

25 Chesthunte Road

Design, Access & Heritage Statement

Prepared by Whittaker Parsons Ltd for the
London Borough of Haringey
First submitted 3rd November 2022

Whittaker Parsons



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4.0 Summary

Appendix I

This Design, Access & Heritage Statement has been prepared by Whittaker Parsons Ltd, on behalf of the owners of No.25 Chesthunte Road, N17 7PU.

This document outlines the application for Householder Planning and demolition in a Conservation Area.

This report should be read along with the drawings showing the existing and proposed layouts, as listed in the drawing issue sheet in Appendix I.

Whittaker Parsons is an emerging architectural studio based in East London. The practice was founded by Matthew Whittaker and Camilla Parsons in 2015, both having previously practised at award-winning London design studios.

The studio's projects are hugely varied from small scale domestic extensions, one-off houses to high-end retail and art installations. These projects are all connected through a consistent methodology. This involves looking rigorously at the context and finding ways to respond, creating projects that are bespoke and unique to their place.

Our dedicated team bring an open attitude, design rigour and skill to each project. As a result, our builds are sensitively constructed, designed to enhance the lives of their occupants and surroundings.

2.1 Site Location

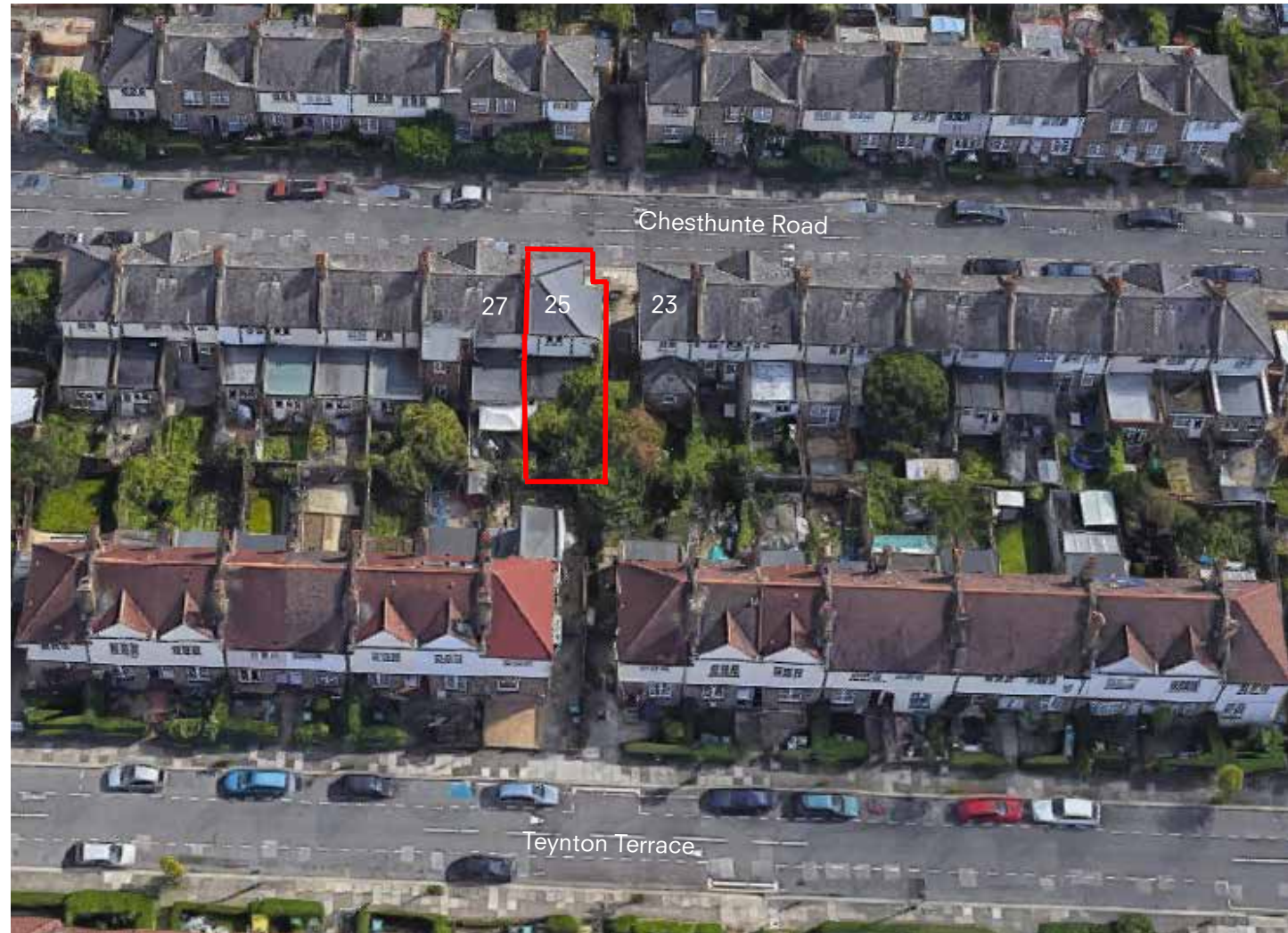
No.25 Chesthunte Road is a two-bedroom, two-storey end-of-terrace house in Tottenham, North London.

