



Design and Access Statement

Submitted with an application for **Planning Permission**

For demolition of the existing house and erection of a new house at

27 Aylmer Road,
London, N2 0BS

prepared by **Chassay Studio Ltd**, architects

for **Mr and Mrs Sinha**

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Introduction

In 2021, the owners of 27 Aylmer Road submitted a planning application for the demolition of the existing house and the erection of a new dwelling house (application ref: HGY/2021/2700). The application was refused by the local planning authority on various grounds.

The applicants subsequently approached Chassay Studio Ltd to prepare a fresh design for a new house that would both meet their requirements and also address the criticisms raised by the Council of the previous design that was the subject of the refused planning application.

In our view, the refused application failed to demonstrate to the planning authority that it presented an architectural quality that surpassed the existing house. Neither did the application properly assess the significance and character of the conservation area and its context.

The existing house has been substantially altered and extended since it was built. The architectural quality that the house had in its original form, and with it the contribution that the house made to the character of the conservation area, has been diminished by the various extensions and alterations that have been carried out.

Although the existing house makes some contribution to the character of the conservation area, there is certainly scope for a well-designed new house to make an equal or greater contribution. We believe that it is justified to demolish and replace the existing house, given its diminished architectural quality.

We believe the new design presented here responds positively and sensitively to its setting, enhancing the character of the conservation area, while providing improved accommodation for the occupants.

When proposing a new building in a Conservation Area the fundamental obligation is that the design shall either preserve or enhance the character of the Conservation Area.

Among the 13 houses along the stretch of the south side of Aylmer Road that lies within the Highgate Conservation Area there are certain common characteristics: they are all detached, all have two storeys, all have hipped pitched roofs and all but one was built in the late 1920s/1930s. Beyond that there is no single consistent common characteristic of either architectural style or form. Although in earlier decades there may have been a greater degree of homogeneity, most of the houses have been altered and extended to a greater or lesser degree such that they now present a somewhat heterogeneous grouping with diverse architectural styles and palettes of materials.

Nevertheless, the design of the proposed new house at 27 Aylmer Road will both preserve and enhance the character of this corner of the Highgate Conservation Area.

It will preserve the character by maintaining those characteristics that are common to the twelve other house along this stretch of the south side of Aylmer Road: it is detached, two storeys in height, with a hipped pitched roof. It also uses a palette of materials seen in several of the other houses: brown brick walls with red brick dressings around the window openings, clay roof tiles and white-framed windows.

It will enhance the character of the Conservation Area by being of very high quality. It will sit very well alongside the existing houses as a quietly elegant addition to the streetscape.

This report is accompanied by the following:

Architectural Drawings
by Chassay Studio Ltd

Planning Statement
By DLBP Ltd

Highgate Conservation Area Note
by DLBP Ltd

Basement Impact Assessment
by JMS Group

Energy Statement
by GMS Engineering Design Ltd.

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Aylmer Road forms a section of the A1, one of the main arterial roads that leads into north London, with two lanes of traffic in both directions.

This stretch of Aylmer Road is lined with detached houses on both sides of the road.

No.27 sits on the south side of the road. The rear of the house faces south, overlooking the golf course of Highgate Golf Club.



1. View from West

The aerial views presented show the neighbouring detached houses of similar scale, all on generously sized plots.

Neighbouring houses on the South side of Aylmer Road are consistently two storeys high, many also with accommodation at second floor level within an attic storey.



2. View from South



3. View from North

Context: Highgate Conservation Area

The site lies just within the northern edge of Highgate Conservation Area.

Highgate Conservation Area was designated in 1967 and the area covered by the Conservation Area was extended eastwards in 1990 and 1994.

