

Design statement
April 2016

Introduction

Overview of proposal

Improvement works to the corner of Queen's Parade.

Description of site

The site is located on a prominent junction of three roads - Bounds Green Road, Dunfords Road and Brownlow Road. The corner has a circular form which projects forward. It has two wings of accommodation which are three storeys high. The ground floor consists of retail units, the first floor of residential units and a taxi office at the corner, and the second floor of residential accommodation.

The existing corner is of a poor architectural quality, consisting of faceted UPVC windows, a concrete canopy and concrete banding. The UPVC windows have excessive mould build-up and are in need of replacement. The corner provides access to the first floor apartments at the rear via a staircase. It also provides access to the taxi office and a small residential unit at the second floor. The corner canopy has been plastered with ad hoc signage.

There are no pictures of the building when it was originally constructed. We believe that the original windows were most likely split into three vertically with steel glazing bars, much like Bounds Green underground station.

The existing building at Queen's Parade is not of any architectural merit, even at the point of construction.

Design principle

In order to improve the architectural quality of this prominent corner we would like to seek planning permission for the following:

- Replacing the existing windows
- Reducing the visual clutter caused by the excessive signage
- Repairing the concrete banding and canopy
- Improving the accommodation at the corner
- Marking the corner in a more distinct way
- Referencing the art deco nature of the original building and Bounds Green underground station.

We are looking to replace the existing UPVC white windows with bronzed coloured anodised aluminium windows, with a number of horizontal bands which get projected further as they go up the building. The proposed horizontal bands also pick up on the existing horizontal banding on the building. All the opening windows are within the solid panels in order to maintain a consistent frame depth around the windows.

Height and massing

The roofline of the Queen's Parade consistently has three floors. The corner has been expressed with a circular form which stops at the third floor. Traditionally curved corners are higher than the main body of a building and more expressive architecturally.

We propose to increase the height of the corner by one floor. This accomplishes two things:

- Makes the corner more prominent to the long distance views from Bounds Green Road, Dunfords Road and Brownlow Road.
- Provides more accommodation for the existing residential unit, making it more usable for future residents.

We have provided massing studies and computer visuals to demonstrate the improvements this would make to the corner and its overall appearance.

Outlook and overlooking

Currently there is outlook to the front and rear of the property. We are providing additional outlook to the rear and the front at the third floor. This is no worse than the existing outlook. The closest neighbouring window is 38 metres away. Our proposed overlooking impact is minimal.

Parking

We propose no increase in parking allocation.

Transportation

This site is within a two minutes walk to Bound Green tube station and a five minutes walk to Bowes Park train station. Local bus routes include 221, 299, 184 and 102. The site has a PTAL rating of 6a, which is very good.

Layout

Currently there is a one bedroom apartment at the second floor measuring 28sqm. We intend to create a two bedroom apartment and increase the floor area to 59.2sqm.

Refuse

We do not propose any increase in refuse amounts. Communal refuse is currently stored at the rear of the building.

Cycle spaces

A secure cycle space is provided at ground floor.

Amenity

The existing residential unit does not have any amenity space, and no further amenity space is proposed.

Planning history

Planning approval for a one bedroom apartment was granted in 2004, ref HGY/2004/2289.

A pre application report ref PRE/2016/0058 was received on the 11th March 2016.

Conclusion

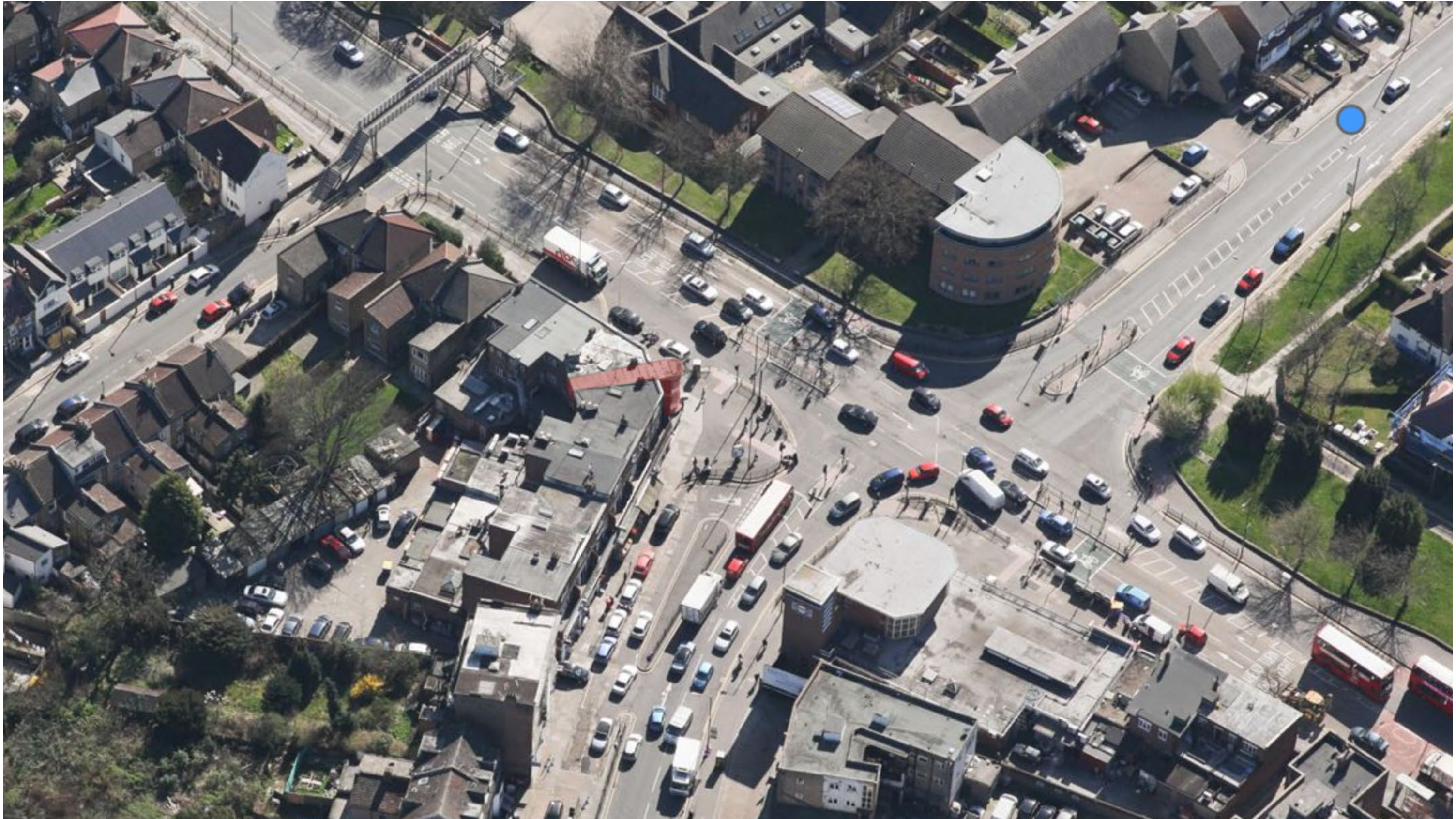
We propose to:

- Increase the height of the corner by one floor to make the corner more prominent at the junction.
- Replace and repair elements of the corner.
- Remove excessive signage.
- Improve the architectural merit of the corner, hence the overall building.
- Reference the art deco nature of the original building in a quality way.

Aerial view



Aerial view



Existing photographs



- Poor quality UPVC windows, need replacing
- In need of improving
- Too much signage
- Not prominent enough to mark key corner.

