



Perceptions

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Access and Design Report

Council and Address	Proposed Development	Site Address
Planning Department Haringey	Creation of a side path. Proposed new porch. Proposed rear ground floor extension with a new patio area Double storey side (first and second floor) extension. Proposed rear first floor extension with new window with a pitched roof. Proposed side roof extension incorporating a new dormer. Enlargement of existing rear dormer.	19 Woodside Avenue N6 4SP

Planning History

Planning Application : HGY/2003/0033
Application Type Full planning permission
Address 19, Woodside Avenue, London, N6 4SP, London
Proposal Erection of ground floor rear and side extension with new patio/terrace.
APPROVED

The Design Component

Site Description

The existing site is a three storey detached property located on the north side of Woodside Avenue, within the Haringey area, a predominantly residential area.

The site is not in a Conservation Area nor is the listed locally or statutory listed.

The property lies at the same level from the street.

19WA



Front elevation

19 WA

Rear elevation



19 WA



photo showing No 19 and neighbour's property double storey extension.

The road represents a mixture of detached, semidetached and terrace houses with a mixture (not specific) architecture.

Some of these properties have been extensively enlarged to the side (double storeys), rear, roof levels and front elevations.

5 Woodside Avenue





9 Woodside Avenue

10 Woodside Avenue



Woodside Avenue

Woodside Avenue



Urban Context Analysis

Design

The property seeks to obtain planning approval for:

- Creation of a side path (**very common in some of the houses along Woodside Avenue**).
- Proposed demolition of existing porch and erection of a larger one **as neighbouring houses have built**.
- Proposed rear ground floor extension with a new patio area (**not deeper to the existing part rear ground floor extension**).
- Double storey side (first and second floor) extension.
- Proposed rear first floor extension with new window with a pitched roof (**similar in depth to the neighbours first floor extension**).
- Proposed side roof extension incorporating a side new dormer (**similar to many of the houses along the road in Woodside Avenue - please refer to the photos below**).



- Proposed increase in size of the rear dormer at roof level.

Along the road, there are many recent developments with similar extensions as the one proposed so that the local people are accustomed to this type of conversions.

Size, shape, orientation

Please refer to enclosed drawings.

The extensions consists on an enlargement of the existing dwelling as described above.

Any visual impact has been carefully considered in terms of how the proposed extension would blend in with the neighbouring properties and with the existing neighbour's extension to the first floor.

The internal layouts have been designed with natural light and ventilation.

The materials for the rear proposal would be a combination of what is existing at the moment - render in keeping with the existing and providing a harmonious integration between the existing houses and the new surrounding developments.

The proposed rear extension will be cladded with grey aluminium panels.

Landscape Summary

The landscape design will seek to create a harmonious integration within the new proposal, existing landscape.

Amenity:

The amenity impacts to neighbouring residential are considered to be within acceptable levels. The wall facing N44 has been lowered in order not to impact onto the neighbours property.

The proposed rear look directly to the garden, preserving private amenity.

No overbearing or outlook issues would result from the proposed rear extension on account of it being constructed away from the the party wall (fence)of the attached property with windows with obscure glass at the side elevations.

Impact on Amenity of Neighbouring Properties:

The principle of residential accommodation has already been established in the building . As such, the proposed residential use would have minimal impact on the residential amenities of neighbouring houses within the same terrace with similar extension as the proposed ones.

Access

There wont be any changes to the current access to the dwelling

Considerations to be applied to the proposed construction of the Proposal.

Sustainability

Comfortable and efficient working environment

To achieve maximum Human comfort through obtaining a balance of the following areas:

Visual

Thermal

Acoustic

Air Quality

Energy Efficiency

Minimise energy in use

Minimise energy in construction

Renewable Energies

Maximise use of natural light and ventilation

Maximise use of renewable energies

Waste and Pollution

Design for minimum waste

Specify materials for least environmental impact

Building form

The following issues will be considered:

Shape

Cross ventilation.

Optimise heat gains and losses at relevant times of the year.

Daylighting to all living areas.

Energy and environmental efficiency

Optimise sunlight penetration into the living areas, minimise the impact of the buildings on the immediate surroundings by the use of light wells and balconies.

Building Fabric

The following issues need to be considered:

Maximum use of daylight.

Maximum use of natural ventilation where possible.

Minimise unwanted solar heat gain in warm weather.

Minimise heat loss in cold weather.

Windows/Shading

Maximum window/glazing provision to achieve a balance between the associated functions:

Maximum use of daylight (while controlling glare).

Effective use and control of heat gains and heat losses.

Provide natural ventilation where possible.

Permit occupant control locally where possible.

Insulation

Air tightness.

Minimise unwanted/uncontrolled infiltration. BRE recommended levels for a/c and low energy buildings:

Minimise Waste - Minimise Environmental Impact

Choose materials free of toxic elements or pollutants.

Select and specify for least environmental impact.

Mechanical Services

The services installation will meet the requirements for a residential development to meet current standards and the new Part L and F of the Building Regulations.

Essential factors will include the provision of a comfortable, communal living, incorporating facilities to minimise building energy consumption and utilise on site renewable energy sources where feasible.