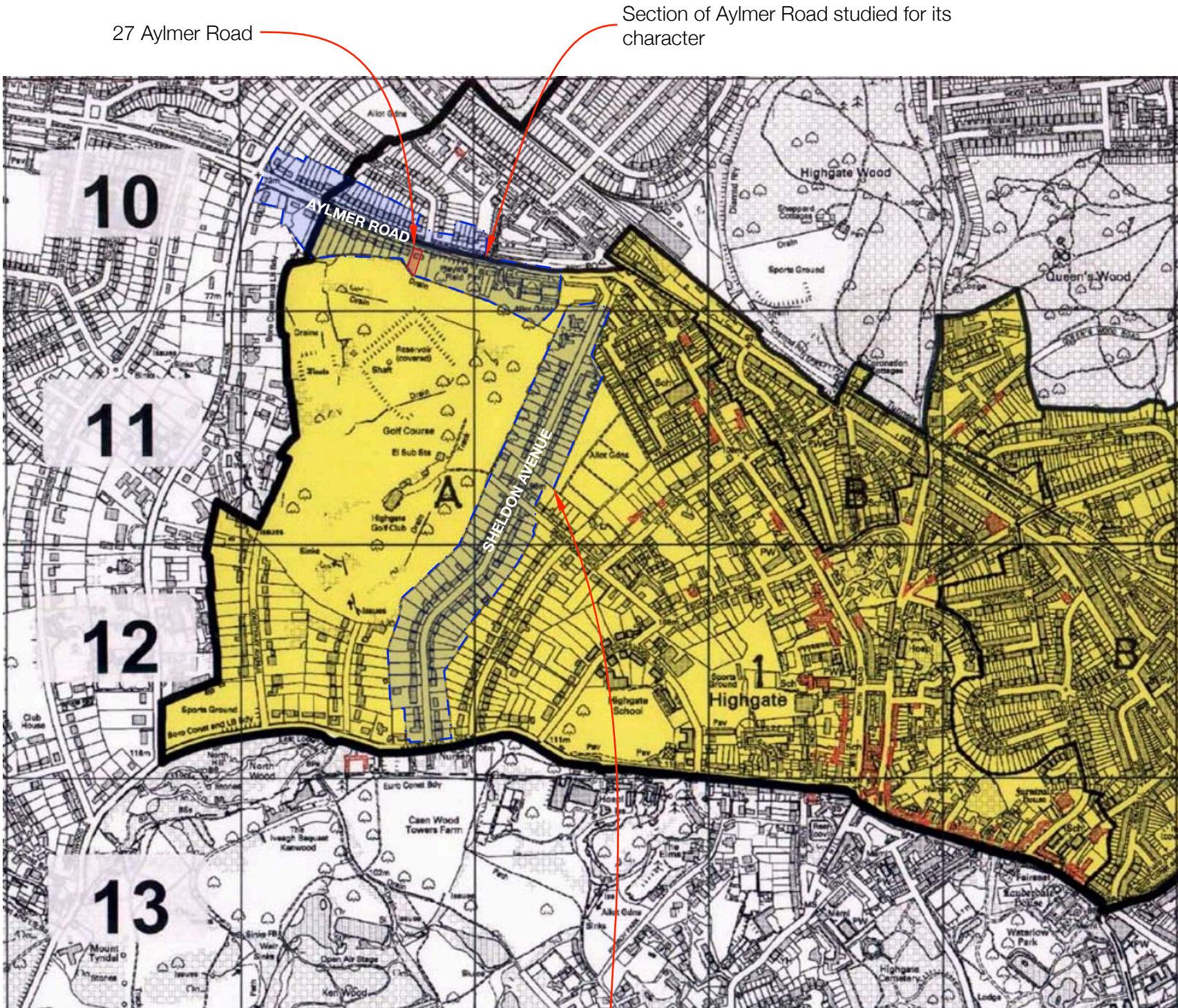
Haringey Council published the 'Highgate Conservation Area Character Appraisal and Management Plan' in December 2013. In that document the Highgate Conservation Area is divided into sub-areas. Aylmer Road is located within sub-area 7: "Bishops". Specific reference is made to Aylmer Road on page 155 of that document, including these statement:

'Aylmer Road forms part of a dual carriageway built around 1925 to relieve congestion on the Great North Road.'

'The consistent size, scale and style of the detached houses along the road, most of which have carriage driveways, and which look onto Highgate Golf Club to the rear, are a positive feature. The road also has wide verges and a handsome planting of both red and white horse chestnut trees.'

Although it may be true that there is a general consistency in the size and scale of the detached houses along the south side of Aylmer Road, it is not correct to say that the houses are of a consistent style, in fact there is a good deal of variation in style, in building materials, in date of construction and in architectural character. We have illustrated this diversity of character in the photographs on pages 11 to 14 of this report.

