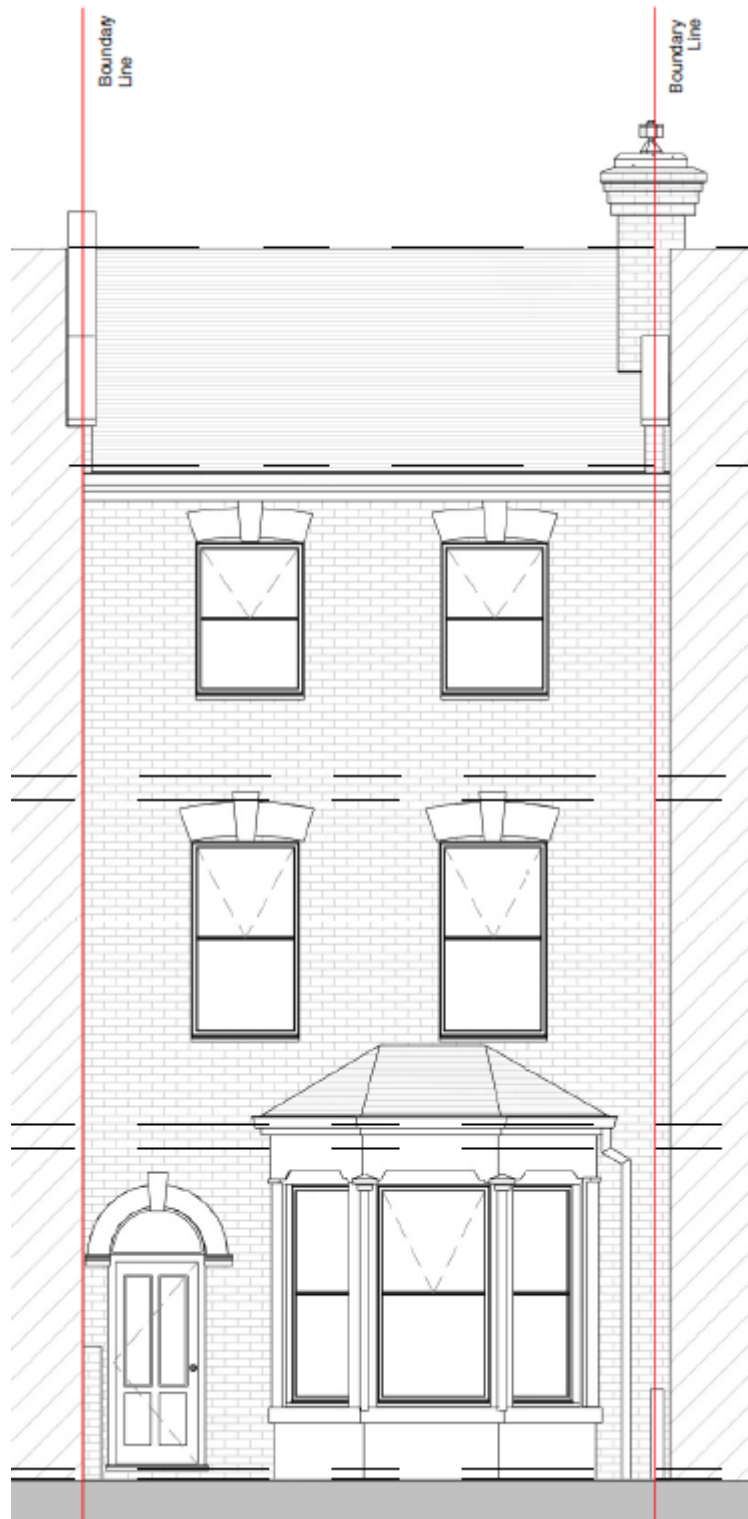


Design, Access, and Heritage Statement For 16 Perth Road, Haringey



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General

This Design and Access Statement relates to the Planning Application as illustrated by the following Design drawings:

16 Perth Rd- Proposed - Sheet - PR-R00-PR-101 - SITE PLAN_LOCATION MAP

16 Perth Rd- Proposed - Sheet - PR-R00-PR-102 - PROPOSED FLOOR PLANS

16 Perth Rd- Proposed - Sheet - PR-R00-PR-103 - PROPOSED FLOOR PLANS

16 Perth Rd- Proposed - Sheet - PR-R00-PR-104 - PROPOSED ELEVATIONS

16 Perth Rd- Proposed - Sheet - PR-R00-PR-105 - PROPOSED ELEVATIONS

16 Perth Rd- Proposed - Sheet - PR-R00-PR-106 - PROPOSED SECTIONS

Existing Property and Site Location

Perth Road, located within the Stroud Green Conservation Area, is a residential street positioned between the bustling Upper Tollington Park and the railway lines leading to Finsbury Park in the south. The site's surroundings are characterized by residential dwellings, with the notable presence of Stroud Green Primary School. The property itself is a three-story residential structure situated on Perth Road, positioned within the Stroud Green Conservation Area.



