



27 Bedford Road

Design and Access Statement

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1. Design team

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Structural engineer:  
bauer consult

Mechanical Engineer:  
juddconsulting

Party Wall Surveyor:  
Laurence Smith

## 2. Introduction

This document has been prepared in support of a planning application with the London Borough of Haringey in relation to the extension and refurbishment of No.27 Bedford Road, located within Clyde Circus Conservation Area.

The building is a semi-detached property, which is and will be used as a single family dwelling. The proposals presented seek permission for the following works:

- Demolition of the rear conservatory extension and lean-to.
- 2nd floor enlargement of the side wing towards the rear garden.
- Construction of single storey rear side extensions.
- New roof skylight to the principal building.

The proposed alterations have been carefully considered with an understanding of the surrounding context and will preserve the setting of the principal facade in keeping with the other buildings on Bedford Road and the historic and architectural character of the Clyde Circus Conservation Area. The proposals carefully balance a conservation-led approach with the opportunity to improve the residential accommodation with a contemporary extension to the rear. The proposed changes will improve several shortcomings of the current house, address the desperate general need for repair and prevent further deterioration of the existing structural fabric of the property. The scheme improves the current layout by providing bedrooms, sanitary facilities and a kitchen fit for purpose and in compliance with current regulations. The improvements will enable relatives to visit and stay, and create a dedicated home office space to reflect modern work patterns. The rear extension allows to create a central space for the home and a focal point for the family to congregate. This would be a non-formal open plan kitchen and dining area, well connected to the rear garden.

The proposals seek to increase the usable space and improve the quality of the accommodation, and to secure its long-term use as a family home. The proposal would safeguard the building from further deterioration, maintain the streetscape and create a private home for a new custodian looking after the asset.

This statement should be read in conjunction with the application drawings attached.