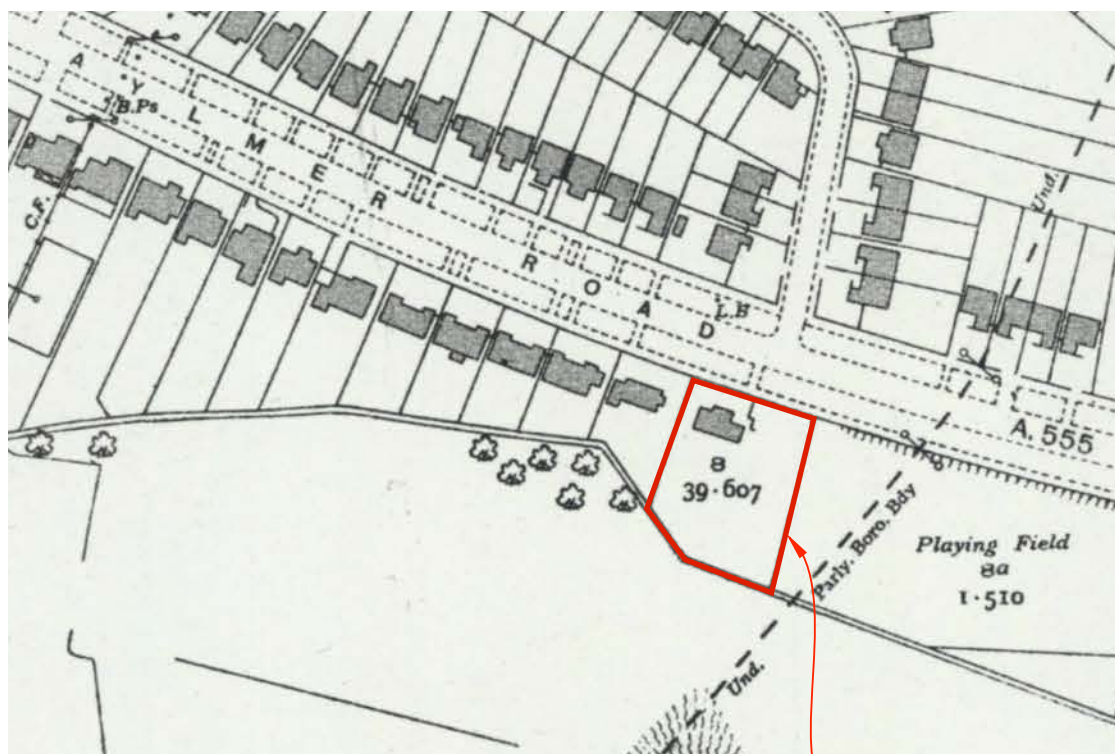
In preparation for creating a design for the new house that responds positively to the character of the conservation area we have studied the character of the houses on other nearby streets within the Bishops sub-area, in particular the houses on Sheldon Avenue. Our assessment is that many of the houses on Sheldon Avenue present examples of higher quality design than those on Aylmer Road and we seek to bring some of that quality to the design of the new house proposed in this application.



Extract from of Haringey Council's Conservation Area Map

Section of Aylmer Road studied for its character

Sheldon Avenue was studied for its character and significance in the conservation area



1. Extract from Ordnance Survey Map, surveyed 1939 and published in 1940, showing 27 Aylmer Road

27 Aylmer Road



2. Extract from Ordnance Survey Map, revised 1950 and published in 1951, showing 27 Aylmer Road

27 Aylmer Road

'Aylmer Road forms part of a dual carriageway built around 1925 to relieve congestion on the Great North Road.'

As far as we can tell the existing house at 27 Aylmer Road was built in the late 1920s or early 1930s. Certainly the OS map published in 1940 (surveyed in 1939), an extract from which is reproduced on this page, shows the house in existence by that date, along with the other houses stretching westward along the south side of Aylmer Road. The 1940 map shows that when built the house had a smaller footprint but sat on a larger plot when compared to the property as it now exists.

Haringey Council granted planning permission in 2009 for the plot to be divided in two and for a new two-storey detached house to be constructed at 27A Aylmer Road. This is shown on the extract from the current OS map reproduced on this page.

