The **D***Haus Company Ltd

50 Mount View Road

Design & Access Statement

July 2016

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1. Introduction

1.1 Introduction

This Design & Access Statement has been prepared by The D*Haus Company Ltd, in support of a planning application at 50 Mount View Road, Haringey.

1.2 The Site

Mount View Road is a sought after road in Haringey, it is a quiet residential street with a mix of residential properties.

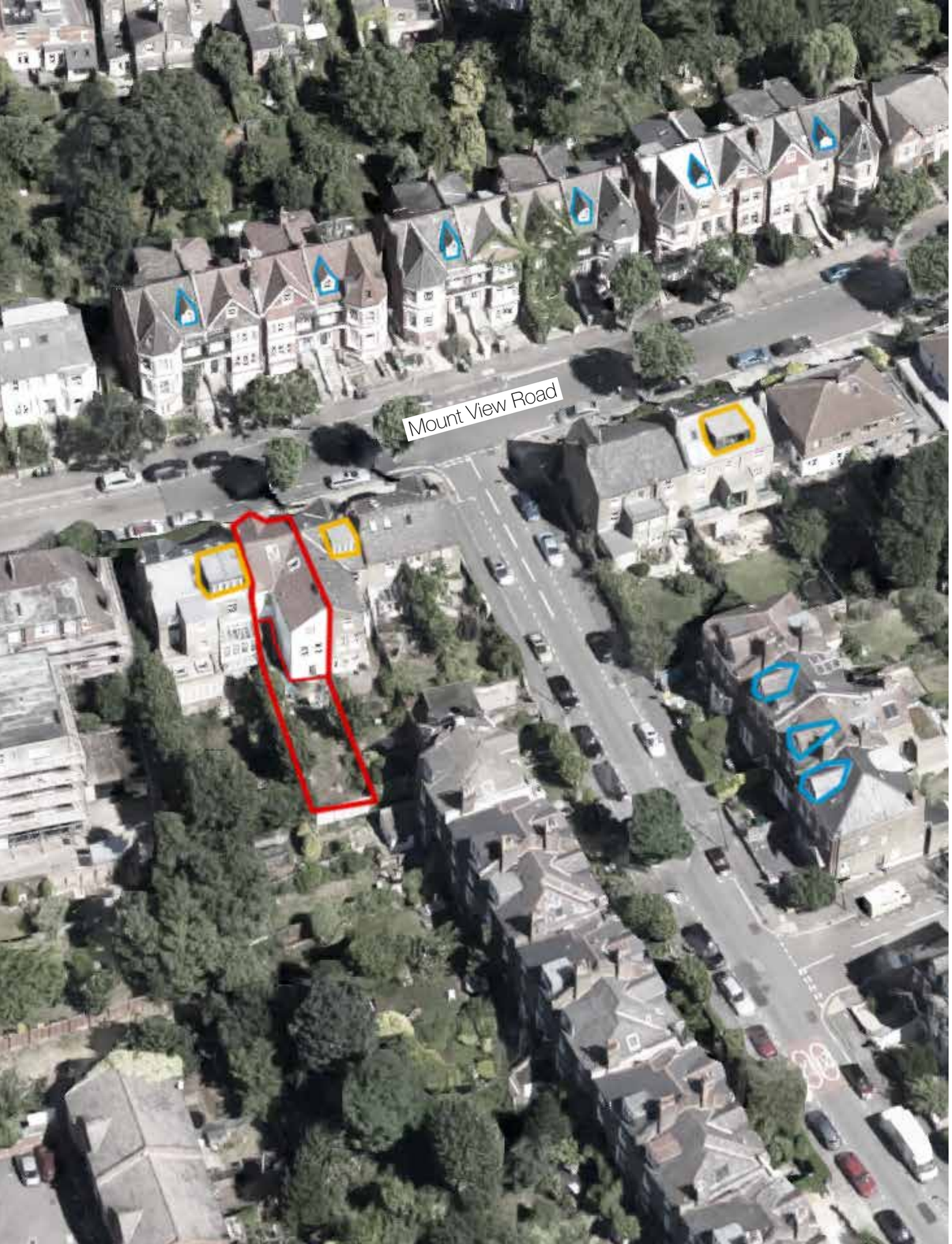
50 Mount View Road sits within a three storey terrace of properties with brick façades and masonry detail to their front elevations.

This report looks at the proposed development in relation to the surrounding properties and site constraints.

1.3 This Application

This is the third application we have made on this site with a previous scheme being approved for a loft extension (reference HGY/2016/0749), and the ground and lower ground works currently under consideration (reference HGY/2016/2055)

This application relates specifically to a revision to the dormer roof proposal, with the addition of a hidden recessed inset balcony.



