



27 Bedford Road

Design and Access Statement

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1. Design team

Architect:
jan hobel architects

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 construction of a side extension at 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:

- Construction of a single storey side extension

The proposed alterations have been carefully considered with an understanding of the surrounding context and will complement the setting of the principle facade in keeping with the other buildings on this road.

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

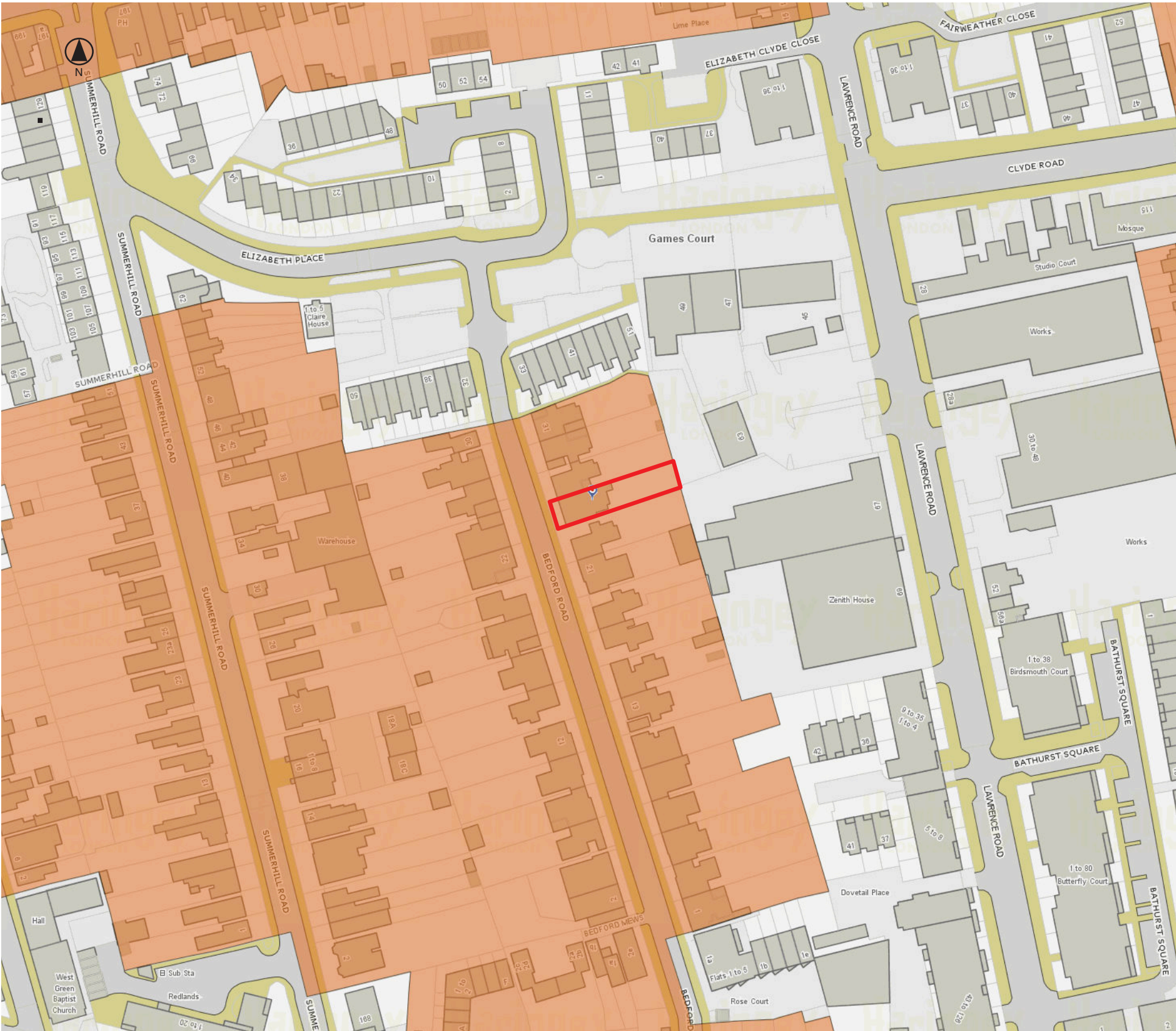


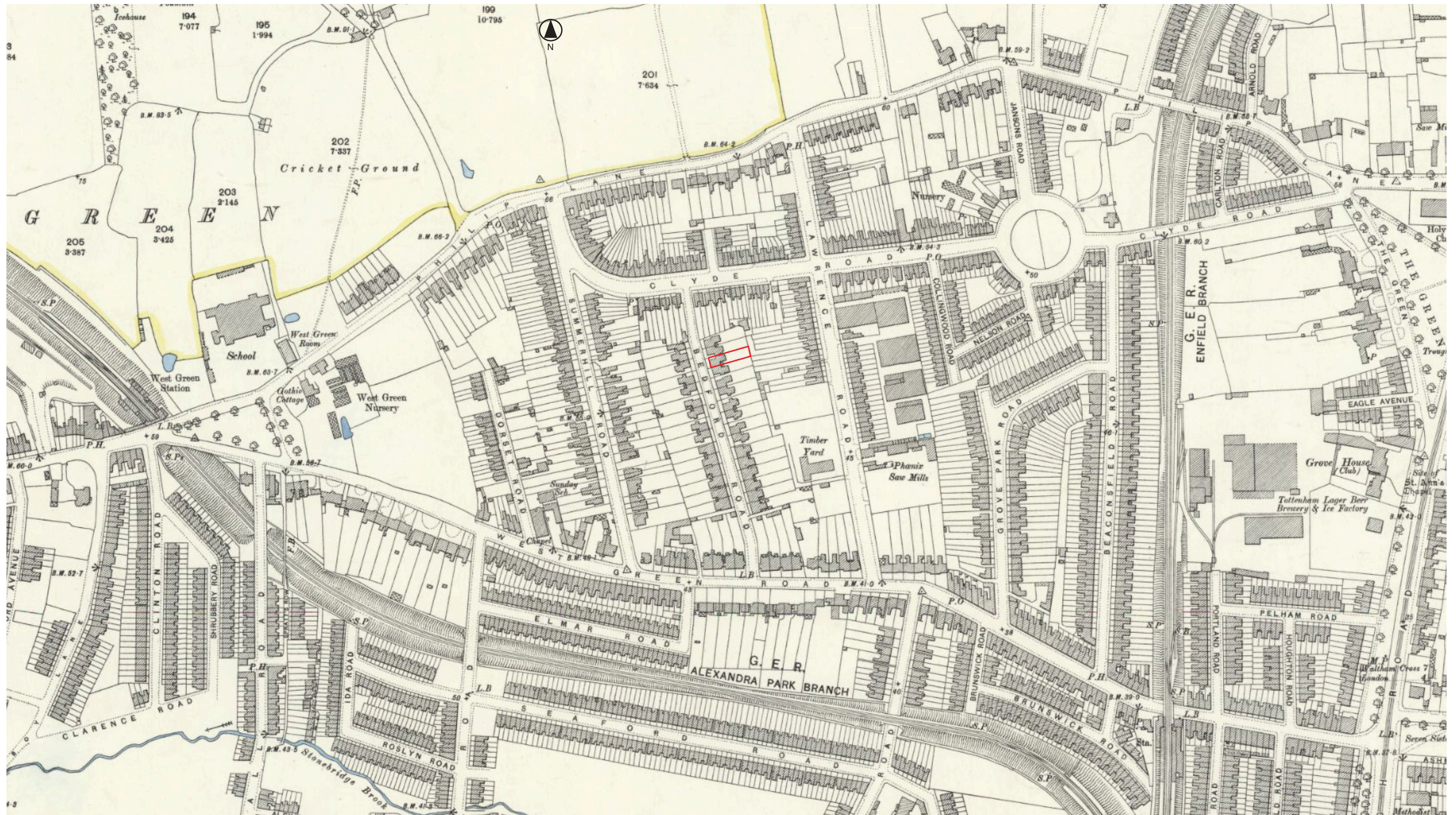
3. Site Location

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 build next to Lawrence Road, including Standard Works, Cronite Foundry and Electric Lamp factory. A large part of the residential area in 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 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.”





