

DESIGN & ACCESS STATEMENT

SOUTH BARN, COPPINGDOWN FARM, SUDBURY ROAD,

STUDIO
HEDG
ARCHITECTS

Project name:	ROSEBERY GARDENS
Project address:	45 ROSEBERY GARDENS, CROUCH END, LONDON, N8 8SH
Client:	KLAINÉ ANDREWS
Date:	January 2024

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1.0 INTRODUCTION

This document is in support of the planning application for a change of use and to build a rear single storey extension to the property at 45 Rosebery Gardens, Crouch End, London, N8 8SH and in doing so creating an additional flat.

The report outlines the site constraints and opportunities and our design intentions. It is to be read in conjunction with the existing and proposed drawings, site plan and any other planning documents.

1.1 VISION

Our vision is to create an additional flat with a new open plan kitchen/dining area and a bedroom with glazed french doors allowing access to the garden.

1.2 VALUES

Throughout the design process the following values have been a priority in developing the proposals;

Context – To ensure that the proposal is sympathetic to its setting and enhances the character of the surrounding area.

Excellence in Design and Materials – Our design uses quality materials and carefully considered design in keeping with the existing building.

Consideration to Neighbours – We have ensured our proposals do not adversely affect the neighbours in terms of the scale, massing or fenestration.



2.0 SITE AND CONTEXT

2.1 CONTEXT

The site, 45 Rosebery Gardens, is a mid terrace three storey property in a row of 3 storey properties along Rosebery Gardens, a residential area on the outskirts of Crouch End.

2.2 THE SITE - Existing Property

The ground floor of the existing building is currently being used as storage and a garage. There are two flats above, one on each of the first and second stories.

A large garden is situated to the rear of the property.



