

**71 Whistler Street, London, N5 1NJ**

Design and Access Statement, November 2014



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## **1.0 INTRODUCTION**

### **1.1 SUMMARY**

This document details the proposal for external alterations to the rear of 71 Whistler Street in the London Borough of Islington, part of Whistler Street Conservation Area (LBI No.40). The proposals can be broken down into the following aspects and include:

- 1) The demolition of the existing ground floor kitchen and first floor bathroom structure to the rear of the property.
- 2) The construction of a ground floor rear extension approx 1m beyond the rear wall line of the existing kitchen.
- 3) The construction of a ground floor side extension between the existing kitchen and the 1.6m high (approx) boundary wall.
- 4) The inclusion of 2no 900 x 900mm roof lights within the roof of the new side extension.
- 5) The reinstatement and re-building of the first floor bathroom structure to match existing. This is to utilise the original materials which are to be retained and the rebuilt structure is to match the existing form in both mass and volume.
- 6) Lowering of multi levelled terrace/garden area to rear of property.



71 Whistler Street (seen on left)

## 1.0 INTRODUCTION (Cont....)

### 1.2 PROJECT BACKGROUND, DESCRIPTION & HISTORY

No. 71 Whistler Street is a 2-storey, (3 storey inclu converted roof space) 3 bedroom terraced house, that forms part of a terrace row.(Nos. 63-78). The gross internal area of the property is approx 90-100sqm. The property has a 4m (approx) long private garden to the rear bounded by as high wall (3m) on the left hand side, a wall and high fence backing onto those properties along Battledean Road and a 1.6m high wall on the boundary between number 70 Whistler Street to the right. The proposal does not change the use or the number of bedrooms and number of habitable rooms in the property.

The applicant has owned the property for over 10 years and seeks to make alterations to improve the layout and practicality of the ground floor living spaces. The proposals will ensure that the property meets the needs of the applicant for the foreseeable future and that they can look to remain within the property whilst their family grows. The property is to undergo an internal renovation at ground floor level only. As part of these renovations there is a proposed external change that require planning permission: *the extension of the ground floor kitchen area in a new rear and side extension*. There are no alterations proposed to the front of the property and there will be no visual impact upon the street scene.

### PRE-APPLICATION ADVICE

There has been no pre-application advice sought on this proposal. This was due in part to the fact that the agent has recently been involved with a nearby property at No 4 Whister Street, whereby an application for a similar type and scale of proposed alteration was met with the Councils approval. This was also for a side and rear extension along with a reconstructed first floor level bathroom, as is proposed within this application.