5. Context & Precedents

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

From the images across it is evident that most of the houses in the street have built a side extension to the front of the house over the years.

On the next page we have made a study of the existing streetscape. As described in the Conservation Area Character Appraisal, despite all the additions and extensions, the street retains a consistent "sense of scale, rhythm and proportion." It can be argued that these side extensions, most of them used as garages, have now become part of the defining rhythm of the streetscape.

No. 23 serves as a recent precedence for a side extension where a temporary structure has been replaced by a permanent structure HGY/2018/2365

A further precedence is the planning application for No. 14/16 (HGY/2020/1106 and HGY/2019/2301/and HGY2016/0646) where Planning consent was given for symmetrical side extensions on both properties whereby only No.16 had an existing structure on the plot.



Relevant Building Typology for Precedence



Relevant Building Typology for Precedence

5. Context & Precedents

No.11



No.12-14



No.13



No.15



No.16-18



No.21



No.20-22



No.24-26



No.23



No.25



No.28



No.29



No.31

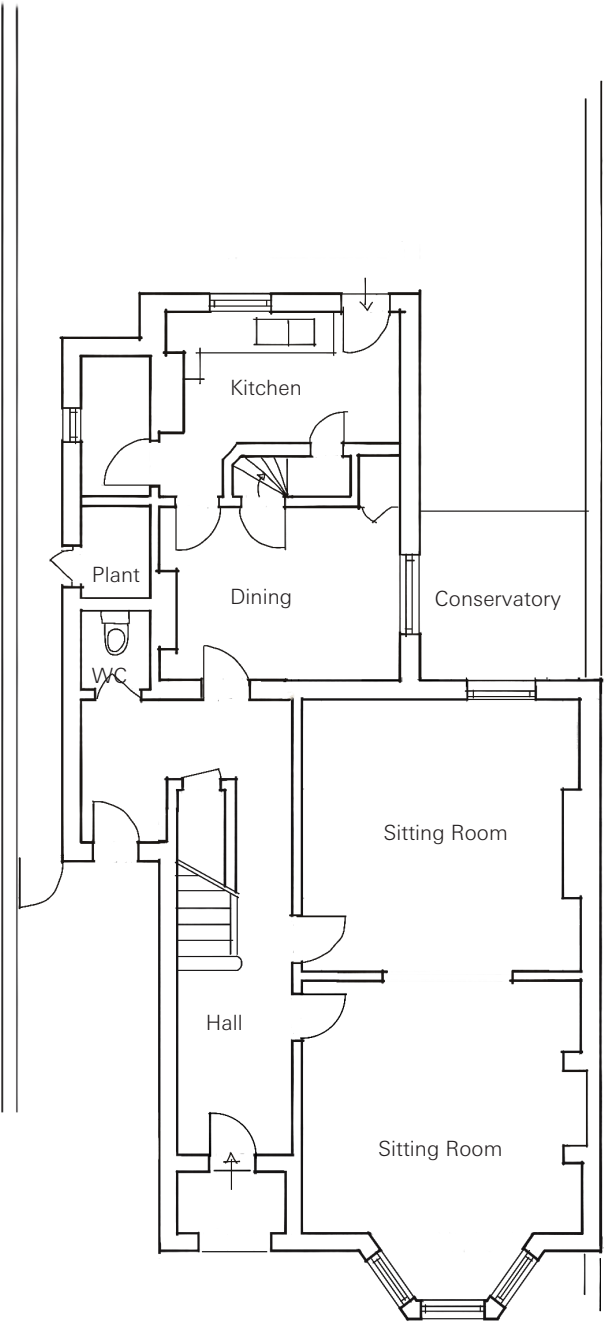


6. Existing Building

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.

