

55 PRINCE GEORGE AVENUE,
LONDON, N14 4TL

DESIGN & ACCESS STATEMENT

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1.0 INTRODUCTION

INTRODUCTION

This Design and Access Statement has been prepared by the applicant as part of the planning application submission for 55 Prince George Avenue, London N14 4TL. The proposals seek to extend the existing 3 bedroom, semi-detached home on ground floor level at the rear of the property. The works also propose to convert the existing garage into a habitable room.

The proposed design changes look to increase the existing living accommodation for the family as well as future proofing the ground floor to allow this to be used more easily by the elderly owner when her ability to access the upper floor decreases. The building works will also give the residence a much needed update in terms of building services as both the plumbing and electrics have barely been touched since the property was first built in the 1930s. The proposals seek to retain the building's Art Deco style whilst providing a contemporary, high quality design which remains in keeping with the local area.



Fig 01: Site location - Aerial view

2.0 SITE LOCATION

SITE LOCATION



Fig 02: Plan of London Boroughs in Greater London

The subject site is located in the area of Oakwood, within the Southgate postal area, in the London borough of Enfield. The property lies between Prince George Avenue to the front and the Piccadilly Line railway lines to the rear. The property lies close to the Sheringham Avenue and Carlton Avenue junction.

The existing property itself is a 3 bedroom semi-detached property with garage to the side and driveway to the front. It was built circa 1930s. The house has had very little real refurbishment works take place since first built with most of the alterations being cosmetic only. There is a small Sun Lounge extension to the rear of the property which was added many years ago and is in a state of disrepair.

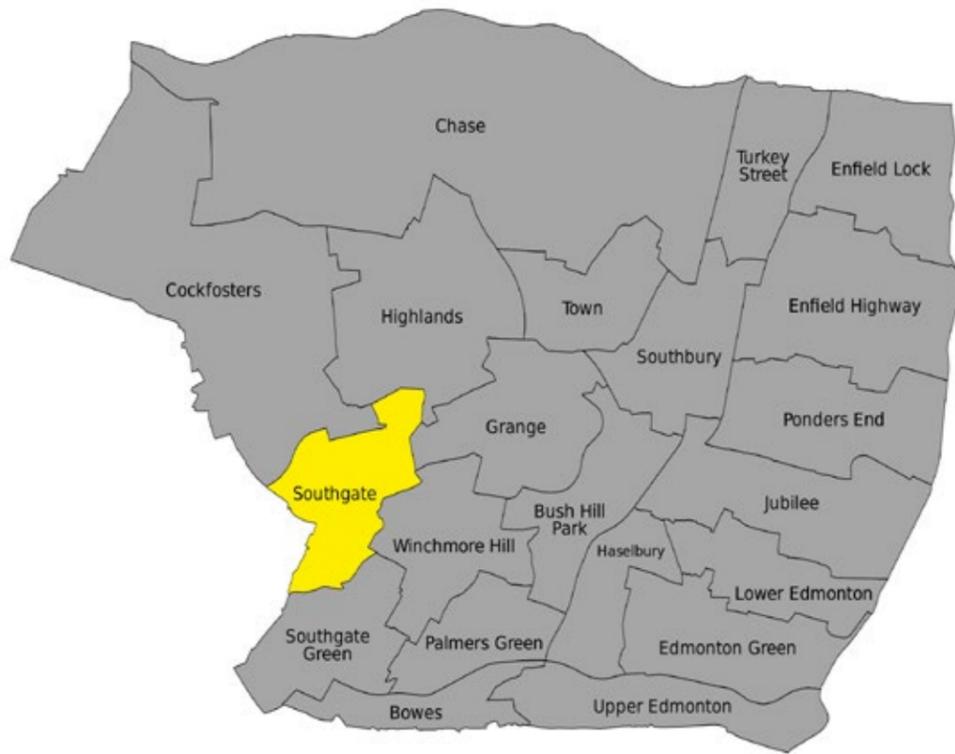


Fig 03: London Borough of Enfield

3.0 SITE CONTEXT

EXISTING PHOTOS

The images adjacent show the existing street views of the property and help illustrate the existing building relationships with neighbouring properties.



Fig 04: 55 Prince George Avenue View 01



Fig 05: 55 Prince George Avenue View 02



Fig 06: 55 Prince George Avenue View 03



Fig 07: 55 Prince George Avenue View 04

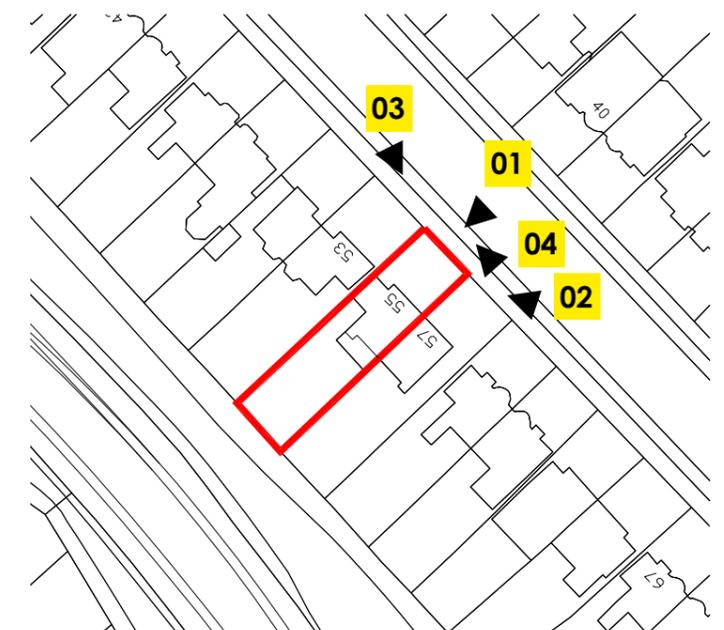


Fig 08: View point plan



Fig 09: 55 Prince George Avenue View 05



Fig 10: 55 Prince George Avenue View 06

The images adjacent show the immediate local context and help illustrate the type of architecture prevalent in this area. They also help identify the type of extension works undertaken by neighbouring properties.



Fig 11: 55 Prince George Avenue View 07



Fig 12: 55 Prince George Avenue View 08

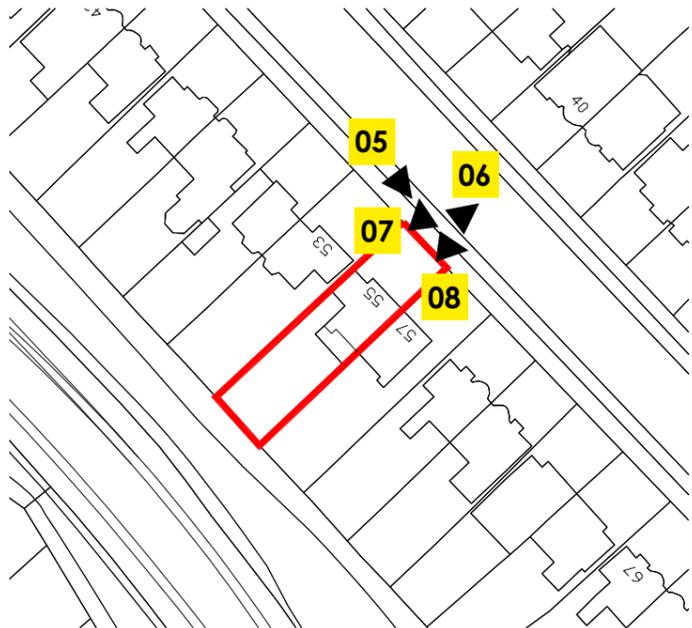


Fig 13: View point plan



Fig 14: 55 Prince George Avenue View 09

The adjacent images show the Art Deco style of the property and that of neighbouring properties in the same style. It can be seen that whereas most properties have changed the original glazing proportions by installing more modern windows, 55 Prince George Avenue, along with no. 65 Prince George Avenue, a few doors down, has managed to retain the original window style, keeping true to the Art Deco design.