Site Location Plan

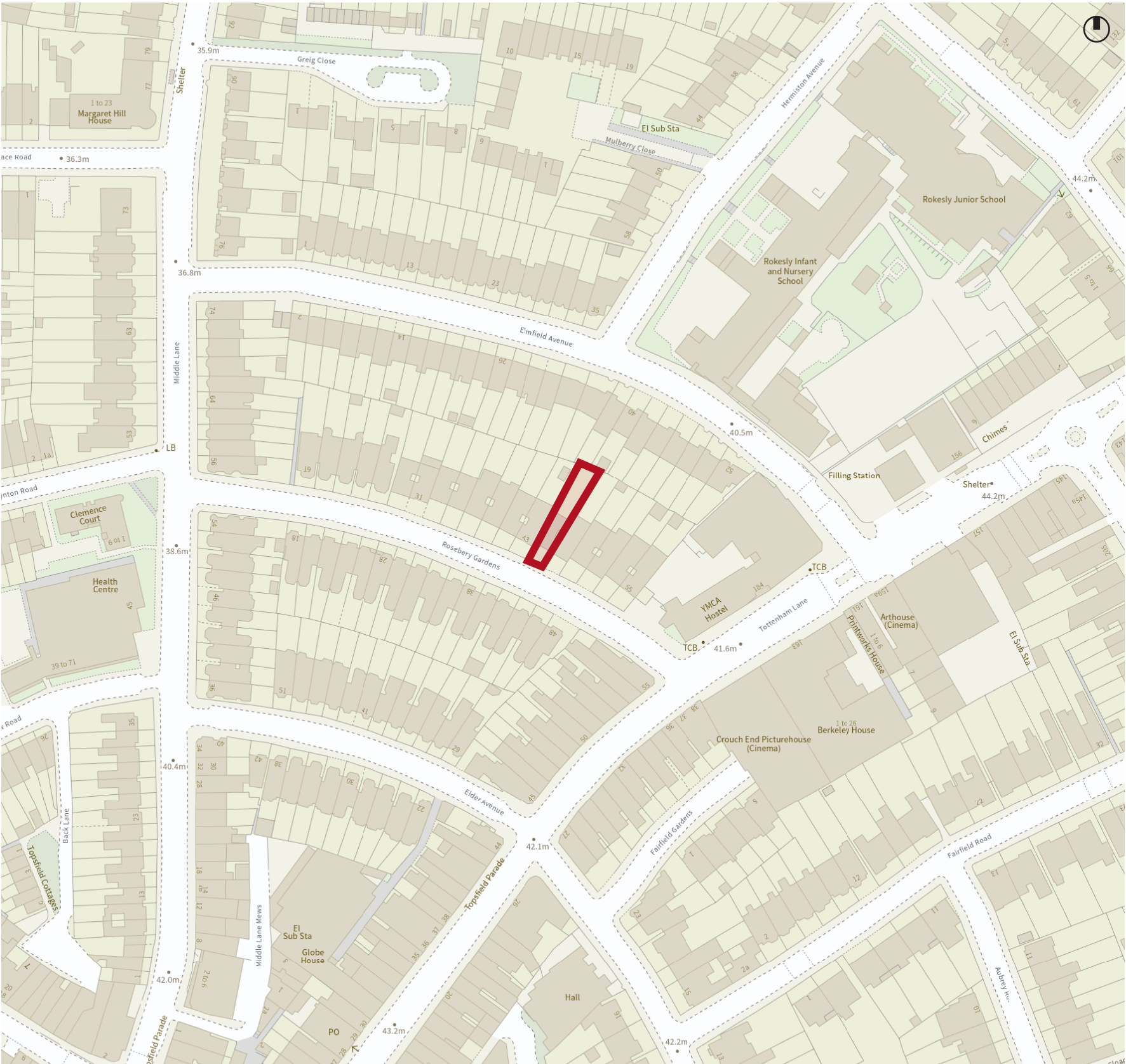
2.0 SITE

2.3 FLOOD RISK

The map on the right is extracted from the government long term flood risk map. The location is considered to be very low risk from flooding.

Very low risk means that each year this area has a chance of flooding of less than 0.1%. This