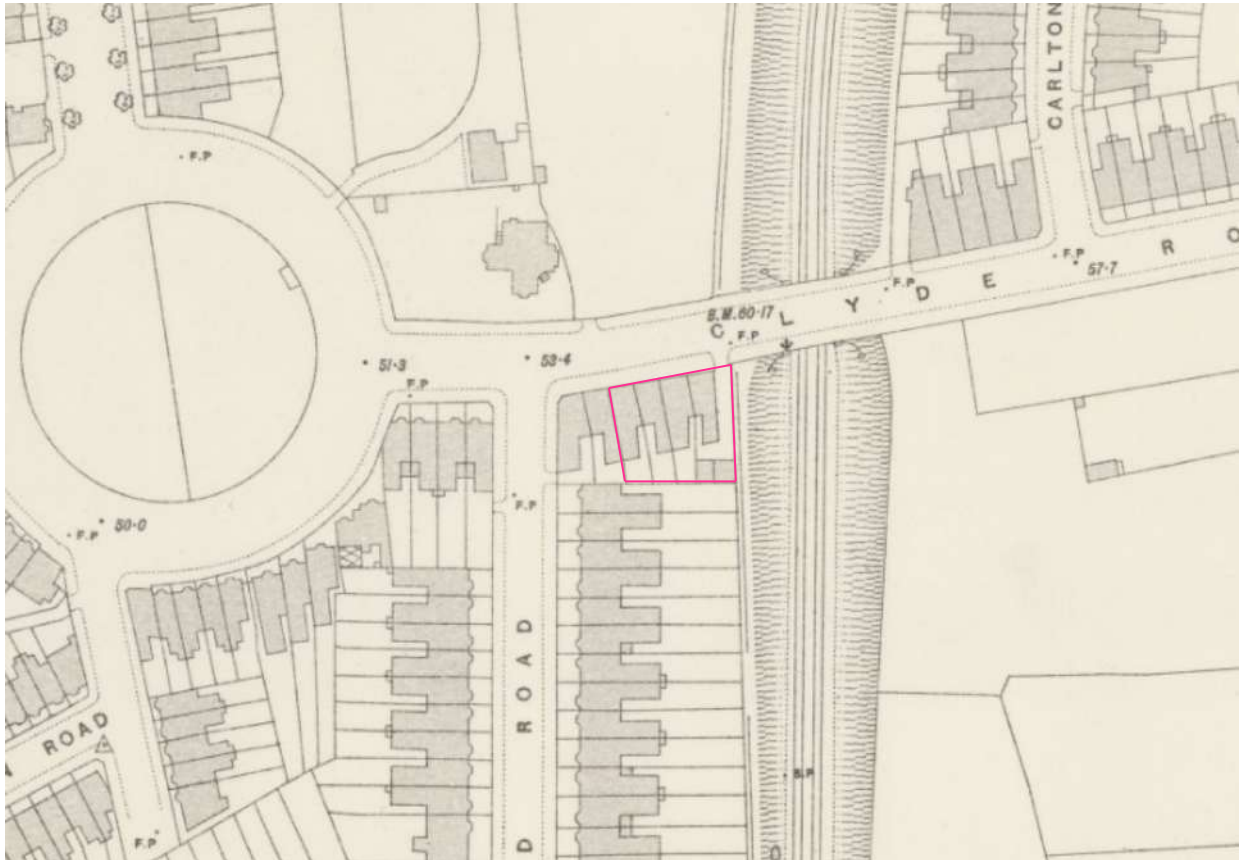
This document should only be read in conjunction with the drawings and documents submitted for planning by JSA to Haringey London Borough.

