



Introduction

Overview of the Proposals

This Design and Access Statement has been prepared to support the application for the extension of 29 Lanchester Road with a bay window to the front and replacement of the existing conservatory and flat roofed bedroom to the rear.

The proposal is to modernise the home and create an exemplar in sustainability - the proposals aims to meets industry leading standards of the 'RIBA 2030 Climate Challenge'.

A key intention for the renovation is to enhance the contribution that 29 makes to the appearance of Lanchester Road. To this end the proposal replace the existing garage door with a bay window and roof extension, replicating the characteristics of the group of houses to the east and others on Lanchester Road. This has emerged from a study of the context illustrated through this statement.

To the rear the existing conservatory is replaced with a meadow grass roofed extension and is extended to the boundary to the west and slightly further to the south than the line of the existing conservatory. .

The existing flat roofed extension at the top floor is expanded to create space for photovoltaic panels to be installed on the roof. To facilitate this a half gable (Dutch gable) is introduced to the west of the house and the existing ridge is extended. All proposed roof extensions stay below the height of the existing ridge level.

A studio is proposed for the end of the garden, discreetly located behind existing trees. This will act as both a home working location and a guest room.

Internally a new central atrium is opened up with a double height entrance bringing south light deep into the home and allow for natural passive cooling. Light and views through this central area are maximised through the use of a lightweight digitally fabricated stair. With the introduction of the bay window a new snug / occasional guest bedroom is introduced at the ground floor to the front. The first bedroom is enlarged resulting in the loss of one bedroom at this level and to compensate for this a third bedroom is located to the rear on the top floor. In all rooms views to the ancient Oak tree which is located to the south are maximised.

The proposals will involve works to improve the overall fabric including insulating the walls as well as the replacement of the roof and windows. In addition the proposed works will improve the existing party wall and floor conditions with the neighbouring 29A Lanchester Road.



Plan of the west end of Lanchester Road showing the location of number 29

Contents

The Residents & Owners

The application has been prepared by the freeholders of 29 Lanchester Road, Simon Toplis and Laura Wilkinson. They have lived in the property for over 10 years raising their family. Their intention is to remain in the home with the renovation and extension designed to offer them and their family the flexibility to stay in the home for the long term.

Simon is an architect and partner at HTA Design LLP. HTA are an award-winning interdisciplinary design practice who provide architecture, landscape architecture, planning consultancy and sustainability services. They focus entirely on Housing and Housing-led Regeneration projects making us the UK's largest Housing only design specialist. This unique focus means we bring in-depth understanding and knowledge of the sector to all our projects. We pride ourselves on being a great place to work, with over 250 staff in London, Edinburgh, Manchester and Bristol. We have over 100 awards including the Architects' Journal Employer of the year and Client Choice of the year as well as multiple time winners of the Offsite Architects of the Year. We design projects through all stages from inception to completion and some examples from around London are included here.

Some of Simon's projects are illustrated here including West Green Place also in Haringey.



100 House for Ilke



Trinity Square, Barnet



West Green Place, Haringey



Ten Degrees, Croydon



Cane Hill Park, Cusldon

This Statement

The document is organised into two sections. The first section sets out our analysis of the existing house and its setting. The second explains the proposed changes.

