

7b Wolseley Road

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JHA Studio introduction

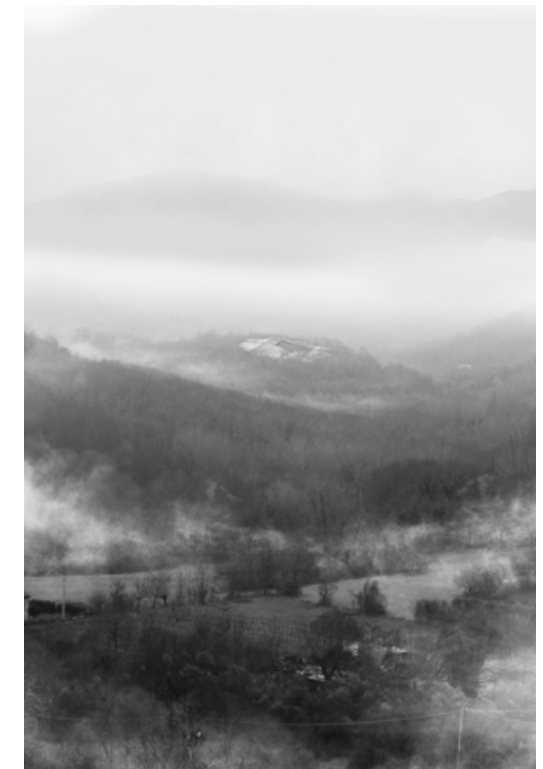
Joshua Heasman Architecture

JHA is a registered architectural practice working on numerous projects within London and around the UK. The Studio is based in London and has gained a glowing reputation for high quality design and execution, specialising in residential projects and sustainable homes.

JHA has experience within the commercial and public sectors that has seen the studio working on projects within conservation areas and on listed buildings. As a design-lead and research orientated practice, inspiration is drawn from the context both wider and more immediate to create a contextual design and considered approach to each brief.

The studio works with a variety of scales and has an interest in the process of building from the concept design through to construction and completion, ensuring quality and a prolonged building health and lifespan.

The studio pay attention to context and materiality, blending new and historic elements in a contemporary but sympathetic way via architectural gestures. The smaller scale elements such as lighting, ironmongery and furniture are considered with equal care and attention.



Project Introduction

This full planning application has been prepared to explain the works proposed at 7b Wolseley Road

Location

The site is located in Wolseley Road in the borough of Haringey.

Existing Building

7b Wolseley Road is a flat that resides in the ground floor of a mid terrace Victorian block. The Victorian town-house is comprised of four flats. One on the lower ground floor, ground floor and two on the upper levels.

No 7b is a dual aspect, single story dwelling. The flat has been extended to the rear in two parts.

1. Timber conservatory /lean that is mostly glazed.
2. Masonry extension that has a, screened, roof terrace above

The building has a red on the front side and rear .

Extensions attached to Victorian houses in the vicinity vary from single/double story to loft extensions.

Client Brief

The client has approached JHA (Architect) to design and extend a flexible long lasting family home. One that embraces the history of the building, restores original fabric where required, while integrating a timeless design of the new and modest addition. The proposals will provide comfortable modern living spaces and improve the environmental efficiencies of the house.

Proposal Summary

The proposal addresses the need for general refurbishment of the principle living space and improved quality of spaces and relationship to amenity space in the rear. The proposal we seek advice on is a rear extension and material treatment.

Pre-planning application

The proposal has undergone a pre-application process: PRE/2023/0167. Comments have been taking into account during this submission.

Project Overview





Location
The property is located in the middle of the row of terraces on Wolseley Road

Crouch End playing fields are within proximity to the north west and Crouch End town centre to the East.

To the rear of the property is an modern new build dwelling made of yellow brick. Towards the top of the hill (north west) a series of contemporary new build houses lie. It is noted that these sit at odds with the houses of merit but provide a varied urban landscape.

Key

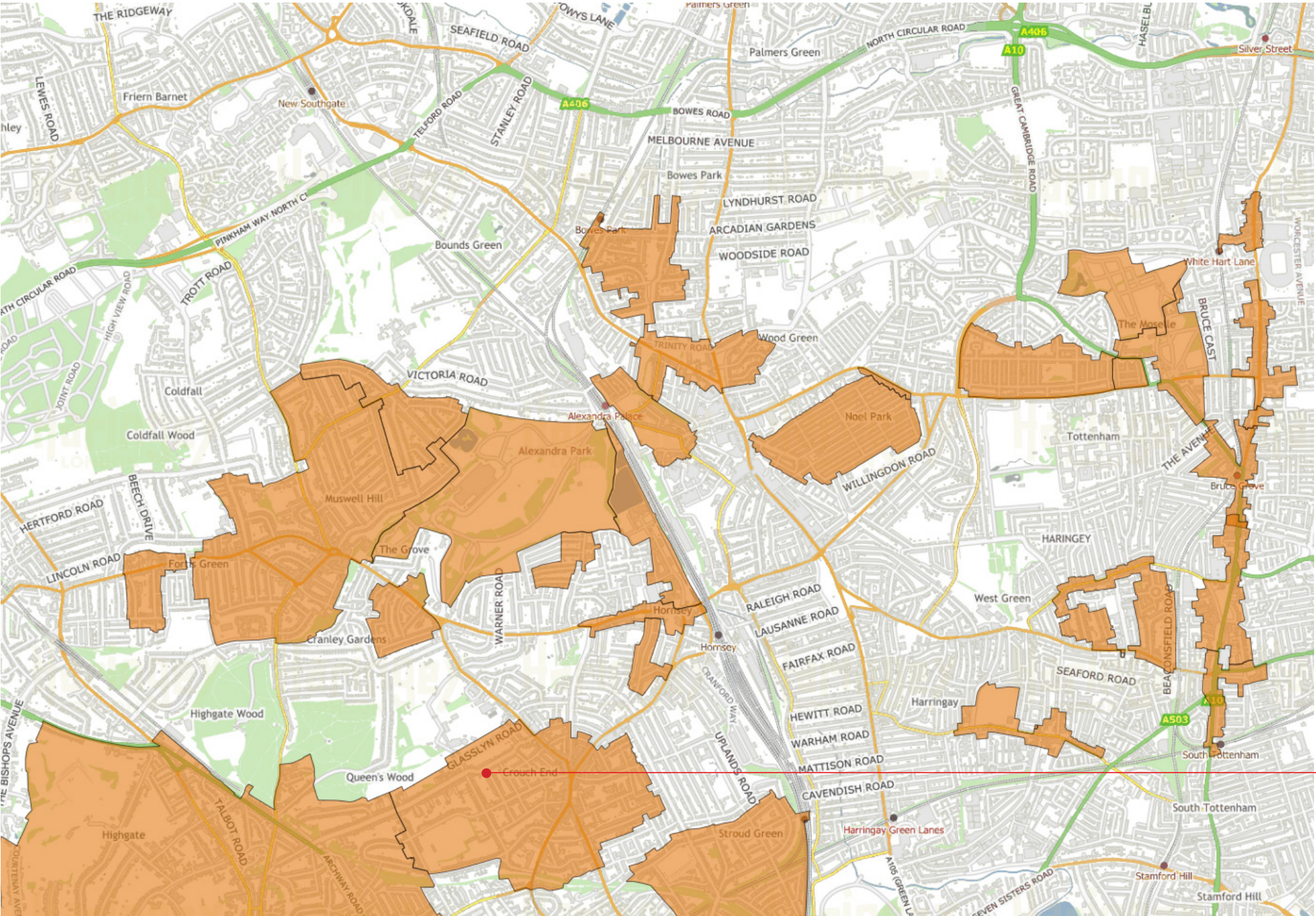
Site

Site

Haringey planning policies

7b Wolseley Road (indicated by red dot) Sits within the Crouch End Conservation Area.

The rear of the flat and proposed work are not visible from the street and flat. The proposal will aim to be subservient to the main house.



