

Design and Access Statement

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Report
Design and Access Statement

File Name
039_R_002

Project
16 Weston Park, London N8 9TJ

Client
Katherine Light and Benjamin Royon

Author
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Date
17.04.24

Revision
01

Purpose of Issue
Planning

This document is designed to be read in conjunction with the drawings also issued as part of this application for Full Planning Permission.

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1.0 Introduction

1.1 Summary of proposals

This Design and Access Statement has been prepared in support of a submission for Full Planning Permission to the Local Planning Authority. It covers the refurbishment of the dwelling, importantly comprising improving thermal insulation and energy performance, alongside a single-storey rear extension following a previously consented application (reference HGY/2022/1840).

The property is currently a single residential dwelling and would remain so after the proposed works were completed.

1.2 Architect Benjamin Machin

The works to 16 Weston Park will be overseen by Architect Benjamin Machin throughout the construction process, ensuring a carefully detailed and well finished building and landscape.

Working from the studio in London, our work is defined by a sensitivity to context and experience, with projects across a range of scales, locations and typologies informed by careful study of the found people and place.

The studio is an RIBA Chartered Practice and are registered with the Architects Registration Board. We are signatories of both Architects Declare and the RIBA 2030 Climate Challenge.

1.3 Site address

16 Weston Park, London N8 9TJ

1.4 Supporting documents

The proposals have been developed in accordance with the following documents:

- Haringey Council New Local Plan (emerging)
- Sustainable Design and Construction SPD
- The London Plan 2021
- D12 (Fire safety)
- D3 (Optimising site capacity through the design-led approach)

1.5 Previous planning applications at the site

HGY/2022/1840 - Consented
HGY/2023/3349 - Refused

2.0 Existing building, site and context

2.1 Existing context



Aerial photograph



16 Weston Park



Google Street View of Weston Park looking south



Google Street View of Weston Park looking north



16 Weston Park
(application site)

Google Street View of 16 Weston Park



Photograph of existing building



Photograph of existing garage



Photograph of existing garage



Photograph of existing garden

2.2 Existing building form, mass and detail

No. 16 Weston Park is a flatted three storey early 20th century building on the corner of Weston Park and Felix Avenue. The property is locally Listed and is within the Crouch End Conservation Area. Weston Park and Felix Avenue are mainly residential streets of two to three storey terraced properties.

The application site is the ground floor flat. The flat is currently entered via a gate in the boundary wall on Felix Avenue which leads into the courtyard amenity space and in to the rear of the flat. To the rear of the courtyard is a dilapidated single storey garage structure. Behind this along the northern boundary is a gap which contains the refuse bins for the property.

The main body of the main building on Weston Park and Felix Avenue is two storeys in red brick with painted render decorative cornice, pediment and other banding details. The main roof is tiled and contains decorative gables and lead clad dormers. The corner of the building has a hexagonal bay element with a steeply sloping tiled turret over. Windows are painted timber sashes.

The rear of the flank elevation on Felix Avenue where the application site is located contains a single storey brick, flat roofed projection with a balcony terrace for the first floor flat. The north facing ground floor elevation of the ground floor flat is in painted brickwork with uPVC windows and glazed doors.

The boundary treatment along Felix Avenue is composed of a painted masonry wall, with the entrance gate to the ground floor flat in painted timber. There are timber fences to the garden boundary wall with no.18 Weston Park and to the northern boundary. The dilapidated garage to the rear of the site is a ramshackle structure of asbestos panels and timber gates.

2.3 Existing building condition

As the photographs preceding this description denote, the garage to the rear of the site and fronting onto Felix Avenue is in a poor condition and requires urgent re-thinking both with regards the street-scape and also the performance and safety of the structure.

2.4 Heritage

Reference is made in the Crouch End Conservation Area Appraisal to no's 14 and 16 Weston Park with respect their hexagonal corner turrets with pyramidal tiled roofs and Dutch gables on their flank elevations.

Felix Avenue is referred to with respect its quiet residential character,

the two storey red brick terraces with slate roofs, small front gardens behind dwarf walls and hedges, and the cast iron street name plaques on the flank wall of no's 14 and 16 Weston Park.