Existing photographs



- Mismatched corners
- Lack of prominence
- The corner is not marked clearly

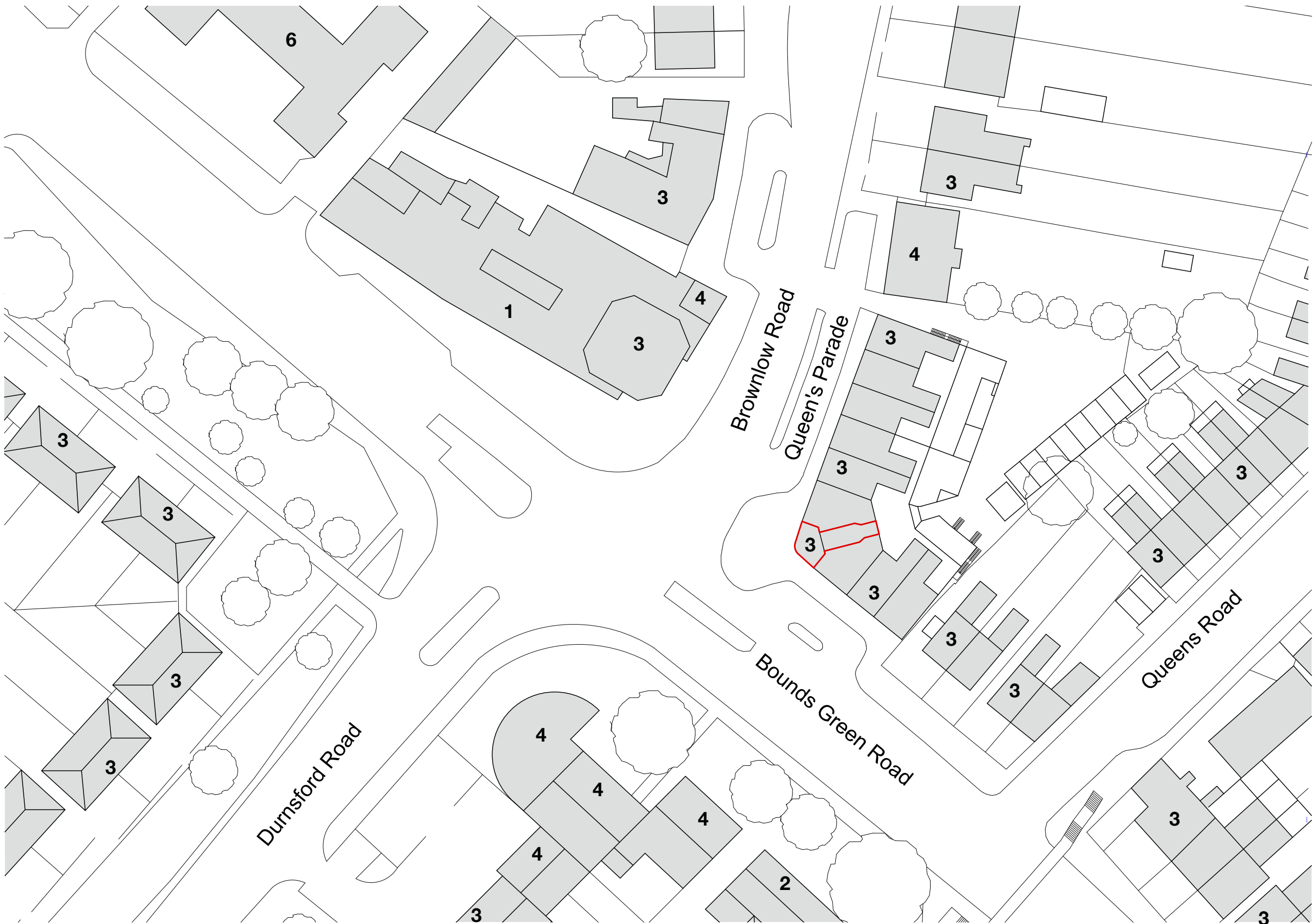
Existing stairwell and apartment





Address

3a Queen's Parade
Brownlow Road
London
N11 2DN



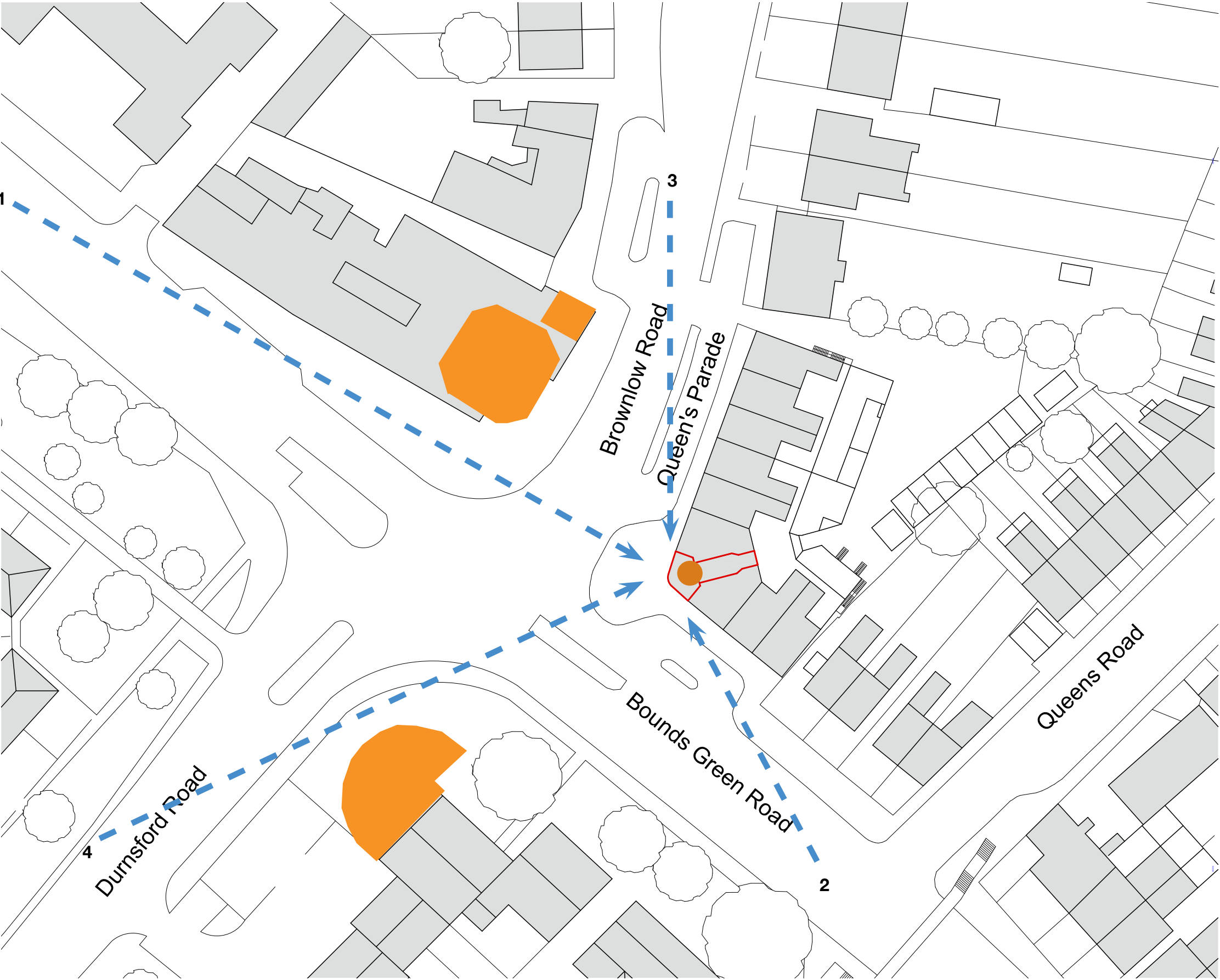
Prominent corners

The Queen's Parade corner is the most prominent and visible corner at the four way junction.