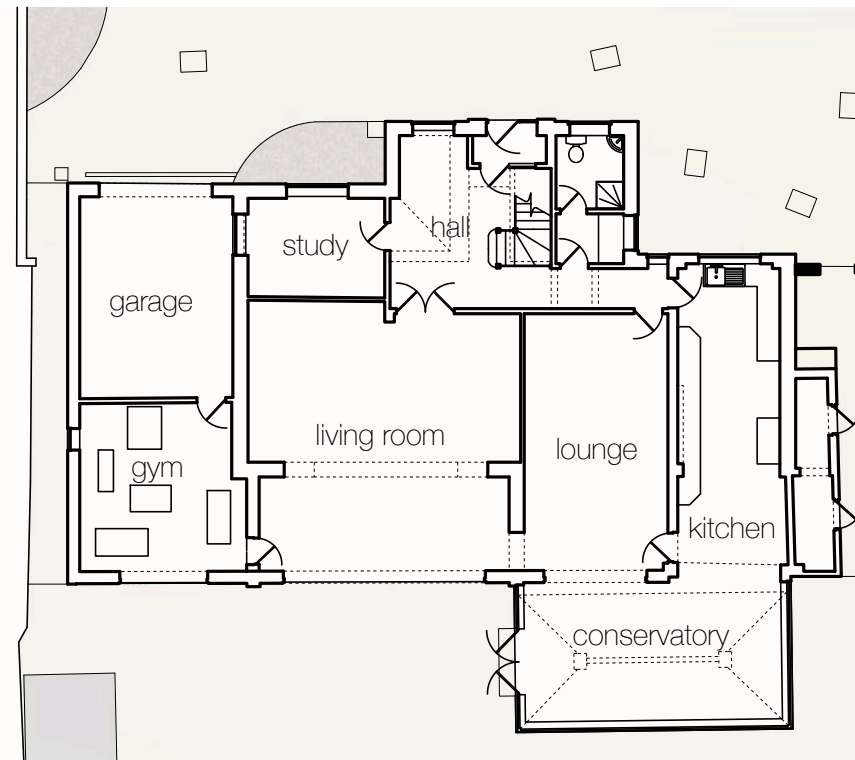


3. Extract from the current Ordnance Survey Map. Note that the plot has been divided to create a separate plot for the new house at 27A, built in 2010/11.

27 Aylmer Road



1. View of 27 Aylmer Road from the road



2. Existing Ground Floor Plan of 27 Aylmer Road

The existing house has been much changed from its original form and appearance by numerous extensions, additions and alterations.

The house could be loosely described as having some elements of Arts and Crafts style, but these elements have been diminished and compromised by the various extensions that have been added and alterations that have been carried out since it was built.

The sequence of drawings on the following page, all sourced from historic planning applications published on Haringey Council's planning website, show the sequence of alterations to the house.

The front elevation is dominated by a two-storey gabled bay with the front door at ground floor level, a bay window above at first floor and a tile-hung gable above. The clarity of this element has been diminished by the later addition of a flat-roofed extension at first floor level on the east side to accommodate a bathroom.

What remains of the original rear elevation is substantially obscured by a single-storey flat-roofed extension that was added in 1970 and further extended in 2004. This has been further obscured by the construction of a single-storey glazed conservatory.

None of the original windows remain. With the exception of the full-height sliding glazed doors at ground floor level on the rear elevation, which are framed in aluminium, all the windows are UPVC-framed.

The plan shows how the layout has become somewhat muddled by the various alterations. It is a large house, but feels cramped, with limited amounts of natural daylight penetrating to the main spaces at ground floor level.



3. View from the front driveway



4. Rear Elevation

Existing house: History



1. Assumed appearance of the front elevation prior to the addition of the extensions added under planning consent OLD/1970/0043



2. Assumed ground floor plan prior to the addition of the extensions added under planning consent OLD/1970/0043

The sequence of drawings on the this page, all sourced from historic planning applications published on Haringey Council's planning website, show the sequence of alterations to the house.

The house at 27 Aylmer Road was originally built in the late 1920s or early 1930s.

The original house has been greatly enlarged and altered since it was built.

