

Pencil and Brick

4 Mount Pleasant Villas Design and Access Statement

Ground floor rear extension. Replacement windows with double glazing throughout. Add a roof terrace to the existing flat roof of the rear outrigger of the building. An additional door is proposed in the rear elevation to access the terrace. Solar panels added to upper roof. Front garden bicycle and bin enclosed storage.

October 2022

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Site address:

4 Mount Pleasant Villas

Haringey

N4 4HD

London

Architect:

Pencil and Brick

6 Links Yard

E1 5LX

London

///Introduction

This Planning Statement is in support of the Planning Application for a single storey rear and side infill extension at no 4 Mount Pleasant Villas.

- The dwelling at 4 Mount Pleasant Villas is a mid-terrace three storey Victorian house within the Stroud Green Conservation Area.
- An extension to the rear has been added in 1992 on the ground floor to the rear.
- Access to the rear garden is through the house.



View from the street towards no 4 Mount Pleasant Villas

Section A /// Context Analysis

The Site

The application site is a three storey mid-terrace Victorian house located towards the western side of the Stroud Green Conservation Area.

The site is located near Finsbury Park and just south of the Parkland Walk. The surrounding area is mainly residential with some mixed use around Stroud Green Road to the south of the site.

The application site is part of a terrace of eight of similar appearance. No 4 Mount Pleasant Villas has a front garden that borders the public sidewalk and No 2 Mount Pleasant Villas garden to the South as well as No 6 Mount Pleasant Villas to the North.

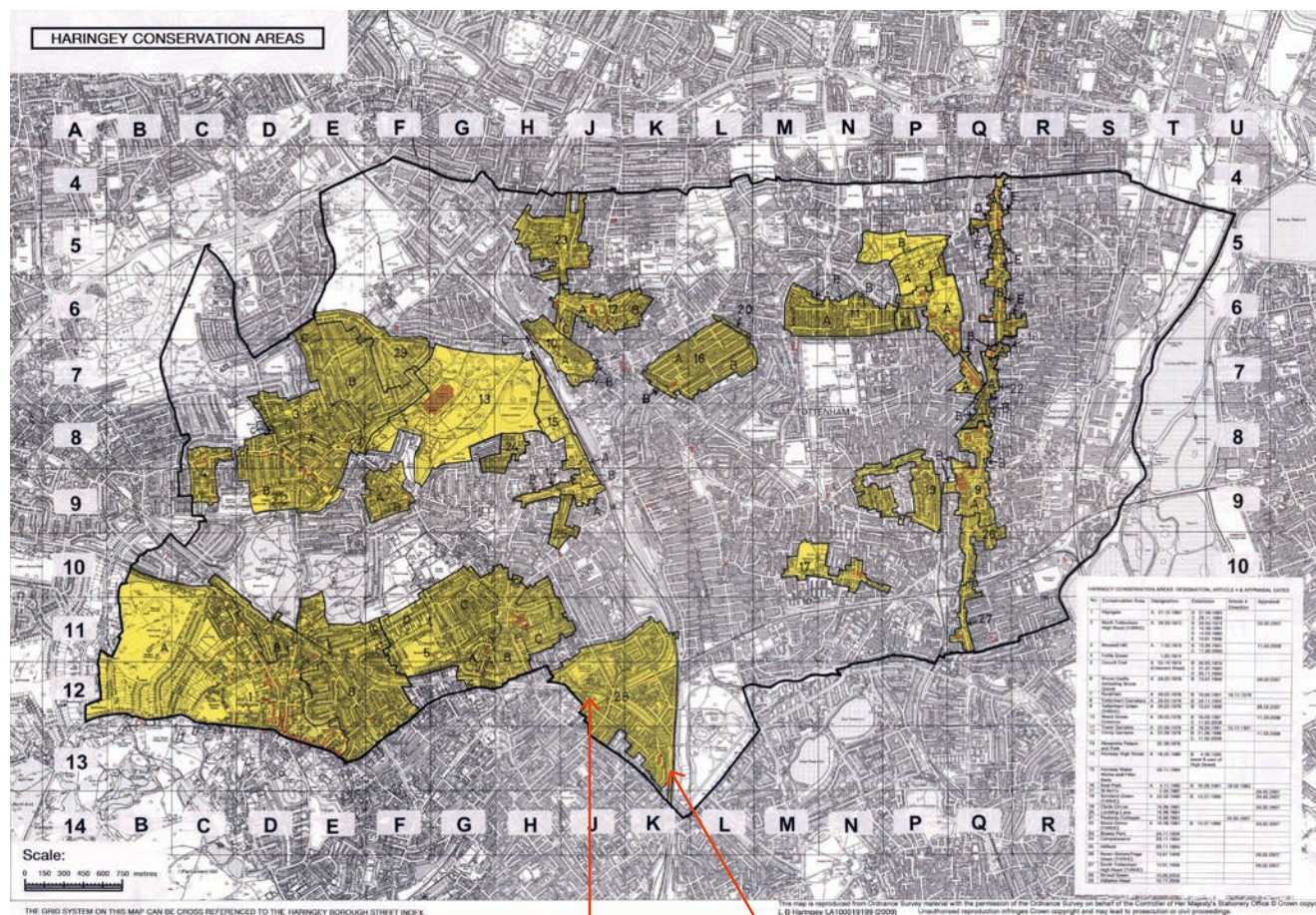
To the rear the application site borders onto land also owned by the applicant. There is no physical boundary between the two titles. A physical boundary exists between the title to the rear of 4 Mount Pleasant Villas and The Grove and Railway Park Allotments which are to the North East of the property.