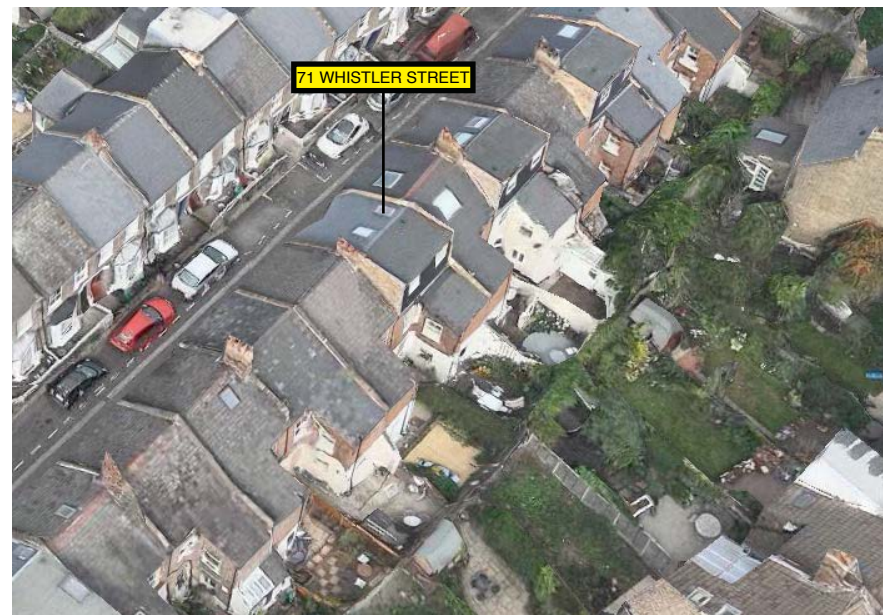
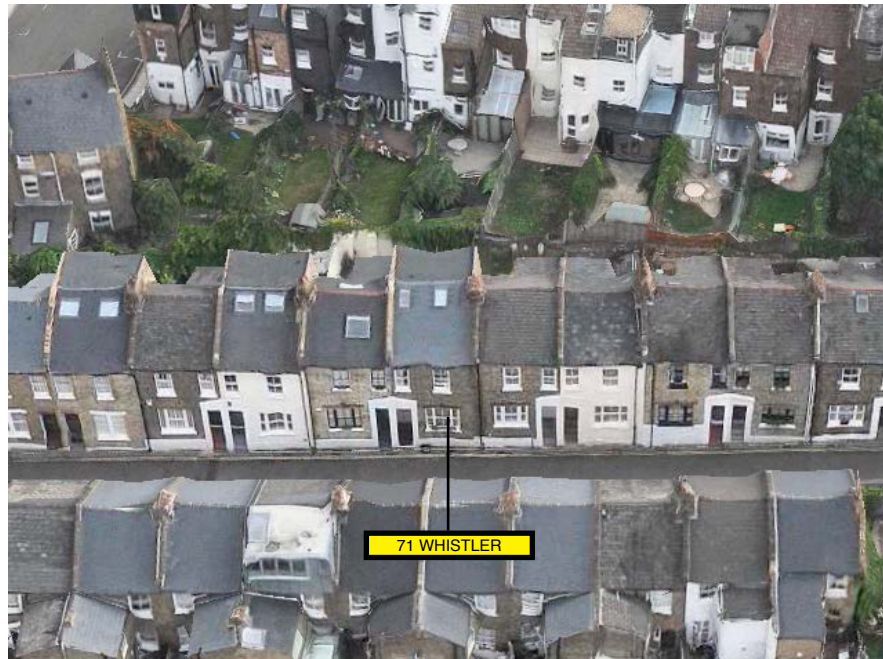
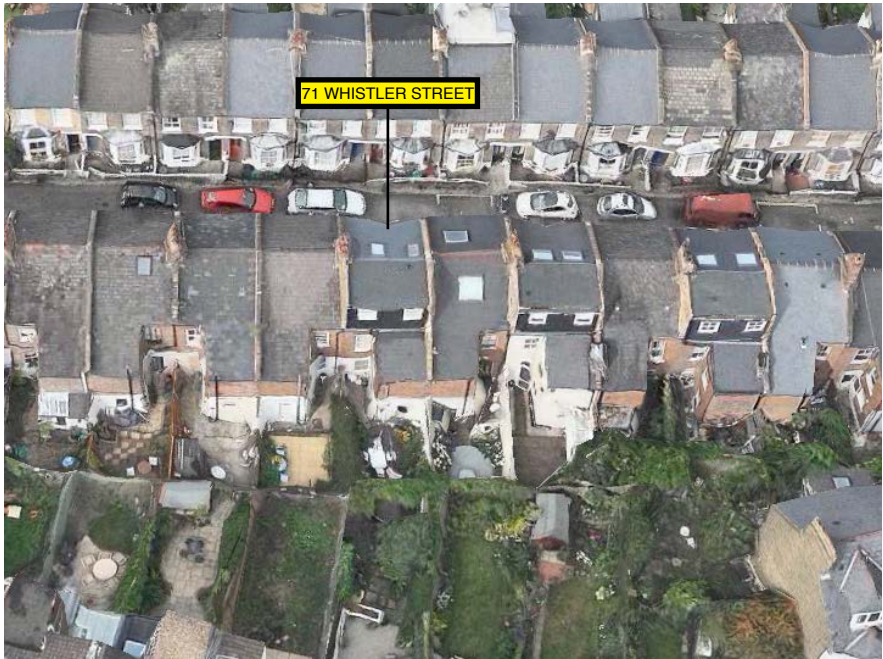
### PLANNING HISTORY

There have been two previous planning applications for the property, which both gained approval in 2012 and 2010 as follows:

P120934 - Loft conversion involving raising of ridge line, construction of full width roof extension at rear with two rooflights in the retained front roof slope.

P092195 - Retention of replacement front windows & front door.