2. Context and History

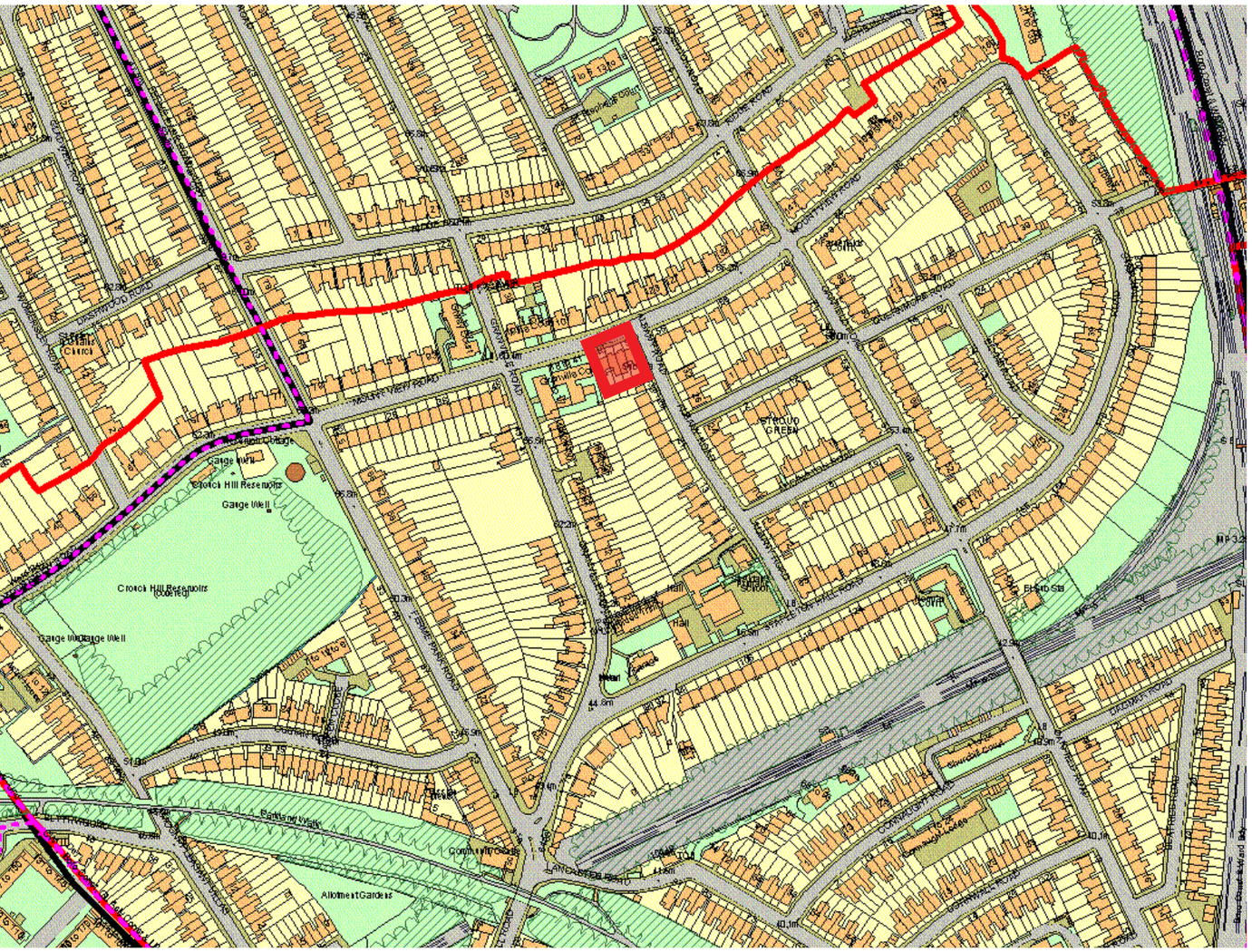
2.1 History

The building sits within the Stroud Green Conservation Area, although it is not a listed building.

The late 19th-century residential development in Stroud Green represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area. The triangular area enclosed by Stroud Green Road and the Haringey/Islington border to the south and west, Mount View Road to the north-west, and the railway line to the east, includes a significant variety of 19th-century house types. These range from elegantly crafted artisans cottages to Gothic-revival and Italianate-renewal terraces, to Queen Anne style semi-detached houses.



Stroud Green Road, C. 1910



Conservation area map, showing the property.

