
25-27 Crescent Road, London N8 8AL

Design, Access and Heritage Statement
Full Planning Application - October 2022



Introduction

A Introduction

This statement has been prepared to accompany the Planning Application submission for the proposed works on the site of No 25-27 Crescent Road, N8 8AL.

The proposal seeks permission to replace the existing roof and extend the rear side of the second floor to line-through with the floors below, to create new usable space within the existing apartments.

This statement should be read in conjunction with the submitted drawings and documents.

Section 1

Context

1.1 Site location and context	4
1.2 Site description	6
1.3 Planning context	8
1.4 Heritage	10

Context

Site Context

1.1 Site location and context

The application site is located at the east end of Crescent Road, on the southern boundary of the London Borough of Haringey. Crescent road is a residential road, characterized by a variety of building forms and styles, from Victorian Villas to late 20th century's block of flats.

The properties immediately adjacent to the site are two mid-to-late 20th century block of flats:

- No 29 Crescent Road, to the east, is a utilitarian, three-storey building in red bricks with a pitched roof.
- Alyn Court, to the west, is a large, flat-roofed building of four storeys in buff bricks;

To the west of Alyn Court, Alyn Bank is a three-storey Victorian villa with an attic floor within a crown slate roof and overhanging bracketed eaves. The building has similar features to 25-27, and has served as a reference in the design of our proposal.

The land slopes substantially towards the north of the site, therefore the majority of the properties along the northern side of Crescent Rd are one storey taller at the rear, (with Alyn Ct being two storeys taller).

The closest properties to the north of the site are located approximately 30 meters away from the rear facade of the building and are largely screened by a dense vegetation.



Site Location



Broad Site Context

Context

Site Context

1.1 Site location and context

The photos on this page illustrate how the building shapes and styles along Crescent road are extremely varied, and the roof line discontinued. Very few buildings of architectural merit sit in the vicinity of the site, and none of them in the immediate proximity.

Photomontage 1 - properties along the northern side of Crescent road



Photomontage 2 - properties along the southern side of Crescent road



* as defined in the Conservation area Character Appraisal - refer to paragraph 1.4

Context

Site Context

1.2 Site description

The property at no 25-27 Crescent road is formed by a pair of four-storey (including a lower ground floor) Victorian semi-detached houses, currently occupied by self-contained flats.

The building is oriented with its front elevation facing south-southwest. At lower ground to second floor level, the rear facade projects forward from the plane of the third floor wall, with two further projecting wings on the two sides. (Fig.6)

The fabric of the building is of yellow London stock bricks, with red brick detailing, stucco canted bay windows at ground floor and a hipped roof with tile covering. (Fig.1-3)

Whilst the building is generally in good condition, the roof and the chimney stacks are in a poor state of repair.

The fenestration on the front facade follows a regular pattern, with front doors and bay windows at ground level and white timber sash windows at first and second floor, in a hierarchical order of level. (Fig. 7)

On the other hand, the openings on the rear elevation are not cohesive, with windows and doors of different size, unaligned and without a consistent sill or head line. (Fig.4&5)

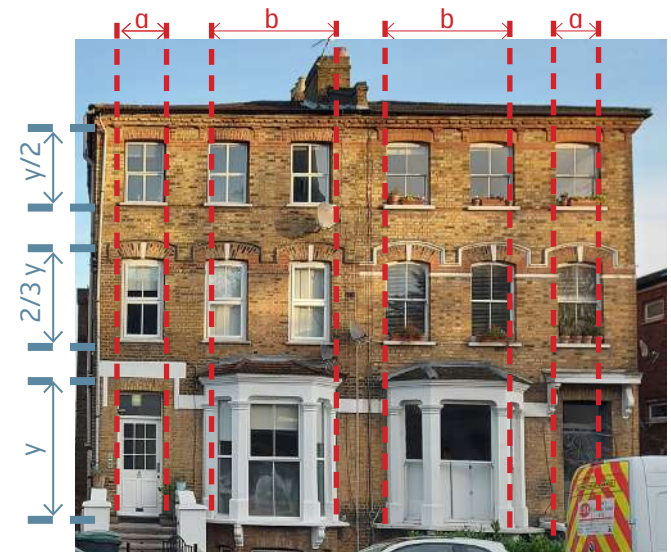


Fig 7: Diagrammatic study of the front facade



Fig 1-3: Brick detailing to the front elevation and chimney stacks



Fig 4: contemporary glazing



Fig 5: non-cohesive rear facade



Fig 6: The massing of the rear elevation

Context

Site Context



Front Elevation of the site



Side view of site along Crescent Road, looking west.