View from the street towards no 4 Mount Pleasant Villas

Stroud Green Conservation Area

The Application Site is located on the western side of the Stroud Green Conservation Area. Along the terrace at Mount Pleasant Villas are several examples of rear extensions similar to the one this application seeks permission for.



Map of conservation areas in the Borough

Application site

Stroud Green
Conservation Area

Existing Building Analysis

The building is a three storey Victorian terrace in a row of eight. The ground floor contains the front reception room, kitchen and lounge area. A lean-to rear extension has been added to the original building in 1992. The rear garden can be accessed through the house either from a kitchen door or the rear extension.

The house has a small basement space accessible from the ground floor. The space is an un-insulated space with a low ceiling height. The basement space contains gas and electric meters and has the SVP coming down through the space.

The property borders to the north with No 6 Mount Pleasant Villas and to the South with No 2 Mount pleasant Villas. The garden has an area of 186 sqm.

ERA's previous Design and Access Statement describes the house as follows:

"The terrace is fronted with yellow London Stock bricks, with red brick soldier course arches over windows. There are decorative lacework fascia boards on the pitched gable roofs. The roofs are, unusually, only pitched over 2/3 of the houses, with the roofs over the set back front door areas being flat. (ERA, Design and Access Statement, January 2019) "

The rear of the building has a more scaled-back appearance with a brick facade on the first and second floor and a white render on the rear extension on the ground floor. The ground floor brick has been painted in a white colour to match the render on the rear extension.



Aerial View of the front terrace of Mount Pleasant Villas.

4 Mount
Pleasant Villas

Existing Dwelling Drawings and Use

Existing photographs from the application site



1. Aerial photo to the rear of the application site.



2. Existing front facade showing the architectural expression of the terrace and the neighbouring properties



3. Existing rear facade with lean-to extension and side access from the kitchen.

Section B /// Planning History on Site

Previous planning history on site

There have been two previous planning applications on the site. In 1992, approval was granted for a ground floor rear extension and introduction of glass roof over and a new bay window to the existing side addition. There are no documents available on the council website for this application

In 2019 full planning permission was granted for a single storey rear extension extending 4.6m beyond existing ground floor rear facade.

The application drawings are shown below.

HGY/2019/0637 - 4 Mount Pleasant Villas

Application Description

"Demolition of existing lean-to rear extension and replacement with a single storey, side and back wrap around extension. Installation of solar panels and skylights on the existing main roof."



Existing drawings from application (HGY/2019/0637)

- 3.3 Permission is sought for a single-storey rear extension, two rooflights and solar panels to the roof. The extension is proposed to infill the full width of the building and extend further out in an asymmetrical line into the garden. The design is of modern appearance and high quality materials that complement the building and enhance its original appearance. The materials include a glass roof with aluminium framing, frameless glass to rooflights, timber cladding, timber framed windows and doors and zinc on the boundary with no. 6. Additional hard and soft landscaping is proposed to the garden including a pond and a galvanised steel trellis for climbing vegetation. The extension is set back from the boundary wall with no. 6, sloping inwards to the site, from approximately 1.5m high (height of existing boundary fence) with planting and green roof to make the extension appear less dominant from the north. Its boundary with no. 2 is clad with timber and only marginally deeper than the rear elevation at no. 2.

Extract from the delegated report.

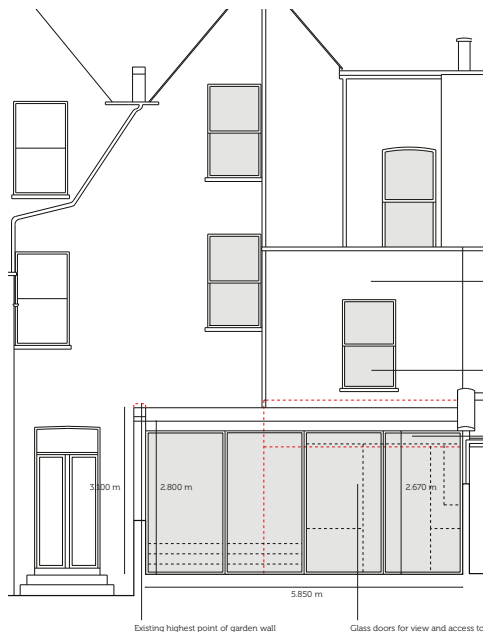
Section C /// Planning Precedent

Relevant planning precedent

There are several relevant applications for rear extensions on the same terrace as the applicant site. The following pages will show these precedent.