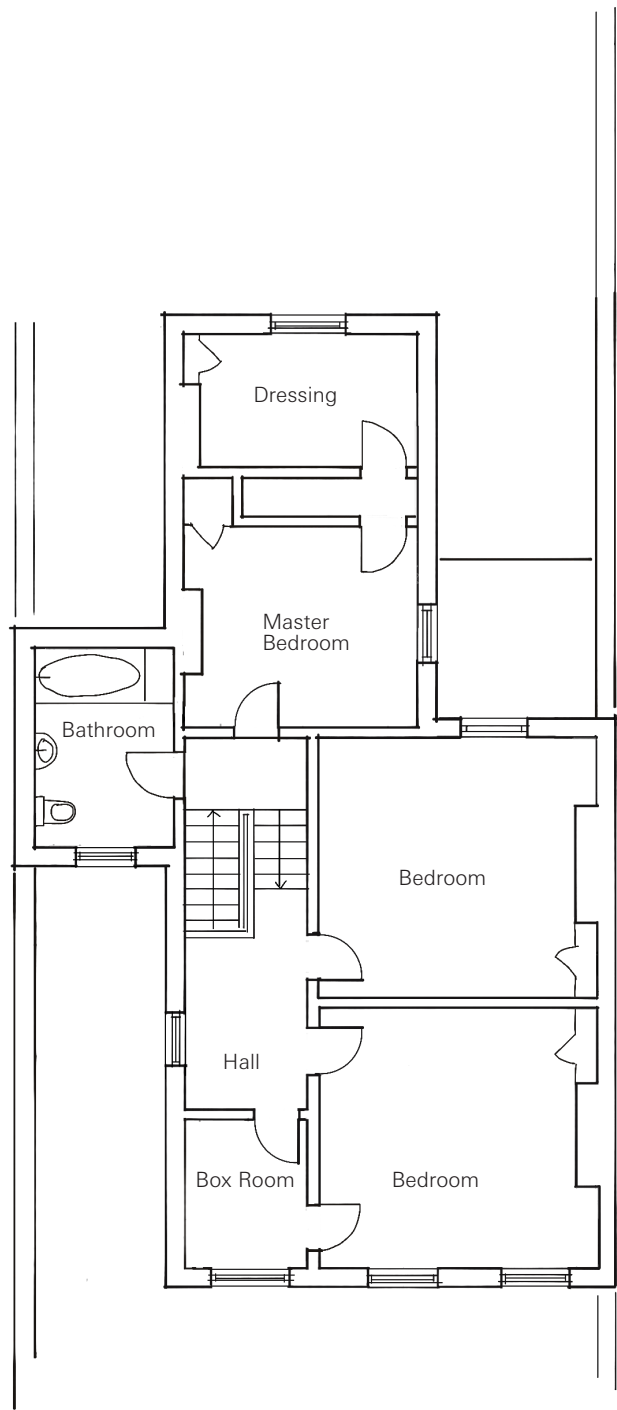
Lots of the walls to the rear and side elevations show signs of damp and are in general bad condition due to years of neglect. There are signs of a previously existing conservatory to the right side but it seems to have been removed prior to our client obtaining the property.

The overall massing is similar to the other houses on the street of the same typology. There are however two main differences: first, the outrigger to the left (typically containing the bathrooms) is actually attached to the mirrored part of the building at No.29; and second, the house has not had a side extension at its front, unlike most other houses on Bedford Road.



Ground Floor

Gross Internal Area 83.9 sqm *



First Floor

Gross Internal Area 83.2 sqm *

* Drawings not to scale

7. Proposed Plans

(1) New Bike Shelter / Workshop

As evident from the photos in the previous chapters, the context to the front of the properties at Bedford Road is very heterogeneous and inconsistent. Lots of different side extensions have been built. Most of them have been built in line with the principal front facade and therefore could be seen as weakening the historic shape and volume of the house.

