

Design and Access Statement

For

**Infil Extension at Upper 1F to the front of the property to form
a 1-bed 2-person flat**

at

268 West Green Road, London, N15 3QR

On behalf of
Amees Property Ltd

Project No. 23.1398
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1.0 Introduction

This Design and Access Statement has been prepared as supportive documentation for the planning application for the single-storey infill extension at upper 1F level to form a 1B2P flat at 268 West Green Road, London N15 3QR

The location of the proposed extension is indicated below:

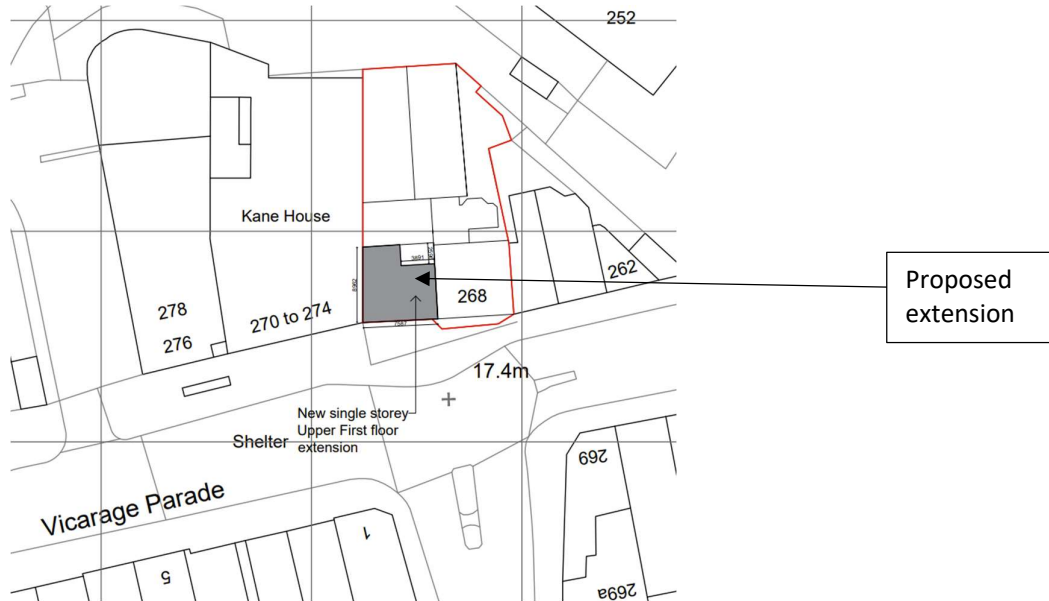


Fig. 1 Location plan showing the proposed extension.