Fig 15: 55 Prince George Avenue View 10



Fig 16: 55 Prince George Avenue View 11

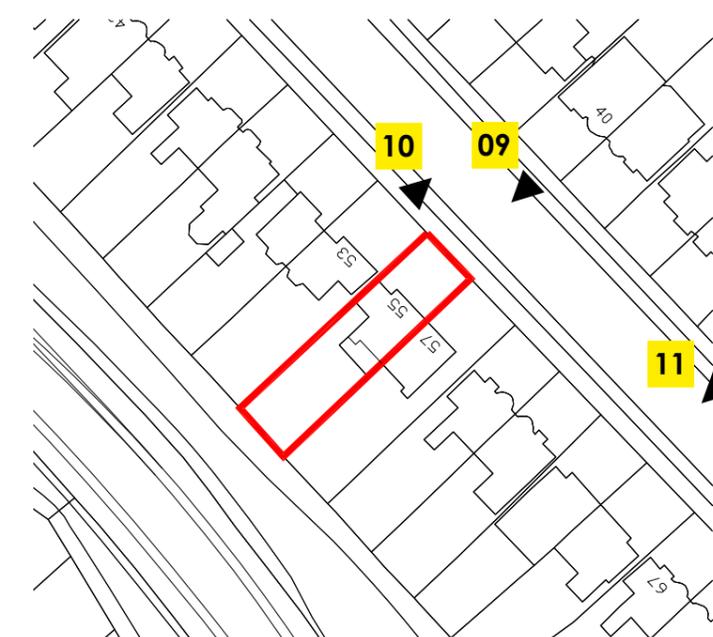


Fig 17: View point plan



Fig 18: Garage to side.



Fig 19: Extended porch.

The architectural elements of the property include the single storey side garage, the original recessed porch that has had additional external doors added and the side pathway to access the rear garden, shared with no. 53 Prince George Avenue.

Features that compliment the original design of the building include the Art Deco style black, curved metal framed windows, (newly installed), and the existing curved planters. The planters are now somewhat damaged due to age but existing details such as these could be enhanced to further enrich the overall Art Deco aesthetic.



Fig 20: Side access to garden.



Fig 21: New Art Deco style glazing.



Fig 22: Curved planters.



Fig 23: 55 Prince George Avenue View 12



Fig 24: 55 Prince George Avenue View 13

The photos adjacent show the rear of the property including the back garden. It can be seen that the property has been previously extended by the addition of a sun lounge in the past. This was an extension from some time ago and predates when the property was purchased by the present occupier in 2016. This now requires extensive repair, in particular in terms of glazing replacement.

Due to the nature of the site, there are in fact very limited views onto this elevation from the surrounding site. The main view of the rear of the property is where the Piccadilly line underground railway lines run hence there is no impact



Fig 25: 55 Prince George Avenue View 14

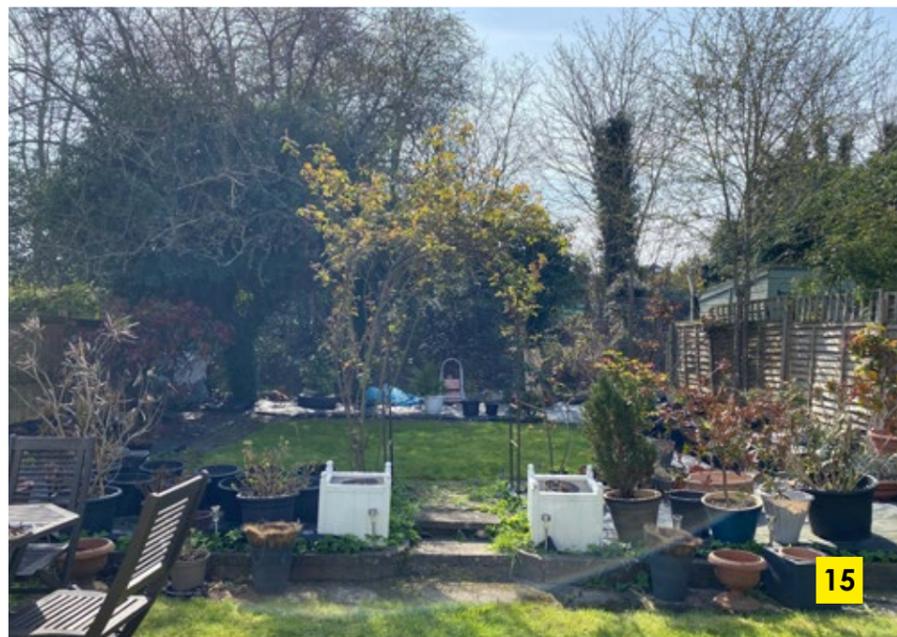


Fig 26: 55 Prince George Avenue View 15

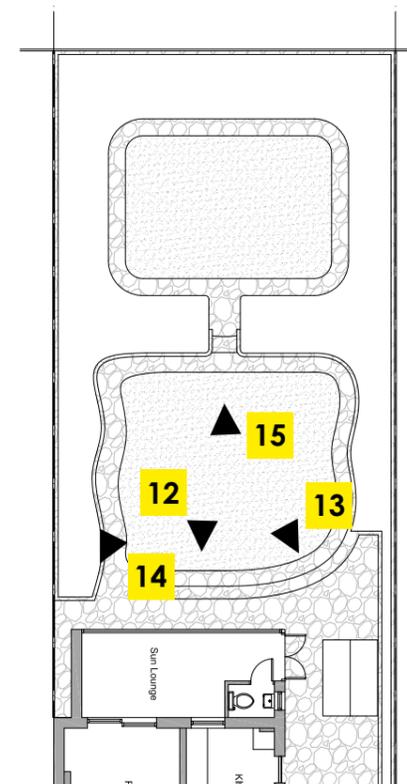


Fig 27: View point plan - Back garden



Fig 28: View of 53 Prince George Avenue

In terms of street front extensions in the immediate area, numerous properties have converted the single storey garage to the side into a habitable room. This includes no. 53 Prince Avenue next door and no. 40 Prince George Avenue which lies directly opposite.

The new windows to these conversions align with the window heads of the existing ground floor windows, with the new rooflines raised above that of the original garages to allow level transition between the internal spaces.



Fig 29: View of 40 Prince George Avenue

4.0 EXTENSION PROPOSALS

DESIGN OVERVIEW

The proposed design proposals impact the property's external appearance and overall footprint at ground floor level only. The changes to the front elevation are comprised of converting the single storey garage into a habitable space. This is to allow this to become a bedroom for the elderly occupier in order to future proof the property for when climbing stairs become more challenging. The roofline of the existing garage will be raised to maintain consistent internal floor and ceiling levels. Other changes to the front will include improving the front landscaping by updating the worn out hardlandscaping and replacing this with new external finishes. New planting areas will be introduced to maintain the desired aesthetic.

At the rear, the property will be extended behind the garage as well. The existing single storey sunlounge will be replaced with a larger extension which will house the remodelled kitchen and dining areas. Full width glazed, bi-folding doors will be installed along the rear elevation, allowing better flow through into the garden. Two skylights will be installed into the roof above the single story rear extended area to bring additional light into this space. Internally a new utility space and ground floor WC with shower facility has also been provided.