Figure 1: Satellite image showing the site location.

The primary construction material for the terrace houses is the original yellow London stock brick with white details around the windows, adding a cohesive feel between all the properties within the terrace.



Figure 2: Street view image showing 16 Perth Road.

As visible in figure 3, there is a consistent but varied pattern of development to the rear of terraced houses in the Stroud Green conservation area. These involved both ground floor additions and some first floor extensions of contemporary and traditional style.



Figure 3: 3D Satellite view showing the rear of the property.

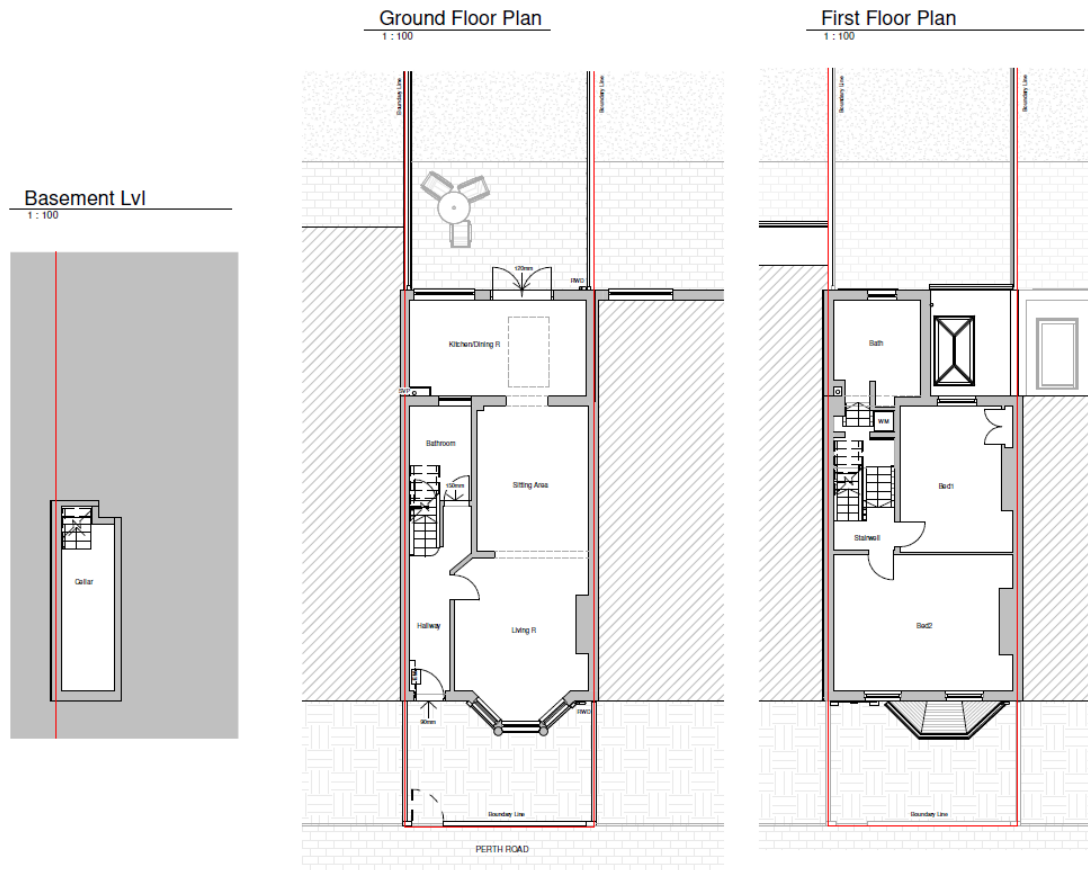


