



DESIGN AND ACCESS STATEMENT

2 COURTENAY AVENUE

London N6 4LP

2176-PL-DAS_P1

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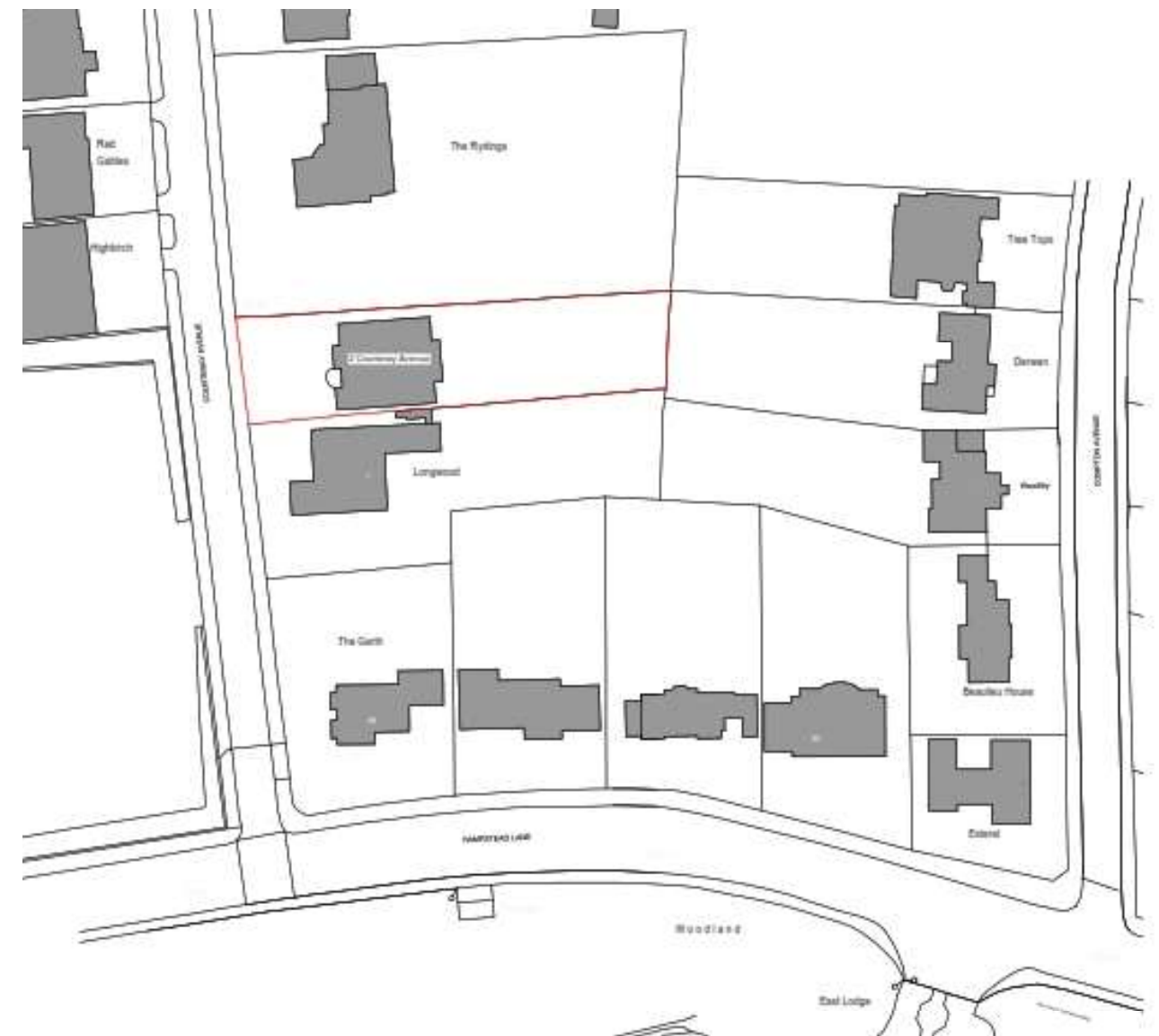
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Wolff Architects Ltd have prepared this design and access statement in support of an application to redevelop 2 Courtney Avenue, N6 4LP.

This report should be read in conjunction with the drawings submitted as part of the planning package, including existing and proposed layouts. Reference should be made to the latest relevant issue sheet for a full schedule of these drawings.



Location Plan

INTRODUCTION

This Design & Access Statement document, prepared by Wolff Architects, is provided in support of a pre-planning application to extend and refurbish 2 Courtenay Road, London N6 4LP into a modern family home.

The proposed scheme seeks to create a large family home with 10 bedrooms arranged over 3 floors above ground plus a partial lower ground floor level.

The proposals have been carefully considered to create a building that fits harmoniously within the surrounding context, updating the existing building.

The proposals will provide long-term improvement to the site and make a positive contribution to the local community.



CHAPTER 1

SITE ANALYSIS

1.0 SITE ACCESS & CONNECTIONS

The application site comprises No. 2 Courtenay Avenue. Courtenay Avenue is a private road with controlled access. The proposal is for the development of the existing house on site into a single modern family dwelling, including a minor extension of the existing lower ground floor level.

Several bus services run within close proximity of the site along Hampstead Lane. The nearest Underground Station is Hampstead, 1.5 miles away - via Hampstead Lane, Spaniards Road and Heath Street a ca. 30 minute walk. Additionally the next Underground Station is Golders Green on the Northern Line, which is ca. 1.8 miles away, this is approximately a 35 minute walk.

Courtenay Avenue is marked by large-scale single family dwellings in traditional styles, with Neo-Georgian and Neoclassical buildings within the immediate surrounds of the site, as well as some in Arts and Crafts style designed buildings.

The site is within the Highgate Conservation Area. As such, the development of the existing house will be sympathetic to the context, character and appearance of its surroundings as outlined in the Highgate Conservation Area Character Appraisal.