At first floor level the separate WC and bathroom have been combined and the circulation area tweaked slightly just to better accommodate the fitted wardrobes and square up the upper hallway.



Fig 30: 3D view of proposed changes to front of property

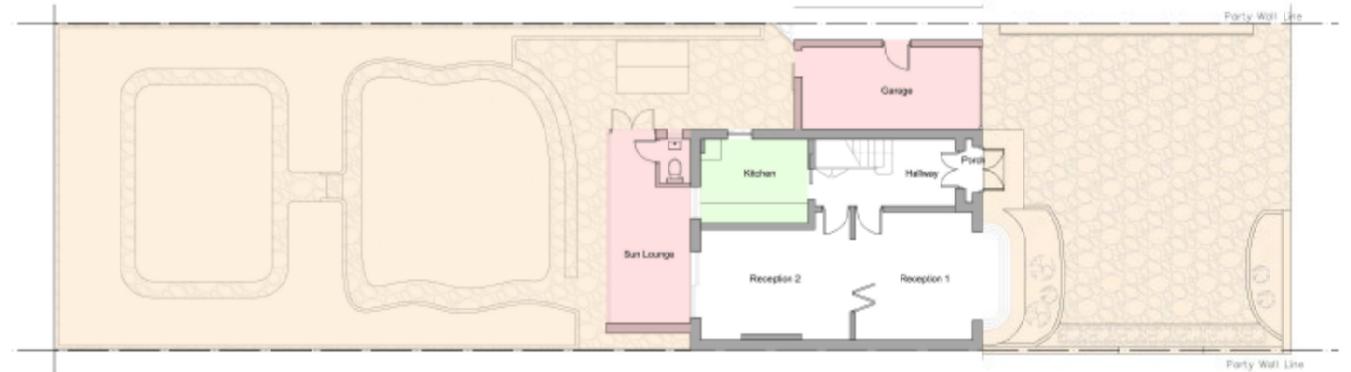


Fig 31: Existing Ground Floor Plan

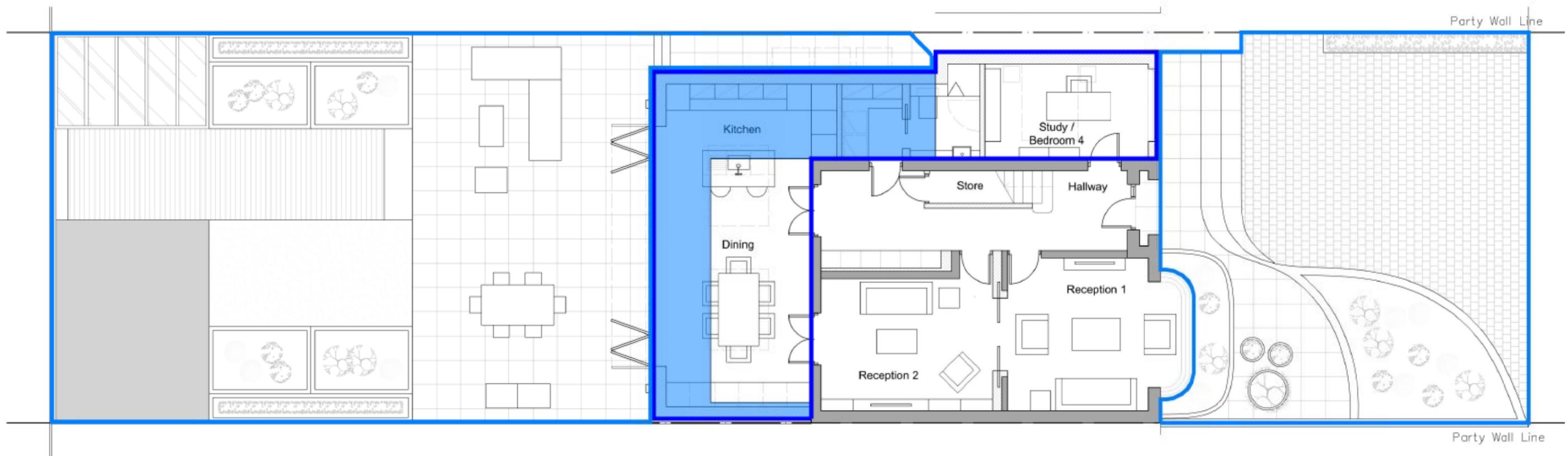


Fig 32: Proposed Ground Floor Plan

Key

- Extent of existing building demolition works
- Extent of existing landscaping demolition works
- Extent of existing building renovation
- Extent of actual building footprint increase
- Extent of overall extension works
- Extent of new landscaping works



Fig 33: Existing First Floor Plan

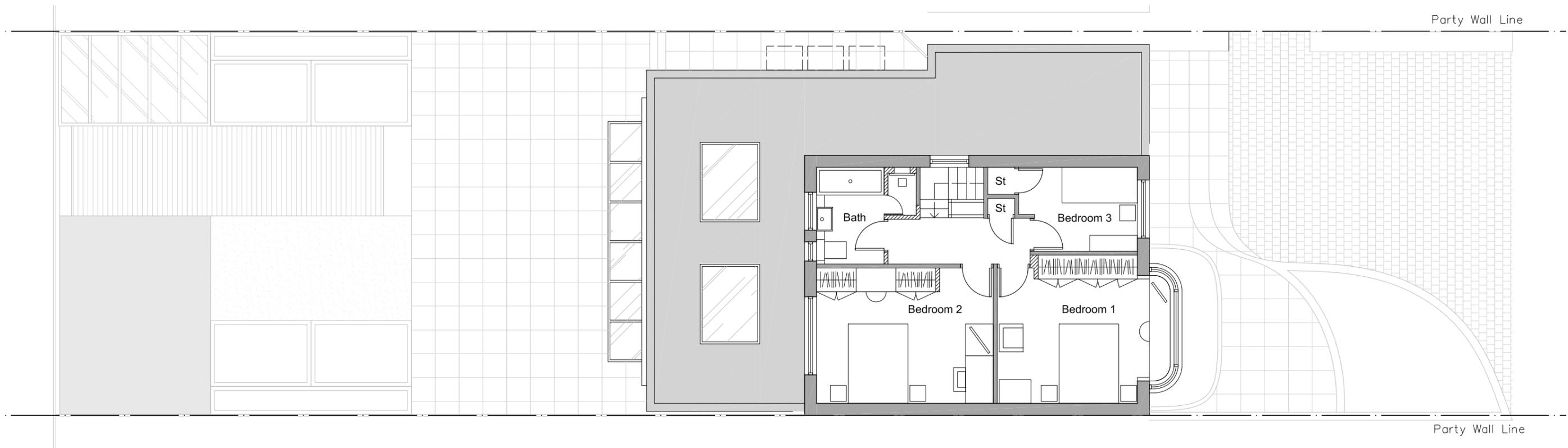


Fig 34: Proposed First Floor Plan

Key

- Extent of existing building demolition works
- Extent of existing landscaping demolition works
- Extent of existing building renovation
- Extent of actual building footprint increase
- Extent of overall extension works
- Extent of new landscaping works