HGY/2014/0509 - 10 Mount Pleasant Villas

Erection of side return and rear extension 1m beyond existing rear facade.



Proposed Rear Elevation with heights



Proposed First Floor Plan

Proposed Extension at Ground Floor.

10 Mount Pleasant Villas was approved with a side infill extension that squares off the ground floor footprint of the house. At the highest point the roof is 2.8 m high at the boundary to the neighbour's property. The original floor level has been lowered to allow for a minimised impact on the neighbour's amenity space

Impact on the streetscene and Conservation Area

Concerns have been raised in relation to the design of the proposed extension. The extension would be wholly to the rear of the property so would not be visible within the existing streetscene, it would be a modern design contrasting with the existing traditional dwelling. This design approach is considered acceptable and the proposal is considered to be a high quality modern design which would respect the main design features of and be subordinate to the existing dwelling. The reinstatement of the sash window to the rear of the existing building would enhance the existing building by restoring a traditional feature of the rear elevation.

Extract from the delegated report

This precedent is a relevant precedent for its height at the boundary to no.16 where the height proposed and approved. There are pages later in this statement that show where this applications height sits in relation to that.

HGY/2015/1806 - 14 Mount Pleasant Villas

Erection of rear extension with glazed rear elevation



Proposed Rear Elevation with heights

Proposed Side Elevation

14 Mount Pleasant Villas was approved with a single storey rear extension. Part of the existing rear extension is being demolished and a rear extension that is set in 0.9m from the boundary to the neighbours was proposed. Large bi-fold doors form the main rear elevation. The height at the boundary to no 16 Mount Pleasant Villas is at its lowest point 2.8 and at its highest 3.2.

The proposal is for a ground floor addition which will be attached to the flank wall of the existing ground floor outrigger. It will measure 3.3m in length, 1.6m in width and 3.2m sloping down to 2.8m to the eaves in height. The side addition as well of the remodelling of the existing extension will be constructed out of matching materials and bi-folding doors to the back wall are also proposed. Officers take the view that the extension is modest in scale and proportionate whilst preserving the character and visual amenity of the host property and its conservation area setting in accordance to the above design and conservation policies. The proposal would therefore preserve the character and appearance of the conservation area.