2. Context and History

2.2 Context

The property sits within a row of terraced houses facing north along Mount View Road. It is within walking distance to Haringey overground train station and local buses.

3. Existing Use

3.1 Existing Use

The building is currently used as residential dwellings split into 3 residential units. The flats are in a poor condition and require refurbishment, as do the communal areas.

3.1 Lower Ground

Currently used as a bathroom and storage for the lower level flat. A lightwell to the rear of the property brings light in from the garden.

3.2 Upper Ground

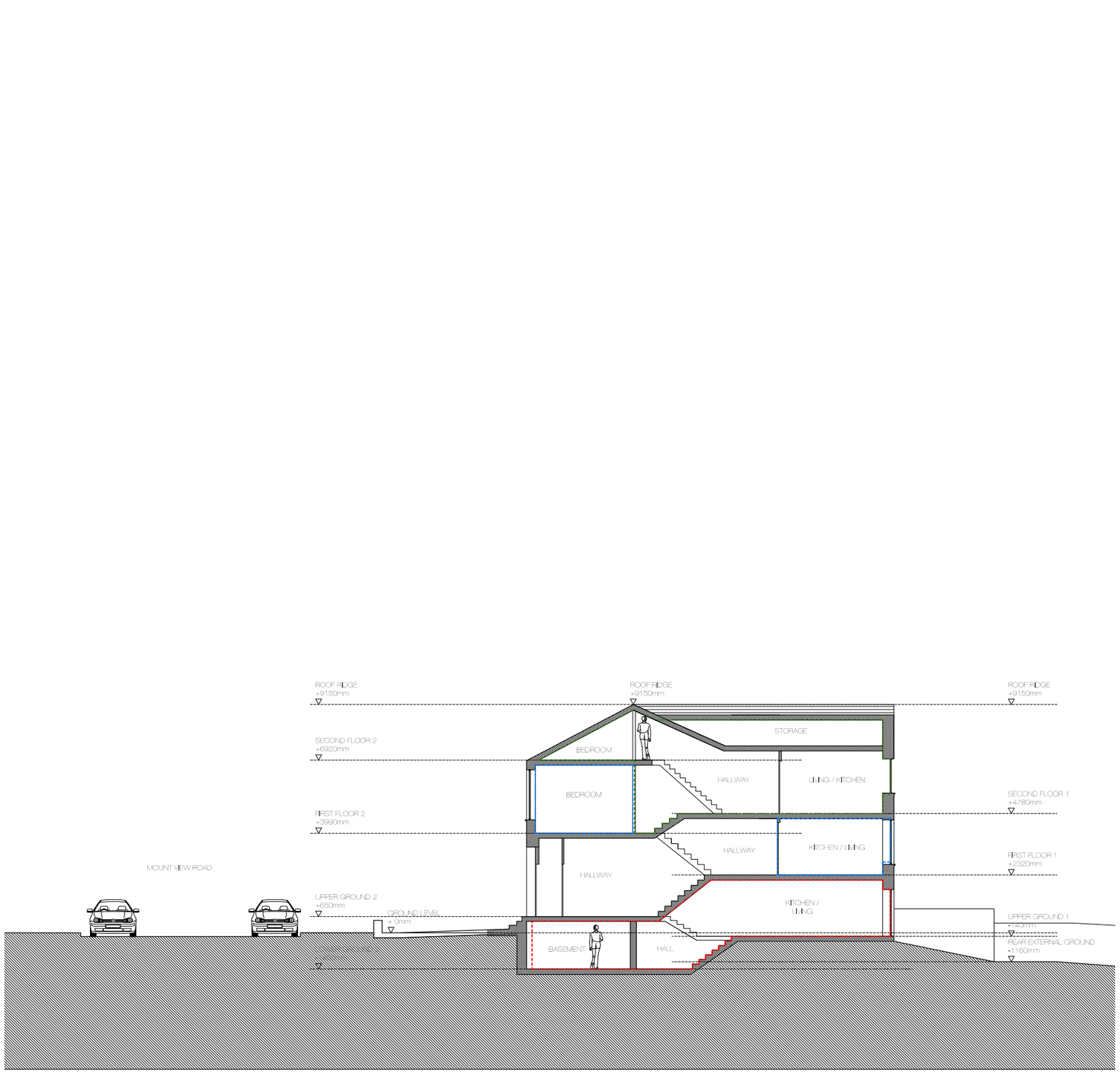
The ground floor houses 2 bedrooms and a kitchen / living space with access into the rear garden

3.4 First floor

The first floor houses a one bedroom flat and the main staircase to the upper level.