Bird's eye view - 71 Whistler Street

## 2.0 THE SITE

### 2.1 SITE LOCATION & CONTEXT:

71 Whistler Street sits on the southern end of the Whistler Street Conservation Area. It is Mid-terrace backing onto the gardens of houses along Battledean Road. The remainder of the street has strong character and appearance typical of Islington Borough.



Bird's eye view - Whistler Street from the East



Whistler Street (71 is on left)



Contemporary house in Corten Steel



Corner Within Whistler Street



## 2.0 THE SITE (cont...)

### 2.1 SITE LOCATION & CONTEXT: (cont...)

#### Characteristics:

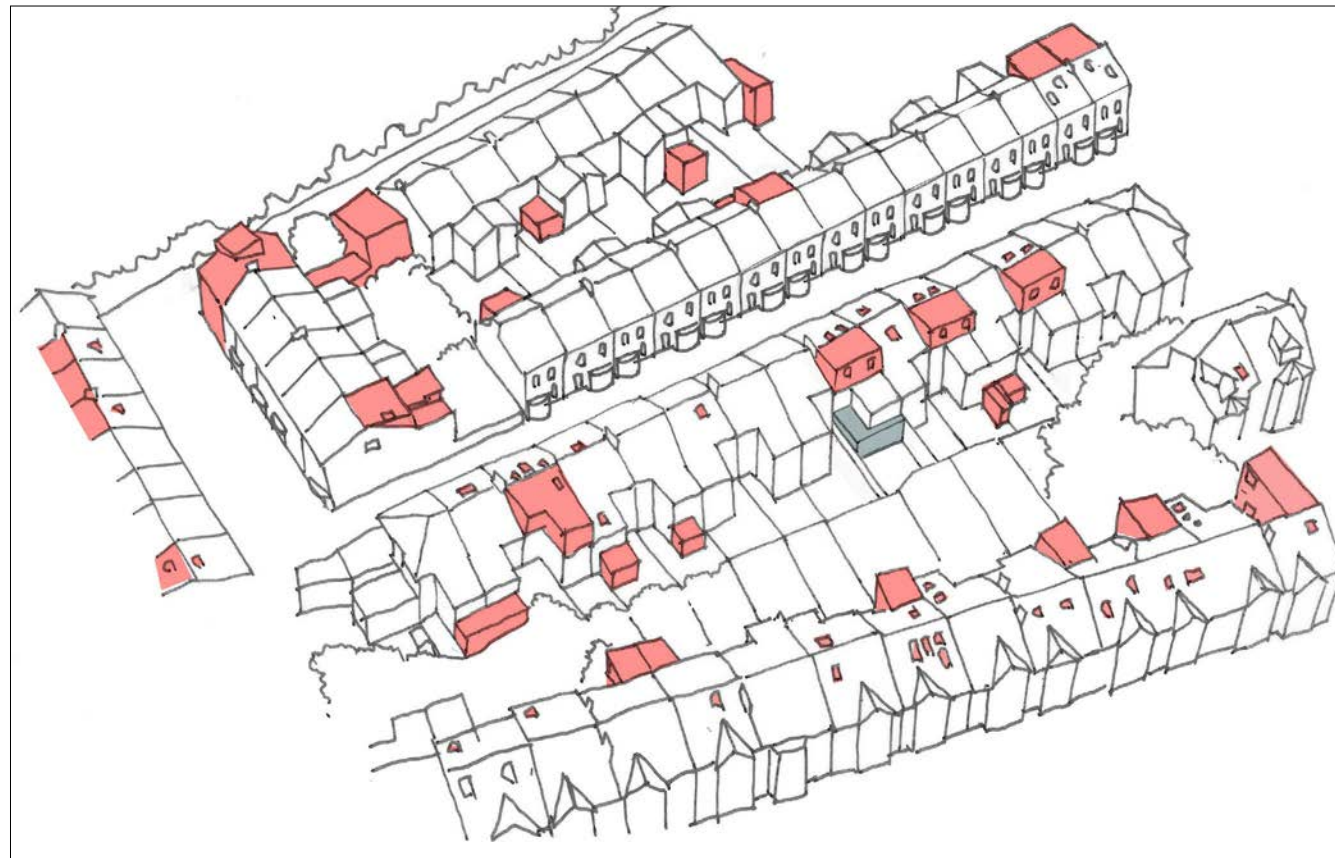
The houses on Whistler street, excluding a corten clad contemporary house on one of the streets corners, are all narrow fronted two-storey brick houses from the 1880's. The main features of the street are the bays to the front of all houses and the stepped slate roofs and chimney stacks that define the profile of the conservation area. The terrace within which 71 sits do not have bays, but have raised ground floors accessed by steps from the Street and large sash windows set in the 'flat' front elevations.