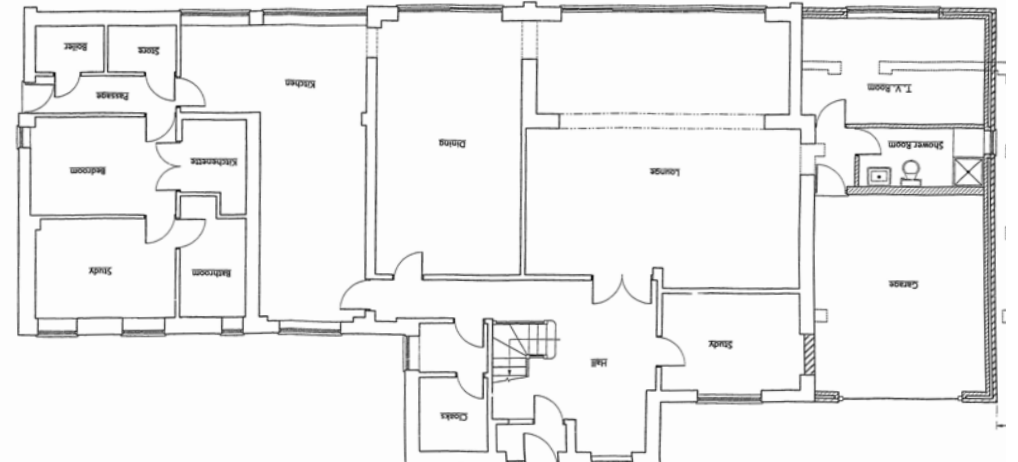
A large two-storey extension was added to the east side of the house along with a single-storey extension added across the full width of the rear elevation under a planning permission granted in 1970. (Ref: OLD/1970/0043).

A double garage was added in 1979 (Ref: OLD/1979/0053), only to be replaced by a two storey side extension with front-facing gabled dormer window at first floor level in 2004 (Ref: HGY/2004/1931).

Part of the east wing of the house house was demolished to make space for the construction of a new detached house at No. 27A Aylmer Road (Ref: HGY/2009/1002).



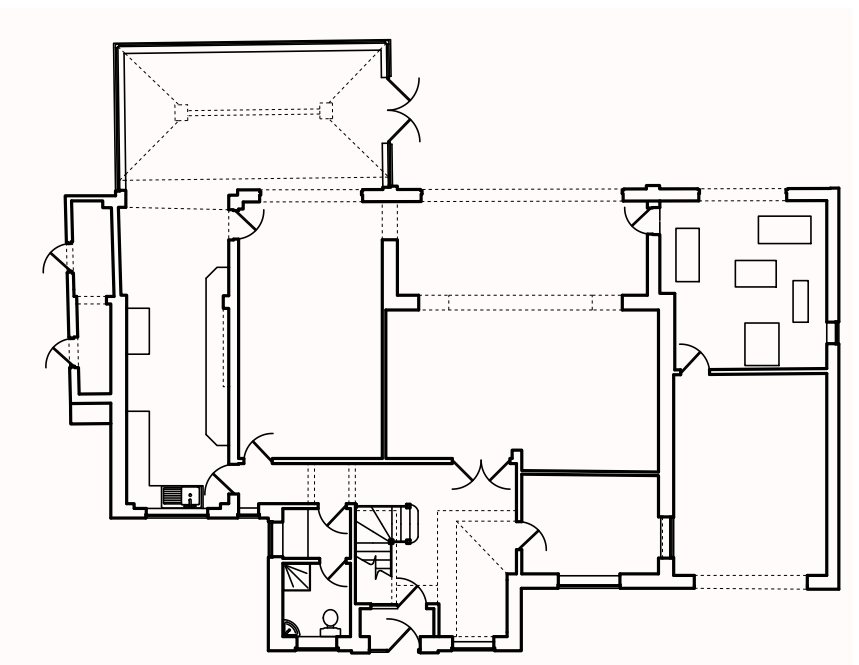
3. Appearance of the front elevation following the construction of the large two-storey extension added on the east side of the house under planning consent OLD/1970/0043 and the double garage added on the west side of the house under planning permission OLD/1979/0053.



5. Ground floor plan following the construction of the two-storey extension on the east side of the house and single-storey extension across the rear elevation under planning permission OLD/1979/0053 and then the addition of the two-storey extension on the west side of the house under planning permission HGY/2004/1931.



4. Appearance of the front elevation following the construction of the large two-storey extension added on the west side of the house under planning permission HGY/2004/1931.



7. Current ground floor plan following the partial demolition of the east wing to create space space for the construction of 27A Aylmer Road under planning permission HGY/2009/1002.