Figure 4: showing existing basement, ground floor and first floor plans

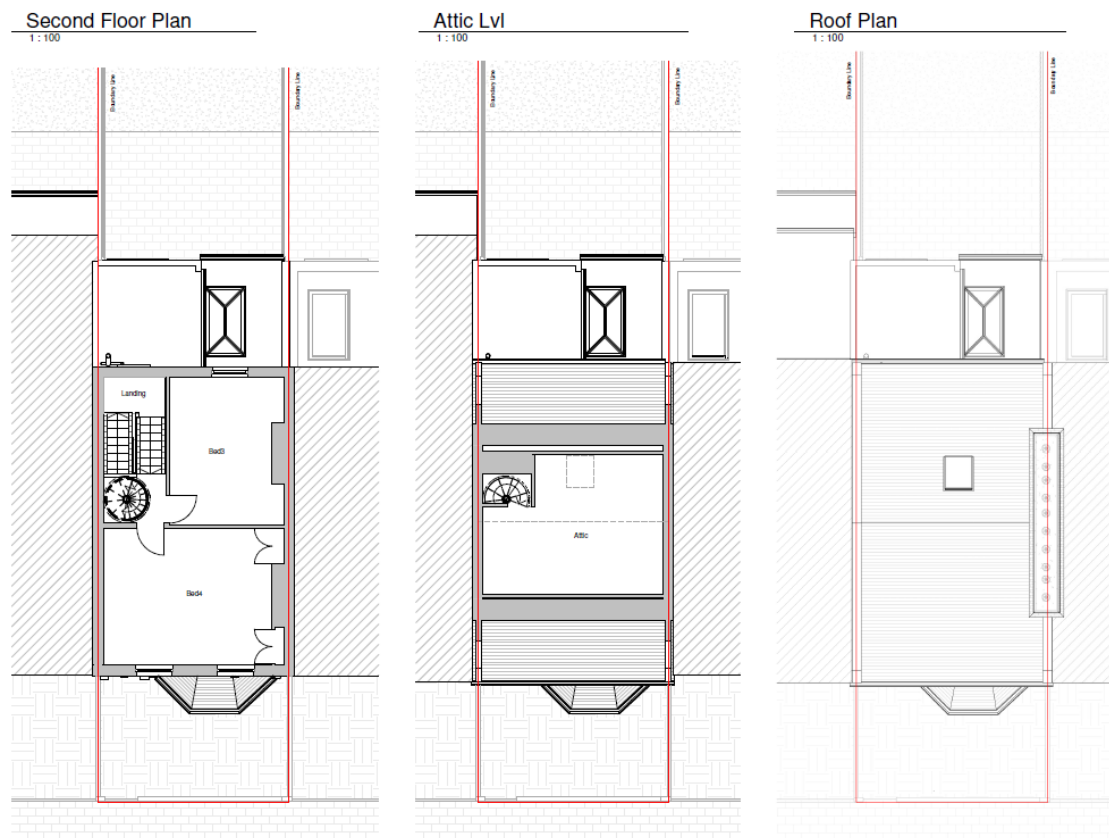


Figure 5: showing the existing second, attic and roof plans.



EXTENSION PLANS

Relevant Planning History

The property does not have any recent planning history, however it should be noted that the property has an existing part-double party-single rear extension which contains the kitchen and dining room, as well as a bathroom on the first floor. The current extension is less deep in comparison to a similar extension at 14 Perth Road



Figure 6: image showing the existing extension at properties 16 and 14 Perth road.

It should also be noted that the neighbour at 52 Perth has a significant extension:

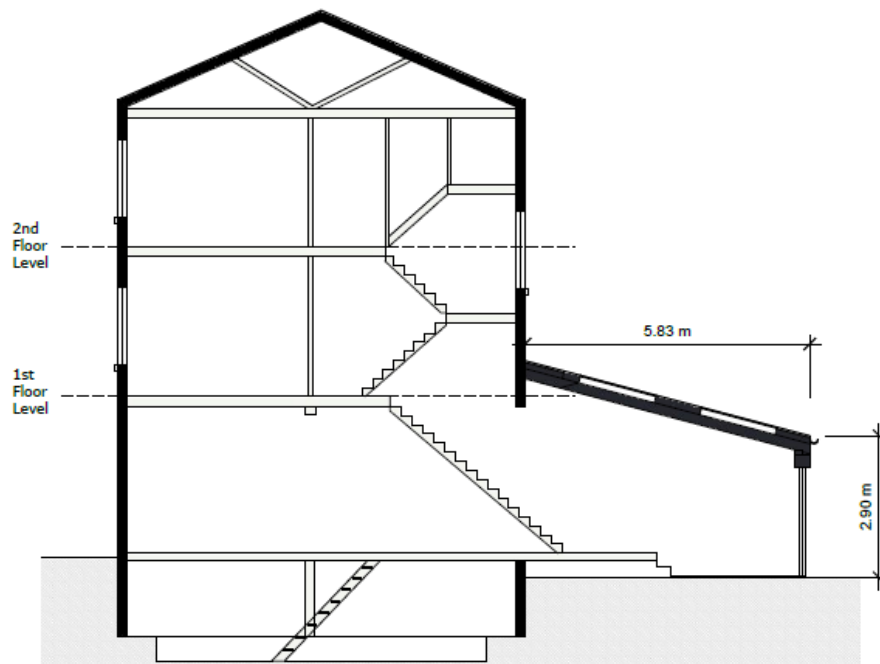


Figure 7: Section of extension at 52 Perth Road

Heritage

The Stroud Green Conservation Area is located in the North part of the London Borough of Islington on the border with the London Borough of Haringey. The application site holds a significant position within Stroud Green Conservation Area. The design approach for this proposal emphasizes seamlessly integrating contemporary elements while demonstrating the utmost respect to the existing character of the conservation area.

Prior to creating the design, Extension Plans UK architects reviewed the Stroud Green Conservation Area Appraisal and Management Strategy. Based on a thorough examination of the relevant guidance outlined in the National Planning Policy Framework and the Stroud Green Conservation Area appraisal, it can be concluded that the proposed development is considered acceptable.

This assessment is founded on the assurance that the proposed development will not impart any detrimental effects on the distinctive character of the estate or the primary property.

Proposed Scheme

It is important to note that the existing building frontage of the property will be retained. The alterations encompass the following:

- Extending the existing single-storey rear extension to create a spacious living area.
- Addition of an extractor fan in the new proposed kitchen
- Addition of bi-folding to the new extension
- Addition of a roof lantern and skylights into the extension.

The proposal seeks to increase the depth of the extension by an additional 2 meters, resulting in the extension projecting slightly past the existing extension at 14 Perth Road. As seen in Figure 8 below, the extension has large bi-fold doors to provide adequate light for the proposed living and dining area.

The proposed extension ensures minimal impact on neighbouring properties, as both adjacent residences at 16 Perth Road have rear extensions. Furthermore, the external height of the extension is meticulously planned at 3000mm, reinforcing the commitment to avoid any adverse overshadowing effects. This design consideration effectively prevents any overshadowing concerns.

The proposal is designed to be subordinate to the existing host building. It will be constructed using matching London Yellow Stock brick with glazed aspects, preserving the architectural harmony of the terraces within the conservation area. This approach enhances the property by incorporating a contemporary layer of heritage, ultimately rendering the dwelling more accommodating and suitable for a growing family.

