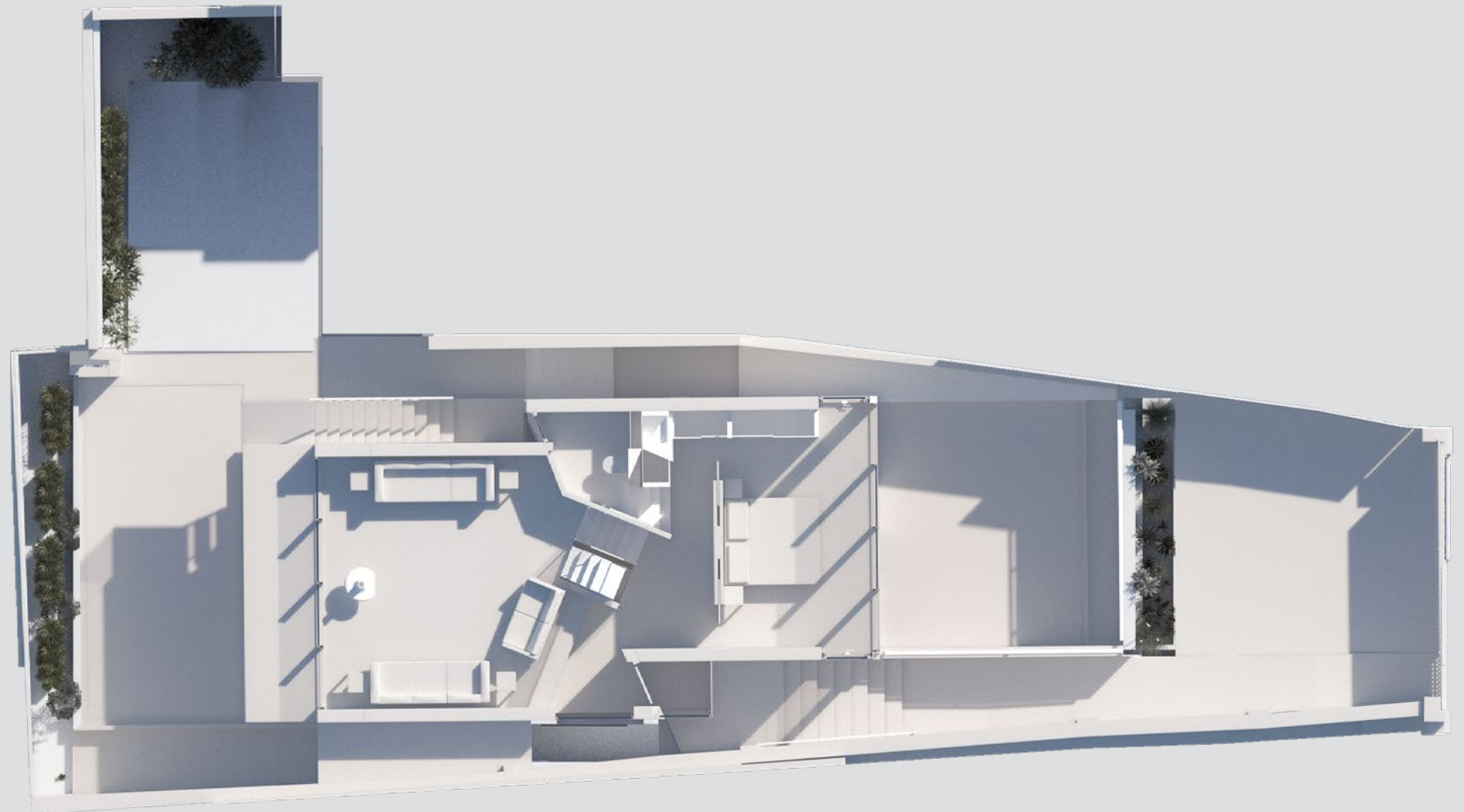


20a Bishopswood Road

Design & Access Statement



Project Number: 0222
Document Reference: 0222-04-01_20a Bishopswood Road_Design & Access Statement
Date: 17.11.2022
Revision: B

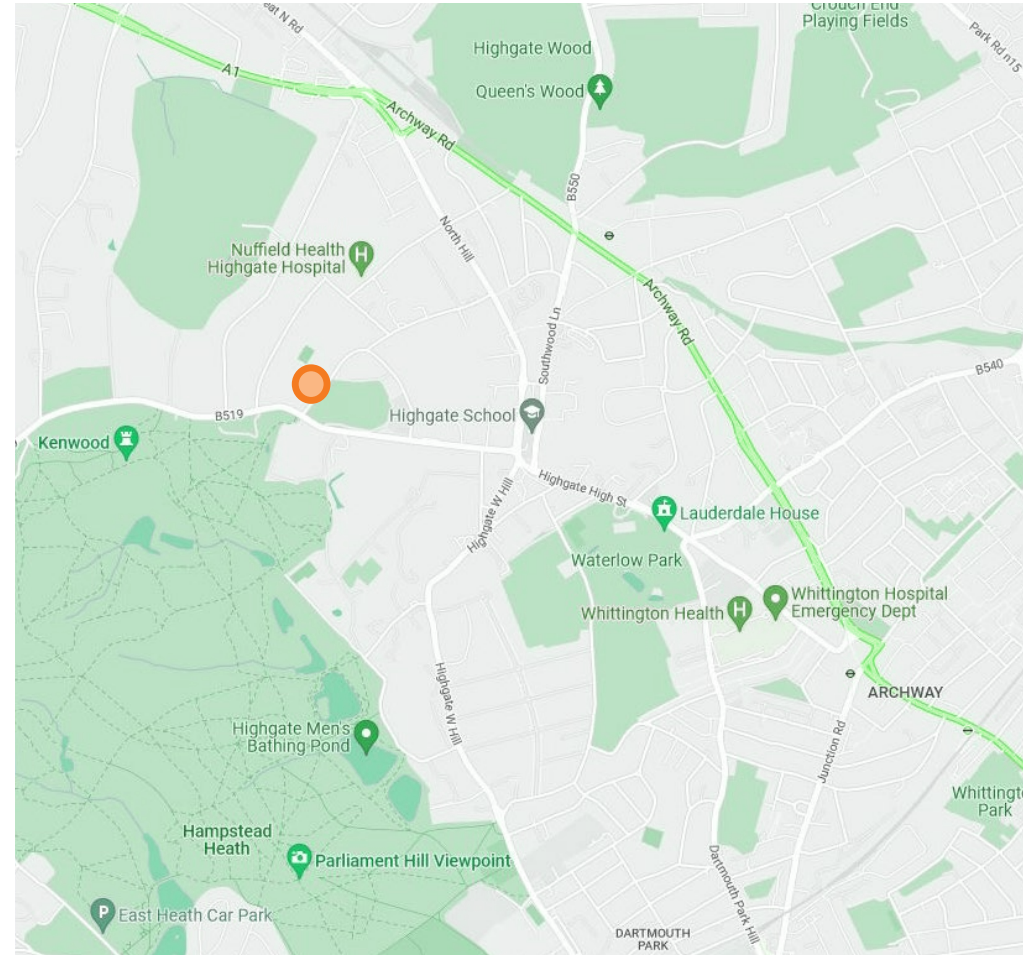
L I N E W O R K S
A R C H I T E C T S

1.0 THE SITE

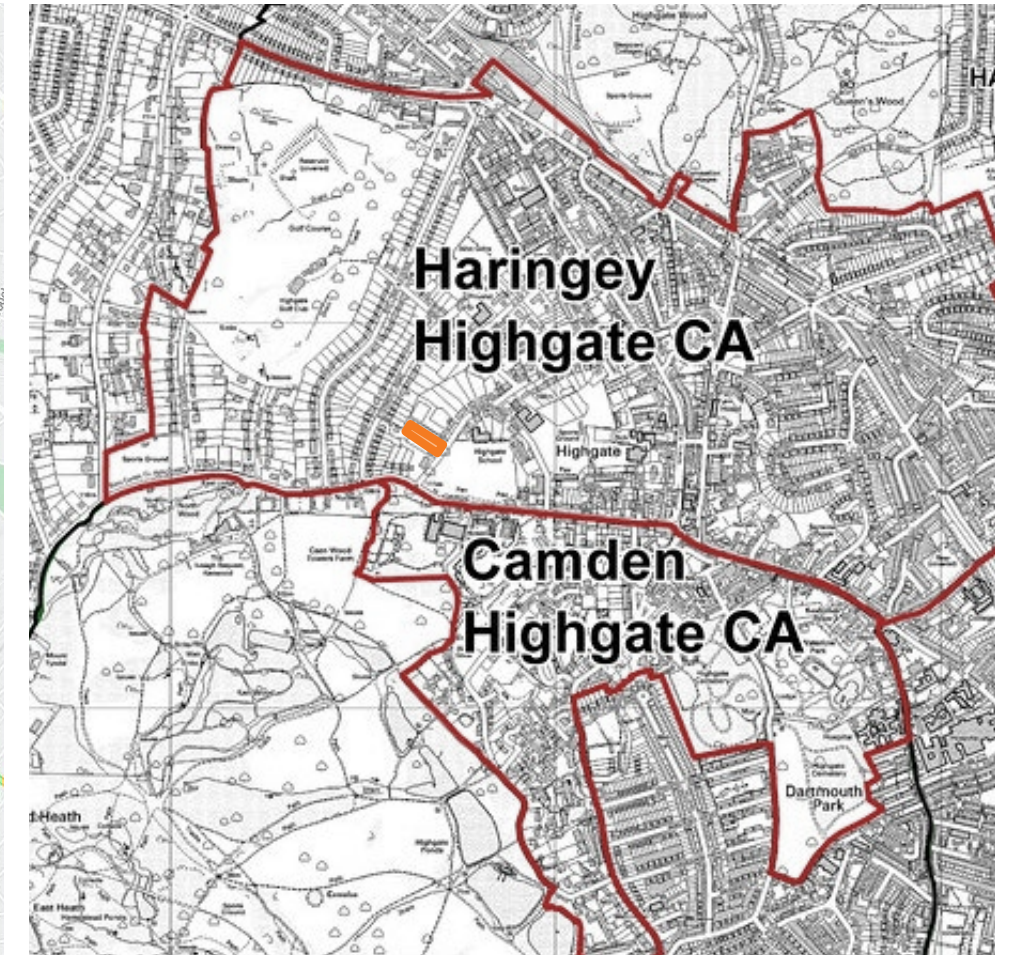
20a Bishopswood Road

The application site is number 20a Bishopswood Road, Haringey, N6 4NY. Bishopswood Road is located on the southern boundary of Highgate Conservation Area, on the north-eastern corner of Hampstead Heath. The building is not listed or recorded as a non-heritage asset. The majority of the neighbours on Bishopswood Road are large Victorian style houses.