takes into account the effect of any flood defences in the area. These defences reduce but do not completely stop the chance of flooding as they can be overtopped, or fail.

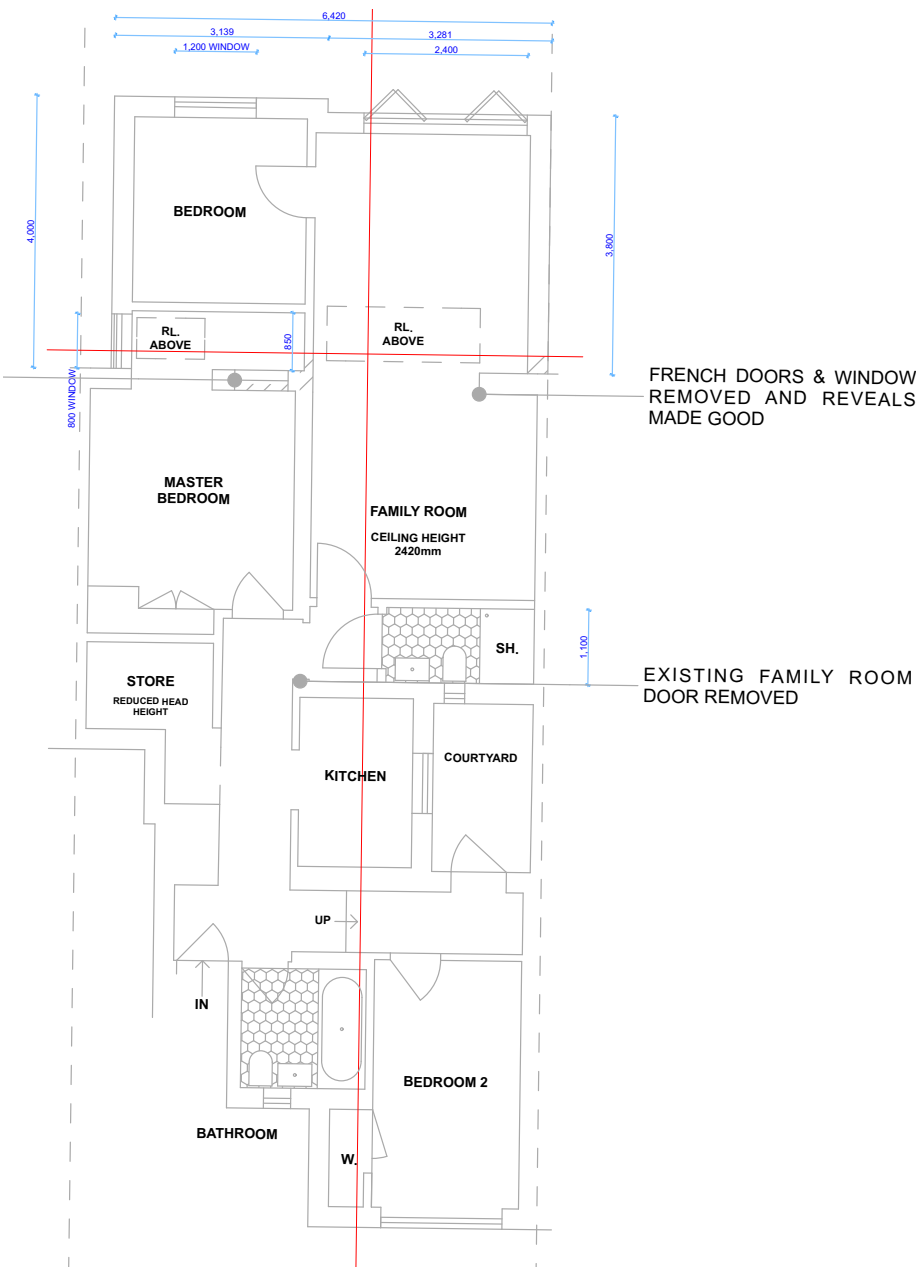
-  Selected area
-  Flood zone 3
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Water storage area