Reference is also made in the Conservation Area Appraisal to the negative effect of parking and associated vehicular crossovers on the street-scape. This would include the existing vehicular crossover to the dilapidated garaged to the rear of the application site.

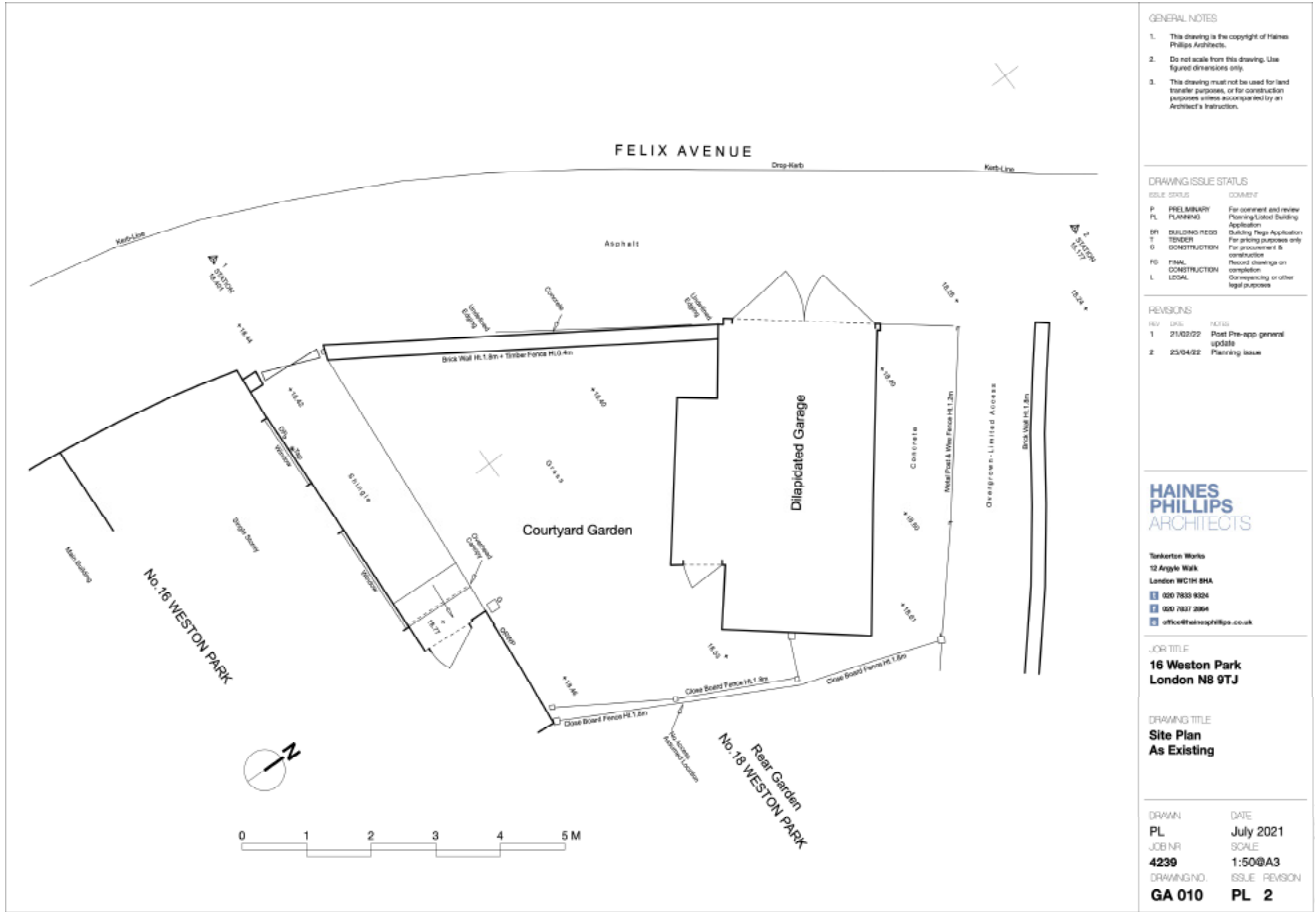
Although not specifically referred to in the CA Appraisal the existing dilapidated garage is clearly a negative contributor to the conservation area. The garage and vehicular crossover would be removed as a part of the proposed development.

