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Address:
41 Scales Road
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Design & Access Statement

Description of proposal:

Removal of existing ground floor rear toilet extension, new French doors and sidelights to the rear elevation, enlargement of garden side door with sidelight and replacement of existing dining room window with door.

INTRODUCTION

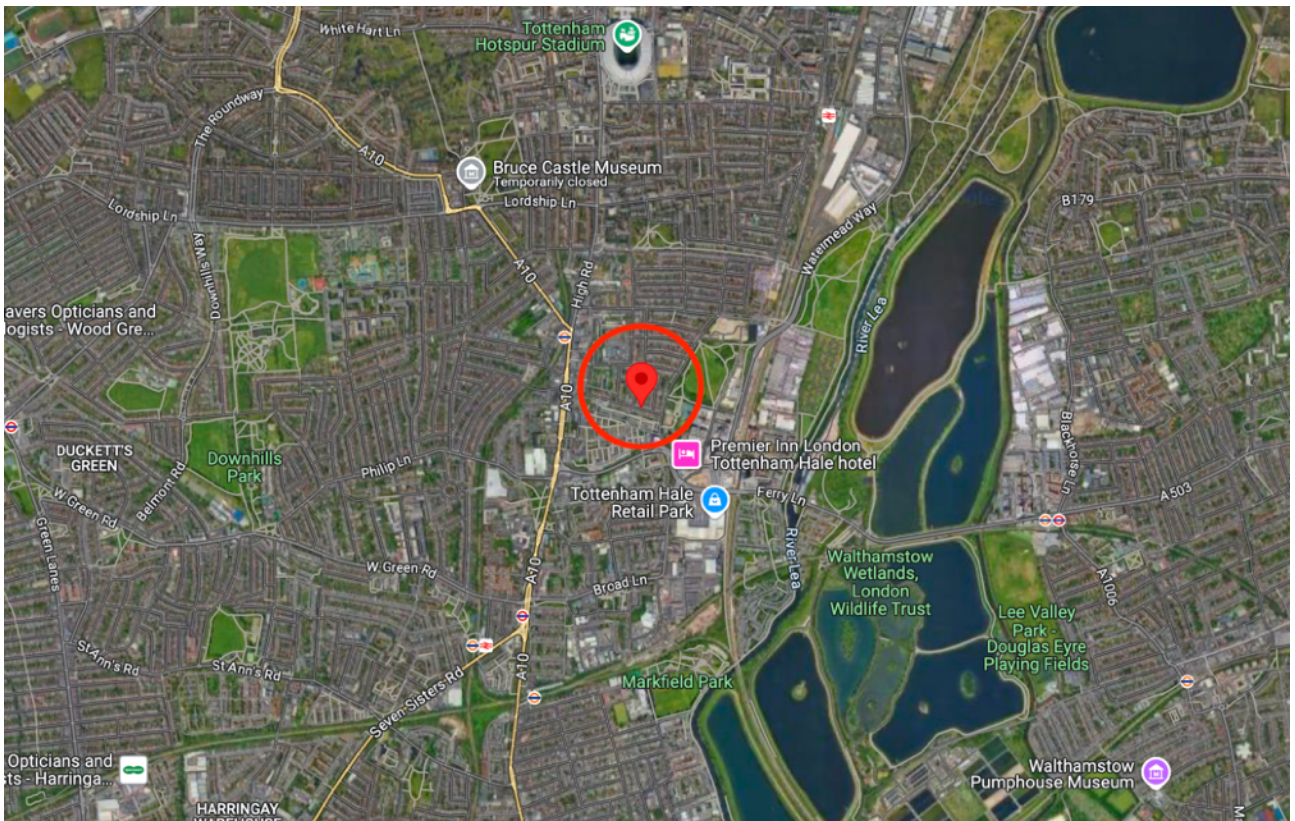
This Design and Access Statement has been prepared on behalf of the applicant to accompany a householder application for planning permission for the alterations to the existing residential dwelling at 41 Scales Road in Tottenham Hale.

The aim of this proposal is to rearrange, enlarge and replace windows and doors to improve the aesthetics of the property, access to the garden, to bring more light into the property and to ensure the exterior of the building works with the updated internal layout.