1.1 EXISTING SITE & CONTEXT

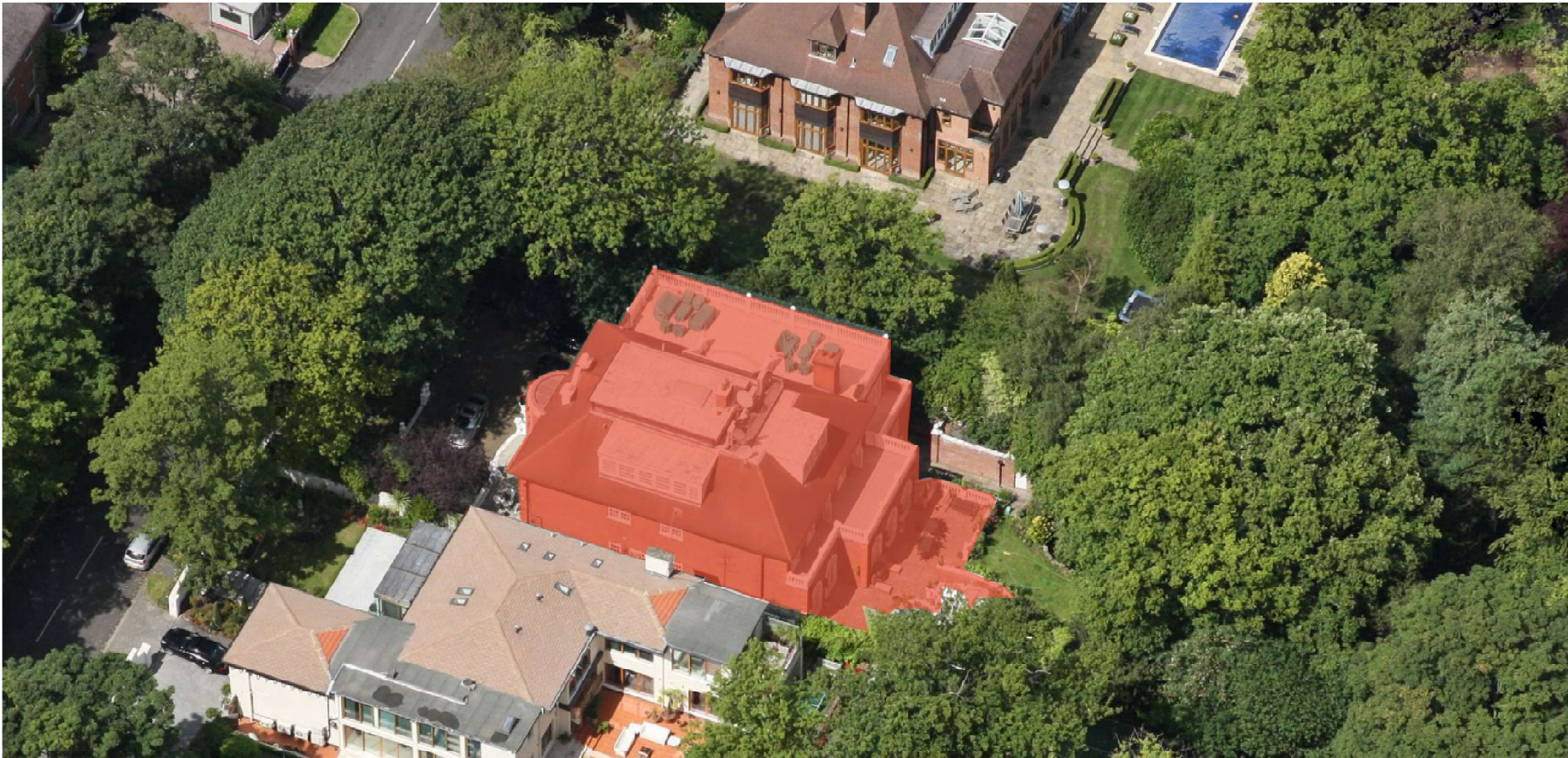
The existing site currently includes a detached three storey dwelling.

The existing plot is approximately 23m wide along Courtenay Avenue by 91m long, with a total site area of approximately 1950sqm.

The front building line is set back from the front boundary line by approximately 16m allowing for a front garden and a private carriage way accessed directly from Courtenay Avenue.

The front building line sits further back to the road than the adjoining properties to either side. The existing property is marked by several large trees and is mostly shielded by foliage.

The proposals seeks to maintain these characteristics and will not alter the current setting of the property.