Analysis

The Context

- History of Lanchester Road
- Lanchester Road Now
- Planning Context

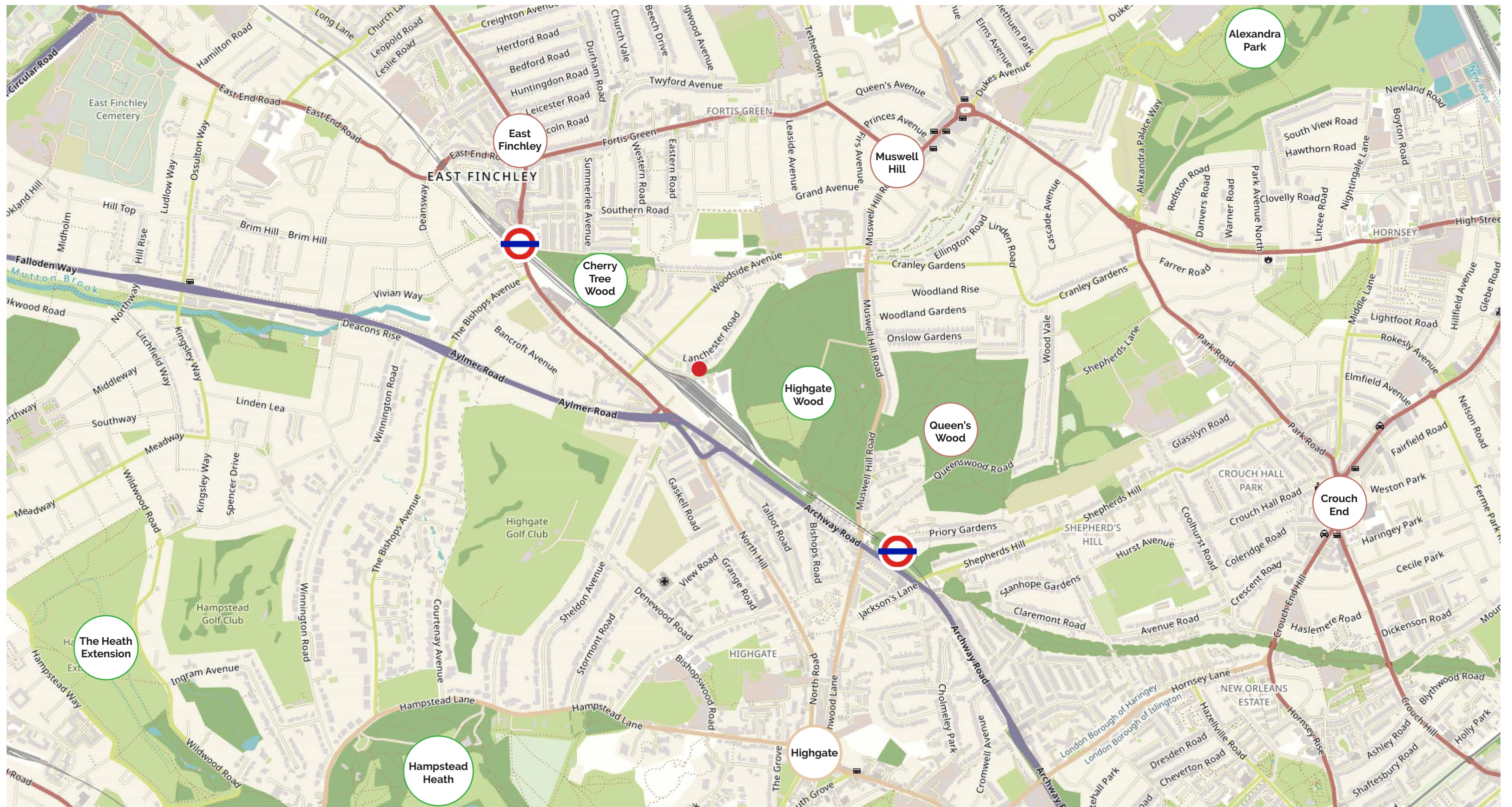
29 Lanchester Road

- Existing condition
- Proposals
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Appendix A - Survey of Lanchester Road

Appendix B - Products under consideration

The Context



Area plan with 29 Lanchester Road indicated by a red circle (source: Open Street Map)

Lanchester Road is located in North London between East Finchley (the nearest tube station), Highgate, to the south, and Muswell Hill to the north-east. It is located off Woodside Avenue which connects the Great North Road (A1000) to Muswell Hill Road. Either side of Woodside Avenue are Lanchester Road and Fordington Road which together form a small pocket of housing between Highgate Wood and Cherry Tree Wood. Further to the north-east, on the other side of Muswell Hill lies Alexandra Park, while further to the South West is Hampstead Heath and the Heath Extension. 29 Lanchester Road is at the southern end of the road.

The Context



Birdseye visual of the surrounding area from the south, 29 Lanchester Road is indicated by the red overlay

As can be seen from this birdseye illustration the house sits at the southern curve of Lanchester Road with the immediate surroundings dominated by the combination of the Transport for London sheds and Highgate Woods. Woodside Avenue provides a connection between the Great North Road (A1000) to the west (left of the image) and Muswell Hill Road (top right of the image).