7b Wolseley Road
(Crouch End Conservation Area)

Source Haringey Council



01 Rear view - poor quality conservatory



02 View of neighbours properties and extensions

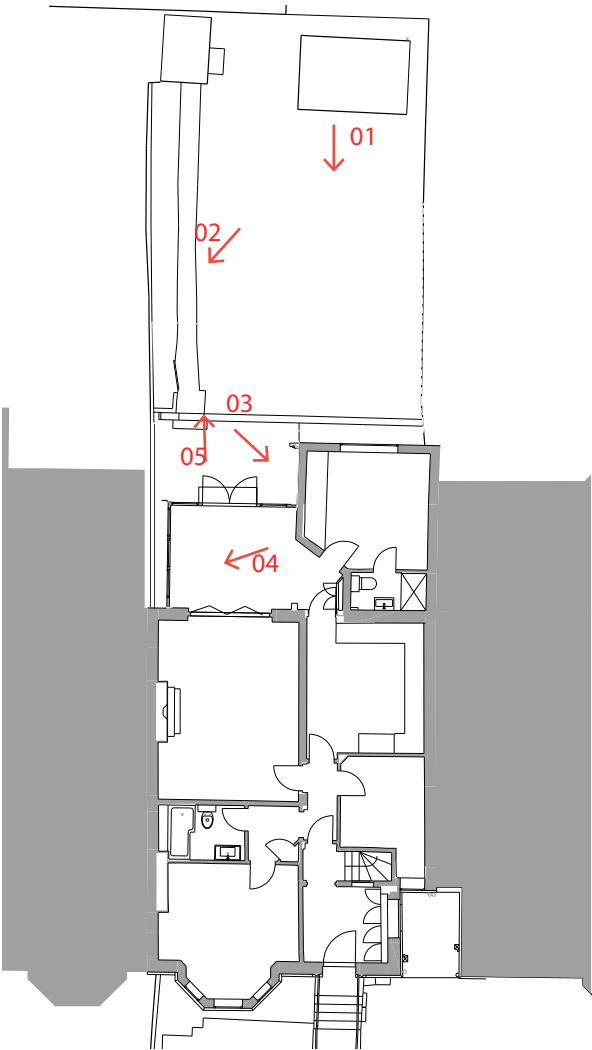
Existing condition of property

The house is split into four flats. Two above 7b and one below.

No.7b occupies and owns the garden space. The dwelling has been extended in two forms. A masonry extension and a timber conservatory.

The proposal will seek to relocate services and generally 'tidy' the facade as well as connect the house and garden more effectively through a more inviting living space and level access.

The house has timber sash windows on the front and rear facade. However, UPVC window to the master bedroom at ground floor level (far left in image 01) and a badly worn timber conservatory currently let down the appearance of the rear facade. The proposal will replace the rear glazed units of the extensions and install glazing of a higher quality, in both aesthetic and thermal value.



Key plan - views



03 Rear facade - screened terrace above No.7b's masonry extension



04 Internal view of conservatory and clerestory windows (single glazed roof and south facing aspect). The building currently over heats in summer.



05 View of garden, two story new build at rear of garden.

Surrounding context

Many buildings in the surrounding area have been built or added to in the past 10-15 years.

Modern new build houses, dormers and loft extensions add the variety that can be seen within the urban landscape and building typologies of the Victorian houses.



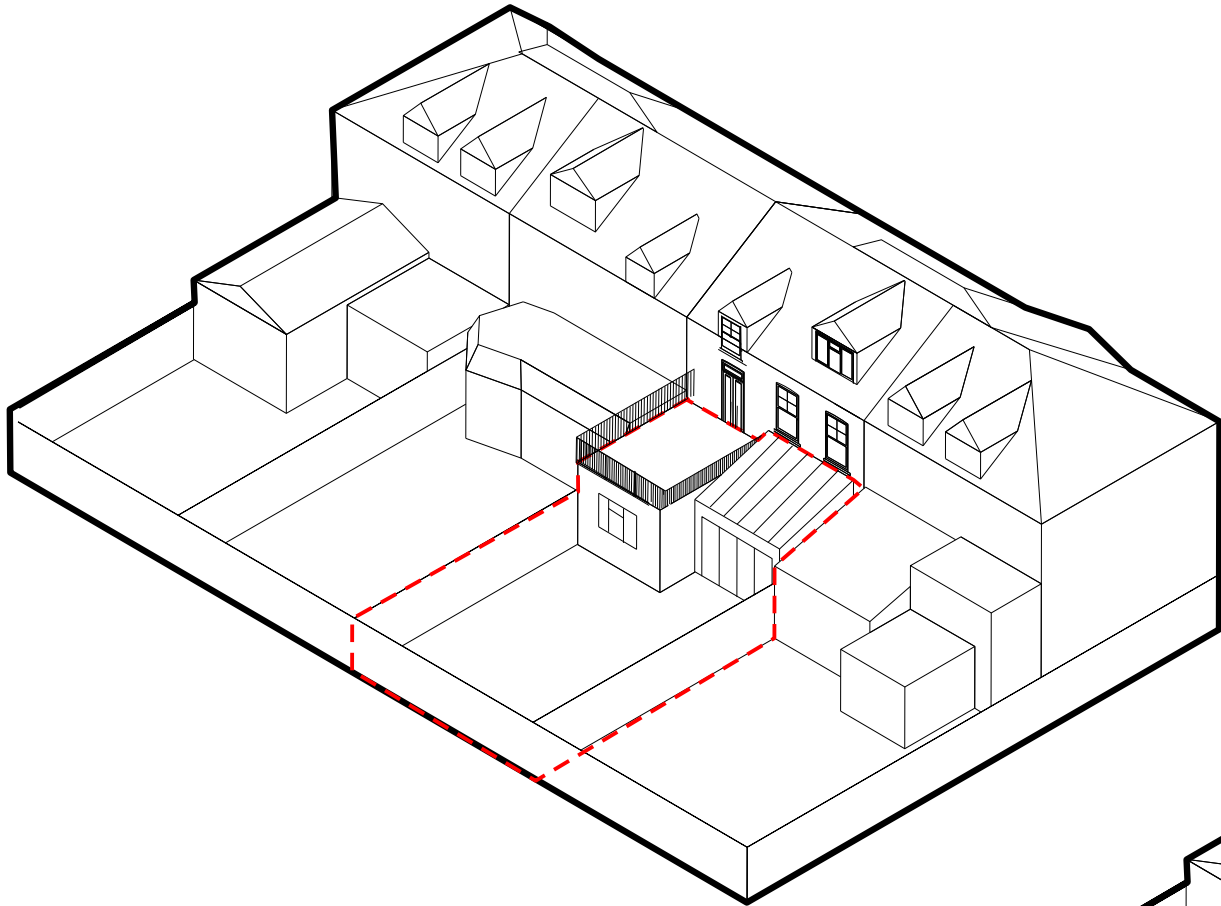
Key

- New build houses
- GF extensions
- Dormer extensions

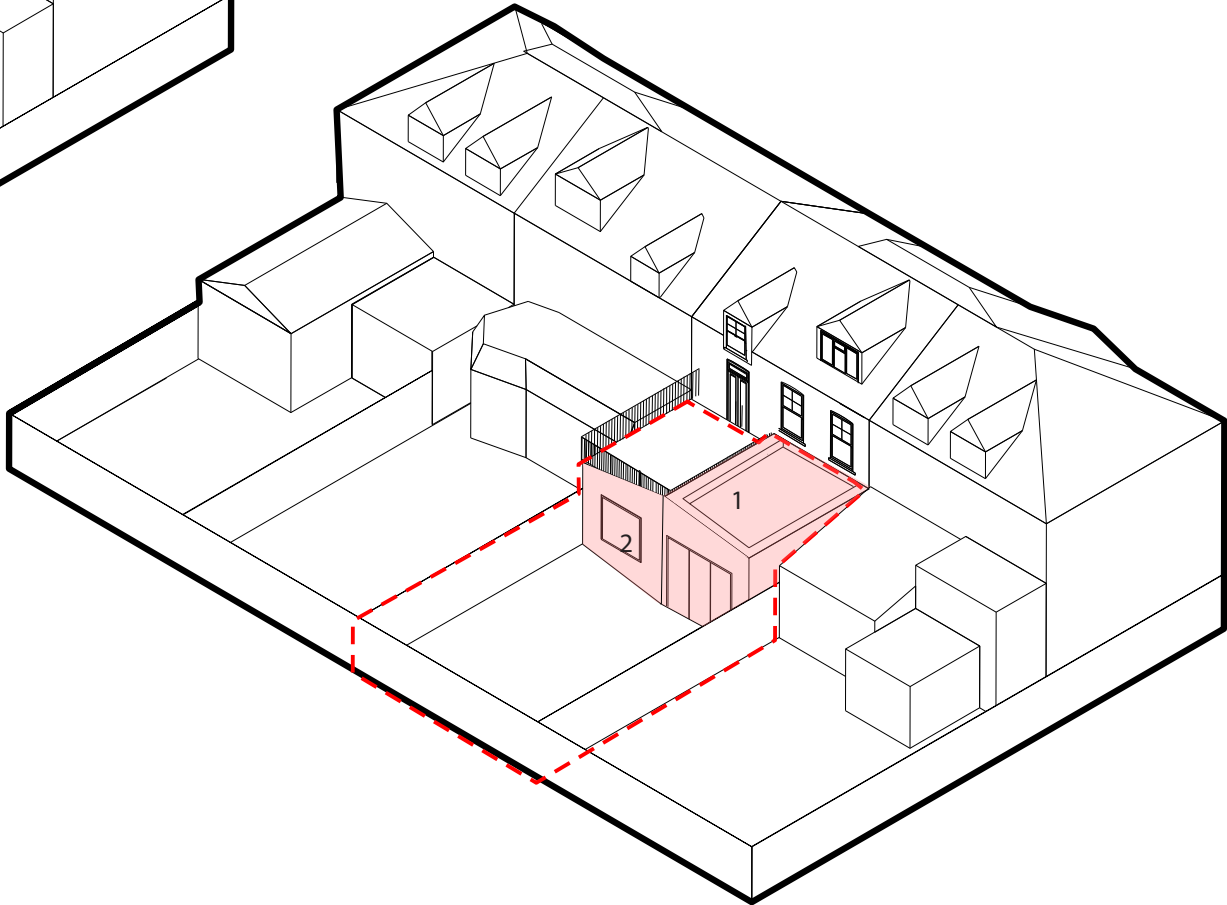
Proposal

Proposed

Overview



Existing



Proposed

Additional massing/facade
Site (7b Wolseley Rd)



Overview

The proposal for No.7b aims to retain the character of the house while enhancing the internal environment and formal language of the rear facade. The proposed alterations provide a consistent aesthetic for the façade at ground level, whilst providing much needed internal space. Two key atheistic changes take place.

