

11 DRYLANDS ROAD CROUCH END, LONDON, UK

DESIGN & ACCESS STATEMENT

2023



REV. A

NOV 2023



**Brass
Architecture**

11 DRYLANDS ROAD, CROUCH END, LONDON

CONTENTS

1.O	EXECUTIVE SUMMARY	3
2.O	SITE LOCATION	4
3.O	EXISTING BUILDING	11
4.O	PROPOSED WORKS	13
5.O	POLICY MATTERS	27
6.O	STATUTORY MATTERS	27
7.O	CONCLUSIONS	28



11 DRYLANDS ROAD, CROUCH END, LONDON

1.0 EXECUTIVE SUMMARY

Brass Architecture are appointed to oversee architectural development options for a charming property located at 11 Drylands Road, Crouch End, London.

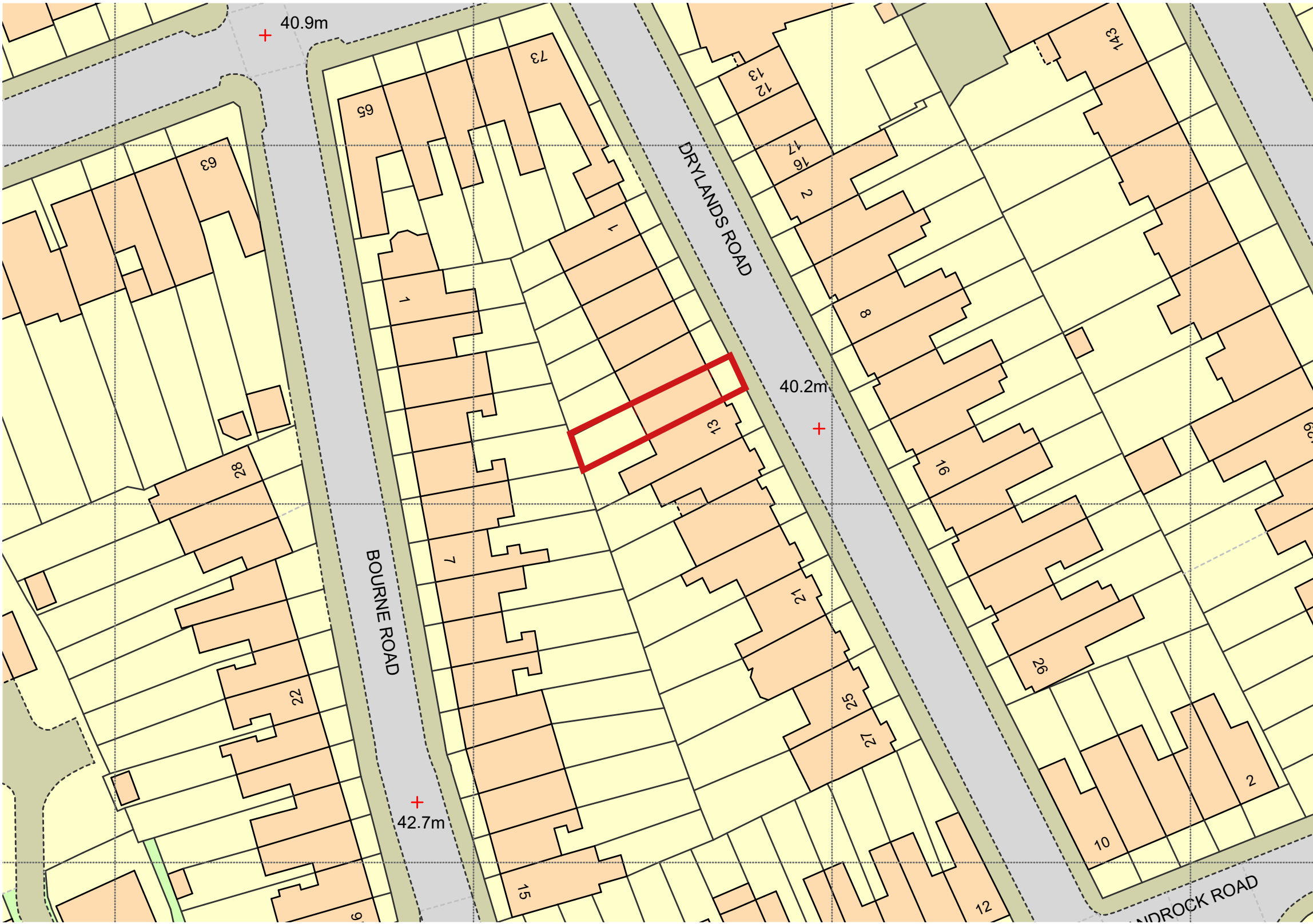
Our client wishes to develop the application sensitively adding additional footprint for valued internal return spaces.

The property is located on a residential back street within close proximity of the centre of Crouch End within the London Borough of Haringey.

Our proposals seek to remove an existing ground floor infill extension; replaced with new compliant rear ground floor extension; allowing for improved dining and kitchen experience and connectivity to the rear garden part of the application site.

Further works includes the addition of a rear upper dormer extension to the top floor to allow for increase in return bedrooms and allow occupants to work from home from dedicated office/ study spaces (bedroom 4 utilised as home office space). The final element of proposed works includes the insertion of terrace area at mid floor level of the property to mirror/ reflect the immediate neighbour of No.9 Drylands Road.

The works proposed are all consolidated to the rear of the site (non viewable from the public realm of Drylands Rd). Our works are lesser (intervention extent) than immediate neighbours of No. 13 Drylands Rd - that includes a vast ground floor extension and echoing the other neighbour of No.9 Drylands Rd; with regards to upper dormer extrusion and part terrace offering.



11 DRYLANDS ROAD, CROUCH END, LONDON

2.0 SITE LOCATION

This section will provide an overview of the existing site, including its location within the neighbourhood, its physical characteristics, and its relationship with neighbouring properties.

Ref: [Crouch End Character Appraisal](#)

Crouch End Conservation Area
(Conservation Area No. 5)

Crouch End is a vibrant neighbourhood in North London, known for its historic architecture and charming streetscapes. It is home to several conservation areas, which are designated to protect and preserve the architectural and historical character of the area. One of the notable conservation areas in Crouch End is the “Crouch End Conservation Area.”

The conservation area designation is a testament to the rich history of Crouch End. It acknowledges the architectural heritage of the area and aims to preserve its unique character.

Crouch End is known for its diverse range of architectural styles, including Victorian and Edwardian houses, Georgian buildings, and Arts and Crafts designs.

Drylands Road is located to the eastern most point of the Crouch End Conservation Area. Drylands Road hosts a mixture of Victorian, Edwardian and Post War properties. With the latter sitting outside the Conservation Area.

Drylands Road slowly rises to the south of Weston Park and terminates at Landrock Road which runs at right-angles to the slope

of Crouch Hill.

The properties within the street are more modest in scale and decoration than those in other parts of this sub area. The terraced houses on Drylands Road are typically constructed of brick with slate roofs, with window surrounds, eaves cornices, quoins and pilasters and contrasting string courses.

There are typically square projecting bay windows at ground floor level and entrances are surrounded by white-painted plaster pediments with dark red brick insets.

Whilst there is a consistency of overall character of development, there is a great variety in terms of gables, dormer windows, bay windows and decoration.

Along Drylands Road the houses are arranged as handed pairs with double and single windows at first floor level above the ground floor bays.

Outside of the Conservation Area and to the south-eastern corner of the junction between Weston Road and Drylands Road is John Clifford House. This is a plain three storey 20th Century, buff brick property with a double pitched slate roof and square brick dormers to an attic storey. of Crouch Hill.