Extract from the Delegated Report

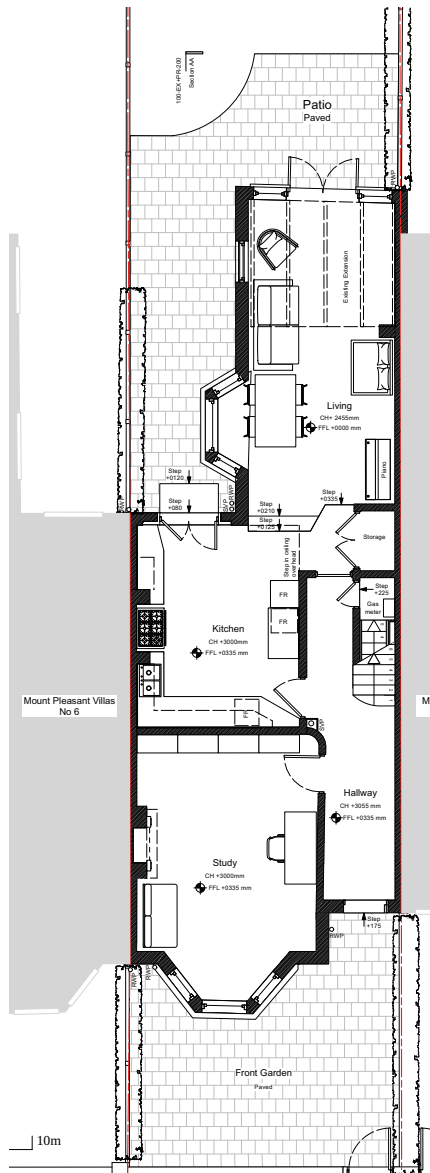
Section D /// Proposal

Planning Application

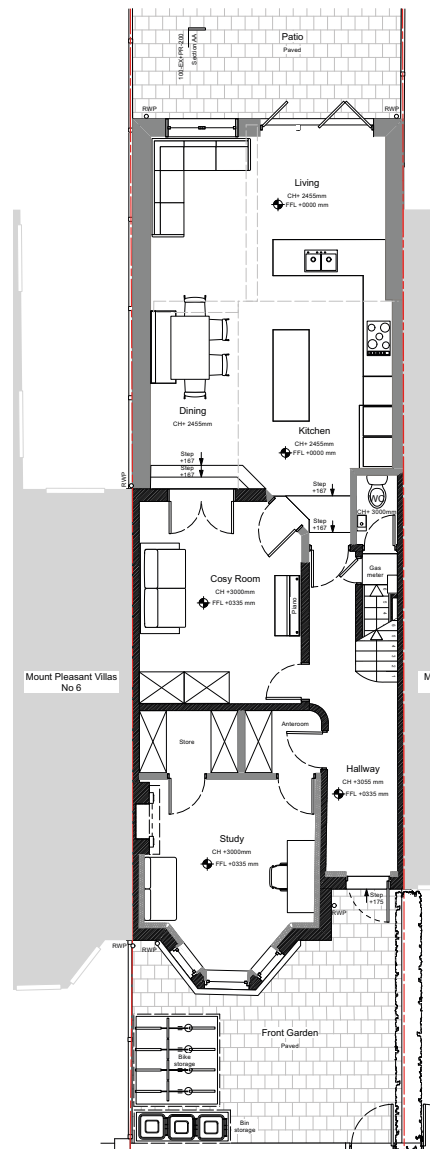
This planning application is in two parts; it seeks the permission to demolish the existing extension from 1992 and replace it with a single storey side-infill and rear extension. It also seeks permission for the installation of a roof terrace on the outrigger and the installation of new skylights and solar panels on the main roof.

The previous approved application (HGY/2019/0637) sought to extend 5.4 m beyond the facade of the outrigger extending 2.4 m beyond the existing rear extension. The new proposal seeks to extend 3.9m beyond the existing outrigger facade and 0.9 m beyond the existing extension. Refer to the diagram on pg 14.

The new extension has a straight facade 'squaring off' the ground floor plan. The proposal has a pitched roof with the highest point (ridge of the rear extension) being 3.5m and the eaves at the boundary to no 6 Mount Pleasant Villas 2.8m. The proposal is respecting the 45° and the 25° allowing for the neighbour's right to light.



Existing Ground Floor

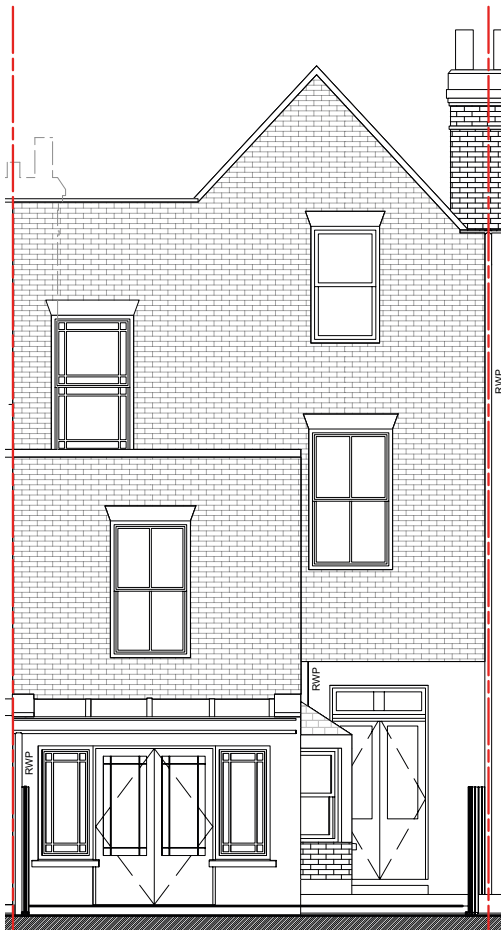


Proposed Ground Floor

Planning Application

The proposal seeks the approval for a ground floor infill and rear extension to the existing building. The proposed extension is to replace the existing one and create a larger living space for the family. The proposed extension is clad with timber which is a renewable material to keep the carbon output of the building low. Large openings with triple-glazed windows to the rear garden allow for adequate natural light without the loss of heat.

To the front the application proposes to replace the existing single-glazed timber sash windows with double-glazed timber sash windows maintaining the character of the conservation area. The front door is sought to be replaced with a new door that is sympathetic to the existing character of the house and the terrace.