3.0 PLANNING CONTEXT

3.1 PLANNING APPLICATION

In 2019 planning permission was granted for construction of a single storey rear extension at 37C, Rosebery Gardens, London, N8 8SH. Application number HGY/2019/0920.



PROPOSED FLOOR PLANS

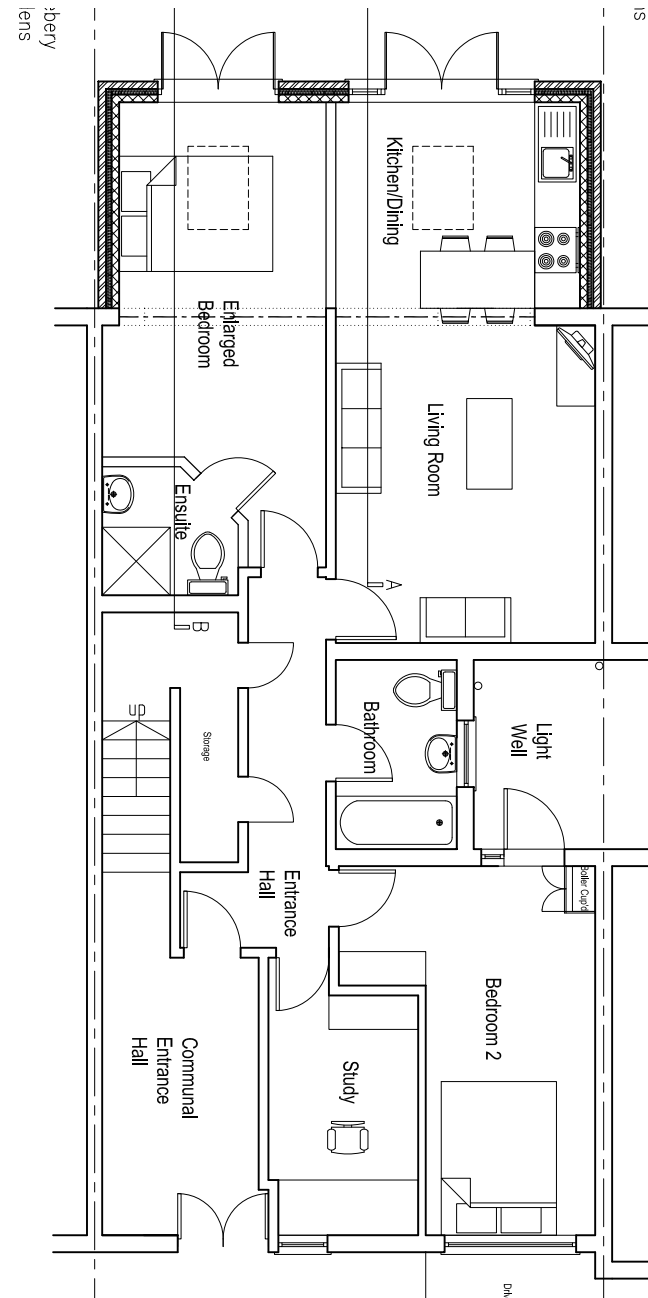


PROPOSED ELEVATIONS

3.0 PLANNING CONTEXT

3.1 PLANNING APPLICATION

In 2010 planning permission was granted for the erection of single storey rear extension and conversion of existing garage into a habitable room. 41, Rosebery Gardens, London, N8 8SH. Application number HGY/2010/0636.