5.0 DESIGN AND MATERIALS

PROPOSED FINISHES

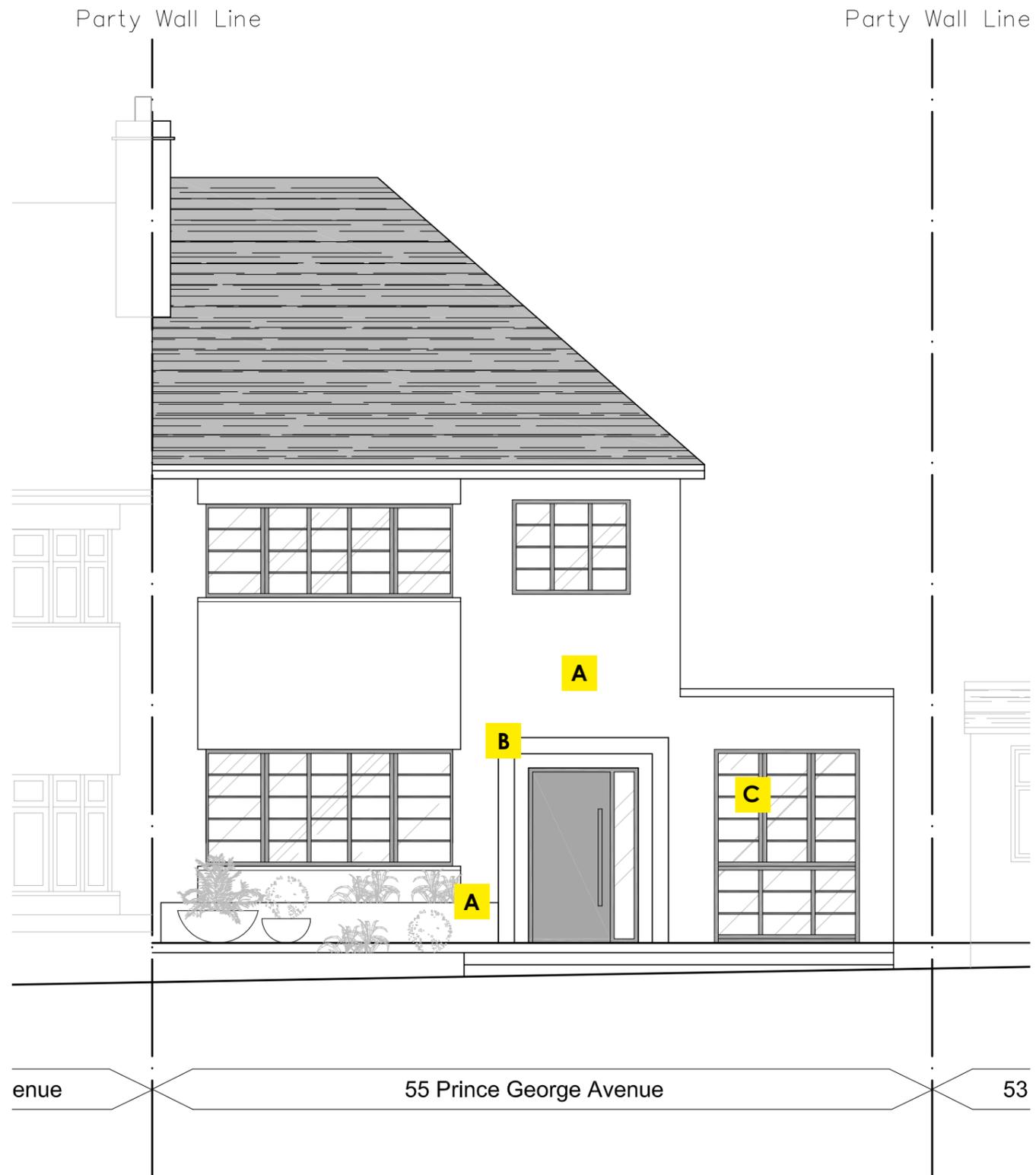


Fig 35: Proposed front elevation with materials



Fig 36: A: Art deco style, curved planters added. White render finish to planters and external walls.



Fig 37: B: Stepped architrave feature around entrance door. White render

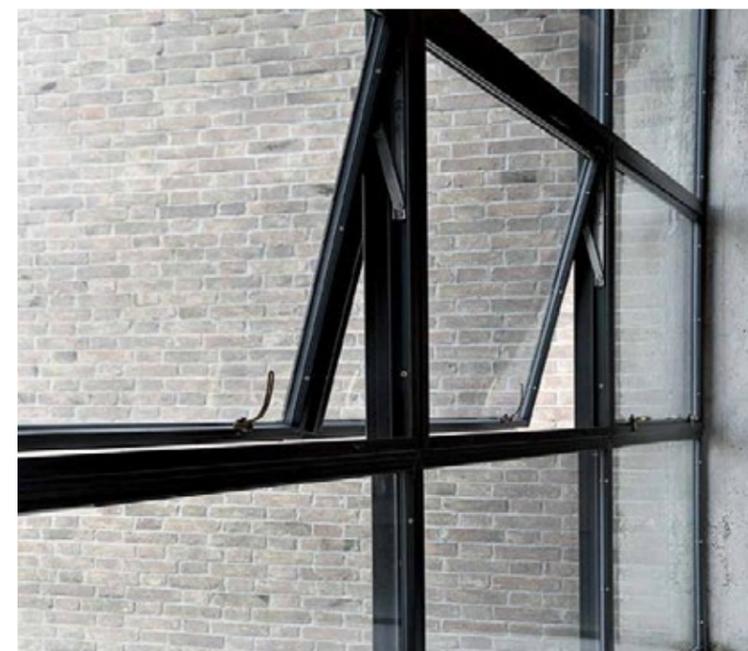


Fig 38: C: Crittal style full height window with mid opening section.

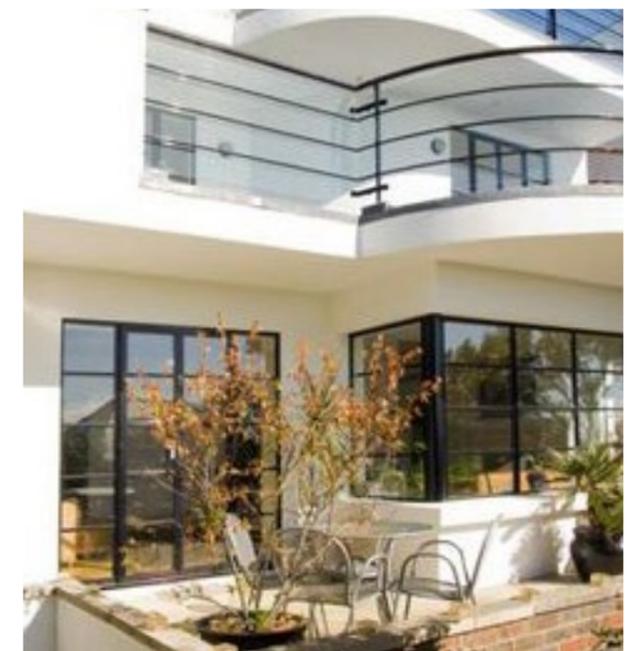


Fig 39: C: New full height crittal style window to match existing black crittal style windows.

