

CUOZZO FLEMING

PROJECT	111 Effingham Road
CLIENT	Ksenia Yumasheva & Neil Balloo
DATE	November 2023
DOCUMENT REF	171/DAS
REVISION	C

DESIGN & ACCESS STATEMENT

Design & Access Statement

Project	111 Effingham Road
Job No.	171
Reference:	171/DAS
Date:	13/11/2023

Contents

1	Introduction
2	Effingham Road
3	Existing House
4	Brief, Goals & Ambitions
	Concept
	Proposals - Plan
5	Planning Approval HGY/2023/1858
6	Proposals - Volume
7	Articulation, Materials & Colour
8	Detail
9	Acceptability
10	Boundary Height
11	Planning Precedents

Introduction

This Design and Access Statement has been prepared in support of the proposed construction of a single storey rear extension and single storey roof extension at 111 Effingham Road.

This Design and Access Statement responds to the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (the “2015 Order”). This 2015 Order states that planning applications, with some exceptions, are to be accompanied by a Design and Access Statement that explains the design principles that have been applied to the development and illustrates how issues of access have been dealt with.

This Design and Access Statement describes the proposals for the development and should be read in conjunction with the application drawings.

CABE guidance states that Design and Access Statements should seek to:

- Provide a review of the site's immediate and wider context in terms of physical, social and economic characteristics and relevant planning policy and guidance.
- Provide a rationale for the development's design based on the above.
- Explain and illustrate the design principles in terms of the development's layout, density, amount of floor space proposed, scale, landscape and visual appearance.
- Explain how consultation has influenced the design process.
- Explain how future users of the site, including those with disabilities and the emergency services, will be able to access the development from the existing transport network and why the main access points to the site and the layout of the access routes have been chosen.
- Explain how the development will meet the local authority's planning and urban design objectives.

In addition, the 2015 Order specifically states that the design principles need to be explained not just in terms of amount, layout etc. but also demonstrate steps taken to appraise the context of the development and how the design of the development takes that context into account in relation to its proposed use. Full description of proposals:

Application Description:
Construction of single storey rear extension and single storey roof extension with associated internal alterations.

Effingham Road

Effingham Road is located within the London Borough of Haringey. The site is located on Effingham Road, a residential street forming part of what is locally referred to as they ‘Haringey Ladder’, a series of parallel streets spanning east/west between Green Lanes in the east and Wightman Road in the west. The property is located on the north side of Effingham Road.

The Haringey ladder is a set of residential streets that were laid out and built up between 1880 and 1900 on land that was previously open countryside. This collection of streets conform to what in the late 19th century was regarded as a desirable design for residential living, with private back gardens and small front spaces between the road and set back front facades of the houses. These spaces were intended to be public mixing spaces with no provision for car ownership as this was uncommon at the time these houses were built.

The houses on the streets forming the ladder were conceived as residences for the increasing population of office workers employed in central London. To take them to work there were trams on Green Lanes and there were trains stopping at Hornsey and Haringey stations running into Kings Cross. There was also the east-west Gospel Oak to Barking line accessible at what is now Haringey Green Lanes station. In 1932 Piccadilly Line tube stations were opened at Manor House and Turnpike Lane.

The Wood Green District Centre is located to the north and the Green Lanes District Centre and Primary Shopping Centre is located to the south.

Wightman Road, running north/south, is partially bordered by the New River to the west which also runs north/south. To the south, the river crosses under Wightman Road and runs south/east partially above ground and partially below, amongst the houses on the ladder. As a body of water, there is a possibility of flooding, highlighted within the Haringey Development Management DPD.



Extract from the Haringey Development Management DPD highlighting the area identified as a Critical Drainage Area

Existing House

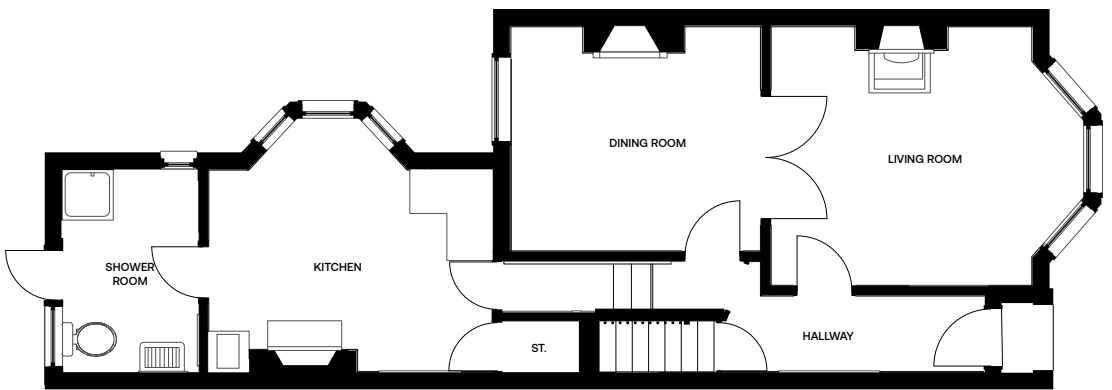
The existing house is a two storey, three bedroom late Victorian terraced house.

The front elevation has been rendered and painted whilst the rear elevation is built from exposed London yellow stock brickwork. The roof is finished with natural slate. The existing windows are white PVC double glazed windows.

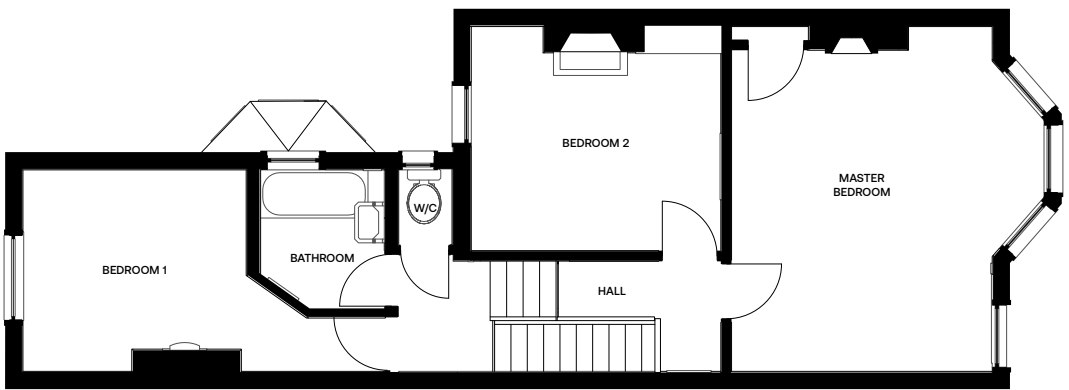
The internal layout of the house is fairly typical for a house of this age with two living spaces at ground floor in the main body of the house with a kitchen and shower room in the ‘outrigger’ structure to the rear, which is at a slightly lower level to the main house.