PROPOSED FLOOR PLANS

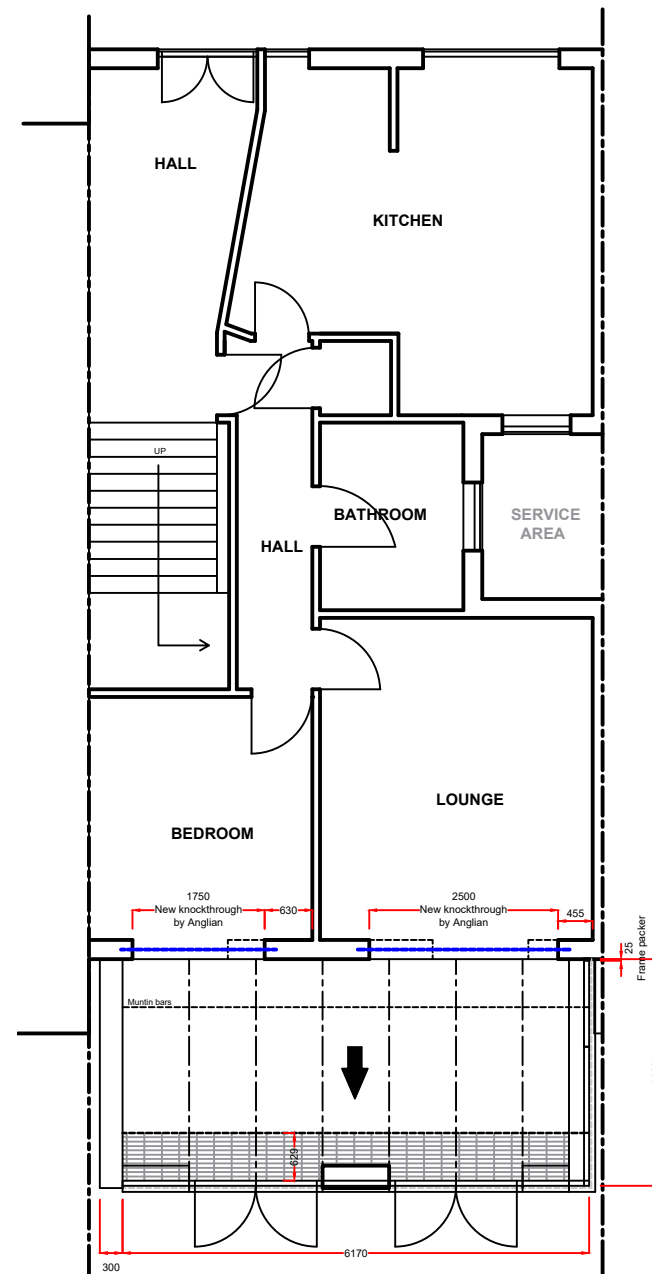


PROPOSED ELEVATIONS

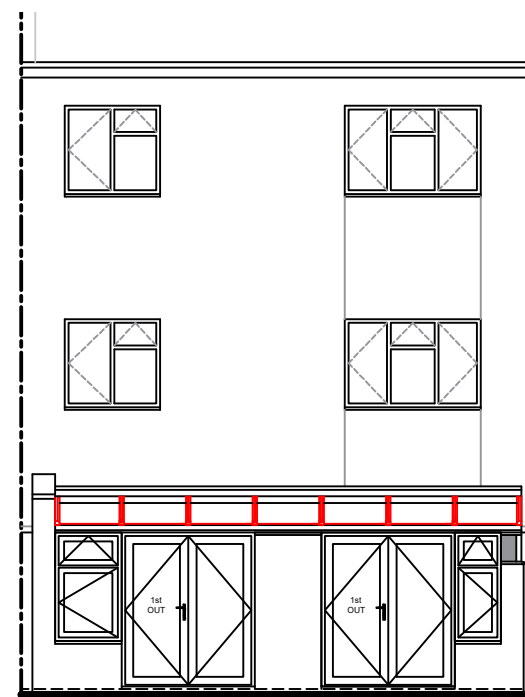
3.0 PLANNING CONTEXT

3.1 PLANNING APPLICATION

In 2016 planning permission was granted for the erection of a UPVC conservatory to the rear of the property at Ground Floor Flat, 31, Rosebery Gardens, London, N8 8SH. Application number HGY/2016/3717.