MAP OF CONSERVATION AREA
Drylands Road



11 DRYLANDS ROAD, CROUCH END, LONDON

2.0 SITE LOCATION



Aerial View of rear of Drylands Road



Aerial View of rear of Drylands Road



Aerial View of rear of Drylands Road

SITE PHOTOGRAPHY

11 DRYLANDS ROAD, CROUCH END, LONDON

2.0 SITE LOCATION



Front View of 11 Drylands Road



View looking South of Drylands Road



View looking North of Drylands Road



Front View of John Cliffords House



View looking South of Drylands Road



View looking North of Drylands Road



11 DRYLANDS ROAD, CROUCH END, LONDON

2.0 SITE LOCATION



Existing Kitchen



Existing Infill Extension



Existing Infill Extension



Existing Entry Hallway



Existing Lounge View towards Rear of the Property



Existing Lounge



WC underside of Stairs



WC underside of Stairs



Existing Infill Extension



Existing Entry Hallway (Return View)

SITE PHOTOGRAPHY
Drylands Road

11 DRYLANDS ROAD, CROUCH END, LONDON

2.0 SITE LOCATION



Drylands Road Context



Drylands Road Context



Drylands Road Context



Drylands Road Context



Drylands Road Context



Drylands Road Context



Drylands Road Context



11 DRYLANDS ROAD, CROUCH END, LONDON

2.0 SITE LOCATION



Existing front garden pathway



Existing front garden services



Existing front facade brickwork



Existing front garden area including bin locations



Existing front garden pathway



Existing rear facade



Existing Infill Extension (rear)



Existing Infill Extension (rear)

SITE PHOTOGRAPHY
Drylands Road

11 DRYLANDS ROAD, CROUCH END, LONDON

2.0 SITE LOCATION



Drylands Road Context



Drylands Road Context



Drylands Road Context



11 Drylands Road Pathway



Drylands Road Context



Drylands Road Context



Drylands Road Context



11 DRYLANDS ROAD, CROUCH END, LONDON

3.0 EXISTING BUILDING

The property is two storey with an attic floor with a slate roof with projecting gables with decorative fretted timber bargeboards.

The windows and entrances have painted stucco surrounds and lintels and the window sills are supported on slender stone brackets. No.11 is handed forming a pair.

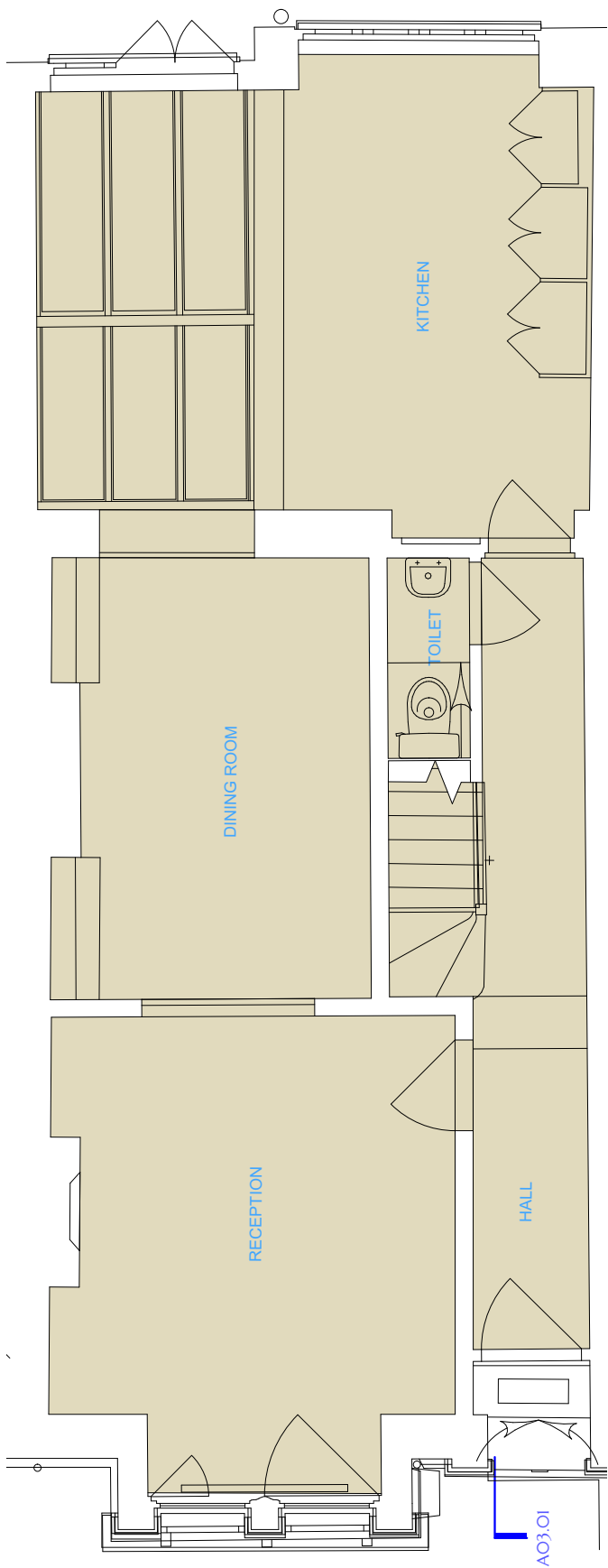
No. 9 is a similar two storey red brick house with slate roofs and large centrally located dormer windows. The ground floors have forward projecting square bays and recessed porches with columns with fluting and floral capitals beneath a slate lean-to roof.

The application site of 11 Drylands Road includes ground floor reception room to front, dining space (currently utilised as TV snug) to centre of the floor plan, with kitchen with connection to garden at the rear of the site. A entry corridor is located on arrival with WC to underside of the stair connecting ground floor to upper levels.

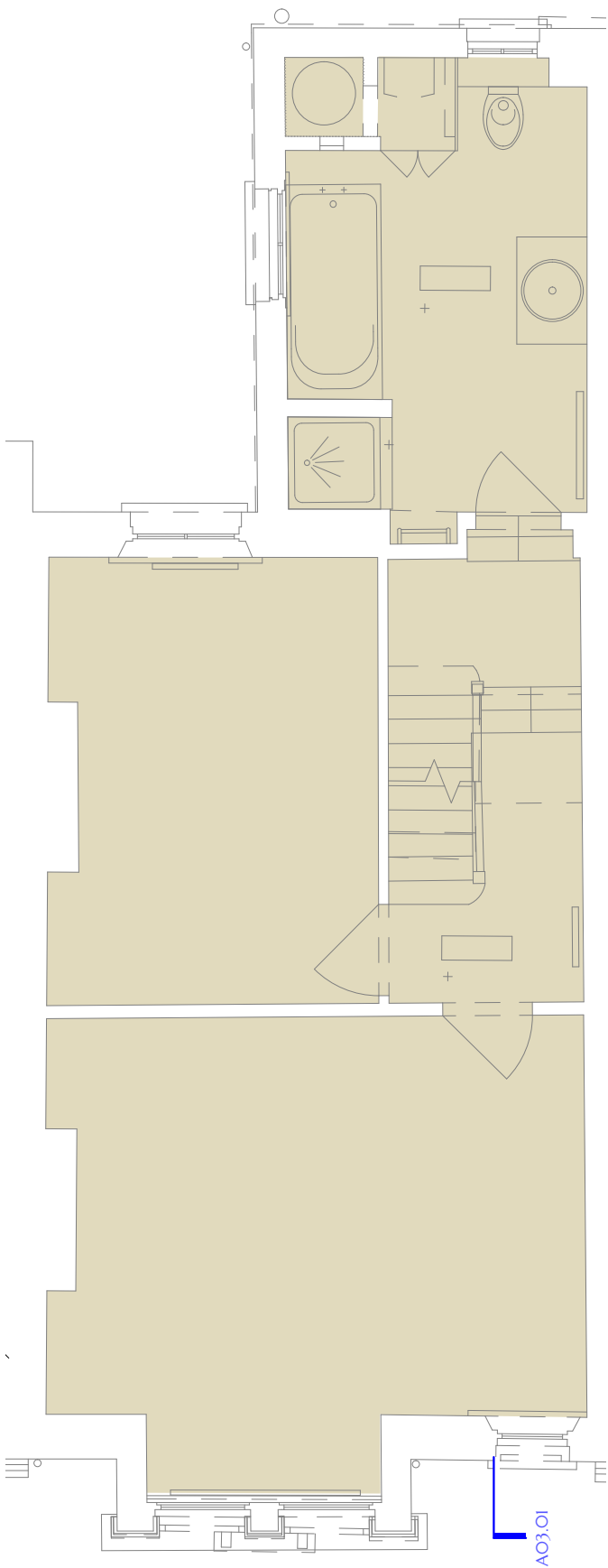
The first floor of the property comprises of master bedroom to the front and second bedroom adjacent to rear parts. Master bathroom is located within historic outrigger extension.

