

103 CROUCH HILL, HARINGEY, N8 9RD

Design & Access Statement

Submission:
June 2016
Document number:
103-90-01

Prepared by:
Pippa Hale-Lynch
2502 Distillery Tower
London SE8 4HP
Tel. 07851043319
pippahale_lynch@hotmail.com

Project name:
103 Crouch Hill

Report name:
Design & Access Statement

Document number:
103-90-01

This report has been issued and amended as follows:

Issue	Purpose	Description	Prepared by	Date
01	Planning	First Issue	PHL	05.06.16

TABLE OF CONTENTS

1 INTRODUCTION 05
2 LOCATION 06
3 103 CROUCH HILL 07
- 3.1 Context Analysis 08
- 3.2 Description of Existing Building 09
- 3.3 Site Images 10

4 PLANNING CONTEXT 11
5 PRE-PLANNING CONSULTATION 12
6 DESIGN AND ACCESS 13
- 6.1 Use 13
- 6.2 Amount 13
- 6.3 Layout 13
- 6.4 Scale 13
- 6.5 Appearance 13
- 6.6 Access 13

7 PRECEDENTS 14
8 PROPOSED MATERIALS 15
9 PROPOSAL IMAGES 16
10 HERITAGE IMPACT STATEMENT 18

APPENDIX 19



View of 103 Crouch Hill rear elevation , property in red.

1 INTRODUCTION

This document is prepared for the planning application for a proposed extension at 103 Crouch Hill.

Crouch Hill is located in the primarily residential area of Haringey, characterised by terraced Victorian properties. The site lies within the conservation area, at the boundary, and is not a listed building.

This document describes the current condition of 103 Crouch Hill and its context . It proposes an increase of floor area at ground floor and first floor.

The design approach adopted is to effect minimised change to the existing architecture of Crouch Hill and the surrounding area. The proposed extension exists solely to the rear of the property.

The property previously had an existing first floor with a pitched roof (see drawings), the proposed works being maintained within this height. This was demolished to retain good condition of the rest of the property. A previous extension has increased the footprint of the ground floor kitchen at the rear of the property.

The design has been developed alongside 105 Crouch Hill, who are also proposing a ground and first storey adjacent to 103 Crouch Hill, with the intention to share a boundary wall.

Pre-planning advice was sought for the proposal (PRE/2015/0373). All of the items discussed where incorporated and considered within the design.

2 LOCATION

The proposal is contained within a site, central within Crouch Hill. The property, 103 Crouch Hill N8 9RD, is an end terrace property.

The extent of the works are limited to the rear of the property and the existing street frontage remains unchanged in the proposal.



Map shwoing location of site

3 103 CROUCH HILL

The site is located in the London Borough of Haringey. It is situated centrally on Crouch Hill. The building is located in the Crouch End conservation area, on the edge of the boundary, but is not listed.

Crouch Hill runs north to south comprised mainly of Victorian terraced houses with many consistencies in character, scale and detail. The proposals for change do not affect the street-scape.

The proposals for change are;

1. Expanding existing extension towards north boundary, providing 7.5 sq.m additional area within kitchen and dining spaces.

2. New first storey extension to provide additional 17.5 sq.m space for home office.

(Extent of works can be seen in drawings, listed in Appendix)



View of 103 Crouch Hill rear elevation

3.1 CONTEXT ANALYSIS

The existing house sits at the end of a terrace, having elevations to the north-east and south-west and the north-west. The predominant building material along the Crouch Hill street-scape is red brick. Buildings in the immediate area and generally terraced, with there being a more varied mix of terraced, semi detached, attached and linear blocks to either end of the street.

The surrounding properties are of a residential nature, although there is a mix of A1, A2, A3, A4 and A5 building uses to both the north and south ends of the street.

Property fences tend to be in the region of 2 metres in height, with there being a variety of trees and planting to help further highlight plot boundaries.



Ariel views of 103 Crouch Hill, from North (top left), West (top right), South (bottom right) and East (bottom left. Existing building highlighted in red.

3.2 EXISTING BUILDING

The house was approved for change of use in 1999, from a surgery to single family dwellinghouse. In 2002, the current owners erected a single storey extension (permission was not required).