- 1. Extension
Providing additional space, by extending 2.4m out, for a growing family. The extended element is modest and does not dominate the main house. The houses on Wolseley Road vary in extensions sizes, forms and materials.

The connection to the garden is enhanced encouraging the rear doors/window to be open for natural ventilation. Due to the, south facing, aspect of the house the glazing has been reduced to provide a more comfortable environment, one that will not over heat and will be used more during the summer. As well as having a much higher thermal performance for winter use.

This space is key for the flat and much be a functional room throughout the year. It acts as the second living space which is much needed in this three bedroom apartment.

- 2. Facade cladding and window alteration
The proposal looks to apply a consistent cladding across the entire ground floor facade. This homogenises the appearance, creates consistency and improves upon the atheistic of the rear facade.

Rear facade alterations
The proposal seeks to extend the mass of the existing conservatory by approximately 2.5m and create a 'base' that homogenises the old and new.

A new build extension (B) will take the place of the existing, inefficient and uncomfortable, conservatory.

The existing front façade (A) is over clad and a new window installed to the bedroom.

No changes are proposed to the front facade of No.7b or upper levels.



No.5a-d Wolseley Road

No.7a-d Wolseley Road
(Site)

No.9a-C Wolseley Road
(Site)

Proposed rear facade (indicative)

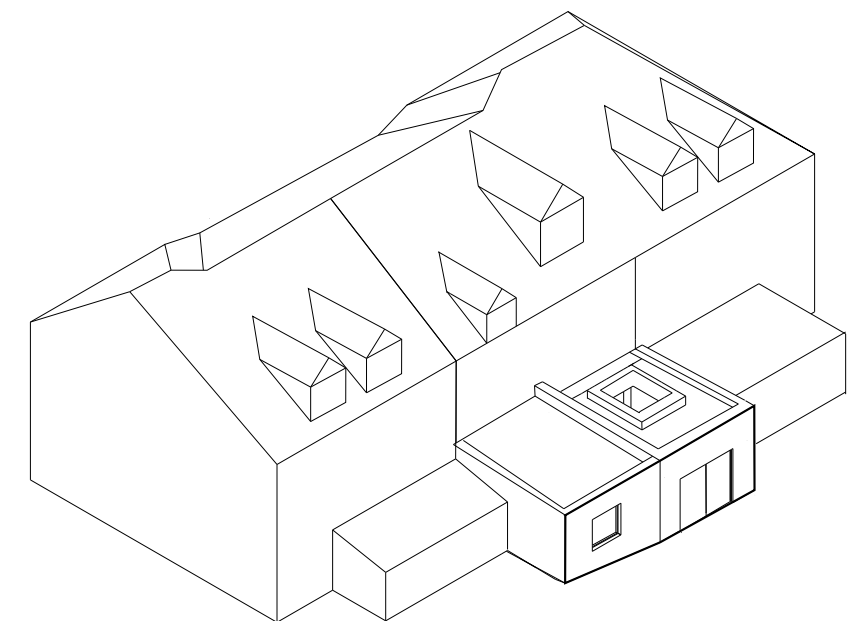
Form

The proposal submitted for the pre-planning application featured a perpendicular stepped form. However, the flat facade profile seemed out of place when compared to the architectural style of the neighbouring houses.

The revised proposal now aligns at the point where the facade transitions from an extension to an over-cladding, resulting in a softened facade. This design element subtly references the roof profiles of the main house and the dormers, enhancing its harmony with the local vernacular.



Proposed elevation



Proposed aerial view (Diagram)

Proposed

Materiality



1. Proposed facade

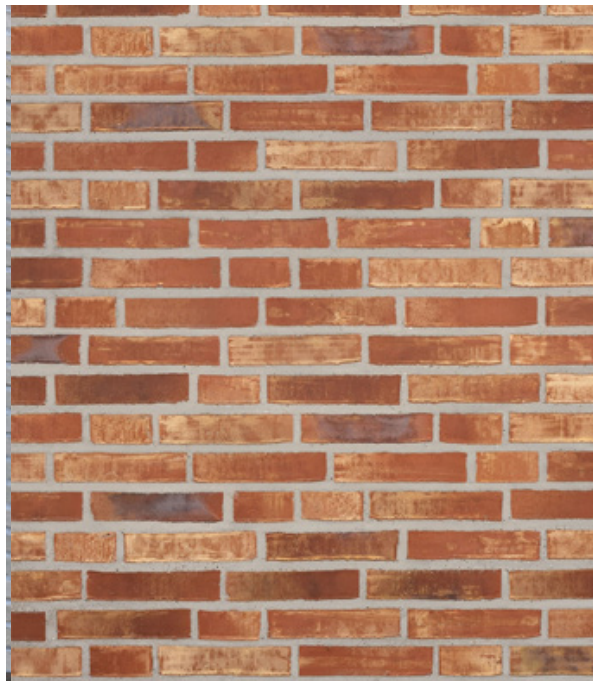
Materiality

The proposed brick for the rear facade was chosen with the intention of introducing a softer, brick with tones that pay homage to the existing house. The hand-struck bricks, with their similar tone and slight irregularities, strike a delicate balance between contemporary and traditional design and decoration.

This brick facade is designed to present a clean appearance, with texture and shadows playing a significant role in its visual impact throughout the day. Furthermore, it establishes a unified "base" at the ground floor, with the material extending seamlessly across the entire width of the building.

The selected brick, Randers Tegl RT 537 Unika Poseidon, boasts a captivating blend of red, orange, and black hues within its composition. This choice was made with careful consideration, particularly in response to feedback from the planners. We are certainly open to further discussion and review, should it be necessary, to ensure that the proposal aligns with the project's objectives.

The proposed glazing will be Metal. The reveals, a bi-fold door and a casement window are proposed to be in anthracite. They are of high quality and will have slim line mullions to match the slim sash windows of the existing house.