There are three bedrooms upstairs with a small family bathroom.

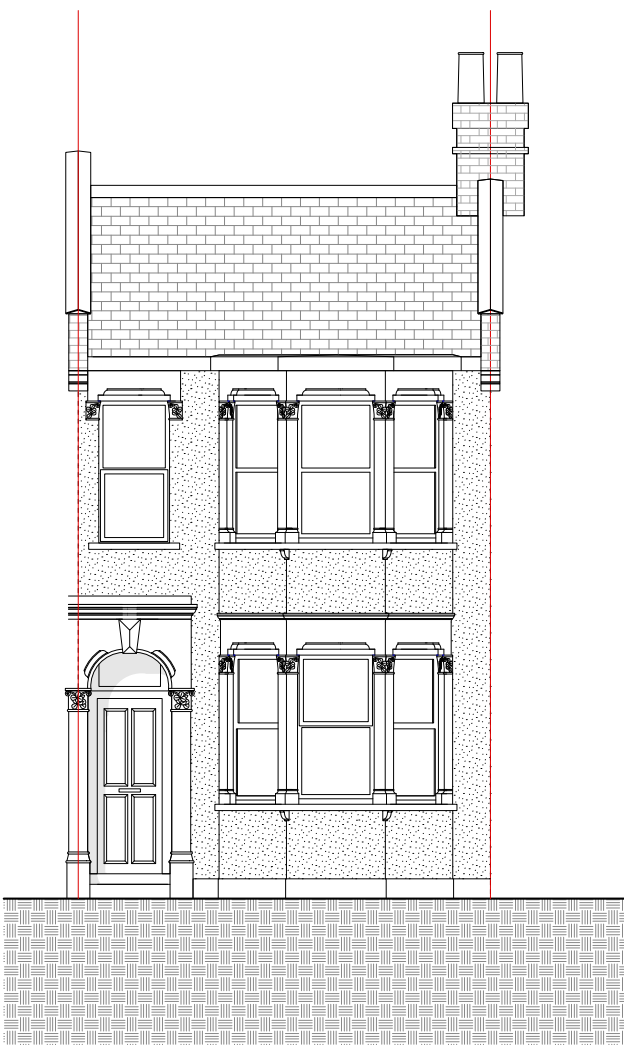
The house is generally in a poor condition internally and in need to modernisation and refurbishment.



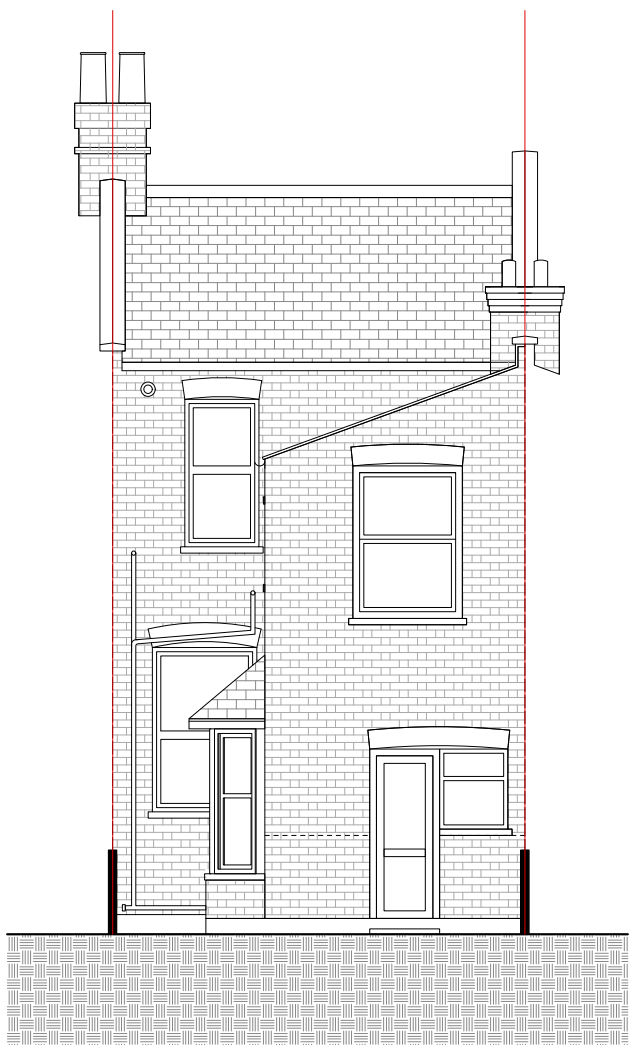
1 Existing Ground Floor
Scale: 1:50



2 Existing First Floor
Scale: 1:50



1 Existing Front Elevation
Scale: 1:50



2 Existing Rear Elevation
Scale: 1:50



Brief, Goals & Ambition

The applicant's goal is to refurbish the main part of the house and restore period features where missing, incomplete or poor quality in addition to making changes to modernise aspects of the house for contemporary living.

At ground floor, the rear 'outrigger' structure' will be demolished and a new rear extension built extending 1.5m past the existing rear building line to create an open plan kitchen / diner.

A small lightwell will be created to the eastern boundary in order to limit the depth of the plan and bring natural light into the kitchen / diner and formal dining room.

Concept

Rear house extensions will typically involve the formation of a rectilinear 'box' extending past the rear facade of the house with either sliding or bifold doors. This approach, whilst it can be practical, limits options and stifles design.

In this instance, the volume has be carved by two sweeping lines. These create two pockets when 'reinforced' with the existing rear building line, the two party boundary lines and the line of the new elevation - as indicated by the dotted line on the adjacent plan. This creates a small courtyard, connecting the dining room with the living space, whilst also bringing natural light into these spaces, and a small sheltered space to the rear.