Whistler street is an extremely pleasant, quiet living environment a short five minute walk from Highbury Fields.





Sketch of Whistler Street Conservation Area (looking East) - highlighting additions to existing buildings



Sketch of Whistler Street Conservation Area (looking West) - highlighting additions to existing buildings and our proposal in blue

## 2.0 THE SITE (cont...)

### 2.1 SITE LOCATION & CONTEXT: (cont...)

There is evidence that many of the properties have undergone extensions and additions to in recent years.

Relevant neighbouring applications:

Ref: P2014/0907/FUL

Address: 4 Whistler Street

Demolition of existing rear extension and erection of new single storey rear extension and replacement of existing extension at first floor.

Ref: P2013/1457/FUL

Address: 38 Whistler Street

Single-storey rear infill extension

Ref: P101516

Address: 7 Whistler Street

Proposed alterations to rear elevation

Ref: P090597

Address: 78 Whistler Street

Erection of conservatory and erection of a new brick boundary wall and side access door.

Ref: P041017

Address: 48 Whistler Street

Erection of single storey ground side rear extension including alterations to windows at rear.



2.0 THE SITE (cont...)

2.2 SITE PHOTOS REAR OF PROPERTY



View Of Pipework On Rear Facade, The First Floor Bathroom Structure To Be Rebuilt Is On The Right



First Floor Windows Of 70 And 71 Whistler Street



Soil Vent Pipe Running Along Roof Line Of Existing Bathroom Structure.



View From First Floor Window Across Roof Of Bathroom Toward Gardens Of Properties Battledean Road



View Of Rear Facade, The Ground Floor Kitchen Structure To Be Extended Is On The Right.



View Of Kitchen Door And Bin Area Accessing On To Multilevelled Garden Area



Soil Pipe And Service Elements On Rear Facade. 3m High Boundary Wall On Right.



Window Into Existing Living Room. 1.6M High Wall On The Left, Kitchen Window On Right



View Of Boundary Wall Between 70 And 71 Whistler Street. Bathroom Window Seen On Left.



View From First Floor Window Onto Raised Astro Turf Area. View Of Boundary Wall Between 70 And 71 Whistler Street. Kitchen Window Seen On Left.



Multi-Levels Of Garden Terrace Outside Kitchen Door.