The upper second floor of the property comprises of a third bedroom with adjacent wardrobe space/ home study.

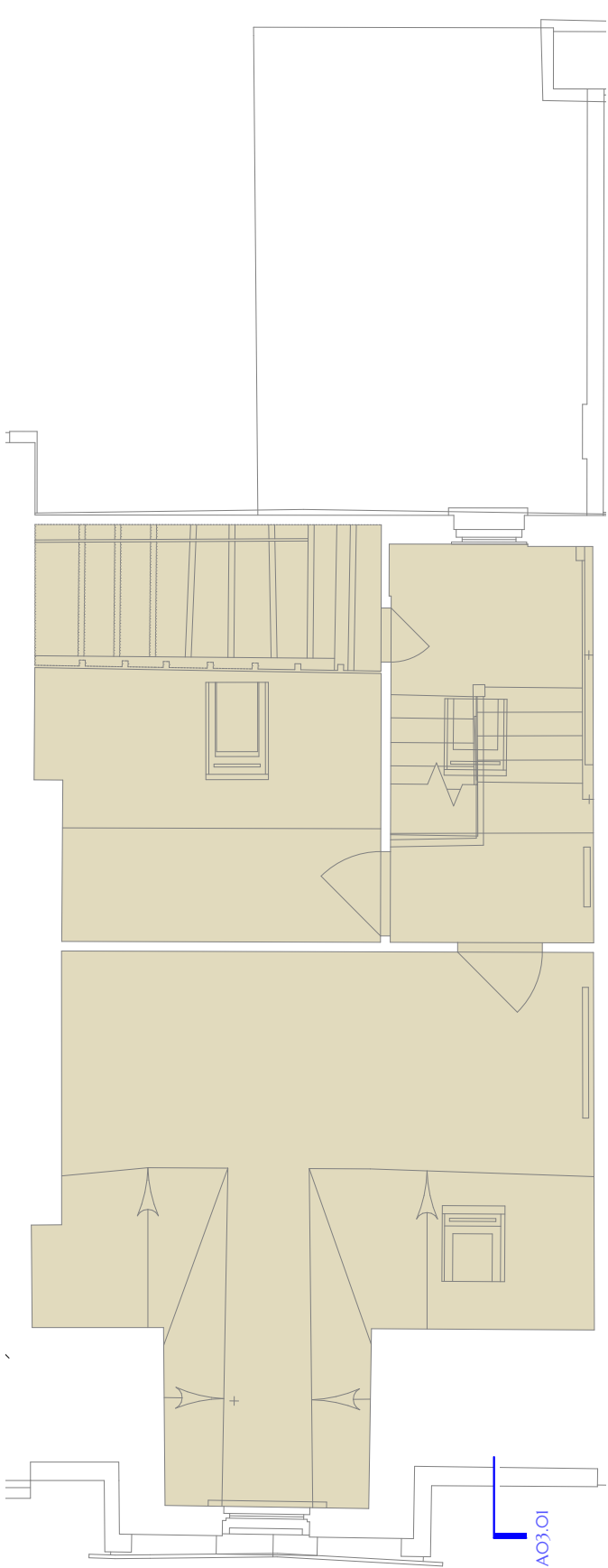
The property as existing is 4no. bedroom (inclusive of denoted dresser space at 2FL). The home whilst practical in parts is under prescribed with regards to bathroom offering (one bathroom serving 4no. bedrooms) and have constraints that our proposals will easily address - subject to approvals.



EXISTING GROUND FLOOR PLAN
11 Drylands Road



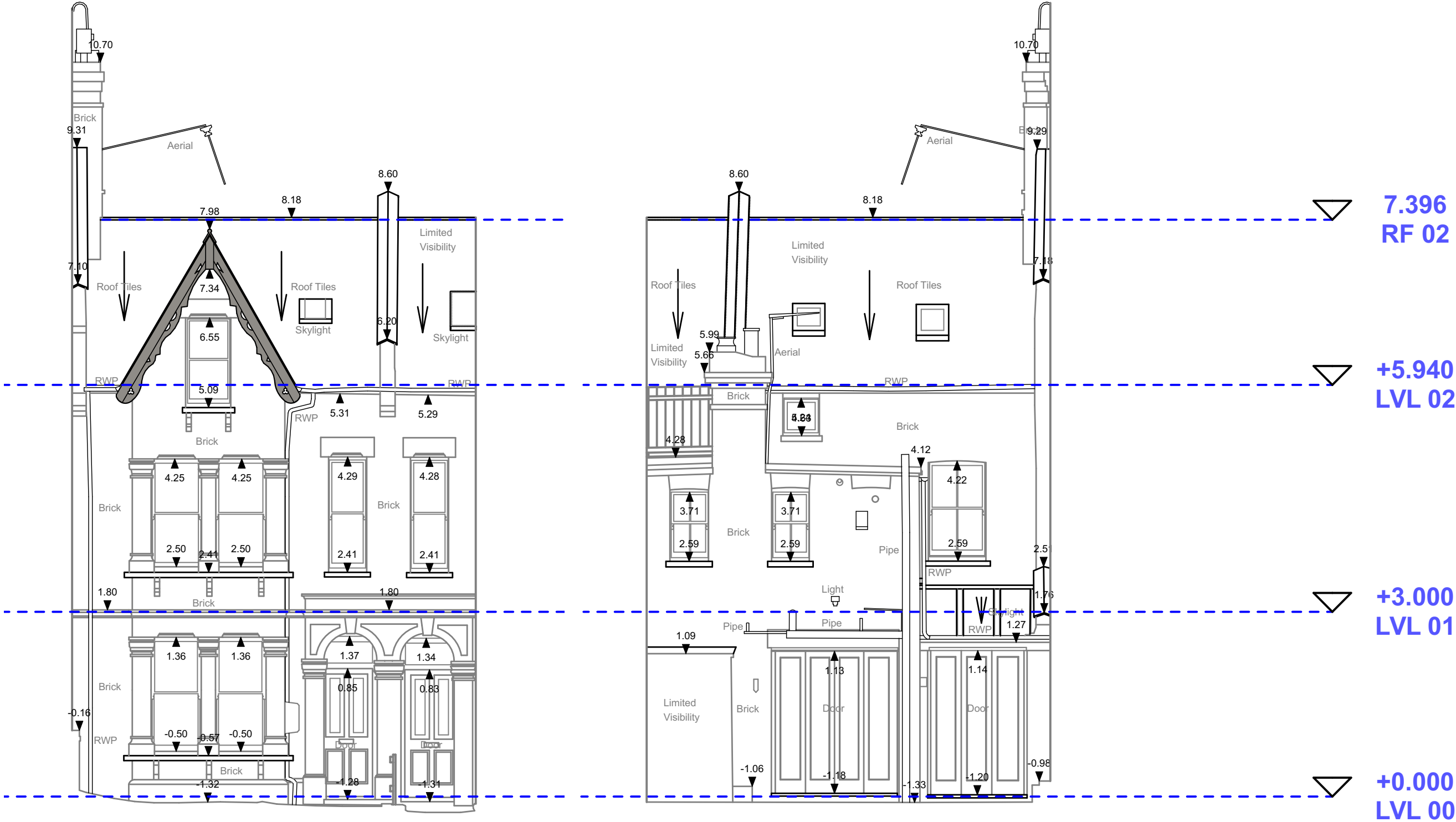
EXISTING FIRST FLOOR PLAN
11 Drylands Road