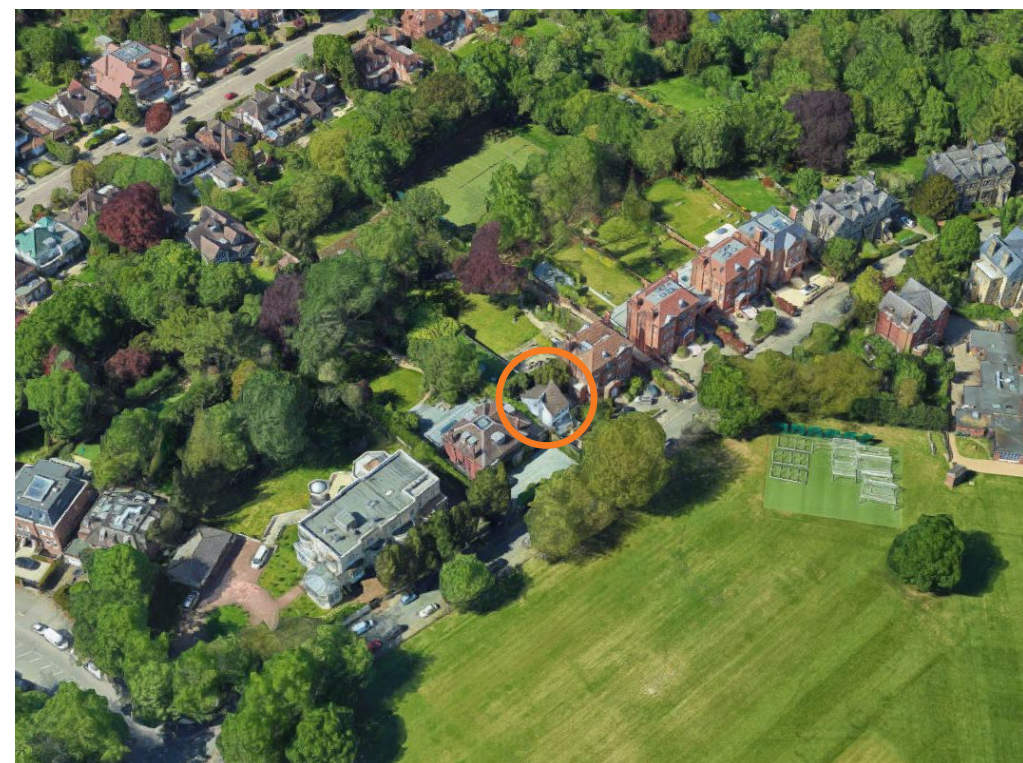
The building is a three storey detached modernist house designed by Architectural practice Stout and Litchfield, and was completed in 1968. It has a driveway at the front with raised planters to the side. At the back is a small garden which can be accessed via an external spiral staircase from the first floor terrace. There are four bedrooms, three at lower ground level and a master bedroom on the first floor.



SITE LOCATION Bishopswood Road is circled in orange



HIGHGATE CONSERVATION AREA The site (orange) is within a conservation area (red outline)



AERIAL VIEW 20a Bishopswood Road circled in orange



20a BISHOPSWOOD ROAD Street view

1.1 THE HOUSE

Stout and Litchfield

The house was designed by architects Stout and Litchfield, known for their humane approach to modernism throughout the 60s and 70s. Their distinctive style included the use of pitched roofs, a breakaway from the flat roofs so often employed by architects at the time. Stout and Litchfield's body of work mostly comprised new-built houses and townhouse conversions in London.

The design of 20a Bishopswood Road features the architects' characteristic pitched roof, in this case a multi-pitched roof. This gives it a distinctive appearance and creates a series of unique rooms within, varying from single height to double height. The levels of the house are interconnected by a central open stairway, allowing views between levels.

The master bedroom is currently at the top of the house, inhabiting the room in which the form of the multi-pitched roof is most expressed. The en-suite is on a small mezzanine, and both this and the bedroom are open to the living area. The kitchen is at ground level at the front of the house.



LIVING ROOM Ground floor looking towards the garden



CENTRAL STAIRWAY Ground floor looking towards the kitchen and master bedroom



MASTER BEDROOM Currently open to the living space with a raised bathroom



KITCHEN Ground floor

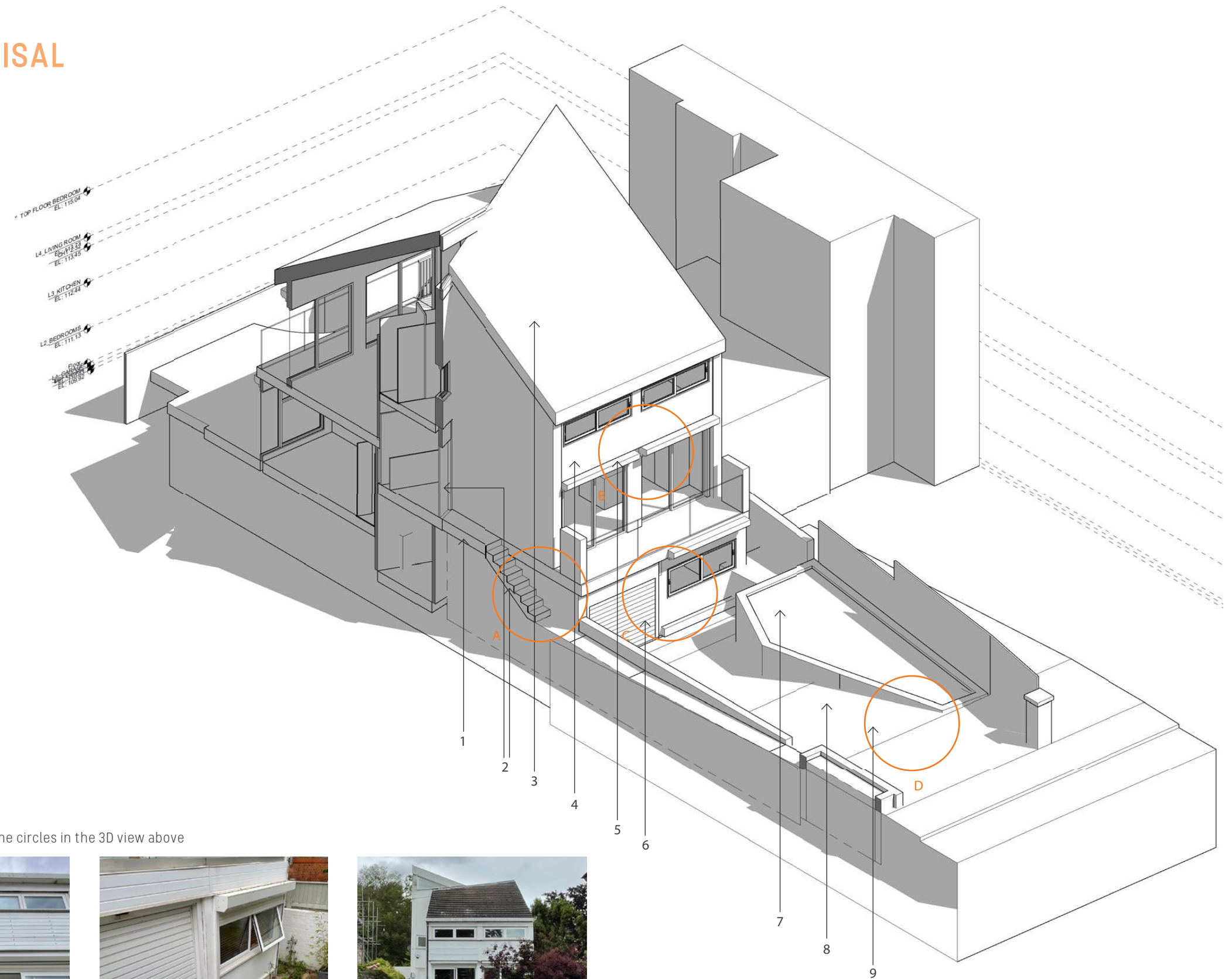
1.2 EXISTING BUILDING APPRAISAL

Defects with an ageing property

The building is of architectural note as a unique example of this era of mid-century British architecture that has fallen into disrepair over the years. Some additions have been installed at a later date than the original construction, including metal roller shutters and low-quality plastic cladding, neither of which are in keeping with the style of the initial build or of particularly high quality.

The home has real potential to be lovingly restored to showcase its distinctive design. Some key elements that will need addressing include:

- 1) The ground floor slab is not insulated.
- 2) The front door and stairs are poor quality.
- 3) The roof needs insulating and replacing in places.
- 4) The plastic cladding is of poor quality.
- 5) The roller shutters were added at a later date.
- 6) The garage is presently too narrow for modern vehicles and is therefore unused.
- 7) The driveway planter is an awkward shape.
- 8) The driveway is too steep and not in line with current regulations.
- 9) The surface of the driveway could be replaced to better contribute to the street.



IMAGES OF THE EXISTING PROPERTY The letters below correspond to the circles in the 3D view above



A

B

C

D

1.3 EXISTING ELEVATIONS

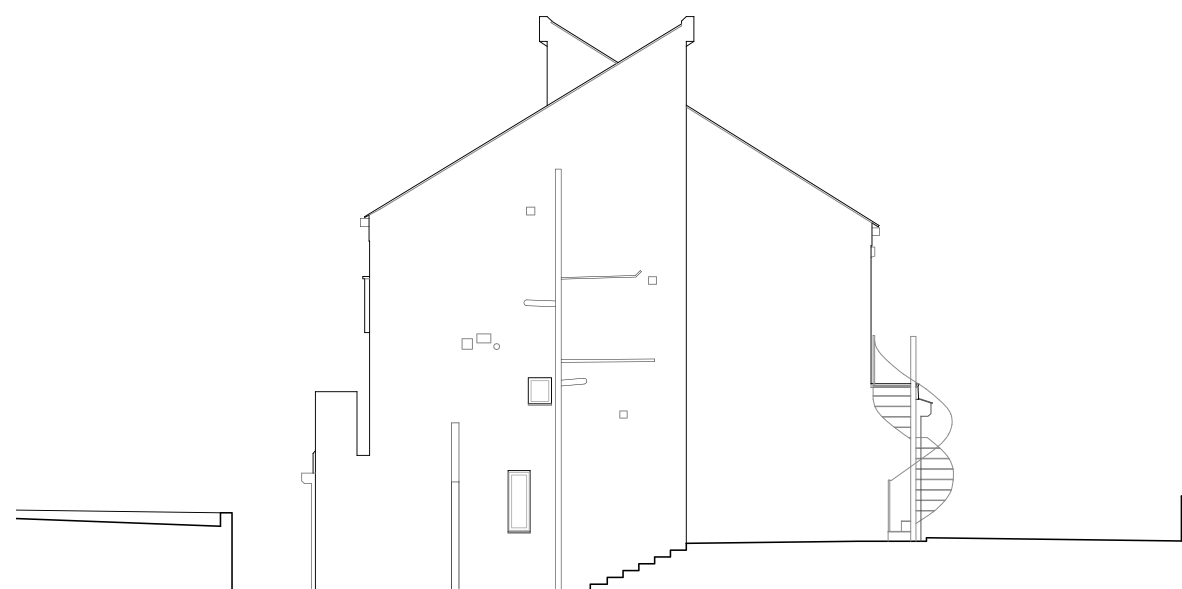
The house is built on a tight plot, so the massing solution is tall and narrow. The overall conceptual form of the house is of two sheared volumes sat side-by-side, giving the front and back elevations a gentle v-shaped roof profile.