PROPOSED FLOOR PLANS



PROPOSED ELEVATIONS

4.0 DESIGN

4.1 USE

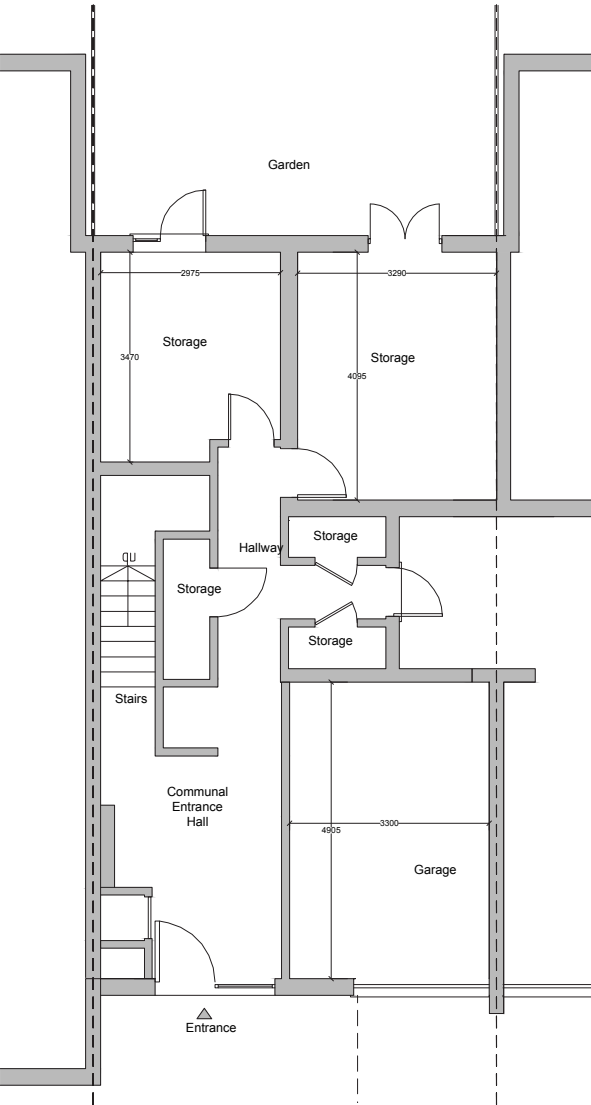
The site is currently used as storage (B8), the proposal is for a change of use to dwelling (C3).

4.2 AMOUNT

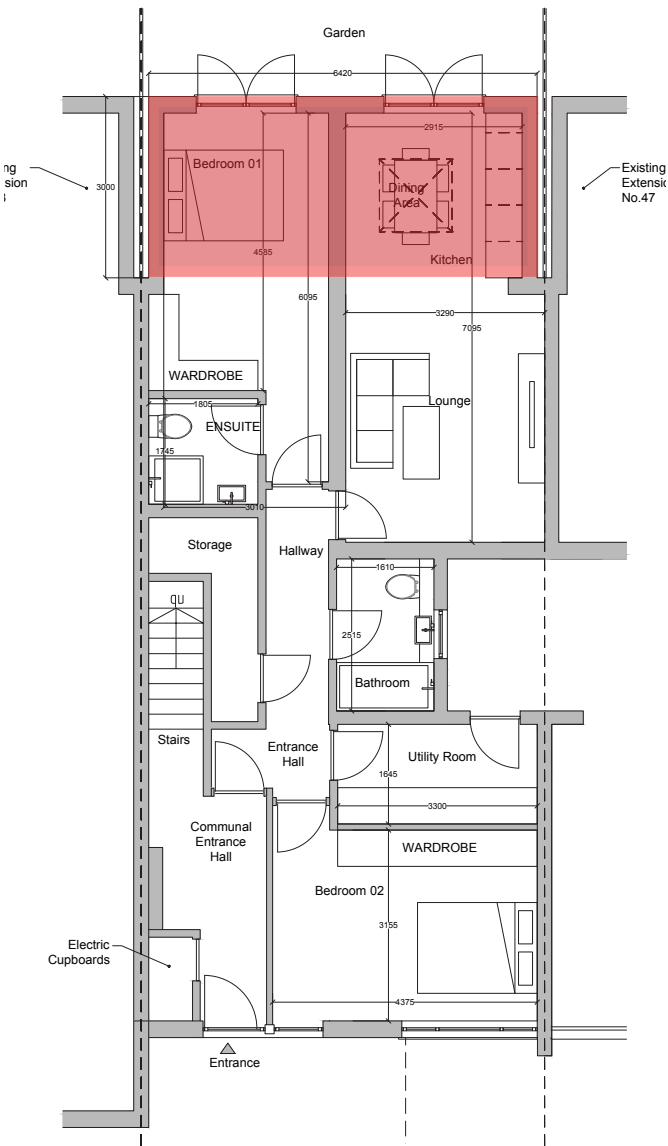
The existing site has a GIA of 56m² at ground floor.
The proposed extension has a GIA of 17.8m² at ground floor.

4.3 LAYOUT

The proposed layout creates a new entrance layout into the building with new access into the ground floor flat. The new layout also creates a new flat with two new bedrooms, one with an ensuite and a new bathroom, a utility room. The new extension creates an open kitchen, dining and living space.