EXISTING SECOND FLOOR PLAN
11 Drylands Road

11 DRYLANDS ROAD, CROUCH END, LONDON

3.0 EXISTING BUILDING



EXISTING FRONT ELEVATION
11 Drylands Road

EXISTING REAR ELEVATION
11 Drylands Road



11 DRYLANDS ROAD, CROUCH END, LONDON

4.0 PROPOSED WORKS

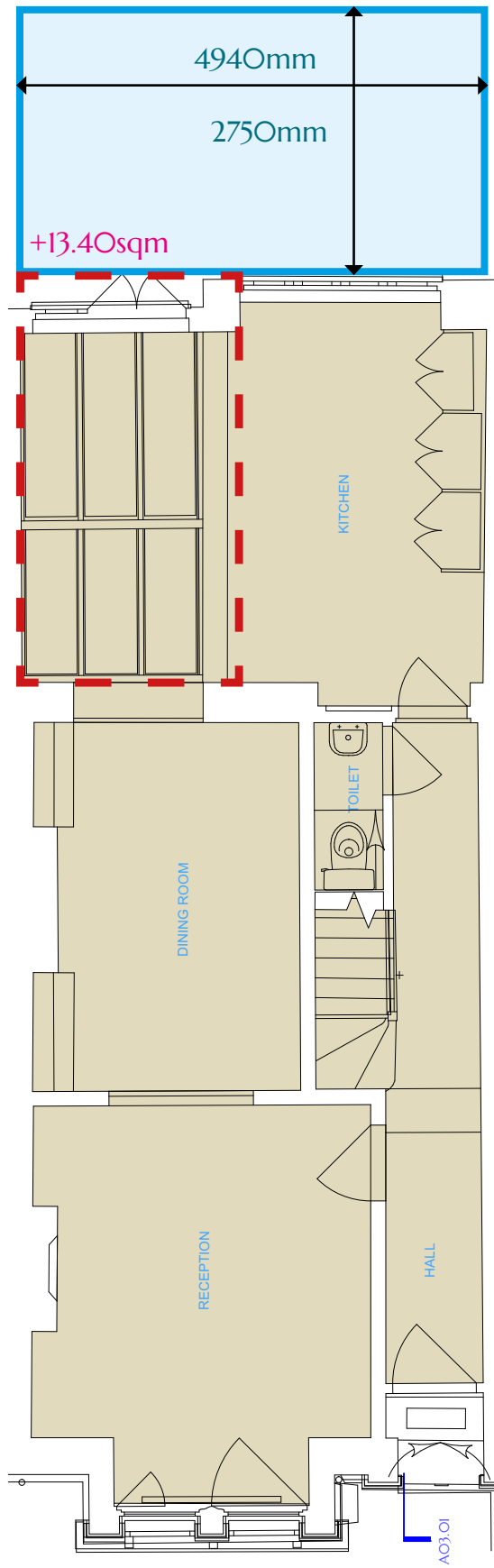
The proposed works at ground floor level are straightforward. The removal of failing part infill (faux glazed) rear ground floor extension - with new infill replacement, plus modest rear ground floor extension.

Adjacent floor plans showcase existing and proposed floor plans with existing infill extension footprint highlighted in red (dotted) and proposed rear extension in blue shaded.

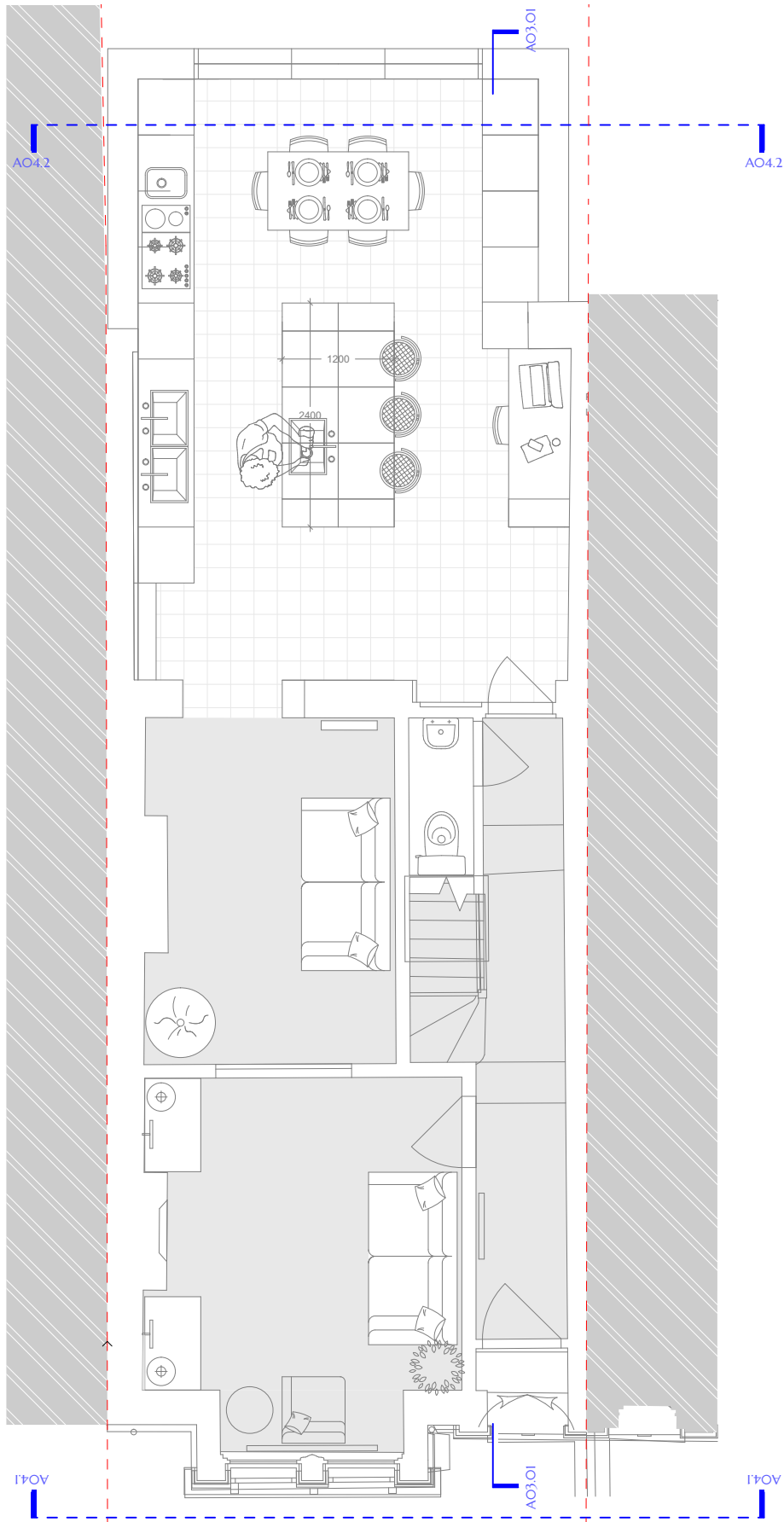
The client and architect continue to discuss optimum kitchen layout and interior design items, but the planning application particulars remain consistent - the addition of a modest rear extension in London Stock brick to seamlessly tie in with existing host architecture.

