Full plans Application to renew an existing Planning Approval (Ref: HGY/2013/1245)

Design and Access Statement;
New Extension and Basement Swimming Pool,
19 Stormont Road, London N6 4NS

1.0 Introduction;

This application is for the construction of a basement pool to an existing two storey single family home together with the raising of the rear pitched roof wing, increasing the internal height to provide more usable space in the attic adjacent to bedroom 6.
The site was subject to a recent planning permission for a bay at the front of the house (planning reference HGY 2012/2280), which is shown on plans for consistency.

2.0 Application Site;
(see photographs page PP_100 - 102 & Location plans PP_103, PP_104)

The existing building is set in a residential area and comprises of a large 2 storey detached “Villa” type house with accommodation at roof level. The property is set back approximately 45 m from the public highway and is accessed via a gravel driveway between No. 17 and 21 Stormont Road. The site gently slopes to the west towards Stormont Road.

A detached garage is located at the front of the house, with a large garden extending round the side of the house to the rear. The garden is bound by brick walls and close board fencing of approximately 2.1m high with many large trees and shrubs along the perimeter. The closest neighbouring properties of No. 17 and 21 Stormont Road are 23m away from the front of the house. The view from the surrounding properties (Nos. 27, 17, 15 and 13 Stormont Road and also properties on Bishopswood Road) is screened by the vegetation and walled site boundaries (see drawing no. PP_103).

Architecturally, the building comprises a black half timbered and white rendered construction sitting on a brickwork plinth with projecting gables mounted by a tiled pitched roof. The existing features of the house will be retained.

The site lies within the “Highgate Conservation Area” and is an “Area of Special Character”.

3.0 Design Strategy; (see also proposed design drawings pages PP-120 to PP-128)

The applicant and his family are long standing residents of the house and area and they wish to upgrade and improve the accommodation of the property. The proposed accommodation would provide the following:

- Entertainment Room
- Swimming Pool, Sauna & Changing area
- Storage together with plant
- More usable space in attic space through the raising of the existing roof

In order to provide access and allow natural light into the pool whilst preserving the character of the internal spaces, a single storey glazed bay extension is proposed at the side

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of the property. An existing window opening will provide the main entrance to the pool through the lowering of its cill. The new bay will then form a transitional zone between the house and the controlled climate of the pool.

Externally the glazed bay will be similar in feel to a traditional conservatory and would use the same materials and proportions of the adjoining bay to form a balanced counterpoint on the side elevation, including leaded lights and tiled roofing.

The actual pool itself will be completely concealed from view. The roof will be covered in a substantial depth of soil to maintain the appearance of the existing gently sloping garden lawn. A series of rooflights with surrounding rock gardens will create focal points in the landscape and continue the organic design of the existing garden.

A small lightwell will provide an additional source of light to the changing rooms at the rear.

Where the existing roof is being raised at the rear it will be set out so that the ridge will be below the existing main roof and therefore subservient in size and scale. A small window will be inserted in the gable, similar to the window in the main front gable. Two conservation style rooflights will be inserted into the roof, set flush with the clay tiles and largely concealed from view due to their position on the inner slope of the roof pitch.

Visually the “above ground” elements of the roof and bay have followed the relevant Conservation Area guidance policy, which; “... seek[s] to preserve and enhance the character and appearance of the area ...and to ensure that all alterations and extensions should respect and be subordinate to the architectural character of the original building...”

4.0 Technical Reports:

The proposals have been subject to rigid technical standards as can be seen from the reports listed in the following two paragraphs.

4.1 Arborcultural Report and landscape:

From the initial concept stage, the landscape and corresponding retention of existing trees was an integral part of the design. Through detailed collaboration with the arboriculturalist, the proposed structure was developed to minimise its impact on the trees.

In order to demonstrate this, a tree report dated May 2013 prepared by ACS Consulting accompanies this planning application and includes a comprehensive analysis of the site together with an assessment of the proposed development. This concludes that the scheme would not have an adverse affect on the trees.

4.2 Structural & Flood Risk Assessments:

The majority of properties in the surrounding areas have large gardens and are detached. In the immediate vicinity there are large expanses of open ground comprising Highgate Golf Course to the West and Highgate School playing fields to the East. Further to the North lies Highgate Wood. The property is not in a flood risk area.

In accordance with the Haringey basement guidance notes from June 2012, a series of Technical Reports have been prepared to accompany this application:

- Report on a ground investigation prepared by Site Analytical Services Ltd.
- Risk Assessment prepared by Site Analytical Services Ltd.
- Basement Impact Assessment prepared by Site Analytical Services Ltd.
- Structural Feasibility Study prepared by Halstead Associates

Each of these reports conclude that the proposed basement construction would not have a detrimental affect on the local environment including the flow of ground water or surface flooding. The structural design demonstrates how the development could be practically implemented and how the structure would not affect the trees.

5.0 Sustainability

Julian Cowie Architects are a member of “The Green Register” and accredited “Passivhaus designers”. The proposals follow design principles such as making the best use of daylight, introducing high levels of insulation, the formation of an airtight envelope and the efficient use of services to reduce energy demand.

Potential energy efficient environmental systems that could be integrated within the design of pool are listed below (subject to detailed design post planning by a specialist engineer):

- The installation of a pool cover to reduce water loss through evaporation
- The specification of low energy LED Lighting
- Potential use of heat pumps to save on heating demand.
- Pre-filtration and the potential use of recycled content in filter medium

6.0 Construction and Materials; (see drawing number PP_130)

The proposed palette of natural, high quality construction materials has been chosen to harmonise with the original building. The roof which is being raised will be clad in clay tiles to match the existing.The “link” bay will be predominantly glazed with structural black timber posts to replicate the “half timbered” appearance of the main house. The glazing will comprise leaded lights and windows to match adjoining bay. As with the raised roof, the roof of the bay will be clad in tiling to match the existing house.

7.0 Access;

As the building is existing, access to the site and building will remain unchanged. Internally, the new extension is Part M compliant, with the basement staircase meeting ambulant disabled requirements.

8.0 Conclusion

Visually, the addition of the bay and the raised roof at the rear of the site would not be visible from the street. These proposals are respectful of the existing and neighbouring buildings using the same materials and proportions to create a harmonious design.

The pool has been carefully considered in its location and form to minimise the impact on the surrounding trees and the existing geotechnical and below ground water flow conditions, as illustrated on the attached documents.

As a long standing resident, the applicant is serious in their intent to improve and augment the existing house as a family home.

In summary we believe that the design would enhance the setting, improve the quality of life of the occupants and not have a negative affect on the environment.

9.0 Guidance and References:

- Haringey Council Application for Planning Permission Guidance Notes
- Haringey Council, Planning Regeneration and Economy;
  Draft Basement Development Guidance Note dated June 2012
- Haringey Local Plan; Strategic Policies (March 2013)
- London Borough of Haringey Unitary Development Plan (UDP) (2006), policy UD3 and UD4
- SPG 1a Design Guidance
- SCV1, Development on Conservation Areas
- Guidance on Conservation Area Appraisals (English Heritage Planning Advisory Service 2006)

End

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