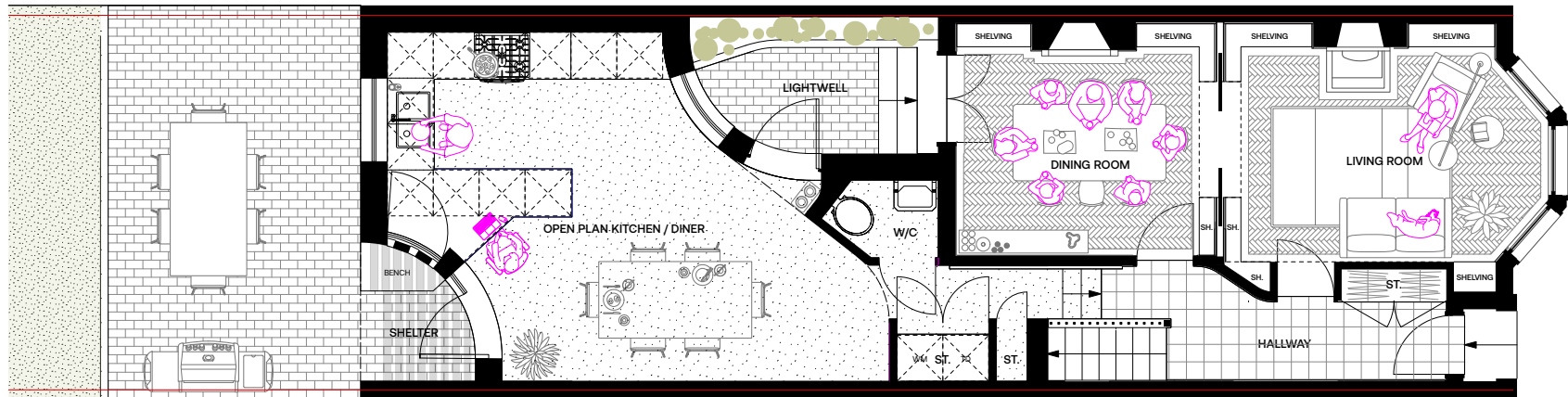
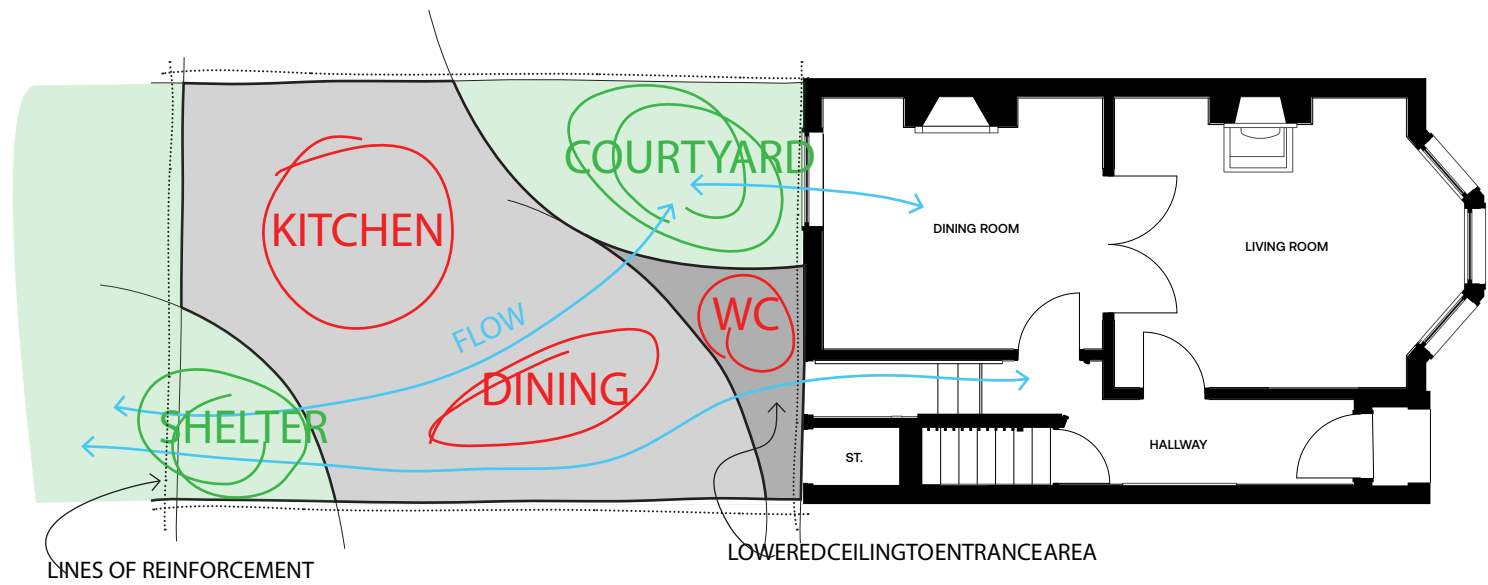
A secondary internal swept line creates a transitional space between the main house and new living space. This space can be used for a ground floor W/C and utility cupboard and is expressed internally by a lowering of the ceiling height.

Proposals - Plan

The proposed plans demonstrate the successful delivery of the goals through the concept stage. The house benefits from a sizable kitchen / diner space to the rear, and served by two outdoor spaces bringing light and ventilation into the space. The ground floor W/C and utility room are hidden away in a transitional space, and therefore feel more 'tucked away'.

The existing window in the dining room is replaced with a door to provide access to the lightwell and further into the kitchen.

The entrance hallway also sees a slight modification with the softening of the jarring corner wall to the bottom of the stairs and the introduction of a storage space off the front door. Both important quality of life changes.

