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37 Mount Pleasant Villas, N4 4HA,

Design & Access Statement_rev A

Preface

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

Site:

183_0000 - Location Plan
183_1000 - Site Plan

Existing Drawings:

183_0001 – Existing Ground Floor and First Floor Plans
183_0100 – Existing Sections
183_0200 – Existing Elevations

Proposed Drawings:

183_1001 – Proposed Ground Floor and First Floor Plans
183_1100 – Proposed Sections
183_1200 – Proposed Elevations

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Location Plan



Street front elevation



Rear elevation



Rear Garden

Introduction

Trevor Brown Architect has been instructed by the client to prepare a Planning Application for the proposed alterations to their three storey property at 37 Mount Pleasant Villas, N4 4HA.

The brief for the proposed works covered by the householder planning application includes the construction of a single storey rear extension at ground floor level and a rear roof dormer extension and front & rear roof lights.

The intention behind the proposed additions is to create more generous and balanced living spaces that allows more natural light to be admitted into the property and greater connection at ground to the rear garden.

The proposal has been designed in accordance with the policies in the following documents: - National Planning Policy Framework - Greater London Authority planning policy – Haringey Council's planning policies - Building Regulations (Approved Documents).

2.0 Site location & context

The application site contains a three storey dwellinghouse including basement, located on Mount Pleasant Villas, Haringey.

The property is a single dwelling house. The existing building is not listed and is part of the Stroud Green conservation area.

3.0 Existing Building

The front elevation is made of yellow London Stock bricks with red bricks arched details to windows, white painted stucco moldings around windows and front door, front entrance door is painted light green. The front glazed windows are timber framed painted white and the front entrance timber door is painted green. The rear and side elevations are constructed from yellow London Stock bricks with red bricks arched details to windows. The rear glazed windows and doors are timber framed painted white. The existing main roof is made of slate tiles.

4.0 Use

37 Mount Pleasant Villas existing and proposed uses are of a single residential dwelling (Use Class C3). The proposal improves the existing habitable space and provides an easier connection to the rear garden. The proposed application includes:

- Construction of a single storey rear extension at ground floor level.
- Roof level rear dormer extension and front & rear roof lights.
- New bifold doors, door and openable window to the proposed rear extension.
- Refurbishment to the rear of the existing dwelling and extension to allow for the new proposal.
- Refurbishment to the roof of the existing dwelling to allow for the new roof dormer and front & rear roof lights.

5.0 Design Process and Layout

- The proposal is to refurbish the existing house and to enhance and improve the habitable space.
- The proposed extension will have a single storey.
- The proposed addition will align with the original rear extension.
- A flat roof is proposed over the new rear extension.
- The proposed extension is subordinate to the mass of the main building.
- New wall constructions for the rear extension & roof dormer will achieve the required thermal performances.

- The proposed extension bifold doors and windows are to have double glazed black steel frames.
- Removal of internal chimney breasts providing increased internal floor space.
- Roof level rear dormer extension and front & rear roof lights are to be double glazed.

6.0 Planning History:

HGY/2021/1936

Replacement of existing single glazed windows for new double glazed windows to match existing at first and second floor front elevation.

Approve with conditions

7.0 Appearance and Scale

The proposed rear extension was conceived as a discrete volume located to the rear of the property. A proposed timber slat elevation will be applied to the main volume of the proposed rear extension and at parapet level capped with a new coping stone. The timber slat elevations proposed will complement to the natural tree lined surrounding in Stroud Green Conservation area. Proposed bifold doors will open up the extension and provide clear views towards the rear of the garden.

The proposed rear dormer at roof level was conceived as a discrete volume located to the rear of the property and is similar to existing examples in the adjacent vicinity.

8.0 Landscape

The extension will be constructed on existing hard surfaces. No trees will be affected by the proposed development. No changes are proposed to the front garden.

9.0 Vehicular and transport links

The existing transport arrangements are not affected by the proposed works.

10.0 Private Access

The existing access into the property from the main street is unchanged.

11.0 Assessment of proposal

The scale and massing of the proposed addition reflects the pattern of development in the area, are subservient to the form of the existing building and respect the amenity currently enjoyed by neighboring properties.

The proposed internal changes and extensions increase the floor space and as such provides an improved and efficient internal layout. As a result, the proposed alterations will increase the quality of life for the occupants and their overall sense of well-being.

12.0 Heritage Statement

The site is within the Stroud Green Conservation Area. The proposed design is sympathetic to the character of the existing building as well as being similar to other existing neighbouring extensions. The scale of the extension ensures that it is subordinate to the original house and the proposed layouts closely relates to the existing proportions.

13.0 Sustainable Design & Construction

The design focuses on achieving high levels of sustainability.

13.1 Insulation

New insulation will be used where possible to the existing and proposed roofs, walls and floors. The installation of double glazed units to both the new rear ground extension and roof will enable the property to be insulated to a much higher standard. New insulation will achieve the required thermal requirements and greatly improve the thermal performance of the property.

13.2 Daylighting & Solar Gain;

The proposal of roof lights and glazed areas to the new rear extension and roof dormer will allow for greater amount of sunlight and daylight to reach the deeper areas of the property. As a result this will allow for a lower use of heating in these areas. For the neighboring properties, the proposed extension has been designed to minimise overshadowing.

13.3 Building Materials;

New materials proposed are to be locally sourced and existing materials used where possible for the construction. Materials used are non-hazardous and traditional. In addition, simplicity of construction and limiting the amount of internal change has been proposed to reduce overall cost.

New timber used will be legally sourced and certified as sustainable by TRADA.

13.4 Ventilation

New doors, windows and roof lights will have trickle vents providing natural ventilation exceeding the minimum standards set out in the Building Regulations.

13.5 Heating

New high efficiency boilers with direct water heating will be installed.

13.6 Drainage

New drainage has been proposed to reduce the amount of alteration where possible and connect to the existing drains layout.

14.0 Trevor Brown Architect Ltd

We specialise in the design of residential architecture including managing the construction process where we ensure our high-quality designs are fully executed to produce high quality affordable homes.

As a team of architects and interior designers we take a holistic approach to each commission. We understand that a successful project is the seamless composition of the external building design and the spaces within. Our work is informed by the existing building, client's taste and desire, with the coordination of everyday objects and beautiful things.

The practice places a strong emphasis on a collaborative approach to create spaces and interiors that are tailored to each client, enjoyable to use and sophisticated additions to the original building.