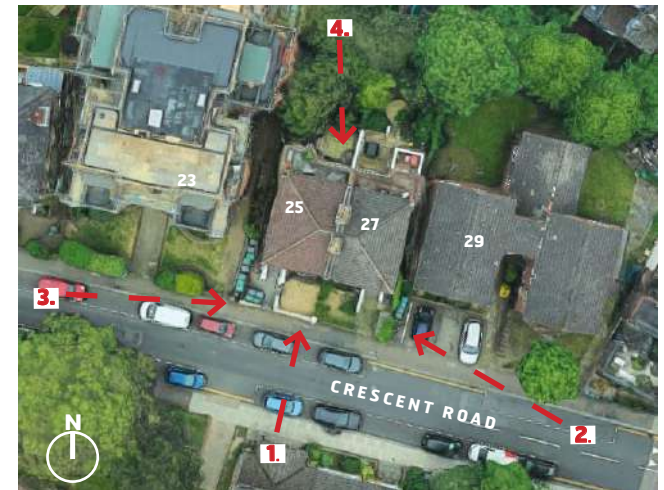
Aerial view of the site in its context



Side view of site along Crescent Road, looking east



Rear Elevation of the site



Key Plan

Context

Planning Context

1.3 Planning Context

PLANNING POLICY

The proposal has been designed to meet the requirements of the national and local planning policies and guidance, particularly:

- **Haringey Development Management DPD 2017**
DM1 - Delivering High Quality Design
DM9 - Management of the Historic Environment
DM12 - Housing Design and Quality
- **Haringey Unitary Development Plan 2013**
UD3 - General Principles
CSV5 - Alterations and extensions in conservation areas
- **Haringey's Local Plan Strategic Policies - consolidated 2017**
SP11 - Design
SP12 - Conservation
- **The London plan 2021**

PLANNING HISTORY

The following applications have been granted in recent years on buildings in the vicinity of the site, and set a relevant planning context for our proposal:

- **HGY/2016/0569**

Construction of 2 additional 2-bed flats on the existing roof of Alyn Court.
Approved on the 26/05/2016

Alyn Court is the building immediately adjacent to the site, on the west end side. In 2016, a Planning Application for a single storey upwards extension was granted permission. As a result of the implementation of the scheme, the scale of the building at No 25-27 in relation to the streetscape appears altered, with the building appearing less primary.



Street view in 2021



Street view in 2018 (prior to the implementation of PA: HGY/2016/0569)

- **OLD/1986/0248**

Conversion of roofspace into 2 person, 1-bedroom self-contained flat including the erection of 3 dormer windows and three velux windows.

Approved on the 27/08/1985

Alyn Bank sits to the west of Alyn Court and has similar design features to 25-27 Crescent Road. Our proposal at No 25-27 has been designed to relate in shape to the roof of Alyn Bank.

- **HGY/2016/1222**

Reconfiguration of the existing rear dormers and the existing ground floor extension. Chimney stack to be reinstated and rear patio doors to be modernised

Approved on the 10/06/2016

This application, relative to No 3 Russel Road and approved in 2016, is relevant to our proposal since it sets a precedent of a contemporary, glazed, corner dormer in the vicinity of the site. The current proposal for 25-27 Crescent road has been designed to relate in shape to the roof of Alyn Court.



HGY/2016/1222 Image and design by Hugh Cullum Architects

Context

Planning Context

PRE-APPLICATION ADVICE

The proposal has initially been informed by the Pre-Application advice received in October 2020, after a meeting with Planning Officer Kwaku Bossman-Gyamera (Pre-Application ref: PRE/2020/0199).

Following the refusal of a subsequent Planning Application for a mansard roof extension on this site (HGY/2022/1547), a second meeting was held with Officer Bossman-Gyamera and Officer Kevin Tohill, where a revised design featuring a crown roof was discussed and agreed upon.

