



DESIGN & ACCESS STATEMENT

APRIL 2024

REAR EXTENSION
TO SINGLE FAMILY
DWELLING

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2. INTRODUCTION

This statement accompanies the planning application for works to a single owner-occupied house at 9 Pages Hill, in relation to the proposed alterations including a rear extension at the ground floor that replaces the existing conservatory, and the change in materiality for the basement extension.

Additionally, the proposal includes changes to the ground floor layout where the new extension meets the main house.

We also aim for all UPVC windows to be upgraded to double glazed systems in aluminium, that match the existing.

3. EXISTING SITE

BACKGROUND & POLICIES

The site is located on Pages Hill in a residential area. The proposal is compliant with the following Guidelines as recommended by the Haringey Council. 9 Paged Hill does not sits within a conservation area and property is not listed.

- National Planning Policy Framework (2019)

Section 11. Making effective use of land

Section 12. Achieving well-design places

Section 16. Conserving and enhancing the historic Environment

- London Plan (2021)

PD1 - London's form, character and capacity for growth

PD3 - Optimising site capacity through the design-led approach

PD4 - Delivering Good Design

PD6 - Housing Quality and Standards

PD10 - Basement development

PD12 - Fire Safety

PHC1 - Heritage conservation and growth

-Haringey Local Plan

Core Strategy with Detailed Policies

Local Development Framework

-Supplementary Planning Document (SPD)

Residential Extensions and Alterations (2018)

P.1 Planning policy

P.3 Building Regulations

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HISTORY

The semidetached property has been altered throughout the years by previous owners:

1. First application on the 22/6/1999 - Re-fused

Application Reference - HGY/1999/0513

Proposal

Erection of two storey side extension with roof carried over with 5 velux windows to front and 6 to rear. Erection of 2 storey rear extension with pitched roof over (to include basement extension).

2. New application with a reduced scheme on the 14/12/1999 - Approve with Conditions

Application Reference - HGY/1999/1239

Proposal - Erection of basement and ground floor rear extension with roof terrace over part of basement and rear staircase and erection of ground and first floor side/rear extension with roof carried over and replacement of garage door with window.

3. On the 10/4/2001 - Permitted Development

Application Reference - HGY/2001/0326

Proposal - Erection of a conservatory to the rear.

4. Lastly, on the 28/10/2004 - Approve with Conditions

Application Reference - HGY/2004/1956

Proposal - Expansion of basement (deepening by 1 metre).

4. NEW PROPOSAL

BRIEF, STRATEGY & MASSING.

The aim of the project is to improve the spaces at the ground floor area towards the rear of the property. This will be achieved via:

- A. The demolition of the UPVC conservatory at the rear of the ground floor.
- B. Adding a new volume approximately half the size of the existing conservatory.
- C. A canopy over the ground floor patio.
- D. Improved access to the garden.
- E. Cladding the basement elevation in brick.
- F. New white aluminium framed windows throughout the house.