Prominent corners



Views to corner



1



2

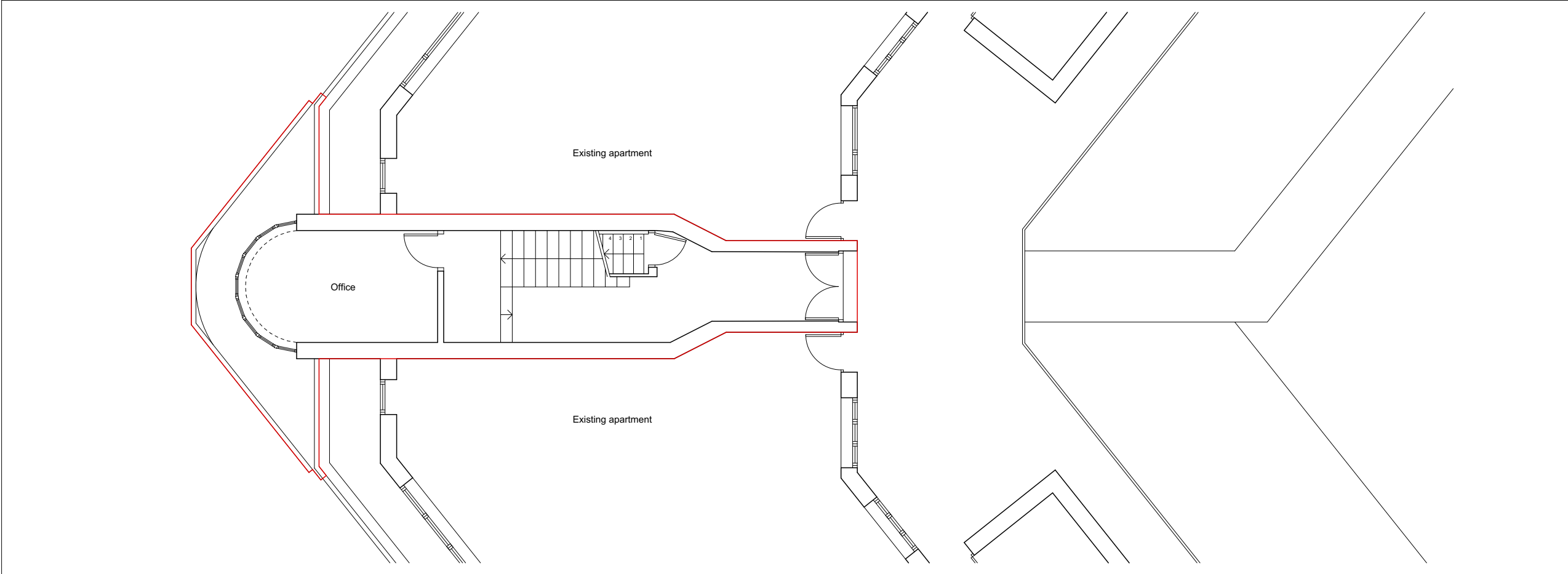


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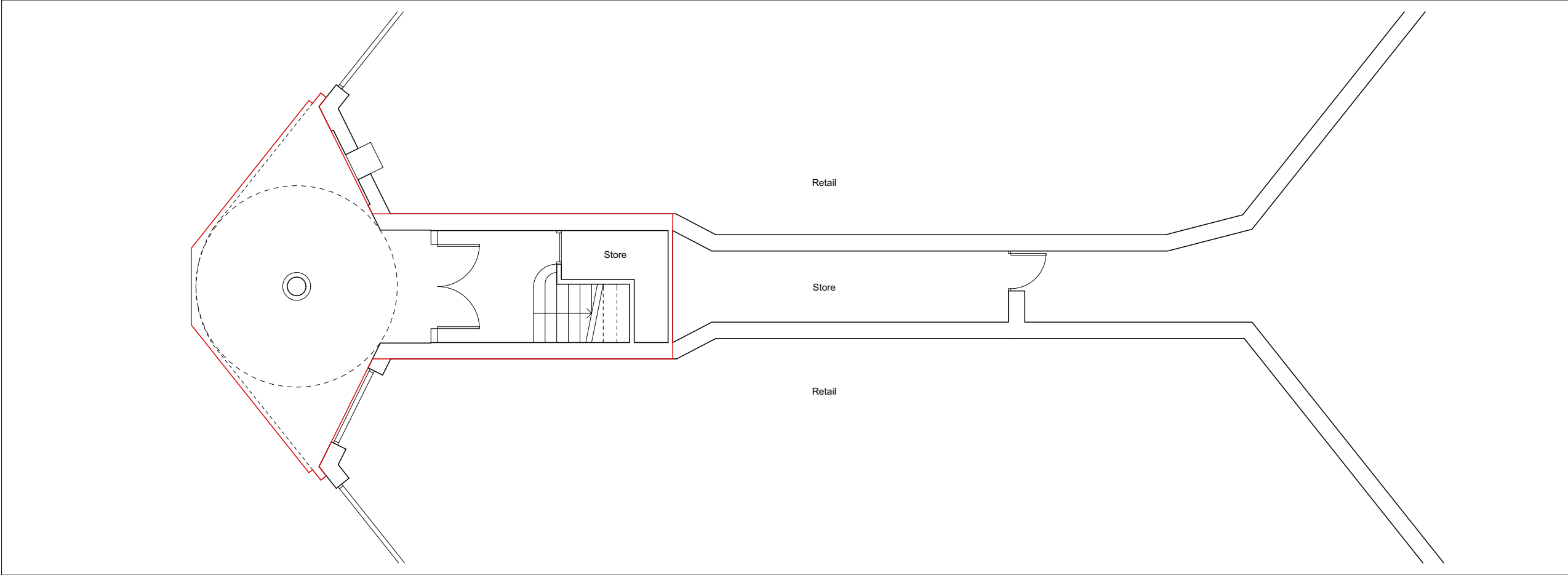


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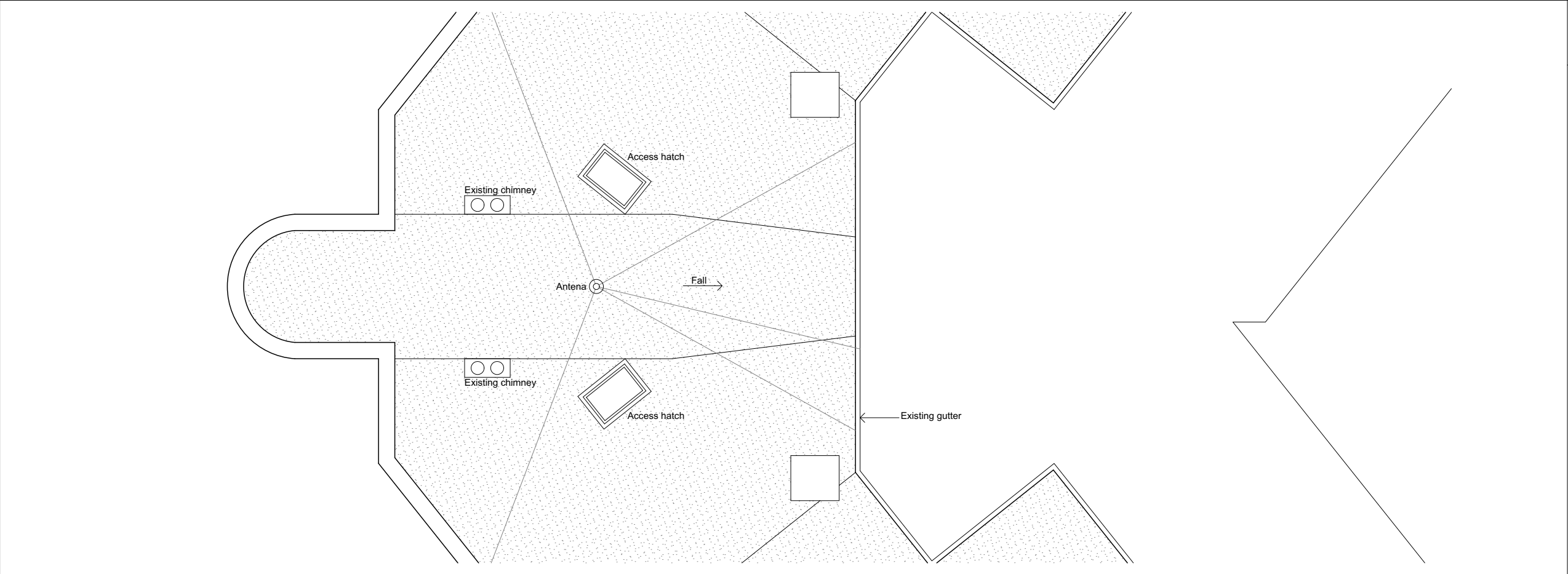
Existing 1st floor