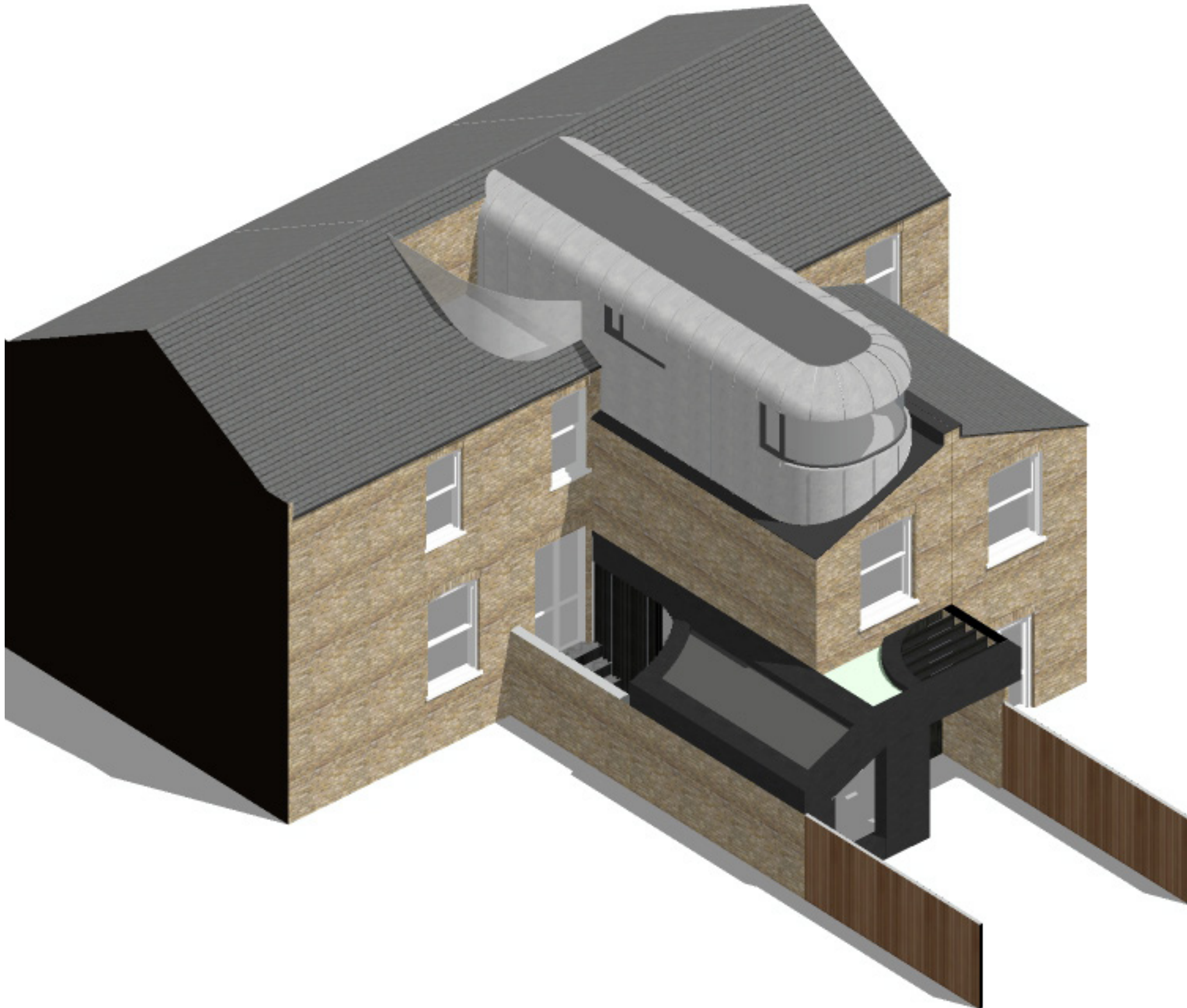


Planning Approval HGY/2023/1858

Ground Floor

The Full Planning Application ref: HGY/2023/1858 sought to construct a ground floor extension along with a second floor roof extension with small terrace.

The approved plans at ground floor include an extension clad in black reconstituted stone with charred timber cladding. The proposals benefit from a side lightwell and rear 'cut in' shelter. The proposals are 2.3m in height at the boundary with a pitched roof towards the 'outrigger' structure.



Proposals - Volume

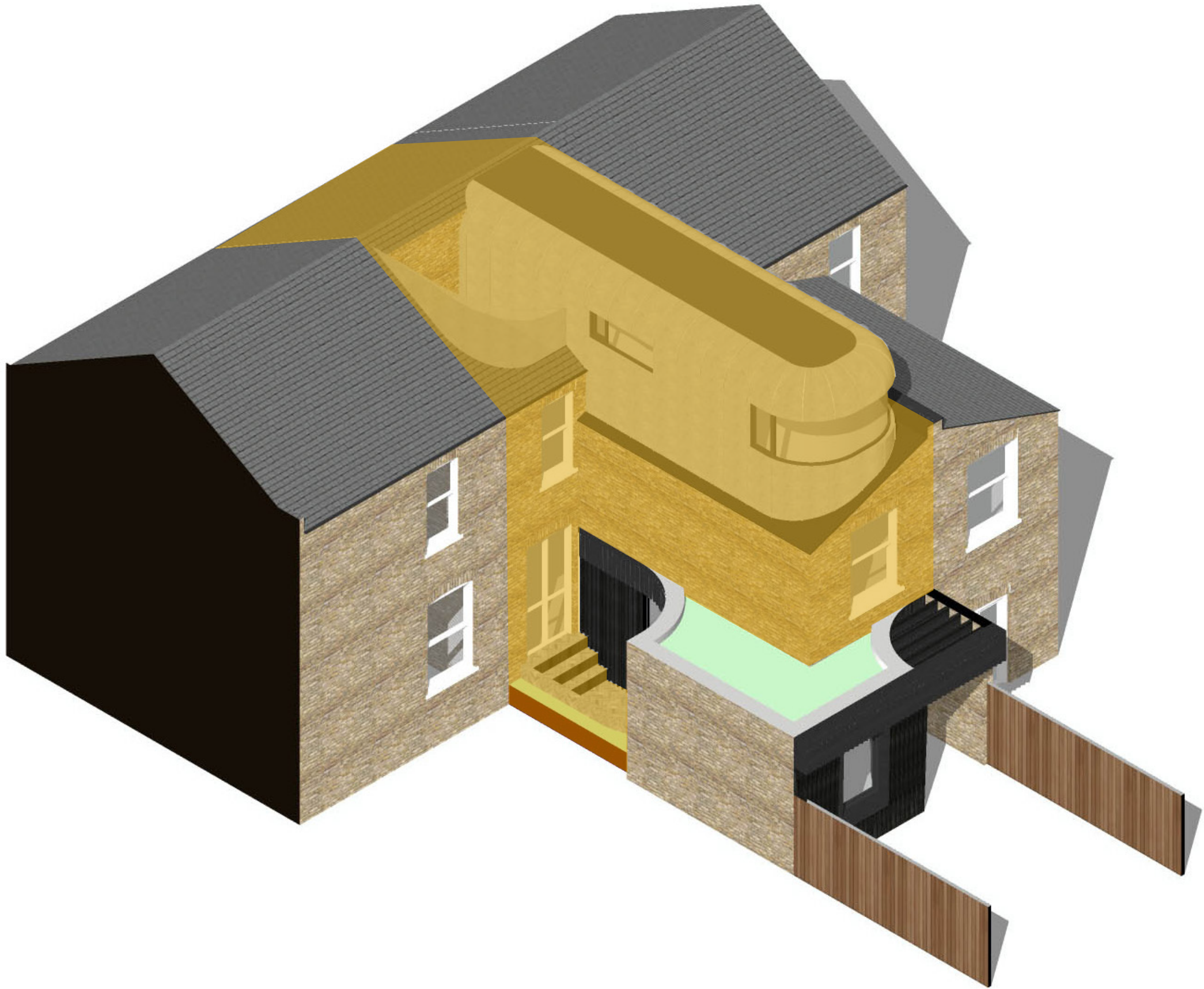
This planning application is similar in nature to that of the already approved application HGY/2023/1858 with. The extension at ground floor matches the approved scheme in footprint but seeks to raise in height at the boundary to allow for an improved ground floor layout.

The elevations to the rear and side 'peel away' from the wall of the outrigger above. These elevations will be finished with charred timber cladding and black pigmented reconstituted stone. The sheltered area to the rear elevation is defined by a prominent beam of black stone, bearing on a wall of reclaimed London stock bricks.