The rear extension proposed depth is 2750mm (below Permitted Development allowance) and to align to neighbouring plots and minimise impacts to others. The site boundary is enclosed by high fence lines and the proposed ground floor intervention has no impacts to the amenity or daylight to neighbouring plots.

- Existing Rear Infill Extension
- Area to be demolished and rebuilt as part of proposals
- Proposed Rear Ground floor Extension +13.60m2 floor area



EXISTING GROUND FLOOR PLAN
11 Drylands Road



PROPOSED GROUND FLOOR PLAN
11 Drylands Road

11 DRYLANDS ROAD, CROUCH END, LONDON

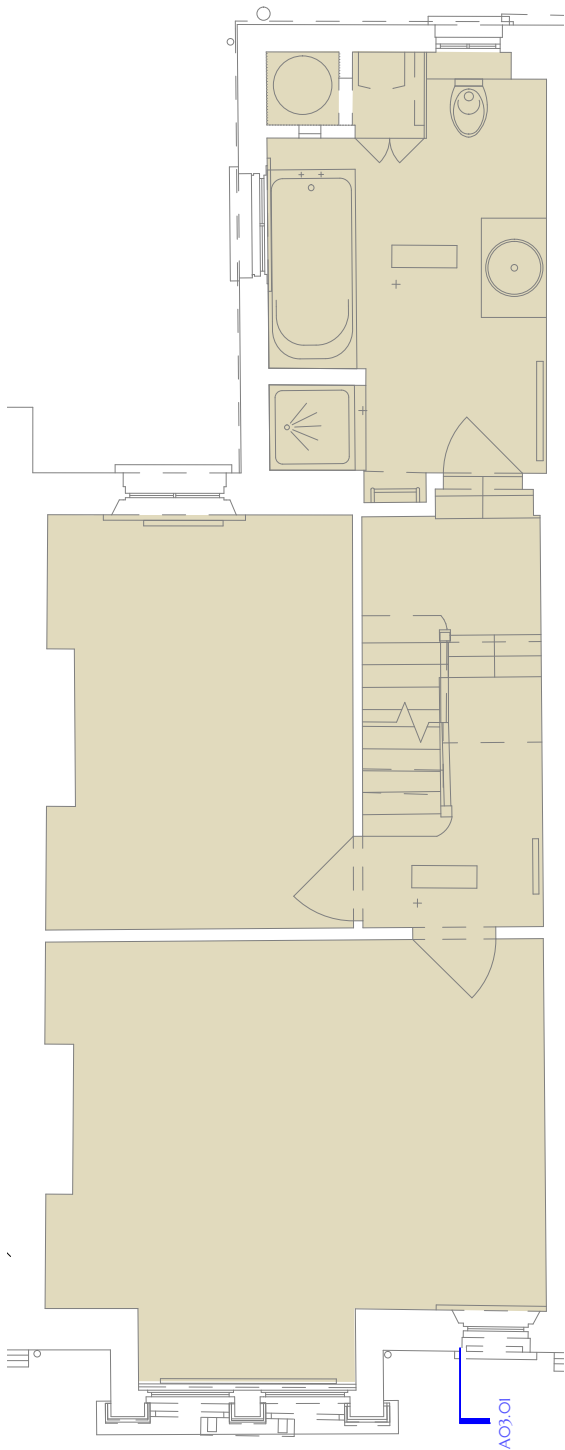
4.0 PROPOSED WORKS

The proposed works at first floor level are also straightforward. Internal renovation to suit client brief; with the roof of new ground floor extension abutting at the rear.

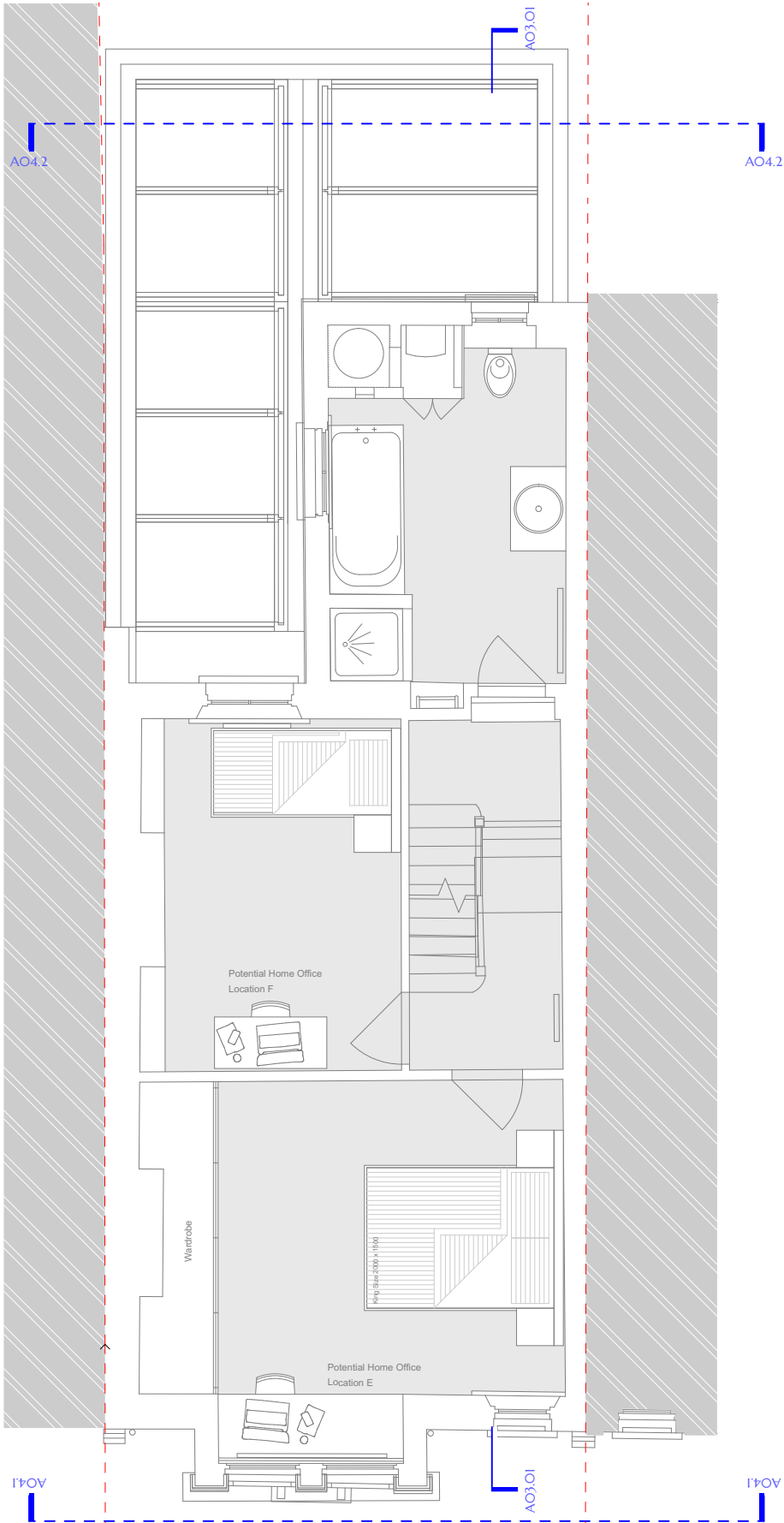
Adjacent floor plans showcase existing and proposed floor plans with existing infill extension footprint at lower ground floor level.

There are no planned changes to staircase position, hierarchy of bedrooms; with master bathroom retained to the rear.

There is no change at thsi level regard- ing window positions, relationship with/ to neighbouring plots. As existing.



