
8a ALEXANDRA ROAD, LONDON, N8 0PP

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026

Design & Access Statement
May 2024

Contents

- 1 Introduction
- 2 Context
- 3 Design
- 4 Project Team

1 Introduction

The project is situated at 8a Alexandra Road, Wood Green, London, N8 0PP, within the London Borough of Haringey.

Jamie Whelan Studio was appointed by our client, Moreland Investments Ltd, to develop proposals to renovate and extend the existing apartment, creating a 3rd bedroom, better internal layout and connections to the south and east facing garden. The information provided within this Design & Access report illustrates the poor condition of the rear extensions and how the context easily allows for a minor increase in volume that has almost no impact on the surrounding properties.

The developing designs show how our proposals aim to renovate the existing apartment and upgrade the existing rear extensions thermally and spatially, creating a high quality residential property with great connections to local amenities.

Following a positive pre-application consultation, the proposals submitted with this application were confirmed as providing a positive contribution to the site and surrounding area.



Photo of existing building on 8 Alexandra Road

2 Context

Surrounding context

The site on Alexandra Road is less than 5 minutes walk to the Turnpike Lane tube line providing a direct connection to central London within 15 minutes. Locally, Turnpike Lane and the High Street provide ample amenities for local residents. Ducketts Common is the closest public landscape in the area, with Alexandra Park accessibly within a 15 minute walk. The site has a PTAL rating of 6a (Excellent) and is also within a Flood Risk Zone 1 (low probability of flooding).

Key for adjacent map

- 1. Site
- 2. Turnpike Lane
- 3. Turnpike Lane Tube (4 minute walk)
- 4. Ducketts Common
- 5. High Road
- 6. Alexandra Park & Palace (15 minute walk)



Aerial image of area surrounding 8a Alexandra Road

1

2 Context

Site Context

The existing site houses a 91m² ground floor, 2 bedroom apartment with a large rear garden to the east. The property currently has 2no. low quality extensions to the rear, leaving an open garden area of 76m². This garden is accessed via a private, secured laneway to the south of the property, frequently used by the neighbours in 8B & 8C to access their own gardens which sit to the east of the application site.

The predominant surrounding context is that of 3-4 storey Victorian buildings finished in red brick to the front and London stock buff/ brown brick to the rear. The existing house first appears on the 1882 Hornsey Local Board District Map and forms part of a row of 4 'double-Villa' types with exceptionally long gardens, that had become popular in London at the time. The building is set back from the street, creating a front driveway that currently houses 3 parking spaces, bins, and the main access to the property.

The site to the north currently houses a mechanics garage to the rear of No.10 & 12 Alexandra Road. To the south, tall 4 storey buildings step away from the site that house commercial functions at ground floor and residential above and face onto Turnpike Lane.



Existing block plan

2 Context



1.



2.



3.

Site context

1. Approach along Alexandra Road
2. Existing front condition to the existing property
3. Aerial view of the site showing the large open site to the north at No.10/12 Alexandra Road
4. Aerial view from the north

The images shown here illustrate the approach and setting of the existing building along Alexandra Road.



4.

2 Context

Existing Site Characteristics

Existing Site

The existing site to the rear of 8A is accessed from within 8A, and also along the secured laneway to the south.

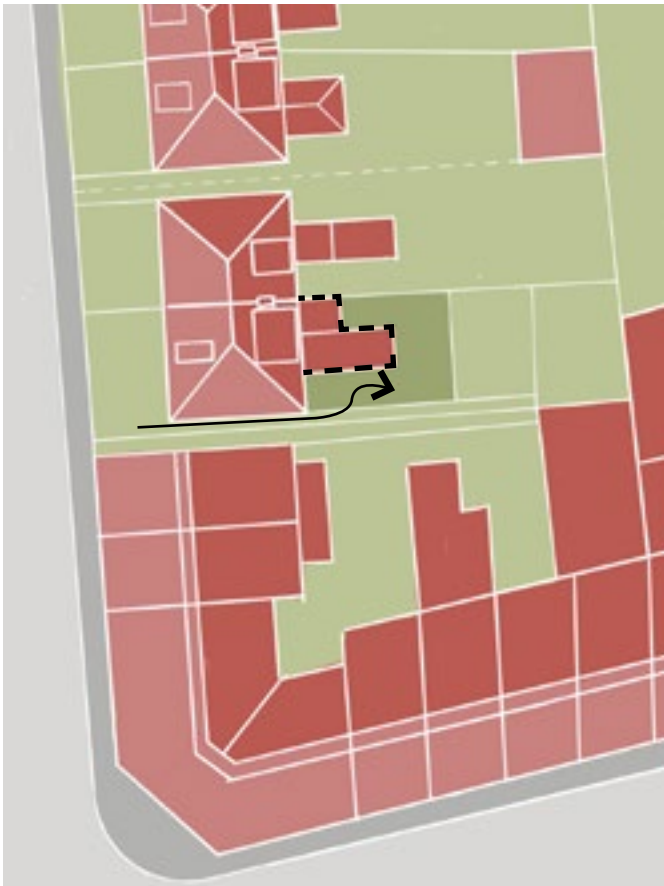
Site Area - 105m2 (excluding existing unit 8A)
Built Area - 29m2
Garden - 76m2