Light is brought in at high level with triangular windows that follow the line of the multi-pitch roof. The front elevation employs a combination of long horizontal windows and full height glazing. The rear elevation is almost fully glazed, opening out onto the garden with large full-height sliding doors.

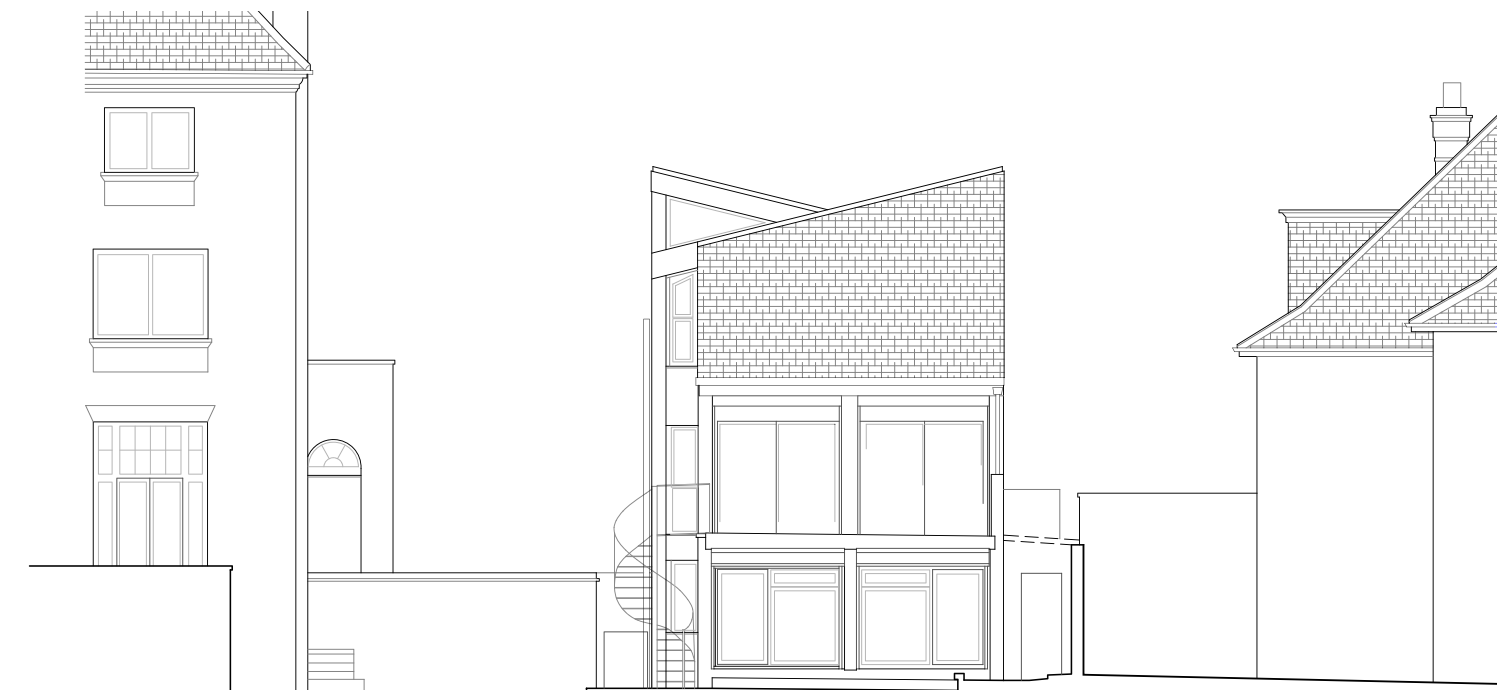
The terrace at the back of the house is accessed via a Victorian style cast iron spiral staircase, which is ill-matched to the mid-century architectural proposal of the house itself. The gable elevations are perfunctory, with only a few small windows and visible pipework from the bathrooms running outside the facade.



SOUTH EAST ELEVATION Front - street side



NORTH EAST ELEVATION Side (gable end)

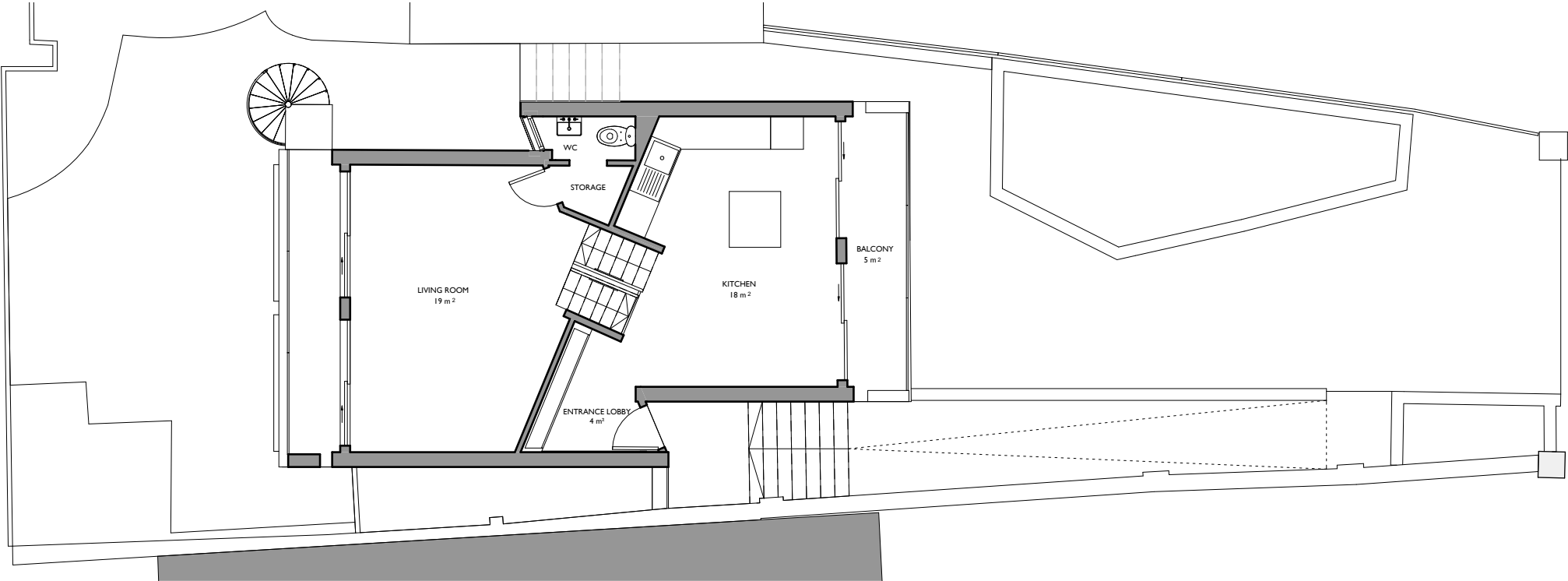


NORTH WEST ELEVATION Rear - garden side

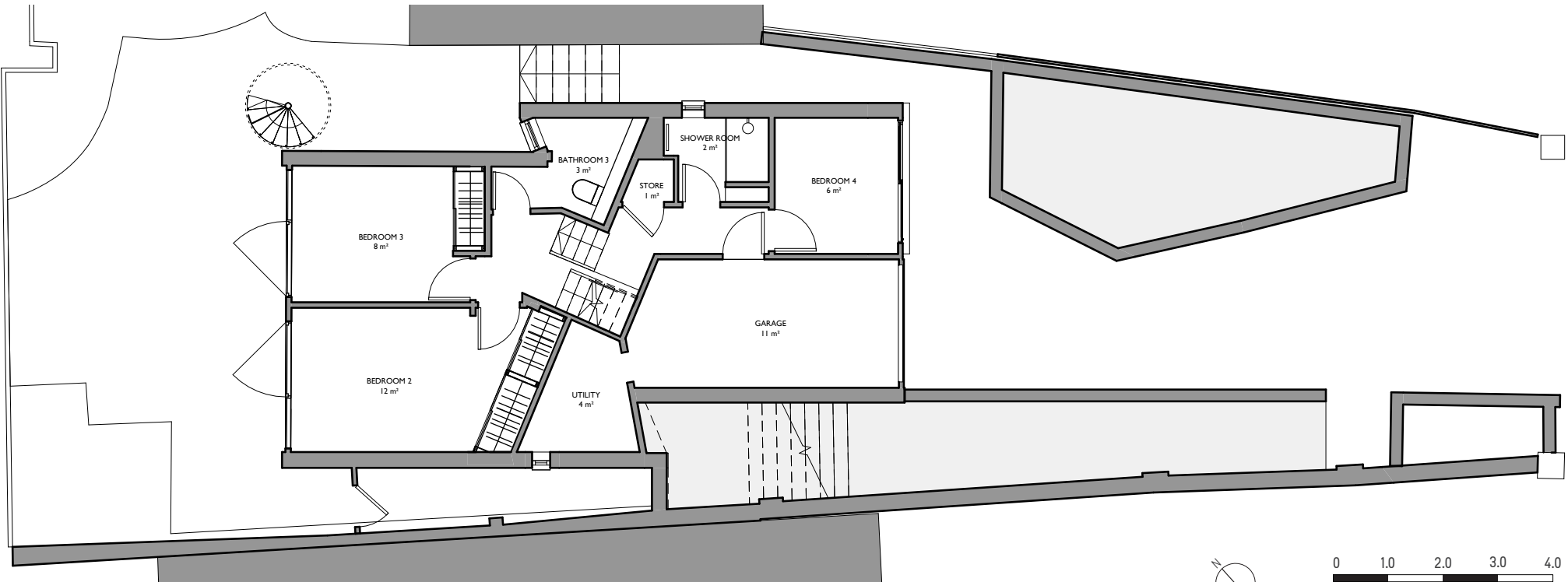
1.4 EXISTING PLANS

Entry to the house is through a small entrance lobby. This arrival space feels cramped and enclosed compared to the rest of the house. The kitchen is at the front; the living space is up half a level to the back, with access to the terrace overlooking the garden.

At lower ground level are three bedrooms, two of which are at garden level and open directly onto the patio. Down half a level is a utility room and a garage, currently used as a storage room.