EXISTING FIRST FLOOR PLAN
11 Drylands Road



PROPOSED FIRST FLOOR PLAN
11 Drylands Road



11 DRYLANDS ROAD, CROUCH END, LONDON

4.O PROPOSED WORKS

The proposed works at second floor level includes the addition of a rear dormer extension at 2FL. The principal gain in doing so, to allow for improved bedroom returns at upper level.

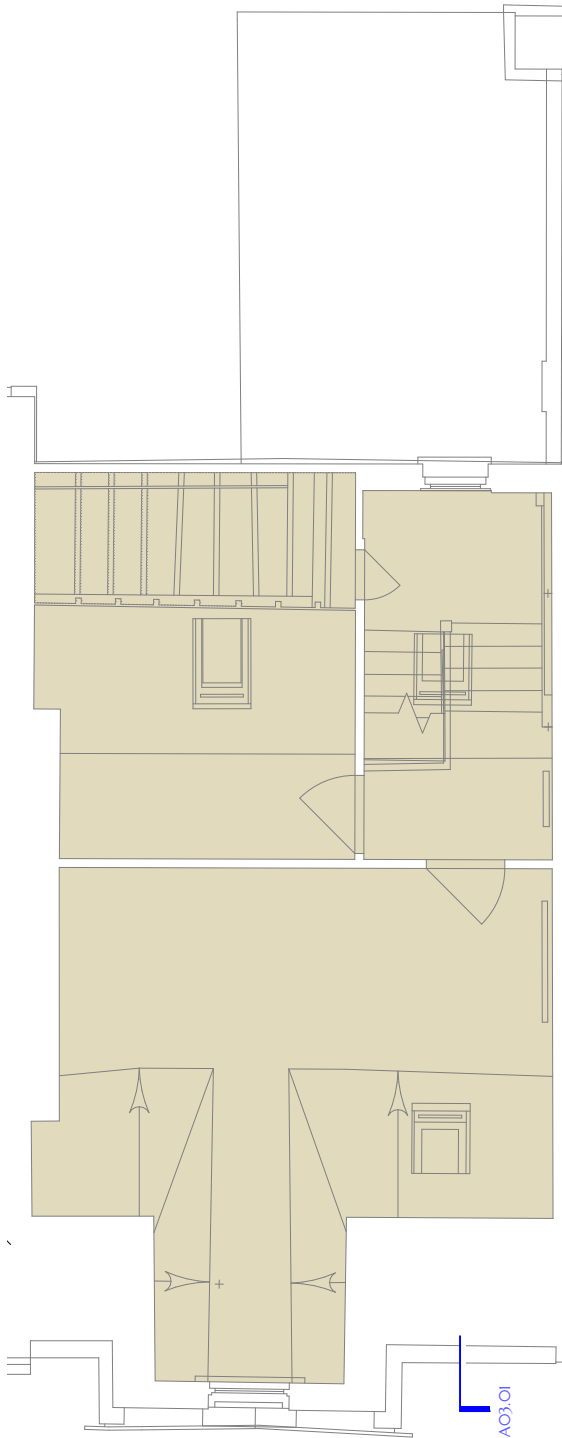
Our proposals include the addition of a shower room to serve adjacent bedrooms and spread provision across the property as a whole.

Brass Architecture have tested various aesthetics for upper dormer extension and submit a box dormer massing/ aesthetic in line with local precedents and befitting of site location.

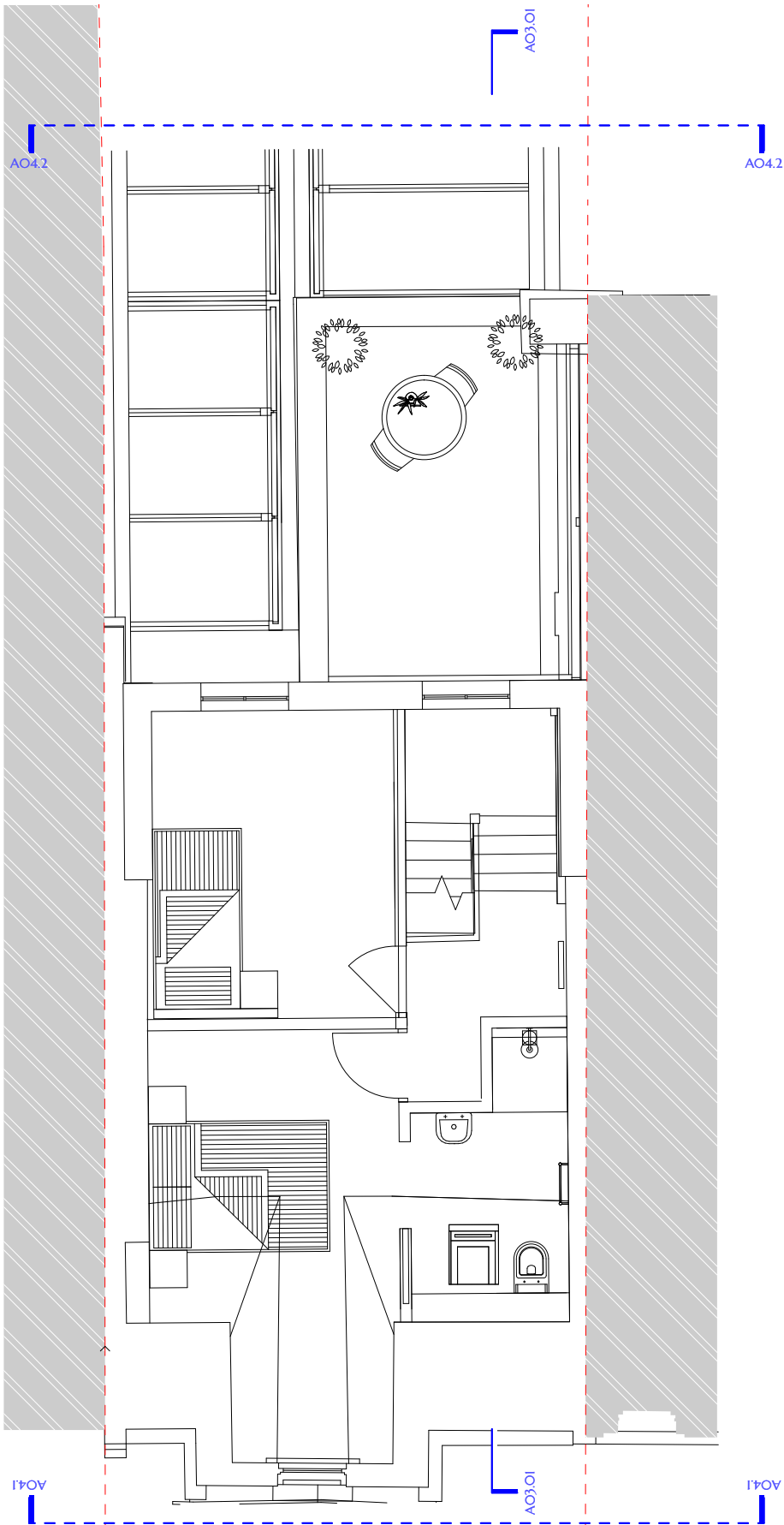
The footprint of the box dormer extension aligns to Permitted Development directives.

To mirror the immediate neighbour and provide desired additional amenity space (client brief); we propose the inclusion of terrace (accessed via mid landing of the stair). This allows occupiers of the upper bedrooms to enjoy views towards rear garden at ground floor level.

The properties along Drylands Rd are paired and the introduction of matching terrace to reflect immediate neighbour will further reinforce this architectural feature (local venacular).



EXISTING SECOND FLOOR PLAN
11 Drylands Road



PROPOSED SECOND FLOOR PLAN
11 Drylands Road

11 DRYLANDS ROAD, CROUCH END, LONDON

4.0 PROPOSED WORKS

The design team have tested various aesthetics for the rear dormer extension including box dormer, pitched roof dormers and arts and crafts aesthetics.