The Context

As set out through this statement our appreciation of the context has been important in informing the extension of 29 Lanchester Road so over the following we touch on some of the significant local context followed by the history of Lanchester Road.

Muswell Hill

Muswell Hill is a suburban district of the London Borough of Haringey, north London. The hill, which reaches 335ft above sea level, is situated around 5 miles north of central London.

The earliest records of Muswell Hill date from the 12th century. The Bishop of London, who was the Lord of the Manor of Haringey, owned the area and granted 65 acres to a newly formed order of nuns. The nuns built a chapel on the site and called it Our Lady of Muswell. The name Muswell is believed to come from a natural spring or well (the "Mossy Well"), said to have miraculous properties. A traditional story tells that Scottish king Malcolm IV was cured of disease after drinking the water. The area became a place of pilgrimage for healing during medieval times. The River Moselle, which has its source in Muswell Hill and Highgate, derives its name from this district; it was originally known as the Mosa or Mosella. Until the 1950s, the town's name was often pronounced "Muzzle Hill".

In the 18th century Muswell Hill was a scattered village consisting mainly of detached villas with large gardens. In 1787 it was commented that nowhere within 100 miles of London was there a village so pleasant or with such varied views. Little had changed by the start of the 19th century when there were only 8 properties of note in 1817 all of which were large country houses.

The development of Muswell Hill was spurred by the opening in 1873 of Alexandra Palace, around this infrastructure new homes were created when two large villas were sold in Muswell Hill in April 1896 to a builder, James Edmondson of Highbury. He laid out Queens Avenue across The Limes estate and began building the Broadway shopping parades. Edmondson. In total, Edmondson developed six estates in Muswell Hill (The Limes, The Elms, Fortis House, Wellfield, North Lodge and Hillfield). In 1895 Samuel Soames sold his Fortismere Estate to William Jeffries Collins, the second important builder of Muswell Hill, who developed the Rookfield estate on the hill in the first decade of the 20th century. Muswell Hill maintains this Edwardian heritage with large areas including Fortis Green and the Rookfield Estate now conservation areas.

Our proposals for 29 Lanchester Road draw on this rich Edwardian heritage, particularly referencing the rich patterns and details of the facades.



The Context

Alexandra Palace

As noted on the preceding page Muswell Hill's history is closely tied to the "Palace of the People". It was conceived by Owen Jones in 1859. The Great Northern Palace Company was established by 1860. Construction materials were acquired and recycled from the large 1862 International Exhibition building in South Kensington after it was demolished. In 1863 Alexandra Park Co. Ltd. acquired the land of Tottenham Wood Farm for a park and to build the People's Palace, with a dramatic ridge more than 91 m high. Alexandra Park was opened to the public on 23 July 1863.

Although originally named "The Palace of the People"; it was renamed to commemorate the popular new Princess of Wales, Alexandra of Denmark (who married Prince Edward on 10 March 1863). In September 1865, construction commenced but to a design by John Johnson and Alfred Meeson rather than the glass structure initially imagined by Jones.

In 1871, work started on the Edgware, Highgate and London Railway to connect the site to Highgate station. Work on both the railway and the palace was completed in 1873 and, on 24 May of that year, Alexandra Palace and Park was opened. The palace was built by Kelk and Lucas, who also built the Royal Albert Hall in South Kensington at around the same time. Only 16 days later, Alexandra Palace was destroyed by a fire. Only the outer walls survived. Remarkably the Palace reopened on 1 May 1875. The new Alexandra Palace contained a concert hall, art galleries, a museum, lecture hall, library, banqueting room and large theatre. The grounds included an open-air swimming pool, a horse racing course with grandstand (London's only racecourse until its closure in 1970) a Japanese village, a switchback ride, a boating lake and a 9-hole pitch-and-putt golf course. A Henry Willis organ installed in 1875 survives and is considered to be one of the finest concert organ in Europe.