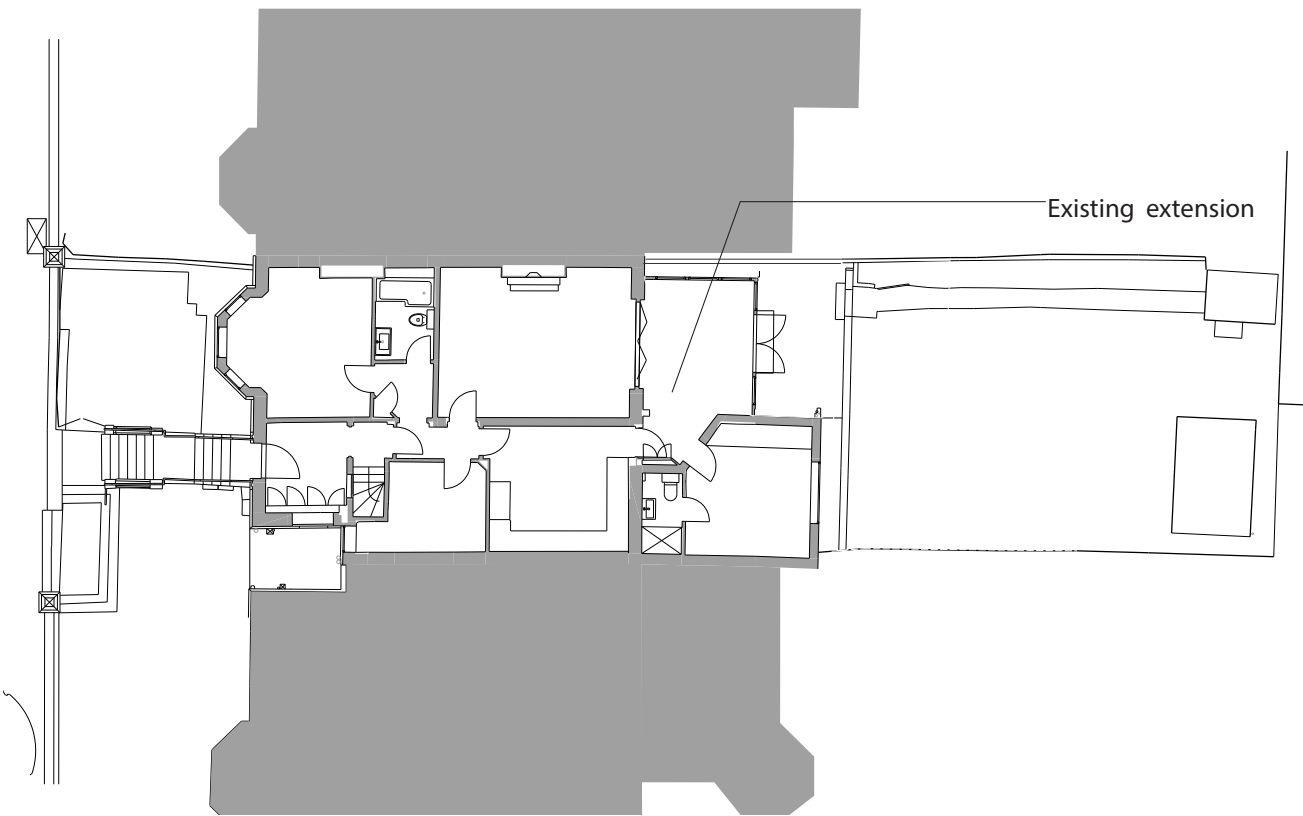
2. Brick tone - Precedent
Randers Tegl RT 537 Unika Poseidon.



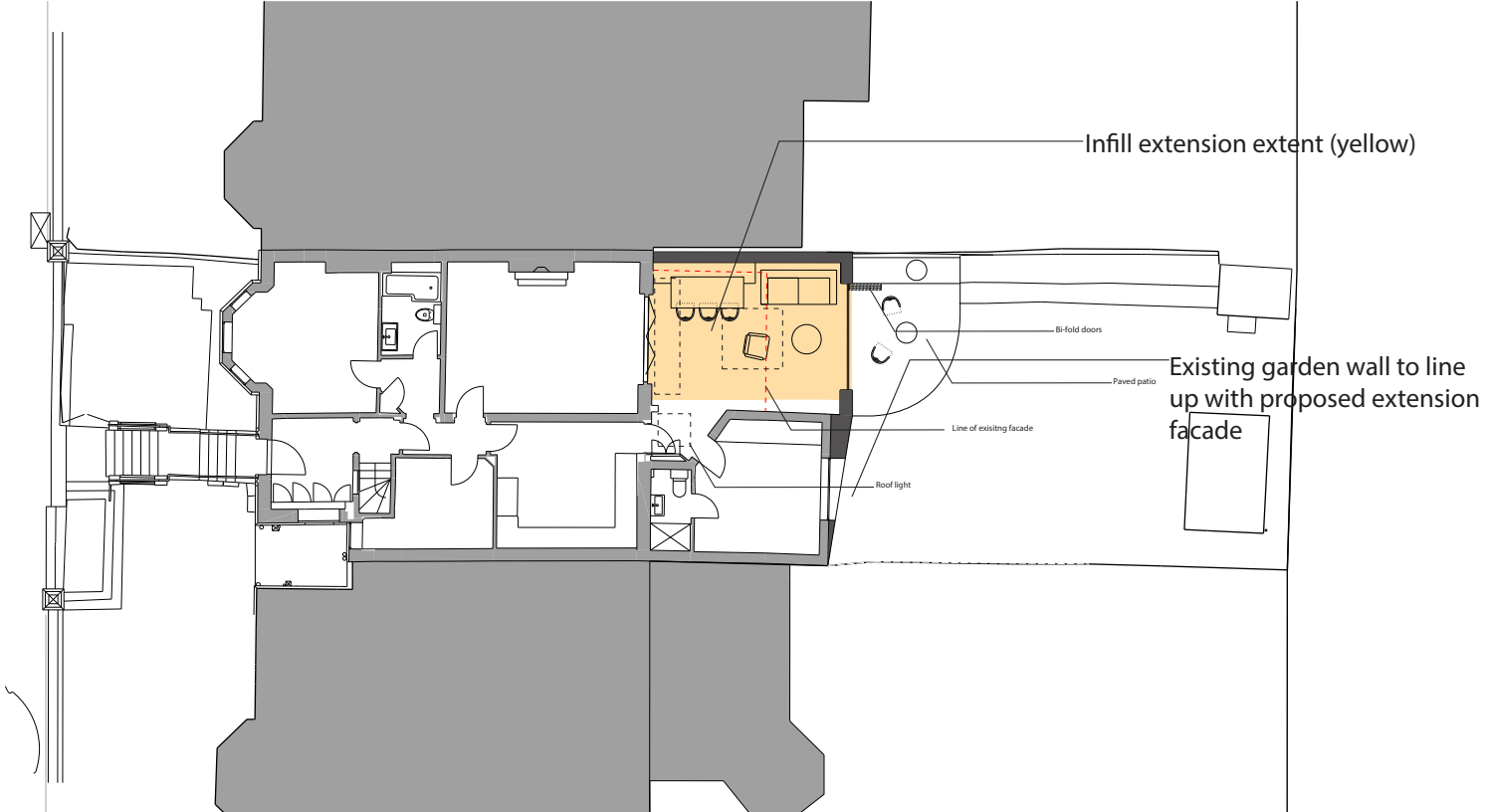
3. Existing house



Existing - Proposed



Existing ground floor plan



Proposed ground floor plan

-  Proposed extension extent
-  Existing
-  Proposed



Existing rear elevation

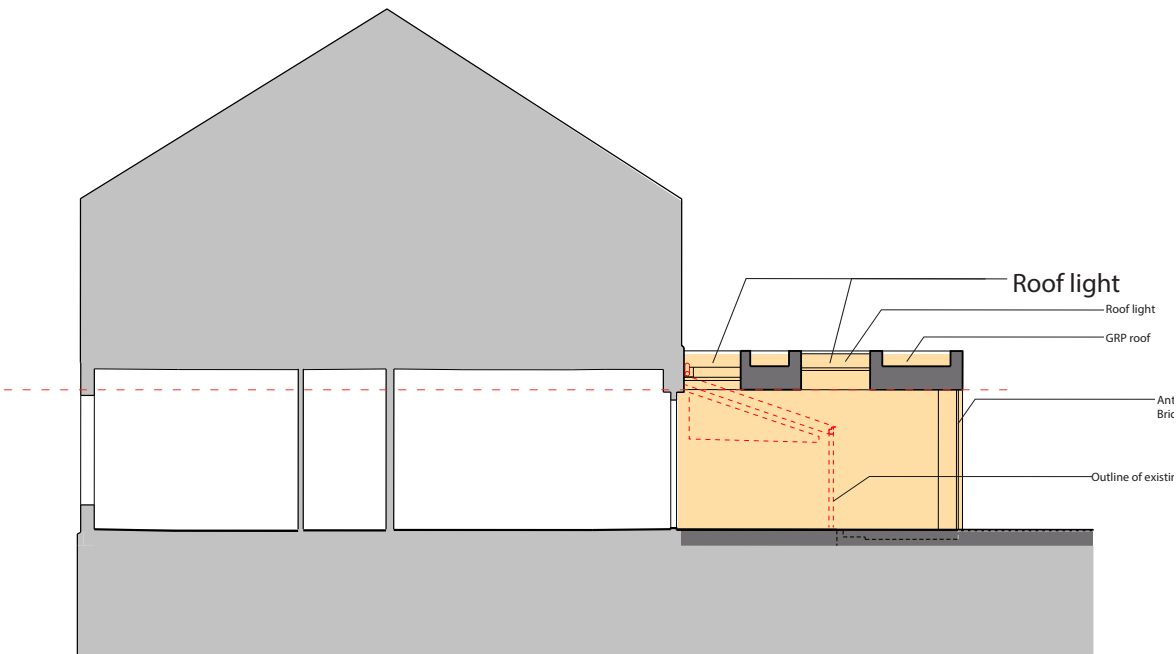
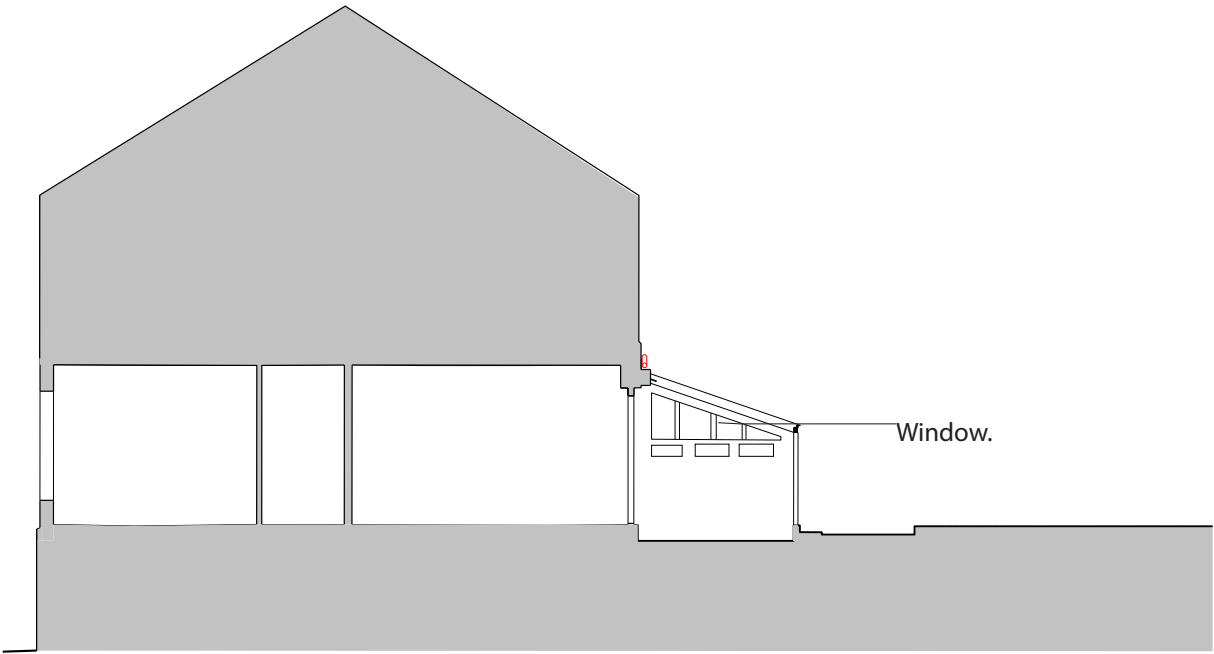