The Local Authority is the London Borough of Haringey.

The property is located within the Tower Gardens Conservation Area and it is not listed.



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Ordnance Survey 0100031673



2.2 Tower Gardens Conservation Area

Tower Gardens estate is considered an important pioneering housing estate, built by the London County Council at the start of the 20th century.

Previously named White Hart Lane estate, it was London County Council's first 'garden suburb' of the pre-First World War period and the first estate to be built beyond London's then boundaries.

The intention of the chief architect W.E.Riley was to move away from the simple terrace form and to create a more varied street scene by treating each terrace differently.

Although uniform in mass and eaves level, the basic terrace form is varied by the selective use of different materials, roof forms, chimney stacks, gables, recessed and projecting porches and Arts and Crafts detailing.

The central grid of cross streets was built between 1903-1911. Tower Gardens (south side) and Risley Avenue (north side) were completed in 1913-14.

This relatively long timescale is reflected in the variety of architectural treatments seen throughout the estate and in the changing building typology.



Historical map of the area in 1894

Pages 10 & 11 of Tower Gardens Conservation Area Appraisal And Management Plan



Historical map of the area in 1913



Historical map of the area in 1935

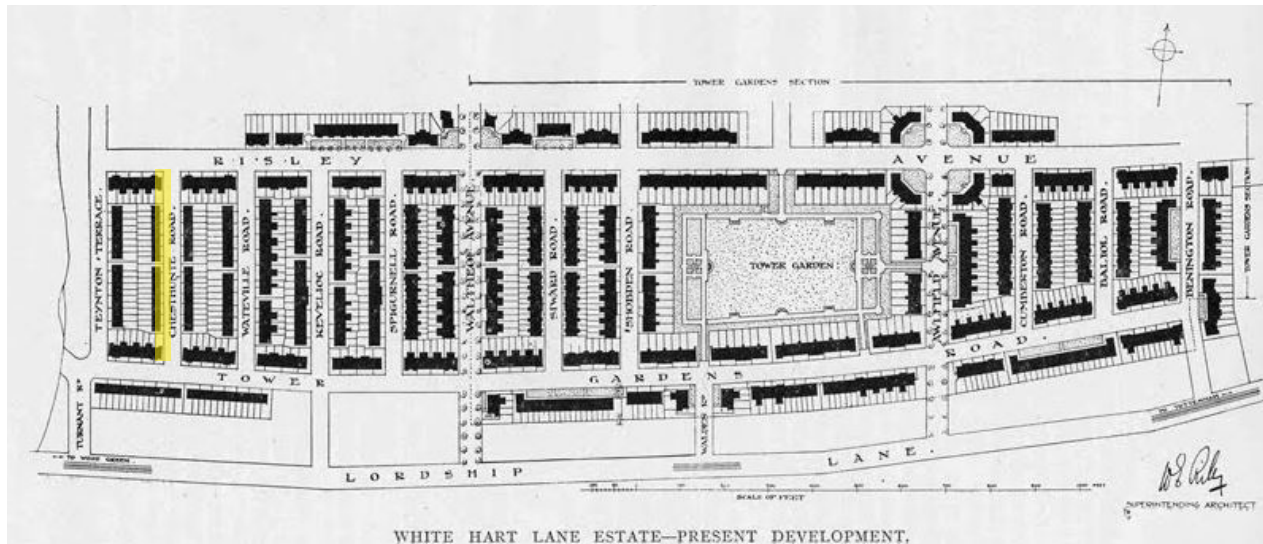
2.3 Chesthunte Road

Cesthunte Road dates from the first phase of the development (1903-1911).

It has two similar terraces on each side, in yellow brick with shallow red brick arches over the ground floor windows and slightly projecting end bays with gable fronts facing the street.

Gables are used to break up the roofline, either at the ends or the centre of the terraces.

The first floor is rendered, with each pair of houses shares a recessed porch.



White Hart Lane Estate Plan - <https://municipaldreams.wordpress.com/>



White Hart Lane Estate historical aerial photos- <https://www.britainfromabove.org.uk/>

2.4 Local Characteristics

The area has a strong identity and fine examples of Arts & Crafts detailing; creasing tiled bands, lintels and brick cill details.

Cesthunte Road houses are depicted by their roughcast rendered upper-storey and fair-faced brick ground-floor elevations. The terraces are articulated by coupled fair-faced brick elevations.