6. Appearance of the front elevation following the demolition of most of the two-storey east wing to create space for the construction of the new two-storey detached house next door at 27A Aylmer Road under planning permission HGY/2009/1002.

Existing House: Sequence of extensions and alterations

East end of the house remodelled following the partial demolition of the east end of the house under planning permission ref HGY 2009/1002

Small flat-roofed extension added to the front elevation at first floor level under planning permission OLD/1970/0043, to create a bathroom



1. View of the front elevation of 27 Aylmer Road

Two-storey extension with integrated garage at ground floor level and front-facing dormer window added to the west side of the house under planning permission ref. HGY/2004/1931

The architectural quality that the house had in its original form, and with it the contribution that it made to the character of the conservation area, has been diminished by the various extensions and alterations that have been carried out since it was built.

Although it makes a some contribution to the character of the conservation area, there is certainly scope for a well-designed new house to make an equal or greater contribution.



2. View of the front elevation of 27 Aylmer Road in September 2009 before the partial demolition of the east wing consented under planning permission ref. HGY/2009/1002

Part one-storey, part two-storey extension with TV room at ground floor level and bedroom suite at first floor level added to the west side of the house under planning permission ref. HGY/2004/1931



2. Rear Elevation viewed from the rear garden

Flat-roofed single-storey rear extension added across the full width of the rear elevation under planning permission OLD/1970/0043, creating a generous roof terrace at first floor level

East end of the house remodelled following the partial demolition of the east end of the house under planning permission ref HGY 2009/1002

Single-storey conservatory extension uPVC-framed with polycarbonate roof. Date not certain but presumed to be later than 2009 as it is not shown on the drawings submitted with the 2009 planning application



1. Streetscape

There is a broad grass verge abutting the edge of the highway along this stretch of Aylmer Road, planted with mature chestnut trees, and behind the verge a paved footway.

Aylmer Road is a very busy trunk road and all of the houses have boundary walls facing the street to create a sense of enclosure and defensible space to their front gardens. The houses are all set back behind front gardens. The front gardens of all the houses on this stretch of the south side of Aylmer Road are paved to provide space for parking cars.

The properties at the eastern end of the row of houses, including no.27, are set slightly below the level of the road, owing to the sloping topography.

Although the row of houses along the south side of this stretch of Aylmer Road lie within the Highgate Conservation Area they do not individually or as a group present a character of particularly high or distinctive heritage value, either in terms of architectural quality or uniqueness.

The existing house at no.27 could be loosely described as possessing some features of Arts and Crafts style, with the gabled bay facing the street and the steeply-pitched clay-tiled roof. Nevertheless, what architectural quality it may have had in its original appearance has been greatly diminished by large scale and somewhat unsympathetic extensions and alterations to the original building.

The height of the ridge to the roof of no. 27 is higher than its immediate neighbours, but is still generally similar in height to the other houses along the south side of the road.



2. Existing Street Elevation, showing Nos. 27a, 27, and 25 Aylmer Road



1. Comparison of the existing houses on the south side of Aylmer Road regarding plot size, footprint, building depths and spacings of existing houses, measured from Ordnance Survey mapping (dimensions in millimetres)

A previous planning application ref. HGY/2021/2700 for a replacement house was refused in October 2021. In the officer's report published by the Council, one of the items stated by the officer as an important part of the character of the neighbourhood is the gaps between adjacent houses that allow views from the street through to the golf course to the south.

It is important to note that where these gaps exist, the views possible between adjacent houses are at first floor level and above only. In almost all cases, for reasons of security and privacy, at ground floor level the gaps at the sides of the houses are closed by either garden walls or garden gates.

In the design proposed in the current planning application the gaps between the proposed new house at no.27 and the neighbouring houses on both sides will be wider than the gaps that exist at present, so at first floor level and above the views from the street through to the golf course behind will be slightly increased. However, for privacy and security, the gaps at ground floor level will be closed by garden walls and garden gates in a way that it is in keeping with the character of the street.



2. Photograph showing the existing gap between 27 and 27A Aylmer Road



3. Photograph showing the existing gap between 27 and 25 Aylmer Road

Character of Aylmer Road within Bishops Sub-Area



View along Aylmer Road looking west showing (from left to right) no.27A, no.27 and no.25.