Orientation & Outlook

The rectangular site faces south, with open aspect to the east into the surrounding tree canopies. Neighbouring buildings to the east have blank gables, with properties to the south stepping back 25m. Ground floor extensions surrounding the site are shielded by the existing high fences at present. The result is an almost visually isolated plot that can easily accept a minor increase in volume to the rear of the existing property at No.8A.

Backland Setting

The site to the rear is largely characterised by the dense tree canopies that surround the site. A large mature tree to the east set within the garden of 8B, paired with 4no. trees to the south add screening to the site and natural solar screening during the summer months. The proposals respect the tree setting and ensure that no new construction is built within existing root protection areas.



2 Context

Existing Site

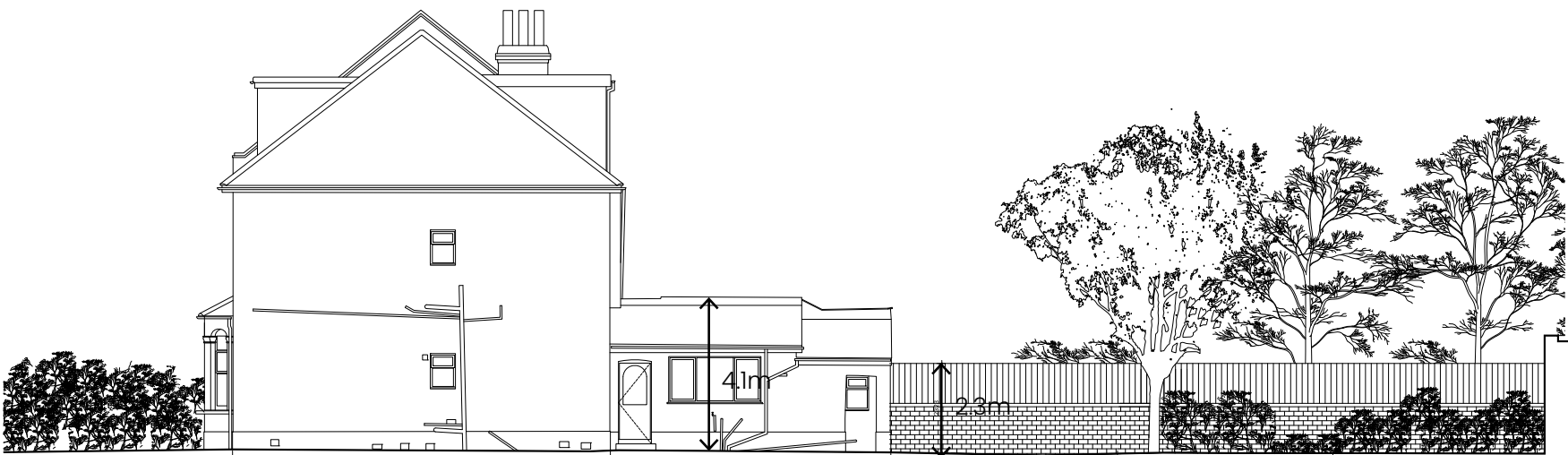
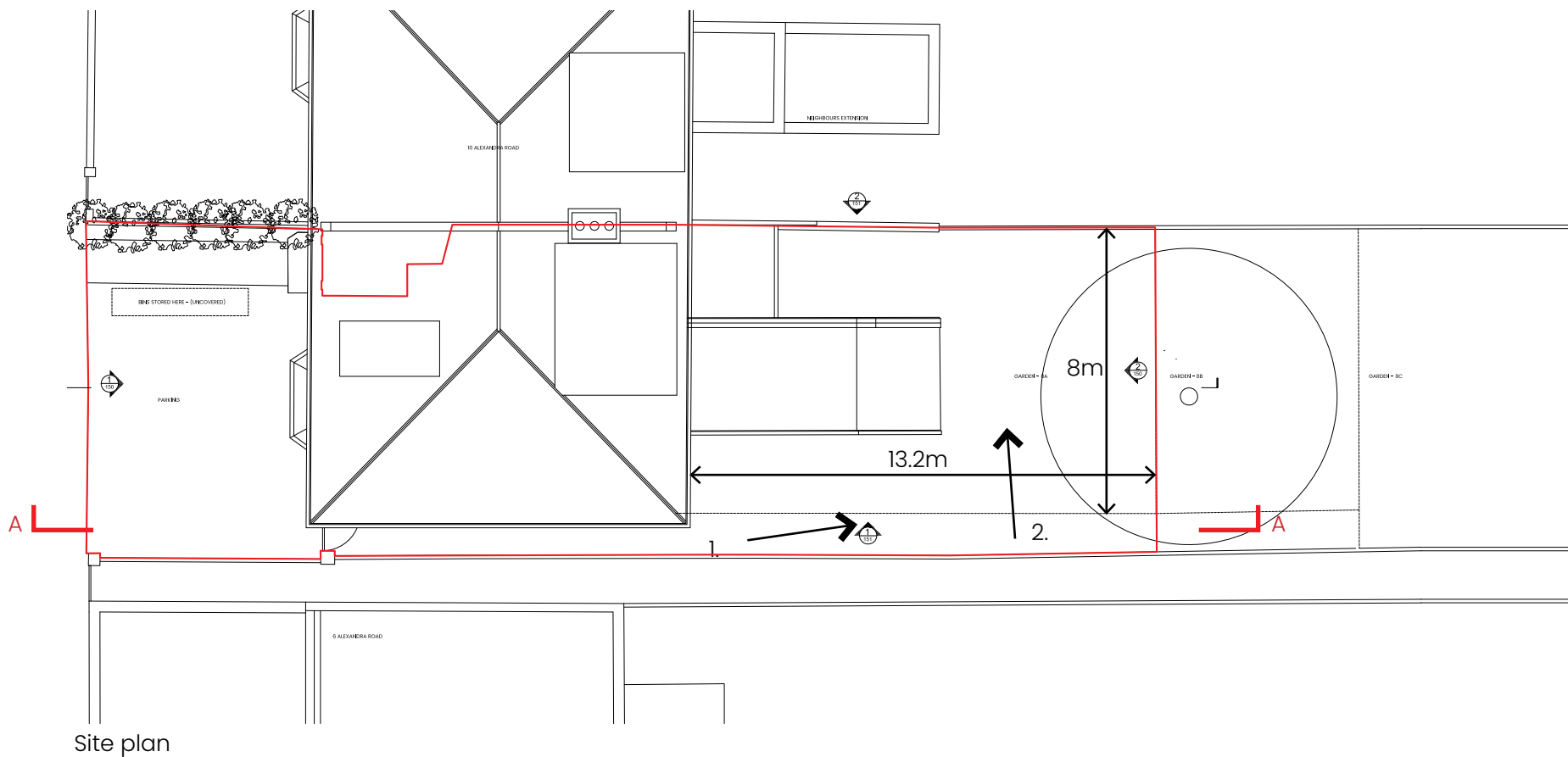
The site is approximately 13 metres long and 8 metres wide, with a separate access to the rear of the site via a secured laneway. At present, no boundary divisions are present between the gardens of 8A, B & C. The site is generally level throughout, and bound to the north and south by 2 metre high fencing. An existing lean-to extension, the larger of the two extensions to 8A, is 4.1 metres high at its ridge to the north.