There are also examples of strong landscaping schemes using brick pavers arranged in playful formations.

The area is hugely varied in the Arts & Crafts style, providing an overall sense of architectural playfulness and joy.



1. Cesthunte Road terrace elevation
2. Example of patterned red brick landscaping
3. Example of horizontal red tiled lintels above openings

2.5 Application Site

No.25 Chesthunte Road is an end-of-terrace cottage, with a roughcast banding at the first-floor level and a hipped gable roof.

It has a single-storey rear extension of poor architectural quality and a two-storey side extension which accommodates the entrance and staircase.

The property has a front garden and a side alley leading into the rear garden



- 1. Existing front elevation
- 2. Existing rear elevation

2.6 Existing Layout

The property's ground floor consists of a front living room with a dining area, a rear kitchen and a bathroom within the existing single-storey rear extension.

The rear bathroom is disproportionately large compared to the ground floor living spaces and acts as a barrier to the rear garden.

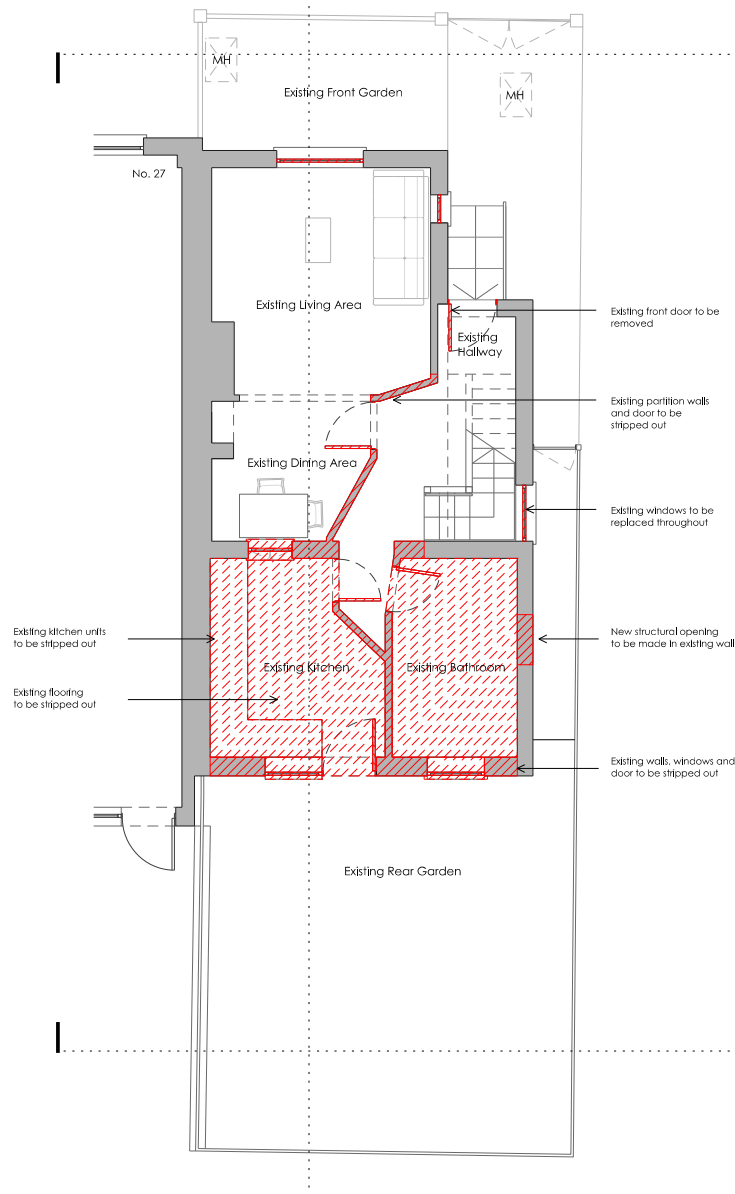
The existing internal circulation is inefficient, and the connection to the rear garden is poor.

The existing staircase is located within the double-storey side extension. The first-floor landing currently houses the boiler.