The existing boundary fence to No. 113 Effingham road will be removed and rebuilt in a single leaf of London yellow stock brickwork in flemish bond to match the house. This wall will be 1.8m in height to maintain privacy but not be oppressive.

The flanking wall of the extension facing the neighbour will also be constructed from the same London yellow stock brick in flemish bond, but will increase in height to approximately 3m in height. The boundary fences from the rear elevation to the rear of the garden will be replaced as the existing fences are in a poor condition.

The proposals highlighted in yellow were approved under application HGY/2023/1858



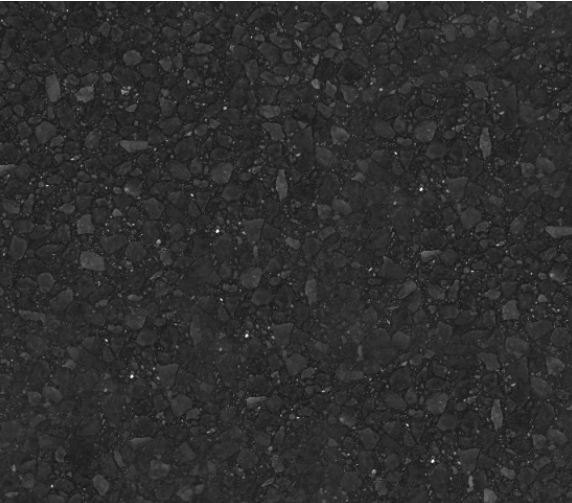
Articulation, Materials & Colour

The proposed materials used at ground floor and first floor level are carefully selected to emphasise a hierarchy.

The ground floor is constructed from solid, monolithic materials such as masonry and stone. The dark colour roots it and defines the solidity of the rear elevation and the limited and controlled use of fenestration creates a wall to window ratio reflective of the existing building above. This is further reinforced through the use of similar proportioned windows at ground and first floor level to create a simple yet understated reference connecting the proposed with the existing.



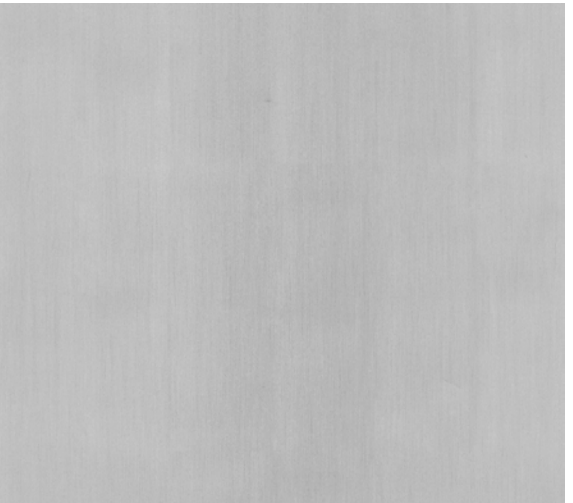
Glass with part manifestation



Reconstituted pigmented stone



Charred timber



Natural zinc



1.8m high Contemporary Double Slatted Fence Panel

Detail

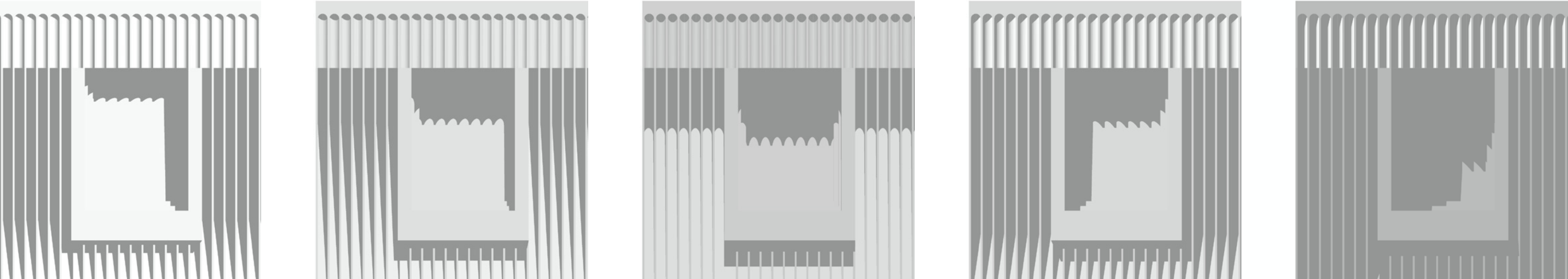
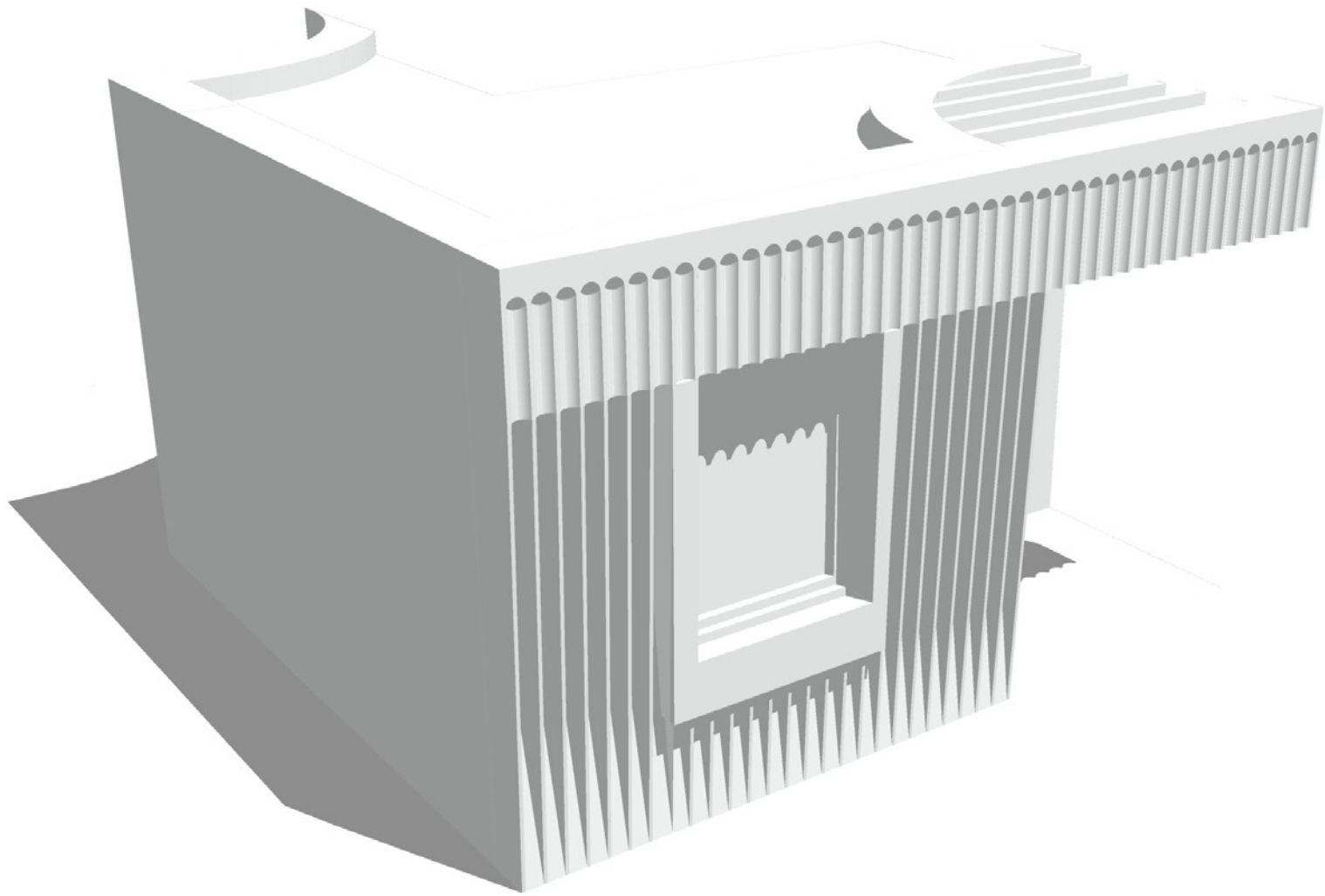
The following page shows views of the proposed rear extension in grey in order to emphasise shadow and help illustrate details that would be otherwise difficult to appreciate with the use of orthographic drawings and coloured perspectives.