GROUND FLOOR PLAN Existing



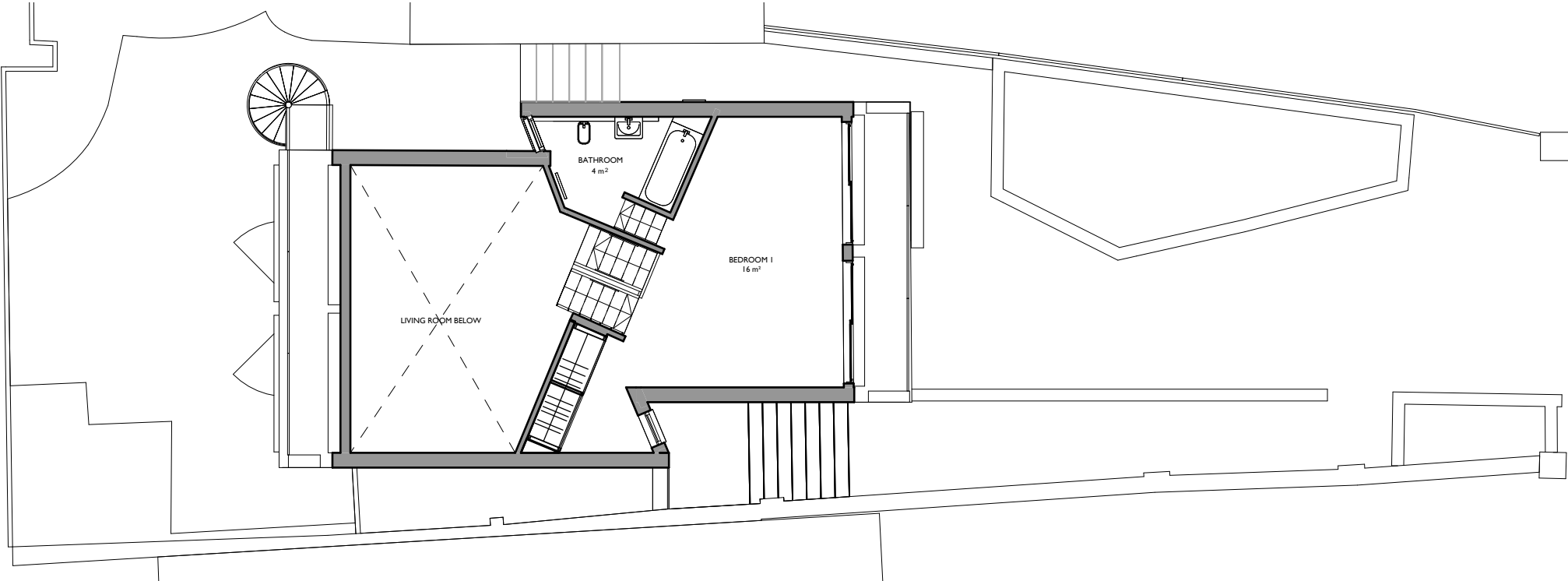
LOWER GROUND FLOOR PLAN Existing



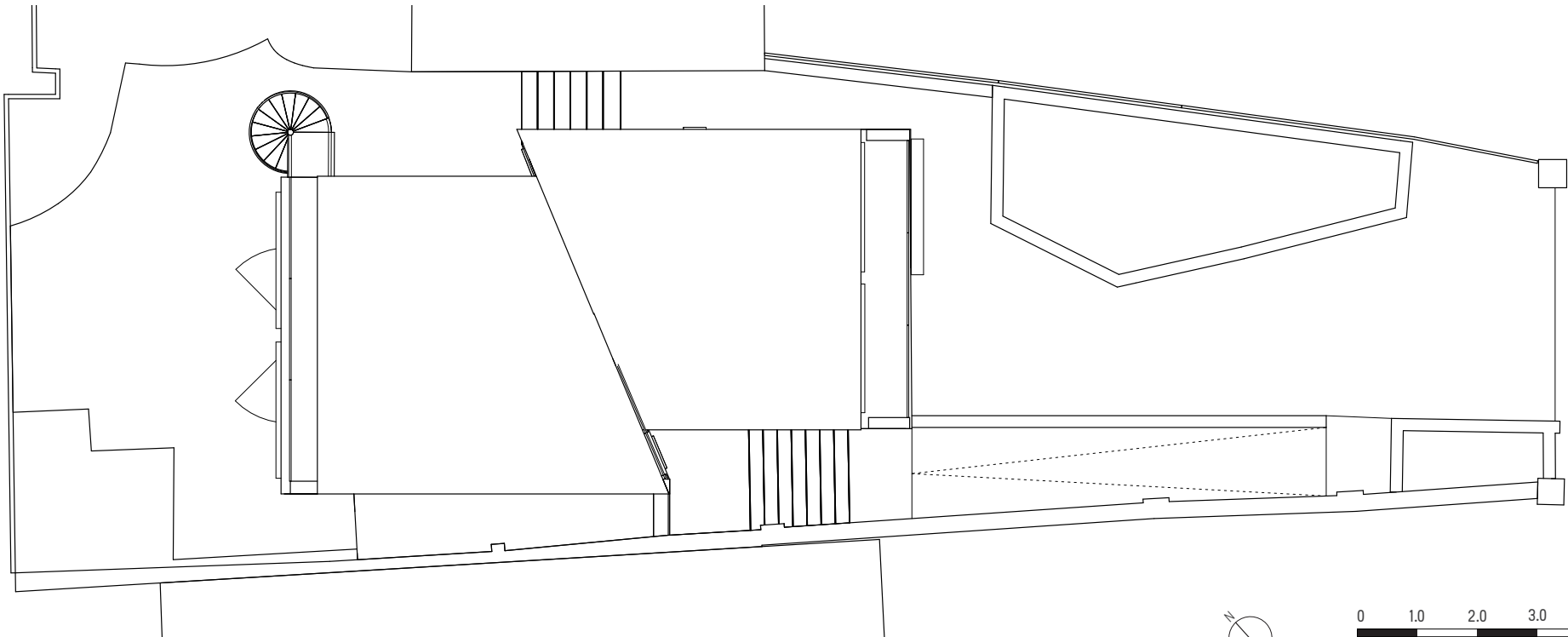
1.4 EXISTING PLANS

The master bedroom is on the first floor on the street side of the house. The windows here are the slim slot windows seen on the front elevation. The open, raised bathroom can be seen here in plan, with the bath overlooking the bedroom.

This room feels private due to the small windows, but light and airy thanks to the tall ceiling pitch and views through to the garden. The bedroom works well for a single couple living in the house, but less well for a young family, where more acoustic separation is required. The room is not sealed acoustically from the rest of the house, and therefore would become an issue if someone were to be staying up late in the living room whilst someone were sleeping in the bedroom above.



FIRST FLOOR PLAN Existing



ROOF PLAN Existing

2.0 Proposed Design

Plans and Visuals

2.1 DESIGN INSPIRATION

A contemporary classic

The clients for the project are the founders of an ethical, sustainable fashion brand based in London. They have a keen eye for design and are passionate about mid-century architecture and interior design, forming the foundation for their interest in refurbishing this property. Inspiration for the proposals has been sought from some classic mid-century homes.

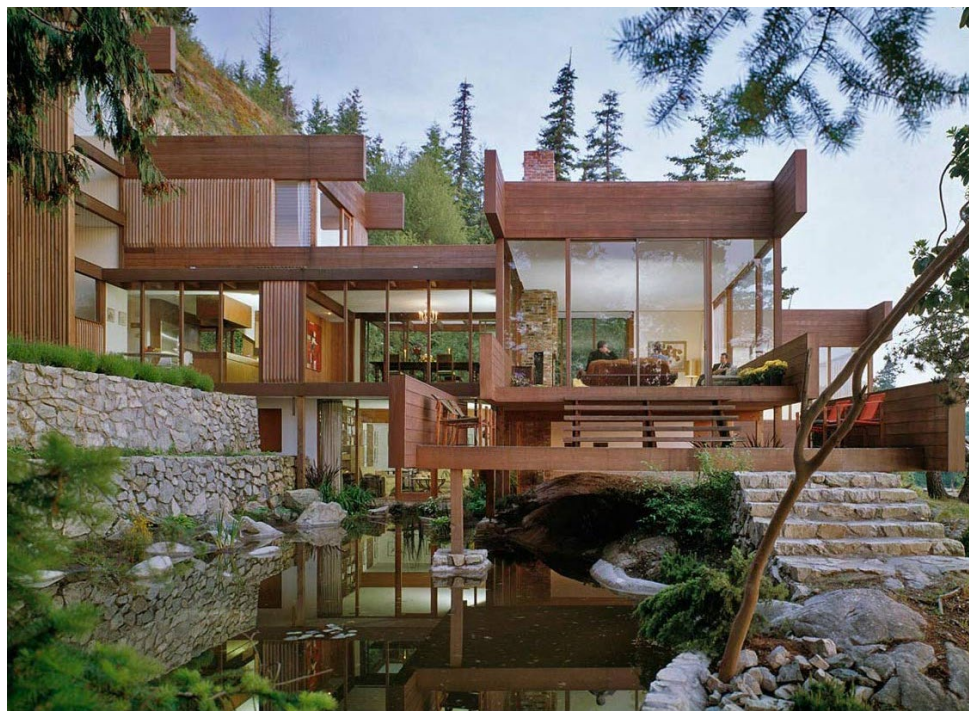
The main ambition for the renovation for the design of the house at 20a Bishopswood road is to sensitively refurbish the house into a modernised mid century classic. Through removing mistakes that have been added through the years and adjusting the design to something more fitting for 21st century living, we hope to introduce some architectural moments best seen in some of the many mid century modern homes throughout the world.



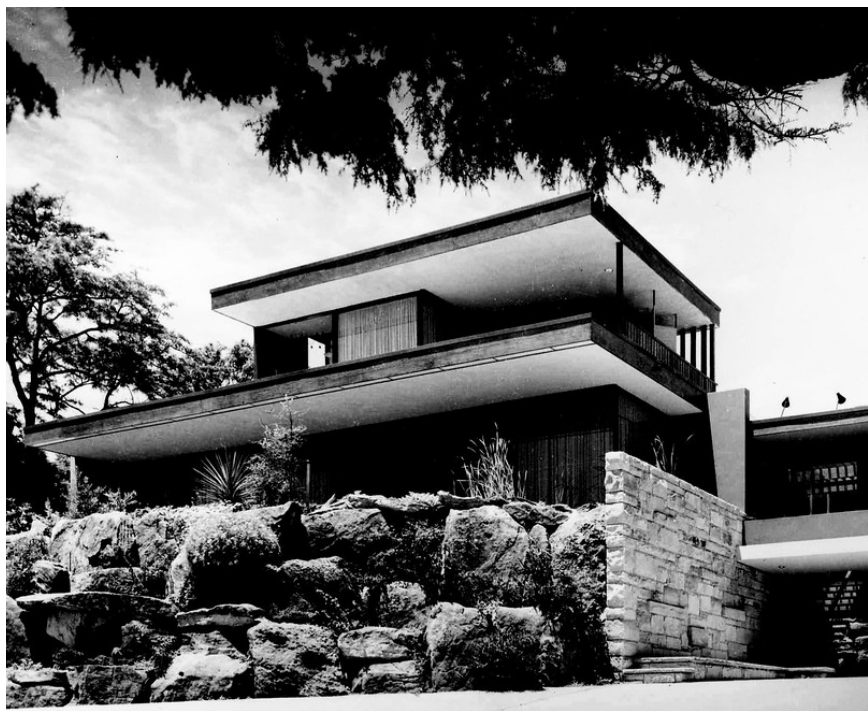
CASA Z, PETER ZUMTHOR 1986, Switzerland



RESIDENCE, HALLDOR GUNNLOGSSON 1958, Denmark



GRAHAM HOUSE, ARTHUR ERICKSON 1963, British Columbia



BELLEVUE HILL MANSION, DOUGLAS SNELLING 1955, Australia



KOERFER HOUSE, MARCEL BREUER 1967, Switzerland

2.2 PRE-APPLICATION DESIGN

Submitted Design & Feedback

Due to the sensitivity of the site, Lineworks Architects first exercise was to organise a pre-application meeting with Haringey Council. A short report summarising the proposed designs was submitted in early June 2022. A meeting was held online between James Mead of Haringey Planning Department and Robert Haworth of Lineworks Architects on the 29th of June 2022. The report proposed alterations to the property, as well as tabling some design options where final decisions were yet been made.

