



DESIGN STATEMENT

2 Hermiston Court, Hermiston Avenue, Hornsey N8 8NL

JANUARY 2024

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Introduction

No. 2 Hermiston Court is a ground floor flat, which is part of a 2 storey block of 6 self contained flats.

The residing growing family would like to extend their flat to the side and rear with a single storey extension. A small front extension entrance porch is also proposed.

Preapplication Advice Feedback
Ref: Pre/2023/0218

The proposal received support in principle at Preapplication stage.

There was some feedback in regards to the proposed front porch extension. It was recommended to reduce the size and make the appearance more in keeping with the rest of the building. The comments have been taken on board with this planning application.

1.0

EXISTING

Access to garages owned by Dudrich Holdings



Street Frontage

2 Hermiston Court (ground floor flat)

Coummunal garden shared between the 6 flats inhabiting the Hermiston Court block.



View from communal space at rear

2 Hermiston Court (ground floor flat)

Existing Building + Site

The building is a double storey block consisting of 6 self contained flats. The upper storey flats have had roof conversions and dormer extensions. The condition of the building overall is tired and substandard in quality. The building face is a mix of rough white render and painted brickwork to its lower level.

Unit 2 is a ground floor flat, at the end of the terrace.

Access for Unit 2 is through the door to the main street face of the building.

Next to the site is a road access in poor condition to some garages for hire to the rear, managed by Dudrich holdings.

The surrounding area is a mixture of substandard quality buildings of varying types and quality.

Amenity

Unit 2 has a small decked area to the rear as its private amenity space.

Unit 1 (Maisonette above Unit 2) has a small private amenity is located to the side of the building.

Neither Unit 1 or 2 uses the side amenity space available (as can be seen by the photos opposite)

All other units (3,4,5,6) do not have any private amenity.

A shared communal grassy amenity area is located to the rear which is accessible for all residents of Hermiston Court. The residents of Unit 2 mainly use this area.



Approach from Lightfoot Road
(heavily screened by shrubs)

Hermiston Court



View from shared access to garages owned by Dudrich Holdings

2 Hermiston Court (ground floor flat)

Coummunal garden shared between the 6 flats inhabiting the Hermiston Court block.

Hermiston Court



Aerial view (extract from Google earth)

Garages owned by Dudrich Holdings

2 Hermiston Court (ground floor flat)

Access to garages owned by Dudrich Holdings

Existing Building + Site

The images on this page shows the site in its context, with varying types of developments in its surroundings. Much of the surroudings buildings offer very little in terms of architectural merit.

Surrounding buildings are tired looking and have little architectural merit



Aerial view (extract from Google earth)

2 Hermiston Court (ground floor flat)

2.0

PROPOSED

PROPOSAL

Proposal summary

The residing growing family would like to extend the ground floor flat (2 Hermiston Court) to the rear / side with a single storey extension.

This would allow for 2 comfortably sized bedrooms as well as a seperate study space.

They also want to create a small extrance porch extension.

Rear/side extension location + amenity

The extension would be located in their existing rear amenity area. This space is currently highly exposed to the surroundings and the adjacent garage site owned by Dudrich Holdings. For this reason the residents in Units 1 and 2 do not use it and instead use the communal amenity space shared by all 6 units at Hermiston Court. The proposed extension therefore offers a security buffer as well as a larger footprint for the family. A smaller private amenity is still retained which will provide more privacy due to the proposed extension providing screening from the surrounds.

Architecture

Hermiston Court and its surroundings are a mix of substandard and tired buildings that offer little in terms of architectural merit.