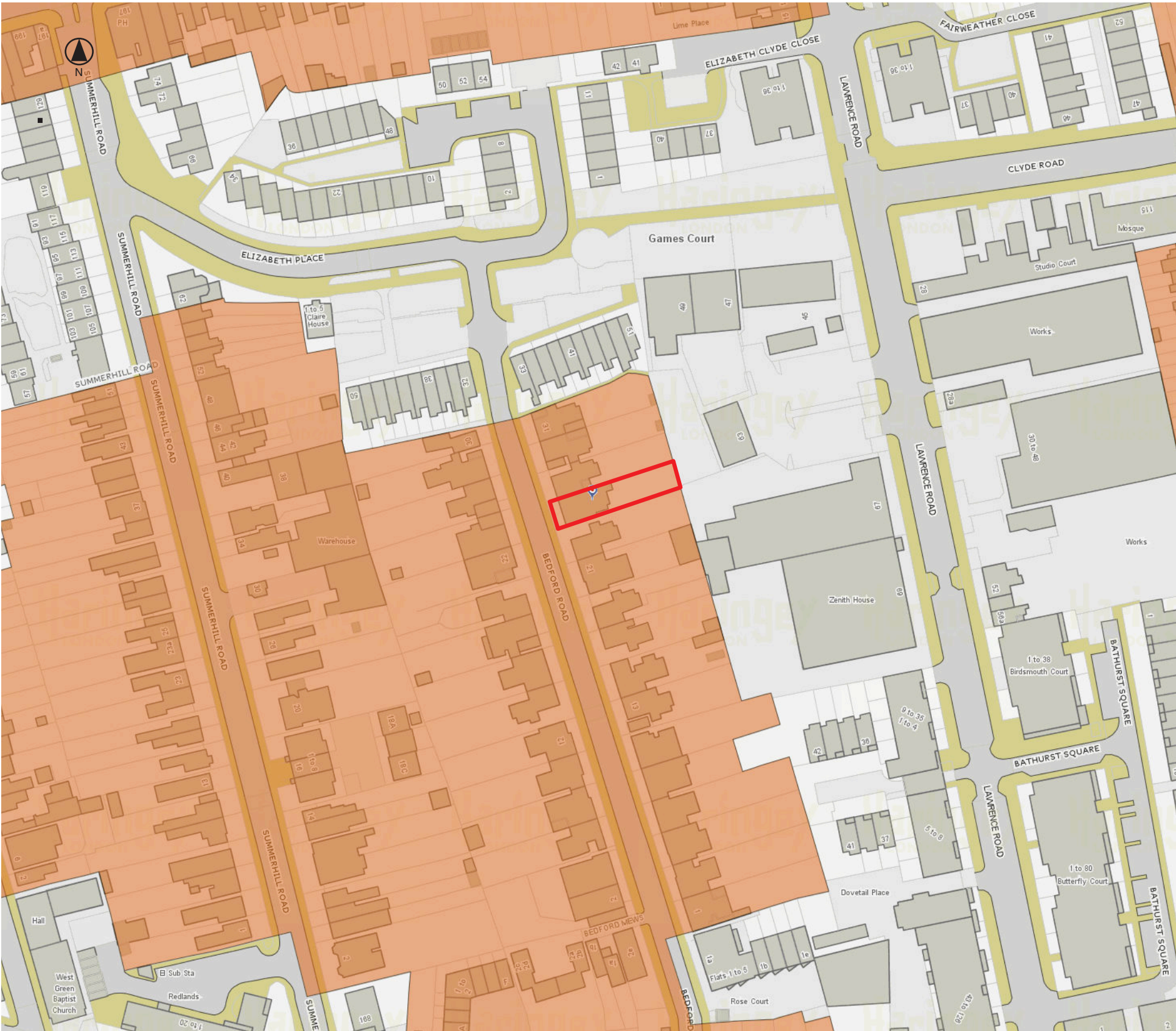


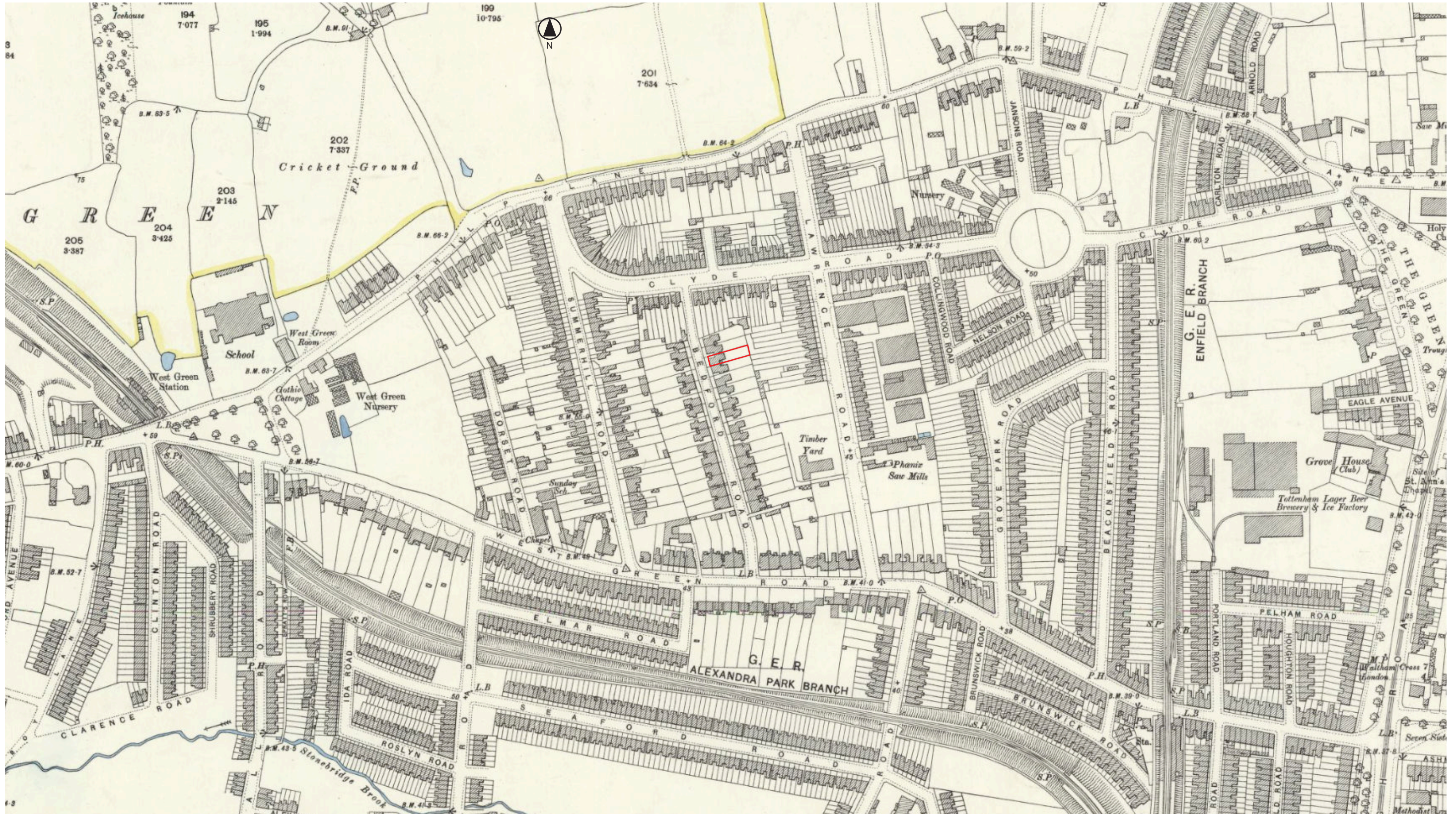
3. Site Location

Clyde Circus Conservation Area

27 Bedford Road is located within the above Conservation Area. The conservation area does not have an article 4 directive applied. 27 Bedford Road is a mid to late-Victorian semi-detached house, dating from around 1890. Historical Maps from 1890 show Bedford Road as a residential area, with a Timber Yard and Phoenix Saw Mills located on nearby Lawrence Road. During the 1950s more factory buildings were built next to Lawrence Road, including Standard Works, Cronite Foundry and Electric Lamp factory. A large part of the residential area between Bedford and Lawrence Road was demolished and redeveloped by 1980.

Whilst the surrounding area have undergone some changes with infills and modern additions, the Conservation Area Character Appraisal describes the streetscape of Bedford Road as a mix of mid Victorian villas, dominated by the symmetry of the buildings creating a uniform rhythm. The main chimney stacks to