The meeting was generally positive and there was constructive discussion about most of the areas. The designs you see over the next series of pages, as well as those within the submitted drawings, are the conclusion of responding to the feedback provided by Haringey Council.

PRE-APPLICATION FEEDBACK

In the feedback letter Haringey broke down each of the materially relevant elements of the building and responded to these in turn. There were many aspects of the proposed design, such as the minor extensions to front, back and side extension to the rear and various internal changes that did not raise any concerns to officers with regard to harming the conservation area. There were a few areas that merited some revisions of which there were broadly five separate parts of the proposal to be looked at in the final application. These were as follows :-

1) Front Balcony Infill and glazing

The infill of the existing balcony was accepted but the total percentage of glazing across this elevation as a whole was deemed too great. A higher percentage of solid to void was required. The rooflight proposed above the new kitchen in the sloping roof that faces the road was not opposed, but it was stipulated that any design submitted would have to include a rooflight in plane with the tiled roof finish

2) Sunken garden

The principle of the design of the sunken garden was not objected to, but in the final application it would need to be demonstrated that there was a lack of visibility of this from the street.

3) Canopy

The canopy, which in fact forms part of the roof of the balcony extension was not objected to in principle. However there was a preference from officers to restrict the width to that of the projecting mass of the building, and not to wrap around to the extension.

4) Front gates

The original pre-application proposal was for a 1.8-2m high set of exposed timber gates that would be above head height was objected to, the reasoning being that it would be incongruous to the street scene. Also, the method of opening would have to be one that ensured no obstruction of the pavement and public right-of-way.

5) Rear stairs

Four options were proposed for the rear stair design, of which two were deemed acceptable. The main feedback was the staircase needed to be lightweight in appearance and not be overtly intrusive on the street scene.

Over the next few pages we will outline how each of these concerns have been addressed in the final proposed designs.



PRE-APPLICATION DESIGN Front Elevation



PRE-APPLICATION DESIGN Rear Elevation

2.3 PROPOSED DESIGN

External Envelope

1) Front Balcony Infill & Glazing

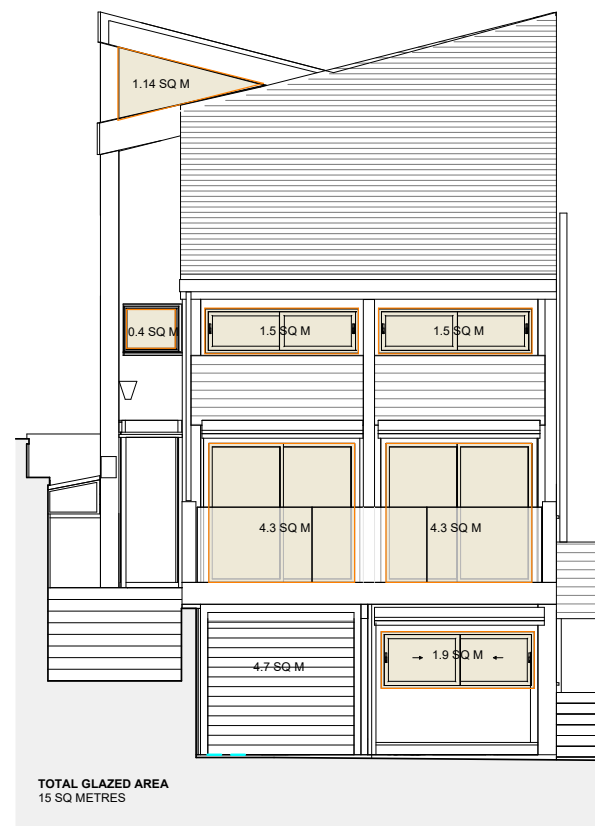
The new street facing extension proposes the same infill of the balcony to make a slightly larger room at ground floor on this level. The canopy above forms the lid for the majority of the space. The main objection with regard to this elevation was the percentage of glazing in the new proposals. In order to clarify and quantify the amount of glazing of the existing elevation versus the proposed, we have prepared the three elevations here with the quantity of glazing set against them.

In the existing building scenario the glazing total is around 15 m² of the facade. In our pre-application proposals, if you included the rooflight and the glazed door, then over double the amount of glazing was proposed, at 34.6 m². In the final proposals the amount of glazing is significantly reduced from this and now stands around 23 m².

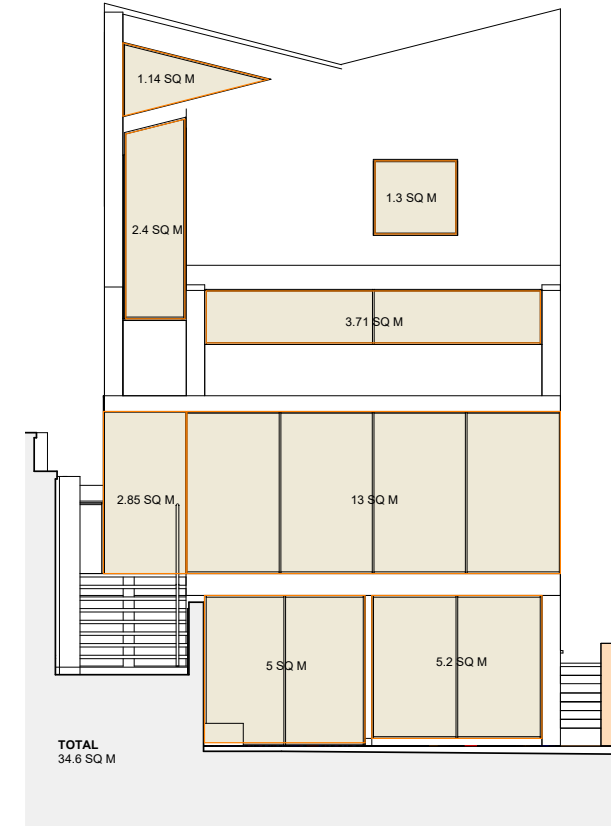
The red line that is drawn across the elevation and referenced in the section, indicates the visibility line of this glazing from the street. Everything above the red line is visible from the pavement, whereas everything below is not. There is around 4 m² of glass that is impossible to view from the street unless you are actually within the property boundary itself.

With the rooflight removed from the proposals at roof level this brings the total visible glazing area down to more like 19 m². In real terms, given that the sill and head lines of the glazing are true to the original building, the overall perception of glass is extremely similar, if not imperceptibly different from the original. We feel the re-ordering of the fenestration simplifies and makes for a slightly more elegant elevation.

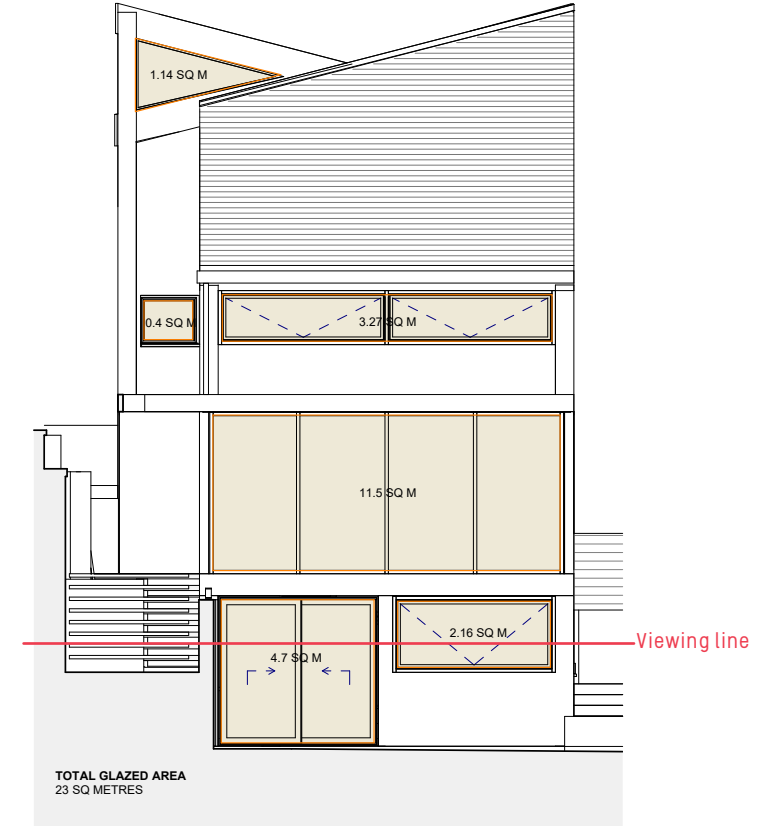
The building is not very wide, just under 5.5m in width and therefore one single horizontal line of glazing works well in design terms from the street side. At the lower ground floor we have tried to minimise the new glazing, but as a home office is proposed in the sunken courtyard it really does merit the space to have sliding doors where the garage door used to be. The window to the bedroom at the front works better as a landscape style window as per the original building design.



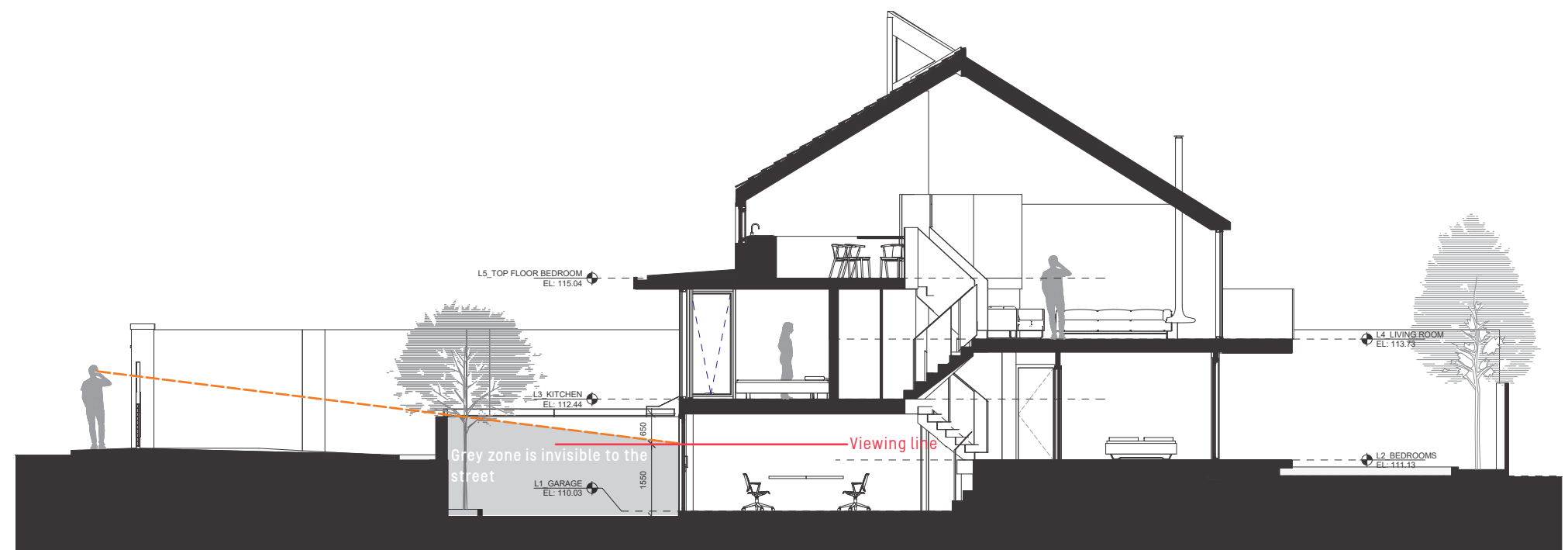
EXISTING ELEVATION Area of glazing openings



PRE-APPLICATION ELEVATION Area of glazing openings



PLANNING SUBMISSION ELEVATION Area of glazing openings



LONG SECTION Visibility of from the street

2.4 PROPOSED DESIGN

External Views

2) Sunken Garden

The design has been revised completely to remove the stepped terrace proposed at pre-application stage. Now there is a simple vertical retaining wall which separates a driveway from the sunken garden.