3.0 Previously Consented Proposal

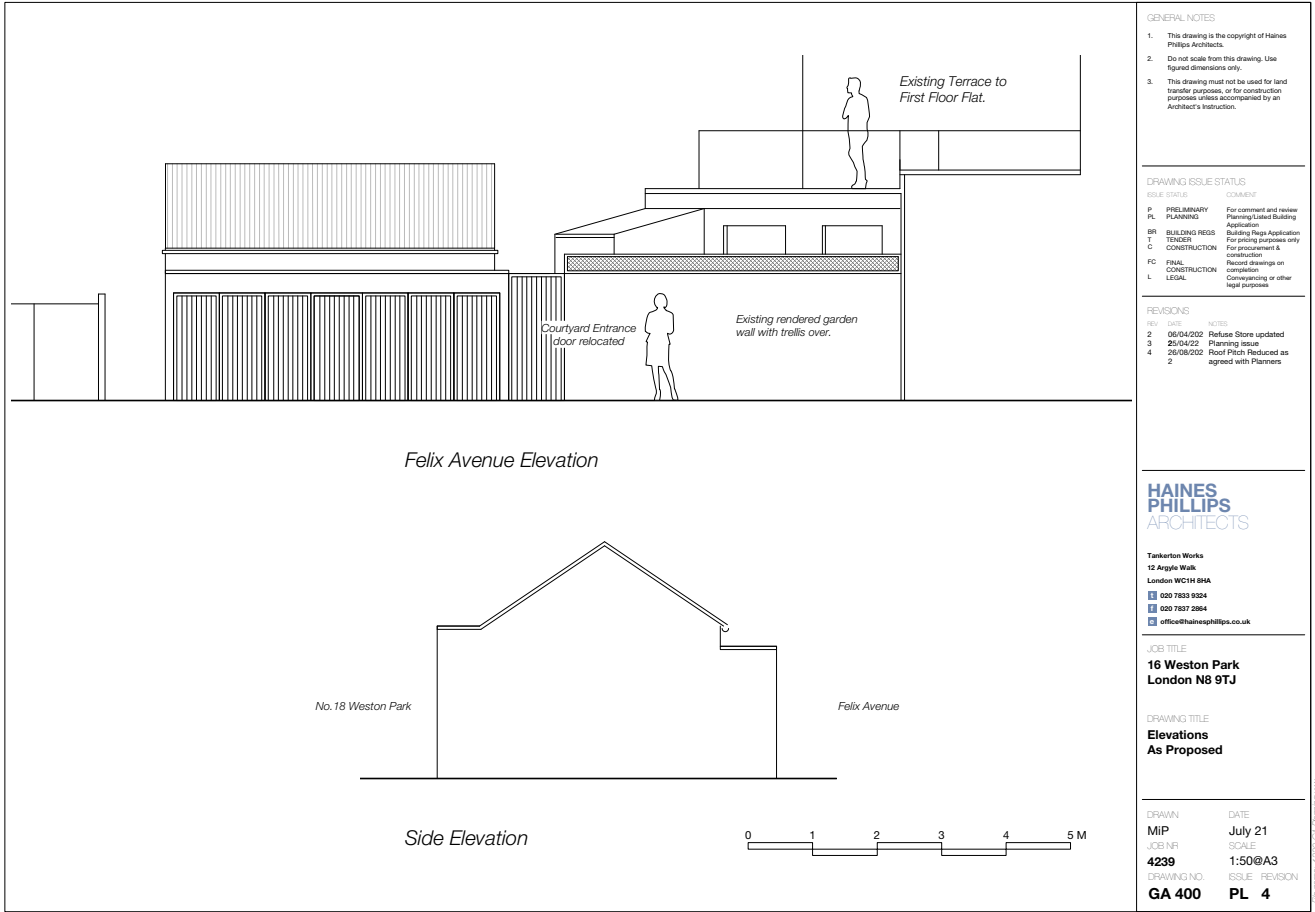
3.1 Summary of previously consented scheme

On 14.09.22 an application for the removal of existing dilapidated garage and addition of single storey structure to provide a new home office and WC for the ground floor flat was consented by Haringey Council.