At first a private venture, in 1900, the owners planned to sell it and Alexandra Park for development. A group of neighbouring local authorities managed to acquire it and make it public. In 1935, the trustees leased part of the palace to the BBC for use as the production and transmission centre for their new television service. In 1936, it became the home of the BBC's first regular public television service. The broadcasting system was the 405-line monochrome analogue television – the first fully electronic television system to be used in regular broadcasting.

Our proposals for 29 Lanchester Road take as their inspiration the rich details and in particular the focus of the rose window at the centre of Alexandra Palace.



The Context

Highgate

Until late Victorian times Highgate was a distinct village outside London, sitting astride the main road to the north. The area retains many green expanses including the eastern part of Hampstead Heath, three ancient woods, Waterlow Park and the eastern-facing slopes known as Highgate bowl.

At its centre is Highgate village, largely a collection of Georgian shops, pubs, restaurants, residential streets, interspersed with diverse landmarks such as St Michael's Church and steeple, St. Joseph's Church and its green copper dome, Highgate School (1565), Jacksons Lane arts centre housed in a Grade II listed former church, the Gatehouse Inn dating from 1670 which houses the theatre Upstairs at the Gatehouse and Berthold Lubetkin's 1930s Highpoint buildings. Pond Square, behind the High Street, is a registered village green and is the centre of communal activities which take place in the elegant buildings of the Highgate Literary and Scientific Institution and Highgate Society facing the Square.

The village is at the top of Highgate Hill, which provides views across central London. Highgate is 136m above sea level at its highest point. Historically, Highgate adjoined the Bishop of London's hunting estate. Highgate gets its name from these hunting grounds, as there was a high, deer-proof hedge surrounding the estate: 'the gate in the hedge'. The bishop kept a toll-house where one of the main northward roads out of London entered his land. A number of pubs sprang up along the route, one of which, the Gatehouse, commemorates the toll-house.

Hampstead Lane and Highgate Hill contain the red brick Victorian buildings of Highgate School and its adjacent Chapel of St Michael. The school has played a paramount role in the life of the village and has existed on its site since its founding was permitted by letters patent from Queen Elizabeth I in 1565. The area north of the High Street and Hampstead Lane was part of Hornsey parish and also later the Municipal Borough of Hornsey, and the seat of that borough's governing body for many years. Highgate Hill, the steep street linking Archway (traditionally called part of Upper Holloway) and Highgate village, was the route of the Highgate Hill Cable Tramway, the first cable car to be built in Europe. It operated between 1884 and 1909. Closest 29 Lanchester Road is Highgate North Hill, which is a uniquely diverse example of diverse architectural styles, with homes built throughout its 400 year history.

Whilst not drawing directly from Highgate our proposals for 29 Lanchester Road do aim to contribute to the diversity of domestic architecture that the history of the area has.



The Context

East Finchley

Shortly before 1300 a new road north out of London was made through Finchley, which we now call the High Road with East Finchley (East End) first mentioned in 1365 when it formed a scattered hamlet. At the bottom of the hill just where the railway crosses the road there was a bridge, later called Hanson's Bridge (1444), over a stream called Mutton Brook. The road was improved in 1712. It passed up the hill from Hanson's Bridge to Fortis Green Road. Tickets were sold to travellers at a tollbooth near the White Lion to pay for the road to be repaired. At the top of the hill beyond the Bald Faced Stag the road ran across the infamous Finchley Common. The White Lion's name then was The Dirt House. 'Street manure' (effluent from the streets and cesspits of London) was brought to Finchley to be used on the hay fields. The carters of the manure did not want to pay the extra cost of the toll so stopped at the inn. Here the farmers and carters probably conducted their transactions and the carts would return to London with hay. The toll ceased in 1862 and the tollgate was removed in 1903.

