

DESIGN AND ACCESS STATEMENT

PROPOSED SINGLE-STOREY REAR SIDE EXTENSION, ROOF TERRACES, AND INTERNAL REFURBISHMENT

57 GLADSMUIR ROAD, LONDON, N19 3JY

This Design and Access Statement is submitted to accompany a Full Planning Application for a proposed single storey rear side extension to an existing single occupancy house located at 57 Gladsmuir Road, London, N19 3JY. The Statement has been composed in line with the CABE guidance document and is designed to be read in conjunction with the submitted planning drawings.

INTRODUCTION

The existing building is a three storey terraced house and located within a conservation area. The proposals for planning approval include the following:

- replacement of an existing glazed roof to the side of the property at rear ground floor level with a new glazed extension,
- changes to windows to first floor bathroom in the side elevation at the rear of the property,
- new dormer window at rear second floor level to provide access to terrace on existing flat roof structure,
- new spiral staircase to provide access to upper terrace located on existing main flat roof area.

There is a large precedent along both North and South sides of the street (Gladsmuir Road) for roof terraces at the rear second floor level. From aerial photography it is apparent that numbers 1, 3, 5, 7, 11, 15, 19, 21, 23, 25, 39, 43 and 47 Gladsmuir Rd on the North side alone already have roof terraces. The proposed rear terrace is therefore not envisaged to harm or change the current precedent of the street.



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Additionally there was also approval recently granted (2009) for an external spiral staircase with access to an upper terrace at number 21 Gladsmuir Road (Application: P090787). The proposal therefore does not seek permission for anything in principal that hasn't already been given approval for along this particular street.

With the absence of roof lights to both neighbouring properties it is not anticipated that the rear terrace will cause any particular overlooking issues with the current arrangement of the neighbouring properties.

USE

The existing building is a house in single occupancy and this will be unchanged by these proposals.

AMOUNT

The rear side extension only extends beyond the existing footprint by approximately 1 metre.

The upper terrace is set back from the street and therefore limited in size.

LAYOUT

The proposals do not involve any major changes to the layout of the existing building. By removing an internal wall at ground floor level the existing kitchen will be increased in size and the main dining area is re-positioned.

SCALE

The proposed side extension has been designed to be in keeping with the scale of the existing property and is single storey in size. The proposed spiral staircase providing access to the upper terrace is 1 story in height and positioned in the corner of the existing flat roof area to minimise any visual aspect.

LANDSCAPING

The proposal does not include any proposed landscaping works.

APPEARANCE

The balustrade to the proposed upper roof terrace is set back from the street (as shown by drawing PP-3-03/04 of the side elevation) to minimise visibility. In setting the balustrade back from the street and avoiding changes to the front elevation it is intended that the proposed application will not impact the street.



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Roofs

The proposed roof to the new side extension is glazed.

The small roof to the dormer providing access to the roof terrace will be in slate tiles to match the existing.

Walls

The proposed side extension has a glazed front and side with the side of the extended part along the boundary with neighbouring property No.59 to be in brickwork to match the existing.

The front of the new dormer to the roof terrace is also in brickwork to match the existing.

Rear Side Extension

The glazing to the side extension is to have white powder coated aluminium frames.

Balustrades and spiral staircase

All proposed external balustrades are to be black painted metal. The proposed spiral stair is also to be black painted metal.

Window to bathroom

The proposed bathroom window in place of the two smaller bathroom windows to the rear side elevation is to be white painted timber to match the existing.

ACCESS

The proposals will not affect the existing access to the property from Gladsmuir Road, which is by means of a private front entrance door.

REFUSE

The existing refuse storage and collection arrangements for the property are unaffected.

ENERGY

The proposals will allow for some energy improvements to the property to be achieved, in particular by fitting modern, thermally efficient windows and new glazed areas to the rear, the use of low energy light fixtures where appropriate, modern construction of new walls, floor and roof areas to comply with current building regulations, as well as by replacing the existing boiler with a new and energy efficient 'A-rated' boiler.

This Design and Access Statement was prepared by:

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