

Design & Access Statement

93 Redston Road N8 7HG

Planning Application Submission
December 2023

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Contents

Introduction

- 1.0 Overview
- 2.0 Property Details
- 3.0 Context
- 4.0 The Property -External
- 5.0 The Property - Internal
- 6.0 Planning Policy & Context

Design Statement

- 7.0 The proposals

Access Statement

- 8.0 Current Building Status
- 9.0 Impact of the proposals

Floor Risk Assessment

Conclusions



Fig 1.1 Aerial view of Redston Road

Redston Road

THE SITE & CONTEXT

INTRODUCTION

This planning statement has been prepared by Neil Dusheiko Architects on behalf of our client to accompany a planning application for No.93 Redston Road, N8 7HG. It provides a detailed description of the proposals for the refurbishment and extension of the existing dwelling.

1.0 Overview

The Applicant wishes to undertake the full refurbishment, externally and internally of the property with some alterations shown and described on the accompanying drawings herein.

The intention is for the property to serve as the Client's main residence.

The Client appreciates the unique vernacular of the property, its setting along Redston Road and proximity to Alexandra Palace and Gardens and is keen to preserve and embrace those attributes while they apply the necessary improvements that are required in order to improve the environmental efficiency of the property and reflect their modern living at the same time.

2.0 Property Details

Property Address:

93 Redston Road
N8 7HG

3.0 Context

The site does not fall within a conservation area nor is listed.

Redston Road is primarily a residential street with houses of Edwardian style with No.93 located on the northern end of Redston Road.

No 93's architecture suggests it was built sometime between 1890-1900 and it is a four bedroom three-storey terraced house. The property was extended at the rear with a single storey lean to extension circa 1999-2000.

The front of the property is South facing and it benefits from a front patio/ garden that can be used as 'off street' parking that can accommodate one small car. The property is not currently situated within a Controlled Parking Zone (CPZ)

The rear of the property is North facing and benefits from a private garden that backs onto Alexandra Palace.



Fig 1.2 View of Front of No.93



Fig 1.3 View of Rear No.93



Fig 1.4 View of Rear No.93

THE PROPERTY

4.0 External

The original building is three storeys tall with a small cellar. The walls to the front and rear elevation of the original building are finished in bare faced brickwork and are of solid and cavity brick construction.

The front elevation features red bricks with white render bands above the windows, and at the rear of the house the original elevation is of yellow London stock brick with red brick arches above the windows. There is a terrace on the first floor that features a painted white timber balustrade.

Although most of the properties have kept their original timber framed porch which is a reccuring feature on the street, No.93 had it enclosed with a fixed glazed screens and an additional front door that distruct from the overall character of the street.

The roof of the original property is pitched with clay tiles to the front half, and a flat roof at the rear half of the property.

A modern addition of a single-storey extension with a flat roof to the rear was added in 2000 approximately that features yellow bricks that do not match any of the existing ones, and U-PVC windows and doors that provide views and access to the rear garden.

The front and rear windows of the property are in poor condition and vary in materiality with a mixture of windows set within wooden, plastic and aluminium frames. with some of them lacking of trickle vents or safety glass.

The garden is split into two levels with a paved area directly outside the property and a raised area with soft landscaping, lawn, shrubs and a few small trees.

The rear of the garden features a wired fence over a low brick wall that seperates the property from the grounds of Alexandra Palace and Gardens and due to its unobstructed materiality it subsequently provides very little visual privacy.



Fig 1.5 Front Elevation



Fig 1.6 Front Paved Area - Parking Space



Fig 1.7 Rear Elevation



Fig 1.8 Juliette Balcony



Fig 1.9 Rear Extension - Garden



Fig 1.10 Rear Garden Boundary

THE PROPERTY

5.0 Internal

The property is currently in a habitable condition, however it needs many repairs, damp-proofing work, upgrades (structural - thermal), modernisation, and maintenance.

The ground floor has two reception rooms, one to the front and one to the rear of the original house; the open-plan Kitchen / Utility Room and a small WC are currently at the recently-built rear extension of the property.

On the two upper floors there are five rooms and two bathrooms: two bedrooms, a study and a bathroom on the first floor; and 2 bedrooms and a bathroom on the Second Floor. Access to the roof eaves can be achieved via the Bathroom on the second floor.

The Client hopes to modernise the property throughout and replace the rear extension with a new reconfigured one that will create a better connection to the reception rooms, and provide a larger open plan living - kitchen - dining area.