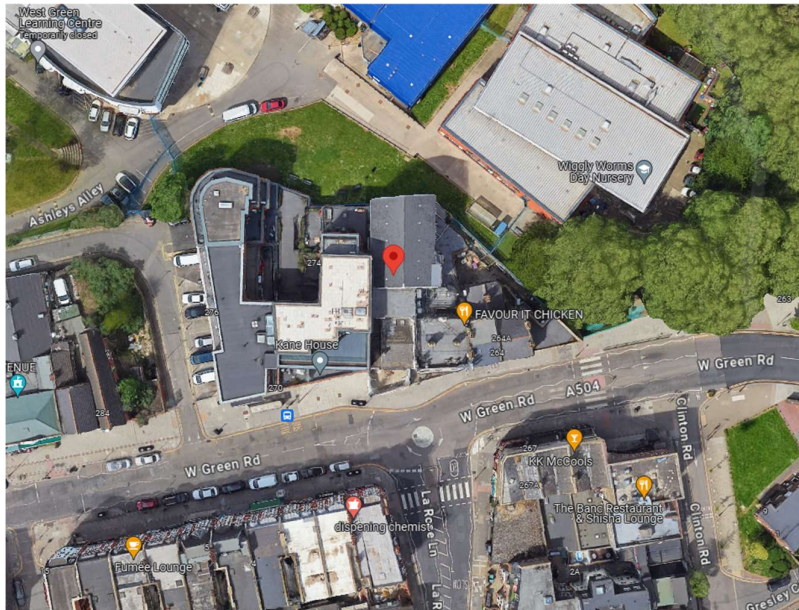


Fig. 2 Aerial view of the site

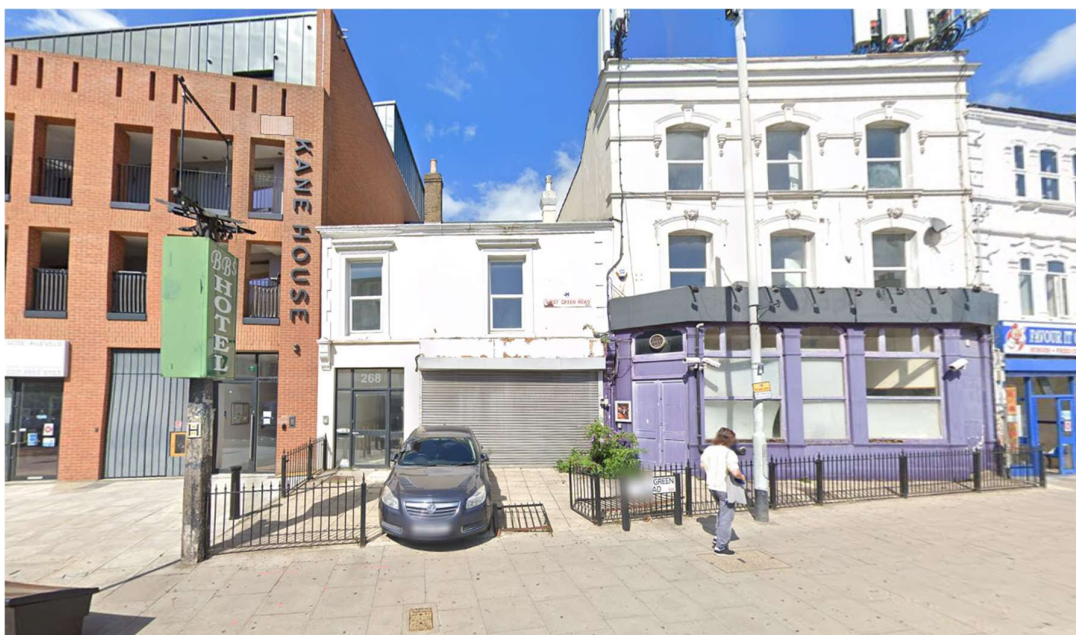


Fig. 3 Photograph of front of building (looking from West Green Road) showing the existing gap-toothed arrangement with no. 268 and the adjacent more contemporary build, Kane House.

2.0 Background and reasoning behind the extension

268 West Green Road comprises a large vacant pub/restaurant with function room at GF and residential accommodation to the upper floors consisting predominantly of rented studio rooms.

The arrangement of the buildings comprising the site is the original front building comprising the GF pub/restaurant, 1F and 2F accommodation to the front in the main building, and a lower 1F level facing the street. Then, to the rear is a large 3 storey extension which comprises the remainder of the studio rooms. This extends to the College to the rear.

The proposed infill is located above the existing 'lower 1F level' and would fill in the gap between the original building and the adjacent Kane House.

The building has recently come under new ownership and the rented flats have been completely refurbished and improved.

The owners would like to optimise the accommodation of the site and it is considered that this would be one means to increase the accommodation, while at the same time improving the visual appearance of the building from West Street.

The proposed extension would not impact on any neighbour in terms of views or daylight and it is considered that there is an opportunity to also improve the visual appearance of the building, by creating a more harmonious roof-line in this prominent location on West Green Road.