1.



2.



Existing site section A

2 Context

Existing Internal Photography

The existing ground floor apartment has generous proportions, with ample access to natural light and private amenity space. The current layout does not connect internal spaces to the garden to the rear, which does not make the most of the sites setting. In addition, the smaller cube extension to the rear creates an internal bedroom, as show on image 3, that is dark and of low quality. The extension to the rear, although structurally sound, is finished with poor material detail and lacks an insulation which results in a cold space.



1. Corridor to Kitchen / Utility extensions



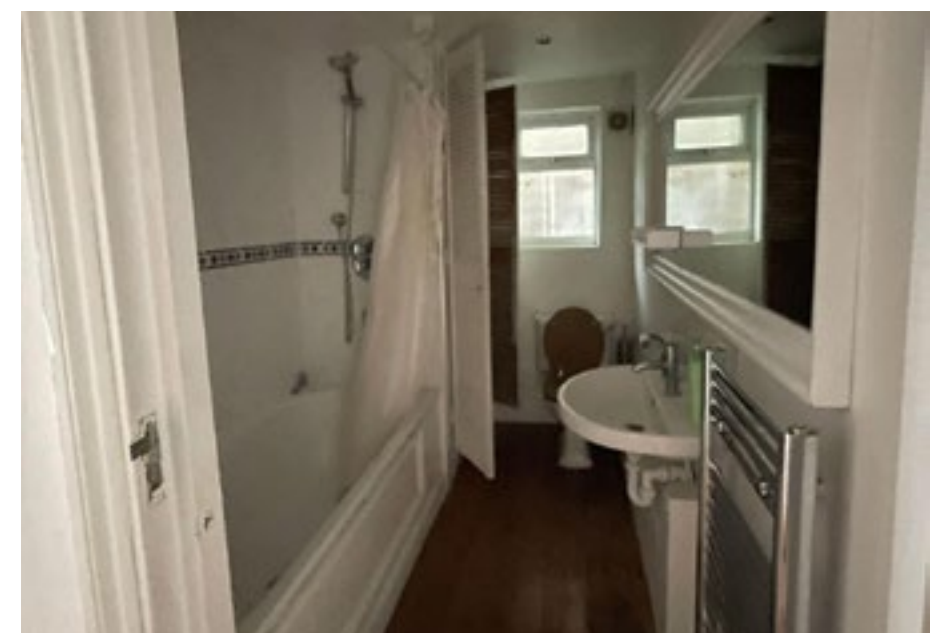
2. Generous front room with Bay Window facing Alexandra Road