A band of planting now exists on either side of this retaining wall at upper and lower level. The lower level has trees planted along its edge, the canopies of which will be fully visible from the Bishopswood Rd, and further planting is introduced at the western edge of the driveway to soften the street scene. Behind this upper level planting sits a solid wall at approximately 900mm tall. This will obstruct the view directly down into the sunken garden and the lower ground floor.

As a result of all these changes, the risk of being able to see paraphernalia in the sunken garden which was a concern at pre-application stage has been completely removed.

3) Canopy

At pre-application stage the canopy was drawn across the full width of the house. This serves not only to roof the extension, but to also provide sheltered cover to the new entrance area. The commentary in the feedback letter was that 'the flat roof form of the canopy would not be intrusive in appearance' and also that the officers 'would prefer the canopy not to be full width'.

As there is a small new addition to this area of the property to create a lobbied entrance for thermal and sustainability reasons, we need a small roof to cover this area. This was also drawn at pre-application stage, and the canopy wrapping round created one continuous roof that created a harmonious balance to the elevation. Removing this canopy creates two small roofs which looks slightly more disjointed architecturally speaking.

We have therefore tested the canopy in a number of configurations since receiving this feedback, some of which are tabled on this page. The final proposal looks to create an open void at the edge, to reference the shape of the house, yet create one single architectural gesture which brings the two rooves and the entrance cover and solar shading into one coherent gesture. We believe this proposals offers the best compromise in terms of design and shelter from the elements.



ISOMETRIC DRAWING The canopy area is shown over the new entrance and stairs



CANOPY DESIGN TESTS We have experimented with different profiles of canopy to get the best balance. The visuals above move progressively from left to right with more solid canopy options

2.5 PROPOSED DESIGN

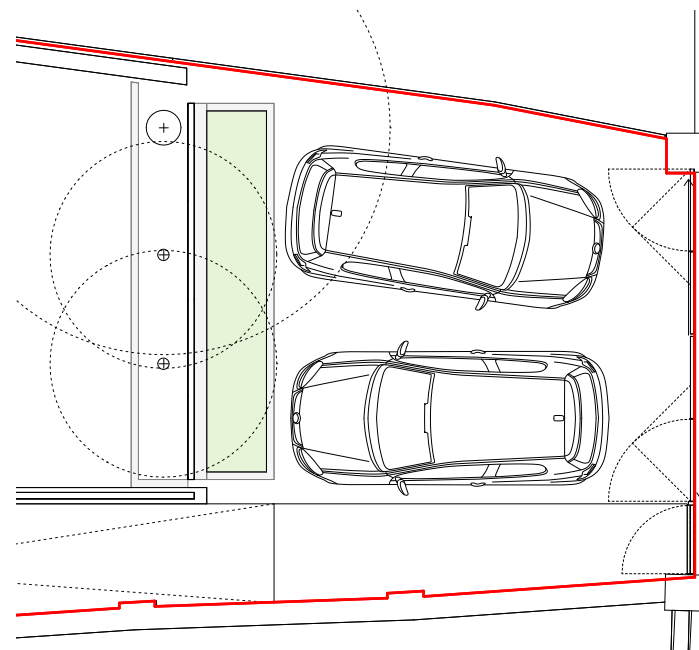
Bishopswood Road Elevation

4) Front Gates

The gates have been revised design terms to ensure that they don't out-swing across the public realm, specifically the pavement. There is a pedestrian pass gate at one side which relates in height to the vehicle pass gates of the adjacent property at number 20 Bishopswood Road. Cars will now pass into the property via the use of an electric bi-fold gate. This swings inwards rather than outwards as per the swings drawn on the plans.

We have ensured that the shorter in-swing does not prevent cars from parking in this location. In order to tie in better with its neighbouring property the gate is constructed from black painted metal work.

The installation of the gates goes beyond a privacy issue. There have been a number of break-ins and attempted break-ins to the property to date. In fact, a number have houses down the street house also had break ins which are recurring rather than sporadic. We therefore feel the strengthening of a secure boundary and a clear threshold line is very important to the security of those that occupy the house.



DETAIL PLAN OF GATES A bifold gate now allows the cars to enter and park and the gates to open and close without outswing across the pavement.



PERSPECTIVE VIEW A visual perspective of the property from the street with the gates open

2.6 PROPOSED DESIGN

External Views

5) Rear stairs

After trying out several other configurations of the rear stairs since the pre-application (which looked into spirals as well as flying cantilevers) we have settled on arguably the most discreet stair position, that is probably most true to the original diagram of the house. The stair now sits in the space created by the 'slipped volume' concept of the original house, in the widened zone between the boundary garage wall of No 18 and the northern wall of the house at 20a. So on the east side of the house is the entry and on the west is the exit down to the garden. This seems to have a nice inverse symmetry.

Off the back of the pre-application discussion, we have checked the view from the street to check that the stair doesn't look out of place. We don't believe from the view we share on this page that it is really noticeable at all, probably even less so than the previous Victorian spiral stair. The stairs is designed as a series of lightweight cantilevered cast stone treads. We believe the final product is both light and discreet.



PLAN VIEW The volumetric diagram of the house with circulation flows highlighted



PERSPECTIVE OF STAIR The new stair as seen from the rear garden of No 20a



PERSPECTIVE VIEW A concept visual from the street side showing the new stair to the rear of the house

2.7 PROPOSED DESIGN

Rear Elevations

There were no undue concerns with the rear elevation and the degree of openness proposed in the pre-application designs. We have nevertheless shown the final perspective here based on the proposed design with the staircase threaded down the side of the building.



3.0 PROPOSED PLAN

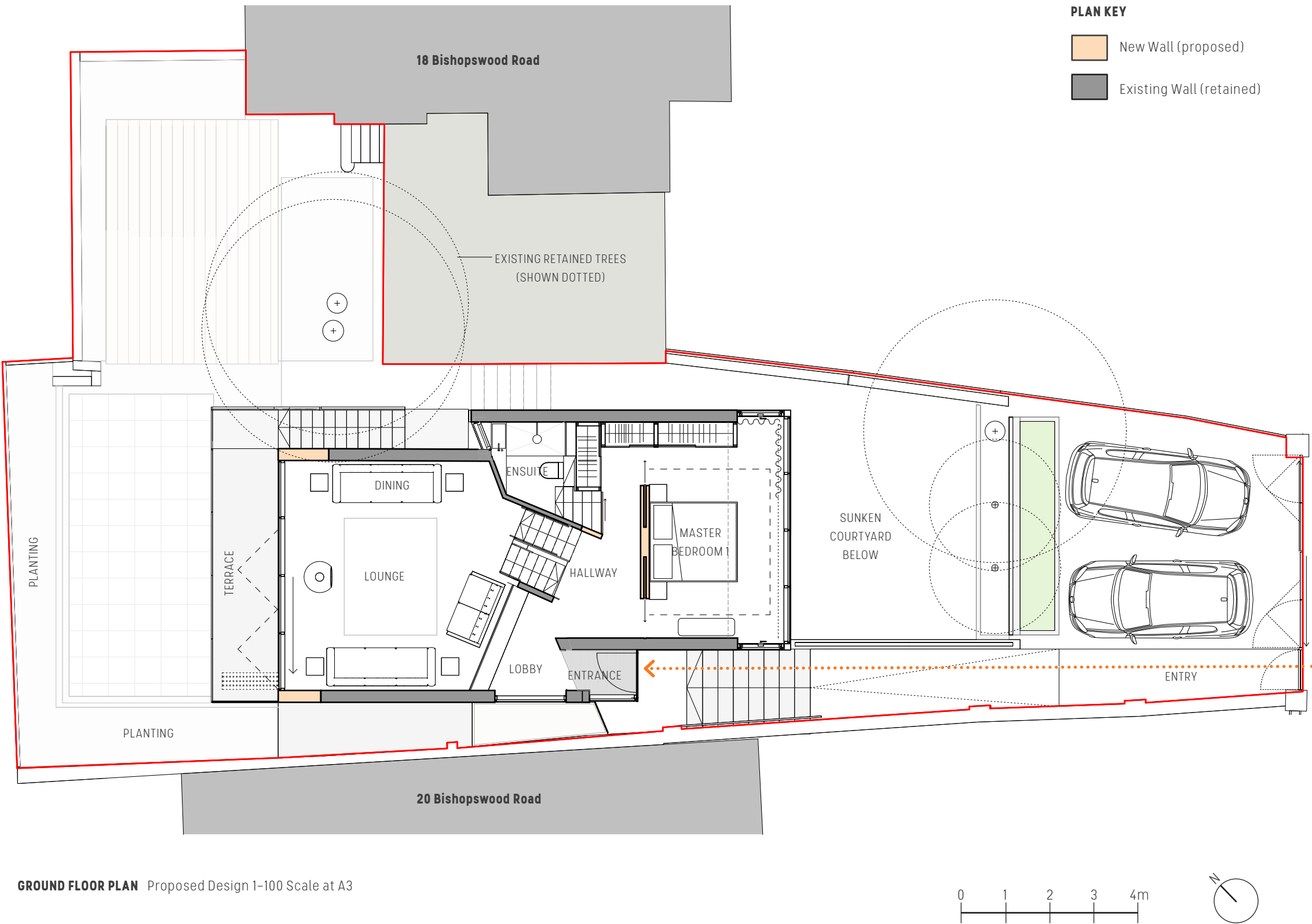
New ground floor site plan

The principle aim of the proposed design is to make the most of the unique form of the house. With a series of internal and external changes, the split-level design becomes more liveable and previously cramped spaces feel more generous.

In the new proposal, how the plot presents itself to the street is improved by the division of the front area into space for parking directly next to the road, and the introduction of a sunken courtyard. This creates a much neater driveway and a better proportioned area with planting.

A sunken garden in this space allows for further vegetation to be introduced, including trees at the lower level, the canopies for which will help limit visibility from the pavement back into the house. It also introduces greenery back to the street scene, which was one of the discussion points in the pre-application meeting with Haringey Council.