A. The demolition of the UPVC conservatory at the rear of the ground floor.

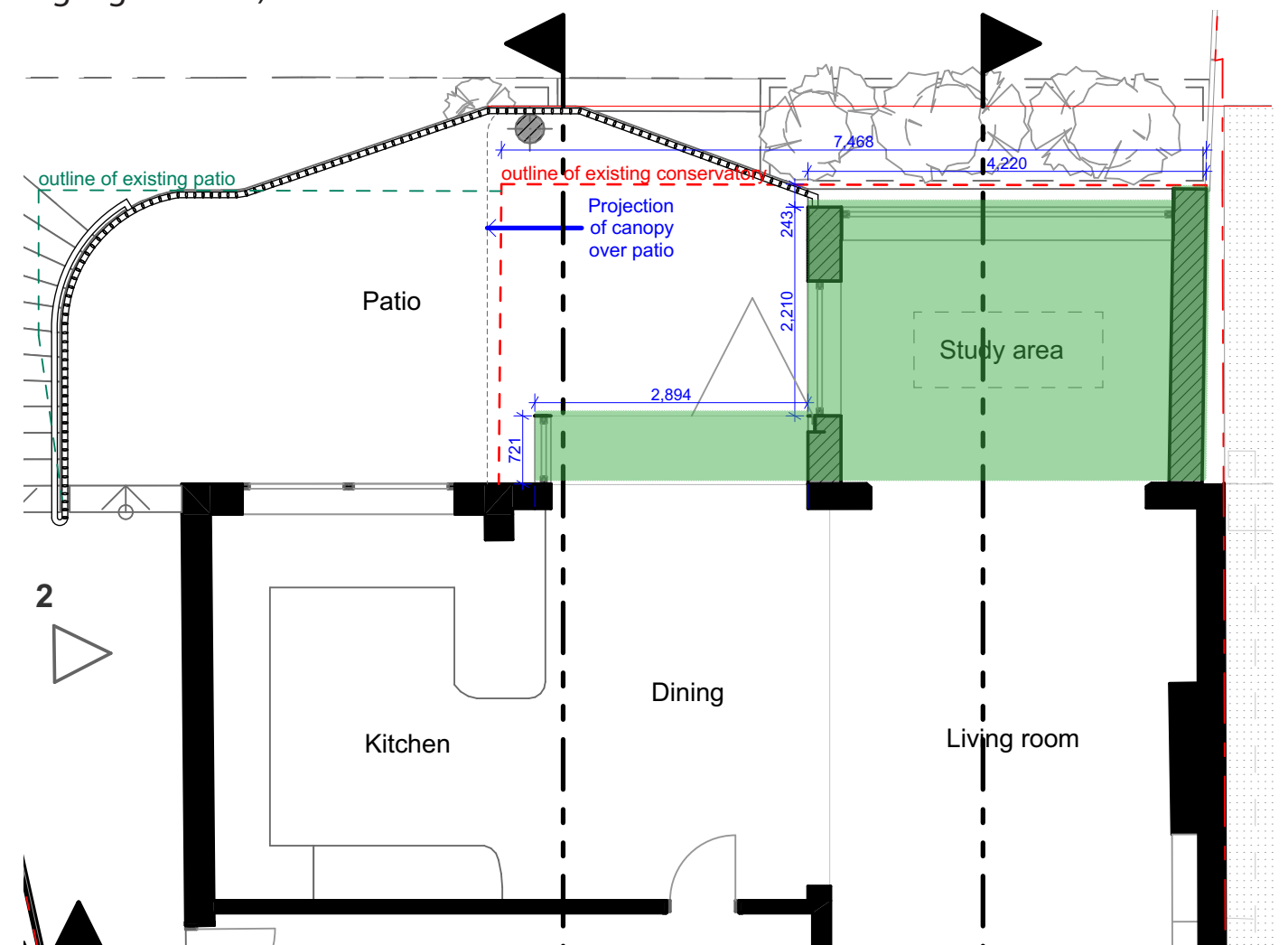
The existing conservatory drastically overheats during the warm season and during winter, due to it being entirely glazed, the interior temperature drops quickly, affecting use of this entire floor, where the main living spaces are. The area highlighted below is to be demolished.



EXISTING REAR VIEW

B. Adding a new volume approximately half the size of the existing conservatory.

This well insulated volume will solve the heat loss and heat gain issues. Mindful of the SW garden orientation; its openings will frame views and will allow for optimum direct light intake, becoming a suitable extension of the open plan living space. The interior area created will be used as a study/working from home space. (see green highlight below)



PROPOSED GROUND FLOOR PLAN

Towards the rear it follows the projection of the existing volume, while the width is only 4220mm, rather than 7468mm (width of existing conservatory, see floor plan). The proposed volume will be lower than the existing one by 329mm. (see section page 5)



PROPOSED SECTION



EXISTING VIEW FROM NO.11

Towards No.11 the existing conservatory invites overlooking, while the proposed volume improves the privacy between neighbours. (see existing vs proposed views)
The entirely transparent side will be replaced by a solid wall, clad in the same material as the roof, zinc.