Proposed rear elevation

- Proposed extension
- Proposed cladding over existing facade

The facade is pitched to be more in-keeping with the roof scape of the existing main house.

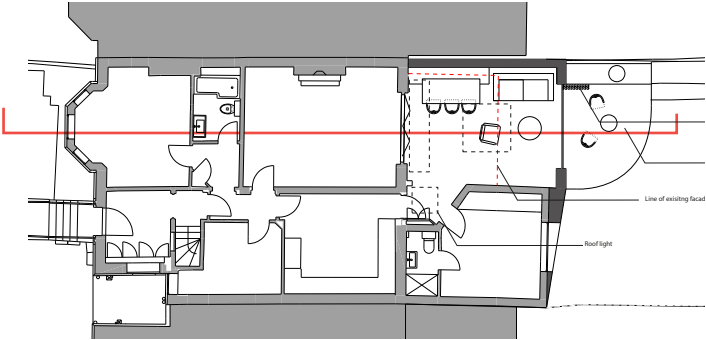
The mass is somewhat driven by the exiting opening of the main house. The proposed ceiling line sits at the same level as the threshold of the opening which in tern is lower than the ceiling of the rest of the flat.



Existing Section AA

Proposed Section AA

Proposed extension



Summary

The proposal outlined in this document seeks to enhance the quality and comfort of the flat. It aims to create a future-proofed family home.

Key proposals and benefits

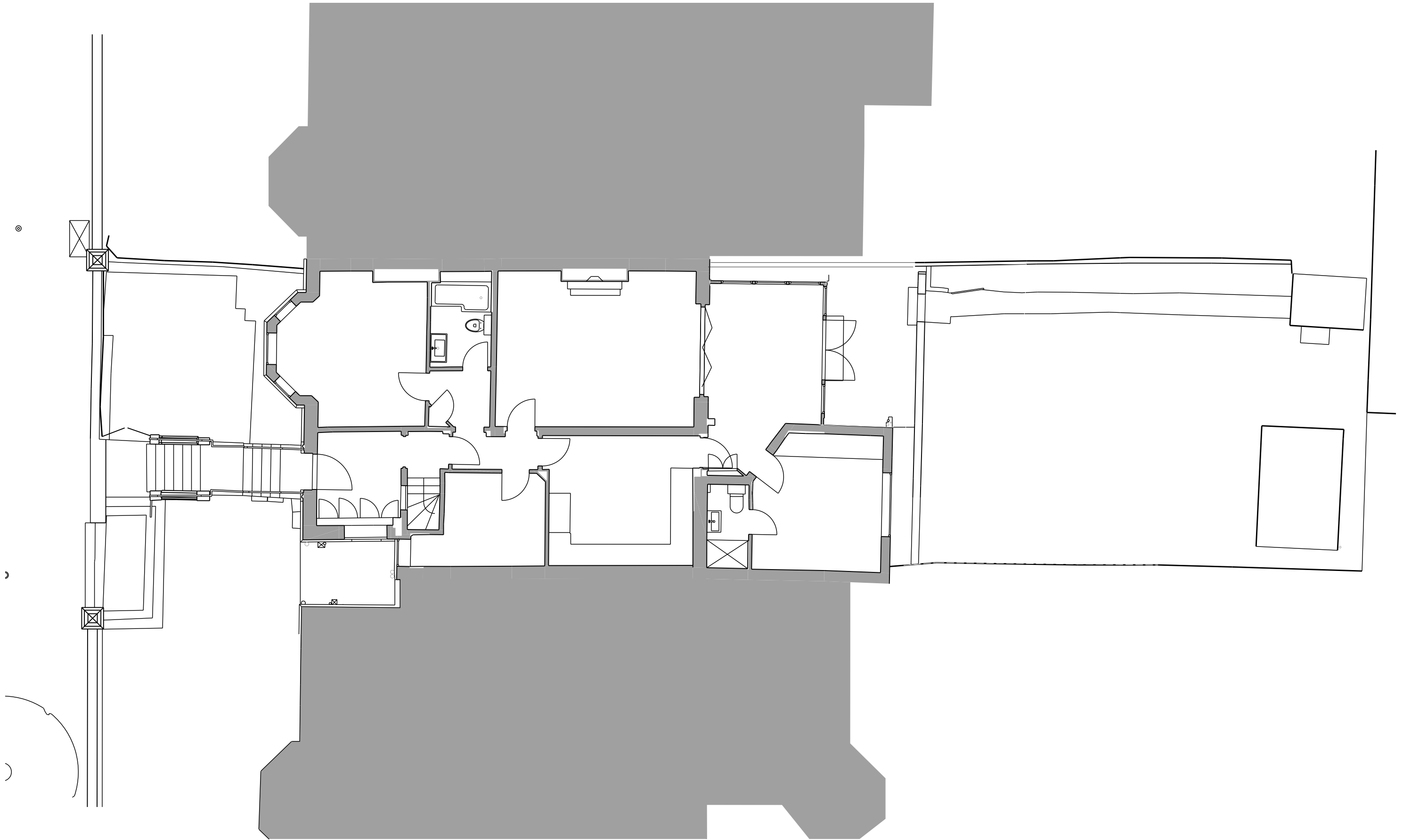
- 1. Ground floor extension
 - Creating a larger space that is more appropriate for this three bed flat.
 - Creating a family living space full of natural light and ventilation.
 - Improved thermal quality. Improved air tightness. It will retain heat in winter and stay cooler, than the existing conservatory, in summer months.
- 2. Cladding over existing masonry extension
 - Cleaner appearance and homogenised base through the use of consistent cladding
 -
 - New slim frame metal windows to match the ground floor atheistic.
 - New planting will screen the master suite to the garden but allow a much needed visual connection.