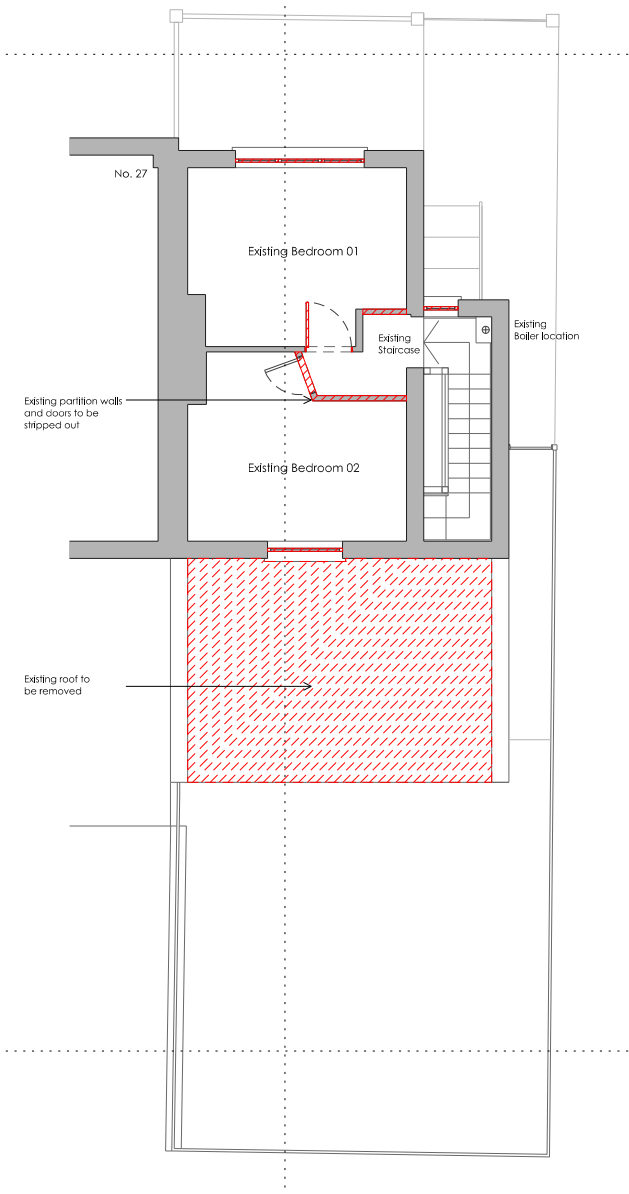
The first floor has two similar-sized bedrooms, which are compromised by the arrangement of the internal partitions, creating awkward junctions.

The existing property appears to be in need of thermal and structural upgrades.

The rear garden is partially paved and is currently accessed from the existing rear kitchen and the side alley.



Existing Ground Floor Plan



Existing First Floor Plan



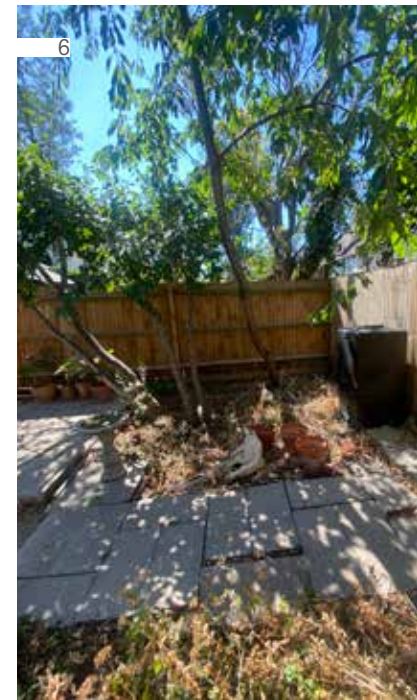
2.7 Existing Materials

The property is in poor condition and needs modernisation.

The current glazing is of poor quality, draughty and out of character with the traditional Arts & Craft detailing and quality of the Conservation Area.

The existing fenestration and front door are a combination of metal, timber and uPVC.

Where the property has been extended, the rear portion of the render has been left unfinished.



1. Existing rear and side extensions
2. Existing front entrance
3. External front elevation
4. Existing first floor front bedroom
5. Existing single storey rear extension
6. Existing rear garden