### 1.1 The site

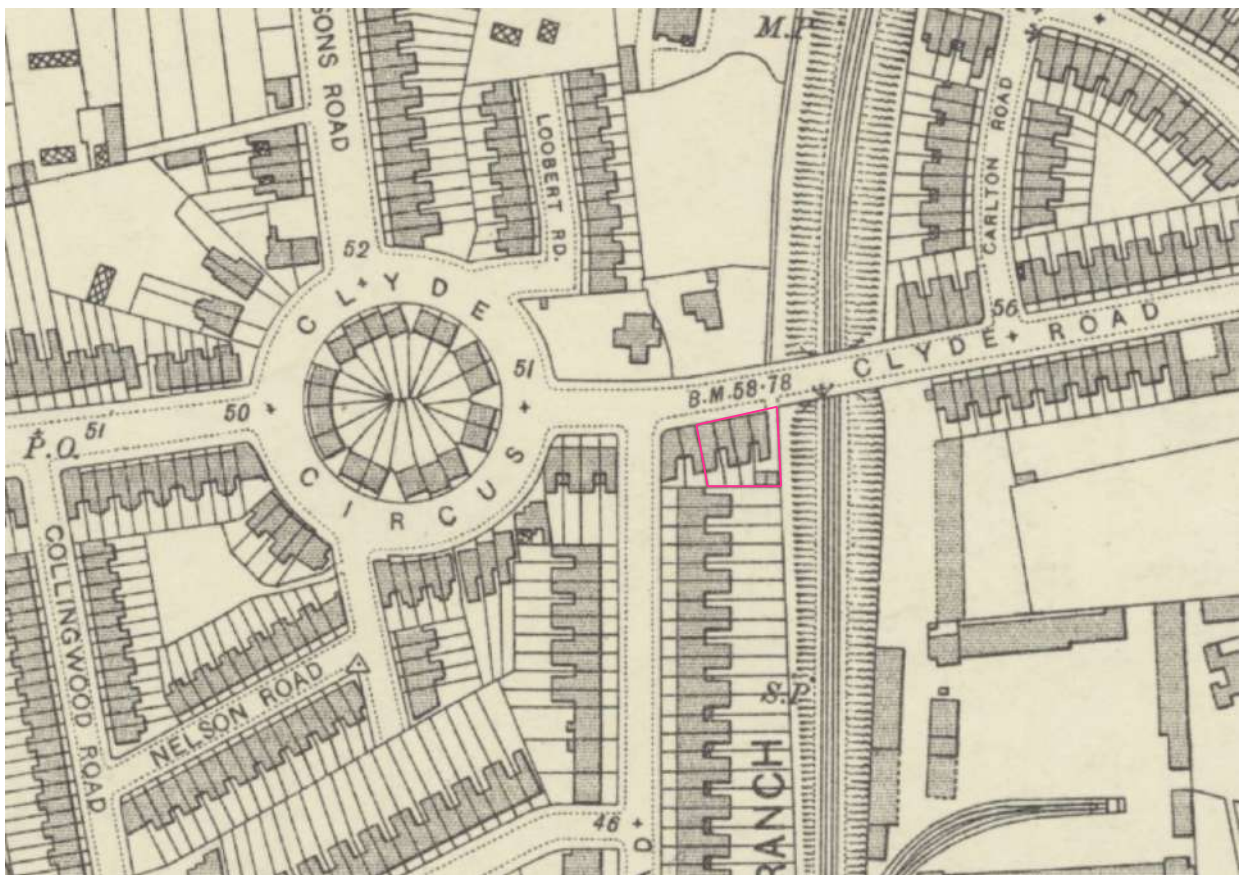
The site area is approximately 435m<sup>2</sup>, it is a three storey building above basement. It is in a mix of house ages and styles. It is a terraced row of Victorian houses, once with an arcade of shops at ground floor.

The application site lies within the Clyde Circus Conservation Area. There are no statutorily designated heritage assets whose setting will be affected by the proposals. The site does not lie within the flood zone.





historical map, 1894



historical map, 1911



conservation area map extract

The conservation area appraisal notes:

*"Nos. 41 to 51 (odd) Clyde Road, to the east of the junction with Beaconsfield Road, were built as a two storey terrace with shops at ground floor. The buildings are constructed in yellow London stock brick with a moulded projecting stucco parapet cornice, first floor window lintels and ground floor shop surround pilasters, corbel brackets and fascias. The corner property, No. 51, is the only building to retain a retail unit at ground floor level, but this has been substantially altered. All of the adjoining properties have had their original shopfronts removed and residential windows and entrance doors inserted within the retained shop surrounds. Unfortunately, the new ground floor windows appear to be too small and poorly positioned and proportioned for the elevation, conflicting with the original larger, traditionally proportioned first floor sash windows. They all now have modern roof terraces introduced behind the parapet."*