the front of the properties sitting on the party wall are mentioned as an important feature which adds rhythm to the streetscape. Bay windows to the front, recessed entrances, sash windows and yellow London stock brick are further details which are noted as defining features. The Appraisal further mentions that several properties have received alterations and side extensions but concludes that “the majority of the properties make a positive contribution to the character and appearance of Bedford Road and as a group provide the street with a consistent sense of scale, rhythm and proportion.” Whilst it is evident from the appraisal that the streetscape ie. the front of the properties make a positive contribution to the special character of the area, the report says very little about the rear of the properties.





## 5. Context & Precedents

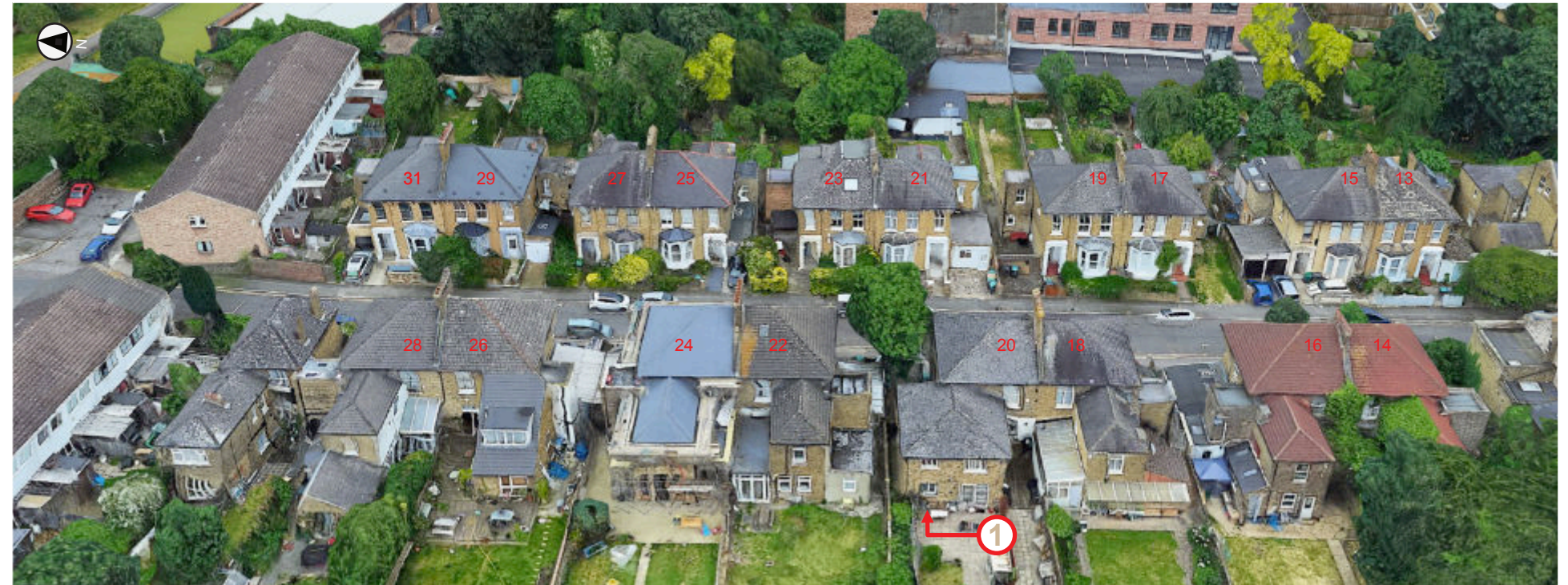
The images across show the north side of Bedford Road. We have highlighted underneath the Images, that house type which we feel is relevant to look for precedence.

