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Flat B, 54 Woodstock Road, N4 3EX

DESIGN AND ACCESS STATEMENT

Proposal for the erection of a single storey extension with roof terrace in place of a flat roof at the rear of the property and replacement of existing single glazed sash windows with double glazed timber sash windows.

20.03.2024

1 INTRODUCTION

ECA Studio is a boutique architectural and interior design firm dedicated to transforming spaces into unique and functional designs. We firmly believe that personalized solutions, harmonized with the surrounding context, hold the transformative ability to enhance the lifestyle of residents.

We have been approached and commissioned by the owners of Flat B at No 54 Woodstock Road to design a small rear extension and roof terrace, creating a valuable amenity space.

This document has been crafted to support the Planning Application submitted to the London Borough of Haringey and should be reviewed in conjunction with the accompanying drawings and supporting documents.

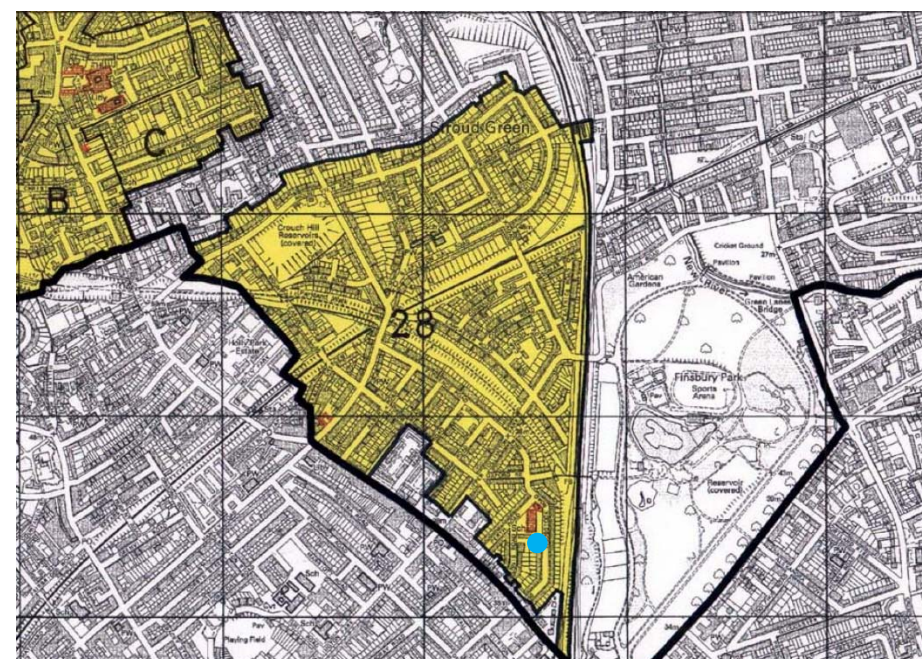
2 LOCATION AND CONTEXT

No 54 Woodstock Road is a Victorian terraced house situated within the Stroud Green Conservation Area, in the southern part of the London Borough of Haringey. The property is a four-storey house, encompassing a lower ground floor, and was constructed toward the end of the 19th century. Originally it was a single dwelling house that was converted in 1981 (ref. OLD/1981/1804) into three self-contained flats.

Many of the terraced houses facing Woodstock Road share a uniform architectural style, characterized by exposed brick facades, stairs leading from the small front garden to the main entrance, and adorned three-sided bay windows on the lower and ground floors.