The principal elevation of 103 Crouch Hill faces onto the main road of Crouch Hill. It is an end terrace house comprising of three storeys. The street elevation is red brick with painted stone dressing, while the rear elevation is London yellow stock brick with rubbed red lintels.

The house is decorated with bay windows on the bottom two storeys and has dormer windows on the top floor extending from the pitched roof in the front and rear. There are also sky lights in place on the roof in the front and rear.

103 Crouch Hill is set between Haslemere Road and Dickenson Road, this puts it on the edge of the Crouch End conservation area. The houses opposite and adjacent to the house are residential.

The street-scape along Crouch Hill has remained fairly untouched due to it being in a conservation area, however there have been many rear extensions along the road.

Previously there was a pitched first storey, that was taken down to being in structural disrepair. The proposal remains at the same height as the pitch of the previous structure.

The existing front elevation facing onto Crouch Hill will be retained with no changes to the principle street front elevations. The proposed works are limited to the ground and first floor.

The neighbouring property sharing the boundary with the proposed extension, 105 Crouch Hill, are also seeking planning permission. 103 Crouch Hill and 105 Crouch Hill have been in discussion throughout the design process and intend to continue this dialogue, to ensure a high quality finish.



View of 103 Crouch Hill front elevation from pavement



View of 103 Crouch Hill existing external rear elevation from garden

3.3 SITE IMAGES



View of 103 Crouch Hill existing internal first floor laundry/storage room



Views of 103 Crouch Hill existing internal ground floor kitchen / dining area



4.0 PLANNING CONTEXT

The site is located in the London Borough of Haringey.

The site is not a listed building but is within a conservation area. The predominant policy controls for this site relate to design quality.

The proposed changes to the site are made in respect of national, regional and local policy documents. Including; The National Planning Policy Framework, London Plan and Haringey's Local Plan with saved policies from the Unitary Policy Plan.

As Crouch Hill is in a conservation area Haringey's Local Plan has specific policies surrounding the conservation of buildings in the area. The conservation policies within the Local Plan include:

- SPG2 Conservation and archaeology

- SP12 Conservation

- CSV1 Development in Conservation Areas

- CSV7 Demolition in a Conservation Area

- CSV5 Alterations and Extensions
in a Conservation Area

These policies have been put in place to make sure that the original buildings are not demolished or altered in any way that has not been agreed by the Council. The proposed changes to this site with the extension, do not remove any of the original building but instead make additional living space.

The proposed extension on Crouch Hill is subordinate to the rest of the building. The design of the new extension has been proposed with the intention of enhancing the original building with the original build still being legible.

Other policies mentioned in Haringey's Local Plan include:

- SP11 High Quality Design

- UD3 General Principles

The general principles in the UD3 policy suggest that the proposal must compliment the character and be sensitive to the surroundings of the local area. The policy aims to prevent any adverse impacts on residential amenities occurring.

The plans for the Crouch Hill were design with consideration for the neighbours in mind.

The extension is a considered and sympathetic adaptation of the original building. The use of glass allows the trees and natural surroundings of the garden to be reflected, to compliment the building and its setting. The use of London stock brick is intended to preserve and maintain the character of the building, while using a metal cladding to help distinguish the orignal building from the new works.

Works at 103 Crouch Hill have been considered to incorporate a joint boundary wall with 105 Crouch Hill, with similar considerations to scale and use of materials.

5 PRE-PLANNING CONSULTATION (TO BE READ IN CONJUNCTION WITH DOCUMENT PRE/2015/0373)

The overall rating of the proposal , at the time of the pre-planning meeting in December 2015, was given RAG Amber. Below outlines how the advice has been used to improve the design.

"Scale: the ground floor element proposed is not likely to result in any unacceptable issues as a result of the modest 3m depth. It is not recommended to project to the front along the side elevation of the main building to fill the building gap created as a result of the angled building form of the original dwelling house. The first floor element should not project the full 3m depth of the ground floor element or to the side. The full first floor development would be considered over-development of the site and the large dominant scale and massing would be insubordinate to the host dwelling. A reduced depth (possibly 1.5m – 2m) might be more complementary and less harmful to the conservation area."