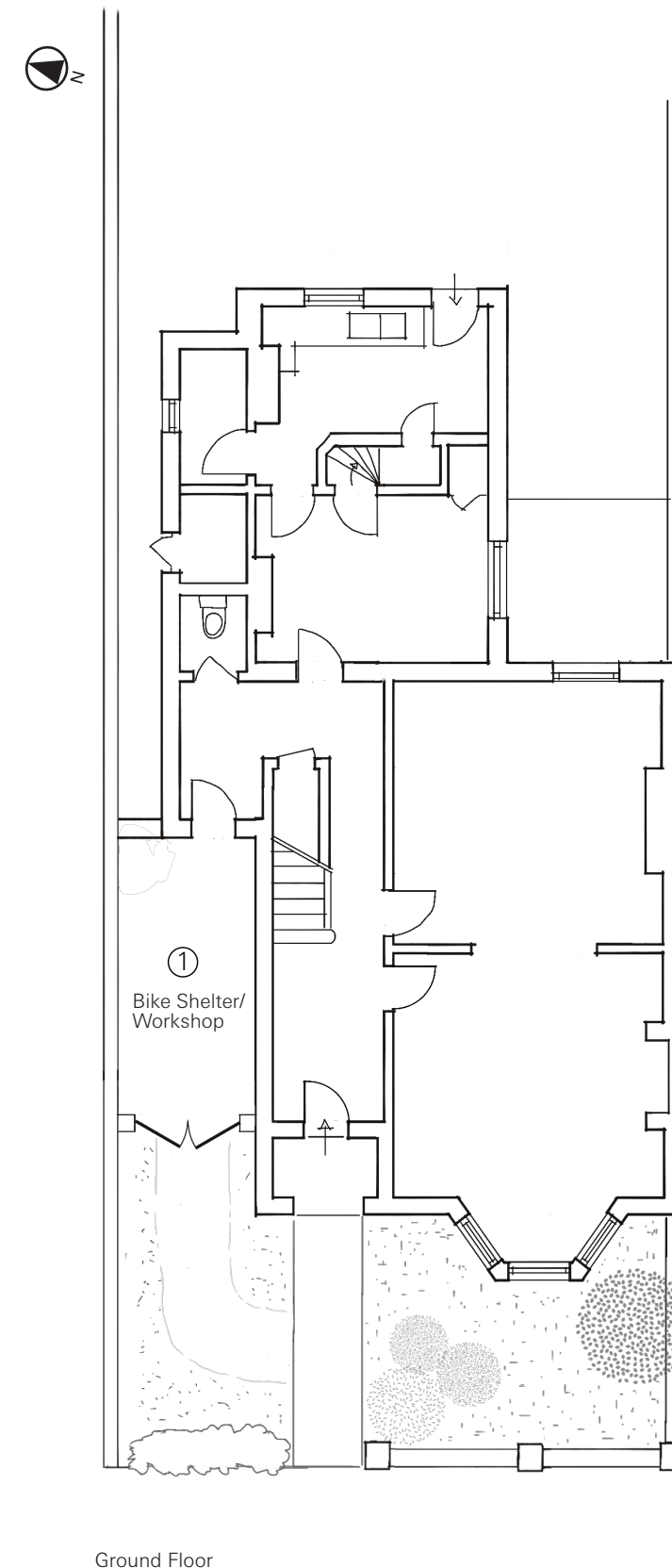
In the most recent application for the enlargement of next door neighbours' garage at No. 25, a reference was made to a typology by the council which they would accept as a precedence for a side extension. This precedence was the Garage of No. 31 which they described as subordinate to the main house. With the garage set back from the principal façade, such an extension would not harm the overall perception of the Conservation Area.

It was in fact accepted, given the evidential circumstance that nearly every house on the road has got a side extension and that this has now become part of the streetscape in Bedford Road.

We are proposing a side extension which in shape and form will match the extension of No. 25. However, unlike Nos. 25 and 29, we do not propose to drop the curb or use the front garden as off-street parking. We propose to landscape the front garden, retain the hedge and only create some form of integrated hardscape to allow access to the side extension. The proposed use for the side extension is mainly for bike storage, and as workshop area and plant room.

The approach of mirroring the side extension from No. 25 would enhance the symmetry of the two attached houses and could therefore be seen as a positive contribution to the overall experience of the conservation area.

We believe that this is a site specific response to the immediate neighbours and an appropriate and sensitive solution within the changed wider context of Bedford Road.