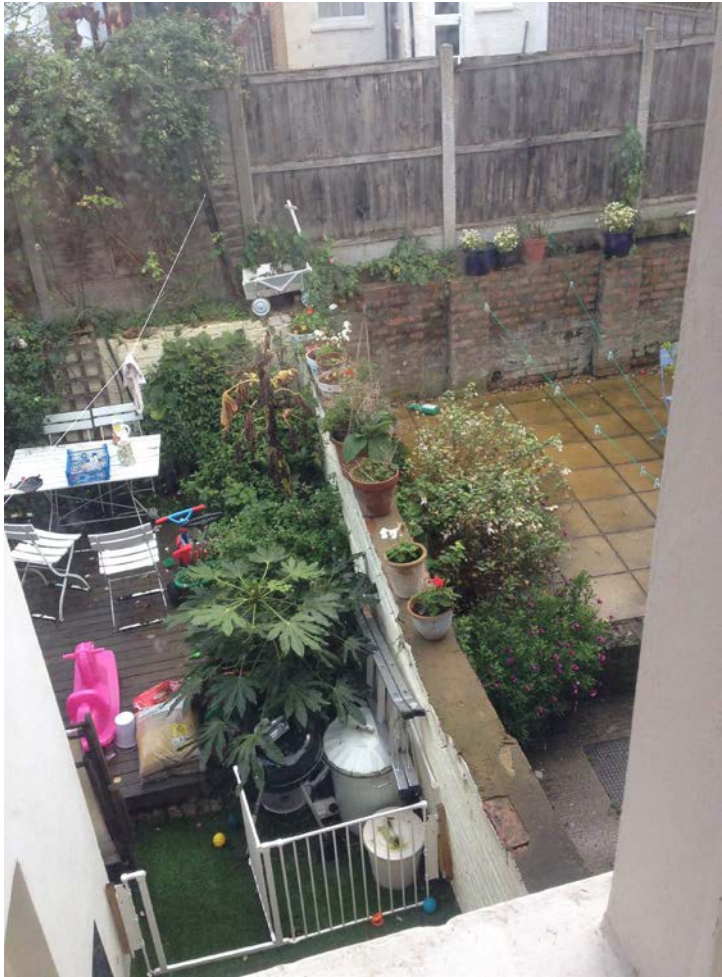


View Within Existing Living Room Toward Kitchen Area And Rear Of Property.





Window Into Existing Living Room From Raised Astroturf Area. 1.6M High Wall On The Left, Kitchen On Right



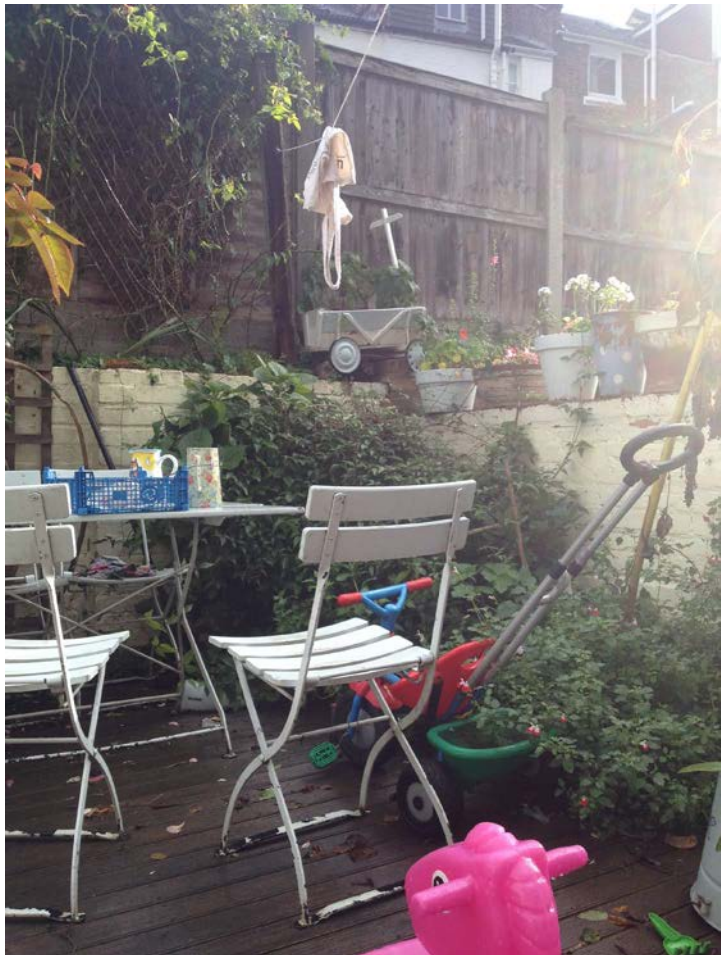
View Of Boundary Wall Between 70 And 71 Whistler Street. Bathroom Window Seen On Left.



View Of Kitchen And Bathroom Windows Of 70 Whistler Street Nextdoor.



View Of Rear Of 70 Whistler Street Nextdoor.



