



0224-0401-240401-SSe02

01 April 2024

Project: 'Front Garden / Elevation Works, Raised Ground Floor Rear Elevation Balcony & New External Door and Windows, and Rear Garden Works'
Site Address: 31 Burgoyne Road, London N4 1AA

DESIGN & ACCESS (& SUPPORTING) STATEMENT

Contents:

- 1.0 Introduction**
- 2.0 The Site / Existing Building**
- 3.0 Planning History / Precedents**
- 4.0 Description of Proposals**
- 5.0 Conclusion**

Unit 6: Masons Yard
177 Westbourne Street
Hove
East Sussex BN3 5FB
t: +44 (0) 1273 201 830
e: steve@searyarchitects.co.uk
w: www.searyarchitects.co.uk



1.0 Introduction:

- 1.1 This Design & Access (& Supporting) Statement is submitted as part of the 'Application for Planning Permission' for the proposed works summarised in 1.2 below, and includes a description of the Site / Existing Building, Planning History, and a Description of the Proposals.
- 1.2 The proposed works can be summarised as follows:
 - 1.2.1 Front Garden Works consisting of new wall and piers and metal railings to street, new handrail and railings to communal entrance steps, repair / damp remedial / waterproofing / rendering works, and new paving.
 - 1.2.2 Front Elevation retention of existing white painted timber sliding sash windows and sash boxed but replace clear single glazing with clear double glazing.
 - 1.2.3 Raised Ground Floor Rear Elevation External Balcony and New External French Doors and Windows.
 - 1.2.4 Rear Garden Works consisting of Brick Shed repair works, damp remedial / waterproofing / rendering works, and new patio paving.

2.0 The Site / Existing Building:

- 2.1 31 Burgoyne Road is a self-contained Flat with accommodation over two Lower and Raised Ground Floors, with a Front and Rear Garden.
- 2.2 Another Flat 31A Burgoyne Road is also self-contained with its own raised ground floor front entrance door with accommodation over two First and Second Floors, a rear elevation external balcony at First Floor level, with an external staircase leading down to a Rear Garden located to the rear of 31 Burgoyne Road's rear garden.
- 2.3 Therefore overall 31 Burgoyne Road is a 4-storey terraced private residential building, likely constructed in the late 1800's / early 1900's.
- 2.4 From the street communal entrance steps are accessed leading to the aforementioned separate front entrance doors to both Flats at raised ground floor level. Another set of steps leads down to the lower ground level external garden consisting of a concrete floor area and raised planter containing foliage. At the bottom of these steps is another entrance door to the lower ground floor of the flat.
- 2.5 To the raised ground floor via the front entrance door is a Hallway, which contains a staircase down to the lower ground floor level, and from which a Living / Dining Room, Bedroom (3) and Bathroom are directly accessed off of.
- 2.6 To the lower ground floor at the bottom of the stairs is a Hallway, from which a Coal Store, Bedroom (1), Bedroom (2), Kitchen, and WC are directly accessed. The washing machine and fridge freezer is located under the stair.
- 2.7 From both the rear Bedroom (2) and Kitchen external doors a Rear Garden is accessed, consisting of a concrete patio area, brick shed containing the boiler, and soft landscaped area, providing ample external amenity space.
- 2.8 As previously described in 2.2 above the 31A Flat above has external balcony at First Floor level, with an external staircase leading down to their rear garden located to the rear of 31 Burgoyne Road's rear garden.
- 2.9 The adjacent building to 29 Burgoyne Road Flat C also has an external balcony at the same First Floor level as 31A Flat, at the same level and physically connected so that both these Flats can use the same external staircase to provide access to both their rear gardens.

3.0 Planning History / Precedents:

3.1 The following can be confirmed:

3.1.1 The property is NOT Listed nor designated a 'Building of Historical Interest'.

3.1.2 The property is NOT located in a Conservation Area.

3.1.4 There are no Tree Preservation Orders (TPO's) to the site. The Front and Rear Garden trees / foliage will be pruned.

3.2 The following Planning Permission Applications have been previously submitted for the property (granted / approved by Haringey Council):

3.2.1 Ref. No: OLD/1968/0107

Description: Conversion into two self-contained flats.