The images demonstrate that most of the houses in the street have seen substantial alterations over the years. Some have side extension and some dormers but almost all of them have altered the appearance of the rear substantially by adding extensions or even completely rebuilding the rear outriggers.

Number 20,26,28 are probably they most substantial alterations, but quite a few have received small but low quality extensions and add-ons. This results in a very heterogeneous and disparate appearance of each pair of semi-detached properties. This stands in stark contrast to the symmetry that the front of the houses enjoy and which is part of the special character of the conservation area.

For completed two storey rear side extensions (indicated by "1"), No. 20 and 23 and the recent conversion of No. 25 are references to consider.

In addition to the already built examples there are some relevant recent successful planning applications. One example is No.14-16 (HGY/2020/1106). They successfully applied for a full width ground floor extension where the rear facade of the ground floor extension is in line with the rear facade of the two storey outrigger, but separated from the 2<sup>nd</sup> floor by a continuous thick parapet line and therefore making the ground floor reading as one continuous volume across both houses. An architectural solution which has been applied in a similar way in the most recent planning application for No.25 (HGY/2022/0521), where the ground floor extension reads as one volume sitting under the 2<sup>nd</sup> floor outrigger.



Relevant Building Typology for Precedence



Relevant Building Typology for Precedence

### 6. Existing building

The houses on Bedford Road, despite looking very similar from the public road, have one distinguishing feature, which is the reduction in width of the plots the further north you go on Bedford Road. This results in the semi-detached buildings to the southern end having gaps between them, whereby at the northern end those gaps are closed and therefore block any view to the rear of the property from the public highway.

The building No. 27, a Victorian semi-detached represents itself in a general need for repair. Years of neglect have taken their toll which will require a holistic review of the entire house. On several site visits obvious and visible areas of concern were identified. This investigation will have to be continued by opening up floors and ceilings to eliminate any further risks. Some areas show signs of structural movement particularly to the front of the house and at the rear facade of the rear outrigger. A first visual inspection from the structural engineer has concluded that some local repairs are required but not unusual for properties of this age.

The roof had a leak, and consequent water ingress has damaged the interior finishes and possibly the timber structure in the roof and floors below. Local repair / replacement of joists may be required. Otherwise the roof structure seems to be in relative good shape. The scope of works for the house will require a general thermal upgrade including new windows and doors, insulation under the roof and floors together with a complete upgrade of the electric and heating and plumbing services.

The ceilings seem to be lath and plaster but in a general poor condition. This need of repair as well as compliance with acoustic and fire regulations suggest a complete replacement of the ceilings. Most of the walls have wall paper linings which will need to be stripped. Once this is completed together with the new electric works, most if not all of the walls will have to be re-plastered with a lime based product in order to allow the walls to breathe.



## 6. Existing building

Front of Property



Rear of Property



## 7. Existing Building Plans

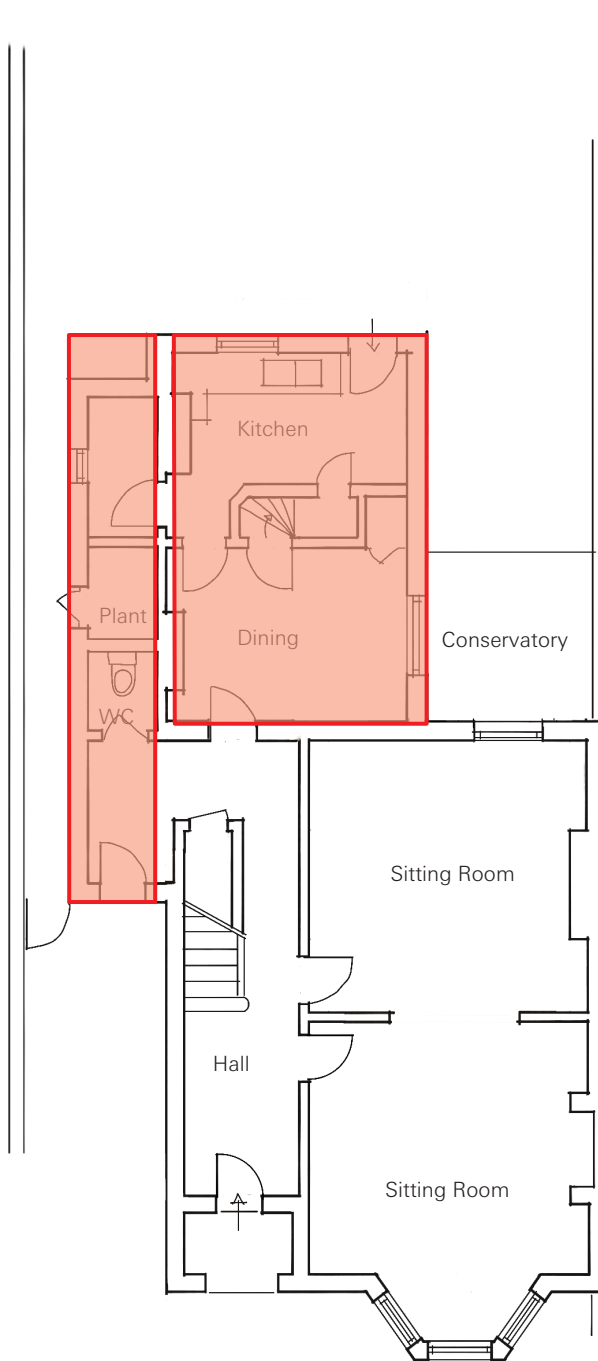
The existing building has not undergone any larger alterations as many other buildings on the road and comprises the original lean-to storage and plant rooms to the side of the rear outrigger.