View Of Rear Of Garden And Boundary Wall/Fence To Gardens On Battledean Road

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View Of EXISTING KITCHEN

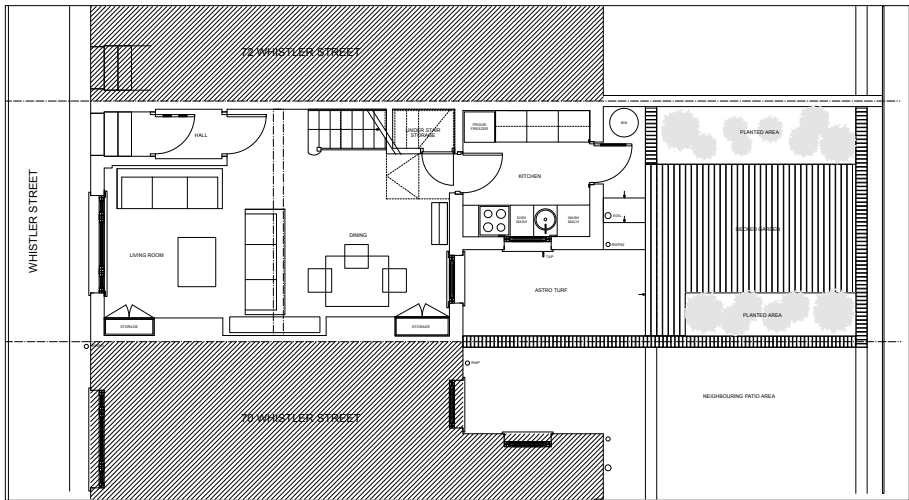


View From Living Room Window Into Garden. Kitchen Window On The Left.

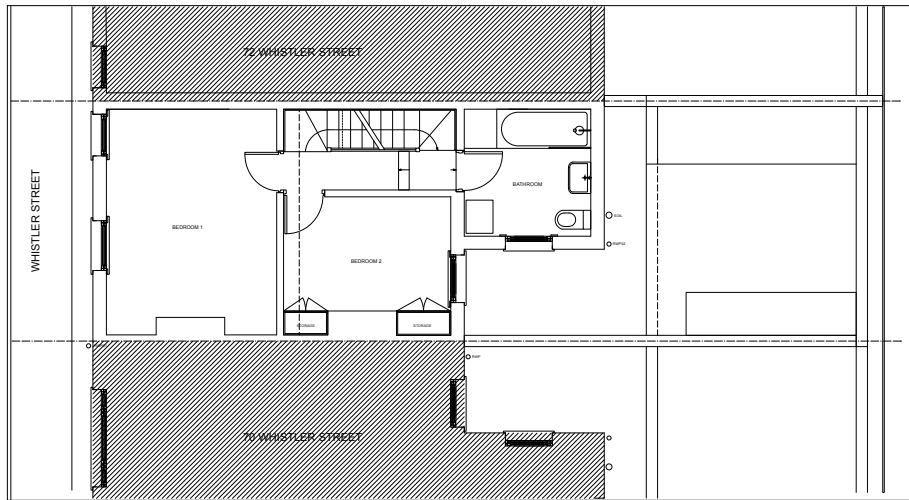


View From Living Room Window Into Garden And 1.6m High Boundary Wall With No. 70.