3. Bedroom 02, an internal room leading to smaller cube extension



4. Existing outdated Kitchen extension



5. Existing bathroom with window out to side laneway

2 Context

Existing External Photography

The extensions are poorly detailed with no real architectural merit. Materially, they are part rendered with some brickwork painted white to match the treatment to the rear of No.8. Boundary conditions are of poor quality, and as noted previously there is no boundary to the gardens at 8B & C. Image 4 illustrates the large extension to the rear of the neighbouring property that forms an outrigger extension. The existing boundary wall to the north consists of a tall brick wall, adjacent the smaller rectangular extension, with timber fencing is a poor state of repair.



1. Existing southern facade of primary extension



2. Smaller cube extension (off of Bedroom 02)



3. East facing facades



4. View towards the neighbouring buildings to the north



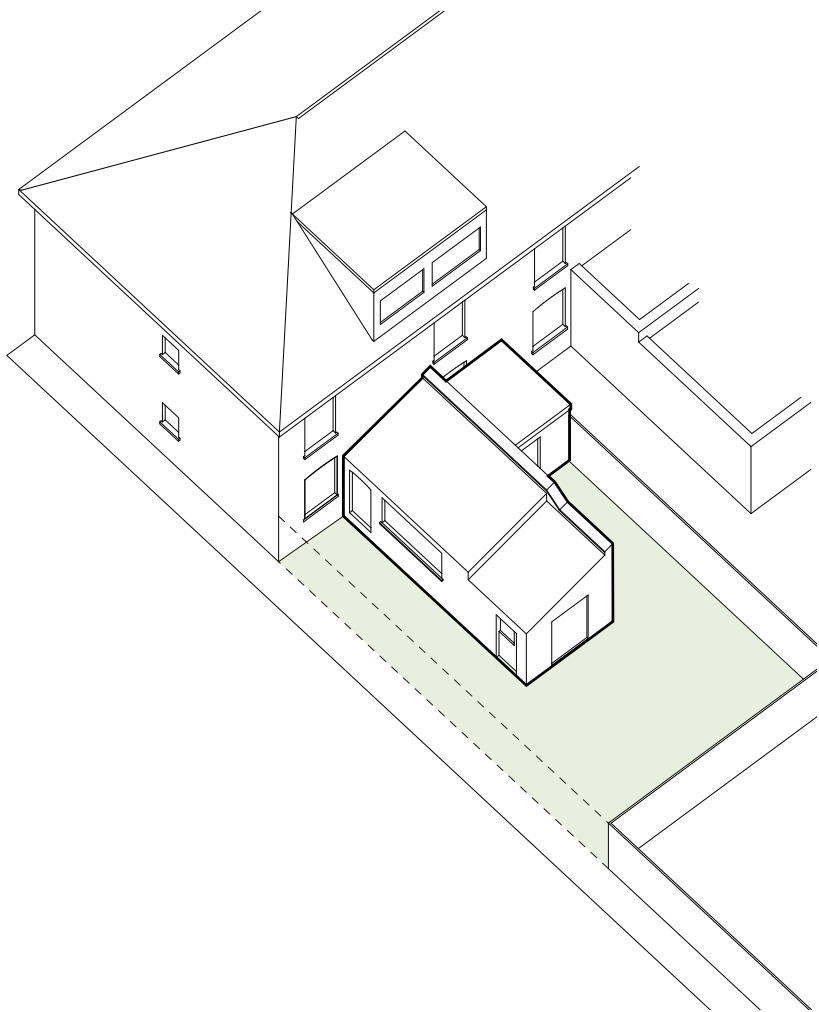
5. Existing garden elevation and southern boundary condition