Approval date: 25/03/1968

(No files are able to be viewed on the Haringey Council Planning Register but it is assumed that this approval including the existing external balcony and staircase to provide access to both 31 and 31A Flat's separate Rear Gardens. This balcony / staircase is shown on the Planning Permission Application drawings ref.no: HGY/2010/0596 dated 2010 proving it has been there at least 14 years but most likely constructed in 1968).

3.3 The following Planning Permission Applications have been previously submitted for the adjoining building to no. 29 Flats A, B & C (granted / approved by Haringey Council) which are considered relevant precedents for the proposed rear elevation external balcony and new external doors and windows works:

3.3.1 Ref. No: HGY/2005/0189 (Flat 29A)

Description: Replacement of existing wooden framed windows at rear of property with PVC-U framed double glazed windows.

Approval date: 11/03/2005

(IMPLEMENTED / CONSTRUCTED)

3.3.2 Ref. No: HGY/2008/1465 (Flat 29C)

Description: Installation of full height sliding / folding windows to rear elevation of second floor with flush fixed balustrade and lantern type openable roof lights.

Approval date: 21/08/2008

(IMPLEMENTED / CONSTRUCTED)

3.3.3 Ref. No: HGY/2010/0596 (Flat 29C)

Description: Addition of external rear staircase from second floor to garden.

Approval date: 10/05/2010

(NOT IMPLEMENTED / CONSTRUCTED)

3.3.4 Ref. No: HGY/2020/0255 (Flat 29C)

Description: External alterations to upper floor flat, with formation of new windows, alterations to existing windows to form glazed doors, and the creation of raised external rear garden access platform.

Approval date: 13/03/2020

(NOT IMPLEMENTED / CONSTRUCTED)

Unit 6: Masons Yard

177 Westbourne Street

Hove

East Sussex BN3 5FB

t: +44 (0) 1273 201 830

e: steve@searyarchitects.co.uk

w: www.searyarchitects.co.uk



- 3.3.5 Ref. No: HGY/2020/1914 (Flat 29C)
Description: External alterations to upper floor flat, with formation of new windows, alterations to existing windows to form glazed doors, and the creation of raised external rear garden access platform.
Approval date: 16/09/2020
(IMPLEMENTED / CONSTRUCTED)
- 3.4 Referring to the Environment Agency website it is confirmed that the property is in a low risk flood area, therefore a Flood Risk Assessment would not be required.
- 3.5 The Haringey Council 'Local Development Framework', Planning Policies, and in particular the 'Residential Design Standards SPD' have been used to prepare the proposed design.

4.0 Description of Proposals:

4.1 USE / AMOUNT / REASON FOR PROPOSALS / LAYOUT:

- 4.1.1 The existing 'use' is Private Residential: Single Family Dwelling. The proposed 'use' is the same.
- 4.1.2 The existing Flat Gross Internal Floor Area (GIA) is 100.8 m² / 1,084.6 ft².

The proposed Flat GIA is the same as no extensions are proposed.
- 4.1.3 The reason for the internal alterations is to improve the location and configuration of the rooms, which currently does not work practically or functionally.
- 4.1.4 The primary problem is that the Kitchen and Bathroom are on the wrong floors. The Kitchen is located to the lower ground floor where the 2 no. primarily used Bedrooms are located, so the Kitchen is not on the same floor as the Living / Dining Room.
- 4.1.5 The Bathroom is located to the raised ground floor where the Living / Dining Room and only 1 no. Bedroom (also used as a Home Office) is located, so the Bathroom is not on the same floor as the 2 no. primarily used Bedrooms.
- 4.1.6 The lower ground floor Coal Store and large over-sized Hallway is also not utilised in any way so considered dead space.
- 4.1.7 Therefore the solution to the raised ground floor is to retain the Hallway but remove the internal door and wall to the staircase down to the lower ground floor to create a feeling of openness and more natural light to the staircase.
- 4.1.8 The existing Living / Dining Room is retained but becomes just a larger Living Room only.
- 4.1.9 The existing rear Bedroom (3) and Bathroom are combined to become a new open plan Kitchen / Dining Area, with the Dining Area also used as a Home Office so this use / function is not lost.
- 4.1.10 To the lower ground floor the staircase and Hallway are retained but part of the Hallway is converted into a Utility Room, from which the converted Coal Store into Storage is accessed.
- 4.1.11 The existing external door is retained for alternative access to the Flat from the Front Garden.
- 4.1.12 The Bathroom replaces the existing Kitchen with no internal wall nor door revisions required. This is then located on the same floor as the 2 no. retained Bedrooms (1) and (2).
- 4.1.13 Therefore the existing WC is no longer required so this is converted into a Coat / Shoe Cupboard.
- 4.1.14 As a new Utility Room is created additional storage is created under the stairs.
- 4.1.15 The aforementioned internal room layout / configuration modifications will meet the Applicant's, and any future owners, spatial requirements and modern living standards.