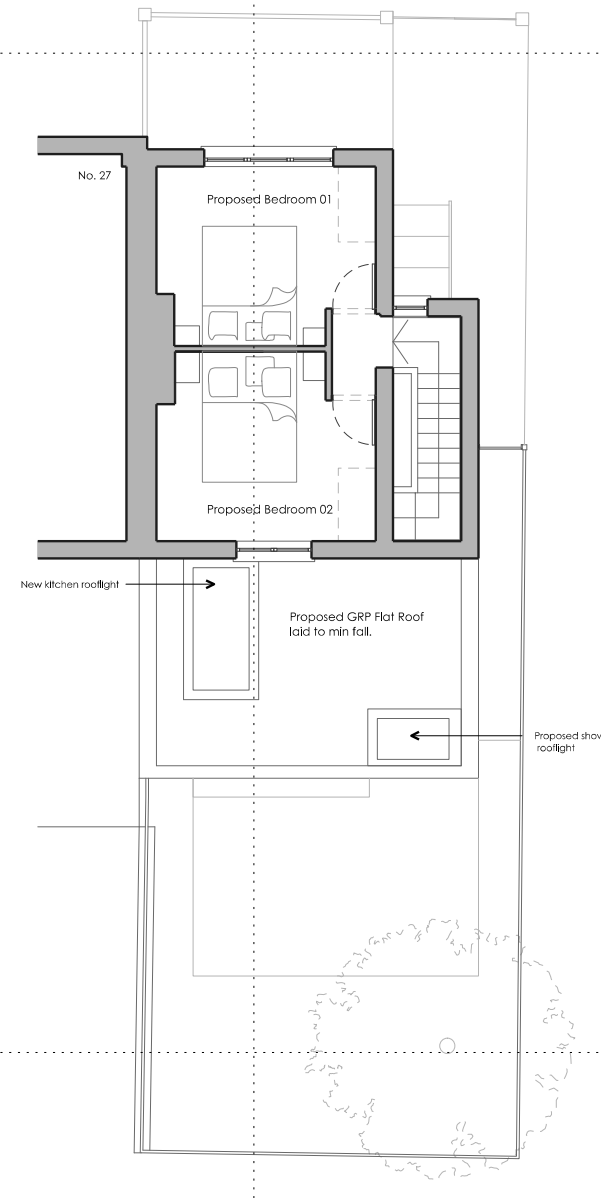
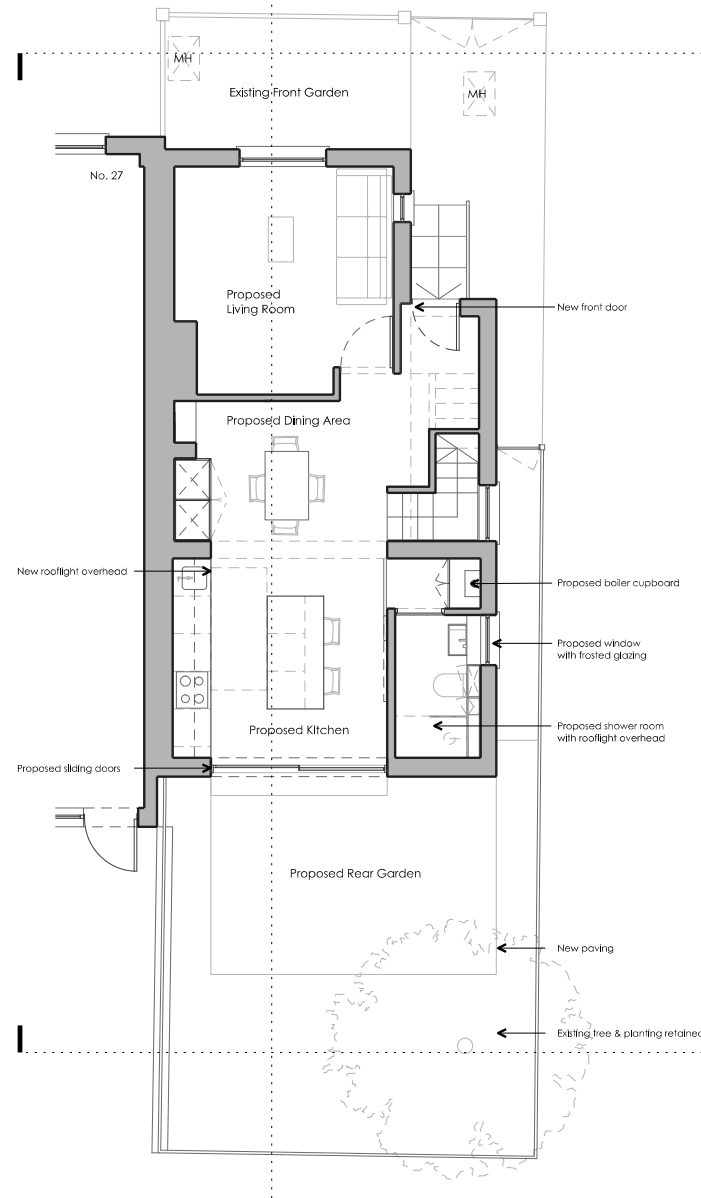
3.1 Proposed Layout

The proposal is to take down and rebuild the rear elevation of the existing rear extension, to provide improved access into the rear garden from the new kitchen.

A new shower room is proposed with an abundance of natural light and ventilation.

The proposal is to rationalise the first floor partitions to create two better proportions rooms.