East Finchley station opened in 1868 as part of the Great Northern Railway. At first it was called East End Finchley station, but during the 1880s the name East End became associated with the poorest parts of London, and locals asked the railway company to rename the station. It became East Finchley in 1886. Where the Phoenix Cinema is today was Nevil Smart's tile and brick yards from the 1820s until the 1860s. A tramline (1905) promoted further developments and by 1914 the High Road became East Finchley's main shopping district, and most of the streets were full of houses. There were two cinemas, the Athenaeum and the Picture Palace External link (now the Phoenix Cinema), and a temperance inn, The Black Bass Tavern, from the mid 1880s until 1965. In 1935, the London Passenger Transport Board (LPTB) announced a proposal, which became known as the Northern Heights project. This was to take over the LNER lines from Finsbury Park to Edgware, High Barnet and Alexandra Palace, and link them to both the Northern line at East Finchley and to the Northern City line at Finsbury Park. For the introduction of London Underground services, the original station was completely demolished and rebuilt in an Art Deco/Streamline Moderne design by Charles Holden with L H Bucknell. A notable feature of the station is its semi-circular glazed stairways leading to the enclosed bridge over the tracks occupied by staff offices. Prominent from the platforms and dominating the main entrance façade is The Archer, a 3m statue by Eric Aumonier.

Our proposals for 29 Lanchester Road reference the dramatic semi-circular stairs of the station at East Finchley.



The Context

Highgate Woods

Highgate Woods is a 28ha designated Ancient Semi-Natural Woodland known today as Highgate Woods. Access to the woods from Lanchester Road is via a fenced public footpath between nos. 67-69.

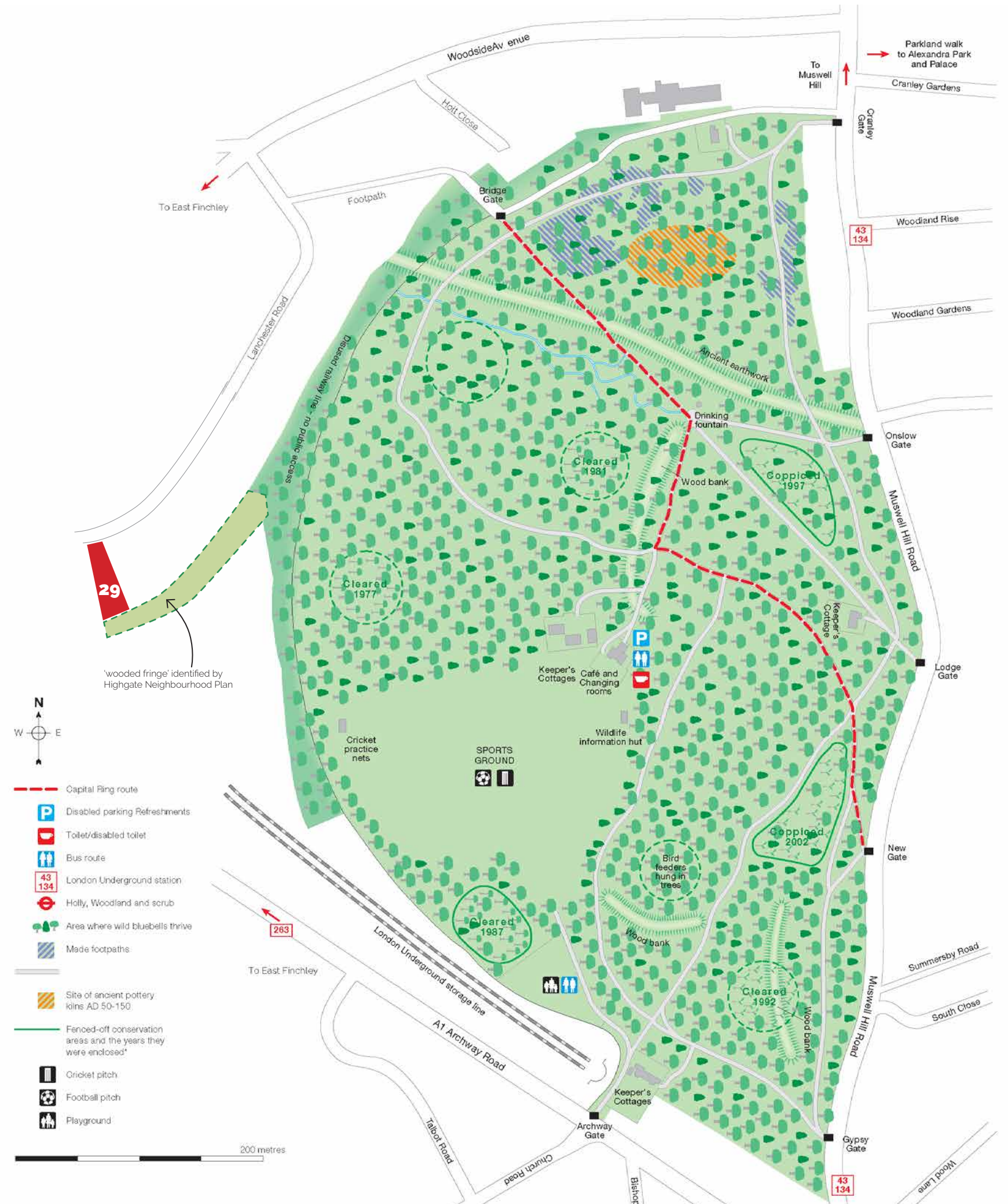
From the early 7th C. the Wood was part of land owned by the Bishops of London. After the Norman Conquest of England in 1066 the Wood became part of a much larger Hunting Park given by King William to William the Norman Bishop of London, 1051-75. To the west, at the centre of the Wood at that point, where Highgate Golf course now sits, was the Bishops Hunting Lodge, with moat, in continuous use until early 15th C. These grounds gradually became fragmented, with long leases to local landowners.