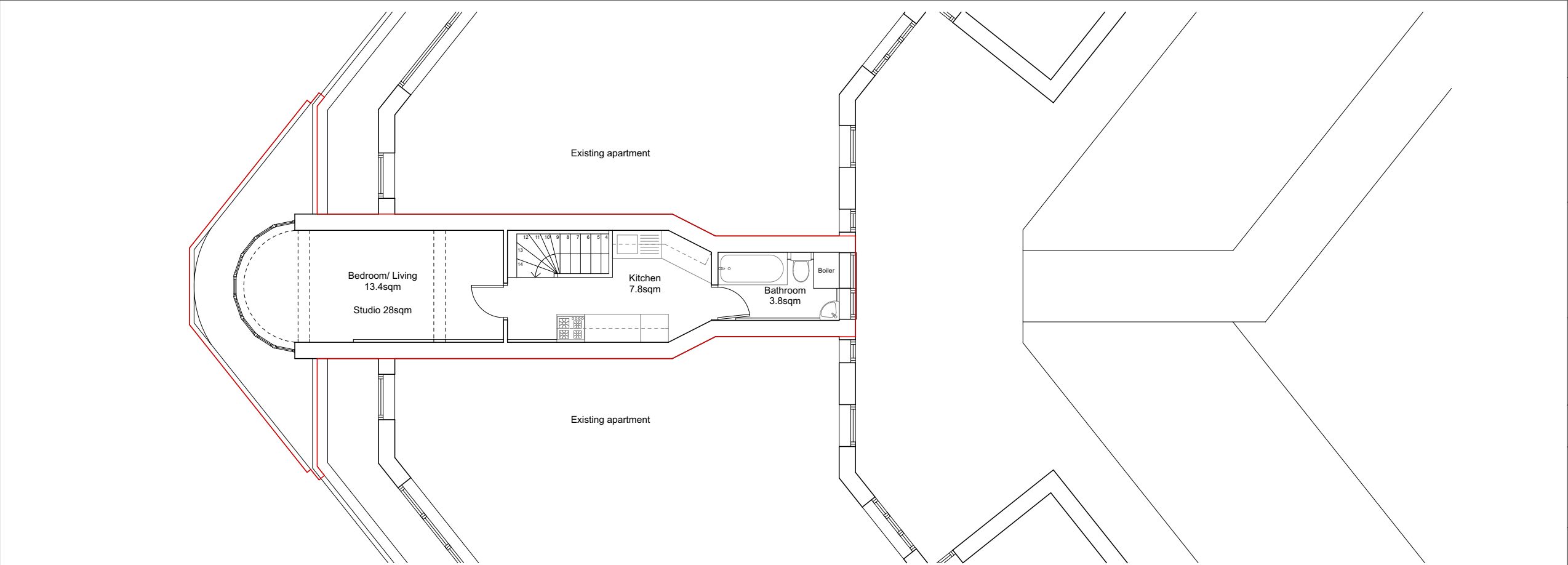
Existing ground floor

General notes		
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<div><div></div> Proposed planning boundary</div>		
<div><div><div></div></div><div><div>0</div><div>1</div><div>2</div><div>3m</div></div></div>		
<div>Satish Jassal Architects</div> <div>26 Crowndale Road London NW1 1TT satish@satishjassal.co.uk Tel: 07830347477</div>		
<div>Job Title</div> <div>Queen's Parade</div> <div>London N11</div>		
<div>Drawing Name</div> <div>Existing ground and 1st floors</div>		
<div>Drawing Status</div> <div>Information</div>		
Drawn by	Date	
VT	11.01.16	
Checked by	Date	
SJ	11.01.16	
<div>Drawing Scale</div> <div>1:100 @A3</div>		
Layout ID	Status	Revision
136-002-EX-PLN		00

