

30 Roseberry Avenue, London N17 9RY

Design & Access Statement

R A A

RASHAD AL-KAROONI ARCHITECTURE

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PROJECT ADDRESS:

30 Roseberry Avenue
London
N17 9RY

PROJECT STAGE:	PLANNING	DATE	BY	REVISIONS
		23.02.24	RA	-
DOC:	DESIGN & ACCESS STATEMENT			

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1.0 INTRODUCTION

This document is in support of the application to make a series of alterations to 30 Roseberry Avenue.

They are as follows:

A replacement extension at rear ground floor level to provide a more insulated airtight and watertight property. The existing conservatory is in disrepair with the roof in need of urgent replacement particularly.

We propose to both modernise and improve on the existing extension, as well as provide other repairs/renovation work to the property including repointing brickwork and replacing the existing windows with new windows which will provide improved thermal performance to the property.

CONCEPT

The concept for this proposal has been to modernise and rationalise this generous ground floor living space which retains respect to the existing part of the house.

We have chosen to use textural material (pigmented cement) externally and partially internally to create a rich and warm setting, complimented further with the rooflights which will bring additional light into the space.

VALUES

Throughout the design process the following values have been a priority in developing the proposals;

Integrity – It is important to us to maintain the character of the existing building.

Excellence in Design and Materials – Our design integrates the existing internal and external features of the property and complements them with a modest new intervention using quality materials and carefully considered design.

Respect with Neighbours – We have ensured our proposals do not adversely affect the neighbours in the scale and massing of the design.



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GUIDANCE

London Housing Design Guide 2010 - The designs comply with the recommendations in the guide.

Policies from The London Plan 2021 - D1 - London’s Form, Character & Capacity for Growth / D4 - delivering good design /

GLA SPG

2.0 SITE

30 Roseberry Avenue is a semi-detached property. It is located in the London Borough of Haringey. Other properties in the vicinity are a mix of semi-detached and terraced properties.

The site benefits from a garage to one side, sharing a party wall to the other.

30 Roseberry Avenue consists of a ground floor and first floor, with a small front garden and large garden to the rear. The property has an existing extension (conservatory) that we are looking to replace.

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3.0 SITE PHOTOGRAPHS



CONSERVATORY *Rear garden view*



CONSERVATORY *Dining area*



ROOF JUNCTION *Existing kitchen*



ROOF JUNCTION *Existing tiles*

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4.0 EXISTING BUILDING

CONSERVATION AREA & LISTED BUILDING

The property is not listed and does not fall within a conservation area.

MASSING

The existing building is a two-storey semi-detached house with a pre-existing extension (conservatory). Access to the rear garden can also be met via entry through the garage.

MATERIALS

The predominant existing materials of the property are brick on the front and rear elevations and clay tiles for the roof. All the existing windows have white PVC frames.

COLOUR

Other than the natural materials mentioned above the property has black U-PVC rain pipes and soil and vent pipes and the front door is blue painted timber.

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5.0 PROPOSED DESIGN

The concept of the design is to bring texture to the space via the use of pigmented eco cement and warmth via the wood tones which will add cohesion to the design.