View along Aylmer Road looking west showing (from left to right) no.25, no.23 and no.21.

The thirteen houses on the south side of Aylmer Road from no. 5 to no.27A (odd) fall within the boundary of the Highgate Conservation Area and, specifically, within the Bishops sub-Area.

The houses all date from the late 1920s and 1930s and all have been altered from their original form and appearance to a greater or lesser degree; in some cases quite dramatically altered.

The houses are similar in size and scale, all with two storeys above ground, with some providing additional accommodation at second floor level within the roof space, evidenced by dormer windows and roof lights. All the houses have hipped pitched roofs. Some have bays that project forward from the main volume of the house, in some cases gabled and in other cases with a hipped roof.

The palette of materials used is predominantly brown brick walls and red or brown clay roof tiles. Some houses have external walls in painted render. The windows generally have white uPVC frames although no.19 has timber frames and no.23 has aluminium frames.

The houses on the north side of Aylmer Road are separated by the four lanes of traffic on the wide and busy A1 road, and have a different scale and character. They are outside of the conservation area. As such, those houses are not included in this contextual analysis.



View along Aylmer Road looking east showing no.23 on the right in the foreground with no.25 to the left.



View along Aylmer Road looking east showing no.19 on the right in the foreground with no.21 in the middle and no.23 to the left.



View along Aylmer Road looking east showing no.1 on the right in the foreground with no.3 in the middle and no.5 beyond to the left.

Character of the houses on the south side of Aylmer Road



27A Aylmer Road is the immediate neighbour to the east of the application site. Haringey Council granted consent for the house to be built under planning permission ref. HGY/2009/1002. The front elevation is composed symmetrically to create a formal appearance. The grey roof tiles and red-orange brick stand out in contrast to the brown brick and red/brown clay tiles of most of the other houses on this side of the road.



27 Aylmer Road is the application site.



25 Aylmer Road is the immediate neighbour to the west of the subject house. Haringey Council granted consent for the house to be enlarged and altered by the addition of a large two-storey gabled front extension and a two-storey side extension on the east side under planning permission ref. HGY/2003/0049. The rendered walls are painted in an off-white cream colour and have false quoins on the external corners. The original main volume of the house has a hipped roof and the later additions have gabled roofs.



23 Aylmer Road is two doors west of the application site. Haringey Council granted consent for the house to be enlarged and dramatically altered under planning permission ref. HGY/2016/2041. The alterations included over-cladding the original brown brickwork with new grey brickwork at ground floor and white-painted render at first floor, replacing the clay roof tiles with new dark grey roof tiles, installing new dark grey aluminium-framed windows and installing gabled dormers at both front and rear. The result has given the no.23 the appearance of a brand-new house.



21 Aylmer Road Nos. 23, 21, 19 and 17 Aylmer Road appear to have been built to the same original design. Of the four houses no.21 seems to be the one that remains closest to the original form and appearance. It can be described as an Arts and Crafts style house, with symmetrical frontage with a classical columned porch. There is some brick detailing at the external corners and window openings that gives a sense of craftsmanship. UPVC framed windows have replaced the original windows.



19 Aylmer Road mirrors the form of no.21 but has a different character given by the different porch and much plainer fenestration. Haringey Council granted consent for the house to be altered by the addition of single-storey side extensions on both sides and the conversion of the loft including removing the chimney and inserting roof lights in the front face of the roof under planning permission HGY/2016/2973.

Character of the houses on the south side of Aylmer Road



17 Aylmer Road has the same overall form and design as no 21 and was likely built at the same time. By contrast to no.21 the original brickwork has been rendered and painted cream. The porch has a hipped roof. The left-hand bay has an integrated garage at ground floor level and a single-storey extension has been added on the east side that fills in the gap between the side elevation and the party fence line.



15 Aylmer Road has attractive red brick detailing at the external corners and around the window openings. Similar to the other houses along the row to the east the main volume of the house and the projecting bay at the front have hipped roofs but to create a central focus the two-storey bay at the position of the front door has a gable.



13 Aylmer Road and no.9 appear to have been built to the same original form and design, although each has subsequently been altered in different ways. The main volume of the house has a hipped roof and the two-storey projecting bay on the front elevation has mock-Tudor half-timbering. The form and detailing is inspired by domestic Arts and Crafts architecture and is typical of much inter-war suburban housing. The walls are brick at ground floor and rendered and painted at first floor, with tile hanging details around bay windows.