The ground floor extension is divided into three main elements, the wall, the beam and the surround.

The walls are to be clad in fins of charred timber to create a series of thin and deep vertical channels. These channels are then infilled at an angle with boards of charred timber. This results in a series of tall deep shadows running vertically down the face of the elevation that diminish to a point. The shadows are deepest at the head of the wall where the distance between the fin and the intermediary infill board is greatest, and the shadows are shallowest at the base of the wall where the both fin and infill board meet.

The wall is topped with a thick reconstituted stone beam with scalloped detailing. The spacing between the flutes matches that of the charred timber thickness, meeting and visually connecting the two elements. The fluting gives a shallow, subtler detail to what would otherwise be a fairly monolithic beam, almost crude in appearance.

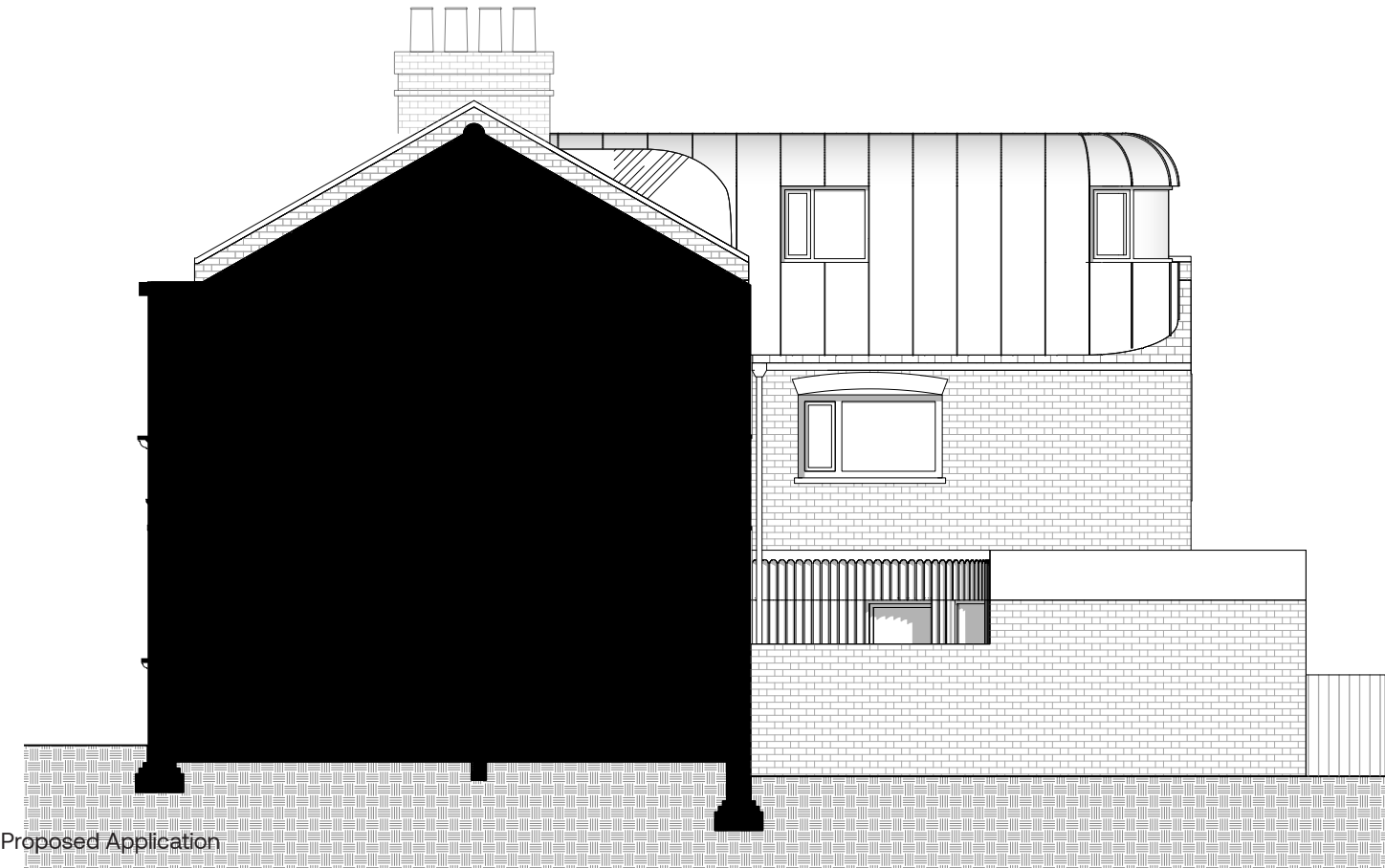
The final element, the surround, is also constructed from reconstituted stone. This is also designed to meet the fluted beam and continue the vertical lines created through the fluted profile. The base is thicker than the sides of the surround to create a slightly asymmetric appearance and ground this element somewhat. The head of the surround is actually the underside of the beam above. The scalloped profile is exposed here creating a single moment in the facade where pattern is created through shadow, changing in shape and depth throughout the day as the sun catches the beam at different angles, as depicted below.