The rooms on the First Floor will be modernised throughout and on the top floor reconfigured in order to provide a Master Floor with an ensuite bathroom.

The existing roof, due to its poor condition, will require replacing with new to match existing.



Fig 1.11 Ground Floor Front Reception Room



Fig 1.12 Ground Floor Rear Reception Room



Fig 1.13 Open Plan Kitchen - Utility Room



Fig 1.14 First Floor Juliette Balcony



Fig 1.15 Circulation - First Floor Landing / Stairs



Fig 1.16 Roof Space

PLANNING

6.0 Policy & Context

Document:	NATIONAL PLANNING POLICY FRAMEWORK
Date	20th July 2021
LA	Department for Communities and Local Government

No.		Policy
126		The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.
130		Planning policies and decisions should ensure that developments: a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Document:	HARINGEY LOCAL PLAN - Strategic Policies
Date	2013-2026
LA	Haringey

No.		Policy
1.4.28		High quality design is a key element in achieving sustainable development as it can create safe environments, make best use of a site responding to its setting and context, minimise the use of resources through sustainable design and construction and make developments accessible to everyone.
SP-11		All new development should enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall: _Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey’s sense of place and identity; _ Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques.

PLANNING POLICY

Document:	HARINGEY DEVELOPEMENT MANAGEMENT DPD
Date	July 2017
LA	Haringey

Document:	HARINGEY UNITARY DEVELOPEMENT PLAN UDP
Date	March 2013
LA	Haringey

No.		Policy
DM1-A		All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: a Relate positively to neighbouring structures, new or old, to create a harmonious whole; b Makeapositivecontributiontoaplace, improing the character and quality of an area; c Confidently address feedback from local consultation;
DM1-B		Development proposals should relate positively to their locality, having regard to: a Building heights; b Form, scale & massing prevailing around the site; d Maintaining a sense of enclosureand,where appropriate, following existing building lines; e Rhythm of any neighbouring or local regular plot and building widths; f Active, lively frontages to the public realm; and g Distinctive locala rchitectural styles, detailing and materials.
DM1-D		Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that: a) Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land; b) Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development.

No.		Policy
UD3		The Council will require development proposals to demonstrate that: a) there is no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect and the avoidance of air, water, light and noise, pollution (including from the contamination of groundwater/water courses or from construction noise) and of fume and smell nuisance; b) the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area; c) the proposal would not significantly affect the public and private transport networks, including highways or traffic conditions;
2.20		New development in the borough should complement the existing pattern of development in that part of Haringey. The criteria above aim to ensure that future development in the borough will not worsen the quality of life for those living and working in Haringey

PLANNING POLICY

Document:	LONDON PLAN
Date	March 2021
LA	

No.		Policy
D3-A	Optimising site capacity through the design-led approach	All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.
D3	Form & Lay-out	1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
D3	Quality & Character	11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well 13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy

Document:	LONDON PLAN
Date	March 2021
LA	

No.		Policy
3.3.6		Good design and good planning are intrinsically linked. The form and character of London's buildings and spaces must be appropriate for their location, fit for purpose, respond to changing needs of Londoners, be inclusive, and make the best use the city's finite supply of land. The efficient use of land requires optimisation of density. This means coordinating the layout of the development with the form and scale of the buildings and the location of the different land uses, and facilitating convenient pedestrian connectivity to activities and services.
3.37		Developments that show a clear understanding of, and relationship with, the distinctive features of a place are more likely to be successful. These features include buildings, structures, open spaces, public realm and the underlying landscape. Development should be designed to respond to the special characteristics of these features which can include: predominant architectural styles and/or building materials; architectural rhythm; distribution of building forms and heights; and heritage, architectural or cultural value. The Mayor will provide further guidance on assessing and optimising site capacity through a design-led approach.