After the pre-planning meeting, 103 Crouch Hill began discussions with 105 Crouch Hill. This resulted in proposals similar in massing, scale and materials, adjacent to each other, maintaining the symmetry of rear adjoining extensions in the area. By doing so, this reduces the impact on 105 Crouch Hill of projecting to the side and ensures any adverse effects, such as unacceptable loss of light or sense of enclosure are avoided. (subject to approval)

The first floor element and dominance was reduced with the use of a glass, spanning the width of the facade, with a 1m depth. This allows the main structure to appear much more reduced with a depth of 2.5m.

"Roof design: the first floor element roof would be the most visible element of the proposed development. While a conical style roof design is likely to fall within the character of the area more appropriately, it is also possible for a contemporary design with a different roof form to result in a suitable crisp addition to the property."

The proposal has been designed to maintain a contemporary language, sensitive to the existing character. A contemporary flat roof design has been adopted to keep the height of the proposal to a minimum and allow the proposal to be subordinate to the existing building.

The 'concial roof' design associated with the area, in this particualr three row terrace (99 Crouch Hill), is undergoing request for planning in Islington for contemporary extension, similar in scale to the 103 and 105 Crouch Hill proposals.

"Materials: development would need to encompass high quality materials which either match the host building and surrounding area or provide a suitable contemporary contrast. This would be further assessed in any subsequent application."

The works continues to propose high quality materials. The use of brick the same as the existing is to be used for the ground floor and the boundary wall between 103 and 105 Crouch Hill. The use of aluminium metal cladding and glass have been used to create a contemporary contrast and will also be of high quality.

The owners of 103 Crouch Hill also wish to continue an open dialogue with Haringey Planning Council, where possible, in order to respect and maintain the character of the conservation area.

6 DESIGN AND ACCESS

6.1 USE

The proposal is for two storey extension. The rear ground floor extension will add to the open-planned kitchen and dining space while the first floor extension will be used as a home office.

The ground floor extension will adapt the existing extension, reaching the north-west boundary between 103 and 105 Crouch Hill. The first floor uses this footprint, and has been designed to have minimal impact on the street-scape, while incorporating the additional living space required.

The proposal, through sensitivity to scale and materiality, will respect the arrangement of the existing properties and will provide a generous living space of high quality design with no effects to the street-scape.

6.2 AMOUNT

Works will be contained within the existing site boundary. The proposed works consists of two storeys. Representing 7.5 sq.m at ground level and 17.5 sq.m at first floor. A total of 25 sq.m (GIA).

6.3 LAYOUT

Land has been acquired from 105 Crouch Hill, the previously angled boundary posed an akward exterior void betewen the buldings. By utilising this land between the proerties, quality living space is able to be created, and symmetry between rear extensions in the area maintained. In discussion with !05 Crouch Hill, both properties are intending to appropriate land at the boundary separating the two properties, enahncing it's current condition.

6.4 SCALE

Works are limited to the rear of the building and do not exceed 6.5m in height. The heavily vegetated nature of the area further reduces any impact on neighbouring properties.

The scale of both 105 and 103 Crouch Hill together have been considered to maintain consistency.

6.5 APPEARANCE

The location and shape of the rear extension ensures minimal visual impact of the proposal on the area. The position of the neighbouring windows has been considered and the form of the development considered to be subordinate to the original building and site.

The rear extension at ground floor will use the same London stock brick as existing with an area of glazing. The brick will follow upwards to the first floor at the north west elevation, the rest shall be clad in metal with large areas of glazing.

This limited palette of materials will provide a contemporary appearance while remaining respectful of the existing building.

6.6 ACCESS

No change is proposed to existing vehicle or pedestrian access. The proposal is designed to meet building regulations and will be constructed to comply with building regulations.

7.0 PRECEDENTS

The precedent shown here demonstrates how a simple palette of materials and simple form can lead to an elegant structure, of high architecural merit that helps to define space while maintining sensitivty to the existing.

The use of glass demonstrates a sense of quality space, with connection to the environment.

The roof is kept contemporary with minimal visual impact, maintaing a quality finish.