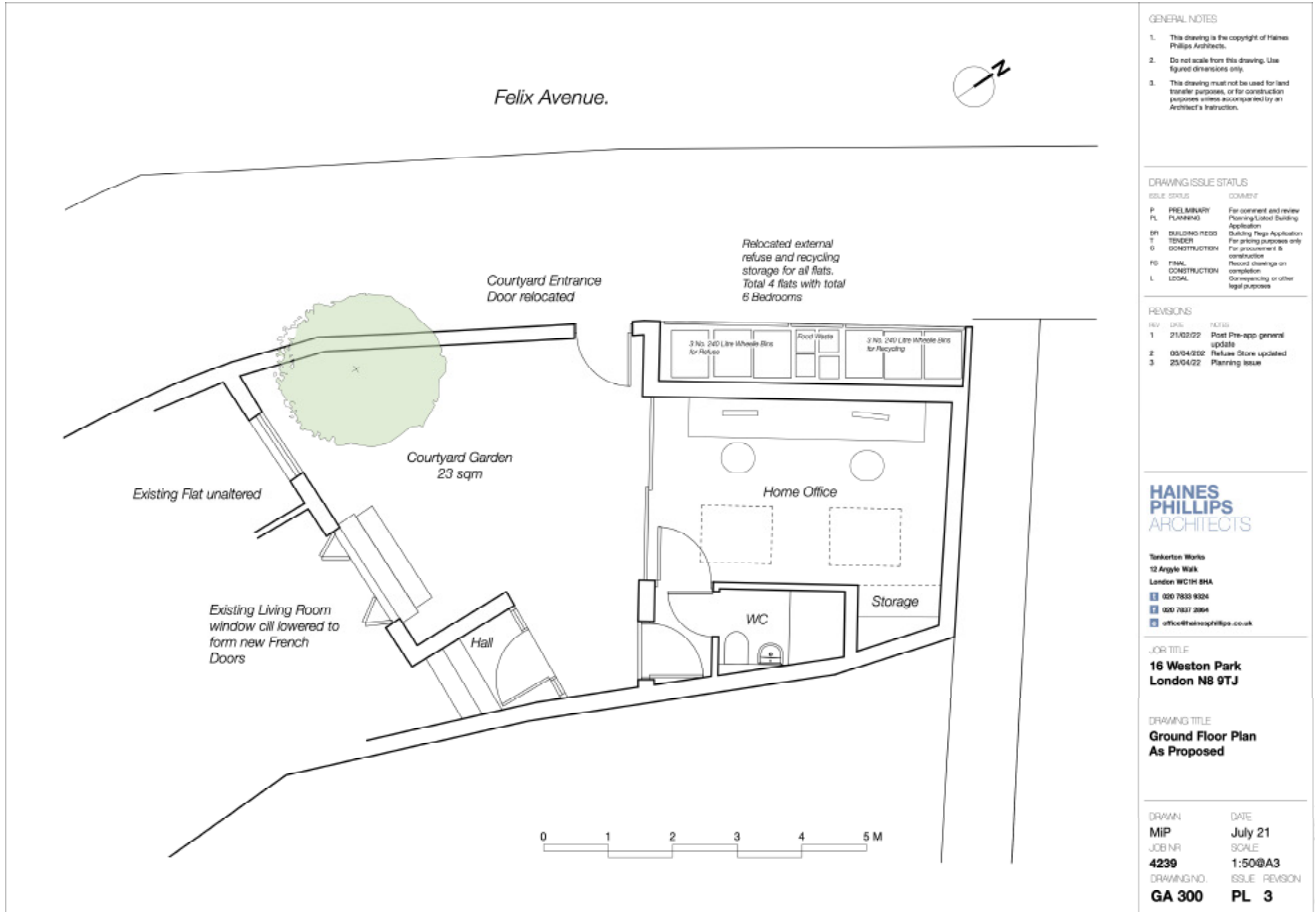
The following drawings summarise this consented proposal.