Additionally, the 329mm lower volume improves the neighbours outlook.

C. A canopy over the ground floor patio.

The roof of the new proposal extends over the patio access, providing shade and a protected access towards the rear garden.

This canopy projects further than the existing roof line by 826mm, in line with No.11's extension and patio. The patio space also extends by 826mm, providing shading and protection from rain to entrance to the basement living spaces. The



PROPOSED VIEW FROM NO.11

altered shape of the patio does not increase overlooking thanks to the fan shape of the site, both neighbours facing away from No.9.

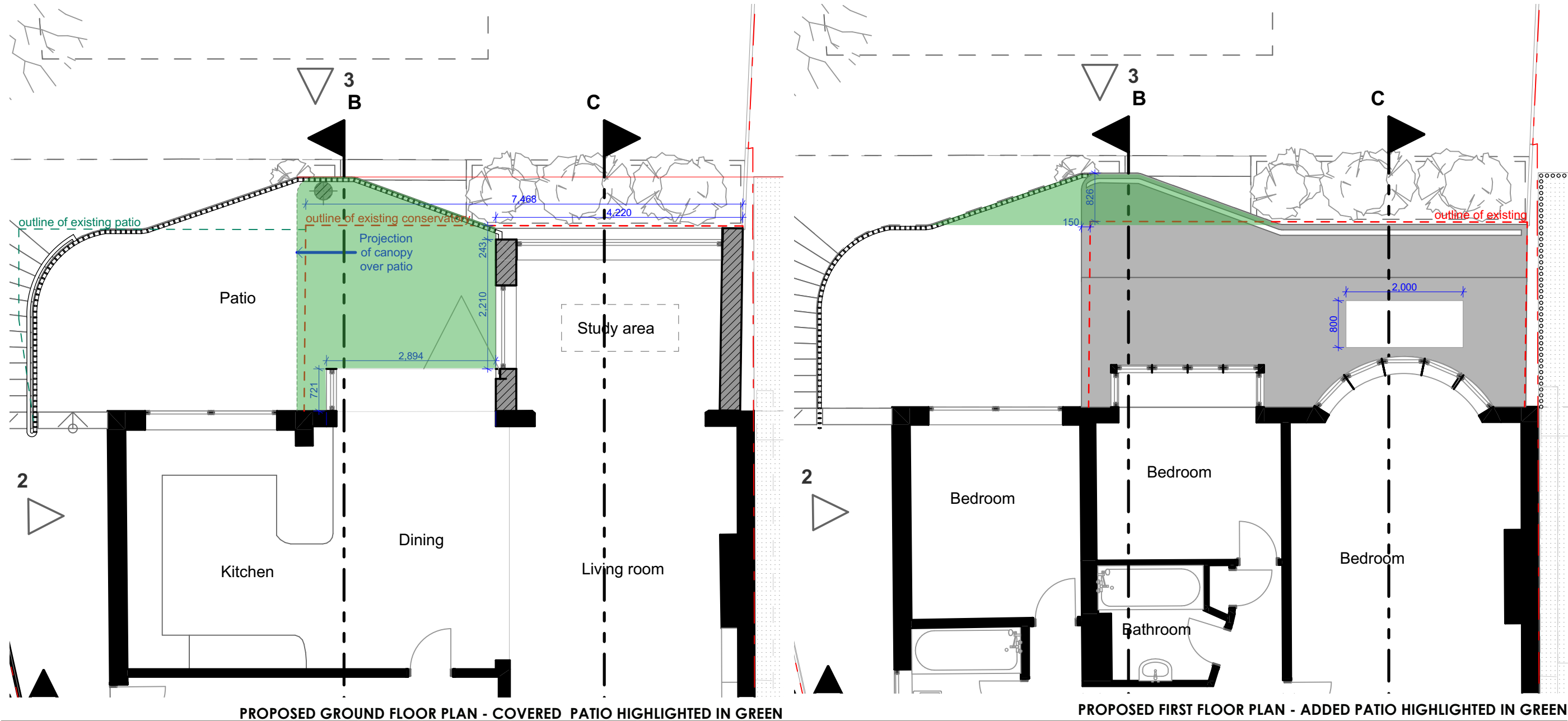
The 45° rule in plan and elevation, from both No.7 and No.11’s openings, remains unchanged. (see proposed first floor plan & rear elevation).