8.0 PROPOSED MATERIALS

The proposed materials of the extension are intended to be sympathetic with the existing fabric and the broader context.

Glazing will be used frequently in order to create a direct visual connection, as well as to encourage a smooth transition between inside and out. Large glazed slider doors will be specified to provide a contemporary and slender solution.

At ground level the proposed extension shall reflect the same brick as the existing, with the use of glazing to allow more light to flood the space. This brick at the north-west boundary will extend upwards to the first floor extension. The rest of the first floor extension will be clad with a dark grey aluminium metal cladding system, providing a subtle contrast to London yellow stock brick, while having a large area of glazing looking onto the garden.



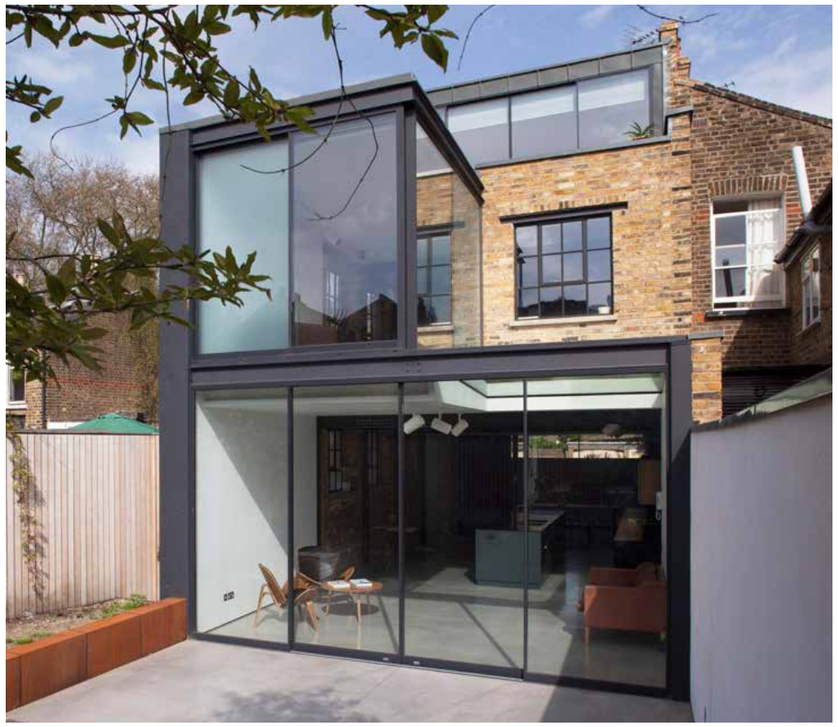
Glass linking interior and exterior and minimising visual impact.



Subtle and contemporary balustrade



London Stock Brick



Dark grey metal cladding

9 PROPOSED IMAGES





9 PROPOSED IMAGES



Summer- Existing view of 103 Crouch Hill from end of Vicarage Path



Proposal completely obscured by foliage and vegetation in summer.



Winter - Existing view of 103 Crouch Hill from end of Vicarage Path



View from end of Vicarage Path with super imposed massing of 103 and 105 Crouch Hill proposals, existing vegetation (as seen in left image) obscuring most of the buildings, even in winter.

10 HERITAGE IMPACT STATEMENT

"8.14 On the pavement on the west side Crouch Hill outisde No. 103 is an histroic borough marker stone. Consequently No. 103 is the northernmost house within this part of Haringey, but forms an integral part of a symmetrical terrace of three properties No's. 99 to 103 (odd) of which the other two houses are within the London Borough of Islington. They are similar details to No's 105 to 111 (odd), which are symmetrically designed two storey terrace of four red brick houses with slate roofs, hipped at both ends, containing an attic floor with a mix of gables, hipped dormers and small flat roofed dormers. Each house has a forward projecting section with a ground floor square are canted bay window and a painted timber front door with coloured galss and a painted timver porch with brackets or turned colums. They have substantial front gardens with amture planting of trees, shrubs and hedges behind retained original burr brick boundary walls. Some also retain their original toels footpaths. They amke a positive contribution to this part of the conservation area" [1]

The subject property is identified in the conservation area appraisal within a group of terraces houses that make a positive contribution to the Crouch End conservation area. The identified contribution to the conservation area is limited to the front of the house and its presentation to the streetscape. The proposal is contained to the rear of the house, being set back at the rear of the property, and the property being elevated from the road with extensive tree cover within the front garden, the proposal will not be visible from the road. This is considered to have no impact on the recognised values of the conservation area.