54 Woodstock Road Front elevation



Stroud Green Conservation Area

● Applicant Site

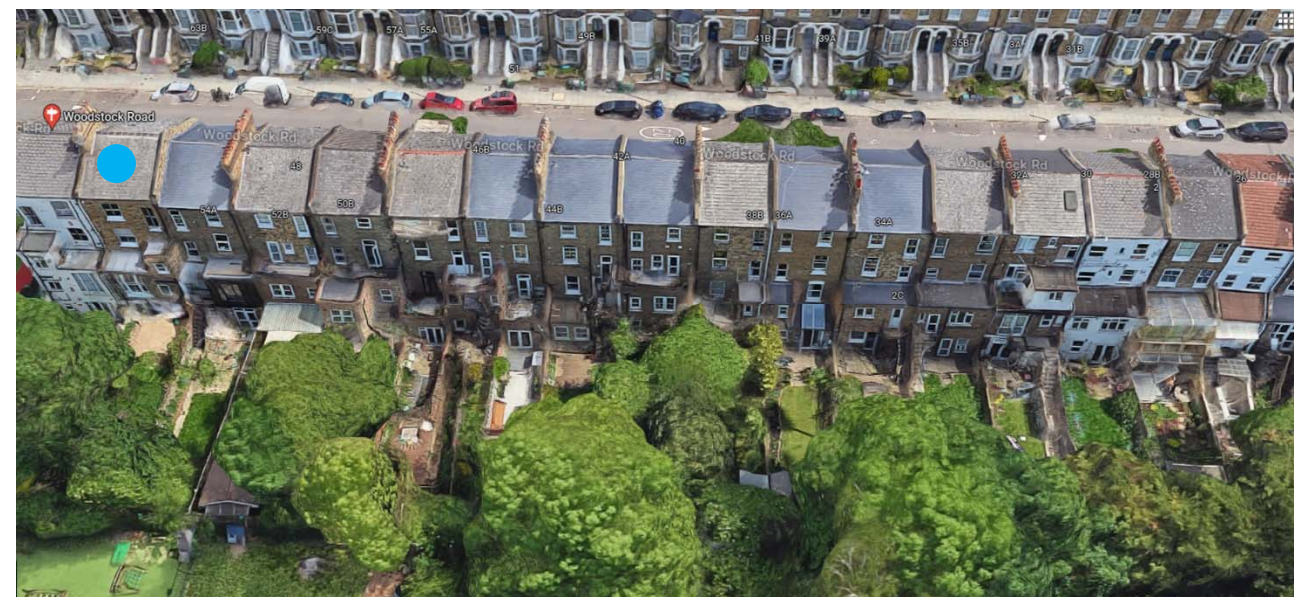
In contrast to the front elevation of the terrace, which retains its original features, the rear elevation has undergone several modifications over the years to align with contemporary lifestyles, leading to the loss of its initial character. Various alterations are evident, including rear single and two-storey extensions, roof terraces, and stairs leading to the rear garden. These additions, as depicted in the accompanying pictures, have now become consistent features of both the rear elevation of Woodstock Road terrace and the adjacent Ennis Road terrace.

The Council holds the freehold for most properties on Woodstock Road and likely oversaw the conversion of originally single-family houses into self-contained flats. The thoughtful design of these conversions, ensuring that each flat has access to either a portion of the rear garden or a terrace, reflects Haringey's commitment to the well-being of its inhabitants and underscores the importance placed on providing private outdoor areas.

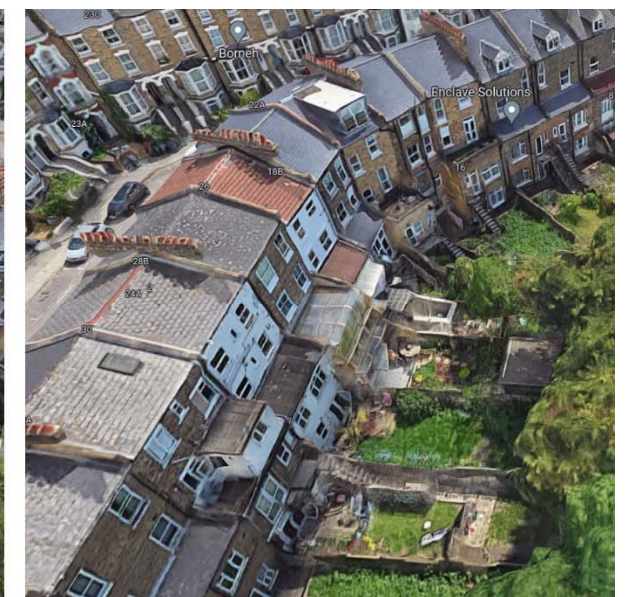
As a result, it is still evident that most of the flats have access to roof terraces, as seen in properties such as No. 50, 48, 46, 44, 40, 20, 16, and 6. Similarly, roof terraces are present in the opposite terrace on Ennis Road, specifically at No. 2, 4, 6, 14, 18, 24, and 26. This consistent provision of roof terraces highlights their significance for the well-being and lifestyle enhancement of the residents.



