

Extension to 49 Swains Lane N6 6QL

DESIGN AND ACCESS STATEMENT

Alterations are proposed to the house to facilitate the house as a family home with a disabled user. The applicant has recently been forced to move to 49 Swains Lane from a house which met the needs of the family but was accessible only up a series of steps and all rooms were accessed up and down the stairs. The applicant was house bound and virtually confined to one room.

The house at 49 Swains Lane does meet the immediate needs of the applicant. The ground floor shower room has been adapted to provide a functioning accessible suite and it is possible to use the main sitting room as a Therapy room. There is insufficient room, however, in the rest of the house to accommodate two children, husband, a live-in carer, and the rotation of incoming specialist carers.

The extensions to the side ground floor structure and into the roof are proposed to provide sufficient living space for the family with a 1st floor study and a carer's bedroom with ensuite shower room in the loft. The design approach has been to enhance the Arts and Crafts style of the house by continuing the hip roof motif for the new roofs rather than the flat roof dormers and extensions of some of the neighbouring houses. The hip roofs reduce the additional projections overall and provide the sloped soffits internally to new rooms as in the existing first floor rooms. The side dormer pitch, similar to that facing Swain Lane at the end of Bromwich Avenue mimics the front dormer with the decorative tile motif. The design has been modified in response to neighbour's and planning officer's comments to reduce the size of the rear dormer, separating the roofs of the side and rear dormers.

It is recognised that the side extension is peculiar to number 49 and is what has allowed for the disability suite on the ground floor. The proposed extension to the 1st floor is set back along the side flank in line with neighbour's and planning officer's comments. Again the hip roof shape is employed to the perimeter, but the roof slope is aligned with the bell-cast eaves and flattens off when the angle returns to that of the overall hip structure keeping the overall bulk to a minimum. Materials in new areas match the existing with white painted pebble dash to walls, terracotta tiles to match roofs and trims, and multi paned windows with white painted timber frames.

Additional external works planned include removing the recently erected timber gates and high holly hedge, reinstating low metal railings and gates in keeping with the style of the house and the nature of the street, and reinstating a front lawn with planted borders. The intention is to provide a family home which will meet the particular needs of the applicant while retaining and enhancing the Arts and Crafts style of the house and being mindful of the streetscape on Swains Lane.

Date October 2016
Job Number 16121

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