Of note, any pitched roof dormer is limited internally; returning compromised bedroom returns (regarding floor to ceiling heights etc).

A contemporary right angled box dormer as enclosed/ proposed sits comfortably within the streetscene and there are many examples in the immediate and wider vicinity.

Client and architect agreed a classic 'arts and crafts' aesthetic as opposite whilst twee and somewhat befitting of site location; does not correlate across all floor levels.

The proposed box dormer returns maximised internal areas, aligns to wider extensions in the area and correlates (window design/ materiality etc) between ground and second floor levels.

With the inclusion of terrace (timber picket fence style to match neighbour enclosed) at mid level, new ground extension and 2FL box dormer with adjacent pitched access (micro dormer allowing access to terrace) _ the overall aesthetics at ground, first and second levels are harmonious across the rear facades.

Materiality, scale and massing inkeeping with context and we believe non-contentious.



11 DRYLANDS ROAD, CROUCH END, LONDON

4.O PROPOSED WORKS



We are aware a 3m ground floor extension aligns to Permitted Development directives and generally advocated by the LPA within Conservation Area locations.

Whilst a 3-metre extension could provide added return floor space, client and architect agree a modest ground floor extension of 2.71-metre meets the client brief aspirations for improved kitchen-diner whilst most importantly, aligns to wider context as indicated here >>>

Neighbouring properties have added voluminous extensions over the years - including immediate neighbour at 13 Drylands Rd.

Our client however, on our advice + balance of built infrastructure vs return garden space at her home - agrees that as submitted, the modest ground floor extension is befitting of site location.



— Rear Datum line of neighbouring properties
Proposed ground floor extension proposed to align

Proposed Rear Ground floor Extension
+13.40m² floor area

11 DRYLANDS ROAD, CROUCH END, LONDON

4.0 PROPOSED WORKS

Brass Architecture include a series of visuals to communicate finalised design intent, enclosed over the following pages. The images clearly showcase a modest, contextual intervention.



11 DRYLANDS ROAD, CROUCH END, LONDON

4.0 PROPOSED WORKS

Our proposals include upper 2FL rear dormer extension with access point to mooted terrace adjacent. Materiality wholly contextual to neighbouring properties.

The rear terrace area immediately mirrors the style, materiality and scale of terrace (to pair the properties, a common feature across Drylands Rd and neighbouring areas).

The modest ground rear extension features a pitched roof to maximise light gains to principal rooms including kitchen, dining space and adjacent snug and reception areas.

The arts and crafts aesthetic mooted at 2FL ties the massing to pitch form of neighbours etc.

Drylands Road has a vast number of extension types and styles - a street non consistent to rear areas (although very aesthetically consistent to front areas - facing the public realm).

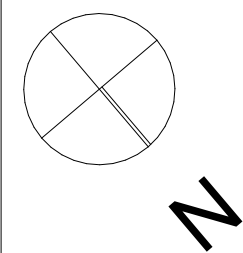
Architect and client have issued the design intent and enclosed imagery to immediate neighbours and amended to suit their feedback. This includes the interface between the existing terrace and proposed terrace at the application site. Also, the materiality of the proposed terrace with regards to relationship with neighbour (i.e. eliminate any overlooking).

As such, we have a propsoal that factors in neighbours comments and meets the client brief. The upper extension aligns to Permitted Development directives. The proposed ground floor extension is smaller than allowable Permitted Development allowances.



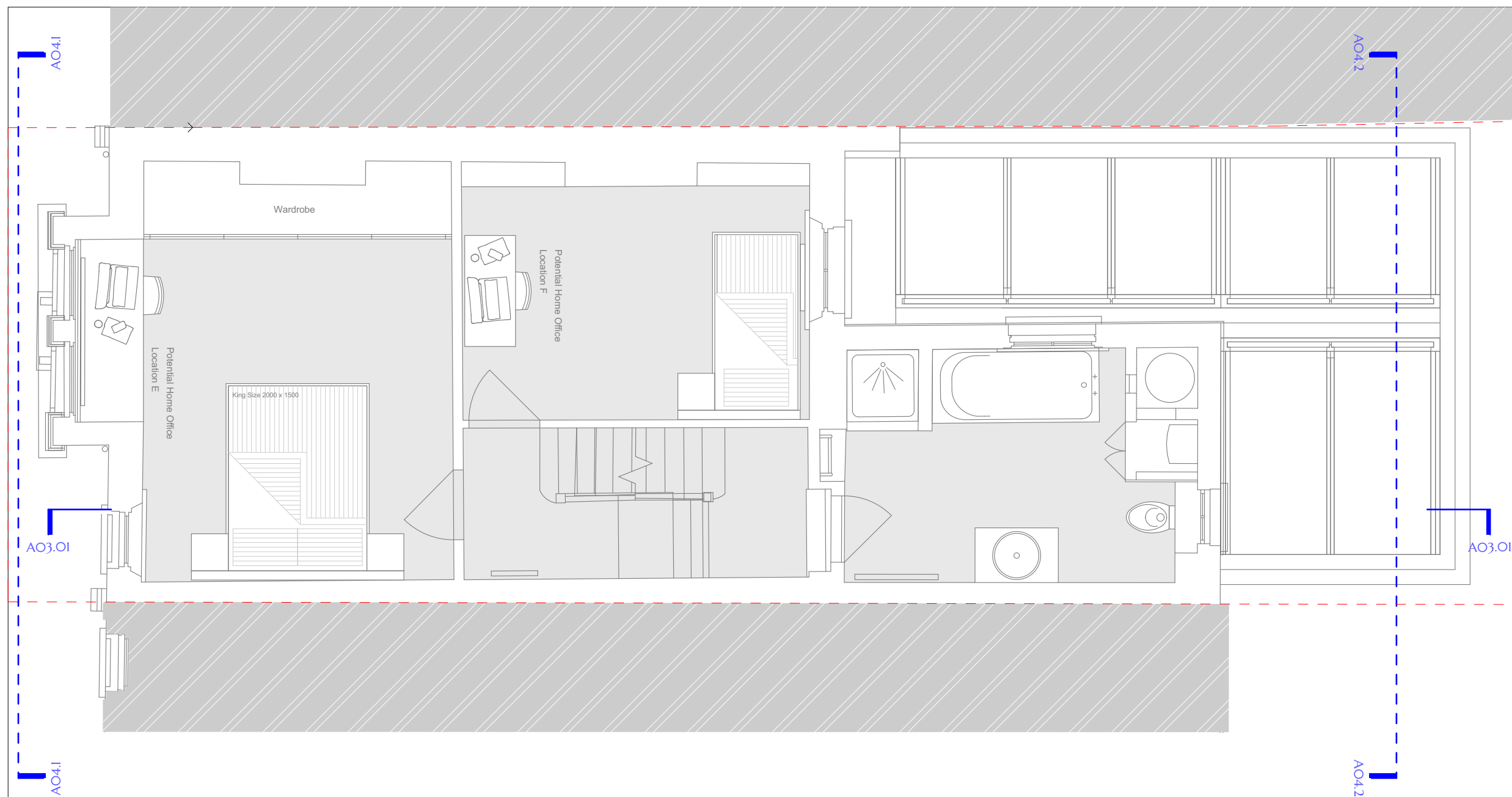


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A.04.3	

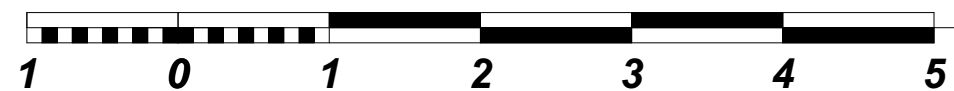
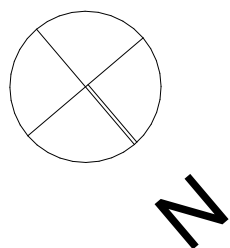