Lots of the walls to the rear and side elevations show signs of damp and are in general bad condition due to years of neglect. There are signs of a previously existing conservatory to the right side but it seems to have been removed prior to our client obtaining the property.

As mentioned above, the overall massing is similar to the other houses on the street of the same typology. There is one notable difference however: the outrigger to the left (typically containing the bathrooms) is actually attached to the mirrored part of the building at No. 29. This obstructs any views through to the rear of the properties.

The proposals seek to demolish the areas highlighted in red on the plans adjacent.

- (1) In order to create a kitchen diner with level access to the garden the plans are to lower the kitchen and dining area by approx. 400mm from the existing internal ground floor levels.
- (2) To allow space for the open plan kitchen diner, the existing lean-to comprising the larder and plant room would need to be removed
- (3) The improvements to the internal layout on the ground and first floor require the redundant chimneys breasts to be removed.

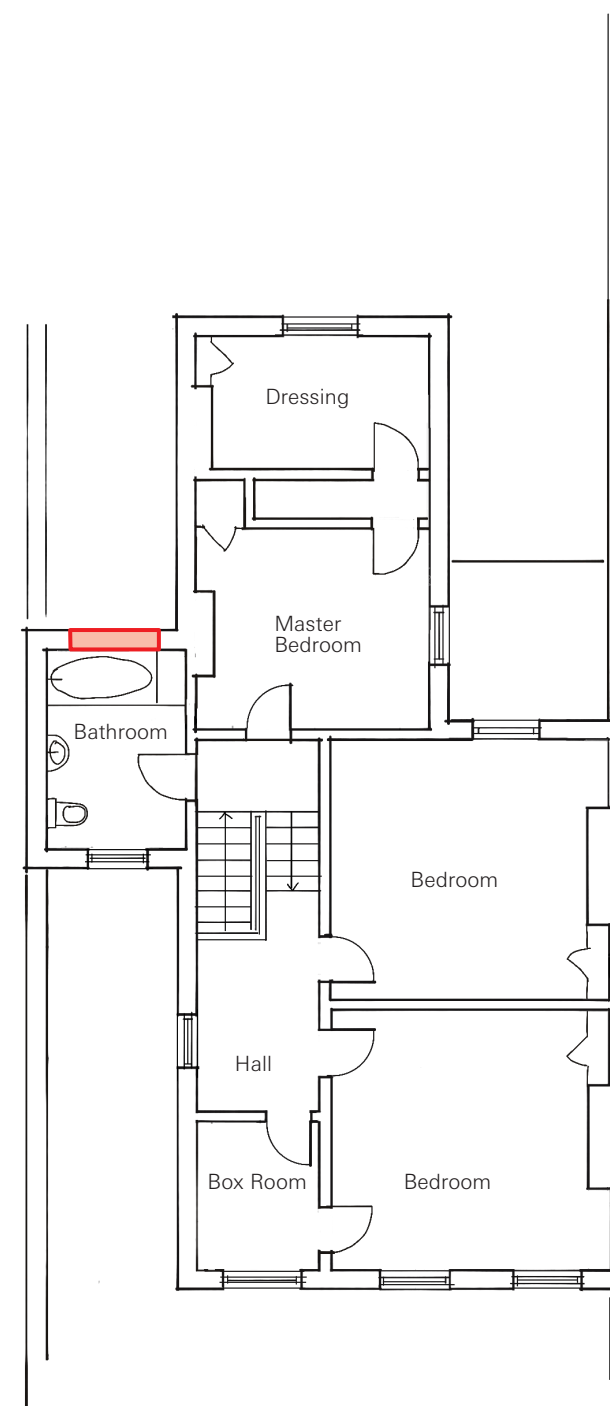


Ground Floor

Gross Internal Area 83.9 sqm \*



Areas demolished



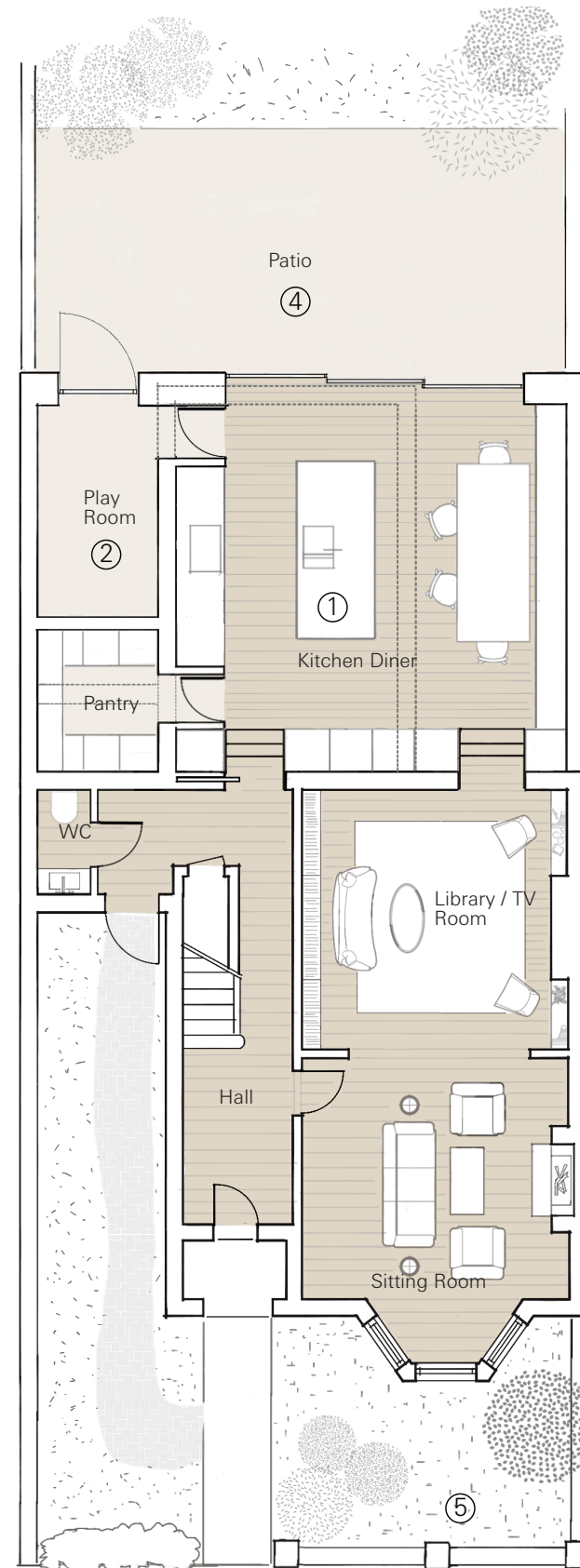
First Floor

Gross Internal Area 83.2 sqm \*

\* Drawings not to scale

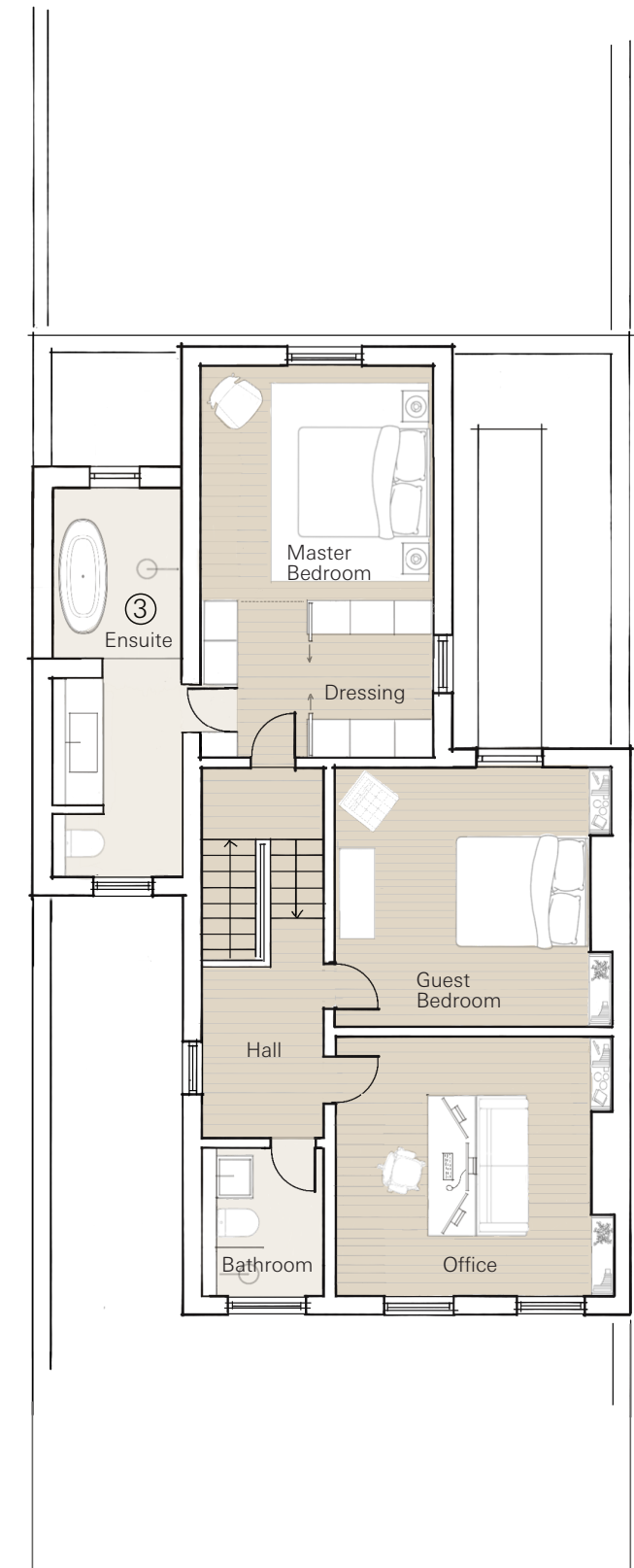
## 8. Proposed Plans

- (1) New kitchen diner with level access to the garden, approx. 400mm lower than existing finished floor levels.