Below is a summary of the key Officer's considerations and the revisions that have been made to the scheme in order to address them :

1 - Principle of the development:

The enlargement of the existing dwellings was considered acceptable, subject to the extension being subordinate in scale to the existing building and complementing it in design, not having an adverse impact on the amenities of the adjoining occupiers and on the conservation Area.

The revised scheme, as detailed in the following paragraphs, is subservient to the existing building, complements it in design and does not have any adverse impact on the neighbouring buildings or on the Conservation Area. Therefore, the proposal should be considered acceptable.

2 - Design, heritage and impact on the street scene

The design of the pre-application proposal was not considered acceptable in terms of scale and proportion. Similarly, the mansard roof of PA HGY/2022/1547 was considered uncharacteristic, too steep and overly bulky.

The design of the proposal has been changed to a crown roof with a traditional 42 degrees pitch.

The new proposal is more sympathetic to the existing built form, and similar in shape to the roof of Alyn Bank, making the extension more congruous within the streetscene.

- Visible chimney stacks should be retained and increased in height, where necessary. Only party walls with their chimney stacks and windows should break the plane of the roof slope, and should be accommodated in a sensitive way and be hidden as far as is possible (Dormer windows or roof lights should be confined to the lower slope);

The chimney stacks and party walls are retained and extended. The dormer windows are within the lower slope, with the height of the dormers kept to the minimum.

- External and roof materials should be of the highest quality because of their significant visual impact on the appearance of the building and the surrounding area. The choice of materials should replicate the original. The proposed materials replicate the existing ones. The glazed element to the rear is the only contemporary feature, however due to its position it will not have any visual impact on the conservation area.

3 - Impact on neighbouring amenity

The Pre-Application proposal was considered as not having a significant impact on the amenities of the adjacent occupiers, as it extended upwards only and within the existing footprint of the host building.

The current proposal still extends only within the existing footprint of the host building and therefore the impact on the neighbouring amenities stays unchanged.



The Pre-Application proposal



The scheme refused with PA HGY/2022/1547

Context

Heritage

1.4 Heritage

CONSERVATION AREA AND LISTED BUILDINGS

The application site is located in the Crouch End Conservation Area, within the sub-area of Christ Church.

Crescent Road was first developed in the 1870s, however starting from the 1950s many of the original Victorian villas have been replaced by block of flats that fail to repeat the character, detailing or scale of the original properties.

As a result, the street is currently characterised by a variety of building styles.

The properties at 25&27 Crescent road are described in Haringey's Conservation Area Character Appraisal as "unremarkable".

Yet, they are considered as making a positive contribution to the character of the area - mainly in view of the fact that they are surrounded by 20th century buildings of poor visual quality. In fact, the buildings immediately adjacent to the application site are both defined as "of no architectural merit", "relating poorly to its neighbour" and "detracting from the conservation area".

In the vicinity of the site, to the opposite side of Crescent Road, lies the Grade II Listed building of Christ Church (list entry No: 1079265), designed in 1861 by William Blomfeld.

The church sits on the northern slope of Crouch End Hill amid mature trees.

Its spacial relationship with the application site is such that the appearance of the property at No 25-27 has no impact on the views of the church.