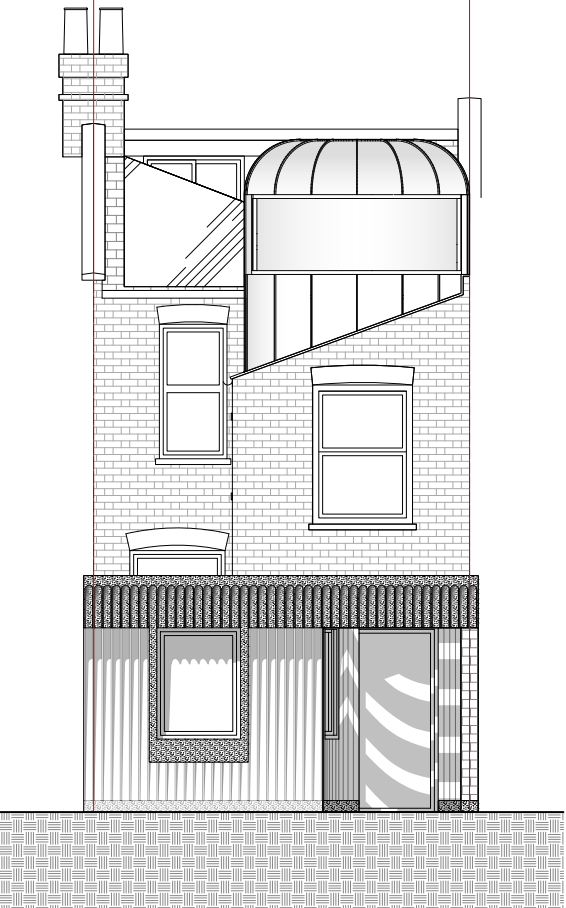
Acceptability

The ground floor extension spans the full width of the rear elevation, but only extends 1.5m rear of the existing building. This type of ground floor extension is extremely common in the borough, and wider London and is therefore not considered contentious. The new wall facing 109 & 113 Effingham Road will be finished in London yellow stock to match the building.

The increase in height compared with the plans approved under application HGY/2023/1858 demonstrate a minimal increase in overall height along the boundary.



Proposed Application

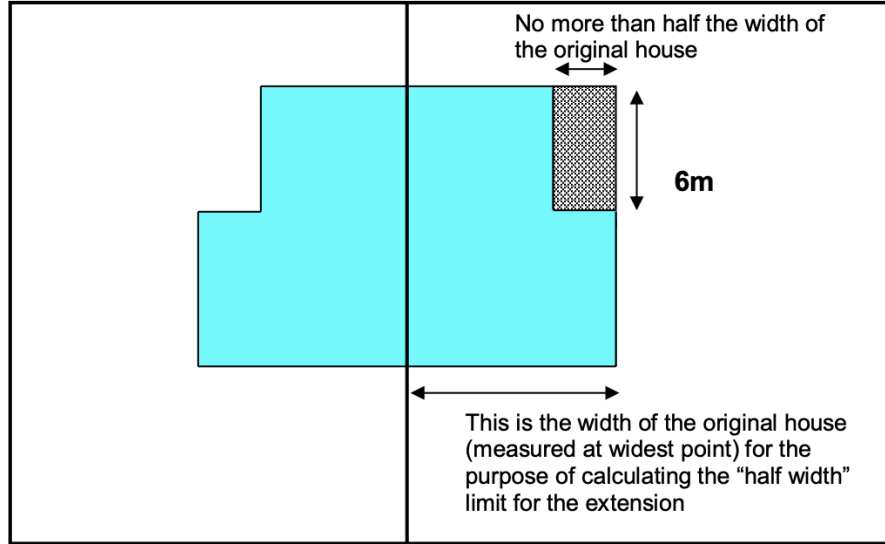


Boundary Height

The proposed rear extension is 3.08m in height with a length of 4.3m along the boundary. This is disconnected from the rear facade of the house to create a lightwell. The extension extends 1.5m past the rear elevation of the existing two storey 'outrigger' structure.

The proposed extension would create approximately 13.25m² of exposed brickwork along the boundary facing the neighbouring property.

The proposed extent of the extension is considered acceptable on the grounds that a similar extension constructed under Permitted Development could potentially extend the full 6m along the boundary and constitute a full infill extension. The height of this PD volume could extend up to 3m in height resulting in 18m² of brickwork along the boundary facing the neighbour. The PD volume is illustrated below along side the proposed volume.