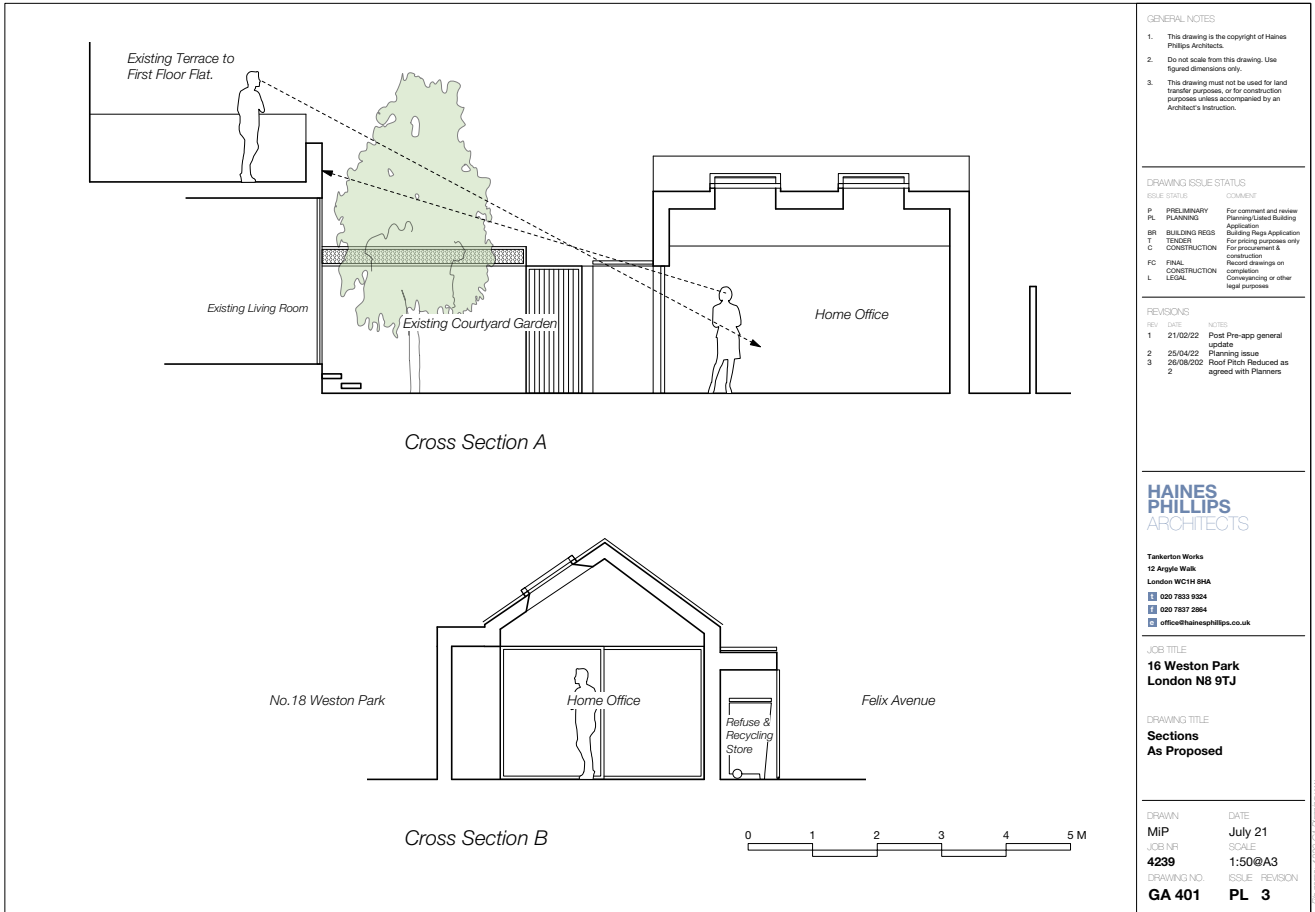
Consented existing ground floor plan



Consented proposed elevations



Consented proposed ground floor plan



Consented proposed sections

3.2 Decision Notice HGY/2022/1840

The below document is the decision notice issued on 14.09.22 approving the proposed scheme.