At the back of the house, the spiral staircase is replaced with a stair more fitting with the architectural style and era of the house. After reviewing the potential options for this, we opted for one which sits within the existing footprint, running along the north wall of the property. This is an opportunity for an elegant addition to the house to enhance its overall character.



3.1 PROPOSED PLANS

Proposed ground and first floor plan

In order to do justice to the design of the house, the design proposes to switch the locations of the kitchen and the master bedroom. The bedroom is now at entry level, the bed concealed behind a wall with pocket doors either side of a mirrored wall. This lends more space to the entrance lobby which was a very tight space before, but maintains enough privacy for the bedroom. Views into and out of this space are veiled by two things- a large drop curtain and the greenery placed at the eastern edge of the sunken garden.

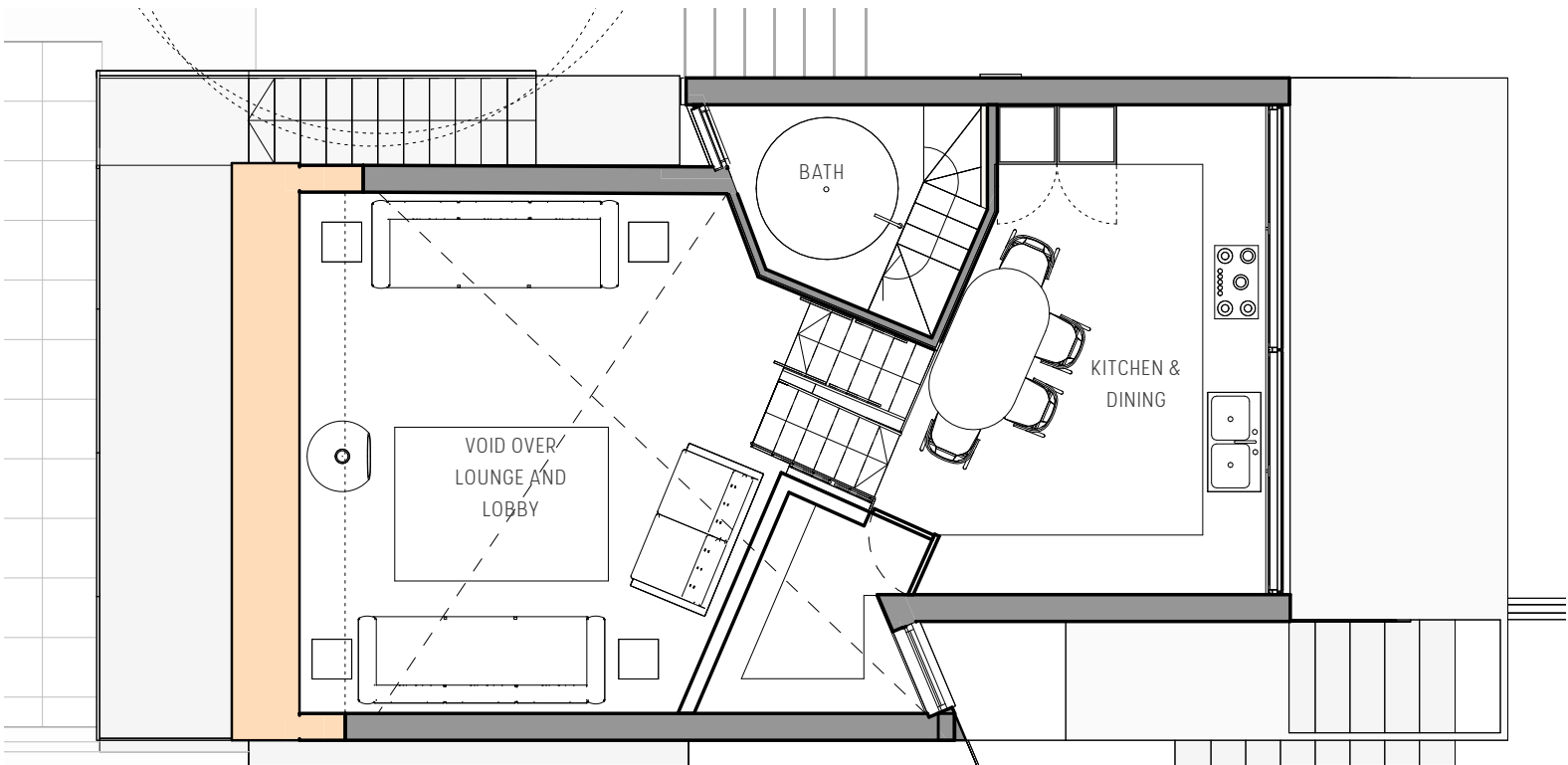
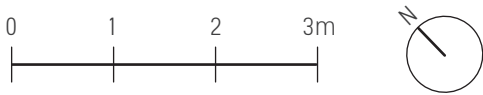
Up half a level from the entrance is the lounge. A new set of sliding-folding glass doors are proposed to create a direct connection between the lounge and the terrace, making the space feel more generous. This opens out to a wall of greenery which sits between this house and the neighbours property.

Another half level up is the kitchen space, now located where the master bedroom was before. The open stairway and large void mean this space feels connected to the lounge area, creating one large split-level living space.

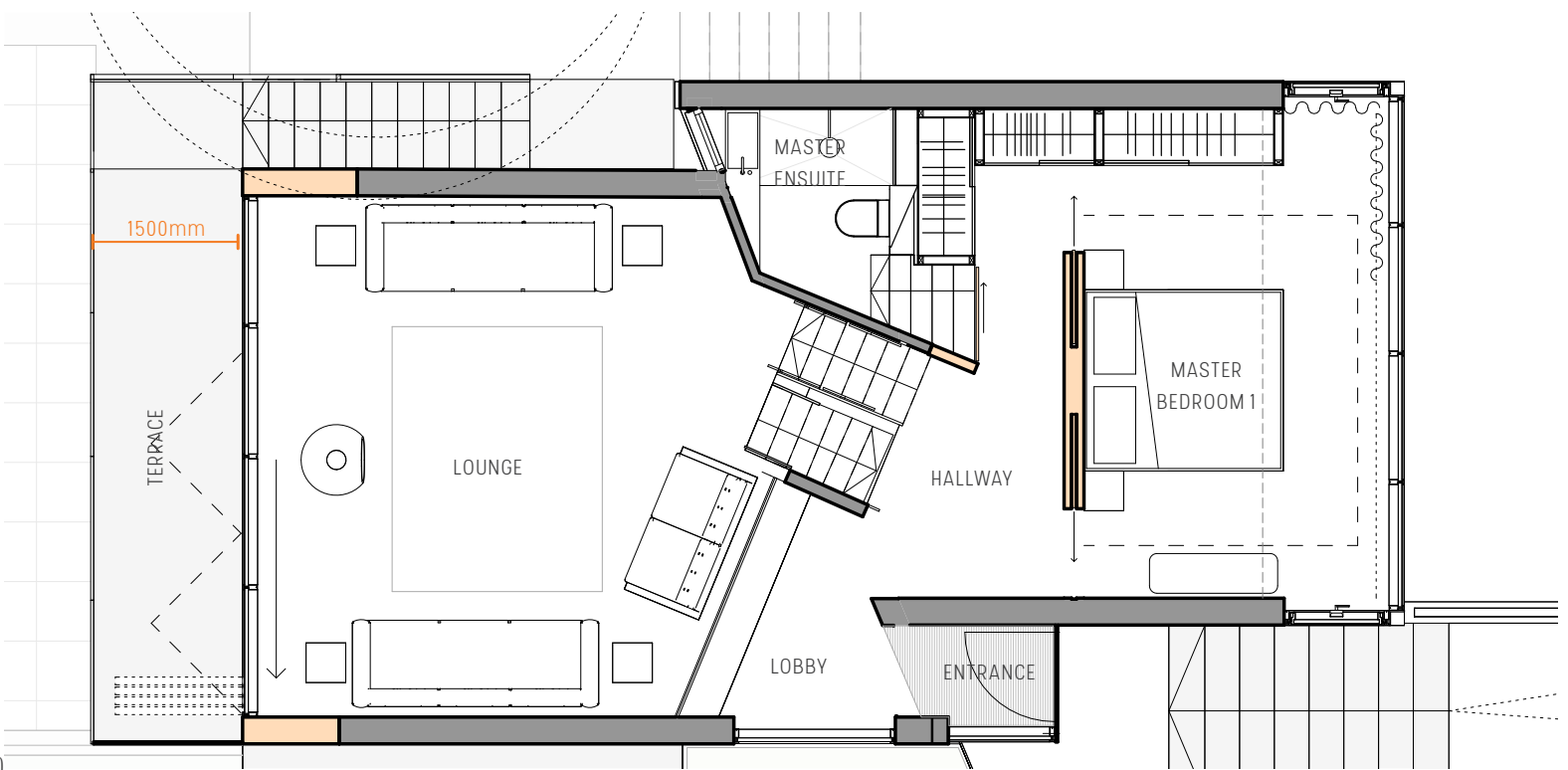
The void at first floor level has been enlarged in order to create a view from the entrance lobby through to the lounge upon arrival, and to turn the lobby into a double height space. This is a key move in making the entry sequence match up to the dynamic nature of the rest of the house.

On a mezzanine above the kitchen and lounge is a bath tub, accessed via a concealed staircase from the master ensuite. A small slot window creates a view to the garden.

There has been a small extension of the floor plate on each side of the house to allow a little more space internally. At the front of the house, the existing terrace is in filled and an extra 350mm is added to the floor plate. To the rear, the existing terrace has been in filled and a new terrace of 1300mm is added as a replacement terrace. This new terrace provides some further cover to the bedrooms downstairs.



FIRST FLOOR PLAN Proposed Design 1-75 Scale at A3



PLAN KEY

- New Wall (proposed)
- Existing Wall (retained)

GROUND FLOOR PLAN Proposed Design 1-75 Scale at A3

3.2 PROPOSED PLANS

Lower ground floor site plan

Two of the bedrooms at lower ground level open directly onto the garden. Each have their own bathroom and generous wardrobe space. Also at this level is a home office and a utility room.

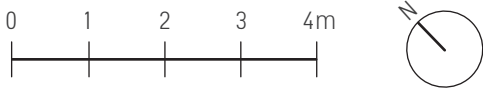
The new sunken garden at the front of the house provides a new tiered terrace between the lower ground floor level and the driveway. This allows direct access from the driveway to the lower level. A series of fair faced concrete steps will allow for a stair as well as tiered seating for people and planting in pots.

The garden to the rear is surrounded by raised planters. A 'green well' down the side of the house brings light into the ensuite bathroom, and large planters in a sunken courtyard at the front improve the view from the rooms on this side. The new long stair from the first floor terrace brings you down to the garden at the north west corner of the site behind No 18 Bishopswood Road. Here a small pool/hot tub is surrounded by greenery that encircles the space, including a number of existing trees which are retained.

Over the next few pages are some perspectives of how the house the house appears when the modifications are made.



LOWER GROUND FLOOR PLAN Proposed Design 1-100 Scale at A3



3.3 PROPOSED DESIGN

Internal Views

These internal views of the proposal capture the connections created between spaces and the open feel that is realised within the modification we are proposing.