Key proposals and benefits



Indicative facade
7b Wolseley Road

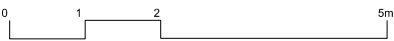
Existing drawings



Revision	Description	Drawn / Check	Date
P1	Pre-app	JH /	14/06

Key
Existing
Proposed

Key plan



JHA



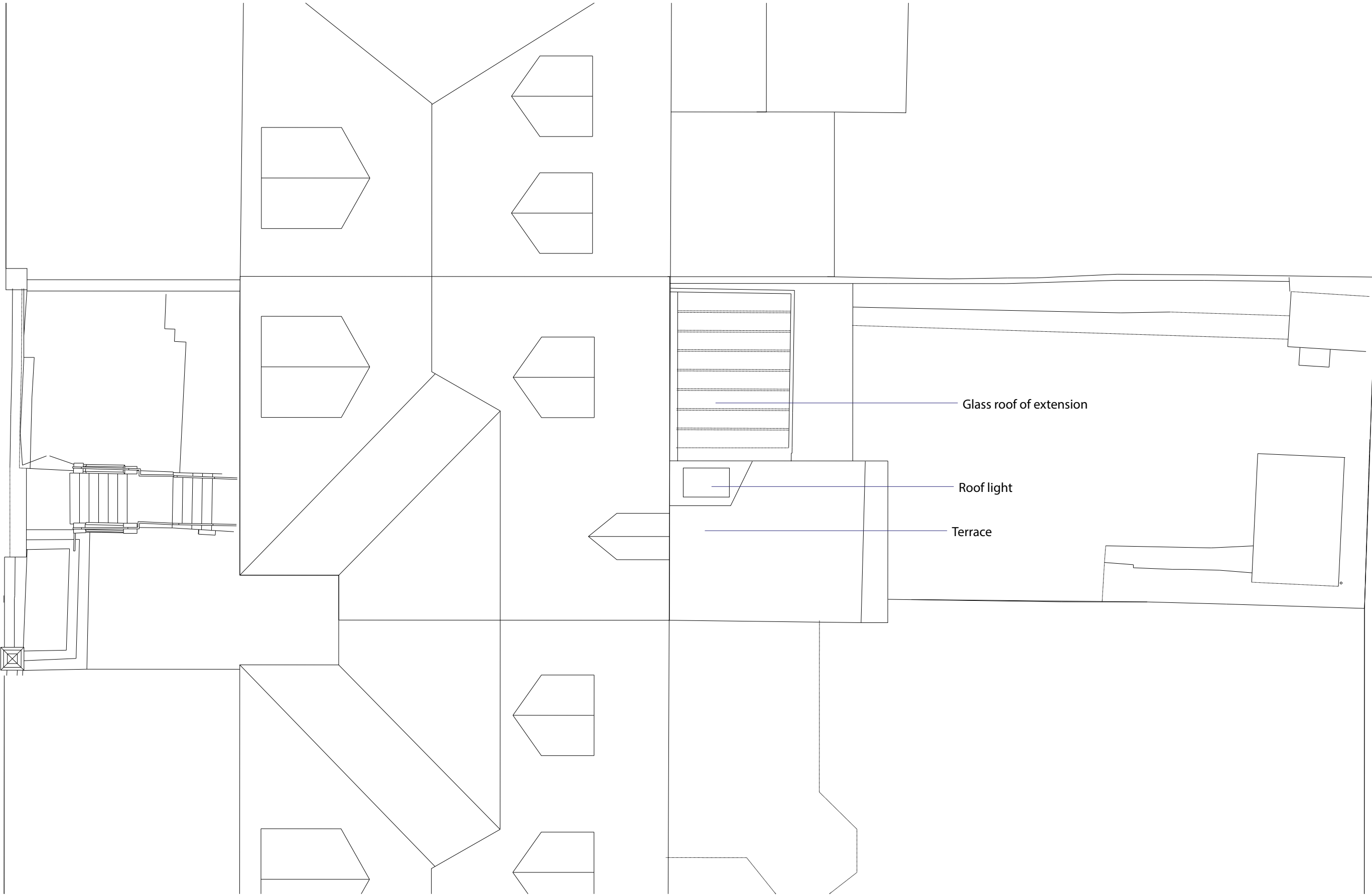
Drawings are based on survey information provided and subject to changes to accommodate existing building structure and services installation. We have noted discrepancies in the survey information and clarification required following further site investigations by the contractor on site. Do not scale from drawing. Errors to be reported immediately to the Architect. All dimensions must be verified on site. To be read in conjunction with all relevant Architects', Services and Structural Engineers' drawings.

JHA
66 Macoma Rd
London
SE18 2QP

Drawing name	Drawing number
Existing Ground Floor Plan	043_X_20_00

Date of current issue	14/06/2023	Issue	P1
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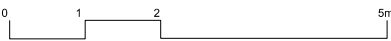
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Client	Private	Drawn/Checked	JH
Project number	043	Approved	
		CAD Reference	P:\Projects\323\CAD\sheets



Revision	Description	Drawn / Check	Date
P1	Pre-app	JH /	14/06

Key

Key plan



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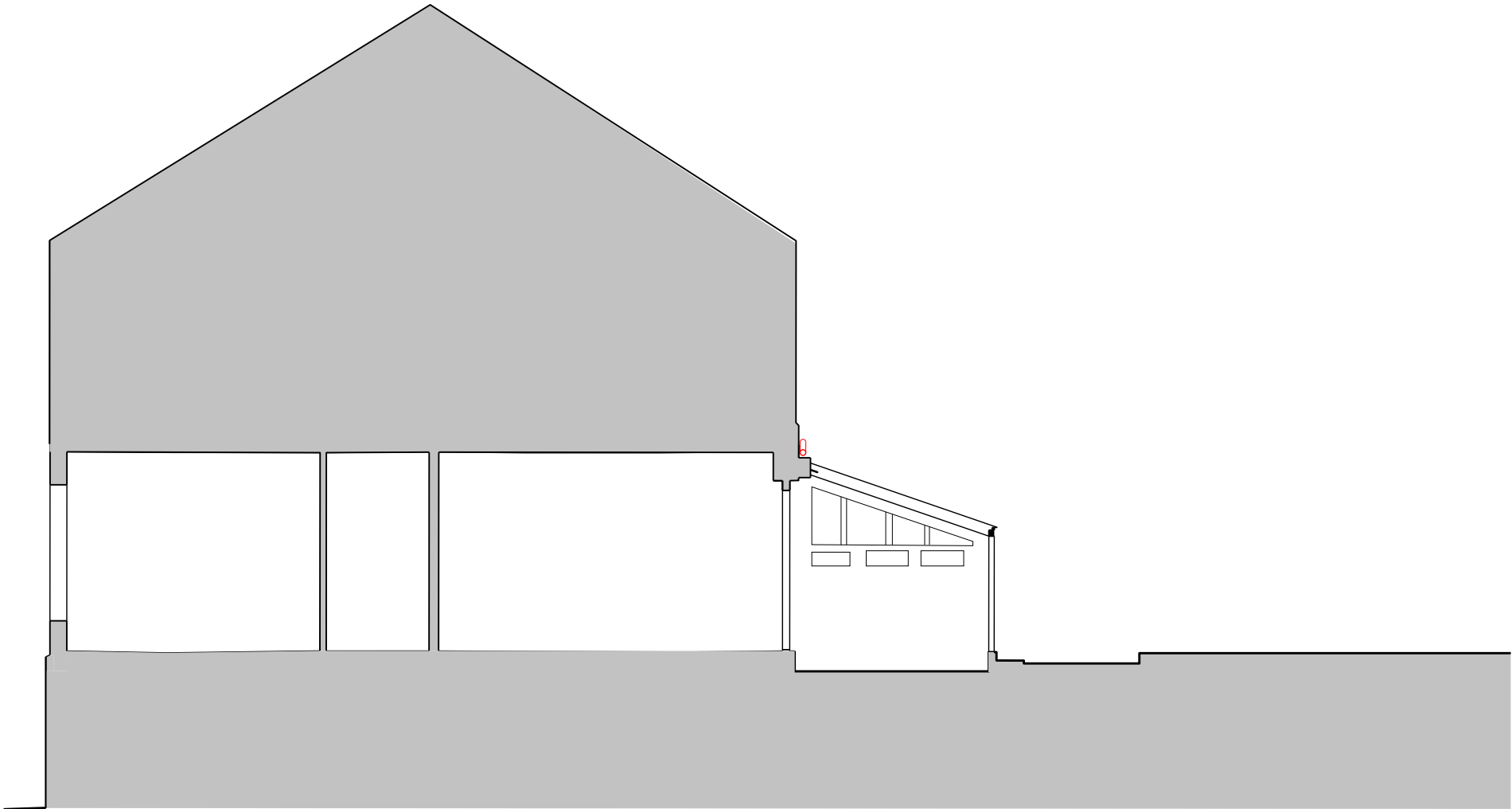


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JHA
66 Macoma Rd
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SE16 2QP

Drawing name	Drawing number
Existing Roof Plan	043_P_20_01

Date of current issue	14/06/2023	Issue	P1
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Project name	7b Wolsley Road	Scale/format	1:50 @ A1 / 1:100 @ A3
Client	Private	Drawn/Checked	JH
Project number	043	Approved	
		CAD Reference	P/Projects/323/CAD/sheets



Revision	Description	Drawn / Check	Date
P1	Pre-app	JH /	14/06/2023

Key	
	Existing
	Proposed

Key plan



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Drawing name		Drawing number	
Section AA		043_P_30_00	
Date of current issue		Issue	
14/06/23		P5	