Rear elevations of terrace on Ennis Road: 1st floor rear extensions, terraces and stairs leading to the garden can be seen.



Rear elevations of terrace on Woodstock Road: 1st floor rear extensions, terraces and stairs leading to the garden can be seen.

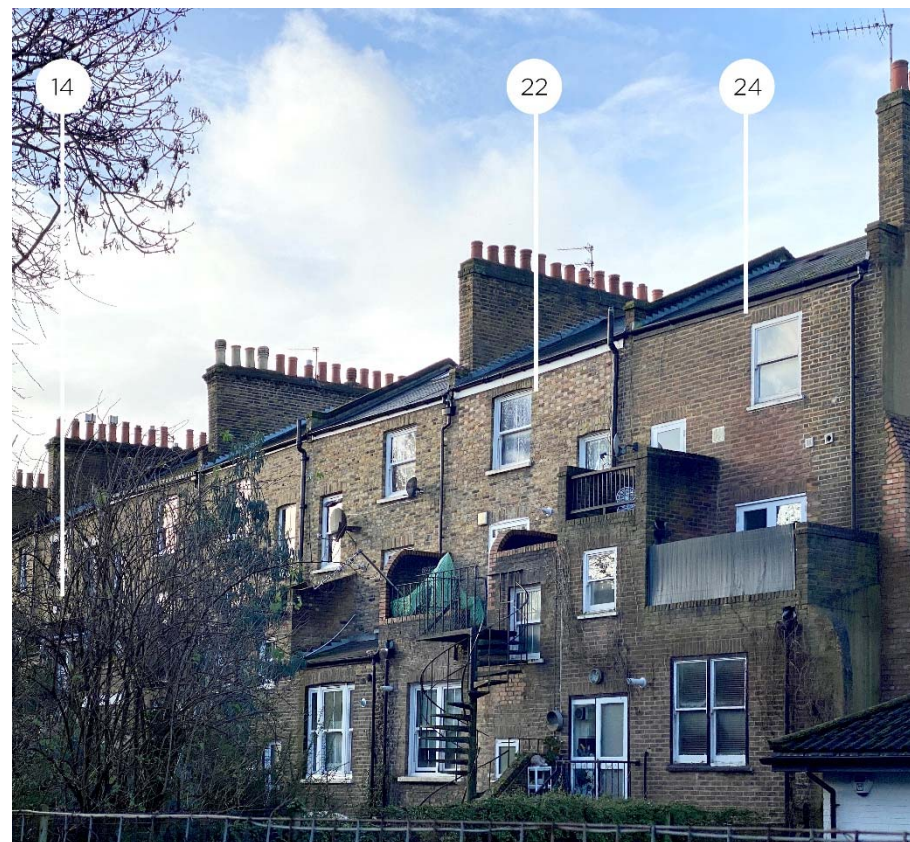


Rear elevations of terrace on Woodstock Road: 1st floor rear extensions at No 32

 Applicant Site



Terraces at No 50,48,46,44 and 40 Woodstock Road



Terraces at No 14, 22 and 24 Ennis Road

3 LOCAL PRECEDENTS

The proposed works outlined in this planning application are commonplace within the immediate area, with numerous historic and recent precedents already established for similar projects on nearly identical Victorian houses.