Southern Birds-Eye View



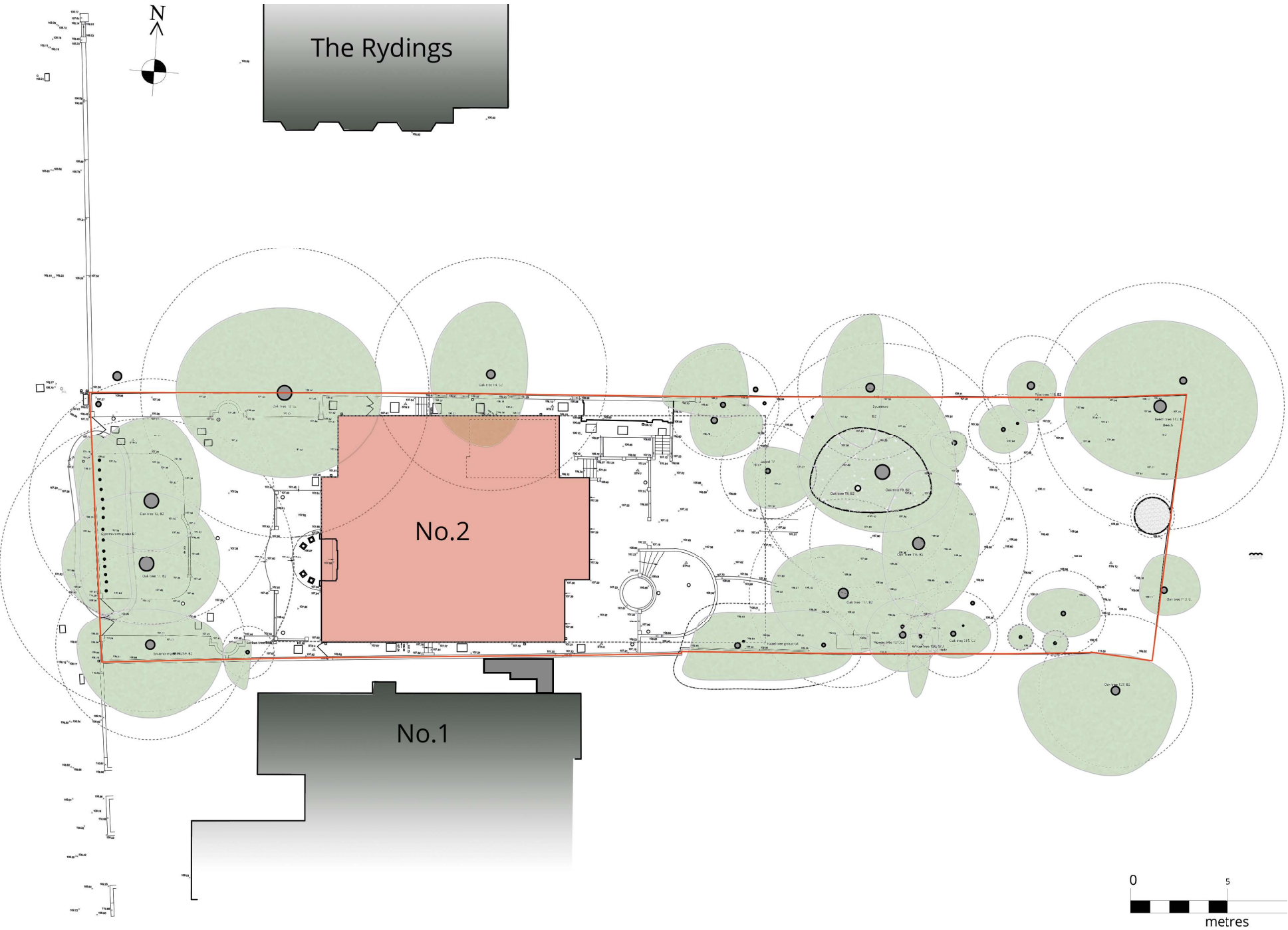
Eastern Birds-Eye View

Existing building

1.2 EXISTING SITE CONTEXT

The neighbouring property to the south has been extended and is in close proximity while there is ample space between the existing dwelling and the Rydings building to the north.

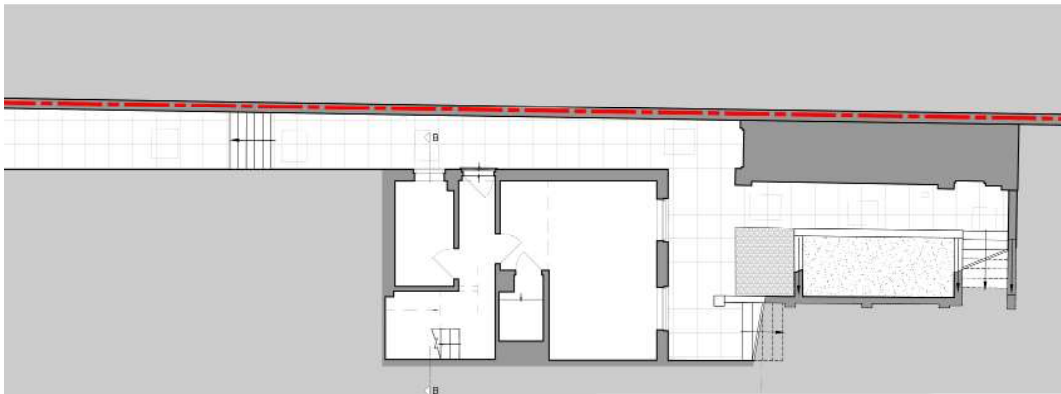
The Rydings is a red brick property with some Arts and Crafts features while No. 1 Courtenay Avenue is a modern property that stands out on the street.



