



VORBILD

ARCHITECTURE INTERIORS PROPERTY

PLANNING APPLICATION PRESENTATION

**70A Southwood Lane,
Highgate N6 5DY**

PROJECT NUMBER 1028

16.08.2020



INTRODUCTION

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our design principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This design and access statement accompanies a pre planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments.

BACKGROUND

The proposal scheme will be developed in collaboration with other professionals and consultants to provide a single storey rear extension to this single family detached property. It is proposed that 70A Southwood Lane is extended at the back following the advice received during pre/application PRE/2016/0115 dated 07/04/2016.

DESIGN TEAM

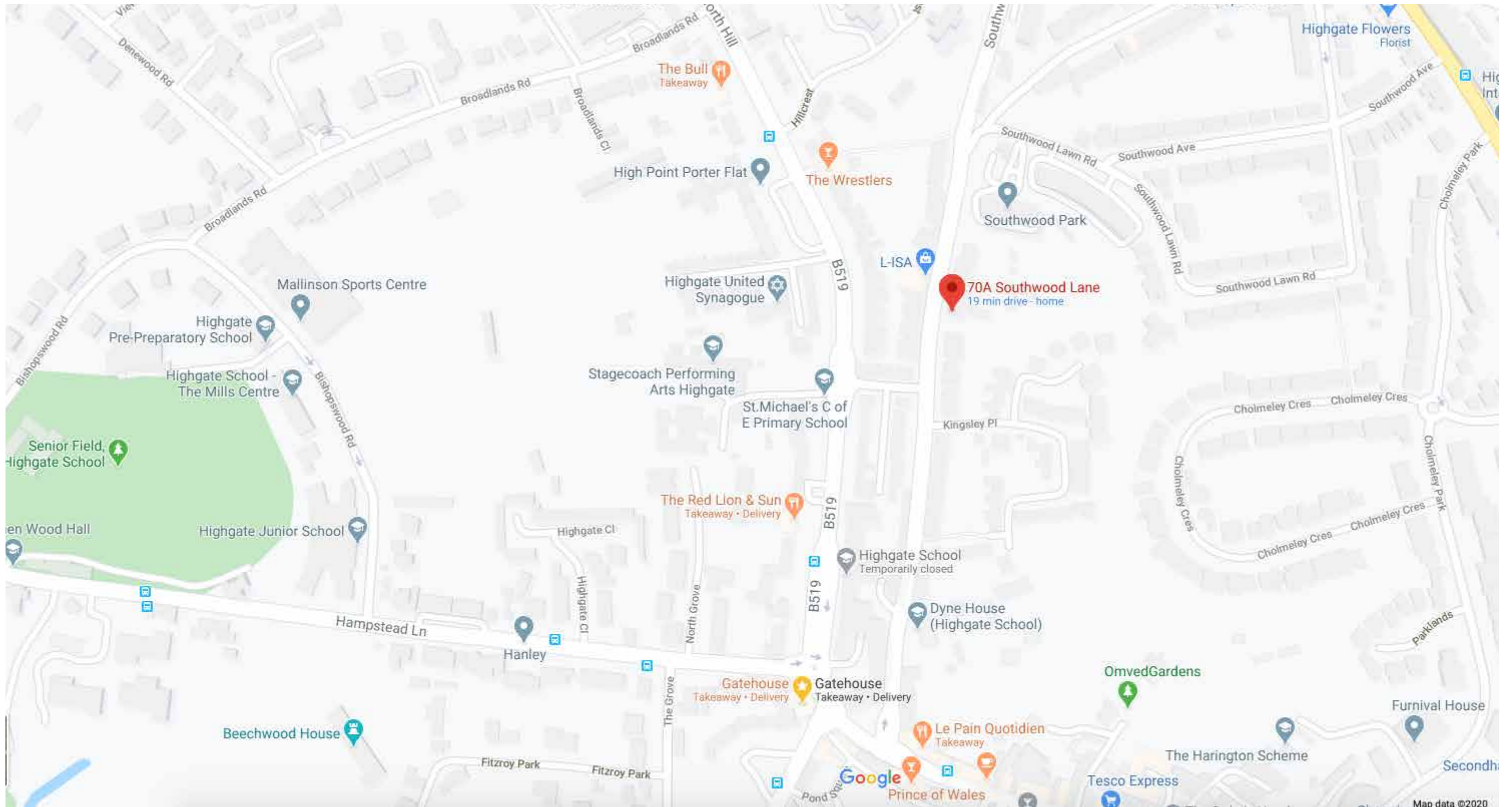
In acknowledgement of the buildings' location within the Brompton residential area, and the buildings appearance, the document includes a sunlight / daylight report by consultants with relevant experience and expertise.