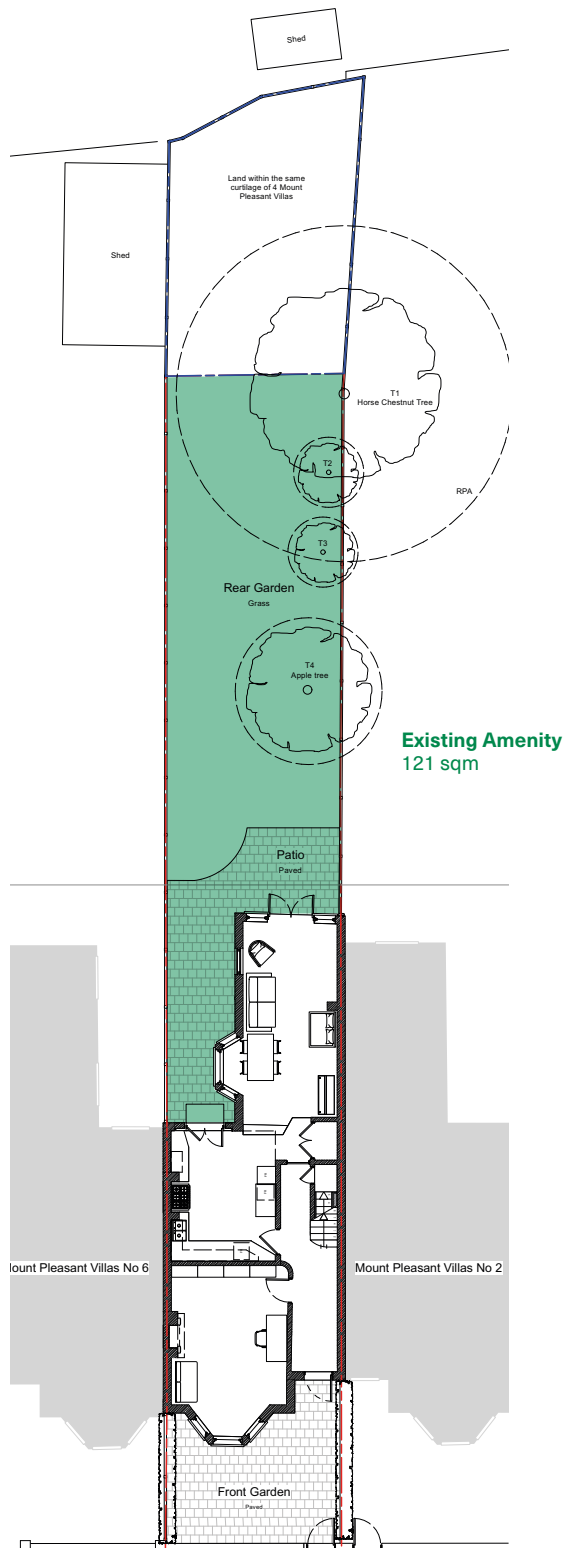
Existing Rear Elevation



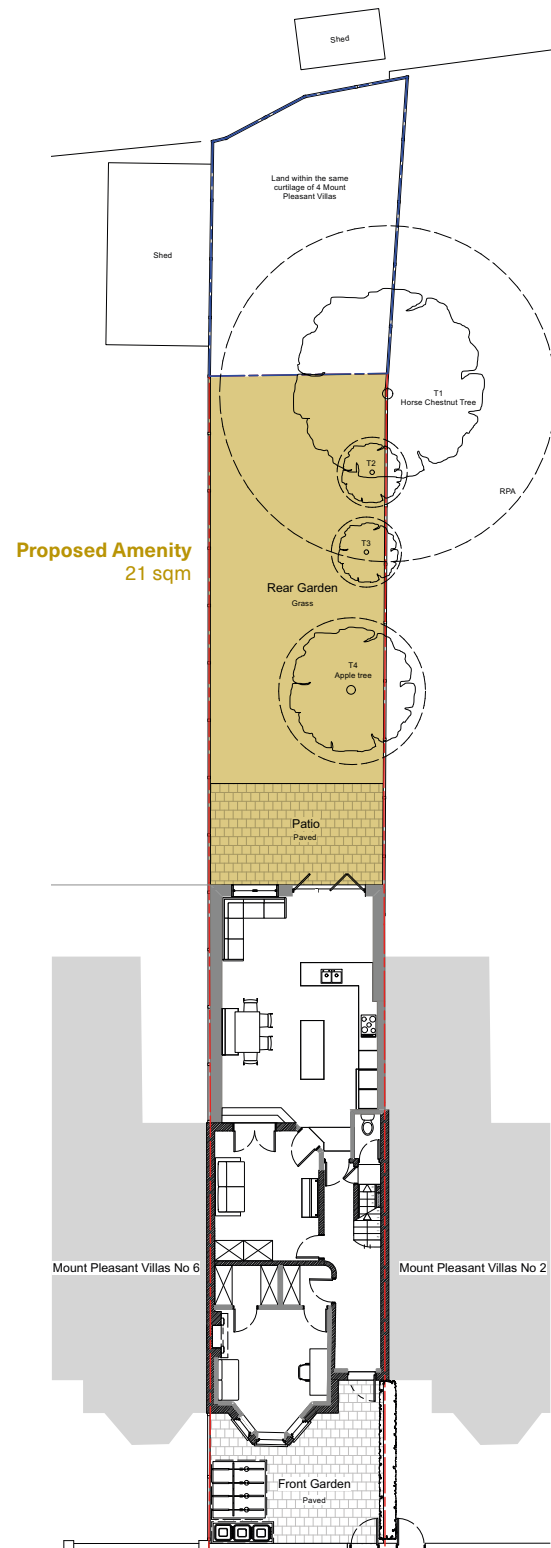
Proposed Rear Elevation

Amenity Space

The side-infill and rear extension adds 21 sqm of living area to the current footprint of the building. The overall amenity space of 4 Mount Pleasant Villas is 121 sqm excluding the title land to the rear of the application site outlined in blue. The amenity with the rear extension if approved would be 100 sqm maintaining a generous amenity space, resulting in a loss of only 20% amenity space.



Existing Site Plan



Proposed Site Plan

Response to planning policy

There is currently no appraisal adopted for the Stroud Green Conservation Area. Haringey's Development Management DPD (July 2017) lays out the guidance for the development of the area. In the following pages there are a number of these relevant policies address in the context of this application.

Design and Character

Policy DM12 of the Development Management DPD states that:

"3.14 Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building"

Responses:

- A. The proposal is a timber-clad rear extension that is subservient to the existing Victorian terrace house. The chosen material for the rear extension is a vertical slatted timber cladding that is sympathetic and compliments the existing materiality of the building in the colour that is chosen.
- B. The proposed windows for the rear extension are timber framed to match the existing building's timber windows both in material and colour.