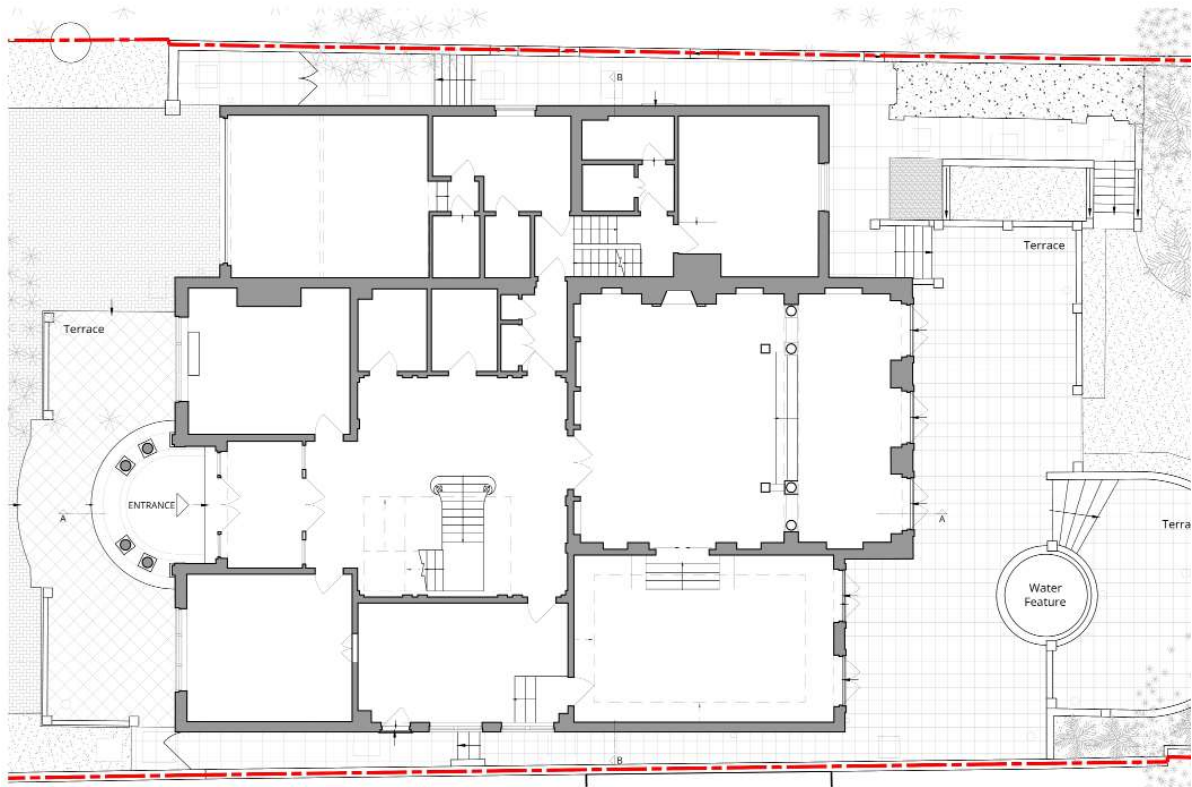
Existing Site Plan

- Existing building
- Neighbouring buildings

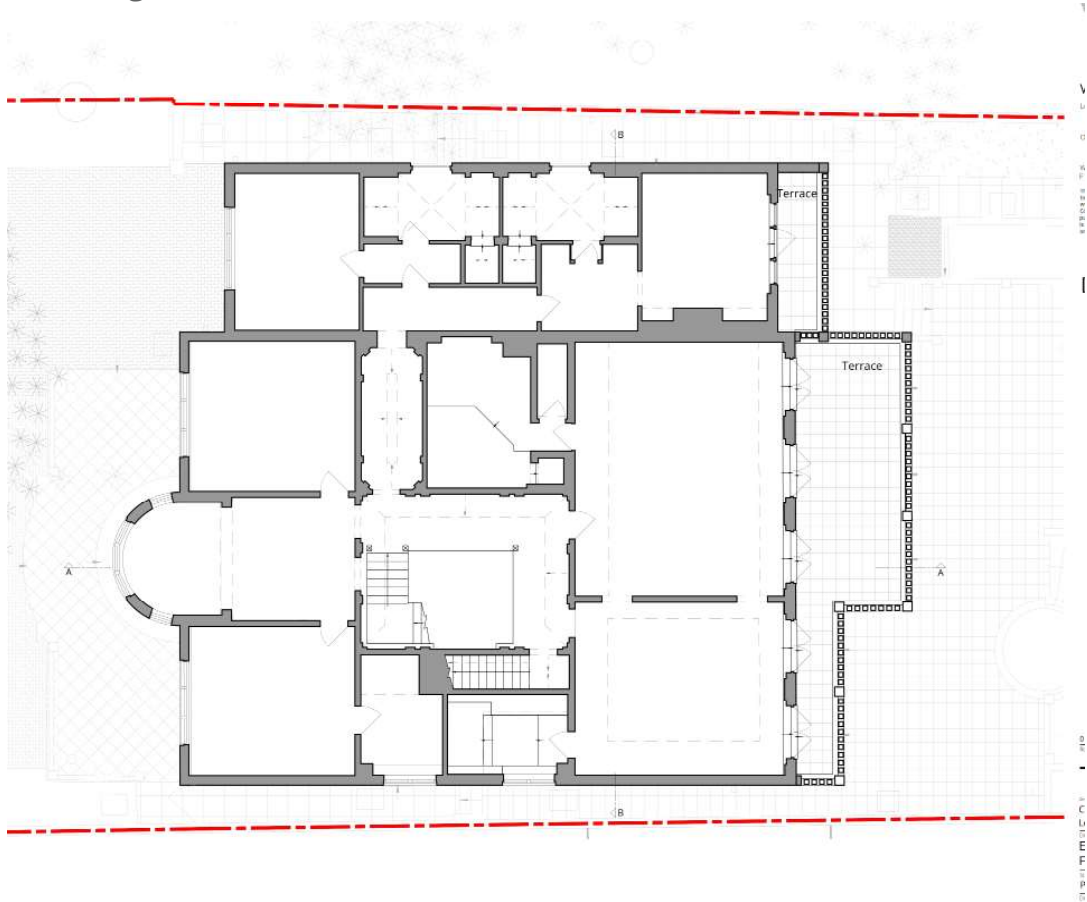
1.3 Existing Floor Plans



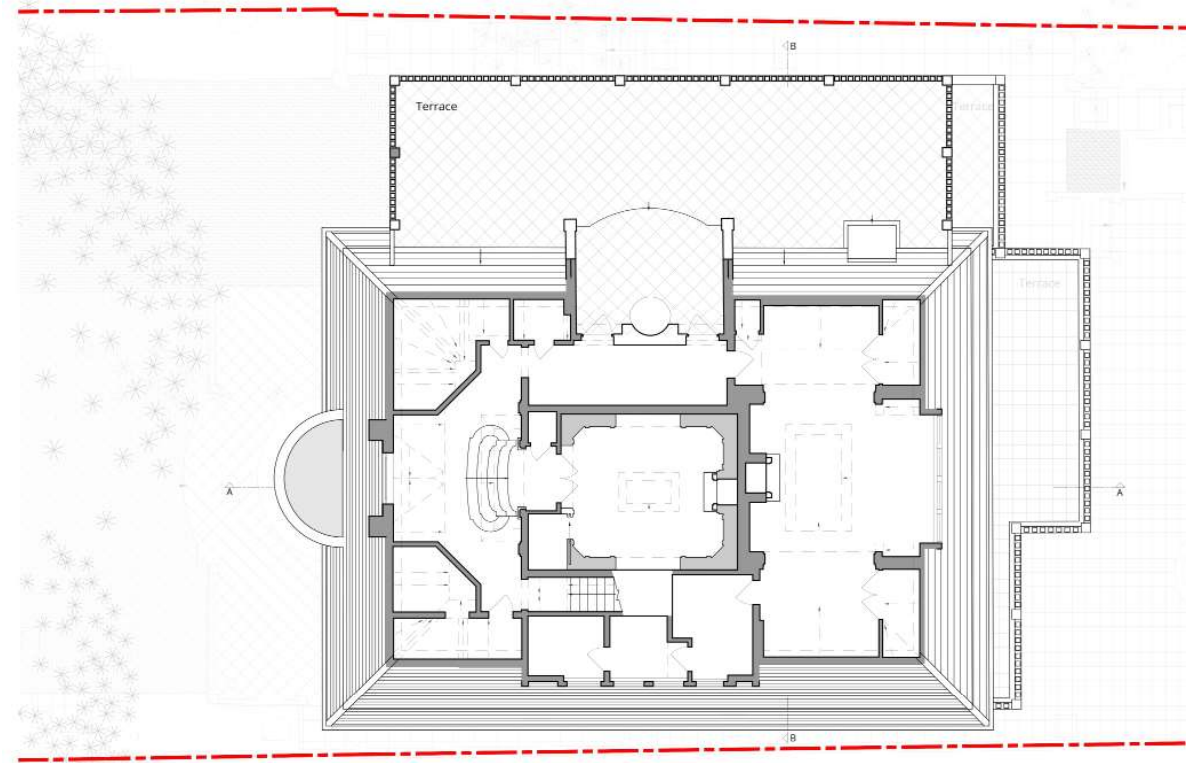
Existing Basement Plan



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

1.4 Existing Elevations



Existing Front Elevation



Existing Rear Elevation



Existing South Side Elevation



Existing North Side Elevation

1.5 SITE PHOTOGRAPHS



The Approach on Courtenay Avenue



1.5 SITE PHOTOGRAPHS



Existing Front Elevation



Existing Rear Elevation



The Rydings



No 1 Courtenay Avenue

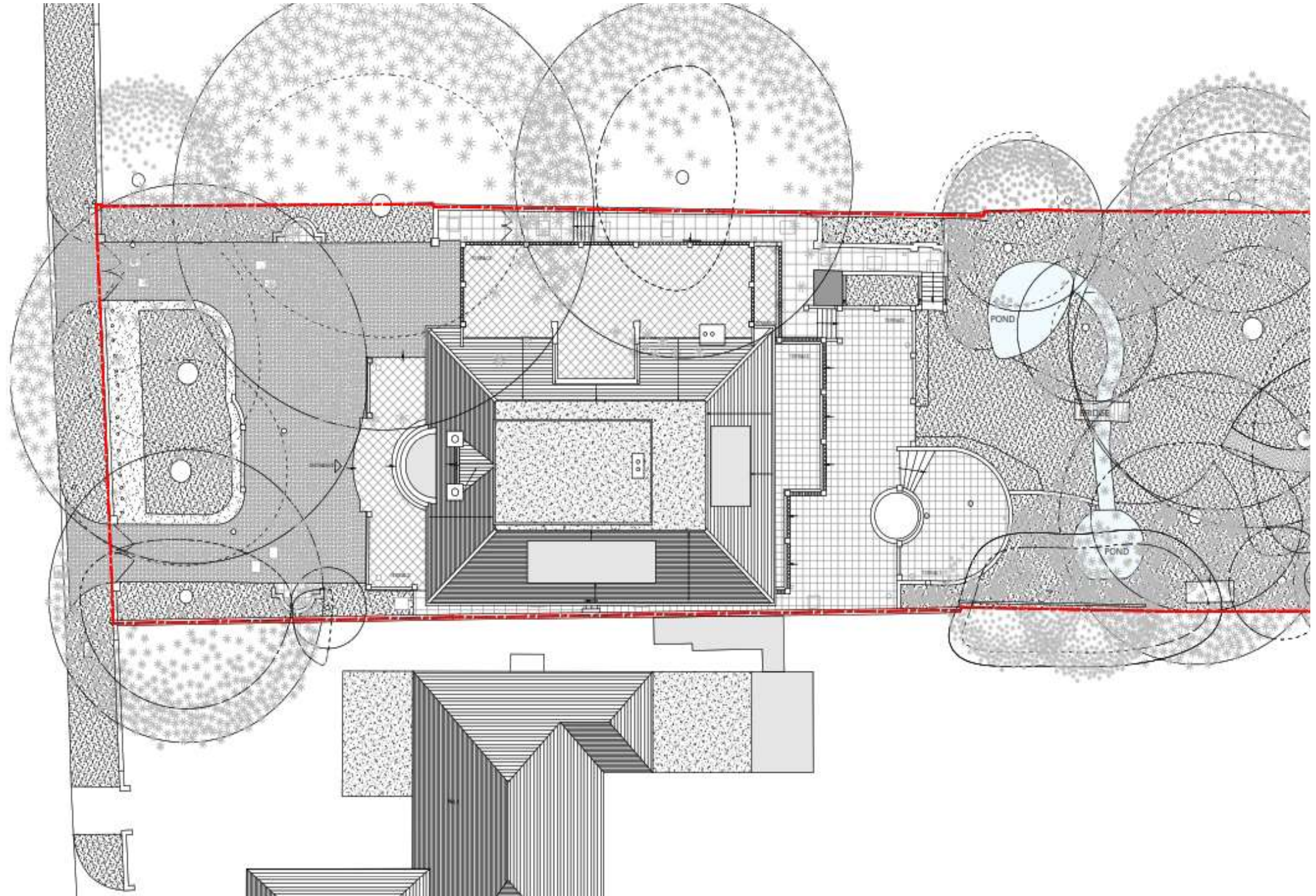
1.6 SITE HERITAGE