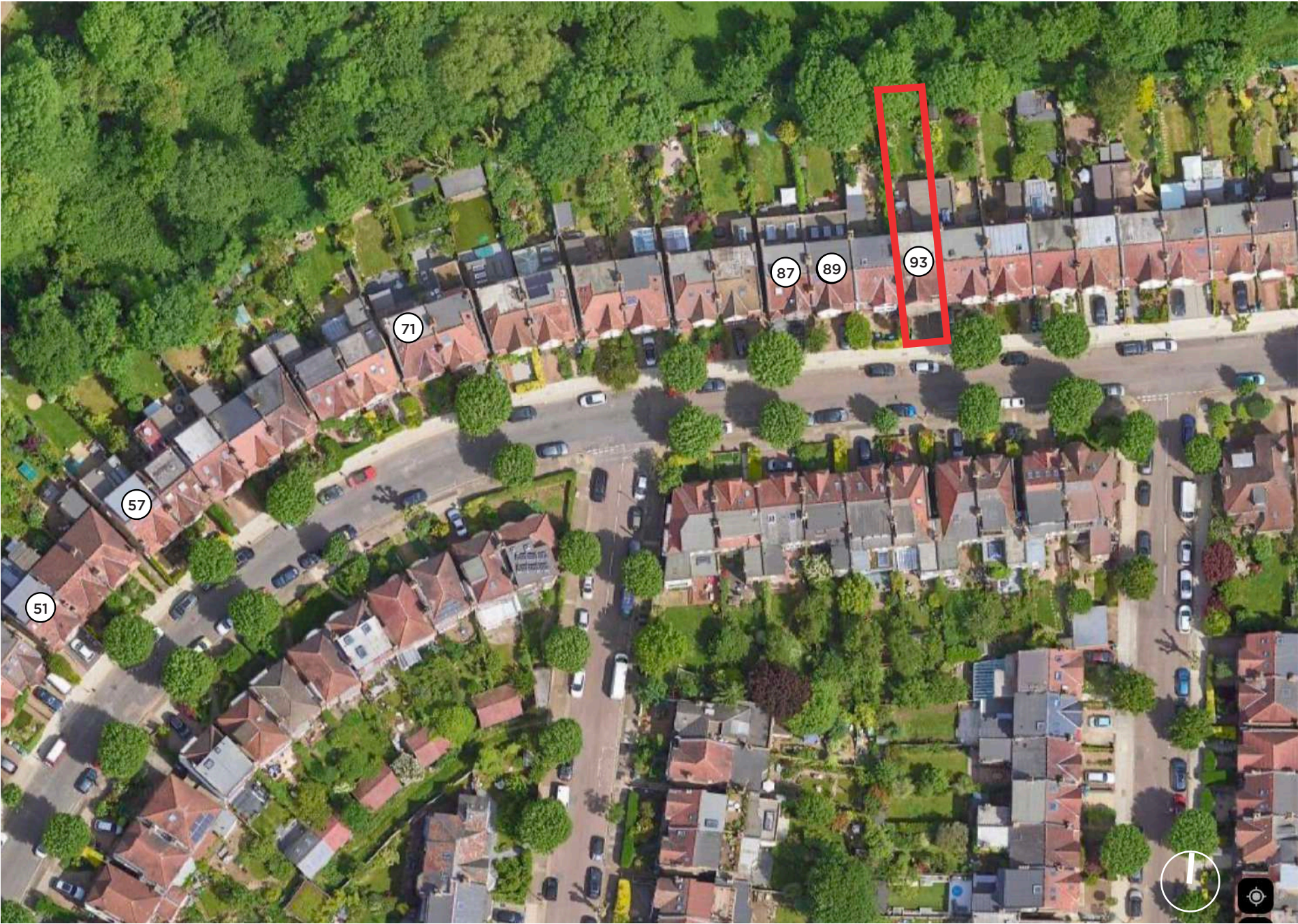


Fig 1.17 Planning Precedents

RELEVANT PLANNING PRECEDENTS:

- 51 Redston Road - HGY/2012/0337**
Status: Approved with Conditions
Ground floor alterations to the existing back addition and erection of a ground floor rear extension. (Household Application)
- 51 Redston Road - HGY/2016/2480**
Status: Decision Made - Permitted Development
Certificate of Lawfulness for alteration of roof from hip to gable, formation of rear dormer insertion of front rooflights
- 57 Redston - HGY/2016/1421**
Status: Approved with conditions
Demolition of an existing rear garden conservatory and construction of a single story rear extension. (Full Planning Permission)
- 57 Redston - HGY/2018/1250**
Status: Decision Made - Permitted Development
Certificate of lawfulness for the formation of rear dormer extension, hip-to-gable roof alteration and insertion of 4 x rooflights to the front roofslope
- 71 Redston - HGY/2013/1464**
Status: Approved with Conditions
Replacement of existing rear extension and balcony with new single rear extension with roof terrace (Full Planning Permission)
- 87 Redston - HGY/2013/0926**
Status: Approved with conditions
Demolition of existing single storey rear structure and erection of single storey rear extension (Full Planning Permission)
- 89 Redston - HGY/2014/0887**
Status: Approved with conditions
Demolition of existing single storey rear structure and erection of single storey rear extension (Full Planning Permission)
- 93 Redston - HGY/2022/3893**
Status: Decision Made - Permitted Development
Lawful development certificate for the existing ground floor, single storey rear extension.