CSV1 DEVELOPMENT IN CONSERVATION AREAS

The Council will require that proposals affecting Conservation Areas:

a) preserve or enhance the historic character and qualities of the buildings and/ or the Conservation Area,

b) recognise and respect the character and appearance of Conservation Areas; and

c) protect the special interest of buildings of architectural or historic interest

The proposed extension to the rear of the house is limited to 25sq.m. The proposed height remains within previously existing first storey. The simple and rational composition of the box at first floor level distinguish it from the original building and retain the legibility of the original building in its entirety.

CSV5 ALTERATIONS AND EXTENSIONS IN CONSERVATION AREAS

The Council will require that alterations or extensions to buildings in Conservation Areas:

a) preserve or enhance the character of the Conservation Area; and

b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

The proposed extension at 109 Crouch Hill is not considered to be detrimental to the values for which the conservation area is recognised. The proposal is wholly contained at the rear of the property and does not exceed one storey in height. The high quality detailing and restrained use of modern materials ensure that the original building is dominant and wholly legible in the landscape. The proposed addition is materially discrete and lends itself to reversibility in the future.

CSV7 DEMOLITION IN CONSERVATION AREAS

The Council will seek to protect buildings within Conservation

Areas, by refusing applications for their demolition or substantial demolition if it would have an adverse impact on the character and appearance of the Conservation Area. In some exceptional cases, if substantial community benefit would result from total or substantial demolition of buildings in Conservation Areas the Council may consider this to be acceptable. Each case will be judged on its merits and weighed against arguments in favour of a building's preservation. Further information is available in the Conservation and Archaeology SPG2.

The proposed demolition is limited to one wall of the existing extension in order to extend the ground floor plan and adapting the first floor elevation to incorporate entry into the proposed study/ home office. It does not remove fabric which is associated to the establishment of the conservation area and is not considered to have a detrimental impact on the values for which the conservation area is recognised.

CSV8: ARCHAEOLOGY

Planning permission will only be granted for development which would adversely affect areas of archaeological importance if the following criteria are met:

a) applications are accompanied by an archaeological assessment and evaluation of the site, including the impact of the proposed development.

b) development proposals will preserve in situ, protect and safeguard important archaeological remains and the settings and, where appropriate, provide for the permanent display and interpretation of the remains.

The Council will ensure the proper investigation, recording of sites and publication of the results is conducted by a suitably qualified archaeological contractor, as an integral part of a development programme where a development incorporates archaeological remains or where it is considered that preservation in situ is not appropriate.

The site is highly modified and the likelihood of archaelological finds is considered negligible.

Conclusion

Overall the proposal is well-considered design that is sympathetic to both the original building and the conservation area context. Minimal impact to its surroundings has been achieved by;

1 - Retaining the original building

2 - Not altering the existing streetscape on Crouch Hill;

3 - Using a restrained palette of materials to complement rather than compete with the existing building and its context.

[1] http://www.haringey.gov.uk/pages_76-93__sub_area_5_-2.pdf accessed 05 April 2016

APPENDIX

TO SEE FULL EXTENT OF PROPOSED WORKS,
PLEASE REFER TO DRAWINGS BELOW:

EXISTING

103-00-01 Existing Location Plan

103-00-02 Existing Site Plan

103-00-03 Existing Ground Plan

103-00-04 Existing First Floor Plan

103-00-05 Existing Roof Plan

103-00-06 Existing Elevation

103-00-07 Existing Section

103-00-08 Existing Front Elevation

PROPOSED

103-01-02 Proposed Site Plan

103-01-03 Proposed Ground Plan

103-01-04 Proposed First Floor Plan

103-01-05 Proposed Roof Plan

103-01-06 Proposed Elevation

103-01-07 Proposed Section

103-01-08 Proposed Front Elevation