This statement describes the evolution of the proposal and the rationale behind its design. It should be read in conjunction with the application drawings.

CONTEXT

41 Scales Road is an existing terraced house located to the eastern side of the London borough of Haringey, it is not listed or in a conservation area. The property is situated on a residential street containing similar style terraced dwellings.



Site Location



Aerial view of site

THE SITE

The existing 2-bedroom terraced property comprises two storeys with a private garden to the rear which is accessed via the kitchen to the back of the ground floor, the front of the house is set back slightly from the pavement by a small walled area.



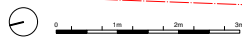
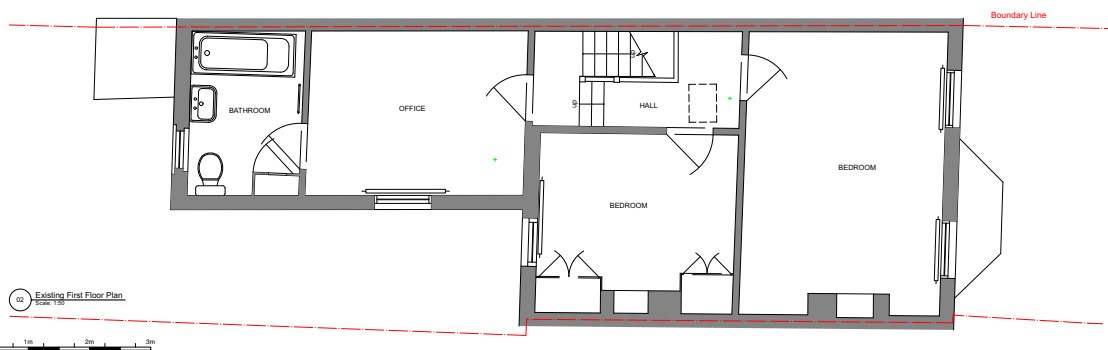
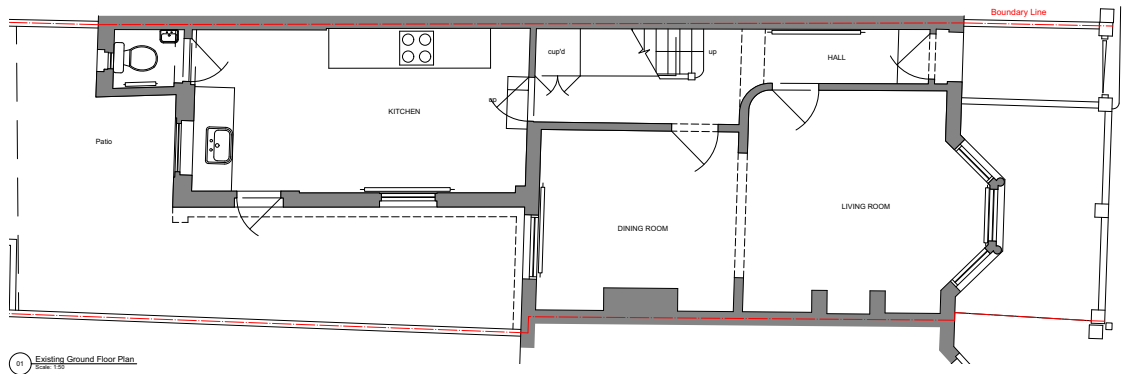
Front view of property