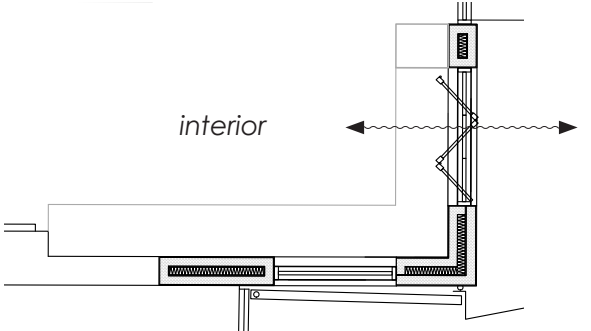
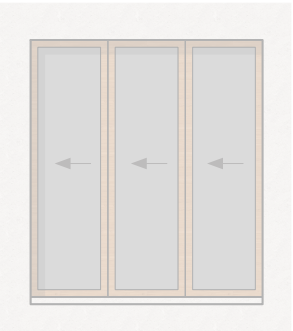
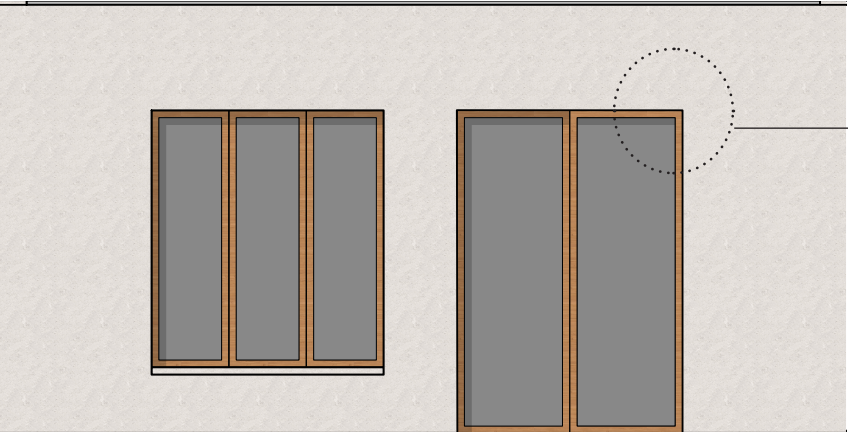
The simple and minimal design of the facade will be carried through into the interior on the ground floor, which will be adorned with the client’s artwork.

Rosewood engineered pine will be used and will be visible in both the bifold doors and window frames.

Regarding the roof design, an EPDM warm roof will be proposed.

The windows and doors will be recessed on the proposed extension facade, providing depth and coherence to the minimalist proposal.

The proportion of the windows on the extension were developed in conjunction with the driving interior concept of a long reading bench which wraps around the corner of the extension. The proposed windows provide a picture frame view with the bench bifold window opening up to connect the reading space (bench) with the garden.



connection to garden

Materiality precedents



CAST HOUSE by EBBA Architects



ISLINGTON HOUSE by McLaren Excell

5.0 PROPOSED DESIGN

WASTE AND RECYCLING

The existing house feeds into an established system of waste and recycling via Haringey Council.

We are retaining the existing bin storage. We are not significantly increasing the density of the existing dwelling, so no extra pressure will be placed on the waste and recycling department.

ACCESSIBILITY

The property has direct access from Roseberry Avenue and there is no proposed alteration to the existing access to the dwelling.

There is currently on-street parking available, and the proposals do not make any provision for new parking arrangements.

STRUCTURE

A structural engineer has been consulted when developing the designs to ensure all proposals will be compliant with building regulation and party wall requirements. The engineer will be on board to develop the designs for building control approval.

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5.0 PROPOSED DESIGN

PRIVACY

We do not believe the proposed modest extension to the rear of the property will increase overlooking of the neighbours or reduce privacy in general.

SUMMARY

It is our opinion that the proposed designs submitted for 30 Roseberry Avenue should be awarded planning permission as they are compliant with local planning requirements for residential dwellings.

The modest extension and window replacement seeks to improve thermal performance and provides a modern solution to the needs of the homeowner

It is our opinion that the proposals are an improvement to the property that do not compromise the amenity of surrounding neighbours.