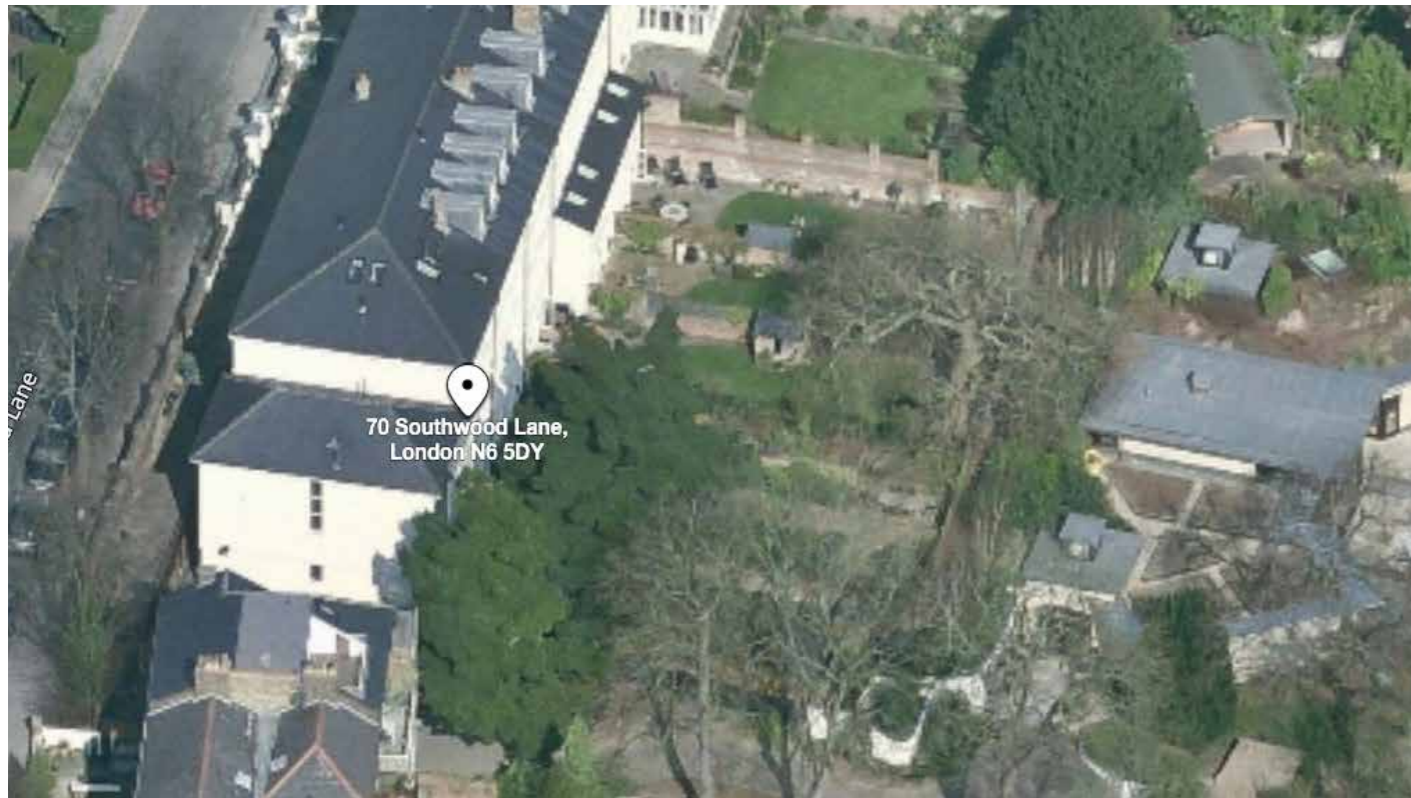


Client
Architect (Lead Consultant), Interior design and project management
Structural engineer
Services engineer
CDM Coordinator
Arboricultural specialist
Fire engineer
Acoustic consultant
Main Contractor
Building Regulations

Fari Tadayon
VORBILD Architecture
A4 Design
TBC
TBC
Treework Environmental Practice
TBC
TBC
TBC
The Building Inspectors Ltd







DESIGN IN CONTEXT

The design proposals takes the area and its immediate surroundings into consideration. It is our view that the alterations proposed are a minimal intervention and would not impact the building's setting or appearance in an adverse way.

There are no proposed changes to the front of the property. The only proposed change is at the back, in the form of a single storey rear extension. A pre-application has been done under HGY/2007/2399, where we asked the council for the feasibility of an extension like this.

All alterations are in our view sufficiently balanced to not overpower the buildings appearance or scale.

All this provides in our view a natural extension to the existing building and does not impact its setting.

LAYOUT

The ground floor extension will feature an extended sitting and dining area. The kitchen remains in the existing location. The proposed extension will be opened up and integrated with the garden.

SCALE AND APPEARANCE

The proposed changes do not change the appearance or scale of the building from the front in any way.

There is an existing side entrance gate to the garden, set into a 2.3m tall rendered wall. When viewed from the nearby private parking lot, the side elevation of this extension will be only a bit higher than this fence, and as such we feel it is not going to be overbearing.

PROXIMITY TO TREES

Following advice from the pre-application, we commissioned a tree surveyor to prepare a report, as attached to this document.

CONSTRUCTION

Following the recommendation and outcome of the tree surveyors report, piling foundations have been recommended as being least impactful to the tree roots.

