

CLARIDGEARCHITECTS

20 Woodberry Crescent

Design and Access Statement
07.06.2024



THE PRACTICE

Claridge Architects is an award-winning RIBA chartered practice established by Marcus Claridge in 2004. We are an emerging, London-based practice known for our contemporary, contextual and sensitive designs working predominantly within an urban setting. The scale of our projects range from pop-up pavilions to entire urban blocks with a multitude of programmes and stakeholders.

We have expertise designing and delivering projects within the commercial, residential and educational sectors, detailed with precision and subtlety. Informed by the physical and cultural context, we aspire to create design-led architecture that is both contemporary and rooted in its context.

With an in-depth knowledge of National Planning policies and a strategic, solution driven approach, the practice builds and maintains strong working relationships with clients, consultants and planning authorities.

Design led with a passion for construction, we have a growing reputation for delivering high quality residential development projects with an acute attention to detail. With technical and contractual experience working on both new-build and listed building refurbishments we have expertise working under all procurement routes.

SELECTED AWARDS

Architects Journal
'Masterplan of the Year' - Shortlist
2018

British Home Awards
'Apartment Development of the Year' - Winner
Category 2017 (Radstock House, Battersea)

Wandsworth Design Awards
Category Winners & Nominations
2009, 2011 & 2013



APPROACH

Irrespective of scale and budget each project goes through the same rigorous design process. Beginning with the context, each project starts with careful analysis of the site setting and the creation of a 3D printed model of the physical context. Working with physical context models, we then test and develop our clients brief with a series of options and prototypes at various scales to optimise the architectural potential of each site. Whether it is a one-off house proposed within a constrained backyard site or a civic insertion for a sensitive historic setting in the city, we consider this approach to be the optimal method to engage the professional design team and local planning authority during the early design stages.

Projects emerge from a clear understanding of the site constraints and opportunities, shaping a site specific concept which informs the full design process.

Working with Claridge Architects is an open, collaborative process where we encourage input and ideas from the design team and client groups. We embrace client engagement and pride ourselves on our ability to listen to our clients, distil their requirements and provide clear solutions. We believe that our sensitive, contemporary approach, together with a deep understanding of our clients' needs leads to relevant and engaging architecture.