3.5 Second floor

The second floor also houses a one bedroom flat.



Existing cross section through the building

4. Proposal

4.1 Proposed Use

The proposed development seeks to expand and improve on the quality of the residential units, whilst also preserving the character of the building.

4.2 Lower Ground

The building shall be extended to the front and rear to increase the floor area of the building and allow more light into the lower levels. To the front the ground floor bay window shall be taken down to basement level with a lightwell inserted to give the lower ground floor a dual aspect. To the rear the building shall be extended to create a direct connection with the garden. Terraced stairs shall link the lower level directly with garden to improve the amenity of the dwelling.

4.3 The Ground floor

The ground floor shall be remodelled to create a light and airy living space. The front rooms shall be merged together to create a larger living space, whilst the rear kitchen space shall be flooded with natural light via the introduction of new openings in the external walls.

4.4 First floor

On the first floor, primarily internal changes shall be made, with the only external changes, to create inward opening Juliet balconies to the rear of the property. As this flat already overlooks the garden of the flat below, there is no loss of amenity by implementing these changes.

4.5 Second floor

The second floor unit will also be extended via the introduction of a rear dormer window to allow light and air into the upper levels. This type of dormer roof arrangement is typical of properties within the area.

4.6 Area Summary:

Below is an area schedule detailing the floor areas for each of the dwellings.

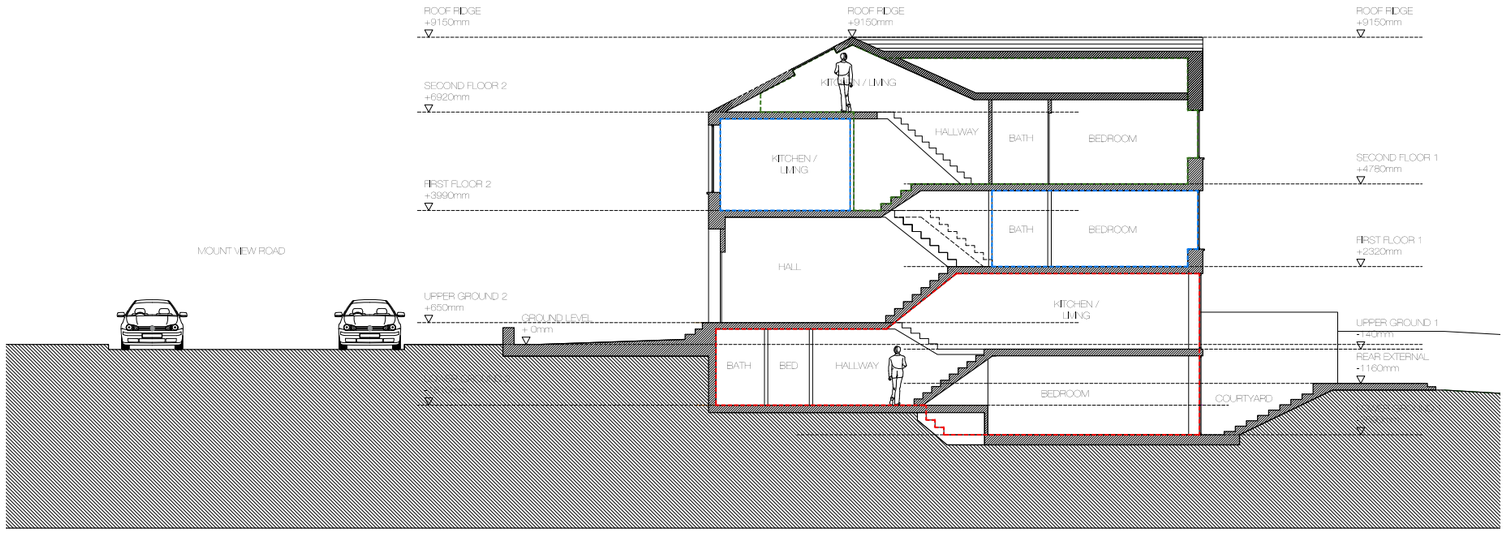
	Unit 1	Unit 2	Unit 3
Lower Ground	76.0m²		
Upper Ground	65.1m²		
First		60.2m²	
Second			57.3m²
SUB-TOTAL	141.1m²	60.2m²	57.3m²
TOTAL	**258.6m²**		

4.7 Unit Summary:

Each dwelling aims to comply with the space standards set out in the London Housing Design Guide, and is designated as follows:

Unit 1: 2 Bedroom, 4 person flat
Unit 2: 2 Bedroom, 3 person flat
Unit 3: 1 Bedroom, 2 person flat

Both Units 1 & 3 comply with the space standards set out whilst unit 2 is only 0.8m2 below the recommended size for a dwelling of this kind. It is felt that this small difference is acceptable given the scheme is within an existing building.