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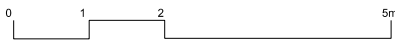
7a-d Wolseley Rd
(site)

Revision	Description	Drawn / Check	Date
P1	pre-app	JH /	14/06/23

Key

7b Wolseley road demise

Key plan



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JHA

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London
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Drawing name	Drawing number
Existing Front Elevation	043_P_40_00

Date of current issue 10/08/22 Issue P1

Project name	7b Wolseley Road	Scale/format	1:50 @ A1 / 1:100 @ A3
Client	Private	Drawn/Checked	JH
Project number	043	Approved	
		CAD Reference	P:\Projects\323\CAD\sheets



Revision	Description	Drawn / Check	Date
P1	Pre-app	JH /	03/03/2022

Key	
	Existing
	Proposed
	7b Wolseley road demise

Key plan



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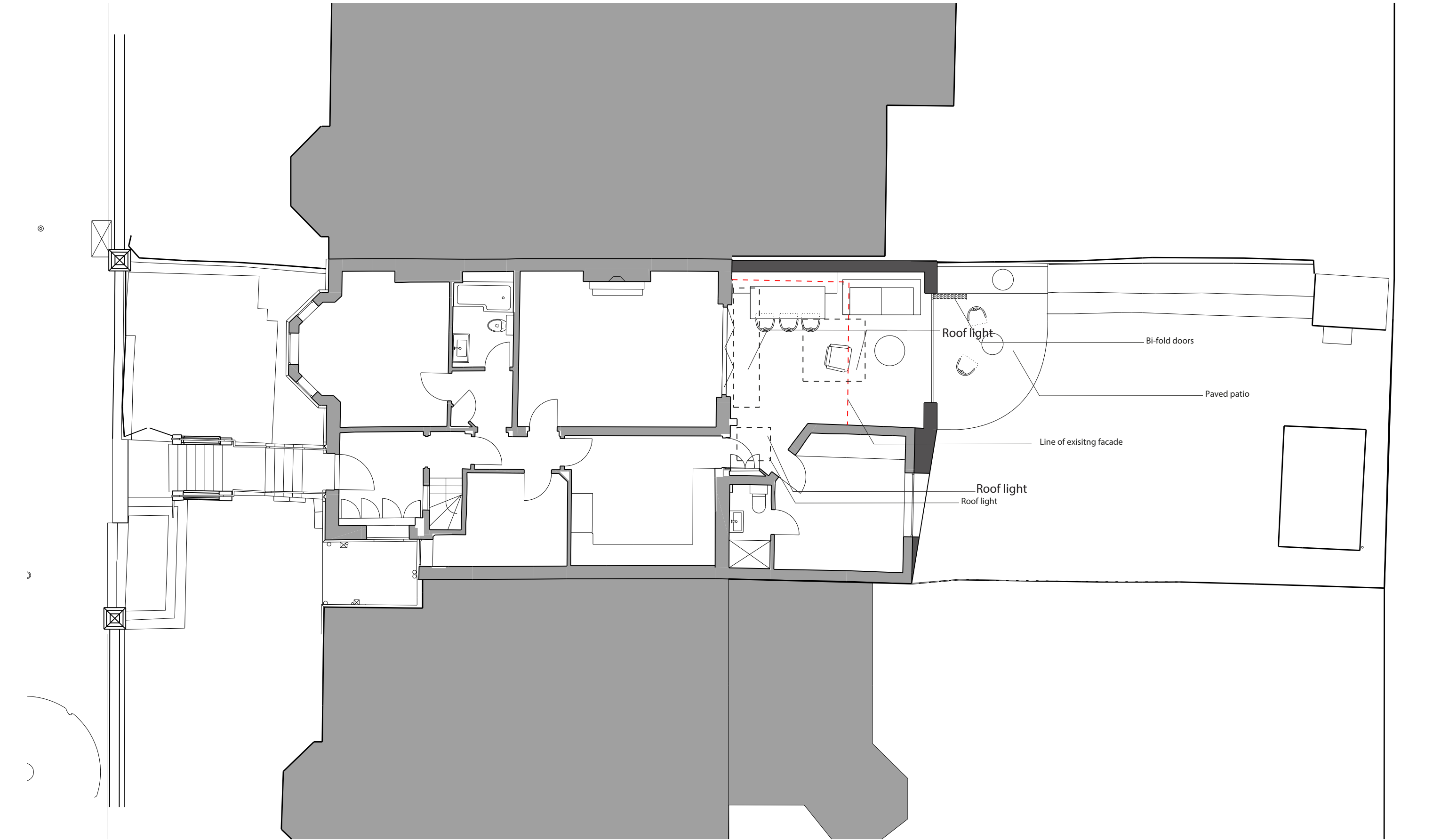
JHA
66 Macoma Rd
London
SE18 2QP

Drawing name	Drawing number
Existing Rear Elevation	043_X_40_01

Date of current issue	10/08/22	Issue	P1
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Project name	7b Wolseley Road	Scale/format	1:50 @ A1 / 1:100 @ A3
Client	Private	Drawn/Checked	JH
Project number	043	Approved	
		CAD Reference	P:\Projects\323\CAD\sheets

Proposed drawings



Revision	Description	Drawn / Check	Date
P1	Pre-app	JH /	14/06

Key
Existing
Proposed
A/C Condenser

Key plan



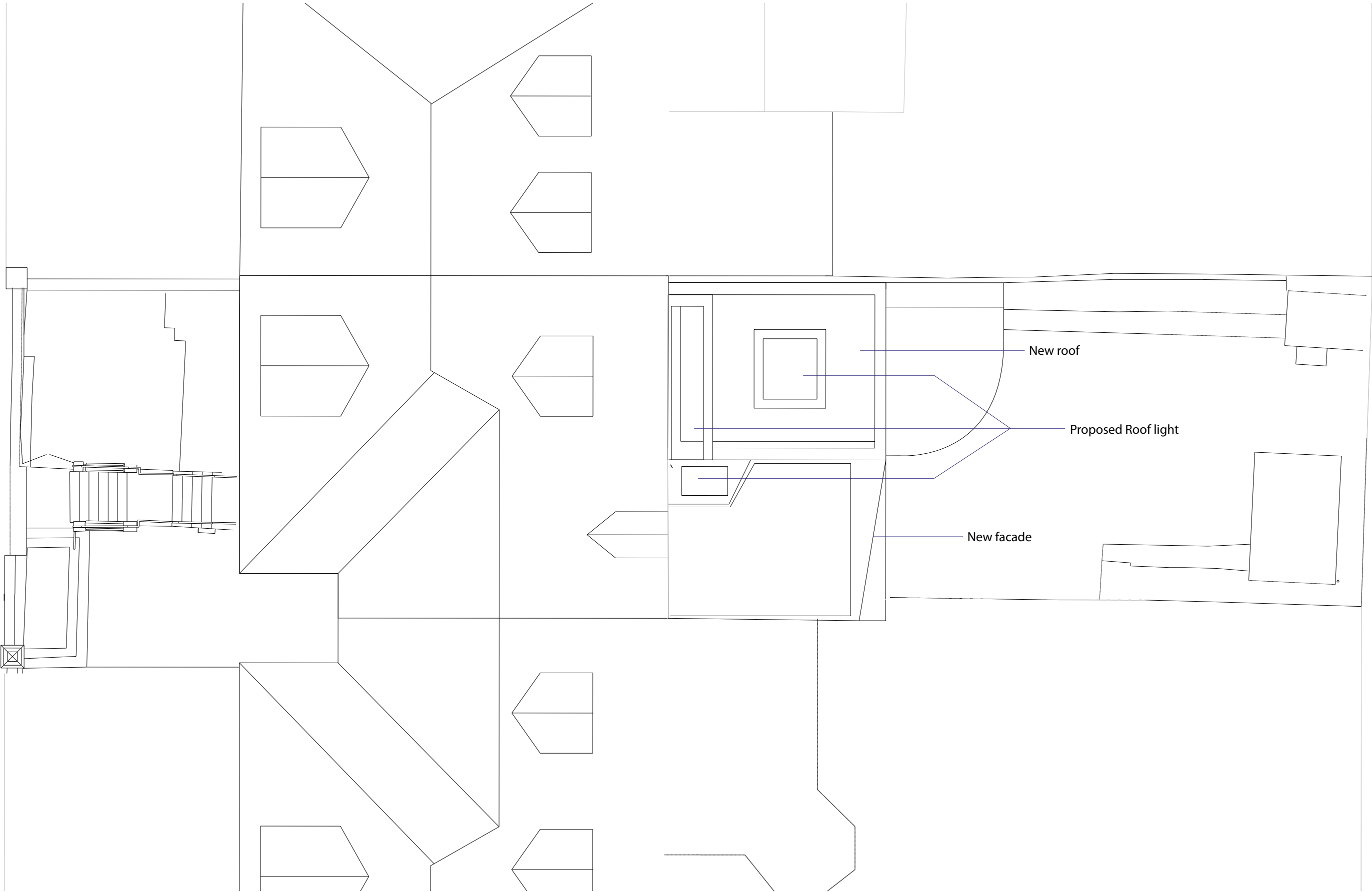
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Drawing name	Drawing number
Proposed Ground Floor Plan	043_P_20_00
Date of current Issue	14/06/2023
Issue	P1