- (2) New side extension with playroom and pantry
- (3) Extended side wing on 1<sup>st</sup> floor with new ensuite bathroom
- (4) New patio to the rear
- (5) New wall to front garden mirroring No. 25



Ground Floor

Gross Internal Area 122 sqm \*



First Floor

Gross Internal Area 83.2 sqm \*

### 9. Massing and volumes of proposed additions

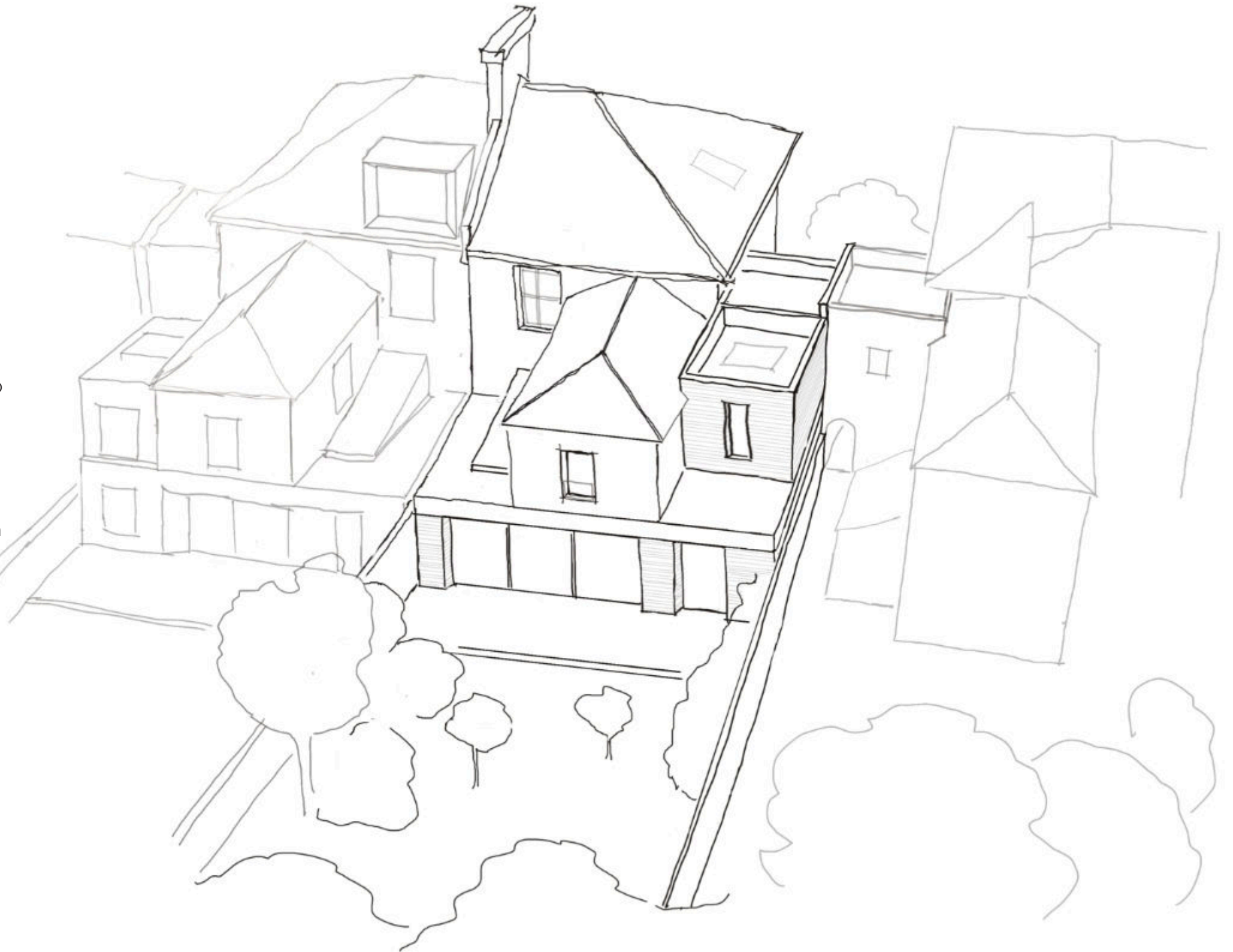
The proposals seek to adhere to the principles of the Conservation Area by preserving or enhancing the historic character of the conservation area. The front of the house very much respects the existing street pattern by restoring the damaged building fabric and thus preserving the special character.