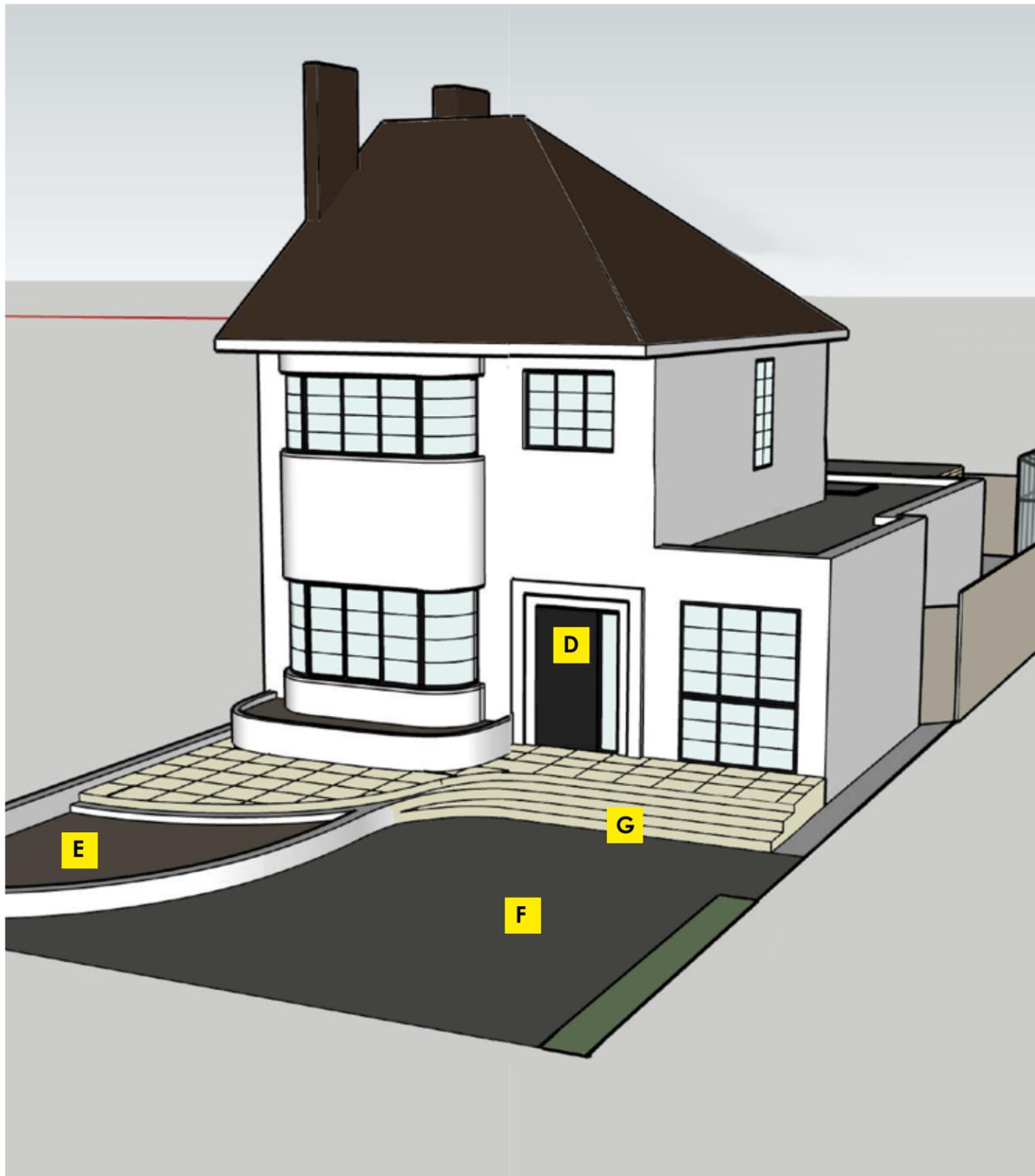


Fig 40: Proposed front elevation 3D view.



Fig 41: D: Black, metal front door with glazed sidelight.

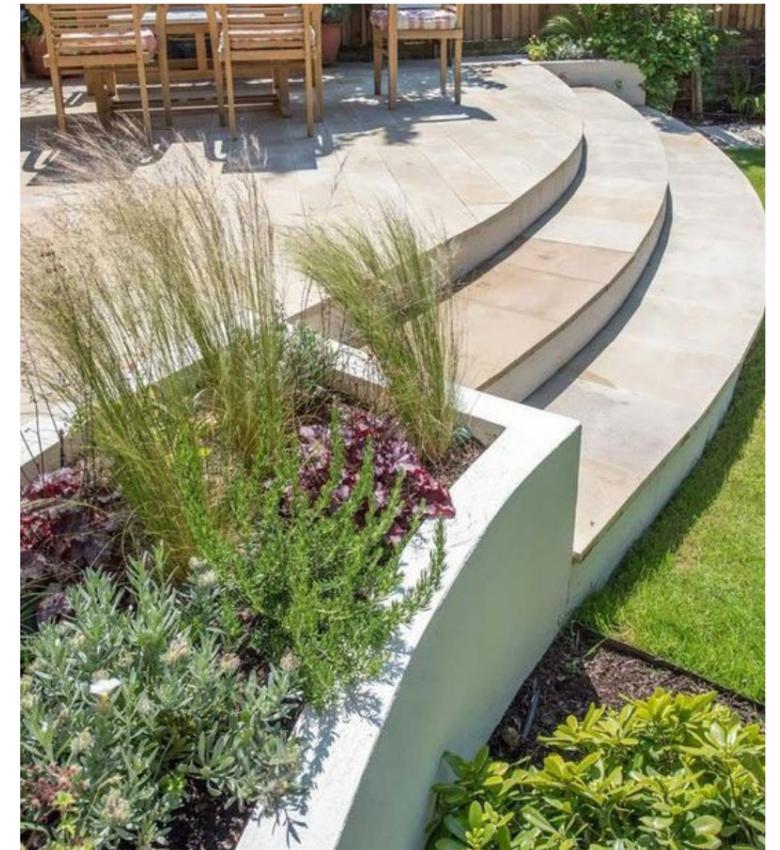


Fig 42: E: Stepped planters. White render finish.

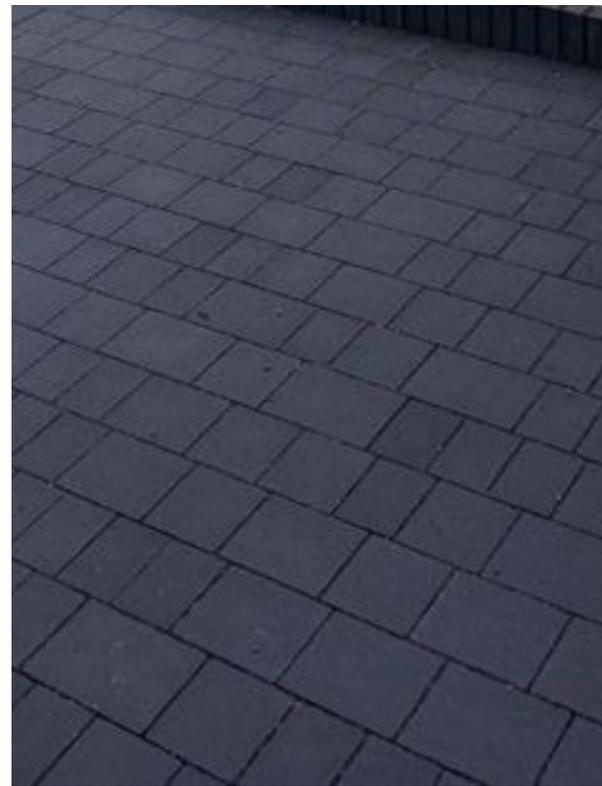


Fig 43: F: Dark grey block paving to driveway.