11 Aylmer Road appears to also be inspired by domestic Arts and Crafts architecture with a large asymmetrical gable on the left hand side and low eaves at the front. The brickwork detailing is simple but well crafted. Similar to the immediate neighbouring houses the ground floor is in brick with painted render above.



9 Aylmer Road and no.13 appear to have been built to the same original form and design, although each has subsequently been altered in different ways. The main volume of the house has a hipped roof and the two-storey projecting bay on the front elevation has mock-Tudor half-timbering. A single-storey extension has been added at the front to enlarge the integrated garage.



7 Aylmer Road is very similar in appearance to no.9 and no.13, the main difference being that the two-storey gabled projecting bay on the front elevation, rather than being set just off centre, is set to the left hand side. Haringey Council granted consent for the new porch that extends across the front elevation to be added under planning permission ref. OLD/1989/0084.

Character of the houses on the south side of Aylmer Road



5 Aylmer Road was likely built to match No. 1 Aylmer Road, and has undergone some alterations since. The new alterations feature a classical-style porch with columns and entablature.



3 Aylmer Road is similar in form to its immediate neighbours, but with a hipped gable to the two-storey bay at the left hand side and with different fenestration. (Note: 3 Aylmer Road is outside the boundary of the Highgate Conservation Area.)



1 Aylmer Road
(Note: 1 Aylmer Road is outside the boundary of the Highgate Conservation Area.)



Wallbrook House (next to 1 Aylmer Road). The house has a character which can be described as Arts and Crafts, and the original composition appears symmetrical with a matching pair of two-storey curved bays set on either side of the entrance porch. The porch has classical columns supporting an entablature with balustraded parapet above. A two-storey extension appears to have been added at the east side, which has broken the original strict symmetry of the composition. (Note: Wallbrook House is outside the boundary of the Highgate Conservation Area.)

Examples of recently built houses on Sheldon Avenue / Bishops sub-area



54 Sheldon Avenue. The front elevation has a rigorously symmetrical composition inspired by classical Georgian architecture. The rear elevation has a contrasting character and includes a double-height window allowing daylight to reach the basement level. Planning permission ref: HGY/2011/2065



1B Sheldon Avenue. A new house which is unashamedly modern, with a composition that uses classical principles of order. The material palette of grey brick, pre-cast concrete and grey zinc is sharp contrast with its neighbours yet by its scale and form it fits well within the character of the conservation area. Planning permission ref: HGY/2013/0997



34 Sheldon Avenue. The house adopts an arts and crafts style, with changes which are both modern and sympathetic to that style. It is a relaxed and graceful composition at ease with its neighbourhood.



55 Sheldon Avenue. A contemporary yet sober design, symmetrically composed, with traditional sliding sash windows. Planning permission ref: HGY/2016/0801

The applicants wish to build a new house of excellent quality. None of the existing houses on Aylmer Road offers an example that quite matches the quality of house that they intend to build. Whereas a short distance away on Sheldon Avenue, which also lies within the Bishops sub-area of the Highgate Conservation Area, there are numerous examples of houses that match the quality they wish to achieve.

Three of the houses presented on this page are included to illustrate examples of well-designed new-build houses for which Haringey Council have granted planning permission within the Bishops sub-area of the Highgate Conservation Area within the last decade. In all three cases the Council granted consent for the existing houses on the application sites to be demolished to enable the new houses to be built.

The three examples presented illustrate a range of architectural styles that the Council has found acceptable, from the very smart house at 54 Sheldon Avenue, the front elevation of which follows the strict symmetry of Georgian examples, to the more contemporary yet still sober and elegant house at 55 Sheldon Avenue to the unashamedly modern aesthetic of 1B Sheldon Avenue.

While developing the design of the front elevation of the new house proposed for 27 Aylmer Road we have taken particular inspiration from the recently built house at 54 Sheldon Avenue as a good example of a well-designed house that achieves an elegant appearance by the symmetrical composition of the front elevation, a regular arrangement of well-proportioned window openings and simple but considered brick detailing that has been constructed to the highest quality. 54 Sheldon Avenue is an excellent example of how a symmetrically composed design can sit well alongside neighbouring houses that have asymmetrical forms in an Arts and Crafts architectural style.