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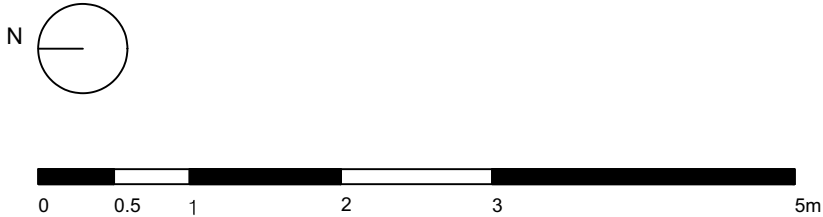
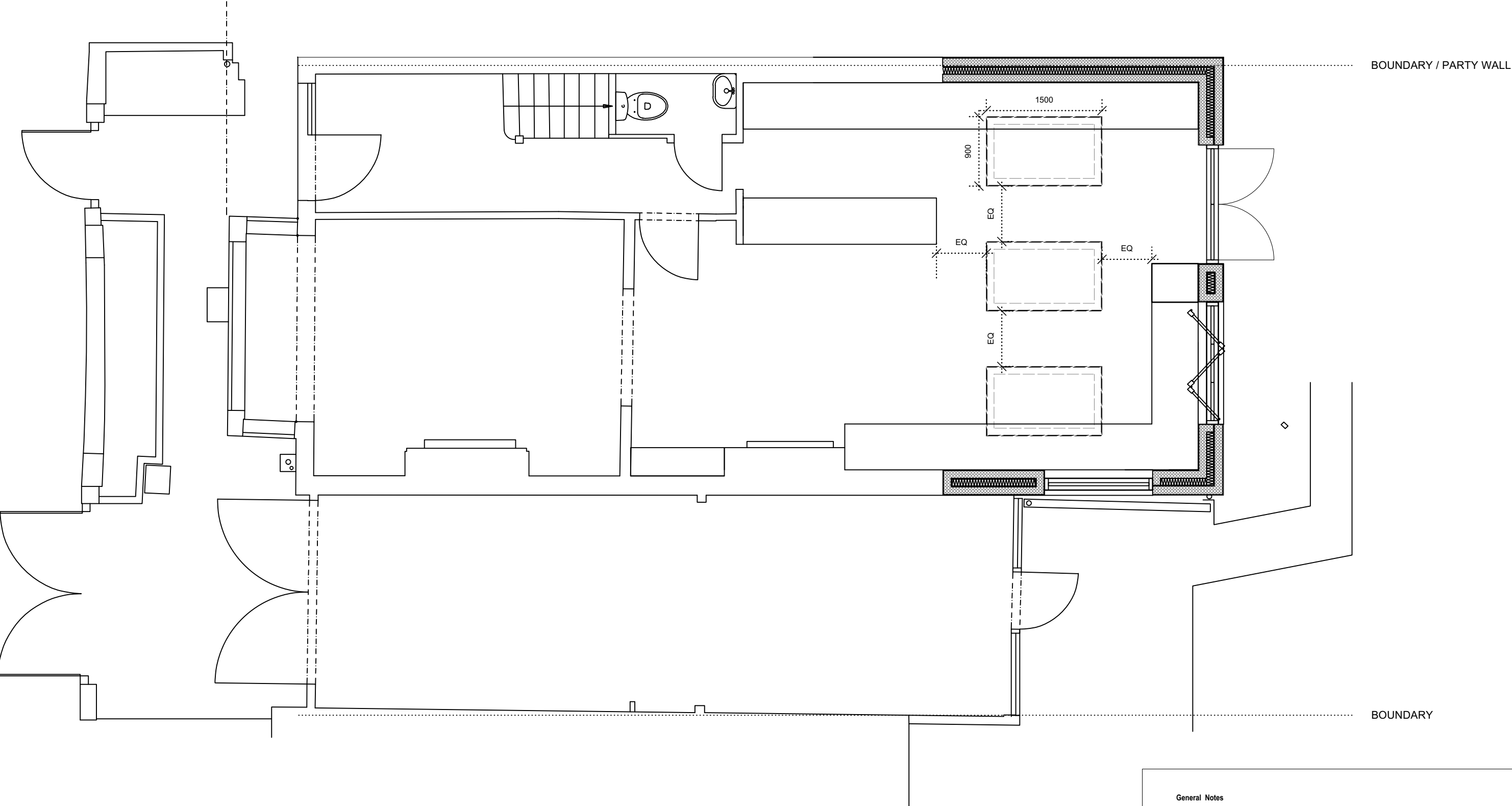
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ARCHITECTURAL DRAWINGS



General Notes

This drawing is to be read in conjunction with all relevant specifications and drawings issued.
The contractor is to check and verify all building and site dimensions and check levels before work commences
For discrepancies or omissions contact RAA
Do not scale this drawing, check all dimensions on site
All work and materials to be in accordance with current applicable statutory legislation and to comply with all relevant Codes of Practice and British Standards.