Existing second floor and roof plans



Existing roof plan



Existing 2nd floor

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Proposed planning boundary

Satish Jassal Architects

26 Crowndale Road
London
NW1 1TT
satish@satishjassal.co.uk
Tel: 07830347477

Job Title

Queen's Parade

London
N11

Drawing Name

Existing 2nd floor and roof plan

Drawing Status

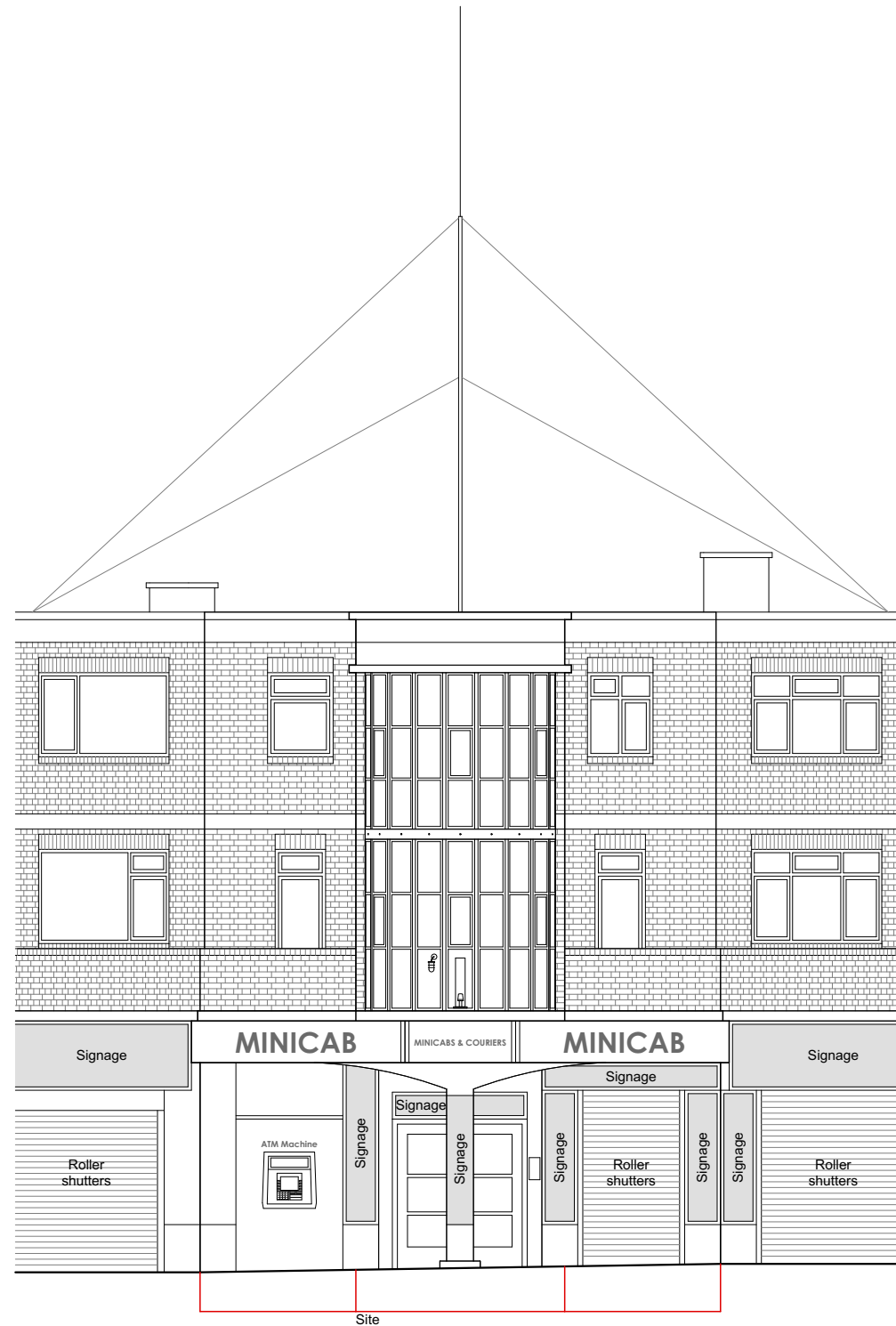
Information

Drawn by VT	Date 11.01.16
Checked by SJ	Date 11.01.16

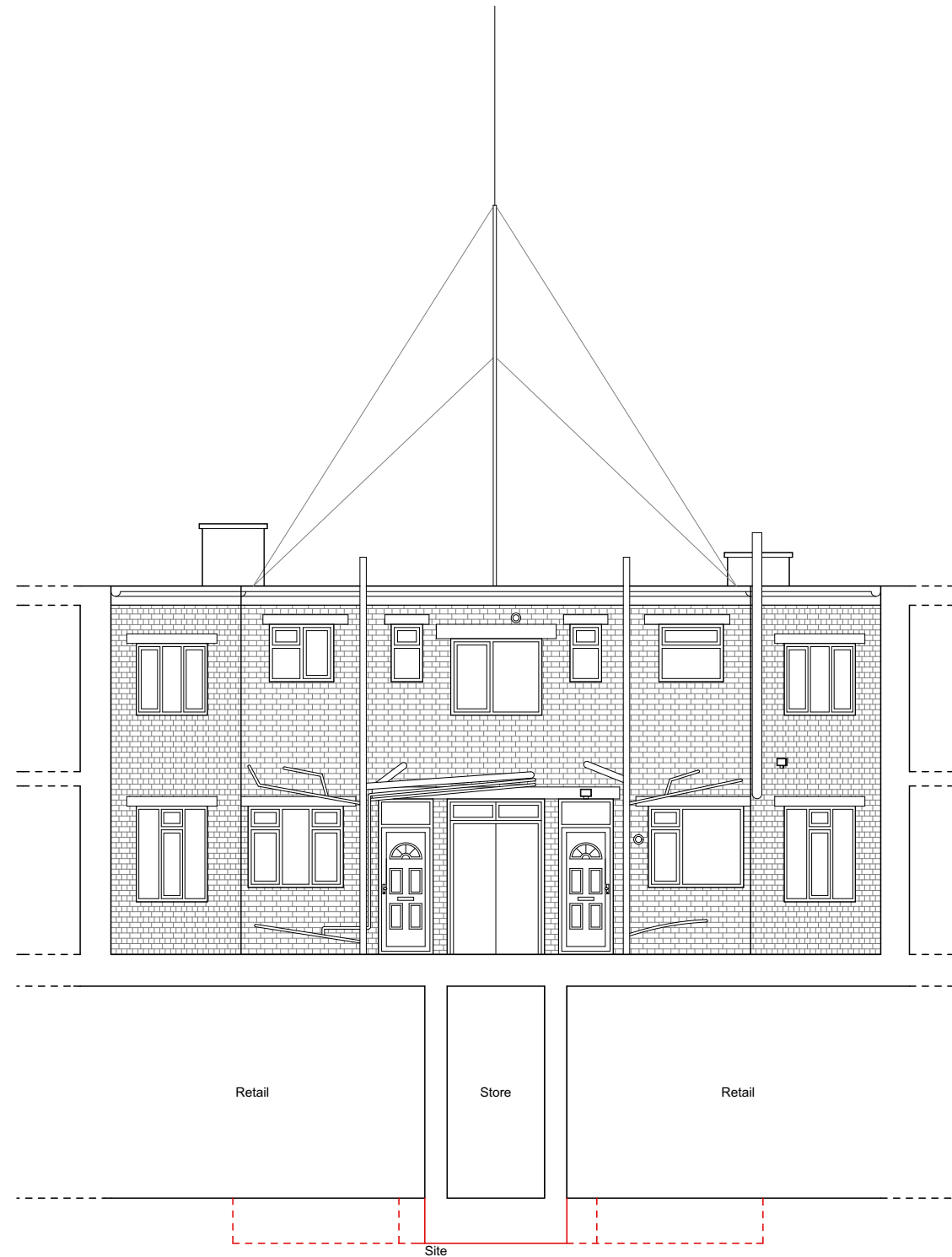
Drawing Scale

1:100 @A3

Layout ID	Status	Revision
136-003-EX-PLN		00



Existing West elevation



Existing East elevation

General notes

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 Proposed planning boundary



Satish Jassal Architects

26 Crowndale Road
London
NW1 1TT
satish@satishjassal.co.uk
Tel: 07830347477

Job Title	
-----------	--

Queen's Parade

London
N11

Drawing Name	
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Existing West and East elevations

Drawing Status

Information

Drawn by	Date
VT	11.01.16

Checked by	Date
SJ	11.01.16

Drawing Scale **1:100 @A3**

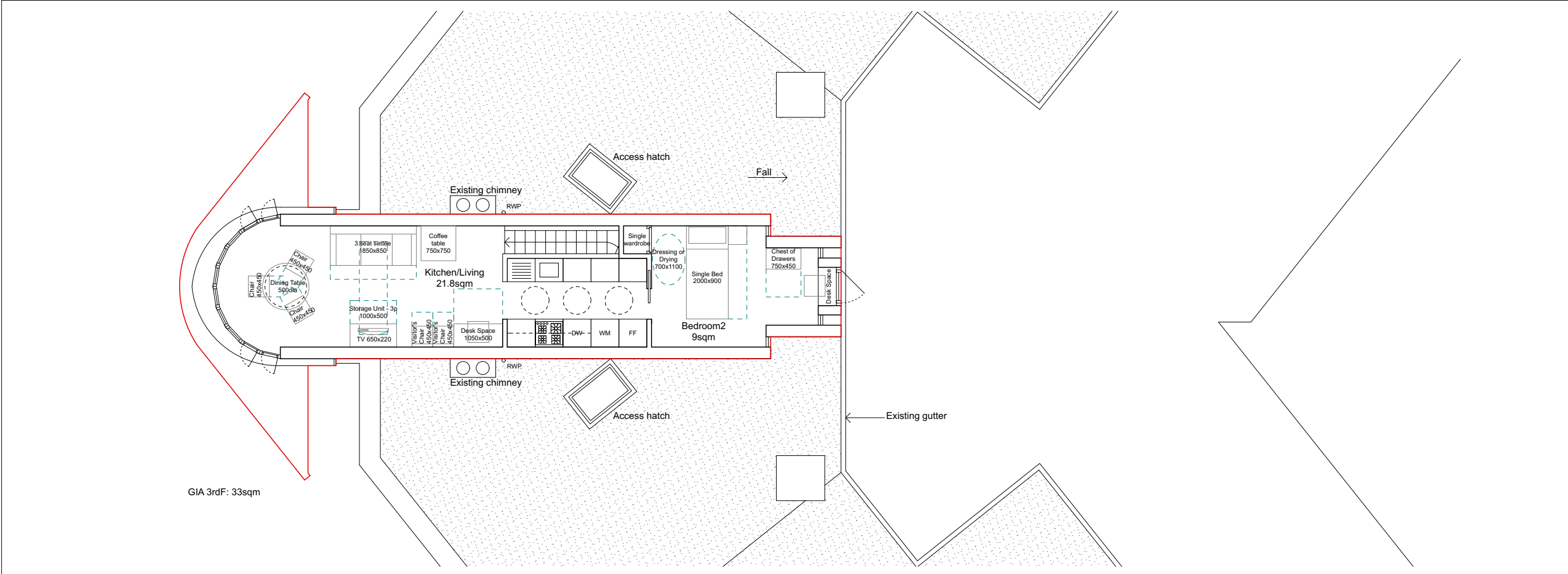
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136-004-EX-ELE		00