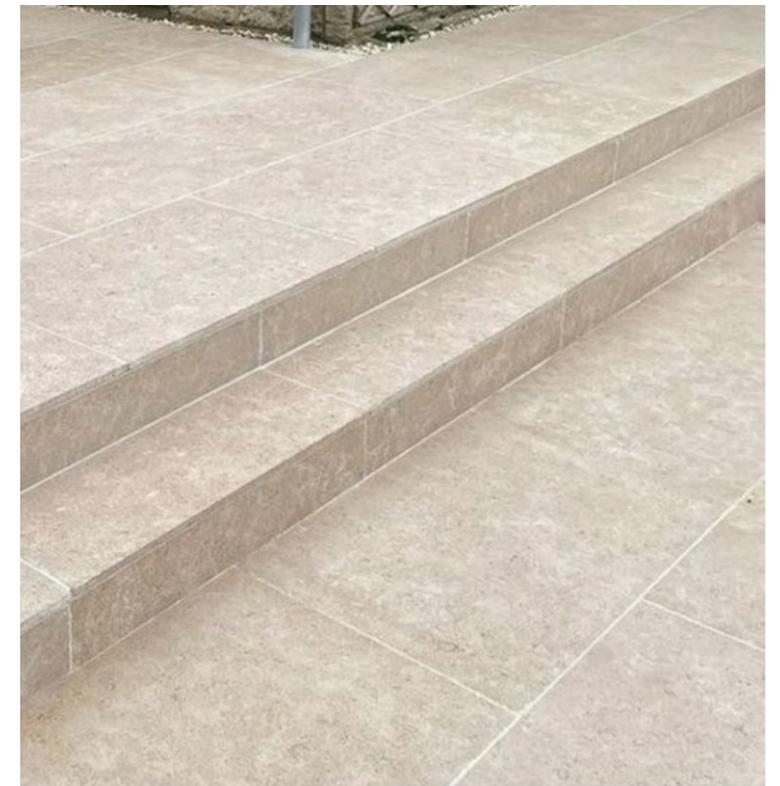


Fig 44: G: Limestone effect paving slabs to stepped hardlandscaping.



Fig 45: H: White render finish to external walls and planters.

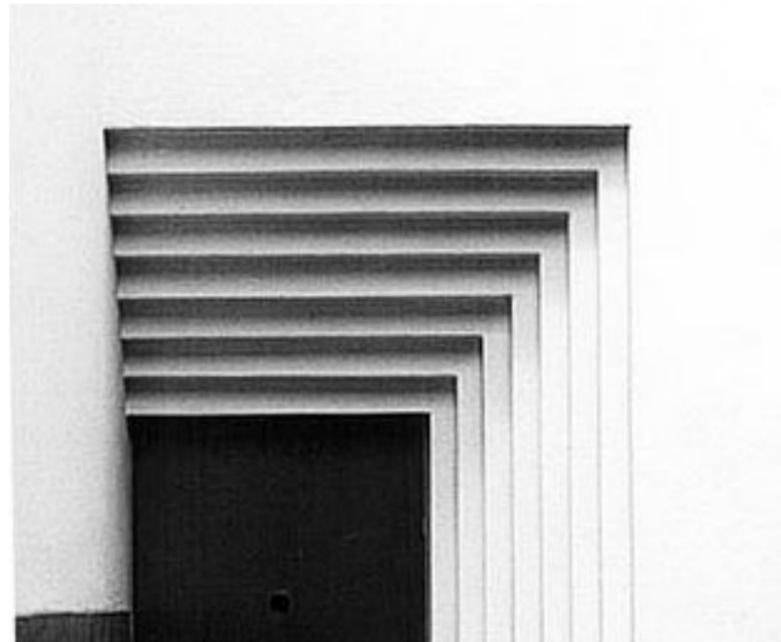


Fig 46: I: Stepped architrave feature around glazed doors. White render finish.



Fig 47: J: Crittal style bi-folding doors opening onto back garden. Black frames to match existing windows.



Fig 48: Proposed rear elevation with materials.



Fig 50: Proposed style of green house. Black metal and clear glass finishes.



Fig 51: Proposed style of garden summer house. Timber slat walls. Black framed full height glazing.

TEMPORARY GARDEN STRUCTURES

The proposed temporary structures in the back garden comprise of an off-the-shelf timber summer house with full height glazing and a metal and glass green house. Both of these will be erected at the rear of the garden, in line with the positioning of similar structures within neighbouring properties,



Fig 52: Front elevation of temporary structures in back garden.

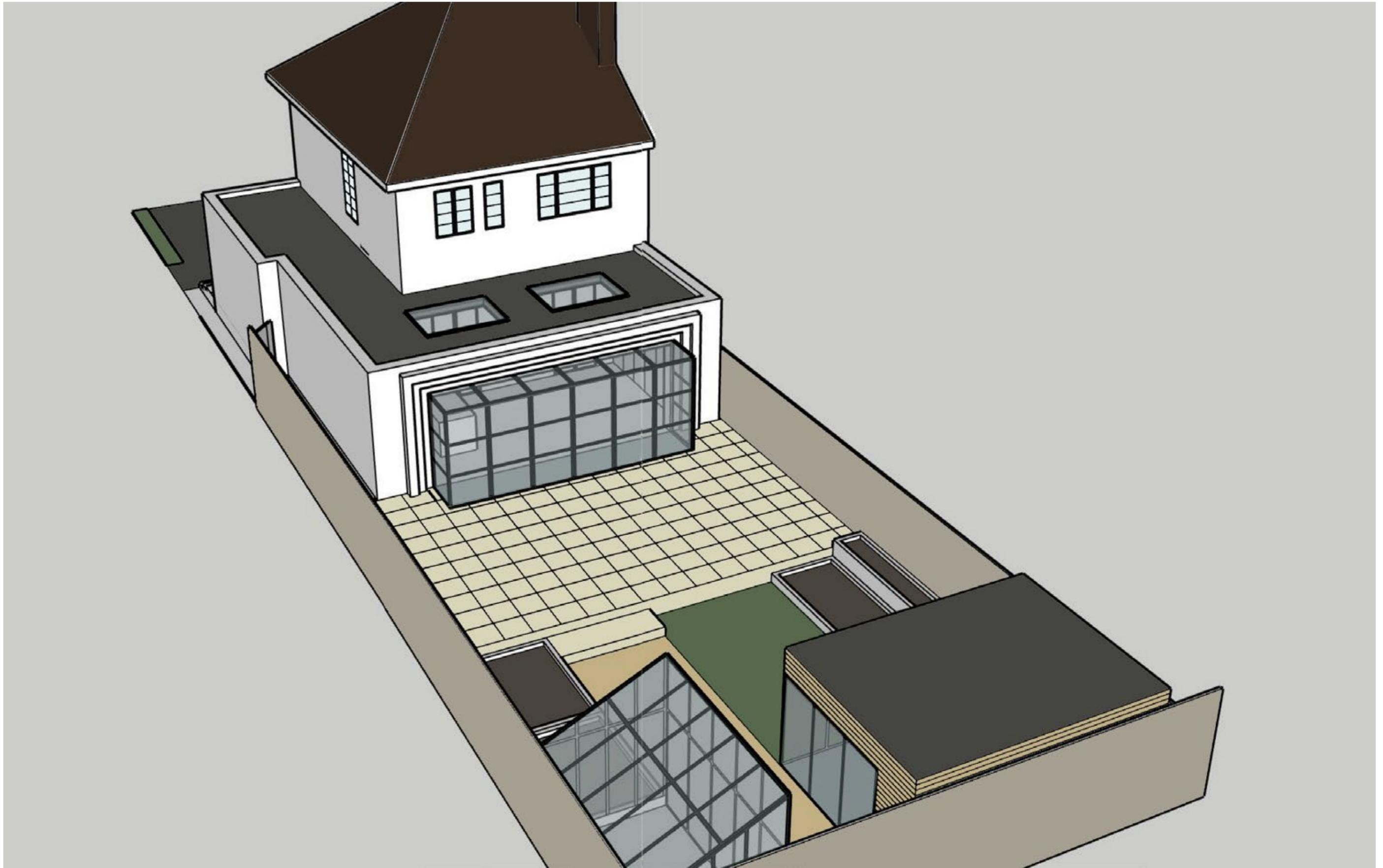


Fig 53: Birds eye view of back garden, facing rear elevation.