3.0 Use and amount of development

The existing arrangement and the proposed infil extension can be seen below in Fig. 4.



Fig. 4 Existing and Proposed Upper 1F plan showing the proposed new studio flat

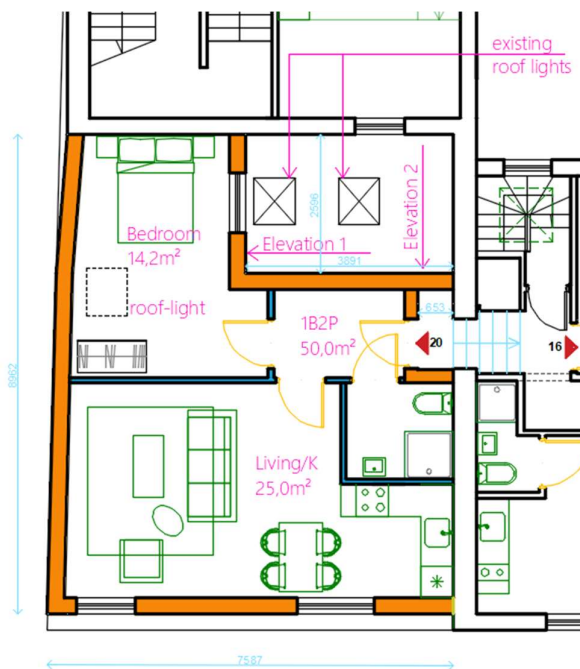


Fig. 5 Detailed plan of the proposed upper floor extension

As can be seen the flat is 50m² in area and therefore satisfies the minimum area required for a one-bed two-person flat.

The bedroom has an area of 14.2m² and therefore also meets the minimum requirements for a 2-person bedroom.

Access to the flat is from the existing corridor and leads to the protected hallway to a good-sized living room kitchen with two large sash windows matching those below, and a large double bedroom which is served by a window onto the formed light well and a roof-light.

As can be seen below the existing tiled pitched roof would be removed and a new flat roofed extension formed. By having a new floor over the existing roof joists, the flat can be acoustically separated from the flat below. This would address any concerns re noise transfer between bedrooms/living rooms in the flat below and the new flat above.

The windows would be low-e double-glazed and the flat would be provided with mvrh so that in the event of external noise, whether from traffic, or surrounding shops/cafes, purge and background ventilation would be provided for the flat, without the need to open the window.