Planning Service

Rob Krzyszowski Assistant Director Planning, Building Standards & Sustainability

Mike Phillips
Haines Phillips Architects
Tankerton Works
12 Argyle Walk
London
WC1H 8HA

On behalf of
B Royon
Flat 1
16 Weston Park
London
N8 9TJ

Planning Application Reference No. HGY/2022/1840

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND)
ORDER 2015

NOTICE OF PLANNING PERMISSION

Location: 16 Weston Park, N8

Proposal: Removal of existing dilapidated garage and addition of single storey structure to provide a new home office and WC for the ground floor flat.

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby PERMIT the above development in accordance with the application dated 26/04/2022 and drawing numbers: 4239-GA 011 PL 2, 4239-GA 201 PL 2, 4239-GA 300 PL 3, 4239-GA 302 PL 2, 4239-GA 400 PL 4, 4239-GA 401 PL 3, and Design and Access Statement 4239/PL.

SEE SCHEDULE OF CONDITIONS ATTACHED

14/09/2022

Robbie McNaugher

Robbie McNaugher
Head of Development Management and Planning Enforcement
Planning Service

NOTE: 1. You can find advice in regard to your rights of appeal at:
www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent
2. This notice relates solely to a planning decision and does not purport to convey any approval or consent which may be required under the Building Regulations or any other statutory purpose.
If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal.
For more information about making a Building Regulations application, please contact Haringey Council Building Control Team by email building.control@haringey.gov.uk, telephone 020 8489 5504, or see our website at www.haringey.gov.uk/buildingcontrol.

Planning Service
6th Floor, River Park House,
225 High Road, Wood Green,
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T 020 8489 5504
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4.0 Design Statement



Sketch overview of existing street-scape



Sketch overview of proposed street-scape

4.1 Design approach

The general design approach at the project can be summarised as;

- refurbish the dwelling's facade and systems to improve thermal insulation and energy performance throughout.
- a series of internal rearrangements that make the spaces within the dwelling more accessible and adaptable for the building's owners.
- refurbish previously unused areas of the building to maximise the space available within the property.
- introduce a new single-storey extension to the rear elevation which is sympathetic to the original dwelling alongside further alterations to the rear facade in order to bring the house into a carefully considered whole.
- re-think the existing landscape to create a more ecologically minded planting proposal which affords enhanced external amenity space for the occupants and the local flora and fauna.

The design has been conceived and developed to be a considered enhancement of the street-scape taking its composition and material cues from the local character whilst being contemporary in nature.

4.2 Proposed form, mass and detail

The proposals at 16 Weston Park respond thoughtfully to the extant form and mass of the original dwelling and to the advice outlined in pre-application discussions alongside the previously consented planning application.

Each element has been conceived and honed towards creating a contemporary family home with improved thermal performance and low energy requirements.

A pre-application advice enquiry was submitted in August 2021 (ref: PRE/2021/0216). Comments were received from Haringey Council on the principle of design, heritage and conservation, neighbour amenity, use of structure.

The owners of the ground floor flat at no.16 Weston Park wish to provide additional home office and storage spaces by removing the existing dilapidated garage and replacing it with a new extension.

It is proposed to remove the existing garage and to introduce a new single storey, pitched and flat roof structure element to contain the home office, shower and WC.

The refuse and recycling store is moved from the northern boundary to the Felix Avenue boundary and it is enclosed by a structure visually separated from the extension by the use of a lower flat roof. This will vastly improve the street-scape from its current chaotic arrangement.

The existing window facing on to the courtyard garden will be removed and the opening lowered to form new French doors out on to the courtyard. The existing flat layout will be refurbished to create a new low-energy home for the occupants.