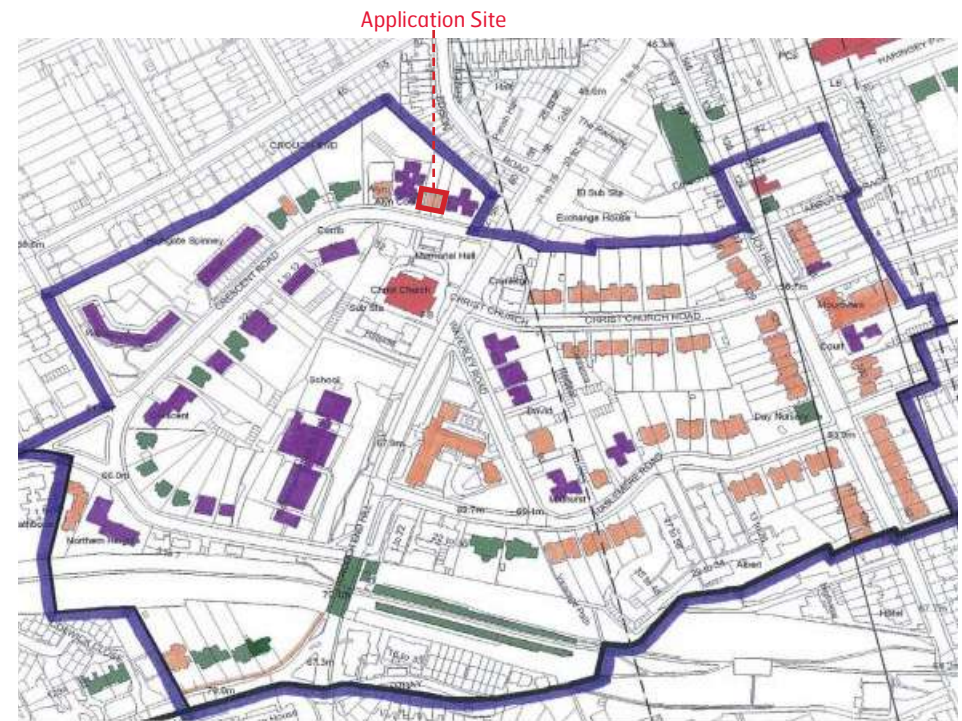
In view of the above, any alterations to the 25&27 Crescent road would not have any significant impact on any listed buildings or on positive contribution buildings.

Nonetheless, as described in the following paragraphs, the proposal has been designed to make a positive impact on the streetscape and on the character of the wider conservation area.



Christ Church

25-27 CRESCENT ROAD N8 8AL



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Sub Area Boundary and Heritage Assets Appraisal

 Sub Area Boundary	 Local Listed Building of Merit
 Strategic View Corridor & Wider Setting	 Positive Contribution Building
 Statutory Listed Building	 Detractor

Sub Area 5: Christ Church

Map of the conservation Sub Area 5 (extract from Haringey's CA Character Appraisal)

Section 2

Design

2.1 Overview	12
2.2 Design approach	13
2.3 Scale, massing & shape	14
2.4 Elevations	15
2.5 Materials & colour palette	16
2.6 Quality of accommodation	17
2.7 Impact on the neighbouring amenity	18
2.8 Impact on the area	19
2.9 Precedents	20

Design

Design Approach

2.1 Overview

The existing building hosts two self-contained units at second floor level.

The two apartments subject of this application are one- bedroom units, each of approximately 48 sqm. They both have access to the loft space, however due to the reduced floor to ceiling height it cannot be used as habitable space.

This application seeks permission for a roof extension to relocate the living, kitchen and dining area, thus providing space for an additional bedroom. The proposal also includes a rear extension at second floor, to line-through with the floors below increasing the space for built-in storage.

The proposal has been designed to relate to its setting and to be of good architectural quality.

The scheme will provide good living conditions for the residents without impacting the amenity of the adjacent residents.

Design

Design Approach

2.2 Design Approach

The key opportunities and constraints of the site have been considered when developing the design, resulting in a proposal that sits conveniently within its setting.

Opportunities:

- The rear facade is not visible from any road and the side elevations are only partially perceivable when walking down Crescent Road. It is also screened from the rear by mature trees - any additional massing or more contemporary design of the rear elevation would not impact on the views of the conservation area.
- The rear elevation is not cohesive - the proposal represents the opportunity to introduce a more distinct rhythm to the elevation, at least to the upper floors
- The roof and chimney stacks are in need of repair - the development would represent the chance to intervene
- The front and rear windows do not overlook any residential property - the proposal would not have an harmful impact on the privacy of the neighbouring residents.

Constraints:

- The front side of the building forms part of the streetscape of a conservation area - careful attention has to be given to the design, to ensure a positive contribution to the street scape
- The rear of the site faces north - larger openings have to be incorporated to the rear of the building.
- The footprint of the existing building sets the spacial constraints of the proposal. The design has to respond to such constraints.