The 2<sup>nd</sup> floor rear extension of the side wing in its massing is matching the height of the existing side wing but its extent to the rear is far less than what has been approved at No. 25. Therefore the 2<sup>nd</sup> floor extension can be regarded as being more subordinate to the existing rear outrigger than the recently approved scheme at No. 25.

As described in Chapter 5 of this document the context to the rear of the properties at Bedford Road is very heterogeneous and inconsistent. As we have highlighted, the rear extension of this particular plot is not visible from the public highway. The extension would therefore cause no harm to the overall perception of the conservation area and we believe that a site specific response to the immediate neighbour is the appropriate and most sensitive solution.

Furthermore the Conservation Area Character Appraisal, states that buildings of “high quality modern or distinctive design” can also be judged as making a positive contribution to the character of the area.

We firmly believe that a rear extension with a high quality design matching the massing of No. 25 and thus preserving the symmetry between those two buildings is a more positive contribution to the conservation area than a more fragmented and misaligned scheme as it was discussed in the Pre-Planning advice.



## 10. Material and Quality of detail

The proposal seeks to use a high quality brick, in shape and size similar to the existing London stock brick. For the colour we propose to use a multi-coloured light brick, beige in tone with a matching grout colour.

The proposed new windows are aluminium windows with a champagne or light grey colour. The existing Sash windows will have to be replaced in most places due to the bad condition and years of neglect. The intention is to replace them where necessary with like for like new wooden Sash windows in keeping with the current appearance.

In general, the proposed materials and details shall be of high quality with a characteristic which complements the existing building with a contemporary addition.



Please note that the colours and materials shown in the image above are only indicative. Final colours may vary depending on products chosen at time of tender.



11. Appendix

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The above proposals shall be seen together with the drawings in this appendix:

- A3\_A001 Location Plan
- A3\_A002 Site Plan
- A3\_A011 Ground Floor Plan - Existing
- A3\_A012 First Floor Plan - Existing
- A3\_A013 Roof Plan - Existing
- A3\_A021 Front Elevation - Existing
- A3\_A022 Side Elevation - Existing
- A3\_A023 Rear Elevation - Existing
- A3\_A031 Section A-A - Existing
- A3\_A032 Section B-B - Existing
- A3\_A033 Section C-C - Existing
- A3\_A034 Section D-D - Existing
- A3\_A035 Section E-E - Existing
- A3\_A101 Ground Floor Plan - Proposed
- A3\_A102 First Floor Plan - Proposed
- A3\_A103 Roof Plan- Proposed
- A3\_A201 Front Elevation - Proposed
- A3\_A202 Side Elevation - Proposed
- A3\_A203 Rear Elevation - Proposed
- A3\_A301 Section A-A - Proposed
- A3\_A302 Section B-B - Proposed
- A3\_A303 Section C-C - Proposed
- A3\_A304 Section D-D - Proposed
- A3\_A305 Section E-E - Proposed

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