The existing building that sits on the site at No. 2 Courtenay Avenue, is a traditional dwelling first built in the late-1800s. Originally built on a smaller scale, the house has since been extended in keeping with the original character of the house.

The existing building consists of three storeys above ground plus a lower ground floor. The house site is much enclosed by large trees which add character to the street scape along the Courtenay Avenue.

The proposal seeks to maintain the established heritage and relationship to the neighbouring properties; the Rydings and No. 1 Courtenay Avenue, by retaining the existing front facade and flanking walls, while extending towards the rear Eastern border of the property setting the overall building in a more balanced placement on the site.

The trees and overall planting will be largely kept to preserve the original setting and planting. See separate arboricultural report prepared by Landmark Trees for further details.



Existing Site Plan

1.7 EXISTING TREES

An Arboricultural Impact Assessment was previously undertaken for an earlier proposal which was much larger than the current scheme. We have used this report by Landmark Trees as a basis for the pre-planning advice.

There are 28 trees on the site. None are A category (High Quality), 11 are B category (Moderate Quality) 16 are C category (Low Quality) and 1 is U category (Unsuitable for Retention).

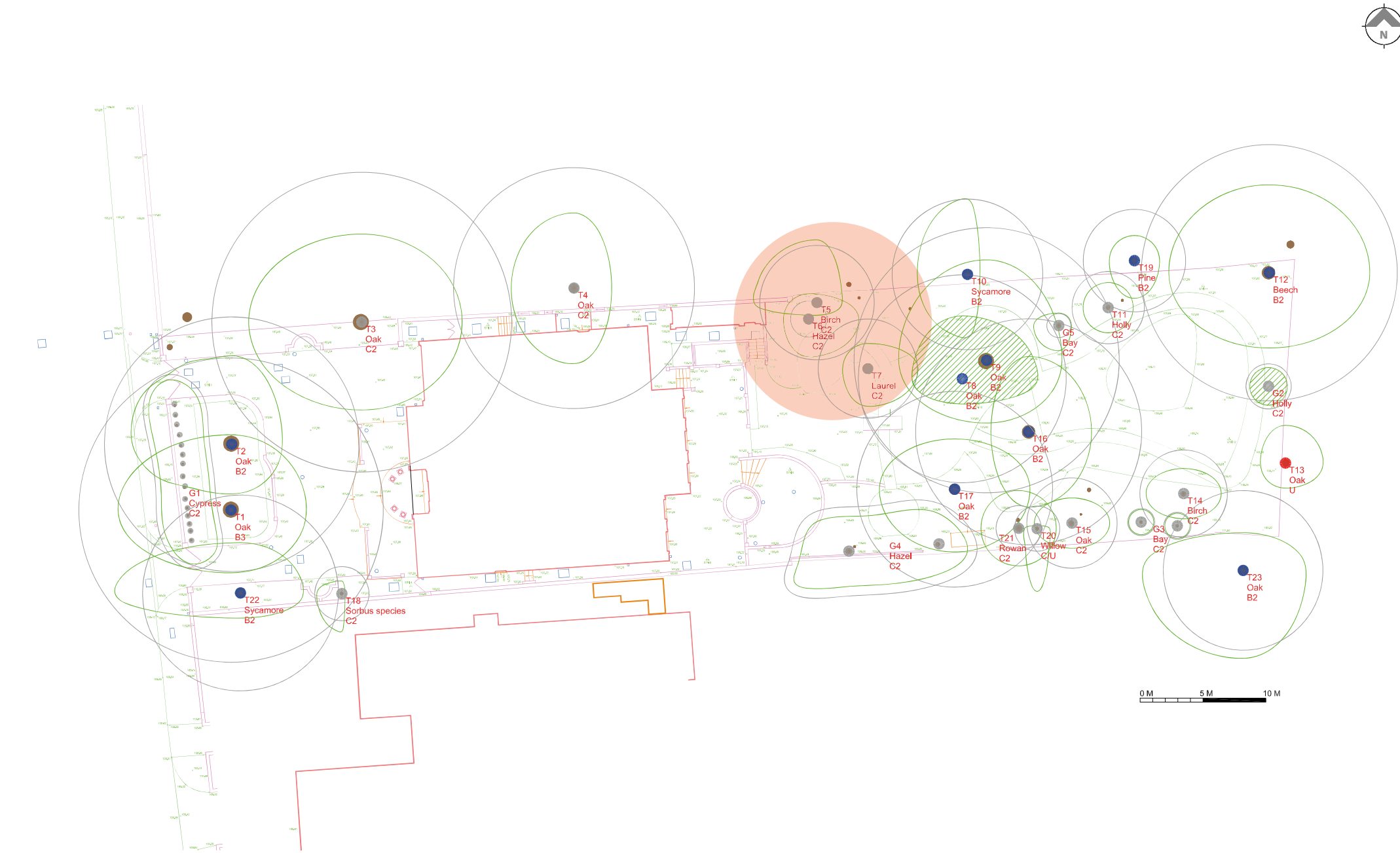
The potential impacts of development are all relatively low in terms of Root Protection Area (RPA) encroachments of trees retained. Three trees will be effected by the extension of the building towards the rear.