Below are listed some significant planning permissions that have been approved:

- HGY/2020/0623 Flat B, 24 Ennis Road N4 3HD: Erection of a single storey extension in place of the existing terrace space at the rear of the property
- HGY/2020/1649 Flat C, 24 Ennis Road N4 3HD: Construction of 2 storey extension at second and third floor levels.

Planning drawings of application HGY/2020/0623



Planning drawings of application HGY/2020/1649



4 REAR EXTENSION AND TERRACE DESIGN

The property at No. 54 Woodstock Road is divided into three flats: a basement flat with exclusive use of the rear garden, a one-bedroom flat on the raised ground floor, and a two-bedroom maisonette flat, which is the subject of this application.

The current owners are seeking approval to construct a single-storey rear extension, replacing the existing flat roof, and incorporate a terrace above it, accessible from the existing kitchen. The proposed alterations aim to create a more spacious family bathroom on the first floor, where the bedrooms are situated. The current bathroom, located on the landing of the stairs, is notably small and impractical for a growing family with children.

The proposed extension is modest in size and will be constructed using matching bricks to be sympathetic to its context. Its design is proportionate and subordinate to the host building, aligning with the pattern of development observed in both adjacent and opposing terraces, where similar alterations are evident.

Policy D1 *London’s form, character, and capacity for growth* of the London Plan 2021 welcomes changes and transformations that respect the character of the built environment. Preservation, in this context, is not about maintaining things in a static manner but adapting them to current lifestyles. Transforming existing buildings, which constitute the majority of London’s housing stock, is crucial to extending their lifecycle.

The proposal includes the creation of a roof terrace above the rear extension and the installation of a balustrade on the existing flat roof which is now accessible through a French door. As a planning inspector pointed out during a visit to the property, the current arrangements pose a danger of falling, do not comply with current Building Regulations, and should be rectified.

The terraces’ design aims to respect and complement the urban grain and character of the surrounding area and the host building. Black metal railings will be installed onto the brick parapet on both terraces to maintain consistency in design and style with the existing terraces in the immediate surroundings.

The recent and prolonged lockdowns experienced during the pandemic emphasised the importance of having easily accessible outdoor amenity space.

According to the London Plan 2021, as outlined in Policy D6 *House Quality and Standards*, all dwellings should have access to one or more private outside spaces, such as a garden, terrace, roof garden, courtyard garden, or balcony. The plan also encourages the use of roof areas for additional private outside space and recommends providing at least 5 sqm of private outdoor space. The current proposal provides 5 sqm (high level terrace) and 2.5 sqm for the small terrace.

The proposal aligns with the current relevant policies of the Development Management DPD July 2017, with specific consideration given to Policy DM1 (Delivering High Quality Design), Policy DM9 (Management of the Historic Environment), Policy DM12 (Housing Design and Quality), and Policy DM21 (Sustainable Design, Layout, and Construction). It also accords with policy SP11 of Haringey’s Local Plan Strategic Policies 2013-2026.

The proposed roof terraces by virtue of their position would not cause any significant additional overlooking into neighbouring properties. Their placement and reduced depth, combined with the acute angle of view, ensure that they would not significantly compromise the privacy of residential occupiers.

The alterations to the existing building would also present an opportunity to insulate the roof above the bathroom, preventing heat loss and enhancing the energy efficiency of the flat. Similarly, it is proposed to replace the existing single-glazed sash windows with double-glazed timber sash windows, matching the same design and style, furthering the same intent.

5 ACCESS

The current access to the property at No 54 Woodstock Road will remain the same through the front garden at street level.

6 CONCLUSION

In conclusion, it is considered that the proposed alterations are sympathetic to the original building, to the immediate context and align with the principles outlined in the current planning policies.

The proposal as illustrated in the accompanying drawings, aligns with the Council’s objectives of preserving, protecting, and enhancing the built environment and its character.

Given its scale, siting, and design, the current scheme is assessed to avoid any adverse impact on the host property and would contribute to preserving the appearance of the Stroud Green Conservation Area.