8. Material and Details

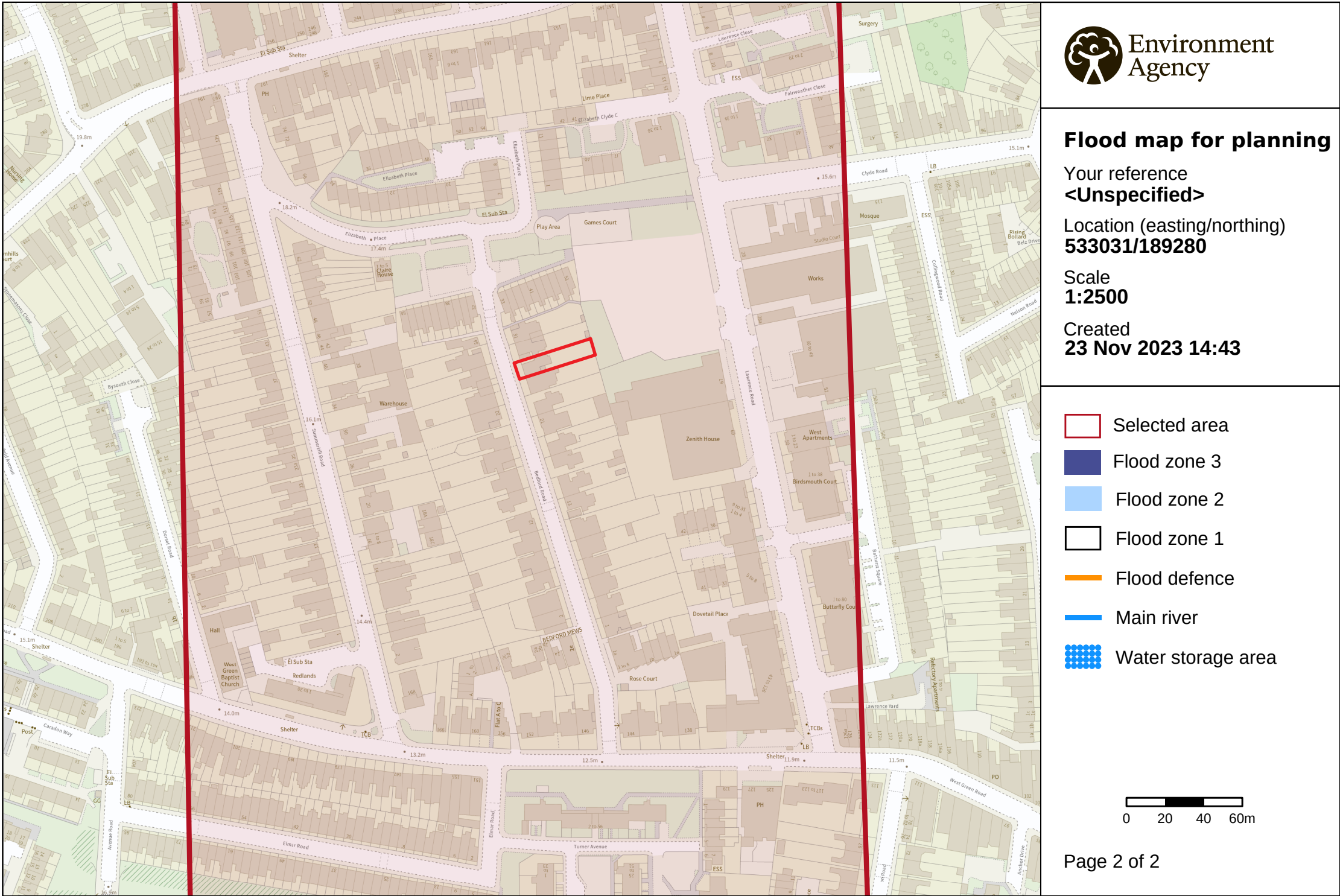
We are proposing to use Yellow London Stock brick to match the existing Brick of the main house.
The Door will match the door used at No.25



Garage at No. 25

9. Flood Map

The proposed development is in Flood Zone 1 with a low probability of flooding.



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10. Appendix

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_A031 Section A-A - Existing
- A3_A034 Section D-D - 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_A301 Section A-A - Proposed
- A3_A304 Section D-D - Proposed

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