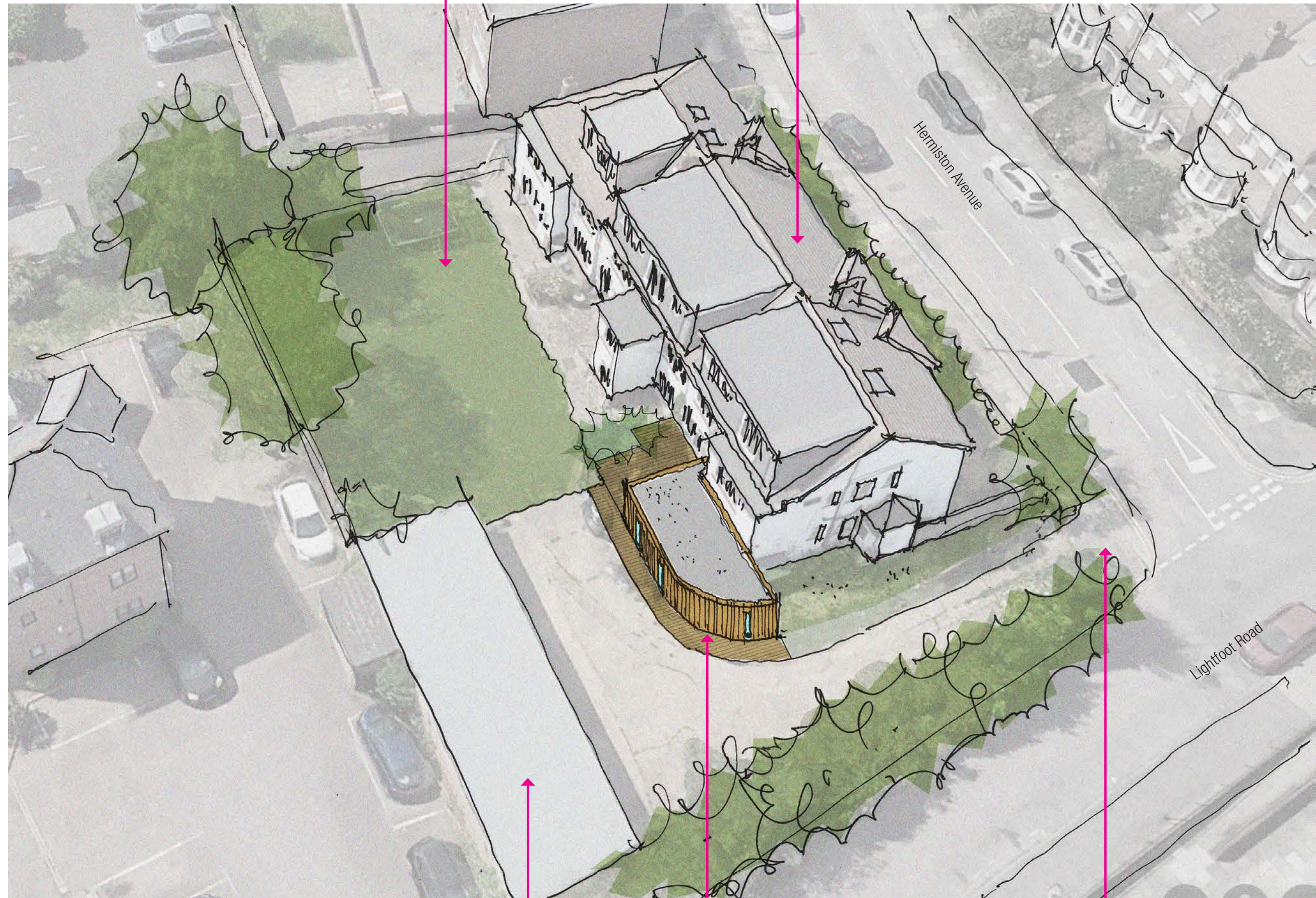
The proposal for the extensions is to not refer to the existing building architecture, but to contrast it with a understand modern architecture which is finished in either a timber or composite timber cladding that contrasts with the tired and neglected appearance of the main building.

From Hermiston Avenue, the rear/side extension will not be immediately obvious as it is set back as well as being heavily screened by shrubbery on the approach from Lightfoot Road, however the idea of it being a small 'Jewel' within the neighbouhood is part of it's concept that reveals itself on closer approach to the site.

There are many good examples in London of modern extensions constrasting with period architecture of merit, or no merit that would lift the the street scene. These are the examples that are proposed to being referenced in the design.

Coummunal garden shared between the 6 flats inhabiting the Hermiston Court block.

Hermiston Court Block



PROPOSED SKETCH AERIAL VIEW

Garages owned by Dudrich Holdings

New single storey, rear and side extension designed in a understated modern style, clad in composite style timber. New path created around extension to provide a buffer space next to the site boundary.

Access to garages owned by Dudrich Holdings

PROPOSAL: RENDERED ELEVATIONS



PRECEDENTS



Example of timber extension against white render



Examples of curved architecture with timber



Douglas Fir House, Dukes Avenue N10
Christian Brailey Architects



The Jewel Box, Islington by Fraher Architects

These precedent studies show inspiration for the proposed extension design for 2 Hermiston Court

The proposal is for a understated and modern design, integrating good architecture which is finished in either a timber/composite timber cladding that contrasts with the tired and neglected appearance of the main building.

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