- C. The proposed extension has a pitched roof with the height at the boundary to the neighbouring properties at 2.8m and the ridge at 3.5m, the proposal is lower at the boundary to allow for the neighbours right to light and to not appear overbearing on the existing house or the neighbouring houses.
- D. There has been support for a similar sized footprint at 14 Mount Pleasant Villas, seen in the delegated report stating:-

"Officers take the view that the extension is modest in scale and proportionate whilst preserving the character and visual amenity of the host property and its conservation area setting."



Proposed Rear Facade



Existing Rear Windows

Response to planning policy

Design and Character

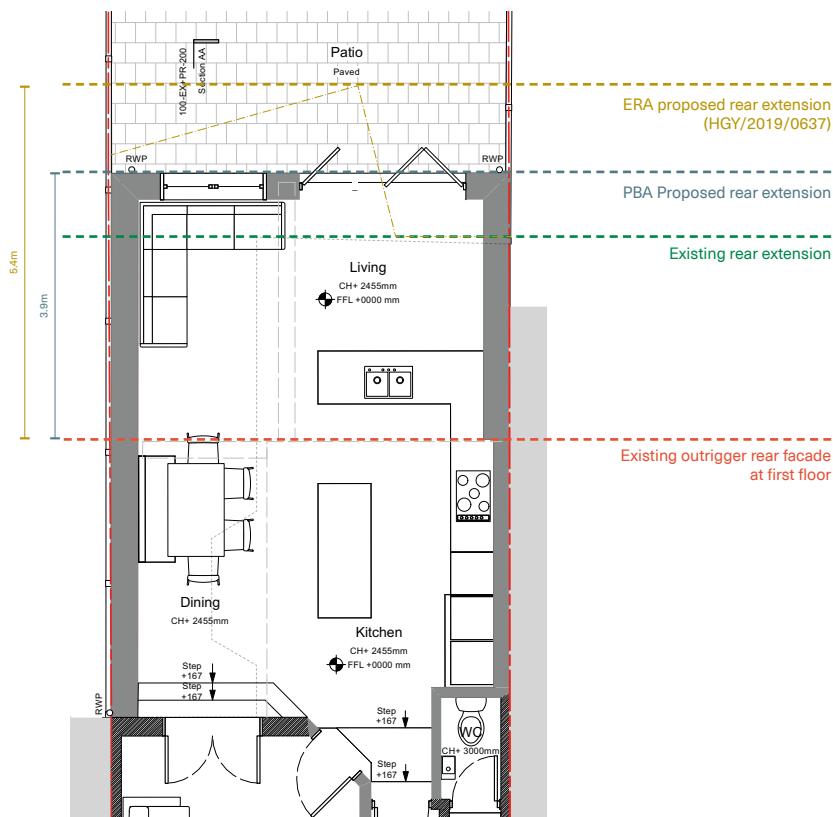
Policy DM12 of the Development Management DPD states that:

"3.15 Full width rear extensions are not normally considered acceptable and they should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight"

Responses:

- A. The proposed extension is a side-infill and rear extension that adds 21sqm to the existing footprint of the building.
- B. The existing garden space is a generous amenity space similar to the gardens along the terrace, the proposed rear extension reduces the amenity space by 20%.
- C. The rear extension has a straight rear facade that extends to less than 1m beyond the existing rear extension and seeks to minimise the impact on the existing amenity space. The proposal extends 3.9m overall beyond the existing outrigger facade.