Project name	7b Wolseley Road	Scale/format	1:50 @ A1 / 1:100 @ A3
Client	Private	Drawn/Checked	JH
Project number	043	Approved	
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Revision	Description	Drawn / Check	Date
P1	Pre-app	JH /	14/06

Key
Existing
Proposed

Key plan



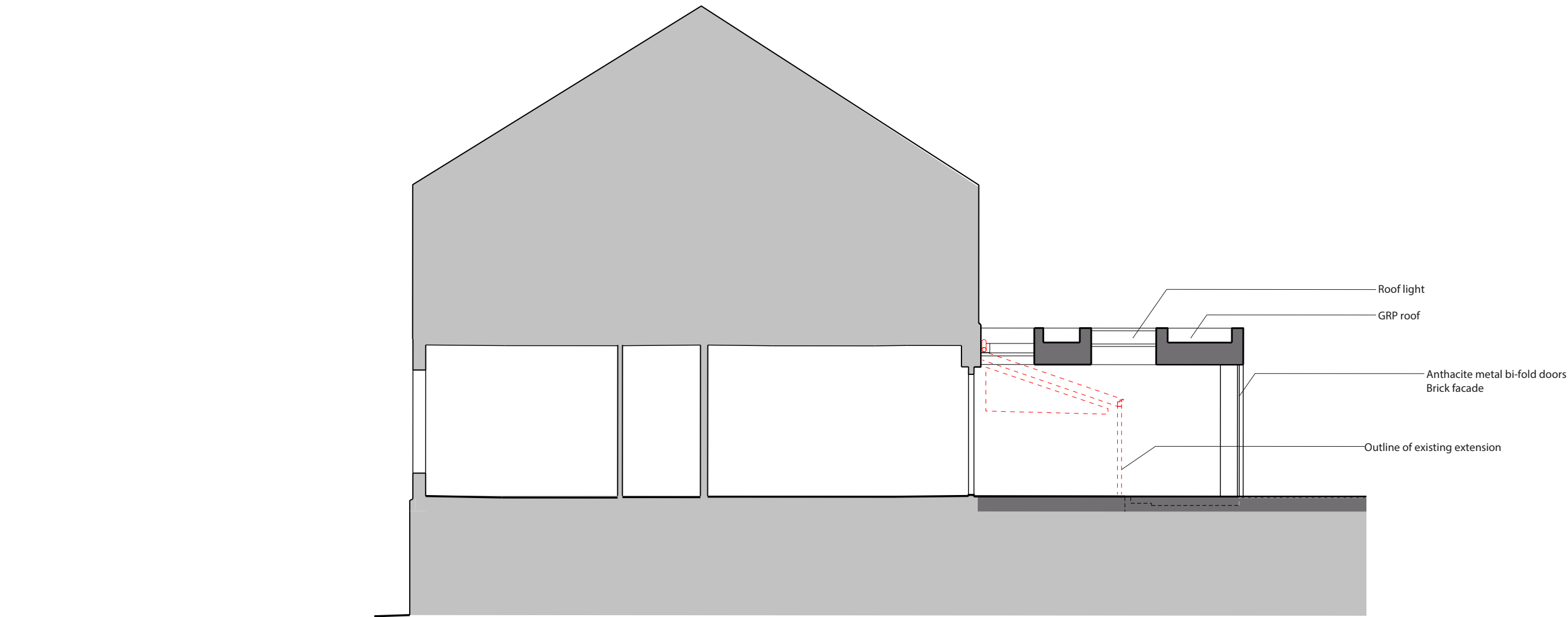
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Drawing name	Drawing number
Proposed roof Plan	043_P_20_01
Date of current Issue	14/06/2023
Issue	P1

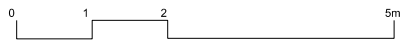
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Revision	Description	Drawn / Check	Date
P1	Pre-app	JH /	14/06/2023

Key	
	Existing
	Proposed

Key plan



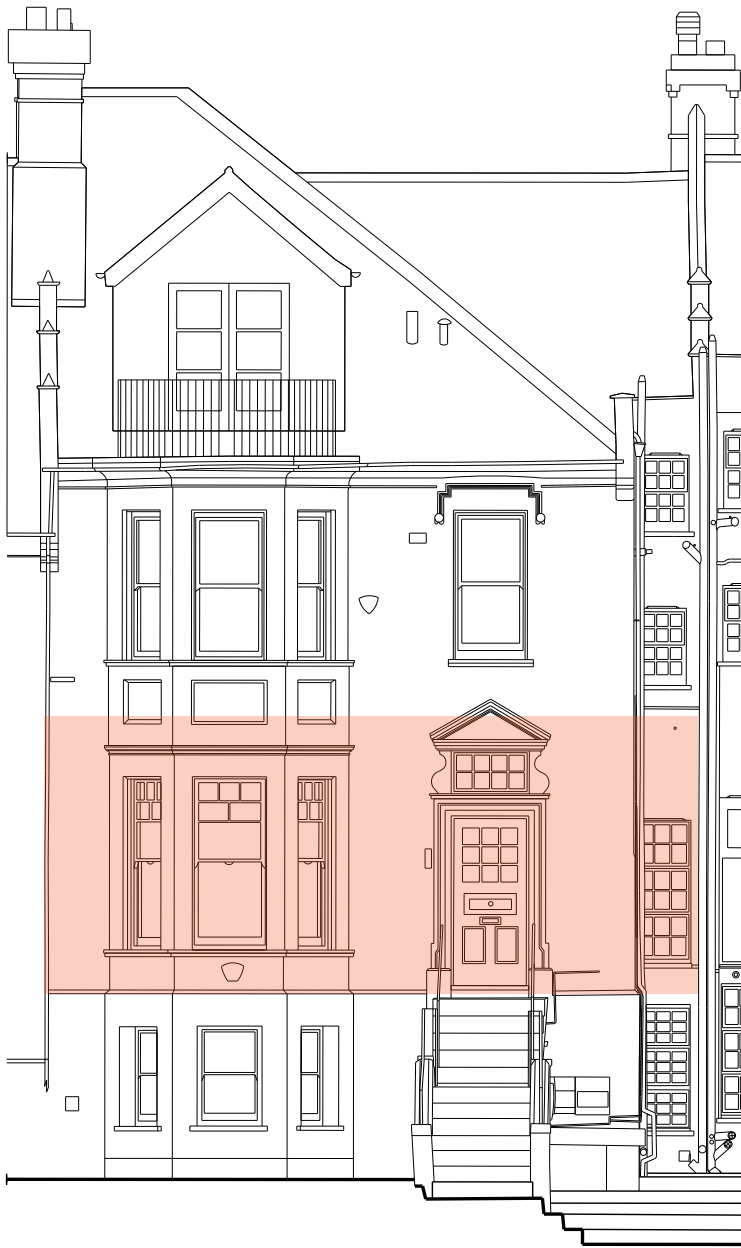
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Drawing name		Drawing number	
Proposed Section AA		043_P_30_00	
Date of current issue		14/06/2023	Issue P1

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		CAD Reference	P:\Projects\323\CAD\sheets



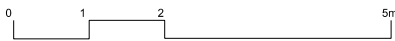
7a-d Wolsley Rd
(site)

Revision	Description	Drawn / Check	Date
P1	pre-app	JH /	14/06/23

Key

7b Wolsley road demise

Key plan



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JHA

JHA
66 Macoma Rd
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SE18 2QP

Drawing name	Drawing number
Proposed Front Elevation	043_P_40_00

Date of current issue	10/08/22	Issue	P1
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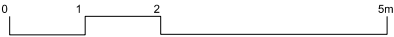
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Client	Private	Drawn/Checked	JH
Project number	043	Approved	
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	Proposed
	7b Wolsley road demise

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Drawing name		Drawing number	
Proposed Rear Elevation		043_P_40_01	
Date of current issue		14/06/2023	Issue P1

Project name	7b Wolsley Road	Scale/format	1:50 @ A1 / 1:100 @ A3
Client	Private	Drawn/Checked	JH
Project number	043	Approved	
		CAD Reference	P:\Projects\323\CAD\sheets

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