DESIGN STATEMENT

7.0 The Proposals

No 93 requires a complete refurbishment and upgrade to suit modern living and to provide better circulation and access from the Ground Floor to the rear garden. An overall upgrade of the existing envelope where possible, would improve dramatically the enviromental efficiency of No 93 that could benefit from new windows, doors, new insulated roof as well as new plumbing. Below is a detailed description of the proposals:

Ground Floor

The proposals include the demolition and replacement of the existing rear extension with a full width extension with a flat roof with a rooflight at Ground Floor Level only, that will serve as an open plan Kitchen - informal Dining Room.

The new Rear Elevation features a fluted stone facade with concrete plinth at the bottom and banding at the top. The new windows and doors feature white metal slimline frames and double glazing.

At the front of property the proposals include the replacement of the metal gate with a low brick wall with bin enclosures to the side of the entrance. The portch directly above the main entrance to the property is being re-instated to a timber framed canopy that is more in keeping with the character of the street and matches the one at No 95.

There is precedent of similar full extensions along the street and in particular No 89 & No 87 that feature full width rear extensions with a depth of 4.2m. No 93 will not project beyond the building line of those neighbouring properties, ensuring the consistency of massing at the rear of the terrace block (refer to Fig. 1.19)

At the front most properties along the street benefit from a front area that is either used as a driveway or a front garden. The proposal includes the erection of a low brick wall at the front boundary line that replaces the metal gates which would result in the conversion of

No. 93's driveway to a landscaped patio with allocated bin storage. Precedents that feature front gardens instead of parking spaces feature along the street and can be seen in No.69, 71, 75, 79, 91 and 99 to name a few including No 95 &No 97 which are the adjacent properties to No.93 (refer to Fig.1.18)

First Floor

The external modifications to the First Floor Rear Elevation include the removal of the pier and brick arches between the two windows and the introduction of a new metal framed sliding door painted in white that opens up to the newly refurbished terrace / balcony. New slim metal railings to the Frist Floor terrace are also proposed.

The windows to the Study are proposed to be replaced with new timber framed double glazed sash windows that have a cill that is raised by 400mm approx.

It is proposed to replace the side door that leads to the terrace from the study with a window.

The brick used to partly fill up those openings will match existing.

Second Floor

The external modifications to the Second Floor Rear Elevation include the removal of the pier and brick arches between the two windows at the Rear Elevation and the introduction of a new metal framed sliding door painted in white in the same location that opens up to a Juliette balcony with new slim metal railings that match the ones that are proposed to the terrace directly below.

The roof needs to be replaced with new in order to become thermally efficient. The new roof will match the profile of the existing roof, with clay tiles to the front pitched roof.

General:

As mentioned previously the front and rear windows of the property are in poor condition and vary in materiality. Replacement of all existing windows with timber framed double glazed sash windows is proposed. All new windows to match the existing in profile.

All new elements to comply with Building Control requirements and in particular Part L that relates to the energy performance of the dwelling.

Sustainability

Except for the importance to improve the existing and proposed envelope of the scheme, we are proposing the installation of an Air Source Heat Pump at the back of the rear garden and photovoltaics to the flat part of the roof that will not be visible from the street.

ACCESS STATEMENT

8.0 Current Building Status

The principal entrance of No. 93 is directly off the main street, walking through the front patio / garden and through the portch.

9.0 Impact of the proposals

The proposed design proposals have no affect on the current accessibility of the property as it does not change or affect the existing amenity conditions.

FLOOD RISK

The site falls within Flood Zone 1.