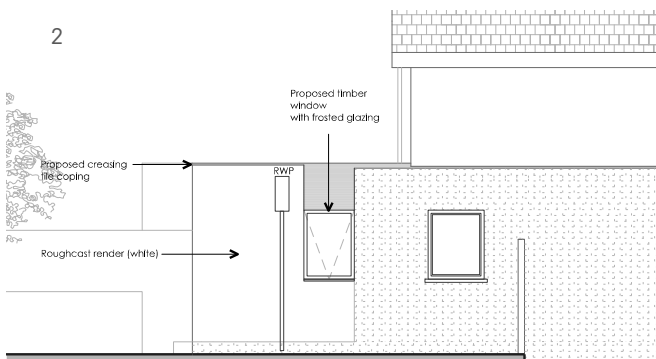
All the proposals are within the existing footprint of the house. No additional floor area is proposed.



3.2 Appearance

Care has been taken to ensure the proposals read as a coherent yet distinctive and contemporary addition to the existing property.

Drawing upon the articulation of lintels on surrounding buildings, using a stacked creasing tile; we propose a heavily articulated lintel above the proposed new opening for the sliding doors. The creasing tiles form the coping to the extension, aligning with the foot of the rendered on the original building.



1. Tower Gardens creasing tile lintel detail
2. Proposed rear extension side elevation
3. Proposed rear elevation view



The front elevation will be upgraded to meet the standards of the Conservation Area; render painted, and new timber windows and front door installed.

The proposed rear sliding doors will be slimline aluminium and read as an elegant contemporary addition to the property.

A white roughcast render will be applied to the proposed rear extension and the existing render of the property will be refurbished.

The proposed skylights in the kitchen and shower room will be fixed with discrete detailing.



1. Roughcast render, The Homestead C.F.A.Voysey
2. Quarry tiles inside and out. Elegant sliding doors.
3. Replacement windows to match the traditional casement details
4. Stacked clay tiled lintels
5. Exposed internal timber joists
6. Fixed flat skylight

3.3 Access

Access to the property will be as existing, via the front door.

Rear access to the garden is much improved by installing new sliding doors opening onto a paved area.

All new thresholds and stairs are designed in accordance with current building regulations.

3.4 Height

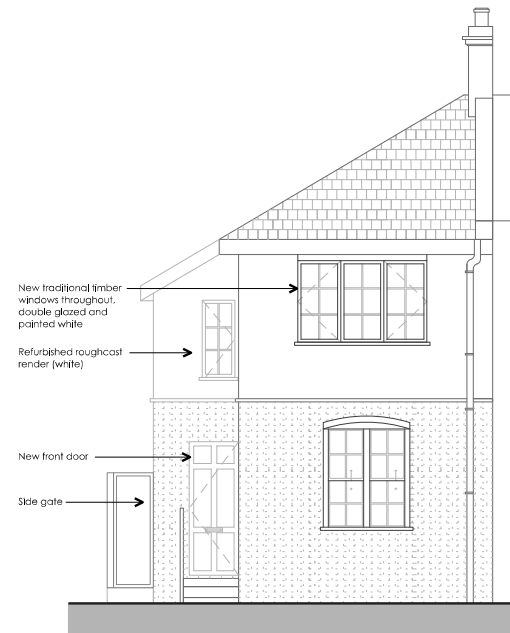
The height of the extension, matches the height of the existing parapet wall.

The creasing tile coping to the proposed rear extension will wrap round to meet the existing tiled band on the front elevation.

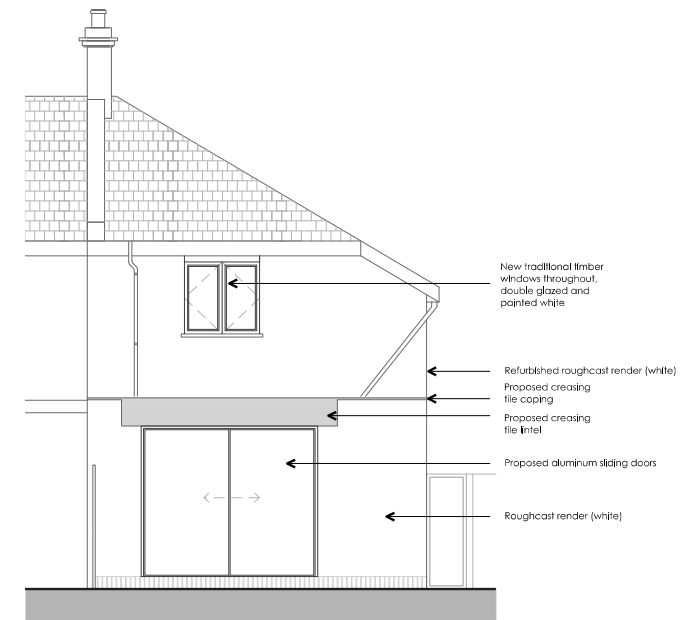
The over all height of the extension is 40mm above the height of the neighbouring extensions parapet wall, at No. 27 Chesthunte Road.

We regard the proposed increase in height of the rear extension appropriate as its external elevation is set back from No.27's building line by 775mm.