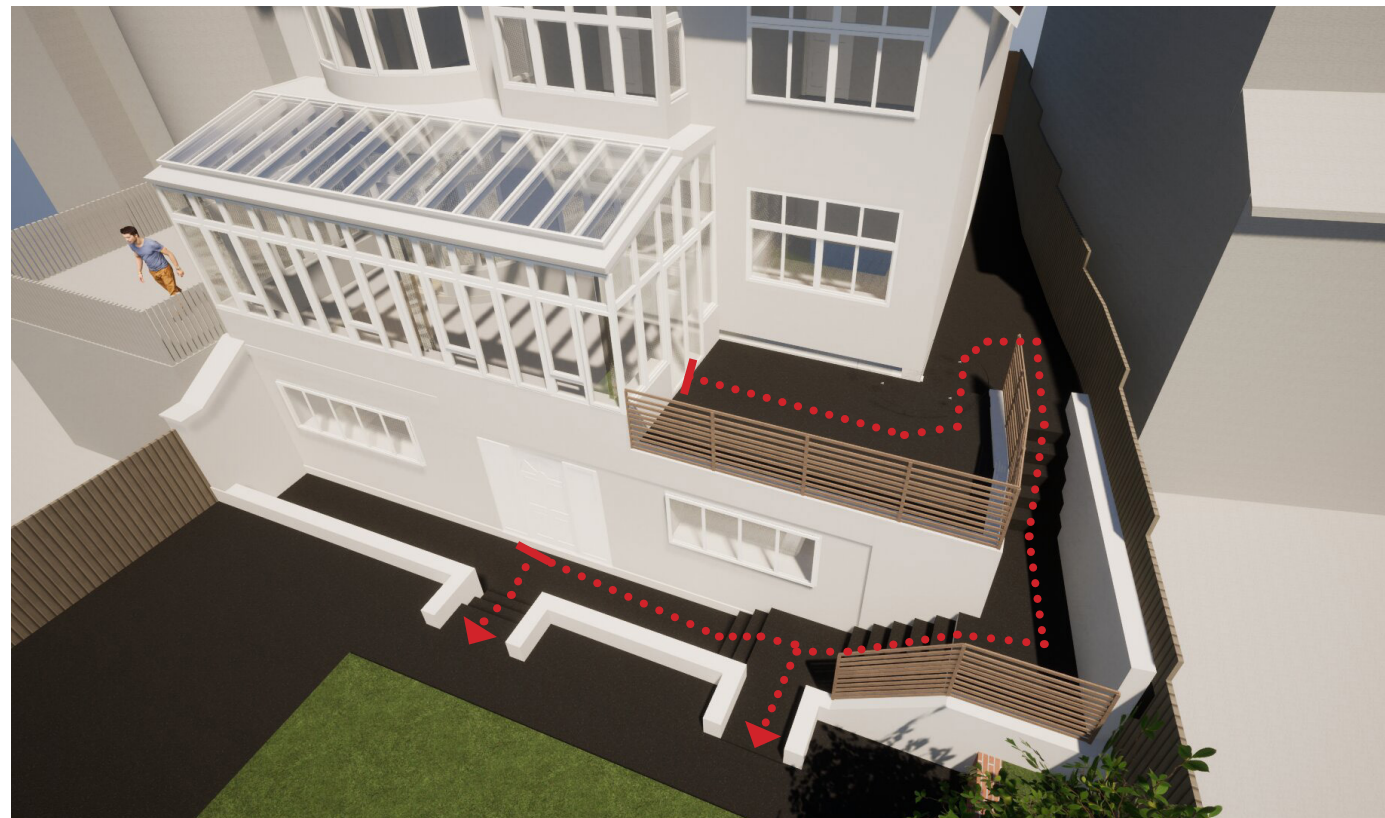
The minimal projection of the canopy has a unnoticeable impact on the neighbouring properties’ outlook.