3 Design

Key design moves

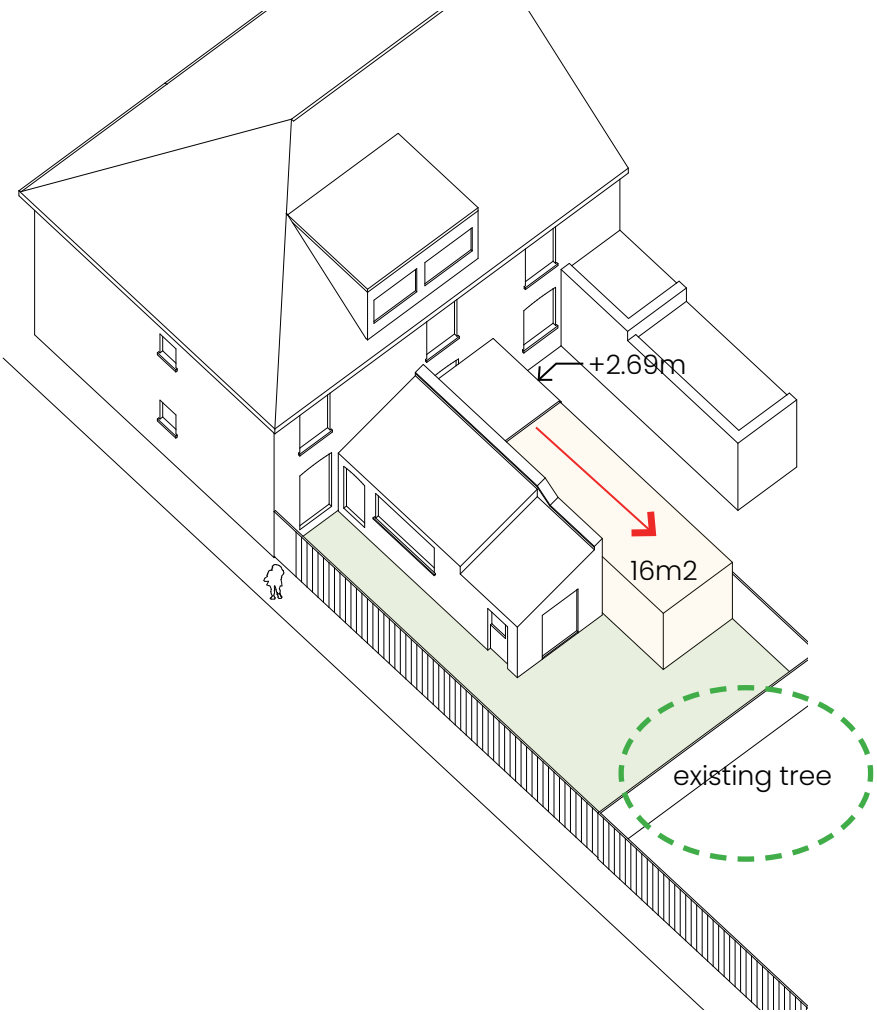
Existing Site

The poor quality existing extensions are retained, reducing the need for new materials.