Traditional art deco corners

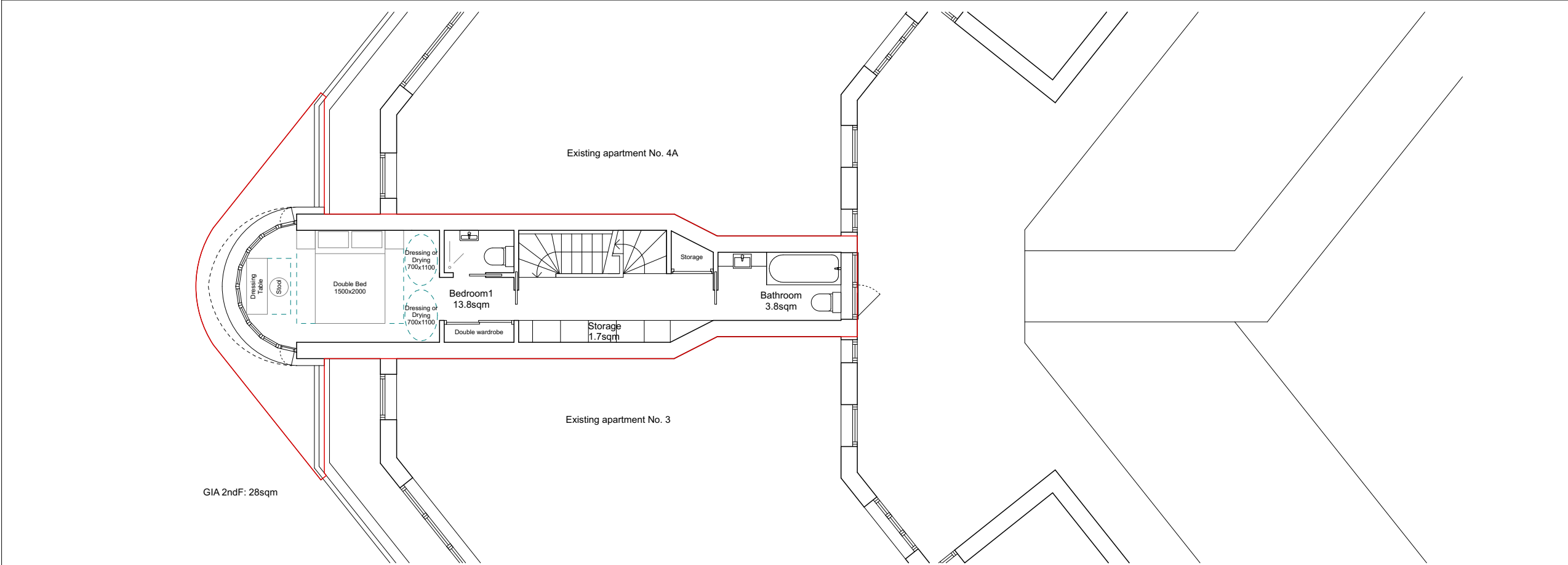


- Usually taller
- More architectural detail
- Very prominent

Proposed second and third floors - 2 bedroom apartment



Proposed 3rd floor



Proposed 2nd floor

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Proposed planning boundary

House standards

2 bedrooms, 3 persons, 2 floors

Area	Proposed	LHDG
Internal area GIA	61sqm	61sqm
Living/Kitchen/Dinning room	21.8sqm	25sqm
Double bedroom1	13.8sqm	11.5sqm
Single bedroom2	9sqm	7.5sqm
Bathroom	3.8sqm	4.4sqm
Storage	2.3sqm	2sqm