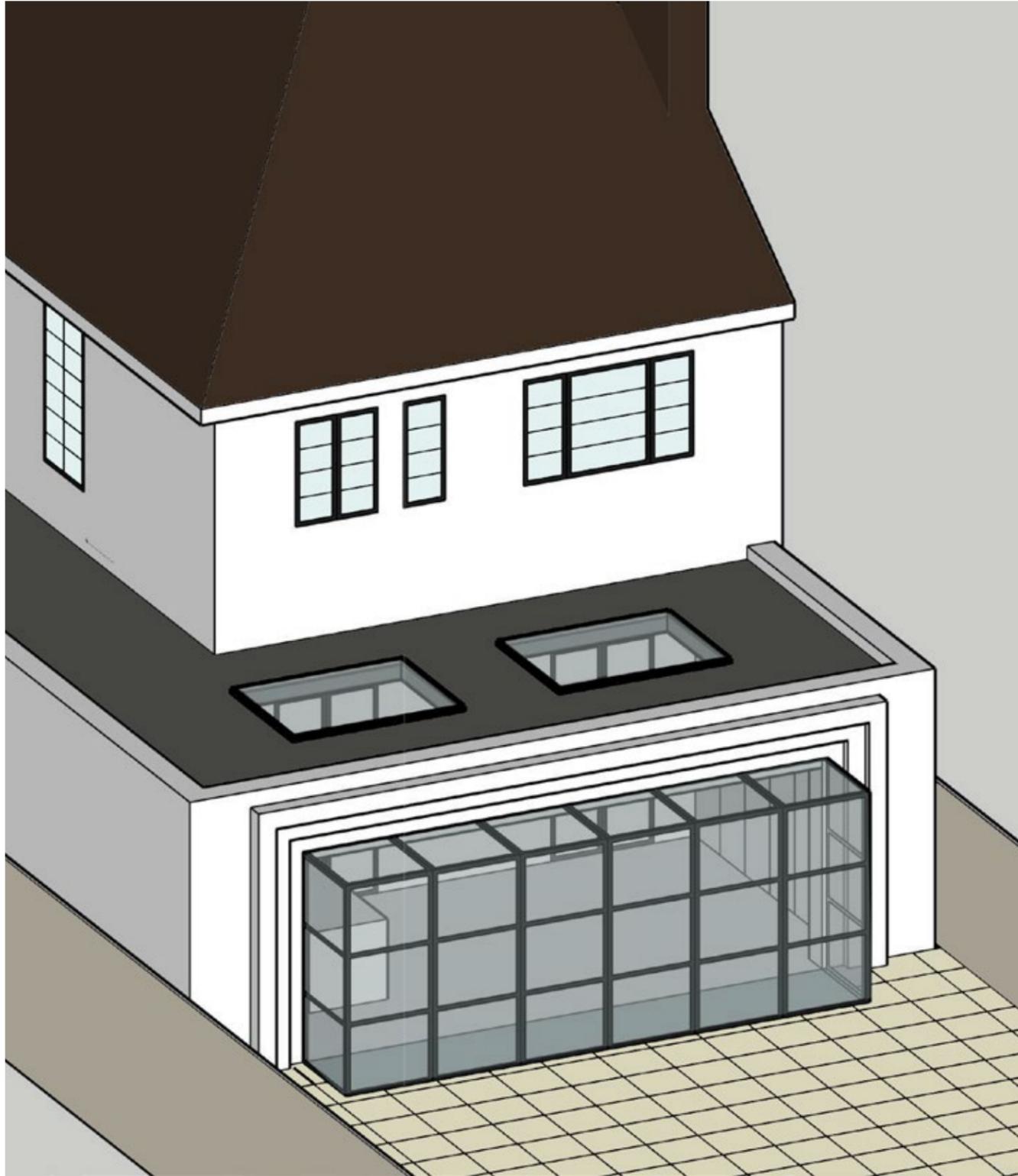


Fig 54: Birds eye view of rear elevation.

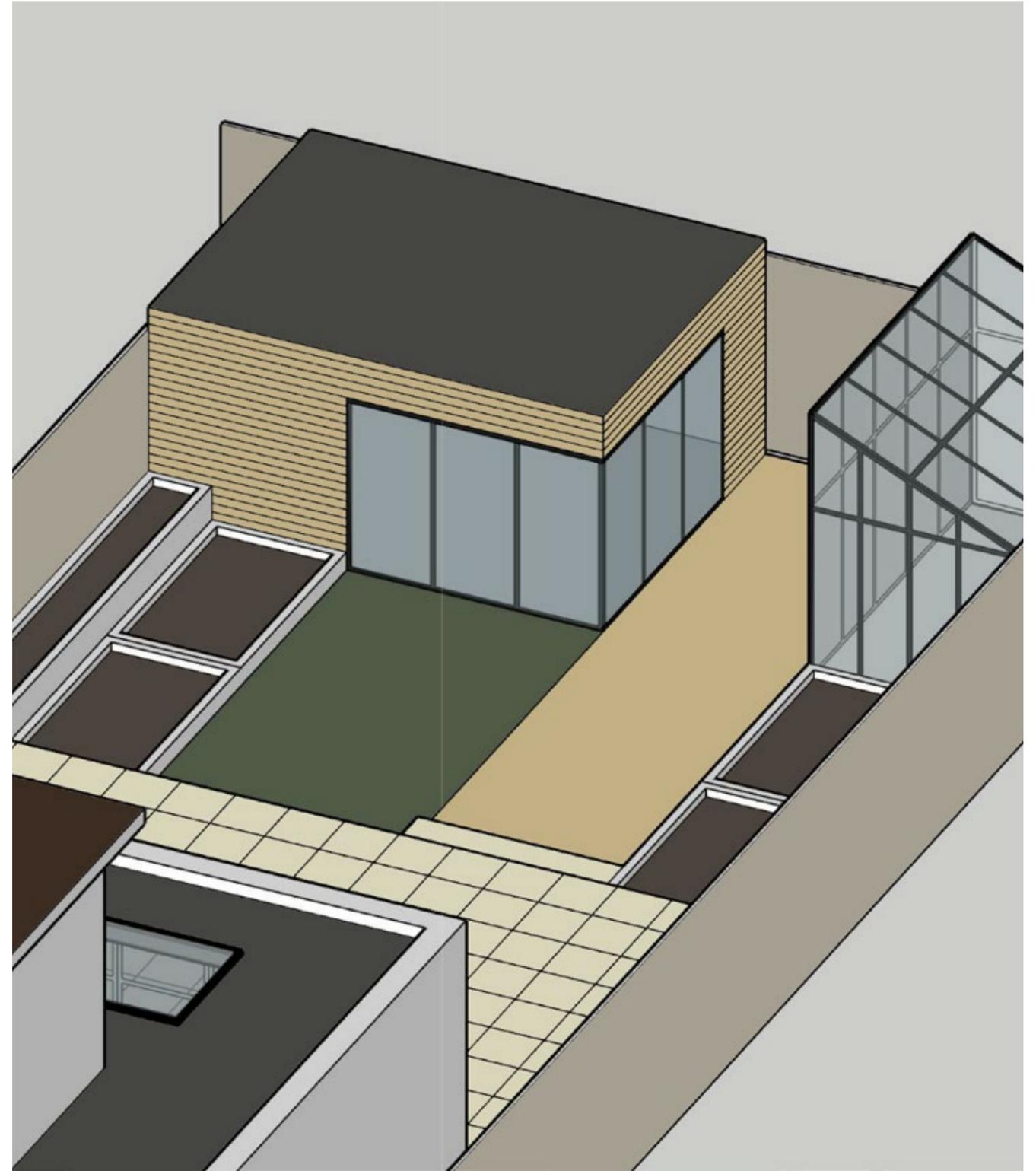


Fig 55: Birds eye view of temporary structures in back garden.