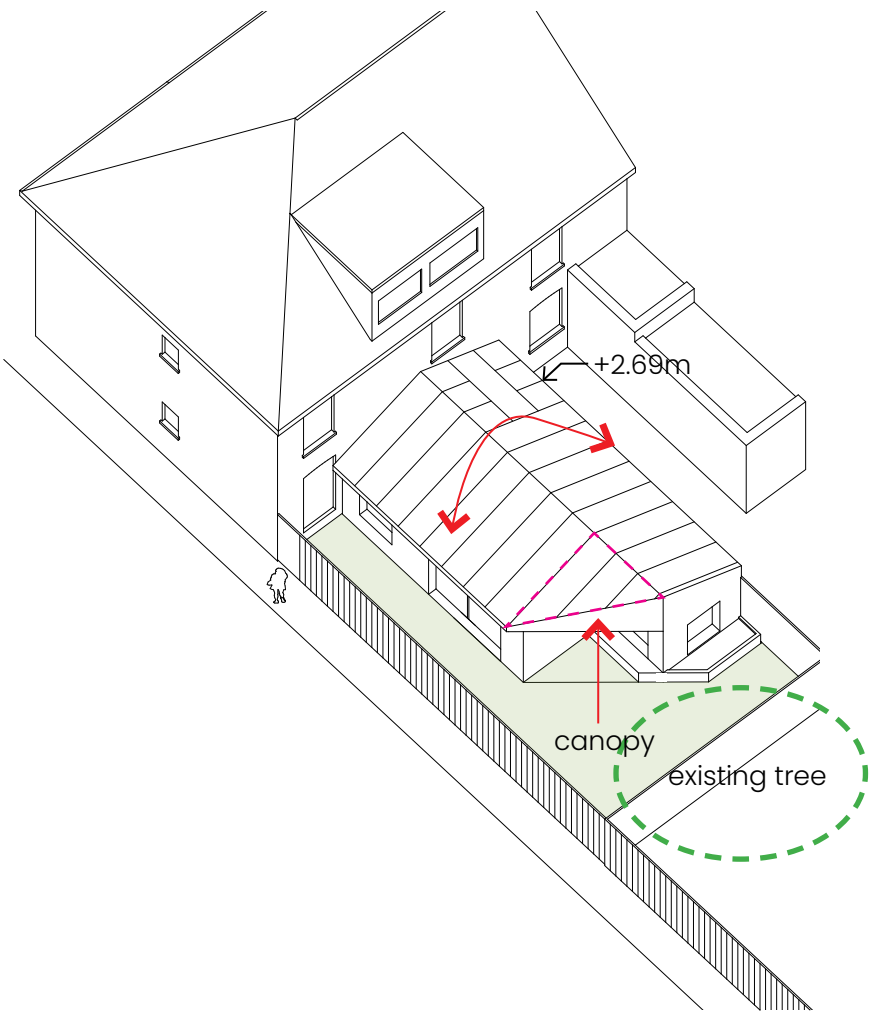
Create new single volume

A new 16m2 volume is added to the existing extensions. This modest extension allows for the redesign of the existing flat providing an additional bedroom, better internal configuration and better connection to the south and east facing garden.



Upgraded external material & detail

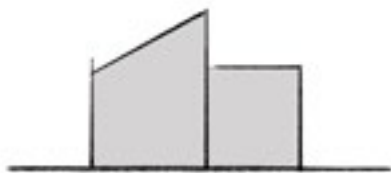
A new light-weight standing seam metal clad roof is proposed to wrap the existing extension and the proposed extension. This new roof form design has been developed to reduce the visual image of the new extension, and create a coherent single mass to the rear. A new insulated render is proposed to the external walls of the existing extension, improving airtightness and thermal values.



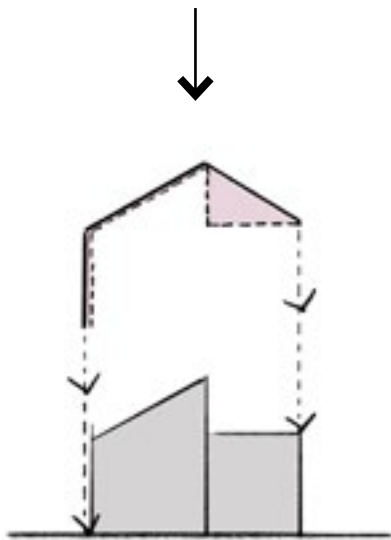
3 Design

Sketch views

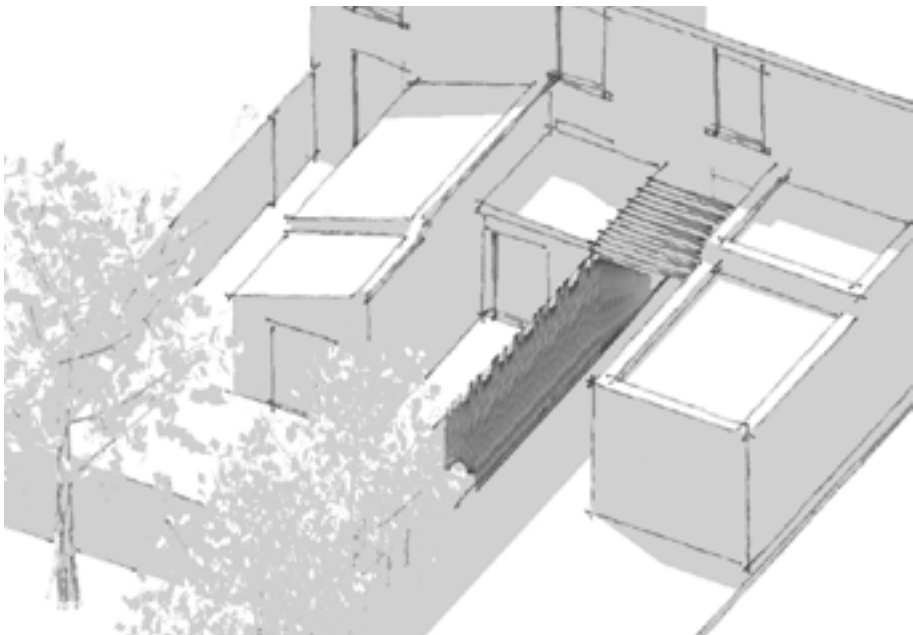
The adjacent sketch 3d views illustrate the existing condition within the neighbours garden. The presence of a tall timber fence that separates both properties creates a certain amount of overshadowing, as shown. The proposed extension with its lean-to roof form creates an almost negligible impact in terms of visual impact and overshadowing, given the maintained ridge height.