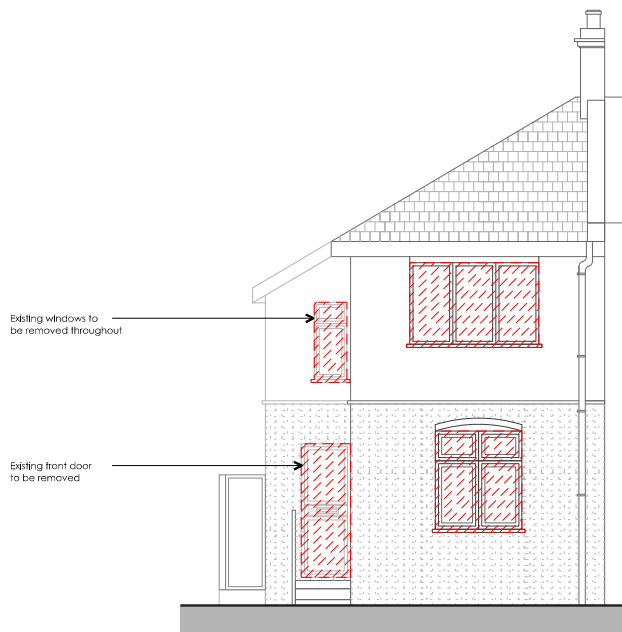
No.27 will not lose any daylight or view due to the properties height and orientation the proposed development.