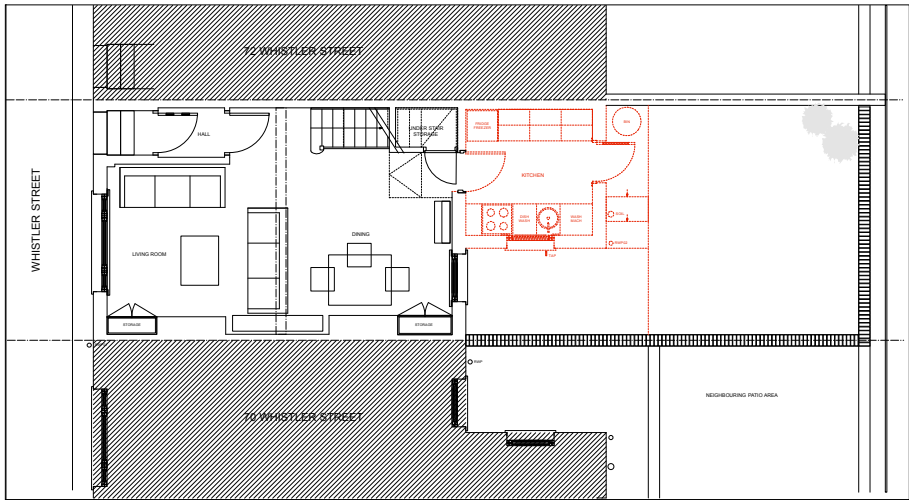




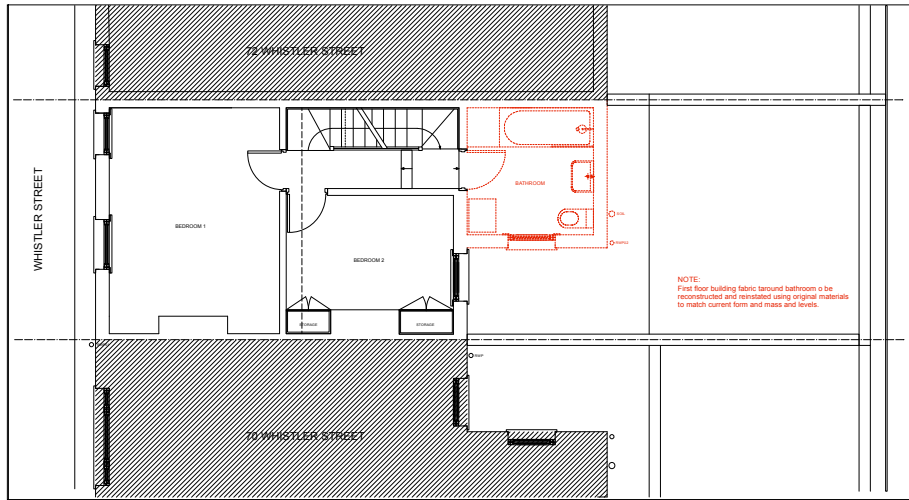
Ground floor plan - EXISTING



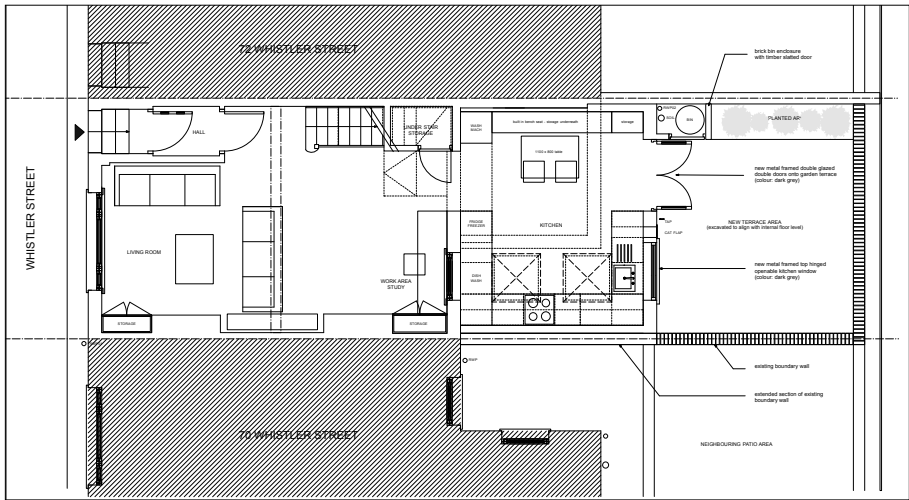
First floor plan - EXISTING



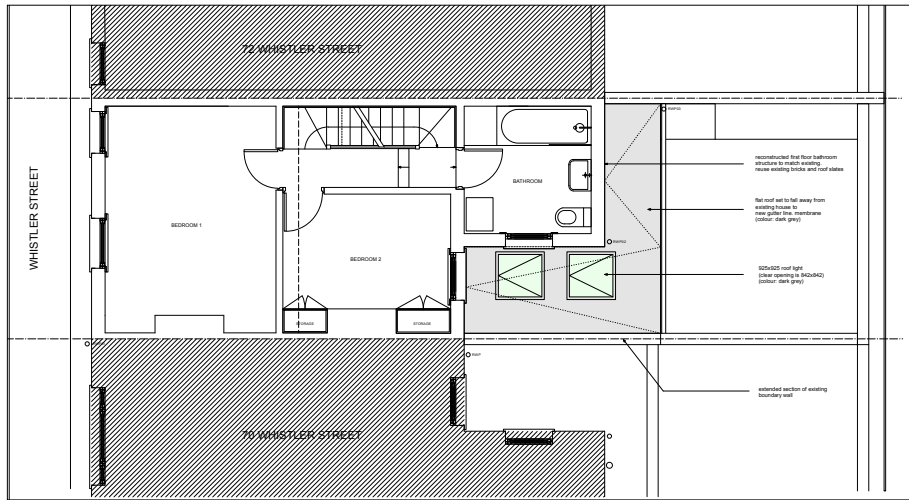
Ground floor plan - PROPOSED DEMOLITION



First floor plan - PROPOSED DEMOLITION



Ground floor plan - PROPOSED



First floor plan - PROPOSED

### 3.0 DESIGN & ACCESS

#### 3.1 PROPOSED ALTERATIONS

This planning application is for a number of alterations to the exterior of the house.