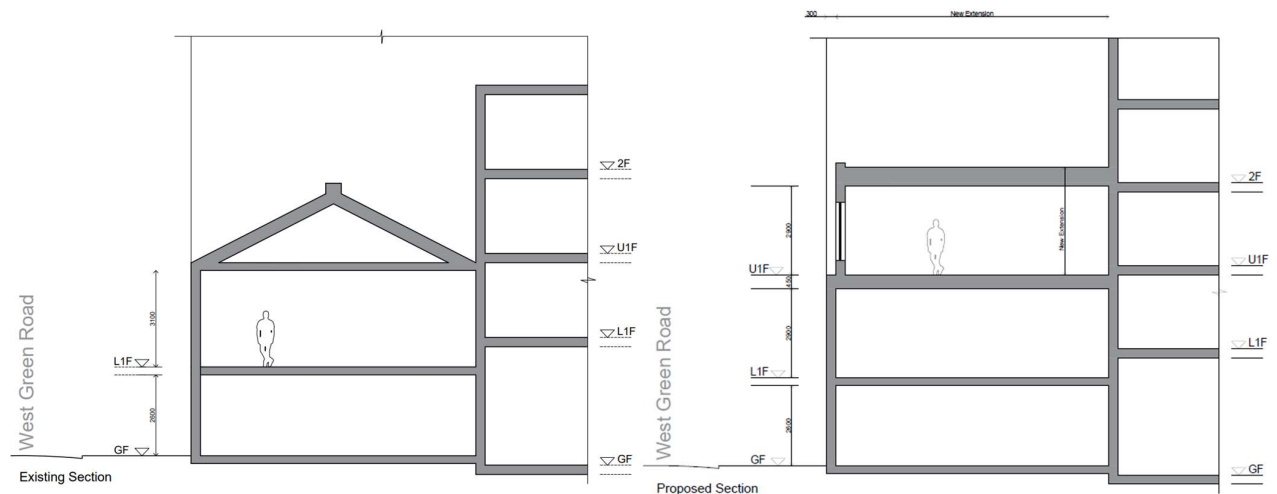


Fig. 6 Existing and proposed section showing the removal of the pitched roof and introduction of the new storey.

4.0 External appearance

The existing and proposed elevations are shown overleaf.

It can be seen from the photographs that the setback pitched roof is not visible from street level and is also somewhat incongruous form the building below.

We would therefore suggest that the loss of the pitched roof is acceptable as it presents a negative, or neutral visual asset at best.

We consider that the infilling of the gap, and concealing the more modern plain extension behind is a positive change to the street-scape.

To retain the historic narrative of the building, and to ensure the extension remains subordinate to the overall building, the new storey is proposed to be set back 300mm from the front façade so there is a clear division between the existing building and the proposed extension.



Fig. 7 Existing front elevation (looking from the West Green Road)



Fig. 8 Proposed front elevation (looking from the West Green road)

As can be seen above, the expressed banding of the original facade is maintained, but the horizontal lines are lowered, and kept distinct from the main host building. This retains the sense of the building comprising two original buildings.

The external materials are rendered masonry to match the existing with a stone coping to the top parapet.

The existing rendered surrounds and expressed lintel details used in the existing lower 1F, will be matched in the new extension, providing a continuity to the architectural language used.

To the lightwell, the finish will be off-white render to match the existing building and allow maximum light into the room, as shown below:

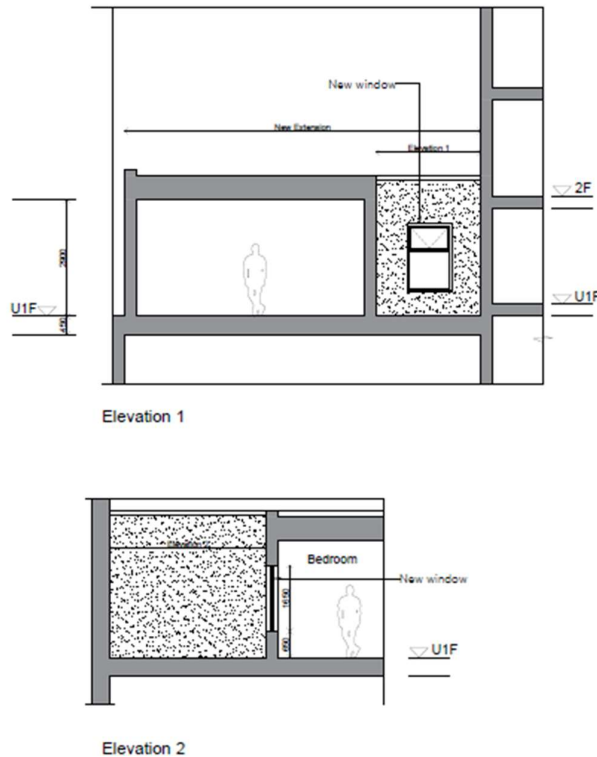


Fig. 9 Proposed lightwell elevations showing the white render and the new bedroom window.

6.0 Conclusion

It is considered that the proposed extension will infill an existing gap in the street-scene, whilst remaining visually subordinate to the main dwelling.

The proposed architectural elements will match the existing building which will create an overall coherence to this now better-proportioned building.

The flat will meet the minimum required standards and will provide a good-sized useful additional dwelling and we would therefore hope will receive the support of the planners.