Proposed cross section through the building



Aerial view of the site showing nearby roof developments and orientation of the gardens with clear views from the rear of the site, with minimal overlooking issues.

5. Design

5.1 Approach to Changes

The proposal aims to sympathetically respond to the existing building and its immediate context.

5.2 Roof Extension

The roof extension shall be in the form of small front and larger rear dormer window. Extensions of this kind are typical for properties in this area, as can be seen from the aerial photograph opposite

5.3 Front Facade

The main facade of the building shall mainly remain unaltered and preserved, with the only alterations at roof level being the addition of a front skylight. At ground level the existing bay window shall be continued to lower ground with the introduction of a light-well in the front garden.

5.4 Rear Elevation

To the rear of the building, the existing side return shall be extended sideways, but no more than other rear extensions of neighbouring properties in the immediate location. It shall not be extended to the rear and instead remodelled to create larger openings offering more light into the internal spaces.

The dormer roof extension shall match the size and scale of the adjacent dormer window at 52 Mount View Road with the addition of a recessed balcony that is hidden behind the existing roofline.

This type of extension is common within the area and for buildings of this kind. It is felt that an extension of this kind would not have any adverse effects on the amenity of neighbouring buildings as the rear of these buildings face onto gardens that serve perpendicularly faced properties and therefore do not have any immediate overlooking issues.

5. Design

Glazed doors onto recessed balcony



Recessed inset balcony hidden
from view behind existing roofline



Recessed inset balcony hidden
from view behind existing roofline



View of the revised dormer, the
balcony is hidden from view



Recessed inset balcony hidden
from view behind existing roofline

6. Further Considerations

7.1 Waste storage

A waste storage area for the flats will be relocated in the kitchen of each unit. Waste will remain in this location until it is moved to the newly created bin store within the front garden of the property.

The bin store has been adequately sized to comply with guidance provided by Haringey's Sustainable Construction and Design SPD Appendices A3, which provides sizes for waste storage for dwellings.

Waste will stay in this location until it is taken onto the pavement for collection by the Council.

7.2 Access

Main pedestrian access to the building will be directly from Mount View Road. All new staircases, corridors and spaces will comply with UK building regulations.

7.3 Sustainability

This development aims to achieve high environmental performance standards. Where possible, Locally and responsibly sourced materials shall be used within the building structure and fabric. All timber shall be FSC certified.

All building fabric and glazing U values shall aim to have as high as thermal performance as possible, contributing to increase in the energy efficiency of the building.

The building will aim to maximise use of the existing materials and fabric, reusing as much waste material as possible.



7. Conclusion

8.1 Referring to the National Planning Policy Framework, March 2012:

ACHIEVING SUSTAINABLE DEVELOPMENT:

Item 9 - "Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as in people's quality of life, including (but not limited to):

- *replacing poor design with better design;*
- *improving the conditions in which people live, work, travel and take leisure; and*
- *widening the choice of high quality homes."*

Referring to the above policy, which argues the case for achieving sustainable development, it is felt that the proposed scheme has a positive impact on both the quality of the built environment and also the quality of life of the residents by improving the living space and amenity of the flats.

THE PRESUMPTION IN FAVOUR OF SUSTAINABLE DEVELOPMENT:

Item 14 - "At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

For decision-taking this means:

- *Approving development proposals that accord with the development plan without delay; and*
- *where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:*

— any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this
Framework taken as a whole; or
— specific policies in this Framework indicate development should be restricted."

Referring to the above policy, which is in favour of sustainable development, we would argue that the positive benefits of the scheme outweigh any minor amenity issues neighbours may suffer, particularly as there are no direct overlooking issues on this site.

Requiring good design:

Item 61: "Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

Referring to the above policy, the design does not negatively affect the visual appearance of the area and improves the quality of the house by improving the amenity and living space of the units and should therefore be supported.

Item 63: "In determining applications, great weight should be given to outstanding or innovative designs which help raise the standard of design more generally in the area."

The proposal raises the standard of design in the area and should be viewed positively and supported.

8.2 NPPF Summary:

These proposals accord with the requirements of the NPPF and we believe that as a consequence planning permission should be granted.

8.3 Conclusion

The proposals will improve the overall quality of the surrounding area by improving the aesthetic of the building.

The proposals will enhance the quality of the existing building preserving its character while updating it for the 21st Century.

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