locally listed buildings highlighted in red

#### Planning Applications

[View results as a table](#)

|                                  |                      |                     |                                                                                                                                                                                                                 |
|----------------------------------|----------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application Reference</b>     | <u>OLD/1964/0121</u> | <b>Proposal</b>     | Use of ground floor shop for experimental work in connection with Amateur radio.                                                                                                                                |
| <b>Application Status</b>        | Decision Made        | <b>Site Address</b> | 47 Clyde Road N15                                                                                                                                                                                               |
| <b>Date Valid</b>                |                      | <b>Decision</b>     | Approve with Conditions                                                                                                                                                                                         |
| <b>Decision Notice Sent Date</b> | 07/5/1964            |                     |                                                                                                                                                                                                                 |
| <b>Application Reference</b>     | <u>HGY/2000/0123</u> | <b>Proposal</b>     | Amendment of planning permission HGY/56850 (for 6 units) and the conversion of existing 3 no. houses into 6 no. self-contained flats.                                                                           |
| <b>Application Status</b>        | Decision Made        | <b>Site Address</b> | 43- 47 Clyde Road London N15 4SD London                                                                                                                                                                         |
| <b>Date Valid</b>                | 01/2/2000            | <b>Decision</b>     | Approve with Conditions                                                                                                                                                                                         |
| <b>Decision Notice Sent Date</b> | 07/3/2000            |                     |                                                                                                                                                                                                                 |
| <b>Application Reference</b>     | <u>HGY/1999/0815</u> | <b>Proposal</b>     | Change of use of existing premises from light industry/residential and conversion to form three dwelling houses and 3 x 2 bed flats, including extensions to the side and rear. Alteration to front elevations. |
| <b>Application Status</b>        | Decision Made        | <b>Site Address</b> | 41 47 Clyde Road London N15 4SD London                                                                                                                                                                          |
| <b>Date Valid</b>                | 22/6/1999            | <b>Decision</b>     | Approve with Conditions                                                                                                                                                                                         |
| <b>Decision Notice Sent Date</b> | 17/8/1999            |                     |                                                                                                                                                                                                                 |

planning history showing conversion to flats in 2000

## 1.2 Key Photographs



view looking south at the front elevation



view looking west down Clyde Road



the existing second floor terraces



google earth image showing the site



google earth image showing the rear of the properties

## 2.0 THE PROPOSALS

**To be read in conjunction with JSA proposed drawings**

### 2.1 Use

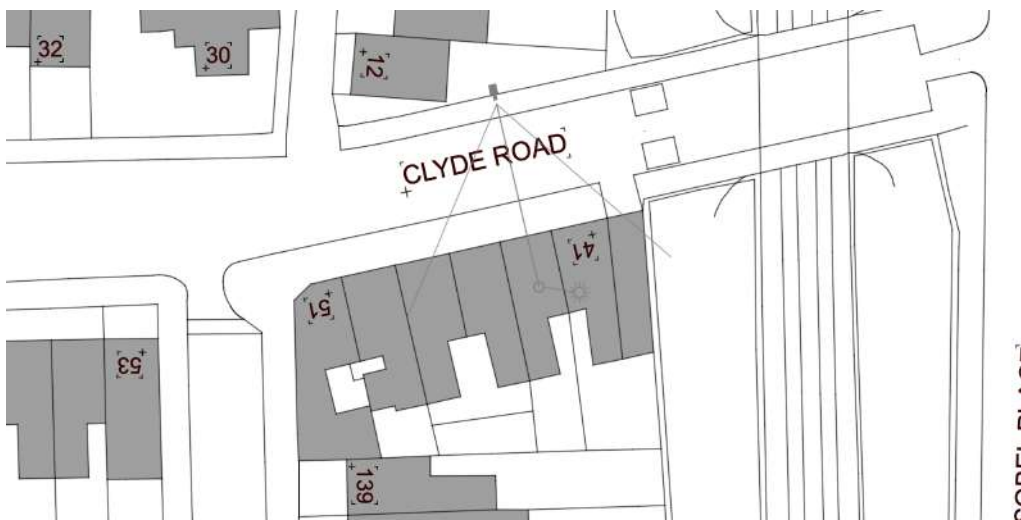
State what the proposed new buildings and spaces will be used for and explain why.