In the previous planning application (HGY/2019/0637) permission was granted for extending 5.4 m beyond the existing outrigger facade at first floor.



Proposed Rear Extension with existing and previously approved application outlines.

Response to planning policy

Design and Character

Policy DM12 of the Development Management DPD states that:

"3.15 Full width rear extensions are not normally considered acceptable and they should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight."

Responses:

- A. The neighbouring property at 6 Mount Pleasant Villas is slightly higher than the site at no 4 Mount Pleasant Villas. The height of the extension at the boundary to no 6 is 2.5m.
- B. The 45° rule of thumb has been observed in determining the height of the extension ensuring the neighbour's right to light has been maintained.
- C. Refer to application HGY/2015/1806 for an approved scheme with a height of 2.8m at the boundary between no.14 and no.16 Mount Pleasant Villas. Similarly Application HGY/2014/0509 has an extension height of 2.8 at its boundary with no.8 Mount Pleasant Villas. This application seeks permission for an extension with a height of 2.5m at its boundary with no.6 Mount Pleasant Villas.



Section through proposed extension.

Response to planning policy

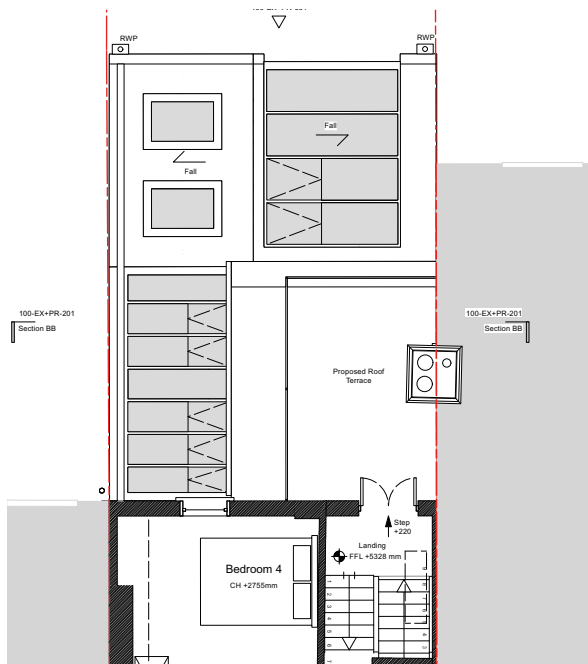
Design and Character

Policy DM12 of the Development Management DPD states that:

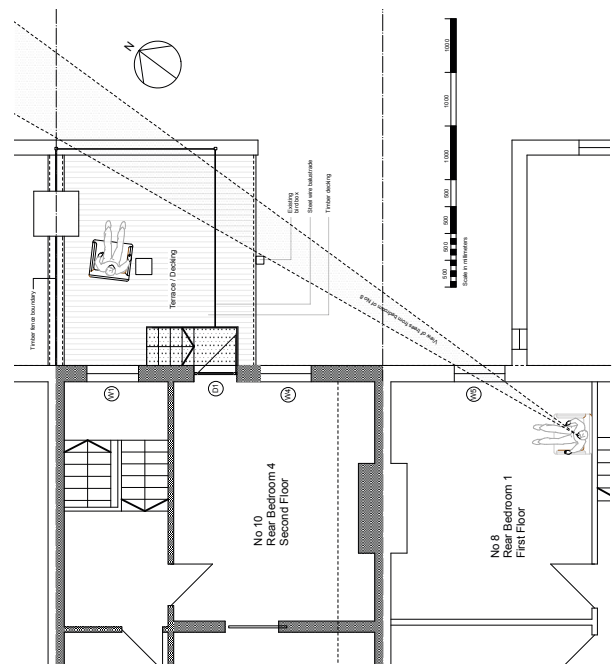
“3.14 Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building.”

Responses:

- A. The application seeks permission for a terrace on the outrigger roof accessible from the second floor landing through an existing opening.
The proposed terrace is set in from the edge of the outrigger to avoid any overlooking issues from no 6 Mount Pleasant Villas, similar to the application HGY/2021/3046 also on the same terrace of buildings.
- B. Access to the outrigger terrace is from the second storey landing, the width of the existing window are being retained and in order to allow a french door to be installed for access to the terrace, the cill of the window will be lowered. The proposed doors will match the existing window both in material and colour.
- C. HGY/2021/3046 (granted in 2021) provides a precedent for a terrace on this terrace of properties. Similar to the proposal in this application the balustrade is of contemporary design to minimise any obstruction of sight lines for neighbouring properties.



Proposed outrigger terrace.



Planning application HGY/2021/3046, sightlines from neighbouring house.