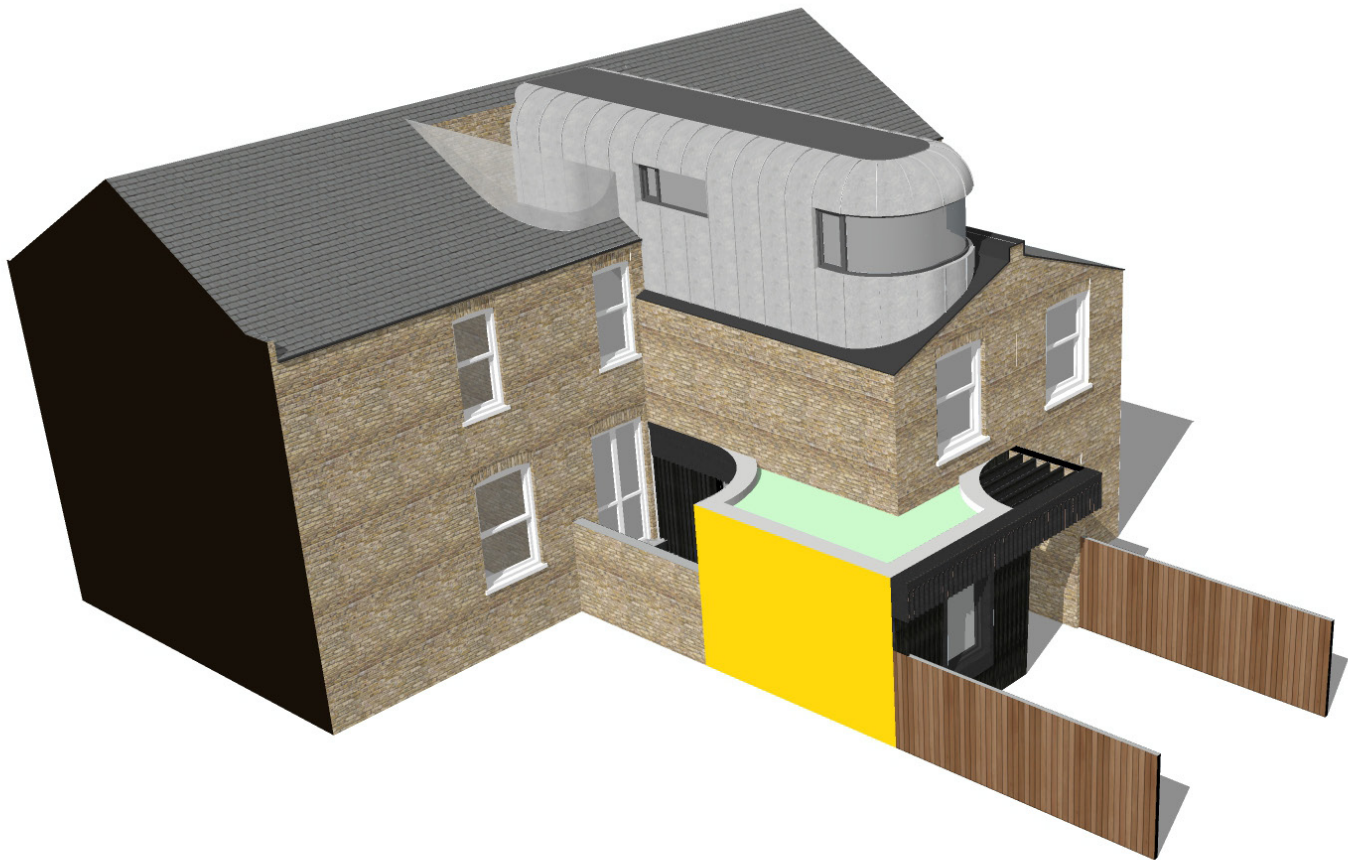


(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres



It should also be noted that a number of similar, albeit larger, extensions have been approved locally. Whilst the applicant appreciates every planning application is decided on its own merits, the similarities in context and proposals gives these precedents weight in their relevance to the proposed ground floor extension.

The officers reports generally consider these applications, which are of a similar height, to be acceptable in principle and not over bearing or prejudicial to neighbours amenity.



Planning Precedents

Planning Reference
HGY/2019/0312

Site Address
85 Allison Road
London
N8 OAP

Proposal
Erection of single storey rear 'wraparound' extension; Formation of rear roof dormer extensions and insertion of front roof lights; Erection of replacement rear garden outbuilding.

Decision
Approve with Conditions

Decision Date
03/04/2019

Extract from Officers Report
"The single storey rear 'wraparound' extension would be limited to approximately 1.1m-2.1m deep beyond the rear elevation of the house. It would infill most of the side return passage adjacent to the boundary with No.83. There are examples of full-depth side return passage infill extensions in the surrounding area and this would be smaller than them. The rear extension behind the main outrigger projection could be built without planning permission under PD. "



02. PROPOSED WESTERN, SIDE, ELEVATION/ SECTION WEST AA

Planning Reference
HGY/2014/3433

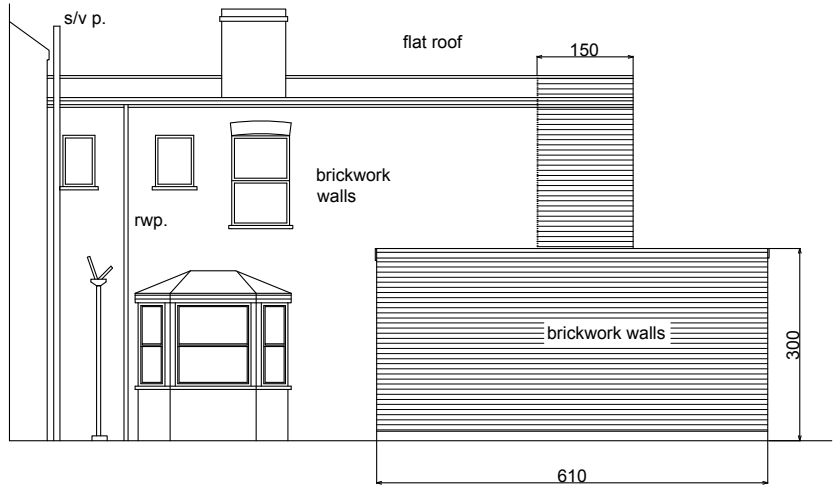
Site Address
120 Allison Road
London
N8 OAS

Proposal
Erection of single storey side and part single / part two storey rear extension

Decision
Approve with Conditions

Decision Date
05/3/2015

Extract from Officers Report
"The proposal after amendments is considered to be acceptable in scale in size and in keeping with the character and appearance of the property and terrace and will not adversely affect the residential amenities of the adjoining occupiers."



BACK ADDITION SIDE ELEVATION
(From West)
'AS PROPOSED' Scale: 1/100

Planning Reference
HGY/2021/2982

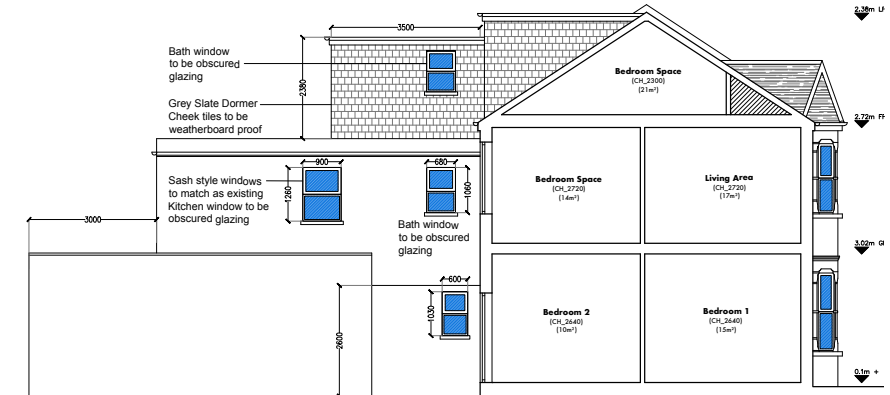
Site Address
118 Allison Road
London
N8 OAS

Proposal
Proposal for a Ground Floor Rear/Part Side Extension and Loft Dormer Extension for the provision of 1 No x 3 Bedroom, 1 No x Studio Flat and 1 No x 1 Bedroom Self Contained Residential units

Decision
Approve with Conditions

Decision Date
10/5/2022

Extract from Officers Report
"The height of the new extension would be approximately 3m in height and would about 1m higher than the shared boundary fencing. This is considered to be a suitable scale for the size of the dwelling and plot and would be in keeping with the surrounding area."



PROPOSED SIDE ELEVATION

CUOZZO FLEMING
STUDIO SIX
38-50 PRITCHARDS ROAD
E2 9AP

CUOZZO-FLEMING.COM
020 3784 6809