Scale: 0 1 2 3m

N

Satish Jassal Architects

19 Wharfdale Road
London
N1 9SB
satish@satishjassal.co.uk
Tel: 07830347477

Job Title

3A Queens Parade, Brownlow Road

London
N11 2DN

Drawing Name

Proposed 2nd and 3rd floor

Drawing Status

Planning

Drawn by	Date
VT	29.03.16

Checked by	Date
SJ	29.03.16

Drawing Scale

1:100 @A3

Layout ID	Status	Revision
136-026-GA-PLN		00

Existing site corner



View 1



View 2

Proposed massing views



View 1 - looking south east down Bounds Green Road



View 2 - looking north east from Durnsford Road



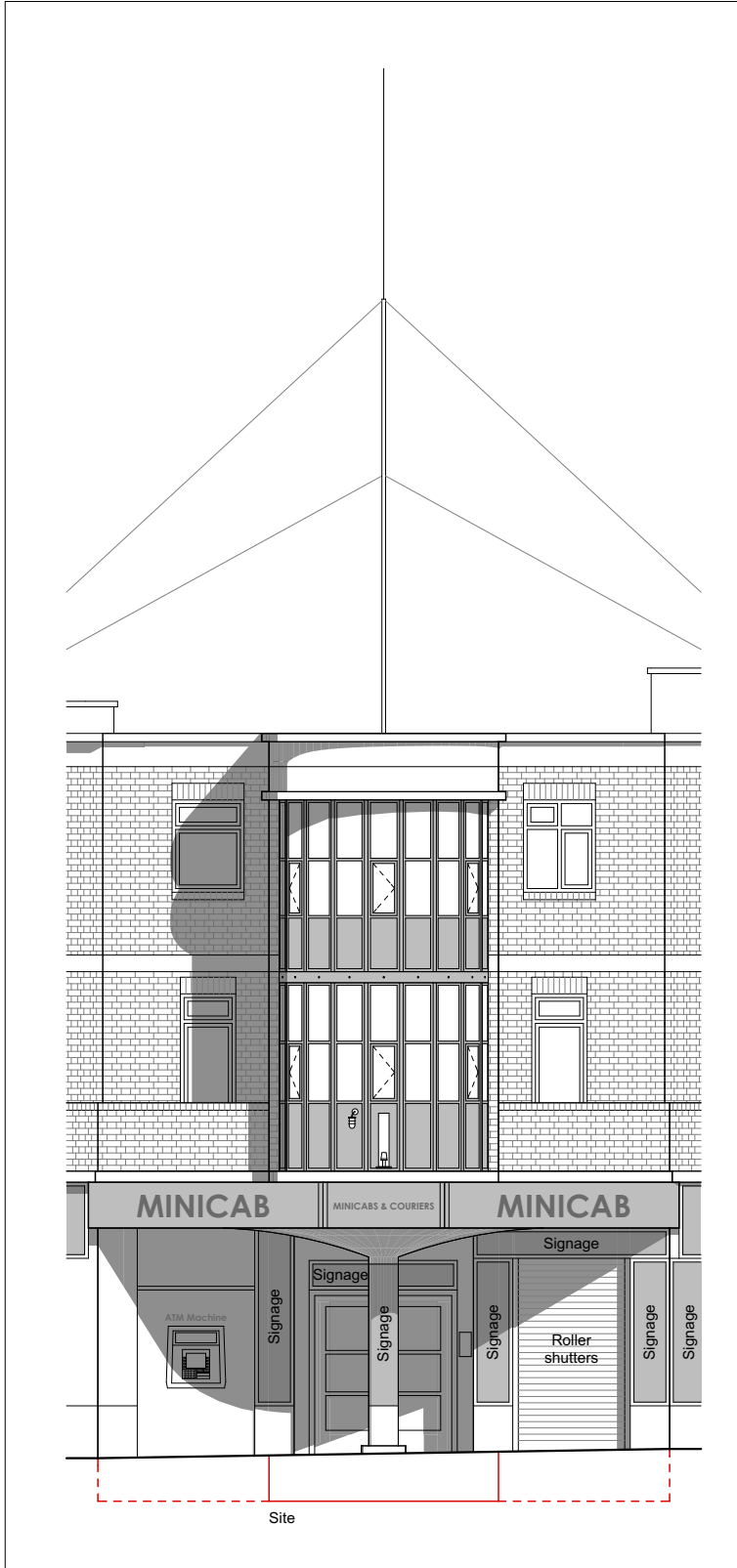
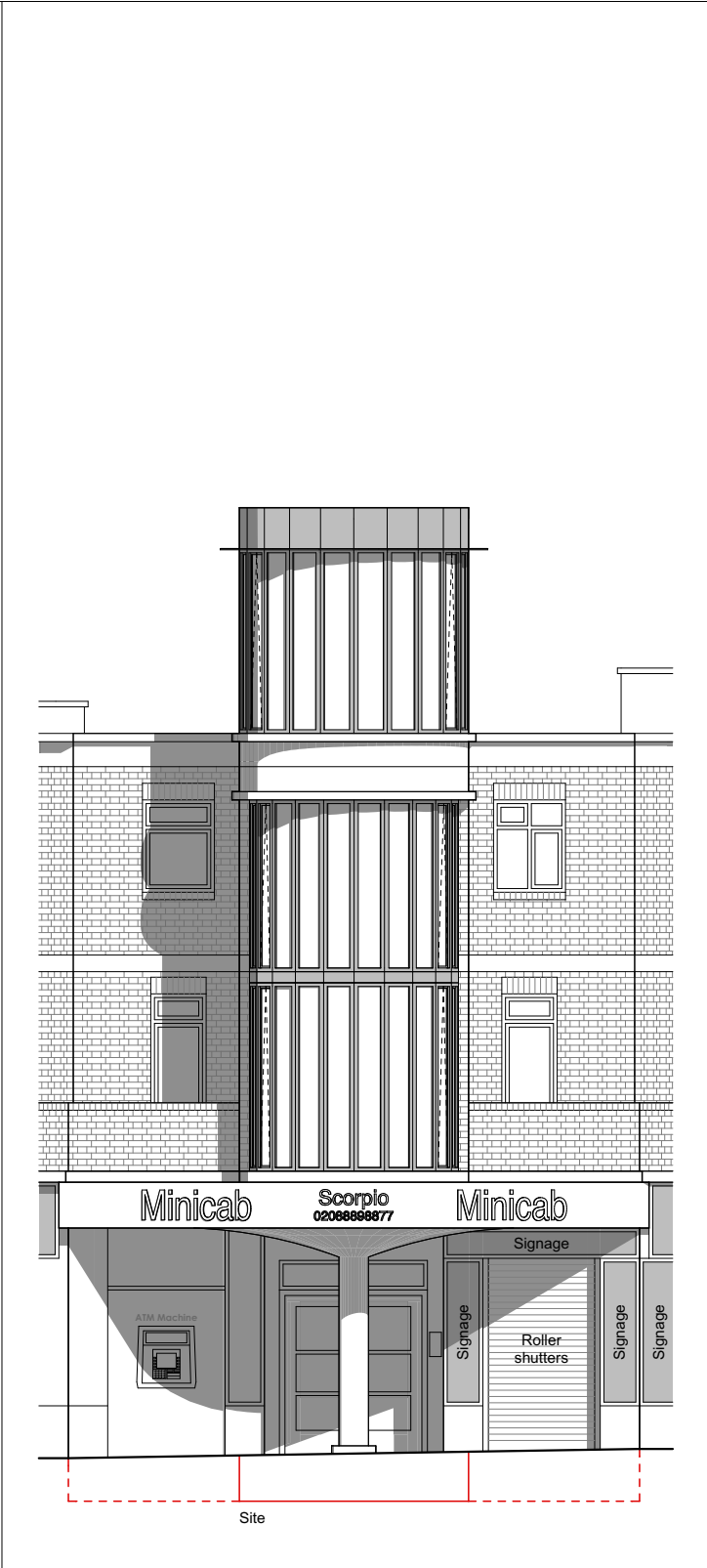
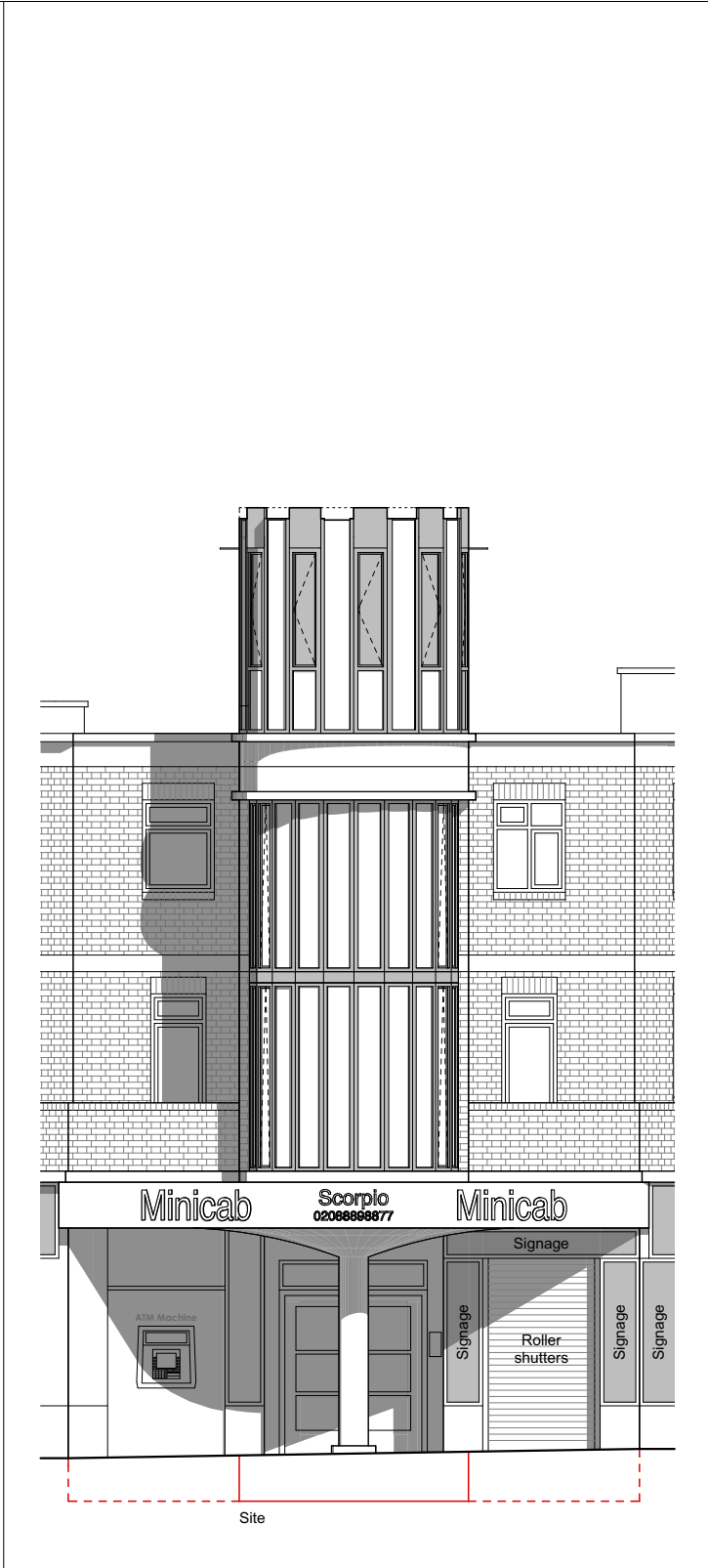
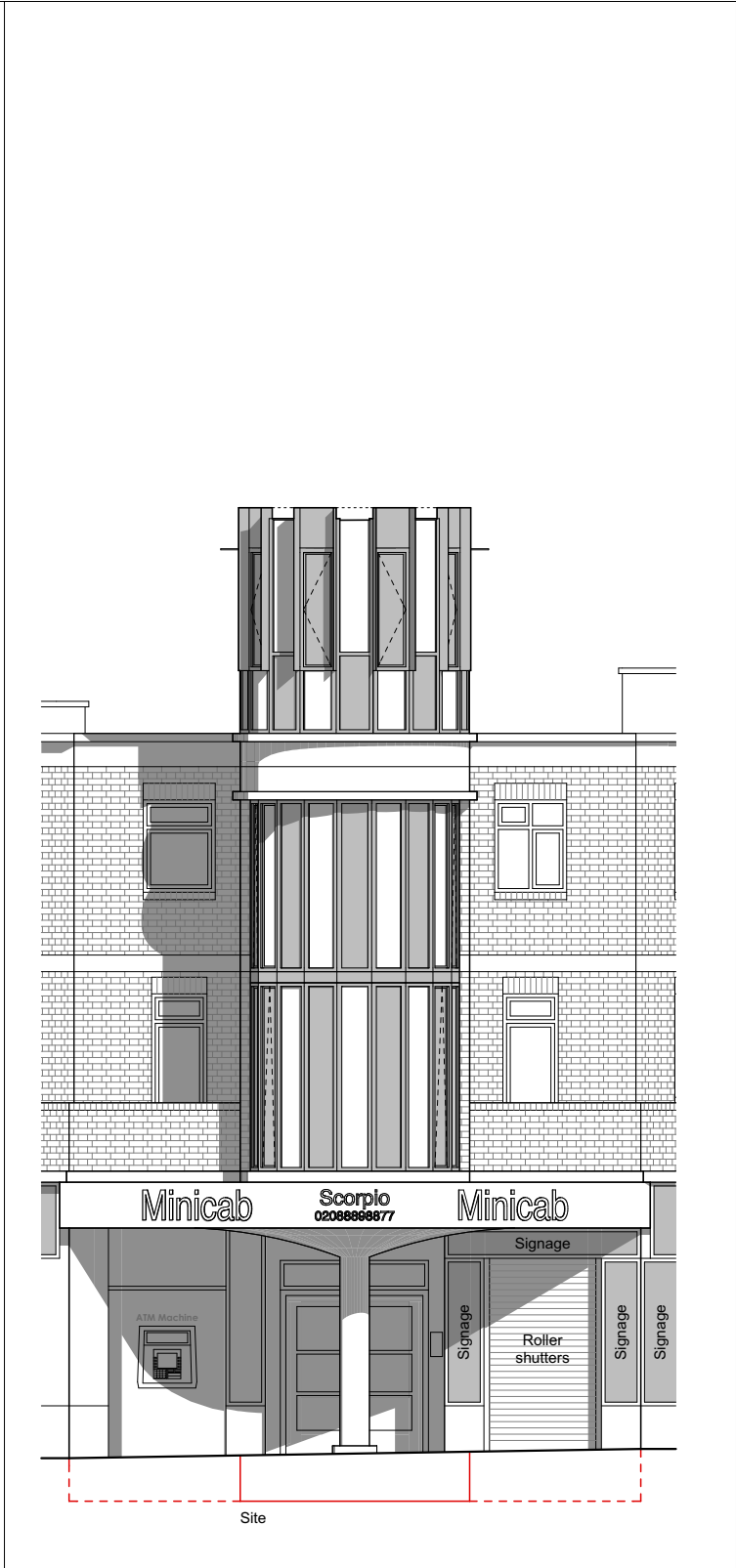
View 3 - looking south west up Brownlow Road