USE, AMOUNT & LAYOUT

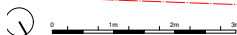
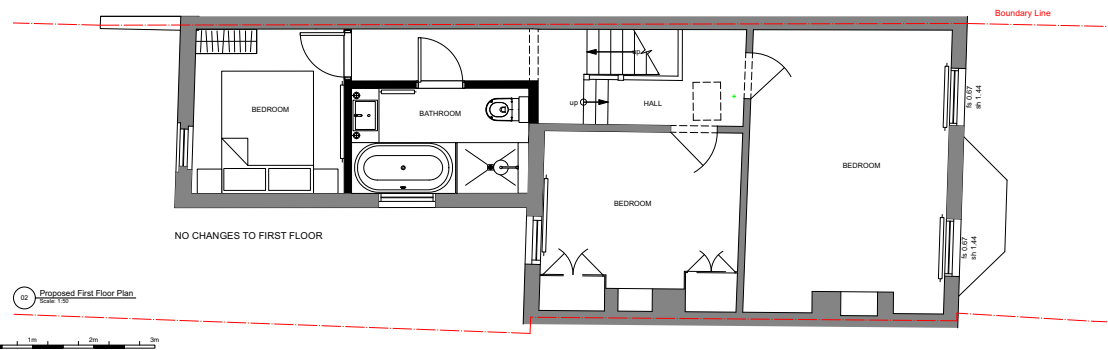
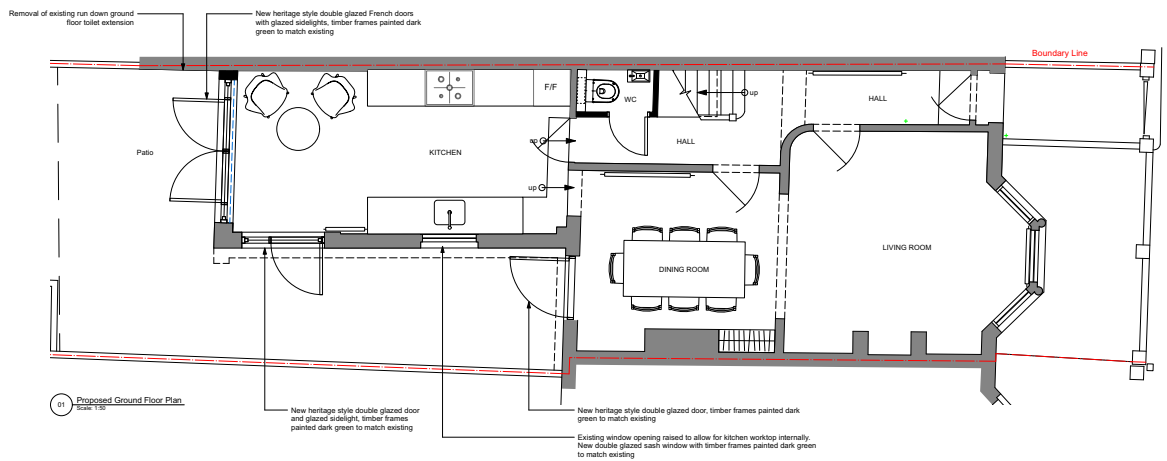
The existing building is residential use - a dwelling over two storeys. The use of the property will remain as existing.

The proposal is to remove the run-down ground floor rear toilet extension, open up the rear external wall to install new French doors out to the garden, enlarge the existing kitchen side door, and convert the existing dining room window into a new door. All these amendments are to improve the material quality and aesthetics of the property, improve access to the garden, ensure the exterior of the building works with the proposed internal layout updates and maximise light into the rear of the building which is north facing.

The floor area of the building will be reduced slightly by 1sqm by removing the rear toilet extension. This extension was poorly constructed, is uninsulated and damp.



Floor plans as existing



Floor plans as proposed

APPEARANCE

Materiality, design rationale and precedents

The material of the new doors and sidelights will be high quality, heritage style double glazed units with timber frames, painted dark green to match the existing timber sash windows.

Traditional timber glazed doors and sash windows can be found in abundance on the existing terrace street.



01 Existing Front Elevation
Scale 1:100



02 Existing Rear Elevation
Scale 1:100



03 Existing Side Elevation
Scale 1:100



Elevations as existing



01 Proposed Front Elevation
Scale 1:100

NO CHANGES TO FRONT ELEVATION



02 Proposed Rear Elevation
Scale 1:100



03 Proposed Side Elevation
Scale 1:100



Elevations as proposed



Precedent image of proposed double glazed heritage style timber doors

ACCESS

The main access to the property will remain unchanged, the new larger rear doors to the kitchen and dining room will bring more light in the building and improve accessibility to the garden.

CONCLUSION

In conclusion we feel that the proposed drawings and design statement illustrate that the new door positions and window sizes will improve the existing home. They are to the rear and side of the property and do not overlook any of the neighbouring properties, the material quality will enhance the look of the existing building as well as bring more natural light into the property whilst improving the internal layout.

In light of all the points made in this statement we respectfully request that this application be granted planning permission. Should there be any need for further discussion or clarification, we are readily available and happy to engage.