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RAA

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NOTES

Drawing not for construction, design intent only
Do not scale from this drawing, except for planning purposes
Check all dimensions on site
Subject to survey
Subject to site inspection
Site boundary lines are indicative only
Subject to Structural Engineer approval
Subject to Building Control approval

PROJECT STAGE: PLANNING

**DRAWING: RAA-095-PLN-PROP
GROUND FLOOR PLAN PROPOSED**

REV	DATE	BY	REVISIONS
-		RA	-

Scale: 1:50 A1 Date: 08.01.23

Drawn: RA

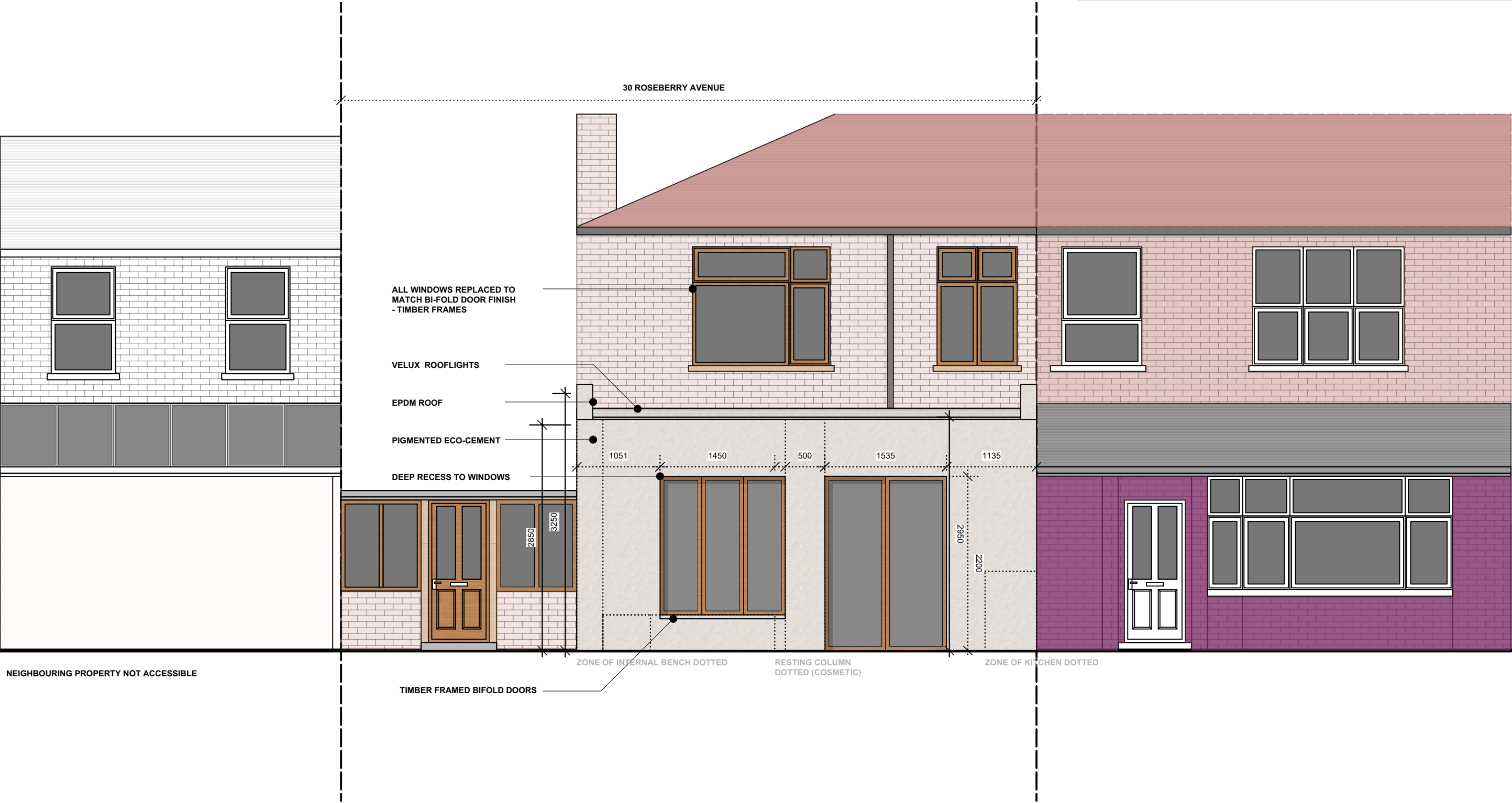
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PROJECT STAGE: PLANNING