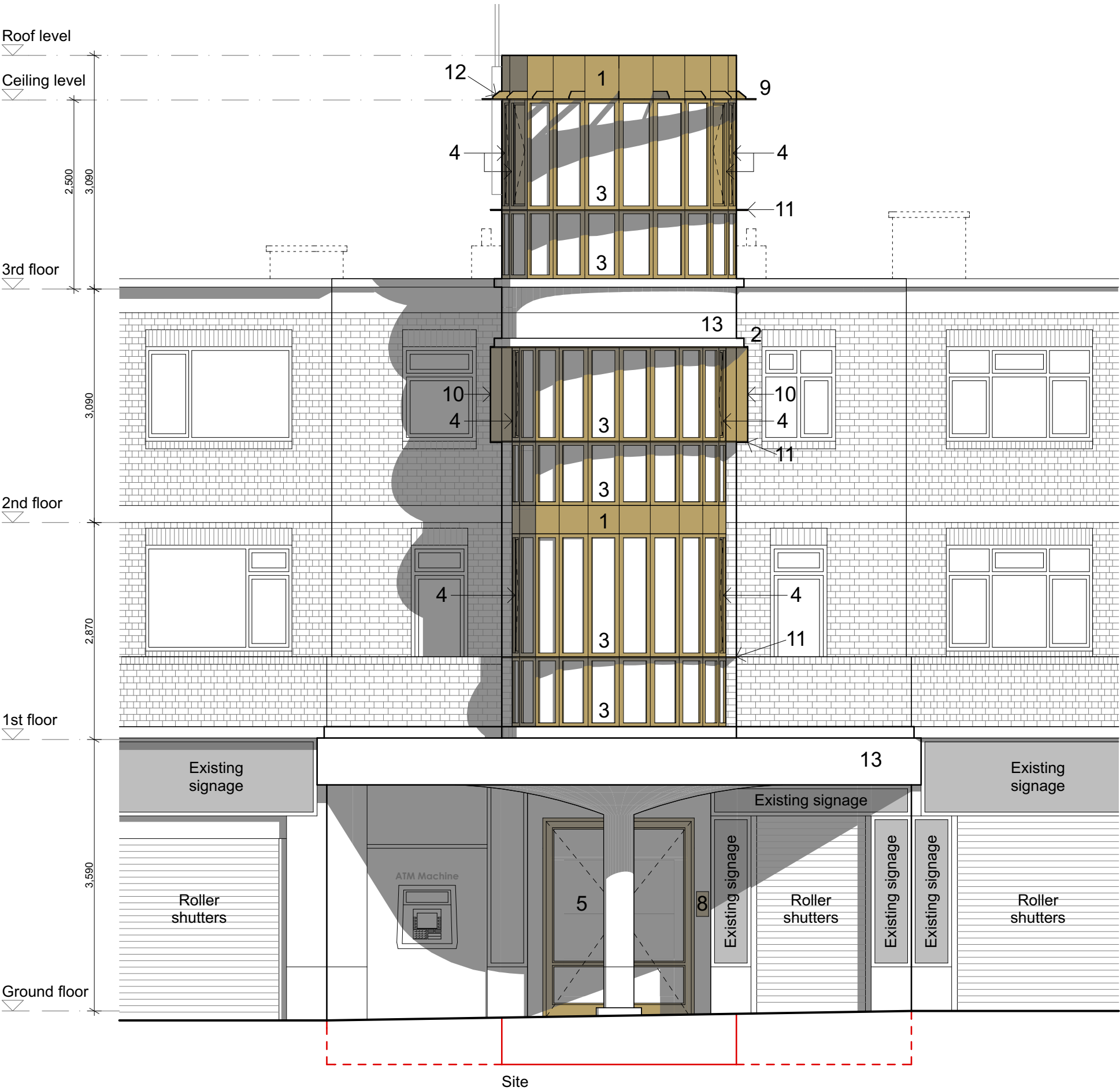
View 4 - looking north west from Bounds Green Road

Existing elevation and design development options

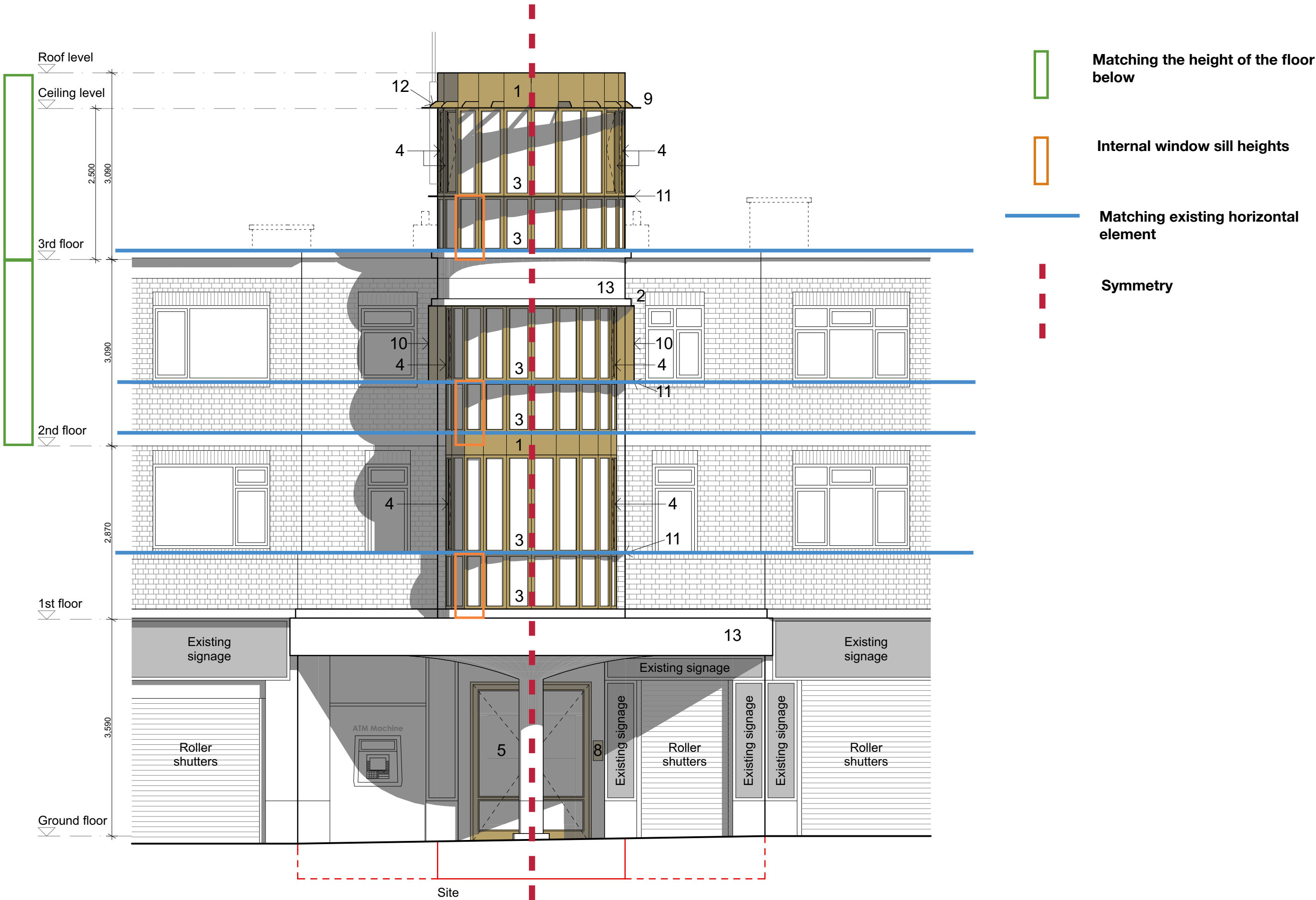
- Increase height of corner to make it more prominent
- Improved quality of materials
- Reduce signage at corner.

			
Existing street elevation	Option 1	Option 2	Option 3

Proposed street elevation



Proposed street elevation regulating lines



Design development



Option 1 - simple full height glazing

Option 2 - emphasised crown



Option 3 - emphasised crown and mixture of solid and glazed panels

Proposed view 1



Proposed view 2