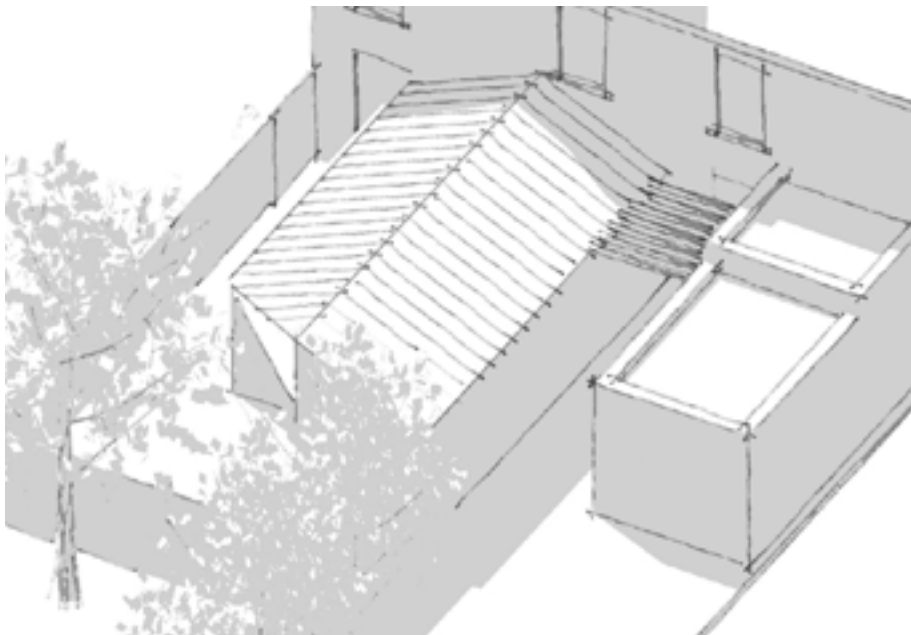
Existing extension massing sketch



Proposed sketch concept - new thermal 'veil'



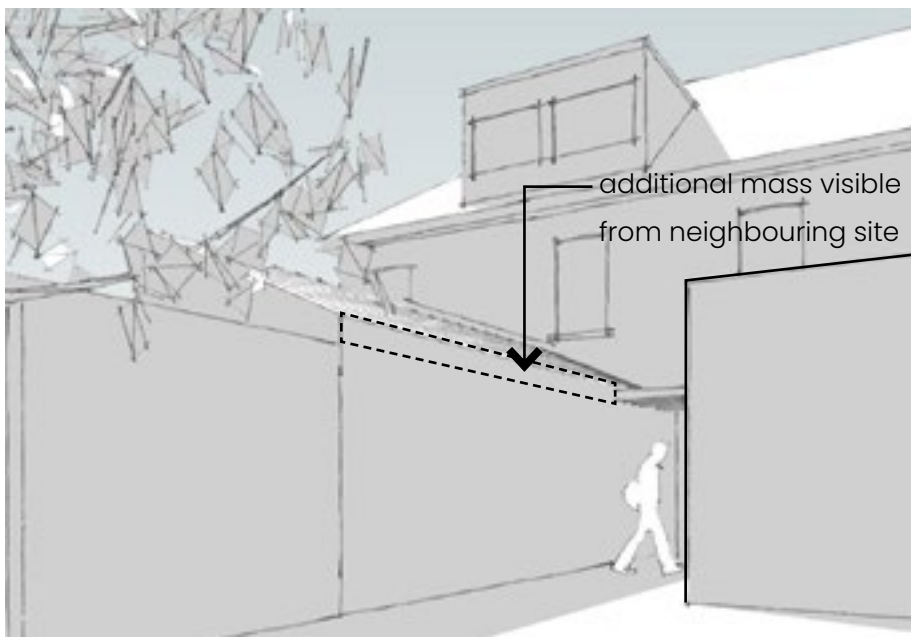
Existing aerial 3D - 12noon shadow study