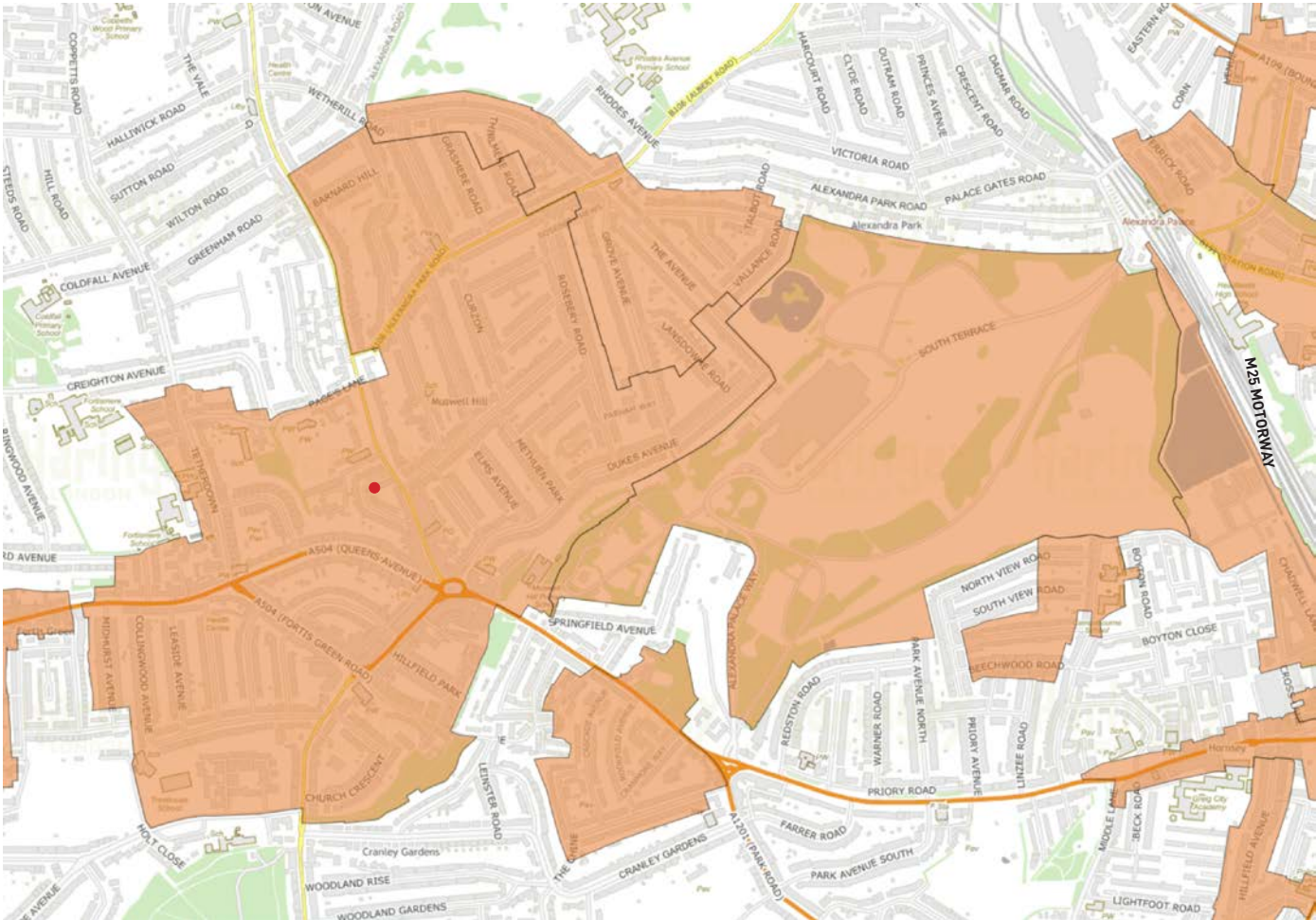


01 Site and context

The application site is a residential building, located at 20 Woodberry Crescent. The building is not listed, although it falls within the Muswell Hill Conservation Area of the London Borough of Haringey.

The application site is within walking distance of the shopping facilities at Muswell Hill and is well-served by numerous bus lines, providing connections to Central London to the south, Barnet to the north, and Edmonton and Brent Cross to the east and west.

Most of the properties along the road have a relatively small front garden, which together with the lack of trees along the road emphasises the unified character of the terrace. The street scene remains well-preserved in its original design, additionally many properties have been extended or altered at the ground and roof levels at the rear. Over the past decade, a significant number of loft development and rear-extension projects have been granted planning approval and successfully completed.



The Site (20 Woodberry Crescent) Location within Muswell Hill Conservation Area

02 Existing

The existing property

The existing property is a Victorian two-storey terraced house built in red brick with rendered upper floor and some half-timbering. The house features a red tiled roof with decorative ridge tiles and prominent brick chimneys.

The main entrance is projected forwards, adding character to the front facade. The property is subdivided into two apartments, one located at the ground floor and the second one situated on the upper levels.



Front Street Facade



View from Woodberry Crescent



Existing Rear Facade



Front Facade - Side Access

02 Existing

Neighbouring Extensions

Full width neighbouring extensions approved at 4 and 15 Crescent Road.



03 Proposed

This application aims to secure approval for a high-quality single storey rear extension to the property, rearranging the existing ground floor layout and expanding the living area and kitchen into the new extension.

The rear gardens in the area are typically more than twice the depth of the main buildings and feature various extensions, therefore the proposed development will not be detrimental to the adjacent properties and will align with neighbouring extension line. The proposed changes do not change the appearance or scale of the building from the front in any way.

The rendered proposed design will complement and improve the spatial quality of existing building while preserving the character and appearance of the surrounding area.



Proposed Rear View

03 Proposed

Parking

No alterations are proposed to the current parking arrangement. Currently there is no parking at the front of the building, parking spaces are available on the street.

Access

We will maintain the existing access from the Woodsberry Crescent through the projected main entrance for the ground floor apartment and the new extension.

Landscape

The proposal prioritizes preserving existing landscape features along the site boundaries, enhancing them as needed. Permeable paving will be added in front of the glazed doors, bounded by additional greenery on the edges of the site.

Refuse Storage

The current refuse strategy will be retained.

Renewable Energy

The proposal will achieve at least 10% of it’s energy requirements through renewable energy.

The proposal has been designed to potentially accommodate any of the following:

- Air source heat pumps and/or solar thermal panels where appropriate
- Heat Recovery System
- Under Floor Heating.

To minimise heat loss from the proposed dwelling and to maximise the efficiency, the proposal will incorporate the following:

- Insulated roofs, walls and floors
- Double glazed windows
- Ventilation incorporated onto the design to avoid condensation
- Energy efficient lighting
- Natural daylight to all habitable rooms

The development will be designed to allow the future potential use of on-site renewable technologies.

Domestic appliance ratings will follow the CFSH requirements.