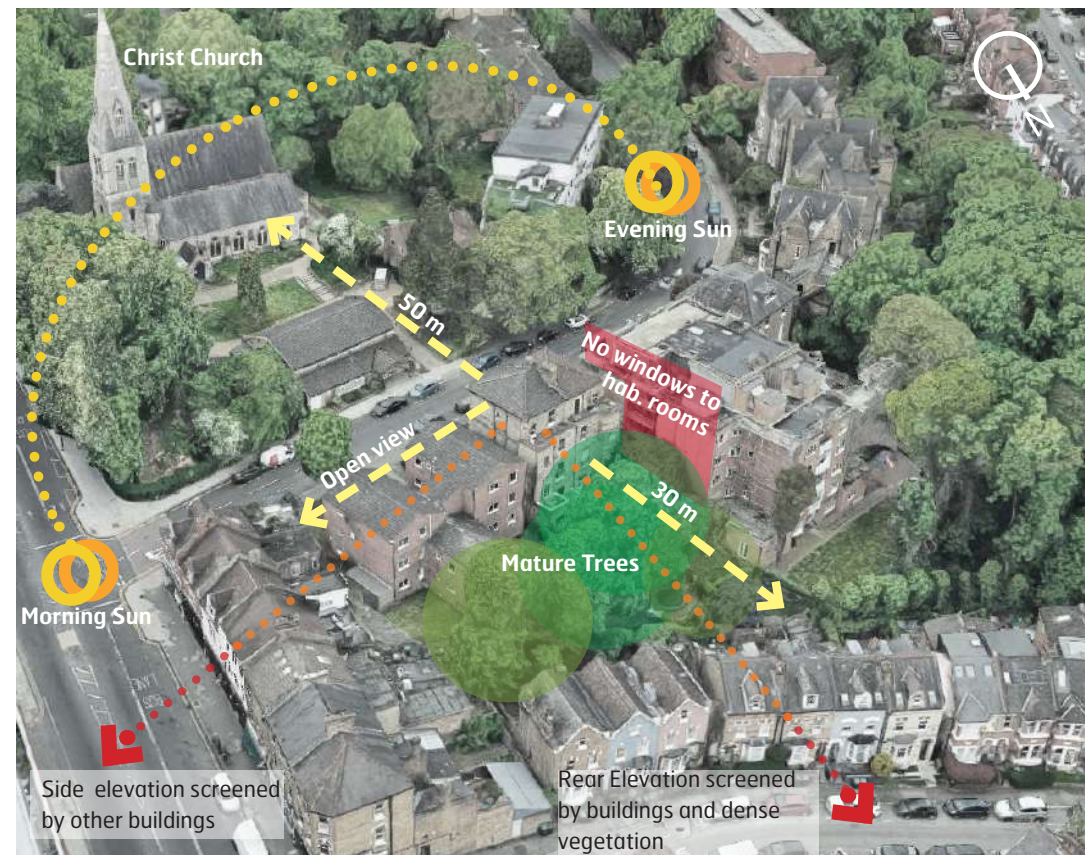


Diagram: Site Opportunities and constraints

Design

Design Approach

2.3 Scale, massing and shape

As mentioned earlier in this document, the principles that informed our proposal were based on the Officers' advice.

The design development followed broadly the following steps:

1 - The extension has been designed as a crown roof, with a traditional pitch of 42 degree. The party wall and chimney stacks have been raised to match the new height. The overall height of the extension has been kept to the minimum.

2 - The existing brick wall has been raised by 5 courses of bricks and the projecting part of the building at the rear of the site has been raised by one storey

3 - Two dormer windows have been included into the front elevation

4 - A larger, glazed dormer has been designed to the back facade and on the rear part of the side elevations. The corner extension of the rear dormer has been introduced to increase the room height over the newly formed staircase, whilst keeping the height of the roof to a minimum.

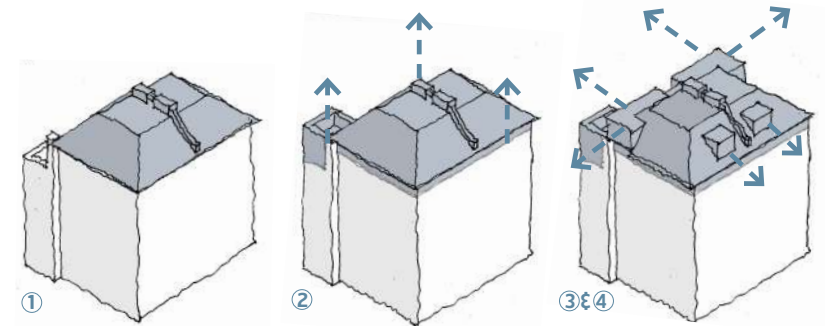
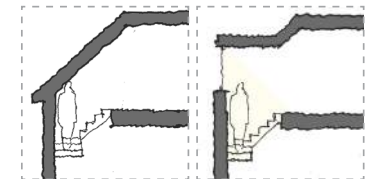


Diagram 1 - Design development

Diagram 2 - The introduction of the corner element increases the headroom over the extended staircase, and improves the quality of the space.