The RPA recommended tree works/ husbandry on five trees on site. Encroachments will all be less than 10%, with a combination of manual excavation and low-invasive foundations recommended as mitigation.

In conclusion, the proposal, through following the recommendations set out within the submitted Arboricultural report, will have very limited impact on the existing trees and is considered acceptable.

The scale of the minor lower ground extension is restricted to areas identified as free from major tree roots. The terrace will extend into the tree root areas of the trees T5, T6 and T7.

The felling of these trees is described in the Arboricultural impact Assessment report as being of low impact.



Tree Constraints Plan

Trees T5, T6, T7 are proposed to be removed.

CHAPTER 2

DESIGN DEVELOPMENT

2.0 CONCEPT DEVELOPMENT

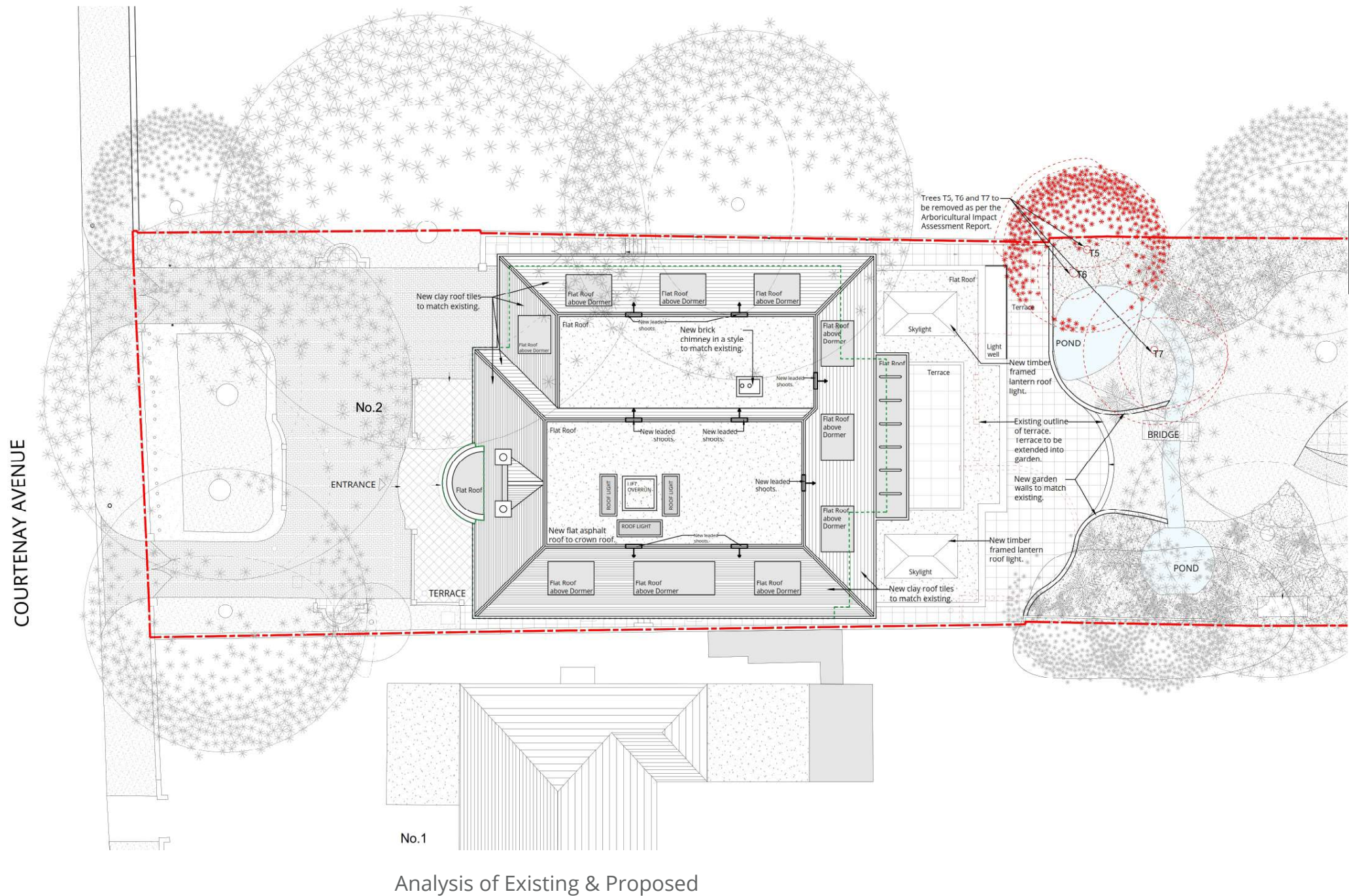
The design concepts for the proposal have been developed based on the requirements of the future end users. Driven by much of the site analysis that has been undertaken on the site and its surrounding context.

The proposal makes use of the existing building footprint and extends to the rear. The proposed extension has a stepped central bay as per the existing configuration and the width matches the existing property. A new terrace will connect the internal spaces with the landscaped garden.

It is proposed to remove three of the existing 28 trees as set out in the Arboricultural Impact Assessment Report. The existing access, driveway boundary treatment all to remain as existing.

2.1 DEVELOPMENT PRECEDENTS

We feel these proposals are in keeping with the scale of similar developments in the area.



2.2 PLANNING HISTORY

The Haringey Local Plan has been reviewed in detail to further understand and apply the Development Management Policies that will inform the development.

In addition, the site is within the Highgate Conservation Area. As such, the development of the existing house has been designed sympathetically to the context, character and appearance of its surroundings as outlined in the Highgate Conservation Area Character Appraisal.

The following planning history has been registered:

Pre-Planning Application
Planning Application: PRE/2018/0049

Address 2 Courtenay Avenue, London N64LP.