Scale Bar 1:100

Revision



First Floor Plan 1:50



Scale Bar 1:50

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Brass Architecture

Brass Architecture London
46 Commercial Road
London
E1 1LP

5025 11 Drylands Road

11 Drylands Road
Crouch End
London
N8 9HN

Drawing Name

Proposed First Floor Plan

Drawing Status

Modified by
JPB

Date
14.08.23

Checked by
RS

Date -

Drawing Scale

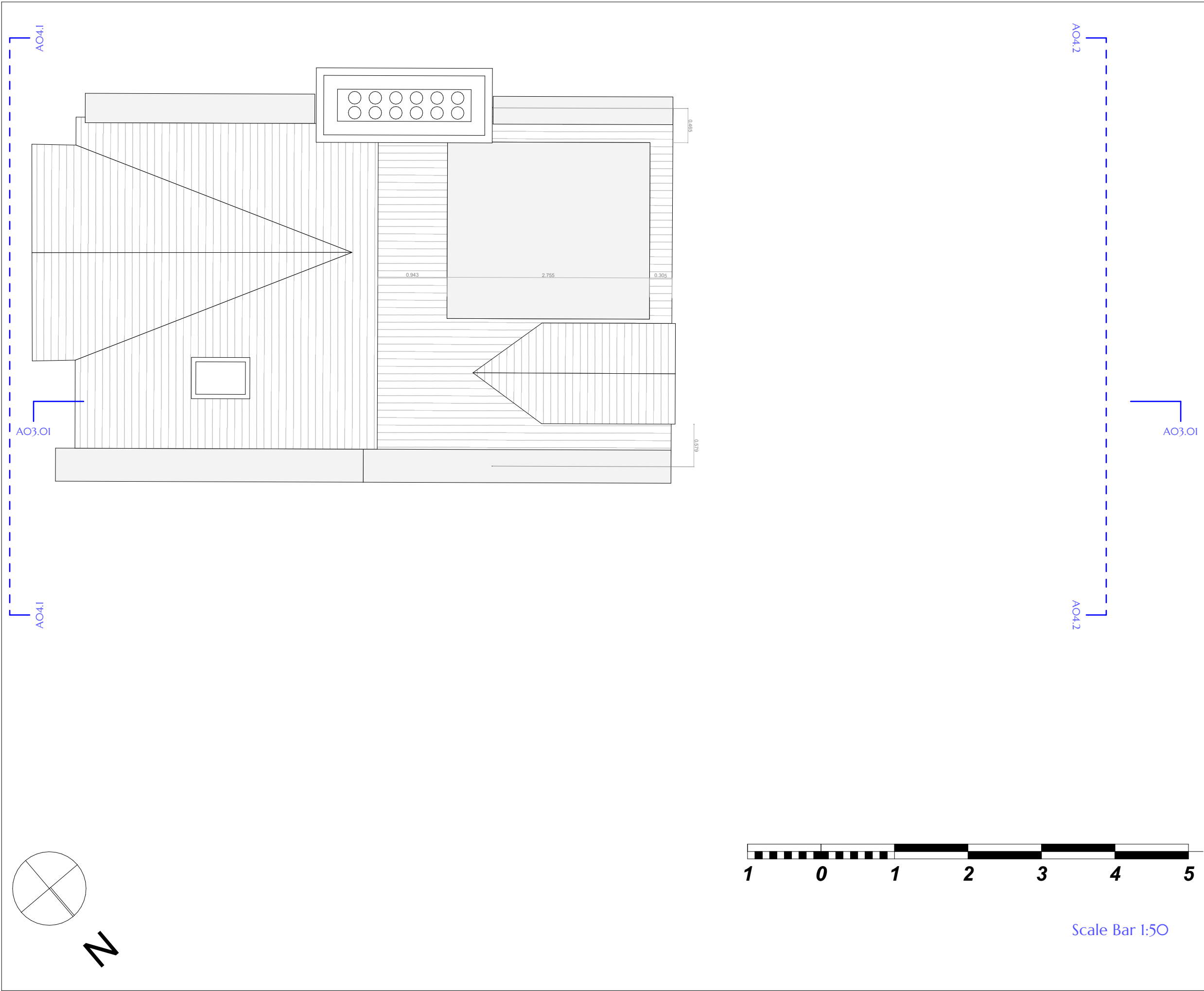
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Layout ID

A.01.6

Revision

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Revision History			
RevID	ChID	Change Name	Date



Brass Architecture
Brass Architecture London
46 Commercial Road
London
E1 1LP

5025 11 Drylands Road
11 Drylands Road
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London
N8 9HN

Drawing Name

Drawing Status

Modified by
JPB

Date
14.08.23

Checked by
RS

Date
-

Drawing Scale
1:50@A3

Layout ID
A.01.8

Revision

11 DRYLANDS ROAD, CROUCH END, LONDON

5.O POLICY MATTERS

The proposed works at ground floor level are straightforward. The removal of failing part infill ground floor extension - with new infill, plus modest rear ground floor extension.

Planning Policy Compliance

The site concerns a two-storey, mid terraced property which falls within a Conservation Area. Saved UDP Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings.

This view should be considered alongside Chapter 12 of the NPPF, SPG2

‘Conservation and archaeology’, saved UDP Policies UD3 and CSV5, London Plan

Policy 7.8 and Local Plan Policies SPII and SPI2

Brass: Application particulars adhere to the above policy directives.

The main planning issues raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area
2. The impact on the amenity of adjoining occupiers

6.O STATUTORY MATTERS

Access

There is no proposed alteration to the access to the site.

Landscaping

There are no proposed alterations to the landscape of the site.

Appearance

It is submitted that the proposed development will result in a rational layout and aesthetically, a high standard of design without resulting in any material harm to the amenities at present enjoyed by any neighbouring residents or users. The proposals are sympathetic to surroundings and will match in material and scale.

Sustainability

Our proposal will adhere to the core strategy policy, built to the lifetime homes standards making the property socially sustainable.

This will ensure that the building works will be sourced and carried out in an environmentally sustainable manner.

Bicycle spaces can be allocated within the new light well if desirable.

Terrace

The impact of the proposals upon overlooking to neighbouring properties or any increase in the sense of enclosure to neighbouring windows as a result of the proposed terrace. The aesthetics, siting and scale of the terrace to reflect/ mirror immediate neighbour.

Refuse

There are no changes to exiting protocol.

Parking

There are no changes to exiting protocol.

Heritage

The proposed works as highlighted, respect the immediate and wider vicinity in terms of scale, proposed materiality and massing.

Planning Use

There are no changes to exiting use class.

11 DRYLANDS ROAD, CROUCH END, LONDON

7.0 CONCLUSIONS

We strongly believe the enclosed proposals are modest, in line with neighbouring consents and entirely contextual (materials, size, massing etc).

The proposed ground floor extension is smaller than Permitted Development footprint and directives.

The noted terrace is not detectable from street level and entirely reflective/ matches the immediate neighbour.

We are happy to consult on this item during pre determination period, if deemed contentious.

The upgrade of the building will dramatically improve user returns for our end client and our client has made immediate neighbours aware of the intent.

Architect and client have issued the design intent and enclosed imagery to immediate neighbours and amended to suit their feedback. This includes the interface between the existing terrace and proposed terrace at the application site. Also, the materiality of the proposed terrace with regards to relationship with neighbour (i.e. eliminate any overlooking).

As such, we have a proposal that factors in neighbours comments and meets the client brief. The upper extension aligns to Permitted Development directives. The proposed ground floor extension is smaller than allowable Permitted Development allowances.



11 DRYLANDS ROAD, CROUCH END, LONDON







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