Proposed street elevation

Design

Elevations

2.4 Elevations

Once the scale, setting and massing of the proposal was established, we undertook a study of the facade articulation, to ensure that the design of the proposed extension would be cohesive with the host building.

Firstly, the brick wall was raised slightly to maintain an appropriate proportion between the lower floors and the new roof. With the rear extension of the second floor, the height of the brick parapet becomes consistent throughout the perimeter of the building.

The extension of the brickwork to the rear also has the effect of partially hiding the new roof, maintaining its appearance subservient to the host building.

The chimney stacks and party wall have also been raised, and a replica of the existing brick detailing has been incorporated in the design.

The windows on the front elevation have been designed as traditional timber dormers with timber sash windows, to maintain a traditional appearance alongside Crescent Road. The windows have been sized so that they appear subservient to the fenestration on the lower levels. The position of the dormers relates to the rhythm of the windows below.

The windows to the rear elevation at second floor are also white timber sash. Their size or alignment could not be based fully on the windows below, as they are mismatched, nonetheless they have been carefully sized to suit the appearance of the rear facade, without resulting predominant. Their design also includes the arched brick detailing above the window head, to match the existing.

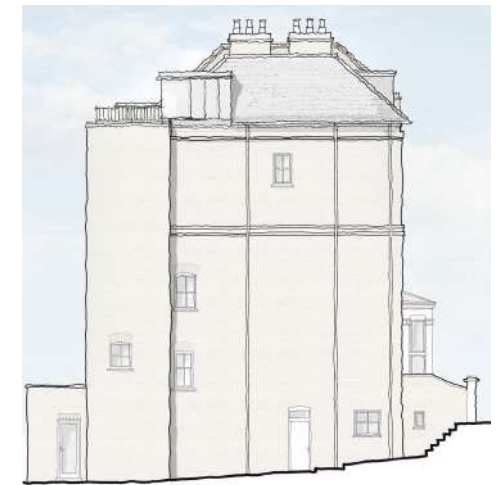
The rear corner element has been designed as a contemporary addition with sleek, large openings, and therefore the use of aluminium windows and doors was considered more appropriate.



Sketch 1 - Proposed Front Elevation - alignments with the fenestration below



Sketch 2 - Proposed Rear Elevation



Sketch 3 - Proposed Side Elevation

Design

Materials

2.5 Materials and colour palette

The proposal aims to complement the character of the area using high quality design and materials.

The proposed materials are:

- London Yellow stock bricks with light mortar
- White timber sash windows to the front
- Dark grey powder-coated aluminium windows and doors to the rear
- Lead covering to the front dormers and zinc cladding to the rear dormers
- Slate tiles to the roof
- Dark grey aluminium rain water gutters and down pipes to match the existing
- Stone coping
- Dark grey steel balustrade



Zinc Cladding



Brickwork

London Yellow stock bricks, bonding and mortar to match existing



Gutters, Downpipes and Hoppers

Dark grey aluminium to match existing



Rear Windows

Aluminium 'slimline' frame, powder coated RAL 7021



Balustrade
Steel, RAL 7021



Dormers
White timber, covered in lead



Roof
Slate tiles



Front Windows:
White timber sash

Design

Quality of the accommodation

2.6 Quality of accommodation

The development has been designed not only to provide the flats with more generous floor areas, but also to enhance the quality of the space.

ACCOMMODATION

Both dwellings will increase their GIA by approximately 48sqm, resulting in an higher quality of the accommodation.

The flats will benefit each from an additional habitable room, higher levels of storage space and a larger dining and kitchen area.