From some point in the 1600's, the wood was known as 'Brewer's Fell' and was used for the purposes of coppicing. In the 1960-70's archaeological excavations were carried out in Highgate Wood and revealed kilns dating from ca. AD 43 to AD 160. In the early 19th C the area remained predominantly a rural farmland landscape of woods and fields, with continued function of coppicing and supply of gravel. It was from this supply of gravel for roads that the woods took their later name, Gravelpit Wood.

The smooth, arcing curve of the woods northern side was formed with the construction of a railway line that connected Finsbury Park with Alexandra Palace at the end of the 19th Century. The rail line fell out of use, with the area further north now forming part of the Woodland Walk but the part beside Highgate Wood is now disused - although the alignment of the railway lines remains visible. Notably, Highgate Wood received its name at this point, with a remnant of it Gravelpit Wood still intact into the 1920's in the area which was eventually developed as Lanchester Road and Woodside Avenue. This formation is clearly visible on the historic maps on the following pages.

The loss of woodland and the rapid expansion of housing, stirred public opposition, directed largely at the church, which owned much of the land. It was in this growing unrest that Highgate Wood was saved from any further loss and destruction, as it very much is today.

As illustrated by the adjacent plan 29 Lanchester Road is located to the west of the woods with a spur of remaining ancient woodland - referred to as a 'wooded fringe' in the Highgate Neighbourhood Plan - and banking forming the backdrop to the outlook from the house. The woods can be accessed via the footpath between 67 and 69 Lanchester Road to the north providing access to the 'Bridge Gate'.