##### *Ground Floor Rear And Side Extension*

The ground floor extension to the rear of the property is primarily a means of making the kitchen area within the refurbished property larger so that it can be better planned for family life with children. Currently the kitchen is both undersized and too small a space to be practical. The extension will also simplify and improve the visual appearance of the rear facade at garden level.

##### *Rooflights*

It is the intention of this proposal to incorporate 2 new roof lights in the roof of the side extension. This is important to help improve light levels in the 'workspace area' adjacent to the staircase at ground floor level as well as within the kitchen itself

##### *Reconstruction First Floor Bathroom (as existing)*

Due to the construction of the ground floor it is practical to remove and rebuild the first floor bathroom structure. This will help to improve the performance of the building fabric and to replan the bathroom space, to again make it more practical for family use.

#### 3.2 OBJECTIVES

- create an open kitchen/dining space and re-arrange the internal space at ground floor level to create an environment that meets the needs and is suitable for a growing family.
- improve quality of garden space and remove the multitude of existing different levels.
- address and re-route unsightly surface mounted service pipes on rear elevation of property.

#### 3.3 LAYOUT AND USE

The plan to demolish the existing kitchen/bathroom structure and re-build using the same brick will create an open plan space giving flexibility to the interior of the house. The kitchen will be enlarged to suit a three bedroom property and will rectify the under-sized and poorly provisioned nature of the existing kitchen. The bathroom will be re-designed to take full advantage of the space available with a new double glazed sash to match the neighbouring properties.



### 3.4 MASSING & SCALE

The proposal seeks to have a minimal impact on the character of the area and neighbours while providing a functional extension of the existing building. The new extension looks to minimise its impact on neighbouring properties through careful examination of the existing conditions.

It is intended that the proposed alterations do not dominate or detract from the original building, the terrace run of properties of which No 71 is part, or indeed the street scene. The majority of the alterations are confined to rear elevation and are smaller in scale than the original building. The materials and detailing that will be used will be complementary to those of the existing building, and new windows and doors will be sized in relation to those existing in the property.

### 3.5 CHARACTER

The proposed alterations will be as respectful of the existing building, the terrace of which it is part and the streetscene, by using the same materials and matching new construction, in detailing and colour as much as possible.

### 3.6 MATERIALS

As with the majority of the residential buildings in the area No 71 Whistler Street has a limited palette of materials: mainly constructed of load-bearing brick, rendered brickwork, natural slate or tiled roofs and timber frame sash windows painted white.

The new extension at ground floor level will match the bricks that are already part of the building elevation. Whilst the extension is seen as a natural extension of the existing building fabric, the inclusion of 2 rooflights with dark metal frames will differentiate the extension from the main building and introduce a slightly more modern aspect to its appearance. As such the new double doors onto the garden and the rear window will match this in being metal frame and of dark grey colour to match.

### 3.7 SERVICES AND PIPES

Currently there are numerous external pipework and soil pipes that visually clutter and often detract from the appearance of 71 Whistler Street. The proposed extension at ground floor level will eliminate the

various visible areas of meandering pipework on the rear elevation and substantially reduce the impact of pipework on the rear elevation.

Rear of property Bin Store:

Currently the position of the bins are unsightly within the existing garden space as there is no designated area for them to be stored. The new proposals contain them within a brick built enclosure that is seen as a natural extension of the building.

### 3.8 ACCESS

Whilst the access from the street will be unchanged, to the rear of the property the unsatisfactory level change immediately outside the kitchen door leading onto the garden will be greatly improved. This will be accomplished by returning the garden/terrace/astro-turf areas to the garden/ground original level some 375mm below the current levels. This will eliminate the level change between kitchen doors and paved terrace area in the garden.

### 3.9 TREES/PLANTING

There are to be no trees within the garden space or within the gardens of immediately adjacent properties. Additional planting will be accommodated within new flower beds to the rear of the property to help with screening to the neighbours.





### 3.10 MATERIAL PRECEDENTS:

The modest proposal looks to create a single space on the ground floor with top lighting to the kitchen worktops and dining space. The proposal includes a brick infill extension with metal frame sliding doors and windows.