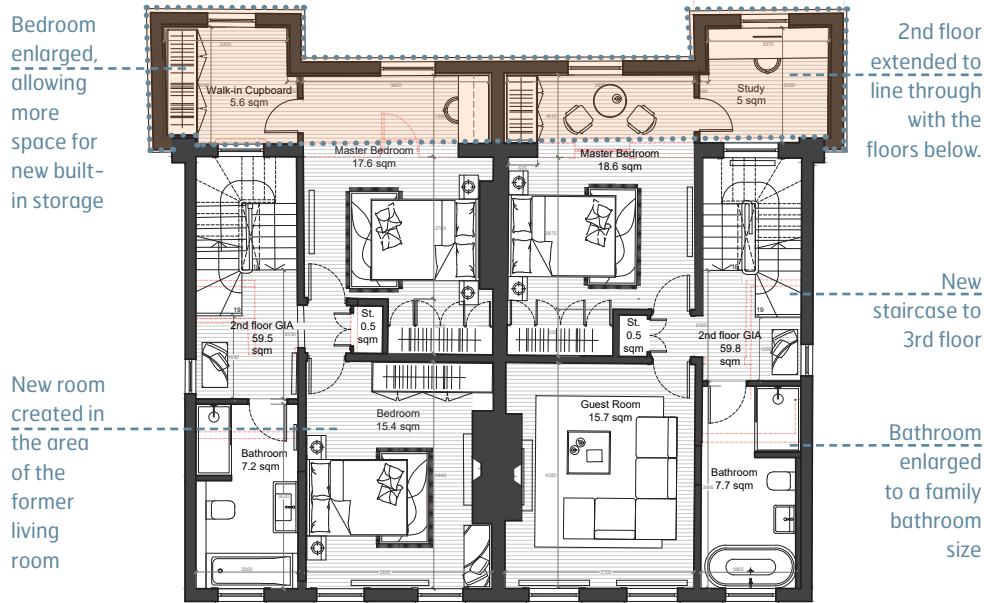
DAYLIGHT/SUNLIGHT AND VENTILATION

The existing flats are dual aspect, and so is the proposed extension, ensuring good daylight, a choice of views and natural cross ventilation. Every habitable room receives direct daylight from the either north-east or south-west.

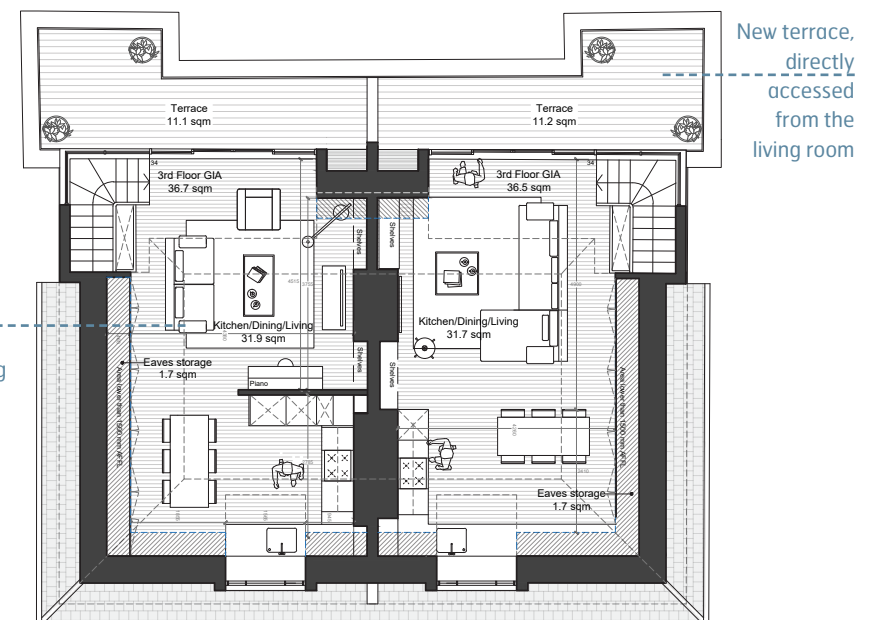
The large window openings on the rear elevation ensure that good levels of daylight and sunlight are achieved in the north facing part of the flats.

PRIVATE AMENITY

With the rear extension of the second floor, a private terrace of 11sqm is created at third floor, with access directly from the living rooms.