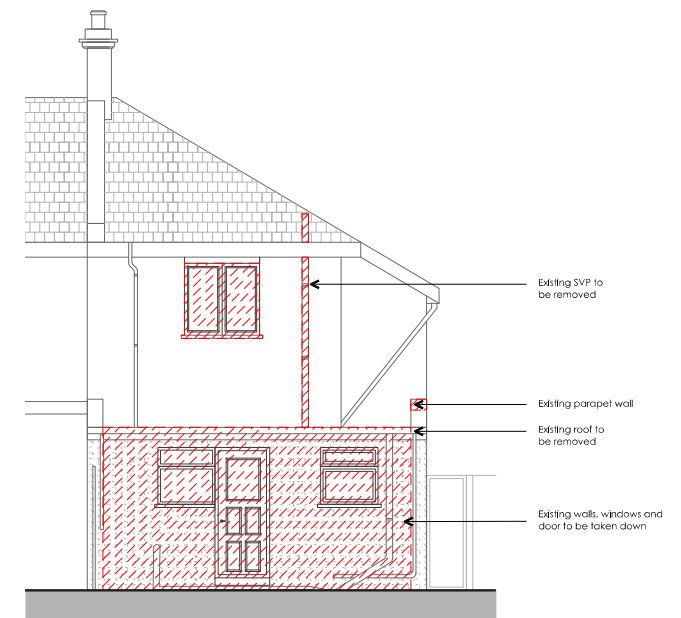
Proposed Front Elevation



Proposed Rear Elevation



Existing Front Elevation

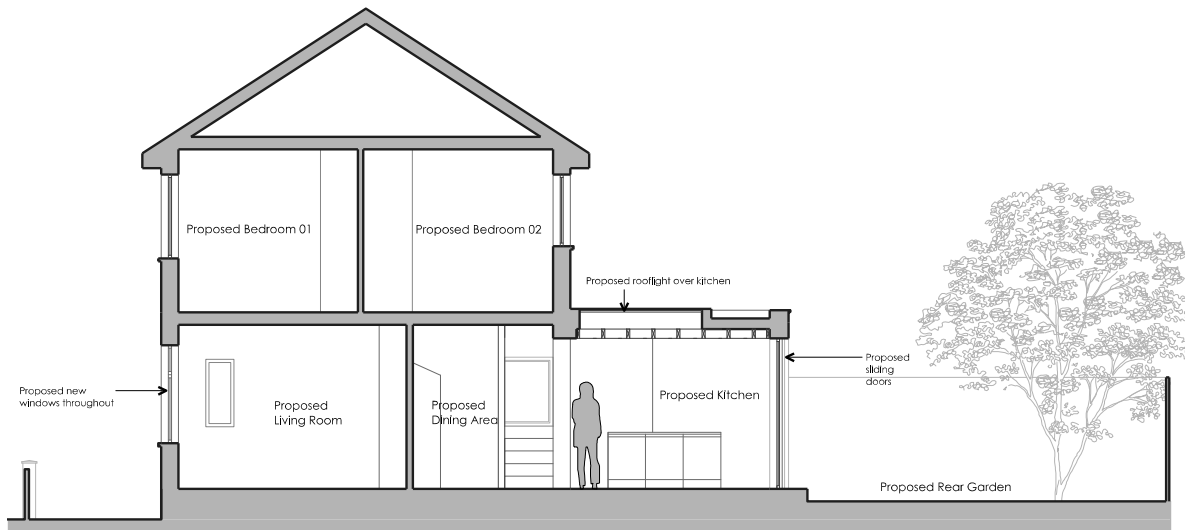


Existing Rear Elevation

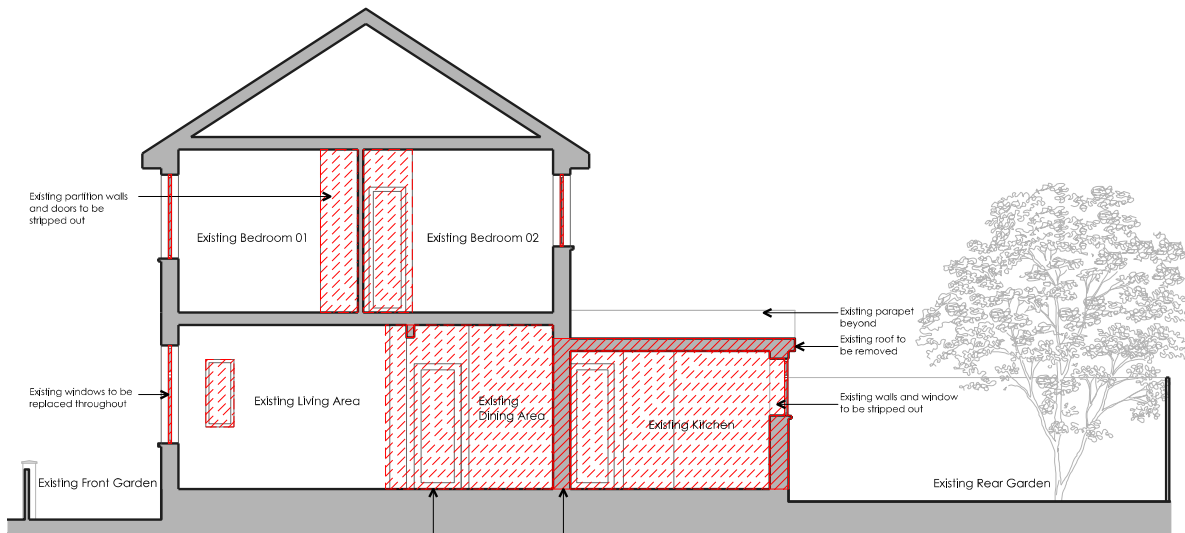
3.5 Orientation

The property has an East-West axis.

The proposed sliding doors will bring an abundance of west light into the property, whilst the proposed skylights and new shower room window will channel south light into the house.



Proposed Section



Existing Section

3.6 Privacy and Security

The proposals do not affect the privacy and security of the development or neighbouring properties.

The security of the property will be dramatically improved and upgraded through the installation of fenestration and glazed to Secure by Design Standards.

The new shower room window will have frosted glass and be an openable section on restrictors.

3.7 Sustainability

The applicant is committed to providing a high-quality scheme which exceeds regulatory standards and promotes a healthy lifestyle for its residents.

The proposal is to upgrade the existing property as much as possible.

This includes thermally upgrading walls and floors, refurbishing existing windows by installing double glazing and using good quality sustainable materials.

The new build elements will be environmentally conscious.



1. Wood fibre insulation
2. Plasterboard alternative
3. Upgrading existing windows
4. Lime plaster

4.0 Summary

The proposals aim to dramatically improve No.25 Chesthunte Road's contribution to the Tower Garden's Conservation Area.

The proposals are carefully considered to be respectful and subservient to the host property and its surroundings.

Not only will the refurbishment improve the property's external appearance, but it also seeks to improve the performance of the house dramatically, creating a flexible and more sustainable home with an emphasis on outdoor living.

The applicant is committed to achieving a high-quality development that is in keeping with its surrounding area.



2287 - 25 Chesthunte Road, London

Document Issue Sheet

Whittaker Parsons

St Hilda's East Community Centre, 18 Club Row, E2 7EY

	Dwg no.	Title	Size	Scale	Date of issue						
					03/11/2022						
	E001	Existing Location Plan	A3	1/1250	P1						
	E002	Existing Block Plan	A3	1/500	P1						
	E010	Existing Plans	A3	1/100	P1						
	E025	Existing Section AA	A3	1/100	P1						
	E050	Existing Elevations	A3	1/100	P1						
	P002	Proposed Block Plan	A3	1/500	P1						
	P100	Proposed Plans	A3	1/100	P1						
	P125	Proposed Section AA	A3	1/100	P1						
	P150	Proposed Elevations	A3	1/100	P1						
		Design, Access and Heritage Statement	A4	NA	P1						
Issued to											
Client					PDF						
Planning					PDF						
STATUS					PL						

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