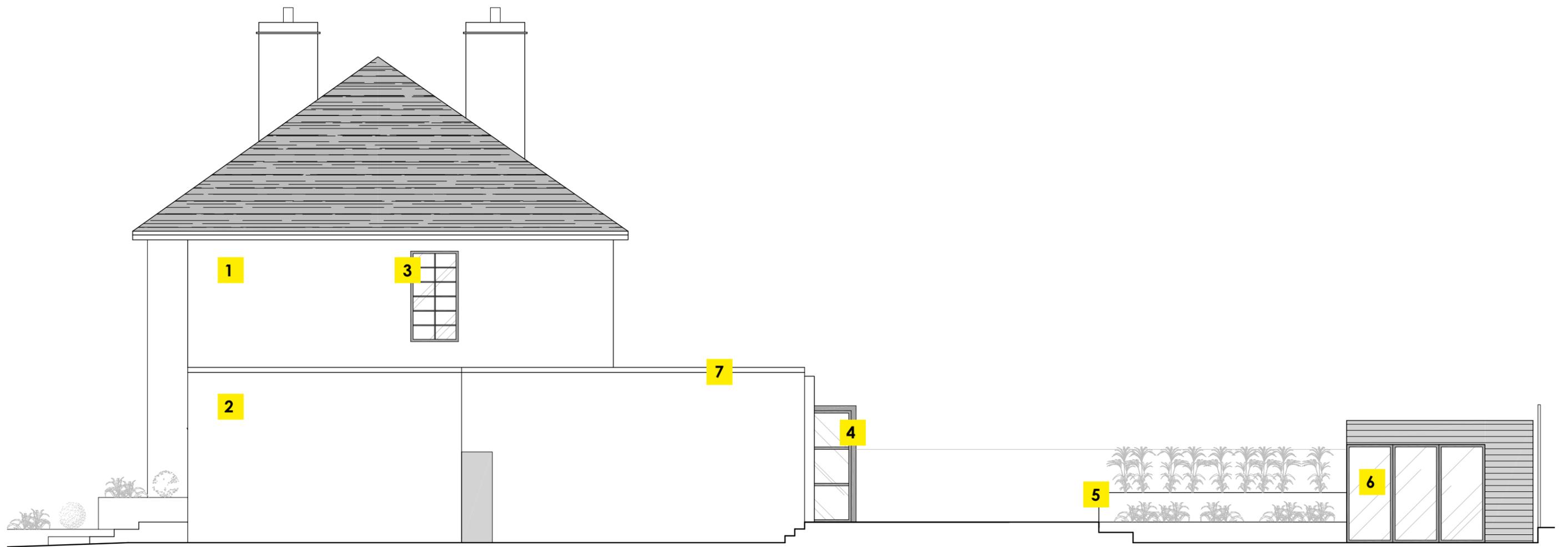


Fig 56: Proposed North-West Elevation with materials

Key

- 1** White paint finish to existing rendered walls
- 2** White render finish to new extension external walls
- 3** Existing black, aluminium framed crittal style windows
- 4** New black, aluminium glazing to match existing
- 5** White render planters to match external walls
- 6** Timber slat summer house with black framed glazing
- 7** Single ply membrane flat roof. Dark grey finish. 2 no. skylights to roof. Black metal frames.

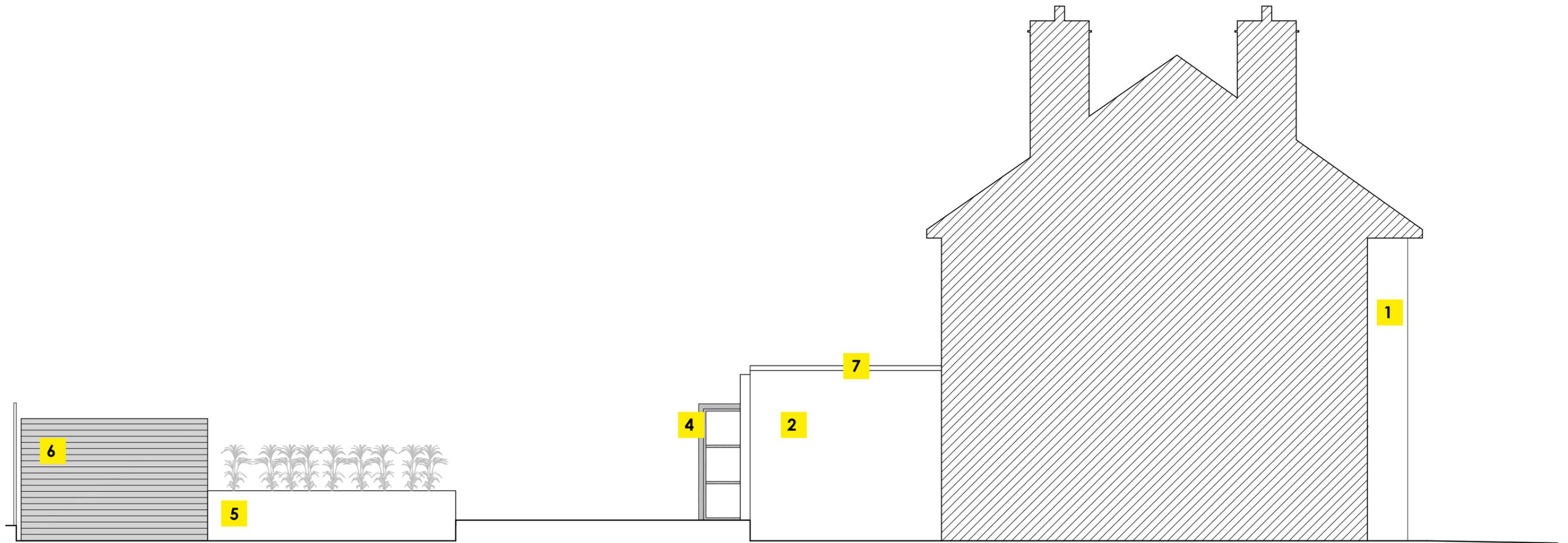


Fig 57: Proposed South-East Elevation with materials

Key

- 1** White paint finish to existing rendered walls
- 2** White render finish to new extension external walls
- 3** Existing black, aluminium framed crittal style windows
- 4** New black, aluminium glazing to match existing
- 5** White render planters to match external walls
- 6** Timber slat summer house with black framed glazing
- 7** Single ply membrane flat roof. Dark grey finish. 2 no. skylights to roof. Black metal frames.

6.0 SUMMARY

SUMMARY OF PROPOSALS

In summary the proposals seek to extend the ground floor of the property to better meet the changing needs of the occupiers. The proposals are similar to that of neighbouring properties and the external materials take into consideration the local context.

The design alterations are in keeping with the property's original art deco architectural style and are complimentary to this. The overall increase in building footprint of the existing property is 24.32 sqm. The overall increase in footprint from the original building, (excluding the later added sun lounge), is 39.42 sqm. This still allows for a generous garden to the rear of the property.

The location of the property reduces the impact of overlooking due to the rear extension works predominantly facing the underground line by the rear boundary. This, combined with the above factors, should help the proposed works to be considered acceptable.