

2 St Annes Close - London N6 6AR
Design and Access Statement

The proposal is for the provision of a rear ground floor extension in a close of detached and semi-detached 20th century houses. Similar extensions were approved at numbers 5 and 6 in September 2010 Ref: **2010/4012/P**

All residents of St Annes Close are shareholders in a management company and all decisions which affect the Close are agreed communally. Residents appreciate the unique quality of living in this setting and are committed to the ideals of Walter Segal. The development described in this proposal is made in that spirit and has the full support of all residents of the Close.

The design strategy for the extensions to 5 and 6 aims to minimise the visual and physical effect on the original houses by containing the width between the external fabric of the houses and building into the natural terrace of the landscape to diminish the impact in the rear gardens across the site.

By virtue of their location at the ends of the terrace, 2 and 7 St Annes Close have a slightly different setting to 3 to 6. Their plots are wider and of a different shape, and the front elevation of the proposed extension is private, and not visible from the public realm. As such, the residents believe that there is some scope to create a variation to the design agreed for numbers 3 to 6, whilst maintaining the design principles with regard to materials.

The main differences are:

1. The extension is slightly wider to account for the wider site.
2. The extension is slightly higher as it forms an end to the terrace. The extension is carefully designed to align with the top of the floor band of the existing oriel window.
3. A window is proposed to the private front elevation to make the most of the pretty private courtyard to the front, as this would not be visible from the public realm.
4. The room is intended as a multi function room, will initially be used as a family living space, but will be arranged so it can be used as a bedroom at a later stage.

As with 5 & 6, other than the front elevation, the materials are selected to co-ordinate with those of the original buildings rather than match them so that the design integrity of the houses remains intact. The palette is a simple combination of dark mauve-black engineering brick rising up through the grade of the garden, grey metal frames to doors and sliding windows, and a flat green roof planted to maintain the overall natural aspect and biodiversity of the rear gardens. It is intended to affix timber trellis to the brickwork in the way that it is affixed to the original houses to further integrate the extension into the organic elements of the garden.

The front elevation is constructed using handmade bricks and pointing to match the existing extension, and the proposed window is to be white painted steel fabricated to exactly match the 2 large Crittal windows to the building's front elevation. The form of the existing extension is expressed in brickwork, and the additional width is expressed close boarded timber accommodating a door to the utility room.

The houses, built in the austere period of post-war Britain, are well planned but compact and do not quite stretch to accommodate the modern family. The extension allows for provision of additional space which will initially be used as a family room addressing the patio area immediately to the rear, whilst minimizing the effect on the upper levels of the garden and the vista looking across the rear gardens of the Close. In the future, this room could be converted to a bedroom, so will serve to extend occupation ensuring accessible lifetime habitation with full accommodation for the elderly or infirm.

By way of context, the two detached and 6 semi-detached houses of the Close were built in the late 1940's by the architect Walter Segal and demonstrate his economic and socially purposeful style. The materials are modest, a simple palette of fine mauve-grey brick, Crittal steel windows with slate cills, grey clay roof tiles and feature rainwater downpipes, but their careful intentional design provides an elegant set of buildings around communal open space, each an allocated area of private garden.

Julian de Metz, dMFK Architects, November 2010
Amended version of Helen Bowers D&A Statement issued July 2010