Appendix 4 Description of Proposals

The proposals seek to provide a four-bedroom single family dwelling at the site. The property is of a high quality modernist design, which responds to the context of the site and its setting within the conservation area. The property includes a single storey building with a further basement level.

The ground floor level would accommodate the main living areas of the house and comprises approximately 113 sq m (GIA). The basement level would accommodate four bedrooms and would comprise approximately 113 sq m (GIA). In total the property comprises approx. 226 sq m (GIA). All of the living areas and bedrooms comfortably exceed the minimum space standard requirements.

The building is located within the centre of the site and will cover under half of the plot, leaving ample amenity space and separation distances from adjacent properties to ensure continued privacy and amenity.

The proposals include two garden areas. One on the eastern side and one on the western side. It is envisaged that the garden to the west will be largely flat; decked (or paved) and actively used, whereas the garden to the east will be landscaped to create green surfaces; allow for daylight to the bedrooms and used more as a green space to view rather than actively use. The west garden totals 100 sq m and the east garden totals 65 sq m. in total 165 sq m of garden space is proposed, which is well above the required standards.

The scheme has been designed to provide a high-quality modernist house, which enhances the green and leafy character of this part of the Crouch End Conservation Area. Parking for one car is provided, which is accessed from Abbots Terrace. This is provided within the curtilage of the house and is accessed in the same way as approximately 25 such existing garages on Abbots Terrace. The main pedestrian and refuse collection access is gained from Haringey Park.

Refuse and recycling bins are conveniently, yet discreetly, provided near the main entrance to the site and is able to accommodate 3-4 large wheelie bins. A garage for one car parking space will be provided within the built form of the house, which is accessed from Abbots Terrace. Parking and storage space for up to 4 bicycles is provided within the western garden with easy access to Abbots Terrace and Haringey Park.

The building is orientated north-south with a basement excavated into the landscape to reduce its s overall height. It will have a planted roof enclosure which has a deep profile to enable

the planting of small and medium sized trees in addition to grasses and shrubs. The roof line will replicate the existing slope of the site, down 1.2 metres from north to south.



Sketch of the east elevation of the proposed dwelling

The planted roof contributes significantly to the sustainability of the building, while contextualising it within the existing landscape so that its overwhelming impact on public and private views of the Conservation Area will be of a densely planted canopy.

The building will have an exposed concrete and glass structure, plainly treated with simple detailing. This will respect the backland and industrial character of this part of the Conservation Area in contrast with the decorative character of the Victorian and Edwardian Buildings on Haringey Park and Cecil Park.

The building will not be clearly visible in public views from Haringey Park, if visible at all, and its impact on private views from the rear windows of neighbouring buildings will be minimised through the sloping, planted roof enclosure.

The present Abbots Terrace boundary comprises modern wooden and mesh-metal fence panels, which are in a poor state of repair. This is not a historically accurate treatment and will be rebuilt to form the rear wall of the house, in exposed concrete with metal garage and

entrance doors. This honest treatment fits with the semi-rural character of Abbots Terrace and the former use of the Site for storage and industrial purposes.

Overall, we consider that the proposals provide a high quality modern design that will blend comfortably into its setting and will preserve the character of the Conservation Area. It will not detrimentally impact upon the privacy and amenity of adjacent residents and will make efficient use of this urban brownfield site. Further details of the proposal are contained within the supporting Design and Access Statement by Lacey & Saltykov Architects.