DRAWING: REAR ELEVATION

REV	DATE	BY	REVISIONS
-		RA	-

Scale: 1:50 A1 Date: 16.02.24

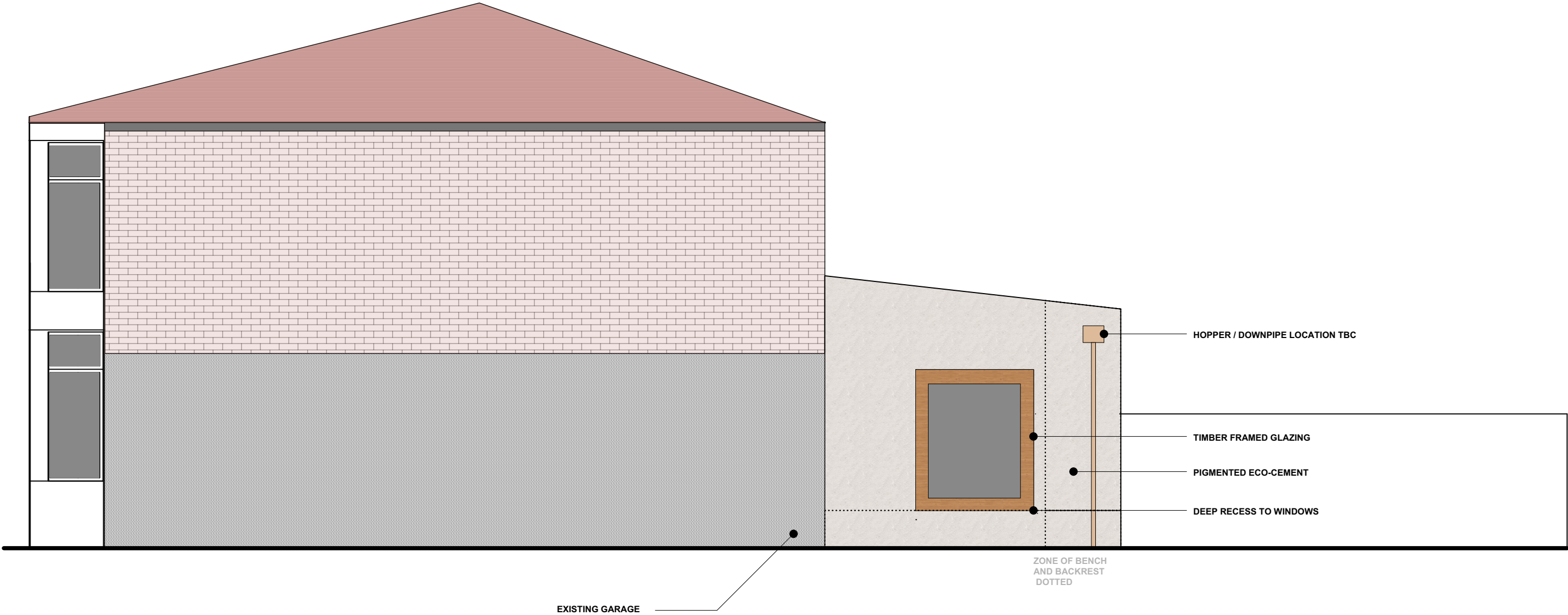
Drawn: RA

Drawing No: RAA-095-ELE-PROP Rev: -

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PROJECT STAGE: PLANNING

DRAWING: EAST ELEVATION

REV	DATE	BY	REVISIONS
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Drawn: RA

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Rev: -

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PLANNING

REV	DATE	BY	REVISIONS
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DRAWING:

RAA-095-ELE-FRONT-EXST

Scale: 1:50 A1 Date: 08.01.24

Drawn: RA

Drawing No: RAA-095-ELE-FRONT-PROP

Rev: -