- 4.1.16 The reason for the rear elevation raised ground floor level external balcony and inward opening external doors and windows is to provide external amenity space that is directly accessed off of the new Dining / Kitchen Areas.
- 4.1.17 The existing rear garden has to be accessed via the retained rear Bedroom (2) existing retained external door which is not ideal but cannot be changed / improved.
- 4.1.18 The newly located lower ground floor rear Bathroom is better having a window therefore the existing external door and adjacent small window is being removed and replaced with a full width mostly opaque glazed window for privacy with infill brick work below.
- 4.1.19 The existing rear patio area is being retained in size as this works well but paving to fall to a French drain on top of the existing concrete, as paving is more visually attractive and for improved surface / rain water run-off.
- 4.1.20 The soft landscaped area is retained also to maintain a visually attractive amenity space.
- 4.1.21 The brick shed brick works repair works and damp remedial works to rear extension wall are practical construction requirements.
- 4.1.22 To the front elevation the existing white painted timber framed sliding sash windows are being retained for visual reasons, but single glazing replaced with double glazing for thermal / heat loss reasons.
- 4.1.23 To the front entrance / garden area the reason for the new wall, piers, and metal railings to the street is to replace a poorly conditioned damaged brick wall and improve the visual appearance of the front of the property.
- 4.1.24 The new metal handrail and railings alongside the communal steps and raised entrance area improve the safety from falling as the existing are an open design and look visually better than the existing scaffolding poles.
- 4.1.25 The damp remedial works to the front elevation and both sets of steps, rendering, and new paving are practical construction requirements.

4.2 SCALE / SETTING OUT / FORM / APPEARANCE / DESIGN OF PROPOSALS:

4.2.1 Raised Ground Floor Rear Elevation External Balcony:

It is 2.9 metres wide x 1.2 metres deep to create the depth required for a table and 2 no. chairs and width kept to a minimum but slightly wider than the existing retained window opening for the side handrails and balustrading to fix to.

4.2.2 The height of the handrail and balustrading is 1.0 metre for safety reasons, floor structure 200mm high for structural reasons totalling 1.2 metres i.e. kept to a minimum.

4.2.3 The new external doors and windows providing access to the new external balcony height and width are within the existing window to be removed structural opening. The existing window cill and brickwork below is removed down to internal floor and balcony floor level.

4.2.4 These external french doors are inward opening and open back 180 degrees against the adjacent windows so when fully open do not impact on the use of the internal area and external balcony area.

4.2.5 The side / top windows are top hung outward openable for natural ventilation.

4.2.6 The new Kitchen Area is to the existing structural opening and window design.

4.2.7 The external doors and windows provide natural light and views out from the Dining and Kitchen Areas.

4.2.8 The new lower ground floor Bathroom window is to the same structural height and width of the existing external door and window to be removed, with retained window cill and infill brickwork where the door is removed. Opaque double glazing to bottom pane for privacy. Top outward opening clear double glazed windows for views out and natural ventilation.

4.2.9 Front Works:

Height of new front wall to match existing brick wall removed, with piers and metal railings to relate to existing gate and post.

4.2.10 Metal railings and balustrading to communal steps to match height of existing handrail and balustrading to be removed.

4.3 MATERIALITY OF PROPOSALS:

4.3.1 Traditional materials are mostly used throughout: Painted rendered masonry walls, grey coping stones and black painted metal handrail and railings. Black painted metal external balcony structure, handrail and balustrading. Timber decking to external balcony. Grey and terracotta coloured paving to front and rear.

4.3.2 Modern materials and construction methods are also used where appropriate to achieve the necessary construction performance: White and Grey coloured aluminium framed external doors and windows.



6.0 Conclusion:

- 6.1 Careful consideration has been given to the proposals not only to meet the Applicant's internal and external spatial requirements but to ensure the external works integrate comfortably with their surrounding context.