1] View of kitchen - the kitchen units positioned next to the slot windows utilise this short wall well. The skylight drawn here previously has been omitted to reduce the overall level of transparency to the east elevation. The room is still well lit from other areas.

2] View from entrance lobby - this space was previously enclosed and dark. The removal of the wall between the lobby and the lounge means you have views of the garden greenery as soon as you enter the house.

3] View down from kitchen - the bathroom mezzanine forms a distinct volume in the split-level space. The double height living room viewed from the kitchen makes the kitchen feel larger.

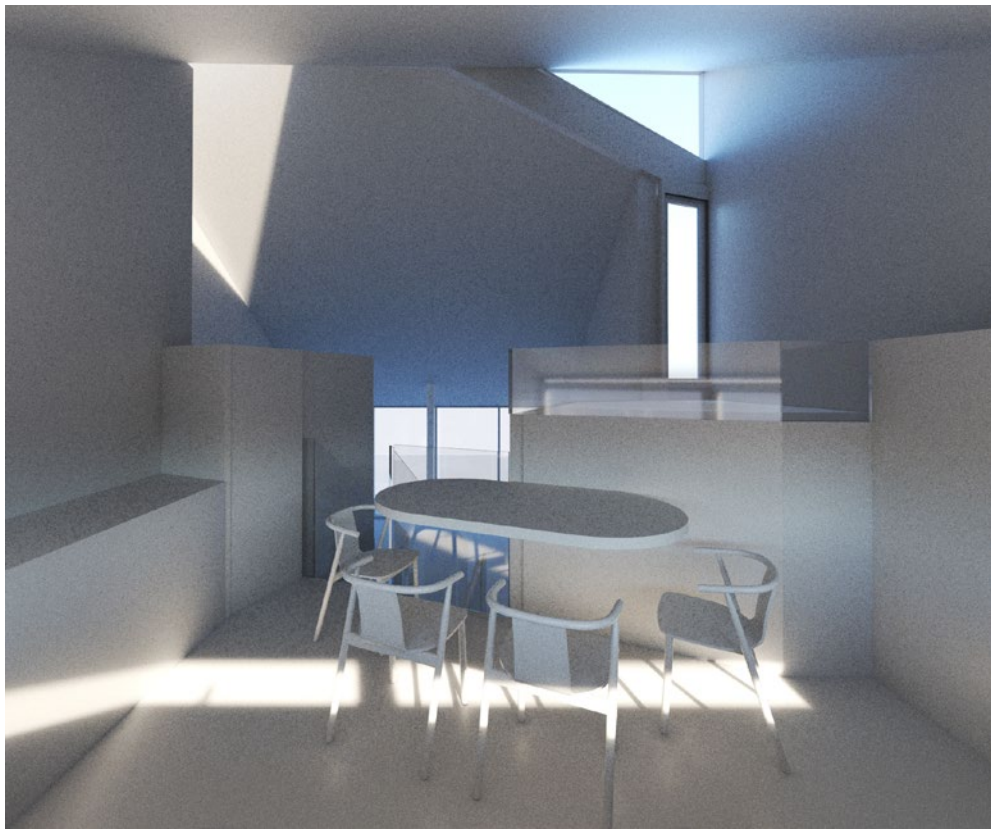
4] View from lounge - the array of window openings in the multi-pitched roof make for a dynamic living space. A visual connection between the lounge and the kitchen makes the entire top half of the house feel like one large living area.



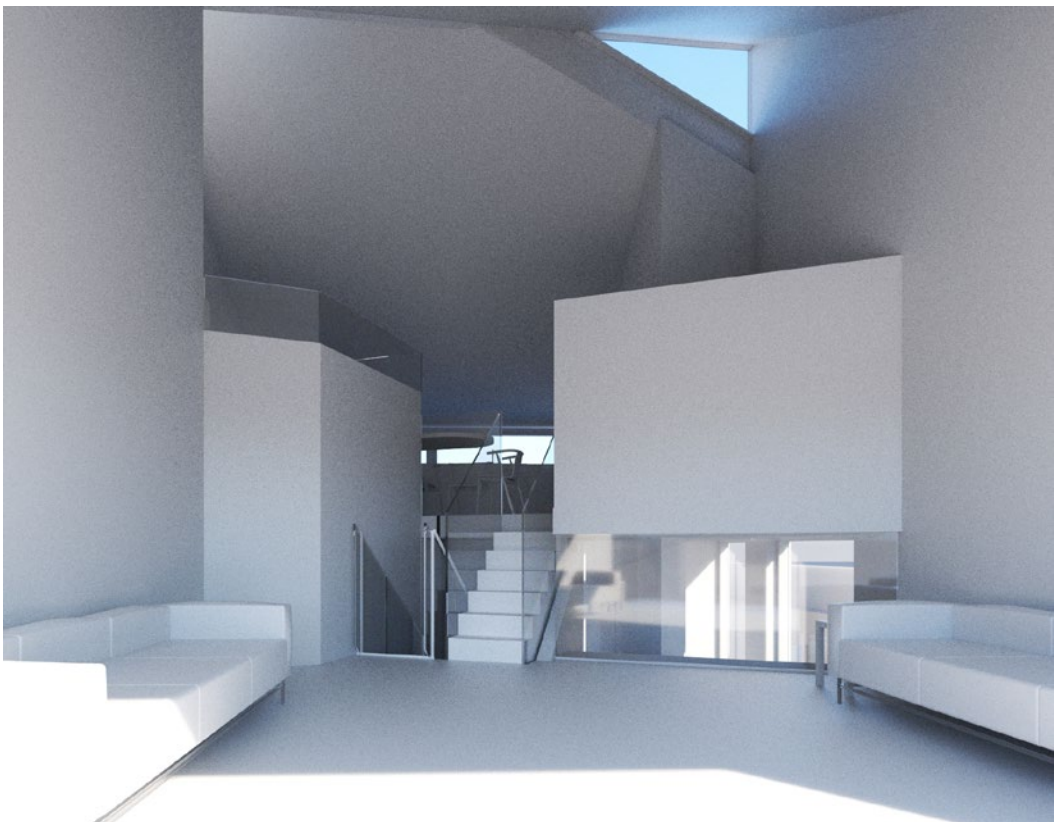
1] VIEW WITHIN KITCHEN



2] VIEW FROM ENTRANCE LOBBY



3] VIEW DOWN FROM KITCHEN



4] VIEW FROM LOUNGE

4.0 CONCLUSION

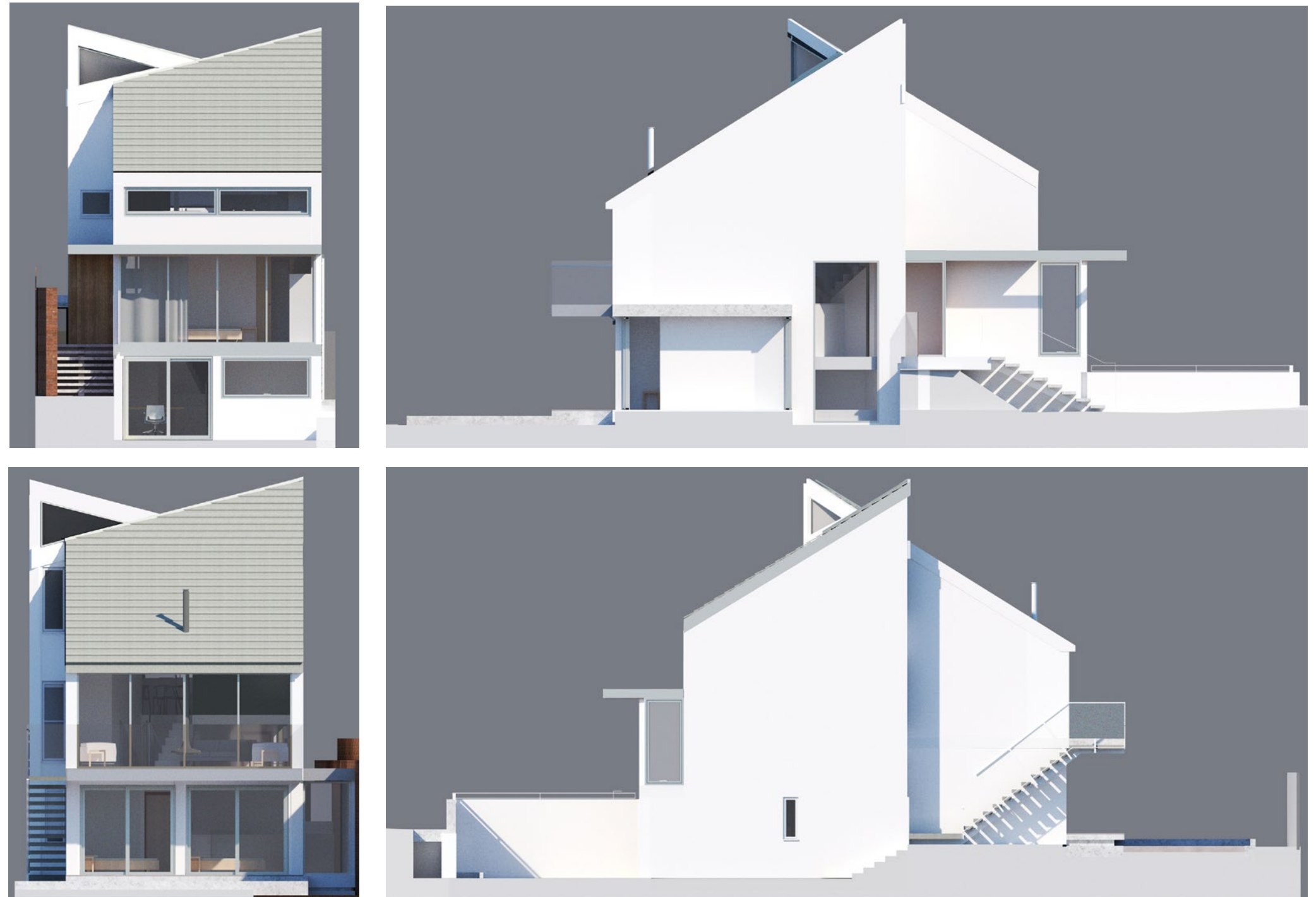
In Summary

We have produced this Design and Access Statement to track the design of this renovation from concept stage, through pre-application and into the planning permission application that this forms a part of. A DAS was not requested as part of the mandatory document provision to validate the application, and would not normally be expected for an application of this size.

We hope therefore that this demonstrates the degree of care and attention we are putting into this property, and our willingness to get the right design. This isn't solely the right design for the client, but also the right design for the locale, the conservation area and yourselves as the guiding local authority.

We have tried to structure this report to fill in the gaps that are normally left by black and white drawings. We have also tried to address each of the comments raised in the pre-application feedback in turn. We feel we have addressed these as best we can design wise, and believe that we put the best design forward in this document.

We hope you will look upon these proposals favourably, and should there be any residual concerns raised we would hope they can be addressed collectively during the determination period. Should Officers have any queries at all in relation to the proposals, please feel free to make contact with Lineworks Architects directly.



RENDERED ELEVATIONS The final proposed elevation of the property- CLOCKWISE FROM TOP LEFT 1) East Elevation 2) South Elevation 3) North Elevation 4) West Elevation