D. Improved access to the garden.

Currently, the access to the garden is done via the basement level and the side of the ground floor conservatory. The external stair is broken by multiple landings, making the garden less accessible, appearing further away.

This issue is tackled by introducing a replacement stair that meets the garden sooner; the stair also creates a clearer barrier between No.9 and No.11, increasing privacy. (see existing vs proposed images page.7)





EXISTING VIEW OF THE GARDEN ACCESS



PROPOSED VIEW OF THE GARDEN ACCESS

E. Cladding the basement elevation in brick.

The new materiality used to clad the basement floor will tie the proposal together, clearly defining the double story volume as a contemporary addition to the host building. (see image below)

Inspired by the detail found on the front elevation of the main house, the choice of brick is offering the rear of the property a solid base, improving the proportions and composition of the overall elevation.



EXISTING BRICK PLINTH - FRONT ELEVATION



PROPOSED VIEW OF REAR ELEVATION

Either side of the basement doors, planters will be installed, helping to level the garden, and diminishing the overall height of the double height extension.

In addition to the change in material, the basement level will receive new dark grey aluminium frames windows and doors.

Lastly, the image below shows (highlighted in yellow) all elements that will be demolished. These include the landscaping dwarf walls, the stairs and the party wall nib wall between No.9 and No.11. In the location of the party wall, a new fence to match the existing will be erected. (see page 7)

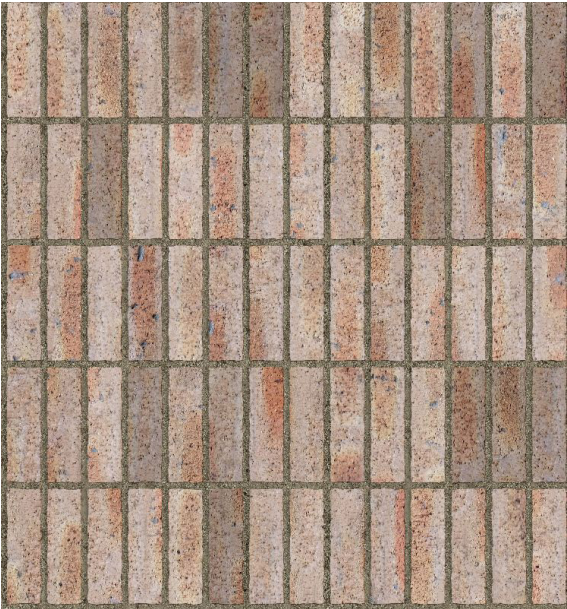


EXISTING REAR VIEW

F. New white aluminium framed windows throughout the house.
All existing front, side and rear openings will be upgraded to double glazed aluminium systems, replacing the old UPVC windows.

MATERIALITY

The images below show the proposed materiality for the rear extension: brick slips cladding, dark grey aluminium openings systems, dark grey zinc cladding and concrete porcelain patio tiles.



PROPOSED BRICK SLIPS



PROPOSED ALUMINIUM WINDOWS AND DOORS



PROPOSED ZINC CLADDING



PROPOSED CONCRETE PATIO TILES

ACCESS

Access to the house remains unchanged.

USE

The property will remain as a single family dwelling (C3 residential).

ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, the following design considerations are followed:

- The proposals seek to moderate the direct light intake to the ground floor level, which are likely to be occupied in daylight hours. This leads to optimum solar gain, reducing the heating and cooling requirement.
- Insulation levels will meet the requirements set by Building Regulations.
- All new windows will be double-glazed.
- External materials are self-finishing; they are unlikely to need renewal for years.
- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.

The proposal is contextually sensitive and aims to have minimal impact on neighbouring dwellings. The scheme will allow for the continued use of the building in a manner appropriate to the high quality living standards expected today.