EXISTING GROUND FLOOR PLAN

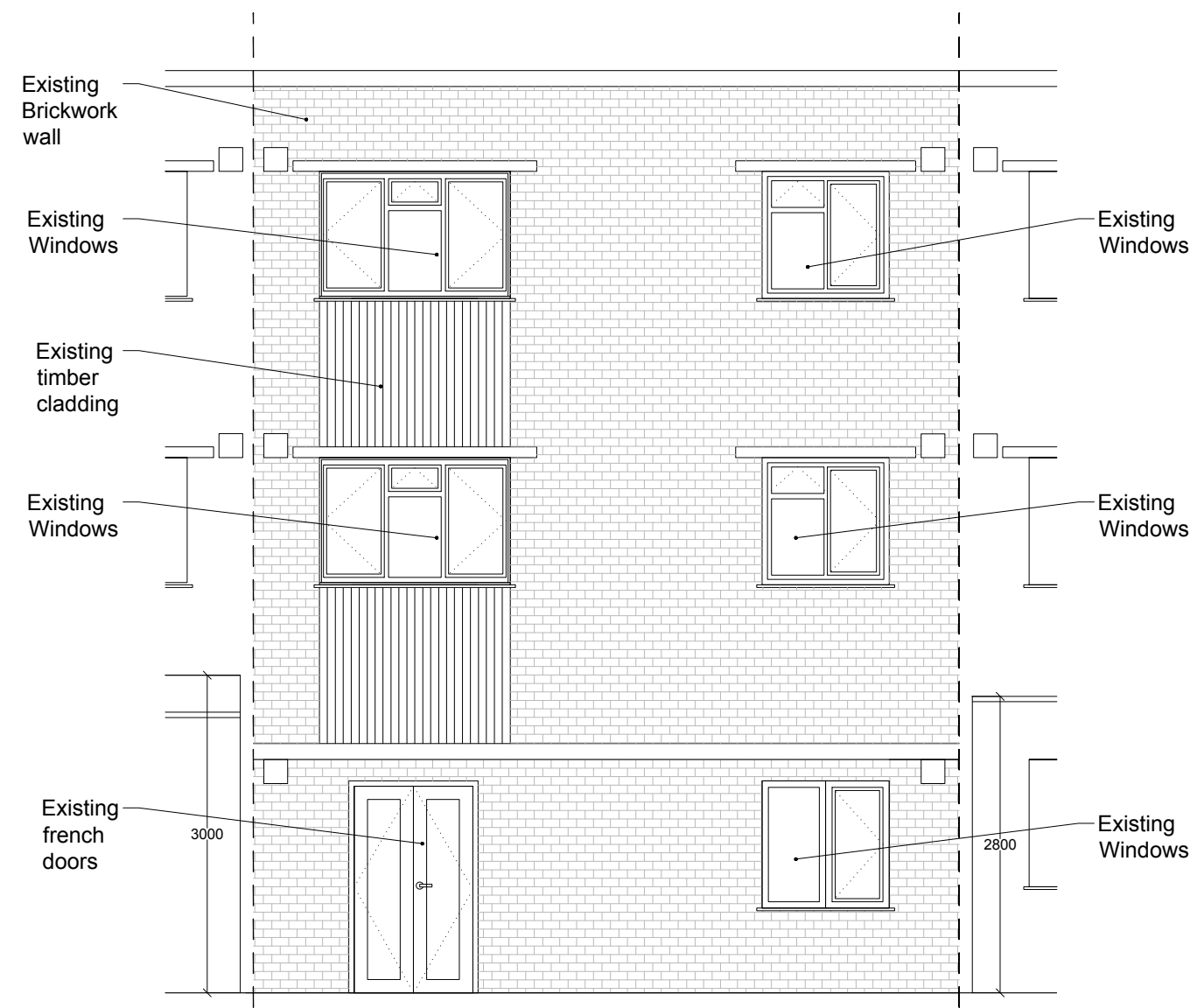


PROPOSED GROUND FLOOR PLAN

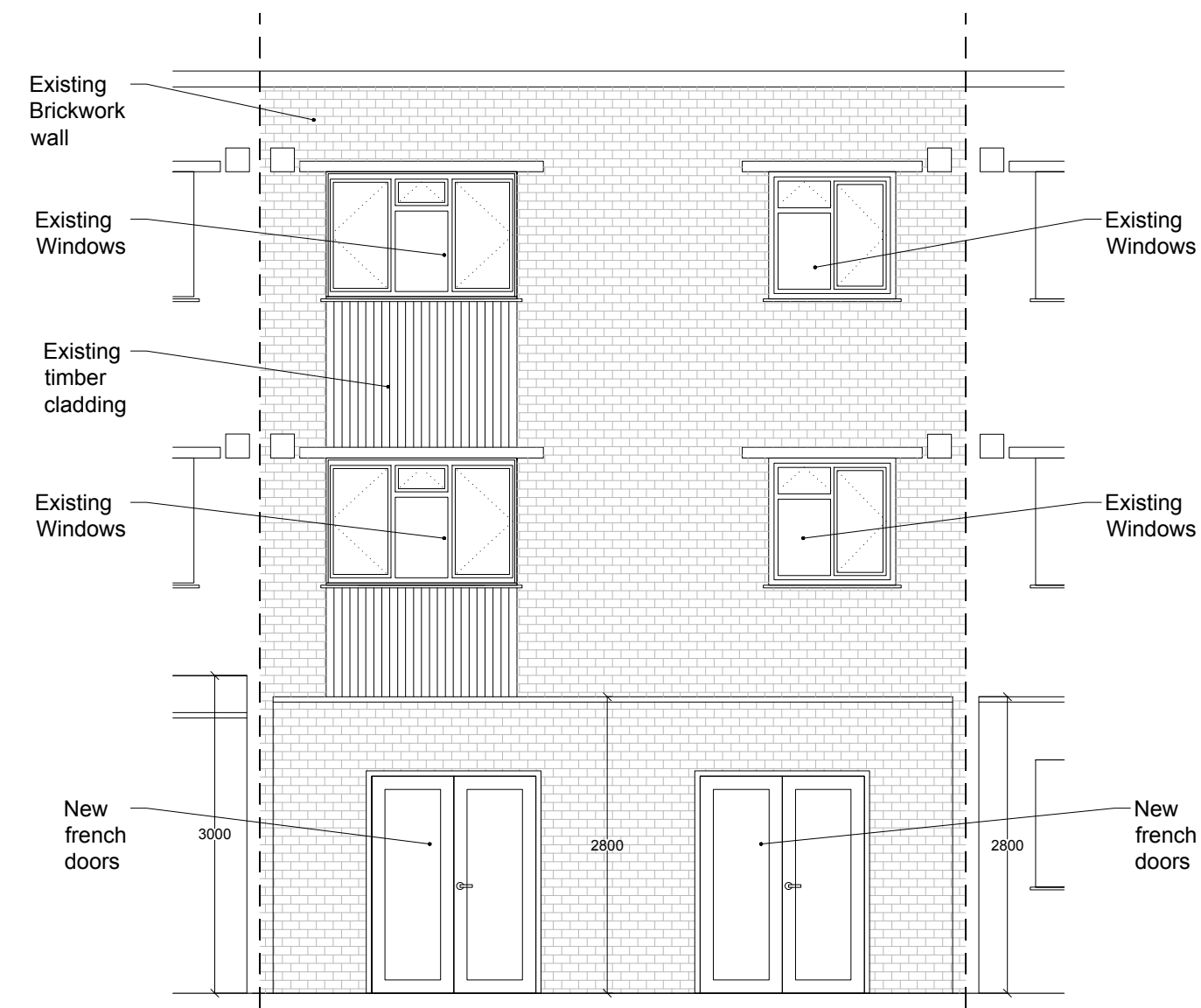
4.0 DESIGN

4.4 SCALE

The new extension sits within the site boundary. The proposed single storey extension has a flat roof and matches the height of the existing neighbouring buildings.