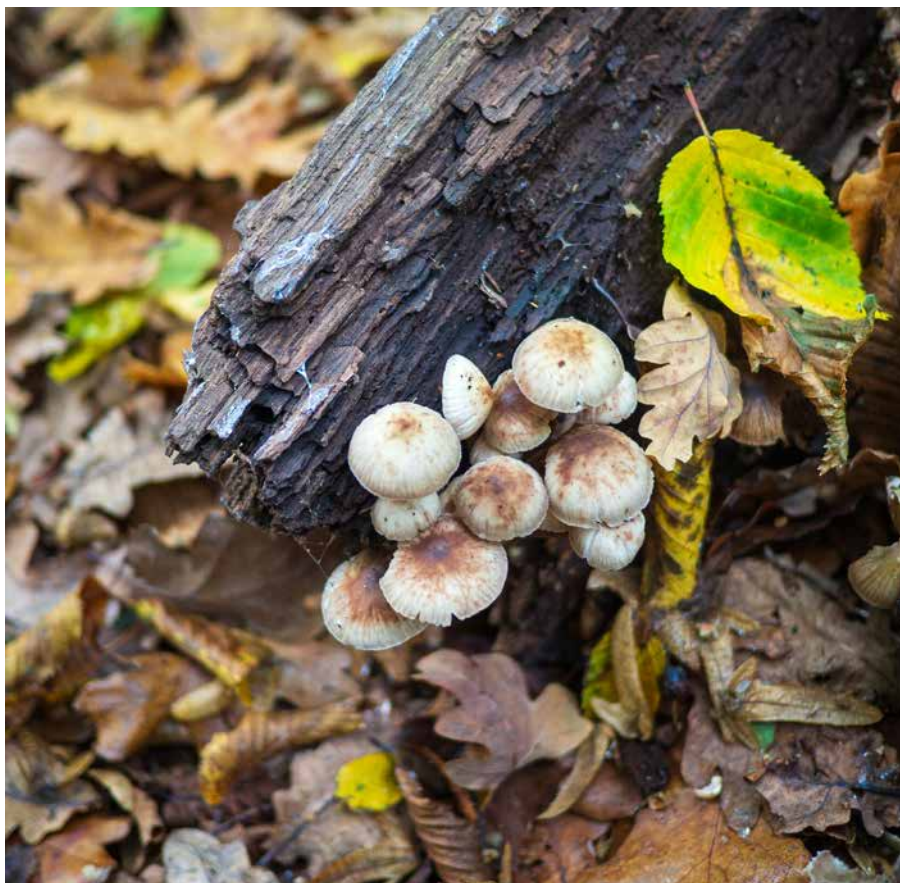
The Context

Highgate Woods

Highgate Wood is a significant wildlife and biodiversity concentration in a busy area of London. Its importance was recognised in October 1990 when it was designated as a site of Metropolitan Importance. It is visited by a large number of birds, and at least 70 different species breed within the wood regularly. Seven species of bat have been recorded and there are roosts in many of the oaks. Bat and bird boxes are put up as well to provide additional roosting/nesting places and to monitor bat populations. Regular moth surveys have identified over 400 different species in what is now the longest running moth survey in the country. There are more than 50 species of trees and shrubs in Highgate wood. Oak, Hornbeam and Holly are the most common with some Beech also. You can also find the 'wild service tree' (*Sorbus torminalis*), which is considered to be an indicator of the Wood's ancient origin.

Small conservation areas (up to one acre in size) are created every five years, so that each one has a different age range of developing trees. They are fenced for ten years to stop access so that the woodland has the opportunity to regenerate itself, and this is supplemented by planting a variety of wild flowers and bulbs. The management of the wood extends to protecting older trees and leaving branches and logs lying in the wood to provide food and habitat. Research into the variety of invertebrate species has identified 978 different species so far, and the wood ranks 26th in the country for dead-wood invertebrate importance. There is a wide variety of fungi (over 350 species identified so far), many of which are associated with old trees and some of which are quite rare. They all contribute to the wood's ecology and visitors are asked not to pick any fungus as over-picking could damage some populations. Many of these species rely on habitats found only in the complex and developed ecosystems of ancient woodlands like Highgate Wood.

Our proposals for 29 Lanchester Road seek to enhance the biodiversity of the setting of the house to support the vital role that the ancient woodland of Highgate Wood takes in enhancing London's climate resilience and respecting the role we have in preserving and enhancing habitats.



History of Lanchester Road



Ordnance Survey Plan, Middlesex Sheet XIII, 1873 - the approximate location of 29 Lanchester Road is indicated by the red dot

The development of Lanchester Road can be understood through the historical maps for the area from the 1850s through to 1930. It was part of the inter-war period expansion of London between 1918-1938 when the size of the capital trebled over this 20 year period. Up until the 1900's the growth of London was restricted by walking distances. As can be seen in the above late 1800s plan development was limited but what would later become the northern line later partially in place to the west. Highgate Wood was at that point referred to as Gravelpit Wood. Some development exists off Fortis Green (Shakespeare Villa and St. John's Villa). There is limited development around Muswell Hill but Muswellhill Cottages are to the south and St James's Church is already in place. At this point it doesn't appear there is a road connecting Great North Road and Muswell Hill Road although a footpath or track seems to pass beneath the railway further south than the existing alignment before wrapping north around Hildridge's wood to take an alignment that appears to align with the current Woodside Avenue. It appears that a tree lined waterway passes from the railway north to a culvert around the location of the current Cherry Tree Woods .