Proposed Second Floor Plan



Proposed Third Floor Plan

Design

Impact on the neighbouring occupiers

2.7 Impact on the neighbouring occupiers

The proposal will sit directly above the existing building's footprint, set-back from its perimeter walls. The proposed windows will not be in a different relationship with the adjacent properties than the existing ones. As illustrated in diagram 1 on this page, the proposal will not have any impact on the privacy of the neighbouring occupiers.

With regards to the impact on sunlight, due to the site orientation the only facades that could potentially be impacted by the proposal are the eastern side of Alyn Court in the early morning, the rear elevation of No 25&27 and part of the rear elevation of No 29. However, all of the above elevations are north-facing, and already in shadow for most part of the day. The shadow study to the side of this page, demonstrates how the proposal will make nearly no difference on the current levels of daylight enjoyed by the existing properties.

Given all of the above, the proposal will not have any significant impact on the amenity of the neighbouring properties.

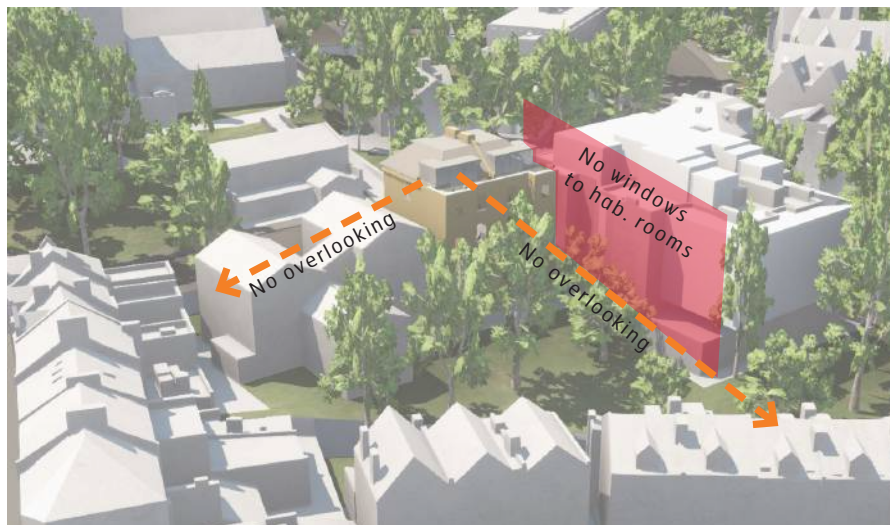


Diagram 1 - Overlooking

25-27 CRESCENT ROAD N8 8AL



Shadow Study - Existing



Shadow Study - Proposed

Design

Impact on the area

2.8 Impact on the area

As described earlier in this document, the proposal has been designed to complement the character of the conservation area.

The extension is designed to appear subordinate in scale to the host building. The choice of materials and detailing are congruous with the prevailing character of the conservation area and will preserve and enhance the appearance of the streetscape.

The 3d views on this page demonstrate how the proposal will fit in its context as a harmonious addition to the street scene.



View 2 – view from Crescent Rd, looking east



View 1 – view from Christ Church, looking north



View 3 – view from Crescent Rd, looking west.

Design

Precedents

2.9 Precedents

On this page, we present a selection of successful examples of glazed, contemporary extensions of historic buildings, some in conservation areas, with design of similar characteristics to our proposal



Shepards Bush Extension, Studio 30 Architects

Contemporary, fully glazed rear extension to a Victorian property facing a conservation area



Airedale Avenue, Catriona Rowbotham

Contemporary extension of a Victorian property, with glazed "open corner"



Unreferenced images



Bolingbroke Grove, MCG Architects

Glazed corner extension to an end of terrace, Victorian property in a conservation area



Kennington House, R2 Studio Architects

Glazed corner extension to a Victorian property



Wimbledon Park Road, Giles Pike Architects

Glazed contemporary extension in a conservation area (to the left, the building viewed from the street)



Section 3

Access

3.1 Access

21

Access

Access, transport and parking

3.1 Access

The third floor will be accessed via new internal staircases, without any changes to the existing communal circulation cores.

The proposal does not include any alterations to the public highway and footpath.

The proposal seeks to create new habitable space within two existing self-contained flats. Therefore, it has not impact on the site in terms of traffic level or parking stress.