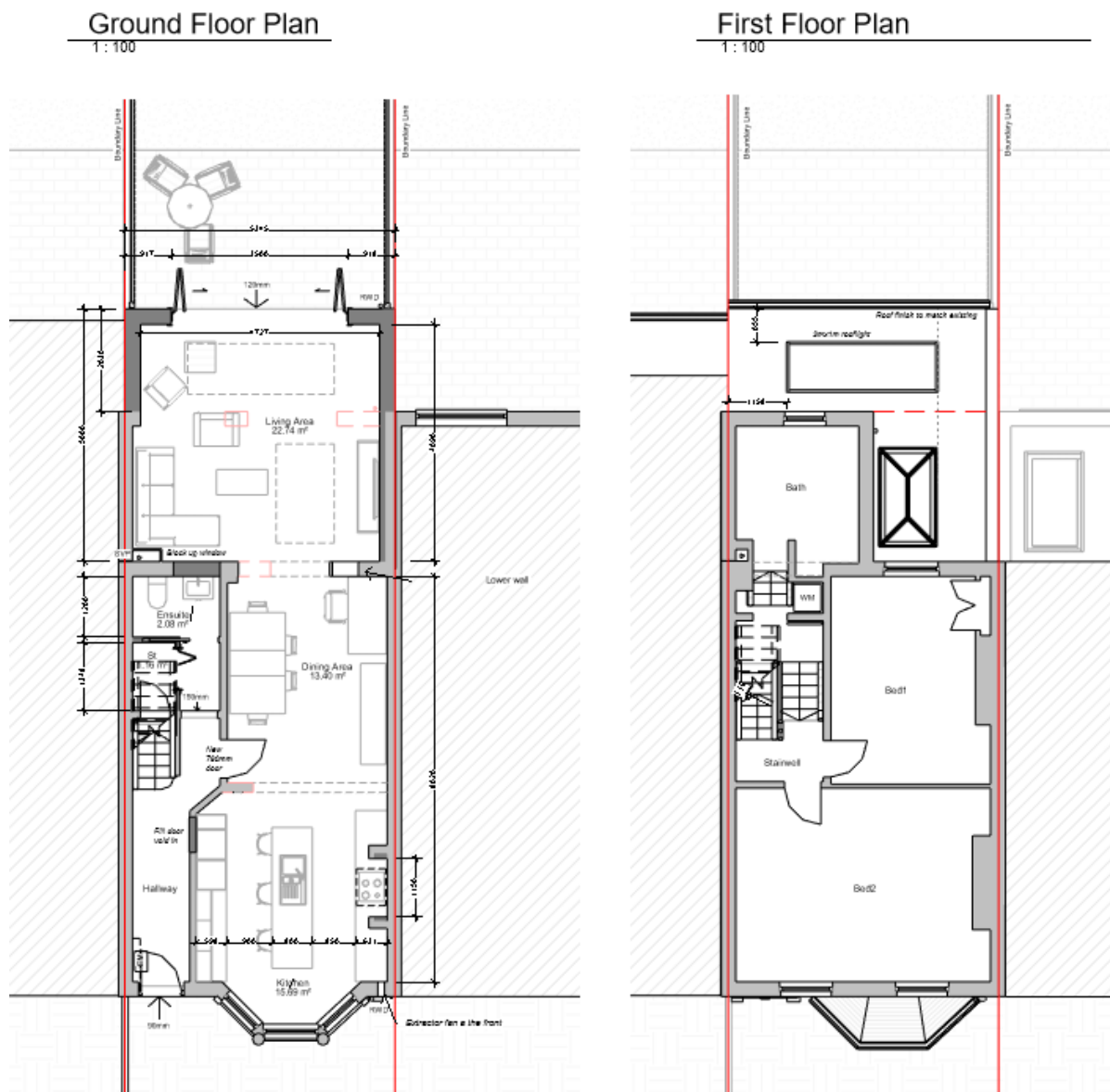


Figure 8: Proposed plan showing the rear extension.

Massing, Design and Materials

In order to achieve architectural continuity traditional materials have been prioritized to maintain the visual cohesion with the existing structures in order to create a harmonious addition.

The size and scale of the extension are carefully considered to ensure it does not overwhelm or dominate the original building as well as the neighbours.

To guarantee that the extension complements rather than overshadows, great care has been taken in assessing its size and scale. A careful consideration of proportionality has been employed to ensure that the extension neither overwhelms the original building nor encroaches on the visual space of neighbouring properties.

Planning Policy

Local guidance has been taken into consideration to ensure that the proposal does not negatively impact the property as well as the conservation area as a whole. In parallel to reviewing available policy an assessment has also been made of neighbouring development and of recent relevant precedents in the conservation area. There is significant precedent for similar work to close by properties, notably 48 and 52 Perth Road.

The Local Plan: Development Management (2017) states:

2.65 New development, including extensions and alterations, should therefore positively respond to the spatial qualities of Conservation Areas by preserving and enhancing those elements that make them unique.

Policy DM9: Management of the Historic Environment

A. Development that conserves and enhances the significance of a heritage asset and its setting will be supported.

The proposed development respects the conservation area and the property.

D The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;

The proposal does not negatively impact the neighbouring properties.

Conclusion

In the given assessment, we recognize that the proposal offers a great chance to upgrade the existing living space. This involves creating a spacious family living and dining area and a new spacious kitchen. Importantly, these proposed changes will complement the original building and uphold a high standard in both design and materials. The project aligns with similar initiatives in the Stroud Green Conservation Area. We've carefully looked at recent comparable projects to ensure our project's size fits well. The proposed scale, structure, and treatment of boundary conditions match the current development trends in the area.