

OWA

4 View Close

Design & Access Statement

Single Storey Front Porch Extension

July 2022



Chartered Practice

Introduction

This applicant seeks consent for a single storey front extension to form a porch enclosure and studio space to support a home working facility.

Existing Context

4 View Close is located within the Highgate conservation area in the London Borough of Haringey.

The existing building is a two storey dwelling set at the centre of a small cul-de-sac of 8 dwellings. Built contemporaneously, homes along View Close refer to a Northern European Modernist architectural vernacular, with a painted brick to the ground storey and a hanging tile to upper levels, terminating at a shallow pitched roof form.

4 View Close has been subject to a previous renovation and extension which entailed the conversion of a garage, and construction of a projecting canopy to the front elevation. Neighbouring properties have also been subject to further development, such as the large rear extension, garden studio and front porch extension to 1 View Close. This is described in more detail later in the 'Planning Considerations' statement within this document.

The approach to the design of proposals has been carefully considered with the influence of local precedent, the built and natural context, as well as local and national policy considerations.

Right top: Front elevation of 4 View Close as seen from the street

Right bottom: Approach to 1 View Close from View Road (entry point to the cul-de-sac)



Design

Proposals for a porch extension address the need for a more comfortable, accommodating arrival for the applicant and their family at their home. The addition of this front extension allows for internal remodelling works that otherwise would not be possible given the spatial constraints of the building.

In proposing a carefully massed, materially sympathetic addition to the facade of the building, this application seeks consent for an extension which is intended to make an architectural contribution to the general setting of View Close.

Of the 8 dwellings on View Close, 4 of them have been granted permission for the construction of a single storey front extension. These are numbers 1, 5, 6 and 8.

This application proposes a front porch similar in form and language to the consented precedents, remaining subservient to the building-line set out by the neighbouring property at 2 View Close. This is to ensure the approach to the close is not visually interrupted.

This application retains an active relationship with the street with the placement of a new window serving a home office space for the applicant, whilst repositioning the front door to the side of the new porch structure to allow a comfortable separation from the footway.

Furthermore, the proposed extension addresses the need for a more suitable home-working space, exacerbated by workplace-lead changes that have occurred since the advent of the Covid pandemic.

The Modernist character of the existing building has been carefully considered and reflected in the proposed extension design, with suitable details familiar to the vernacular of the house and its surroundings.

Materiality

The side and rear extension constructed in 2013 following consent ref HGY/2013/0960 make a positive contribution to the material palette of 4 View Close. This addition looks to reuse this extended palette, rather than introducing any new or unfamiliar materials to the building.

The existing building is comprised of white painted facing brickwork, patinated hanging tiles, with white framed aluminium windows. The contemporary side extension is clad in vertical off-white fibre cement-cladding panels, with a darker band at high level.

Recent alterations consented and enacted at 1 View Close have widened the use of fibre cement cladding panels.

The single storey porch generally will be constructed from a white painted brick and off-white toned fibre-cement panels to match existing materials, with white aluminium-framed windows.

Access

Proposals entail the reorientation of the front door in a manner which echoes that which has been implemented at 1 View Close. Proposals will feature a complimentary landscape design which allows for the building to be approached from the car parking area adjacent to the garages. Proposals do not affect car parking provision.



Front bay of approved planning application at 8 View Close
HGY/2021/1485



Enacted porch at 1 View Close
HGY/2020/1912



Enacted porch at 5 View Close
OLD/1988/1935

Pre-application Advice

Comment was sought from Haringey regarding a proposed two storey front extension to match the projecting bays in neighbouring properties.

The applicant took note of the concerns of the responding case officer, and returned a revised single storey proposal for consideration.

On 16th May, 2022, the Mercy Oruwari reported:

‘I have discussed your proposal and it a design that can be considered subject to consultation comments.

The submitted design should incorporate high quality materials, a design that is contemporary in appearance but is sympathetic to the house and close overall. It should include sufficient good quality soft landscaping/planting.’

This feedback forms the basis of proposals.

Further Planning Considerations

The site is set within the Highgate Conservation Area in the London Borough of Haringey. The close is characterised through its loose arrangement of detached homes and gardens which are well cared for.

The only reference made within the Conservation Area Character Appraisal is as ‘a discreet development from the 1960s with houses with timber clad façades with some white render panels’. This document also describes the ‘two rebuilt houses, in a loosely ‘Bauhaus’ style’ which frame the entrance to the development, deviating from the character of the close.

No reference is made to View Close in the Highgate Neighbourhood Plan (adopted 2017).

The current form of 4 View Close is as described in the consent awarded in July 2013 which pertains to the ‘Demolition of the existing side extension buildings, garage and entrance porch and erection of new side extension and entrance porch’ (Ref. No: HGY/2013/0960 and Ref. No: HGY/2014/3377).

Historically, 4 View Close was previously awarded consent for the erection of a two-storey extension to the front of the property in 1973 (Ref. No: OLD/18973/1822).

In more recent context, an extensive series of alteration which affect

the form of the front projecting bay, the footprint and materiality of a the building has been awarded at 8 View Close (reference HGY/2021/1485).

In terms of policy matters which relate to the development, policy SP11 requires development to enhance and enrich Haringey’s built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Policy UD3 relates to the impact of a development upon the amenity of neighbouring properties and the locality generally. SPG1a and SPD Housing support the intent of these policies. Policy SP12 seeks to ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. Policy CSV5 requires alterations and extensions to preserve or enhance the character and appearance of buildings within the Conservation Area.

In terms of each of these policy objectives, the proposed extension would retain its consistency with surrounding buildings by forming a single storey structure, similar in form and scale to those enacted locally, with a material palette comprised of finishes existing in the immediate context as part of the existing building.

A previous application at this site (HGY/2021/2939), relating to the construction of a dormer extension and two storey front projecting bay to match that of neighbouring buidlings, was refused in late 2021.

An objection from the Highgate Society made several references to the scale of the additions as being ‘massive’. This application seeks to observe and reflect learnings from these comments, with our design respone directly addressing their remarks.

Whilst the spirit of the previous application was to echo the precise form, mass and scale of the adjacent 2 storey bay extensions, care and consideration has been given in this application to propose a front extension which is comparable to those of 1, 5, 6 and 8 View Close. Greater emphasis is given to work with the material palette already established in the building. The dormer proposals, which were also subject to comment, have also been omitted to acknowledge their observations.

Whilst the objection notes that an entrance porch has already been added to the building, the existing simple canopy is to be replaced by the proposed extension for which this application pertains.

Given the reading of the modernist character and materiality of the site and its surroundings, the design and materials are consistent with the character and appearance of the existing dwelling and will preserve the character of the View Close street scene in accordance with policies.

Conclusion

The proposals submitted in this application are made to balance the Clients’ objectives of creating an adequate home workspace, with the sensitivities of View Close’s particular characteristics and the wider Highgate setting in mind.

Steered by the pre-application advice received, this scheme, comprised of high quality facing materials, makes a contemporary addition to the close, whilst relating to the character of the neighbouring buildings.

With these considerations in mind, it is respectfully sought that consent is awarded to these proposals.