Response to planning policy

Sustainability

DM21 of the Development Management DPD states that:

"4.25 Sustainable design and construction therefore provides clear environmental advantages. It also offers social and economic benefits. This includes more efficient buildings with cheaper operating costs, which is of benefit to future owners or occupiers and particularly those at risk of fuel poverty."

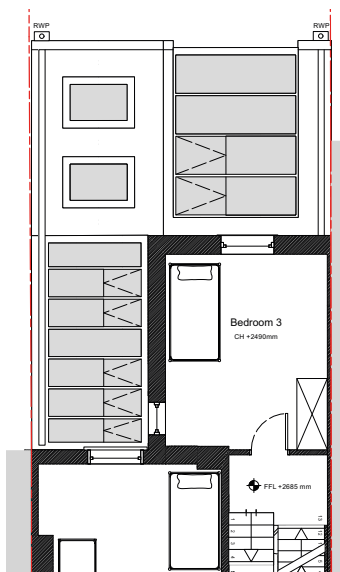
Responses:

- A. The proposal seeks to replace all the existing single-glazed timber sash windows with more energy efficient double-glazed timber sash windows that match the existing in order to maintain the character of the conservation area.
- B. The proposal has large skylights and patent glazing on the rear extension roof. To minimise heat-loss through the roof lights triple-glazing has proposed.

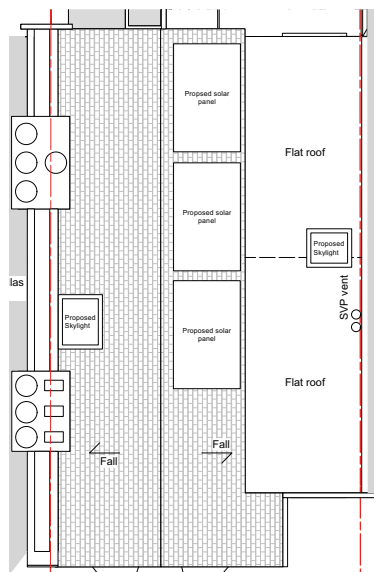
A SAP calc for the proposal has shown that the proposed roof layout would be compliant with building regulations even with a lower spec of double-glazed windows. Knowing this the client wishes to future proof the house and have triple-glazing to the rear extension.

- C. The proposed extension has a timber-clad facade which has an embodied carbon value. Though the species of timber is to be confirmed, the chosen spec will be sustainably sourced .
- D. The proposal includes 3no. solar panels on the roof towards the rear of the building to contribute with renewable energy to the energy use of the house. These solar panels are in the same location as the previously submitted and approved application for 4 Mount Pleasant Villas (HGY/2021/3046).

The proposal is not a new development as outlined in the Development Management DPD but the focus on sustainable construction and upgrading existing building elements will hopefully be seen as a positive element of this application.



Proposed First Floor Plan.



Proposed Roof Plan

Response to planning policy

Waste Management and Storage Space

Policy DM4 of the Development Management DPD states that:

"a Ensure adequate dedicated internal and external storage space to manage the volume of waste arising from the site;

b Provide accessible and safe access to onsite storage facilities, both for occupiers and collection operatives, including vehicles, having regard to the Council's Refuse Collection Strategy;

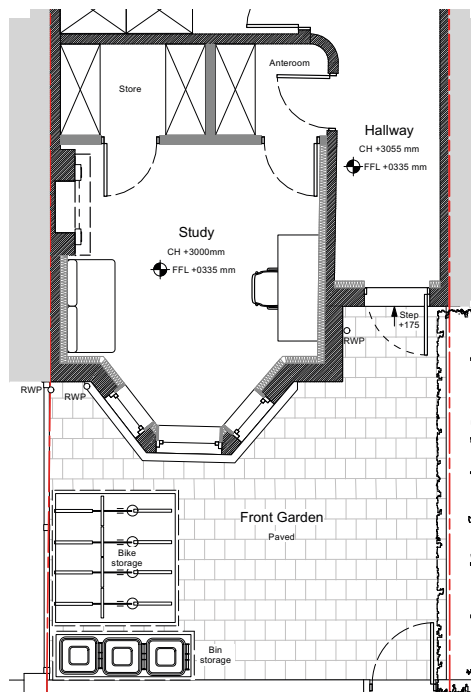
c Be located and screened to avoid nuisance and adverse impact on visual and other amenity to occupiers and neighbouring uses, and are within the maximum permitted carrying and reversing distances;"

Responses:

- A. Bin Storage in the front garden is proposed to provide a collective space for storing wheelie bins and a visually more appealing structure for waste management to the front. This provides a less adverse impact on the conservation area than the individual bins in their current layout.
- B. Permission is also sought in this application for an external bike storage adjacent to the bin storage. The bike storage will enable the residents to keep the bikes safe outside the house and to be neatly stored away.



Bins are currently kept in the front garden, no dedicated storage space is currently provided.



Proposed Front Garden.

End