The existing courtyard garden area of the ground floor flat will be reduced to a total proposed area of 18sqm and it will be improved with a re-imagined planting and porous hard-landscaping strategy to enhance the SUDS at the site.

The proposed development will remove an unsightly dilapidated garage and replace it with an attractive new structure in materials and forms to sit recessed from Felix Avenue and from the neighbouring properties at 18 Weston Park so to have no overbearing impact.

The proposed new accommodation will significantly improve the use of the ground floor flat and there will be no harmful impact on the amenity of the neighbouring occupiers or residents of other flats in the host building.

The proposals have been developed to relate discretely and sympathetically to the form, scale and character of the local area. The proposed home office will be a single storey above ground and

will use high quality materials to match those existing in surrounding houses. The proposed building will be clearly separated from the main building at 16 Weston Park and will read as a modest intervention set back from the street frontage, an ancillary 'garden' type building not significantly dissimilar to the existing garage.

4.3 Materials

The proposals at 16 Weston Park will specify the highest quality facing materials. All materials will be selected carefully for their look and feel and their ecological credentials. The construction process will be overseen by Architect Benjamin Machin to ensure a high-quality detailed design and build process.

The proposals have been developed to relate carefully to the existing context and contribute to and enhance the sense of place at Weston Park and Felix Avenue. The materials choices are designed to rhyme with the character of the area, whilst being contemporary and ecologically considerate in nature.