Proposed aerial 3D - 12noon shadow study



Existing sketch view from neighbours garden to the north - 12 noon



Existing sketch view from neighbours garden to the north - 12 noon

3 Design

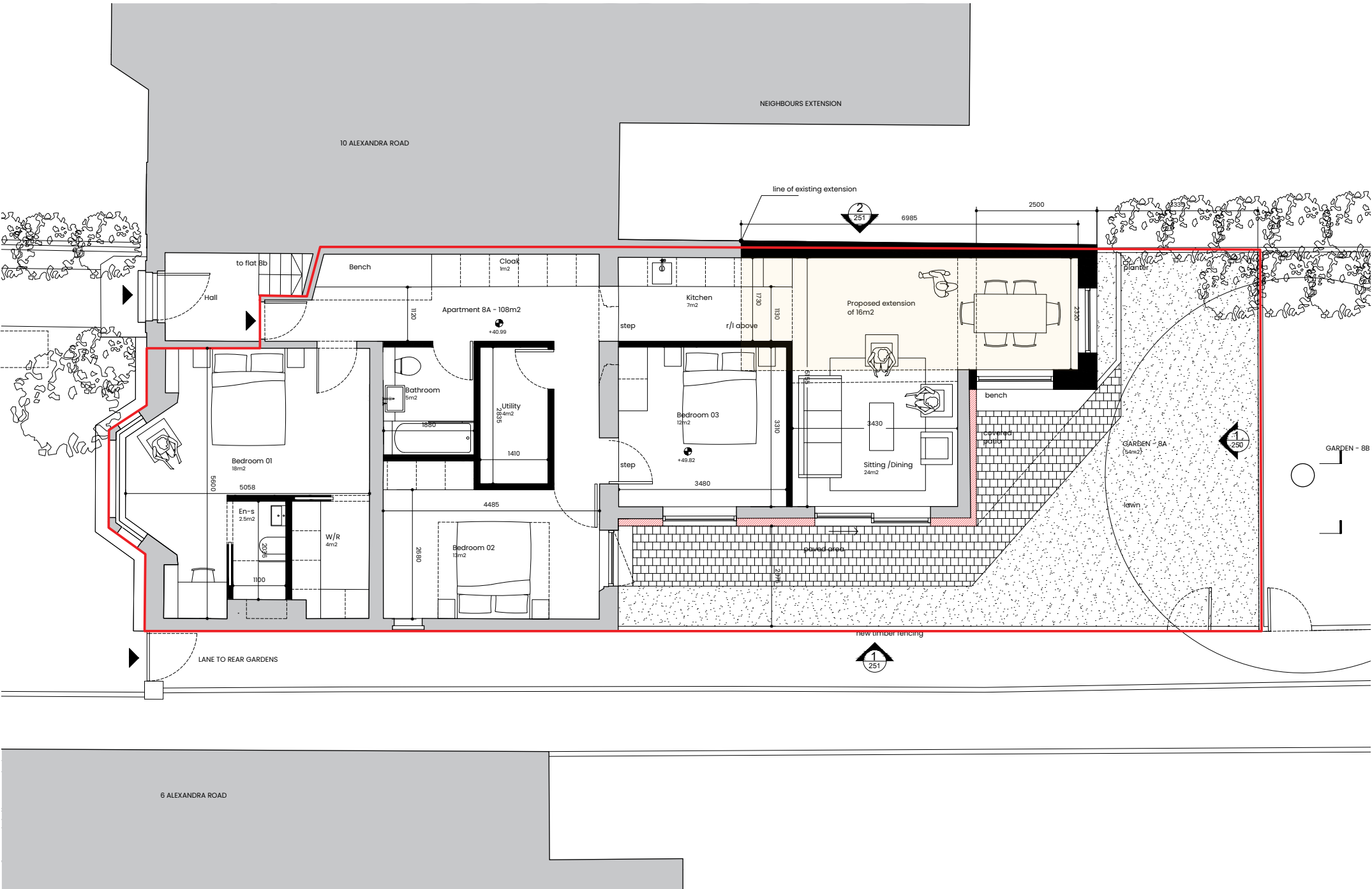
Proposed Ground Floor Plan

The proposed plan, building heights and materials proposed at pre-application stage remain and are shown within this proposal. The glazing proportions have been developed, with a new double width sliding door proposed within the south facade of the new sitting/dining area. The landscape layout is simple, with a paved route leading to a covered south facing patio and the lawn area.

Schedule of Accommodation -

Bedroom 1	- 18m2
En-suite	- 2.5m2
Walk in wardrobe	- 4m2
Bathroom	- 5m2
Storage	- 1m2
Utility	-4m2
Bedroom 2	- 13m2
Bedroom 3	- 12m2
Kitchen	- 7m2
Living Room	- 24m2
Circulation	- 2m2
Garden	- 54m2

-  Proposed extension - 16m2
-  New internal / external walls
-  New insulated facade



Proposed plan

3 Design

Proposed Section / Massing

The new design proposes a lean-to roof form that is a mirror of the existing larger lean-to extension. This design retains the existing datum of +2.69 along the northern edge of the proposed extension, minimising impact on the neighbour to the north. Internally, the new roof forms create generous light-filled vaulted spaces. The floor levels within extensions are rationalised into one new level, connecting seamlessly to the new paved patio area.



Proposed cross section

Existing cross section

3 Design

3D Visuals – External imagery



Proposed works to existing extensions – south aspect

3 Design

3D Visuals – External imagery



Proposed covered patio area, brick planter and new northern boundary fence



Proposed east elevations with large existing building in the background

3 Design

3D Visuals - Internal imagery



Proposed vaulted internal sitting / dining space with south and east views to the garden



Proposed galley kitchen connection leading to light-filled sitting area

4 Project Team

Client

Moreland Investments Ltd

Architects

Jamie Whelan Studio