EXISTING REAR ELEVATION



PROPOSED REAR ELEVATION

4.0 DESIGN

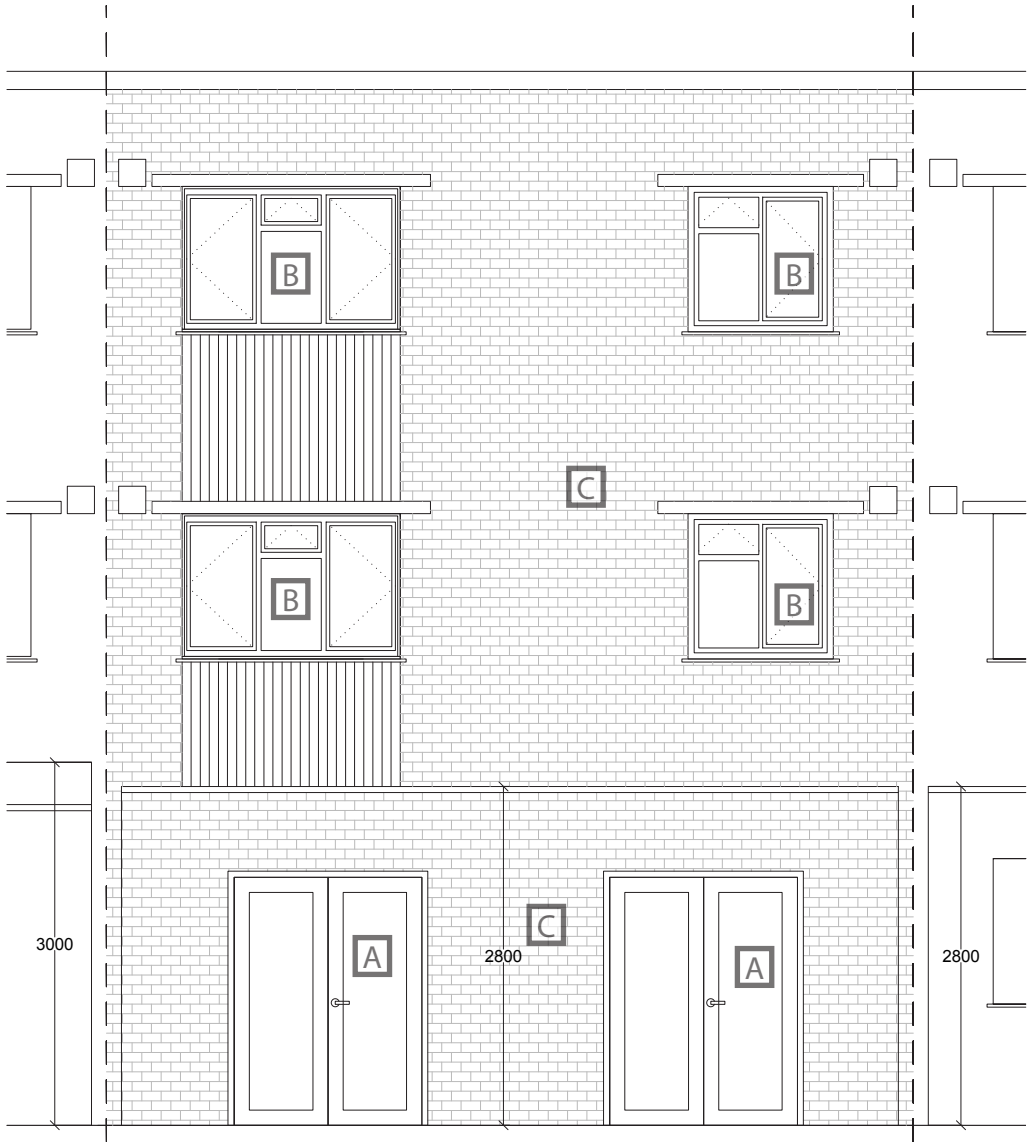
4.6 APPEARANCE

The appearance of the rear extension is in keeping with the existing property. The proposed flat roof is to match existing flat roof of the neighbouring property.

French doors have been added to the rear facade to replace those which have been removed. The doors, added to maximise the views out and natural light into the property, are white UPVC as per existing windows. White UPVC windows have been added to the front facade to replace the garage door.

MATERIAL KEY

- A White UPVC door
- B White UPVC window
- C Yellow Brick Exterior Wall



PROPOSED FRONT ELEVATION

5.0 ACCESS

5.1 VEHICULAR ACCESS

There is no change to the vehicular access.

5.2 INCLUSIVE ACCESS

There is no proposed change to the existing access of the property.

- KEY
- MAIN ACCESS
- PEDESTRIAN ACCESS TO SITE
- CAR ACCESS TO SITE



6.0 ECOLOGY STATEMENT

The application is not within the Impact Risk Zone, it does not sit within a Site of Special Scientific Interest, it is not within 100m of a national nature reserve or local nature reserve and does not have a local wildlife site, special roadside verge or priority habitat within 100m. The site does not have protected or priority species located on or adjacent the site and does not involve a conversion, modification, demolition or removal of a hotel, school, hospital, church, commercial premise or derelict building.

7.0 SUMMARY AND CONCLUSION

The design of the new rear extension has been kept as modest as possible in terms of height and footprint, whilst still being functional. The impact on the setting has been considered and minimized, and the impact on the existing house has also been minimised as much as possible. The new extension is in keeping with the existing facade so will not greatly affect the street facade as the style and materials have been chosen so as to be in keeping and/or complimentary with the original house and setting, whilst the scale of the proposal ensures it is in keeping with the existing site boundary.