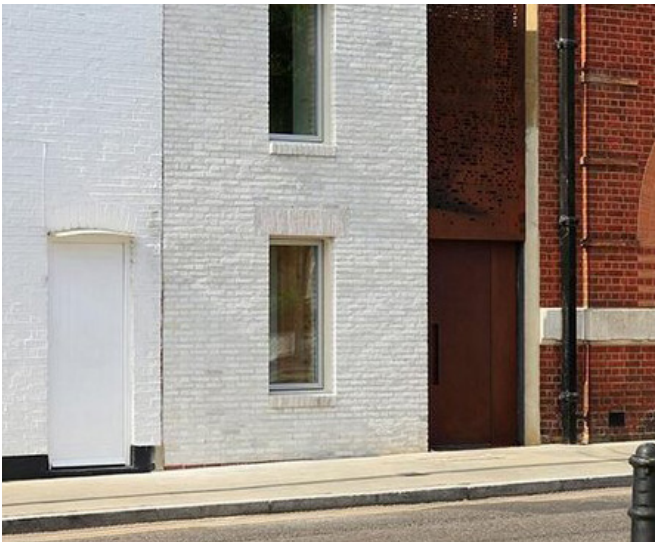
Clay roof tile material reference



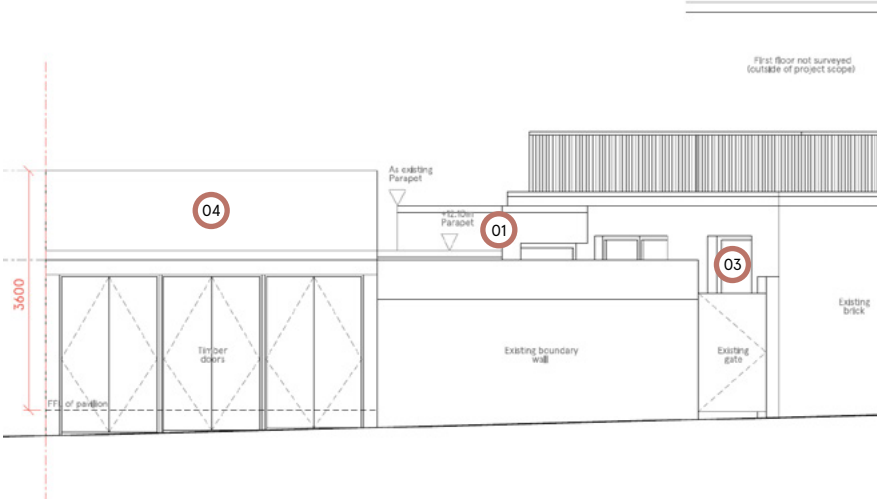
Painted brick material reference



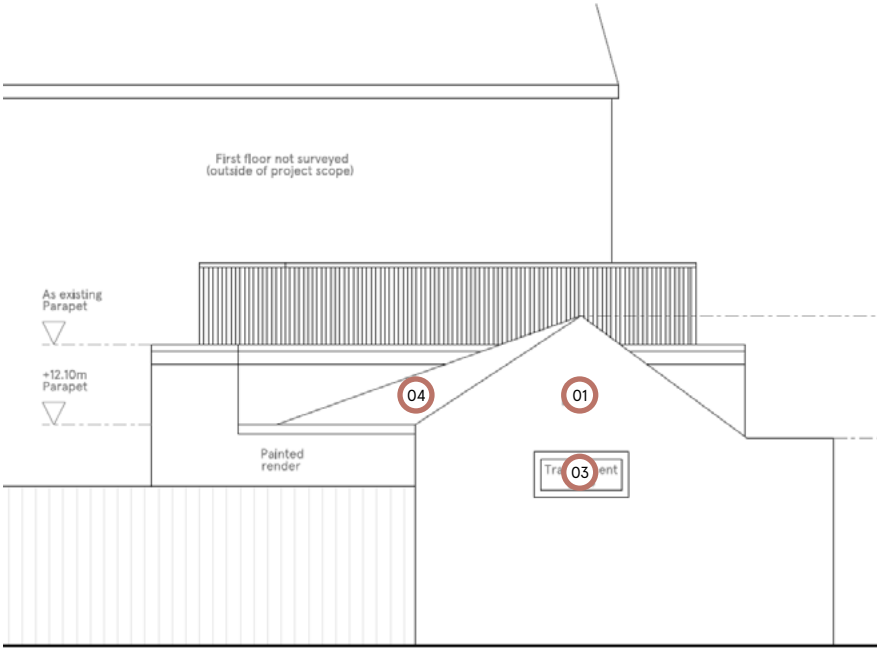
Aluminium framed window material reference



Painted brick material reference



Proposed west elevation of 16 Weston Park



Proposed north elevation of 16 Weston Park

- 01 Painted brick
- 02 Aluminium framed door
- 03 Aluminium framed window
- 04 Clay tile

5.0 Pre-application Advice

5.1 Feedback from meeting with case officer on 20.03.24

A pre-application advice meeting was held with Nathan Keyte of the local planning authority on 20.03.24. The scheme that was presented at that meeting is shown on the following pages.

Feedback received following the meeting comprised:

- The design to be consistent with, and height and massing of the rear building will be reduced to be at or below the approved massing in HGY/2022/1840.
- Principle of the link between rear and proposed rear building re-affirmed, subject to design.
- Design of the passage discussed.
 - To be as small/ narrow as possible and maximise courtyard space. Storage areas shown on the indicative plans recommended to be removed.
 - Height of passage reduced as much as possible, ideally below existing side fence. Consideration given to views from neighbour garden and sense of enclosure.
 - Roof form to be reconsidered to address conservation officer comments and reduce visual clutter. Sloped roof of previous approval looks to provide lower roof form, and recommended to be retained.
 - Thought to be given to materials to provide lightweight design for the passage.
- Rear window on proposed building to be changed to be smaller and higher up for secure by design reasons.
- Plans submitted should include outline of previously approved development to provide indicator of any changes in massing.

6.0 Access Statement

6.1 Access

The ambition for the project is that everyone can get to and move through the house on equal terms regardless of age or disability.

The proposed changes will increase accessibility to the property by proposing a simplified route through the house and into the garden beyond. The rear doors leading from the garden to the living room are enlarged and provide new level-access, future-proofing the building as the occupants grow older.

All necessary risers in the landscape and the house are greatly below the maximum required height required within the building Regulations.

The internal levels at ground floor are not proposed to be altered.

No vehicle access points or routes are proposed to be altered.



Existing ground floor plan

↓ External access



Proposed ground floor plan

↓ External access