Surface Water: Medium Risk
Rivers & Sea: Very Low Risk

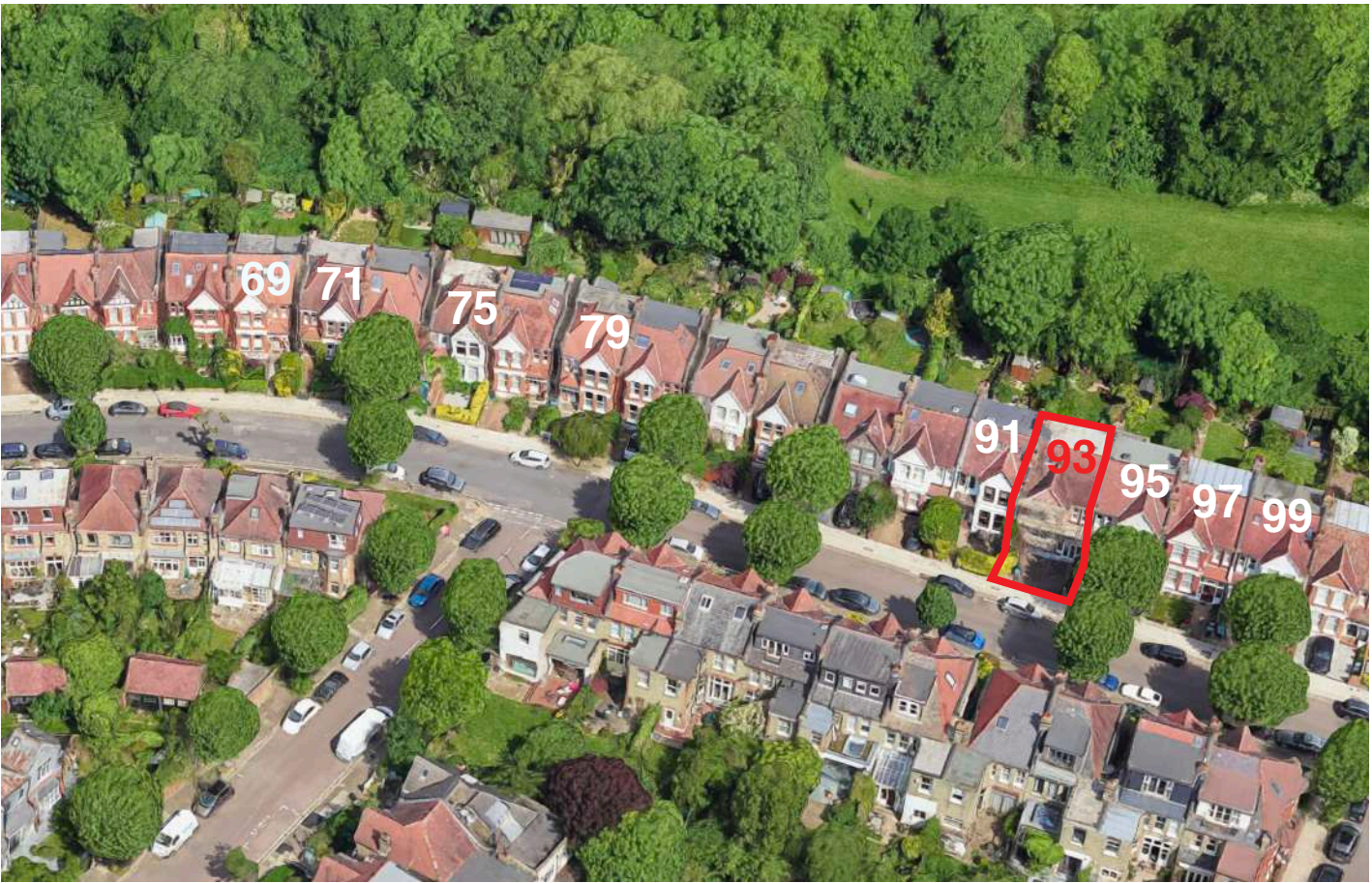


Fig 1.18 Front of Redston Road



Fig 1.19 Planning Precedents - Rear of Reston Road

CONCLUSION

The proposals would preserve and enhance the special architectural character and appearance of the property while they enhance its currently reduced energy performance by upgrading its envelope and thermal efficiency.

For the Rear Elevation, albeit its secondary importance in the overall hierarchy, the proposals and materials used, have been carefully considered in order to reflect and mimic the size and massing of several of the other extensions of the street, but also create an exceptional space that will contribute positively in terms of amenity.

The alterations proposed, when considered alongside to the restoration and preservation work described in this document, are positive in the context of the current condition of the property.

We, therefore trust that the Haringey Coucil will recognise the proposals as a considered and sympathetic response to the surrounding context with no negative impact on the scale or character of the property.

The proposals do not affect the privacy for the occupants of No. 91 or No. 95 Redston Road due to the exsiting orientation of both properties.



Fig 1.20 3D View of Rear