The site presents a suitable opportunity for redevelopment to provide much needed housing, whilst retaining the existing flats. The intention is to introduce two additional residential flats within the existing basement, by grading the garden and utilising the half levels of the existing building and southern aspect of the rear elevation.

The second floor will be extended with the existing flats being reorganised to improve their layouts. The second floor is set back behind a large parapet so visual impact from the ground and street is very minimal.



3D visual showing the extended second-floor peeping above parapet when viewed from the far side of Clyde Road



site plan showing view point of 3D visual, taken at eyelevel, looking up

## 2.2 Amount

State how many buildings you are proposing and amount of floor space. Explain and justify the amount of development proposed and how this will be distributed across the site.

Two additional 1-bedroom-2-person residential units are proposed in the altered building. The new flats measure  $58\text{m}^2$  &  $63\text{m}^2$ , exceeding London space standards.

## 2.3 Layout

State how the new buildings and spaces will be arranged, what the relationships between new buildings and spaces and existing buildings and spaces will be, both private and public and both within the site and surrounding area. Justify the layout proposed.

The entrance to the flats is to remain as existing. A new enlarged stair will service the basement flats, in the location of the existing basement stair.

## 2.4 Scale

State how big the new buildings and spaces will be (height, width and length in metres), if outline this can be the upper limits. Justify the proposed scale(s).

The ridge line is very minimally increased, nom.130mm to allow for improved insulation of the flat roof. The second floor is to be extended by 2.1m, leaving a terrace that is 1.5m, a suitable depth to be used for dining and seating etc.

## 2.5 Appearance

State what the new buildings and spaces will look like. Explain and justify the appearance of the proposed development and how it will relate to its surroundings. Information on materials, sense of place, lighting and design should be included.

The existing second floor terraces are tired and of low-quality materials, although not visible from within the conservation area. The new front elevation is to be metal cladding with standing seam, much more appropriate for the setting, and will only be visible when viewed from the far north side of Clyde Road.



## 2.6 Landscaping

Describe how the development will be landscaped (hard and soft) for all open spaces, both private and public in your proposal and how the landscaping will be managed.

The existing garden boundaries will be amended slightly to ensure a good garden space is provided to all flats. The new basement flats will have living spaces facing out to south-facing courtyards with a stepped garden to provide good daylighting.

## 2.7 Access a)

State how the site relates to the surrounding road layout and public transport as well as any footpaths, cycle ways or other transport connections in the area.

The site affords excellent public transport links.

## 2.8 Access b)

State how your proposal has considered all potential users regardless of age, disability, ethnicity or social grouping.

The proposals will not discriminate against any potential users regardless of age, race or disability. Wheelchair access via a lift is not possible due to the physical and economic constraints.

## 3.0 SUSTAINABILITY

Both the applicant and architect are both committed to delivering a proposal that will have minimal impact on the surrounding environment in both construction and use. The proposal would deliver much needed housing for this location and will satisfy London planning policy on sustainable design and construction. The scheme will make the fullest contribution to the mitigation of, and adaptation to climate change. Key aspects with regards to sustainability are discussed below:

### 3.1 Waste

Sufficient secure, bin stores are provided within the existing bin store in the street. Existing capacity has been calculated as sufficient, however it is all labeled as general waste and should be split into waste and recycling.

### 3.2 Water pollution and flooding

The site does not lie within the flood zone. The site will not increase surface run off.

### 3.3 Energy performance and materials

High performance insulation will be used to achieve the lowest possible U-values. Heat loss from the dwellings will be reduced by using materials with good thermal performance and by enhancing the air tightness of the buildings through good seals.

### 3.4 Transport

The site is located within walking distance of many shops and is strategically placed for excellent access to public transport and in this regard should be considered to be a highly sustainable location. It is proposed that two bike hangars are provided so the existing flats have some cycle storage provision, where there is currently none.

### 3.5 Well being

Creating a high quality living environment has been a driving factor in the design. Large areas of glazing are provided to the rear courtyards and the new flats have high ceiling heights. The flats exceeds the London housing design guide space standards.