SUSTAINABILITY AND MATERIALS

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The proposed extension will be constructed in facing materials which colour and scale respect the local surroundings. This will be achieved by using render to match existing, a new green sedum roof to blend in with the existing setting, and glazing to blend in with the existing property as far as possible.

The proposed windows are to be double glazed timber sash windows, and the proposed rear doors to the ground floor are to be double glazed aluminium sliding or sliding folding doors with anthracite frame.

AMENITY

The garden space is quite long even after this extension has been done. Our proposal is not reducing it below the 50% as required by the council. Moreover the proposed roof of this rear extension will have a green sedum roof, which will in effect make the rear garden be greener than it is currently.

ACCESS AND SITE ACCESS

This property's main entrance door is fronting Southwood Lane. The access door currently has a small threshold and there is a step leading to it. This proposal does not change the existing access in any way.

The existing access to this property is only via a front street entrance as mentioned. The existing clear entrance width is less than 900mm.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.





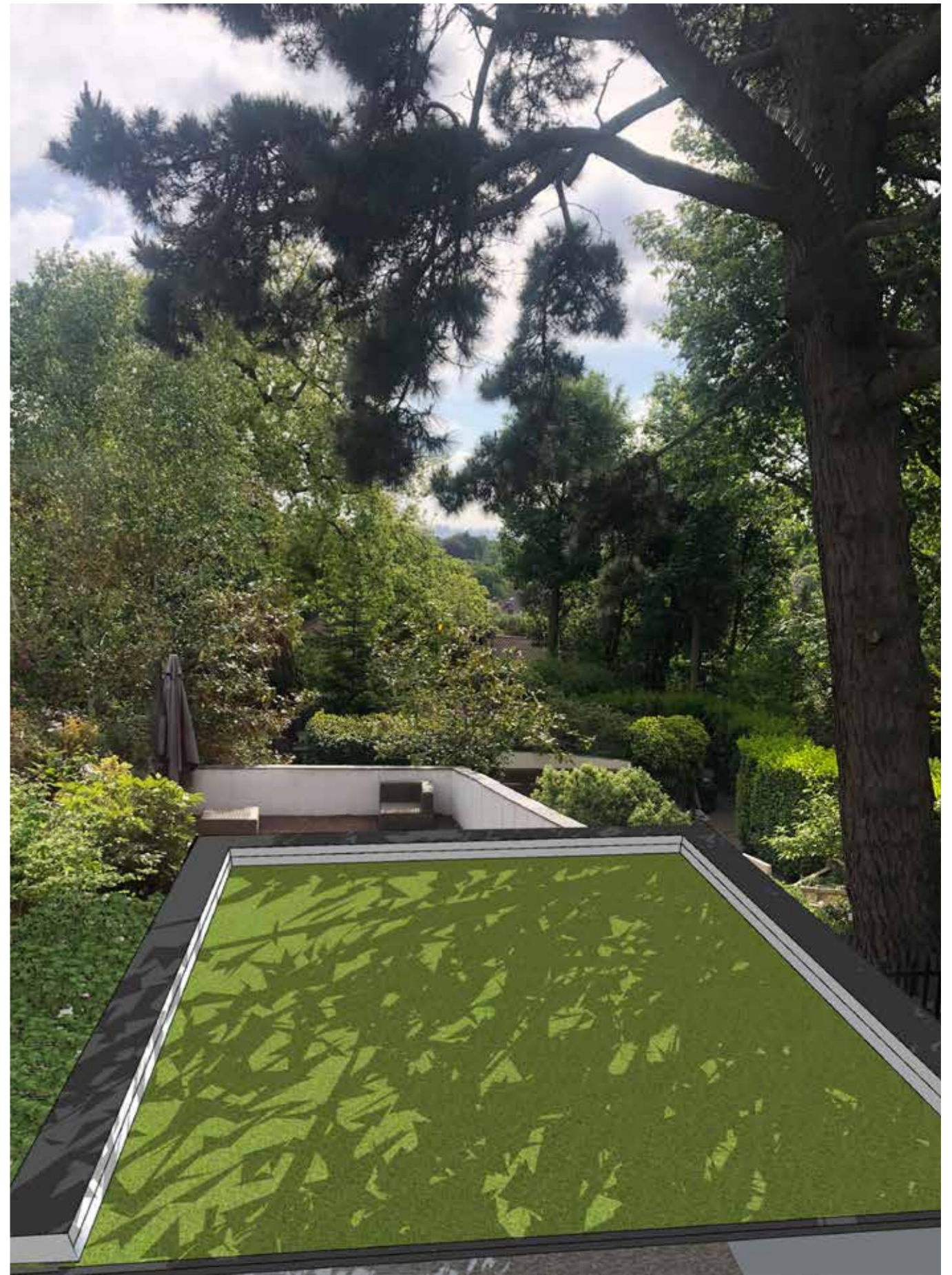
3D and LAYOUTS -
EXISTING and PROPOSED





PROPOSED - 3D VIEWS





PROPOSED - 3D VIEWS





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