Proposed Development: Demolition of a single family home dwelling and replacement with a new single family dwelling with basement development.

Date Received: 08/03/2018
Decision Date: 08/03/2018
Application Status: Acceptable in principle.

Full Planning Permission
Planning Application: HGY/2009/1427

Address: 2 Courtenay Avenue, London N6 4LP.

Proposed Development: Erection of single storey rear conservatory extension.

Date Received: 20/08/2009
Decision Date:14/10/2009
Application Status: Grant permission

Full Planning Permission
Planning Application: HGY/2006/0008

Address: 2 Courtenay Avenue, London N6 4LP.

Proposed Development: Erection of enclosure extension to terrace at rear first floor level.

Date Received:05/01/2006
Decision Date:06/03/2006
Application Status: Grant permission

Full Planning Permission
Planning Application: HGY/2005/0902

Address: 2 Courtenay Avenue, London N6 4LP.

Proposed Development: Erection of first floor side extension with terrace on roof (above garage), alterations to main roof involving increase in height (150mm), insertion of projecting roof light feature, dormer windows to side elevations and alterations to front elevation, including the use of a mix of Butterley Clockhouse Capel Dark Multi Stock, Capel Multi Stock, Canterbury Multi Stock, and Knightsbridge Multi Stock bricks.

Date Received: 17/05/2005
Decision Date: 08/08/2005
Application Status: Grant permission

Full Planning Permission
Planning Application: HGY/2004/1737

Address: 2 Courtenay Avenue, London N6 4LP.

Proposed Development: Erection of a side extension at first floor level with terrace on top of second floor level. Alterations to roof including insertion of dormer window to front and side (south) elevation. Alterations to elevations.

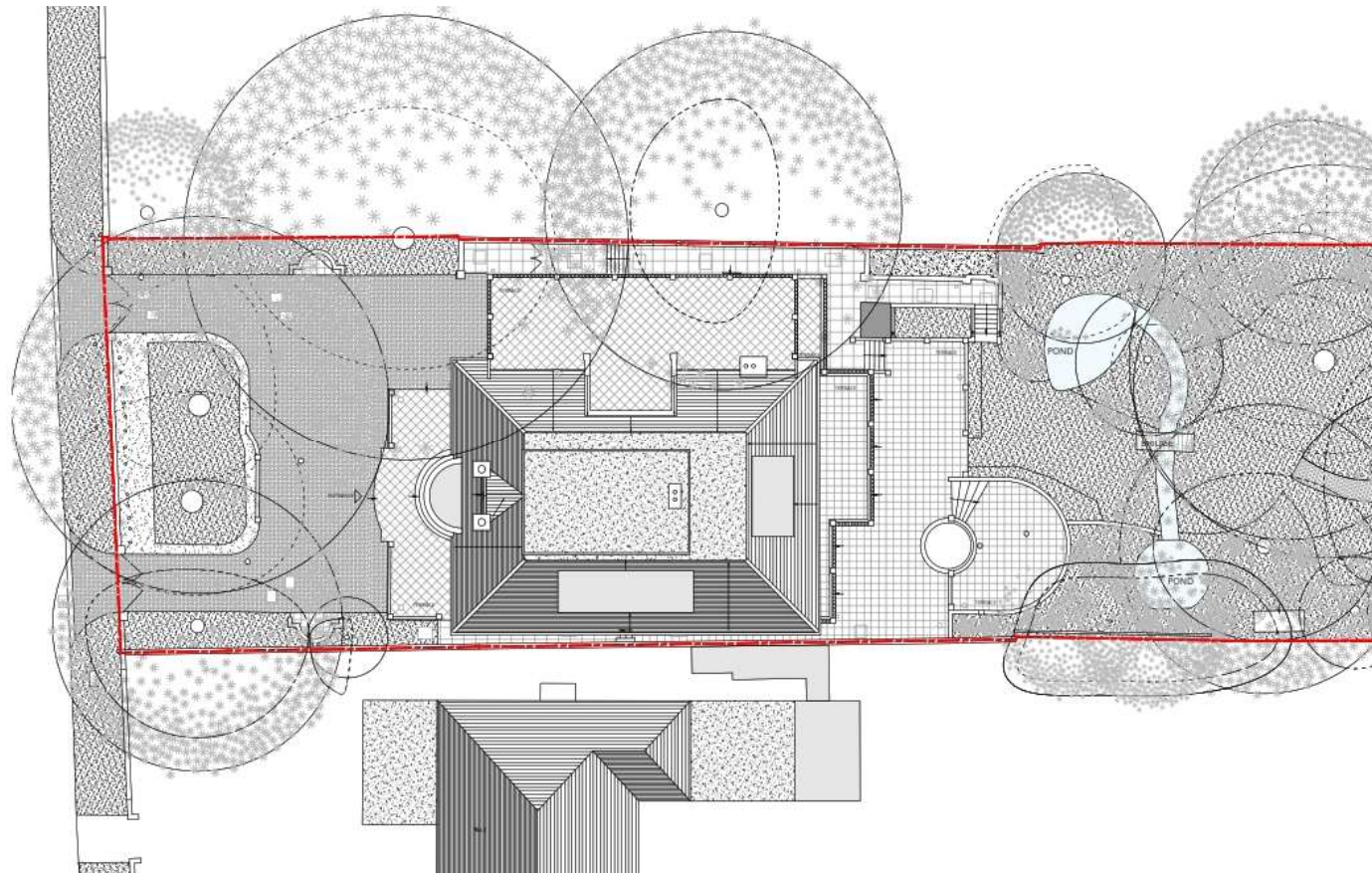
Date Received: 02/08/2004
Decision Date: 27/09/2004
Application Status: Grant permission

Full Planning Permission
Planning Application: HGY/2004/1737
Address: 2 Courtenay Avenue, London N6 4LP.

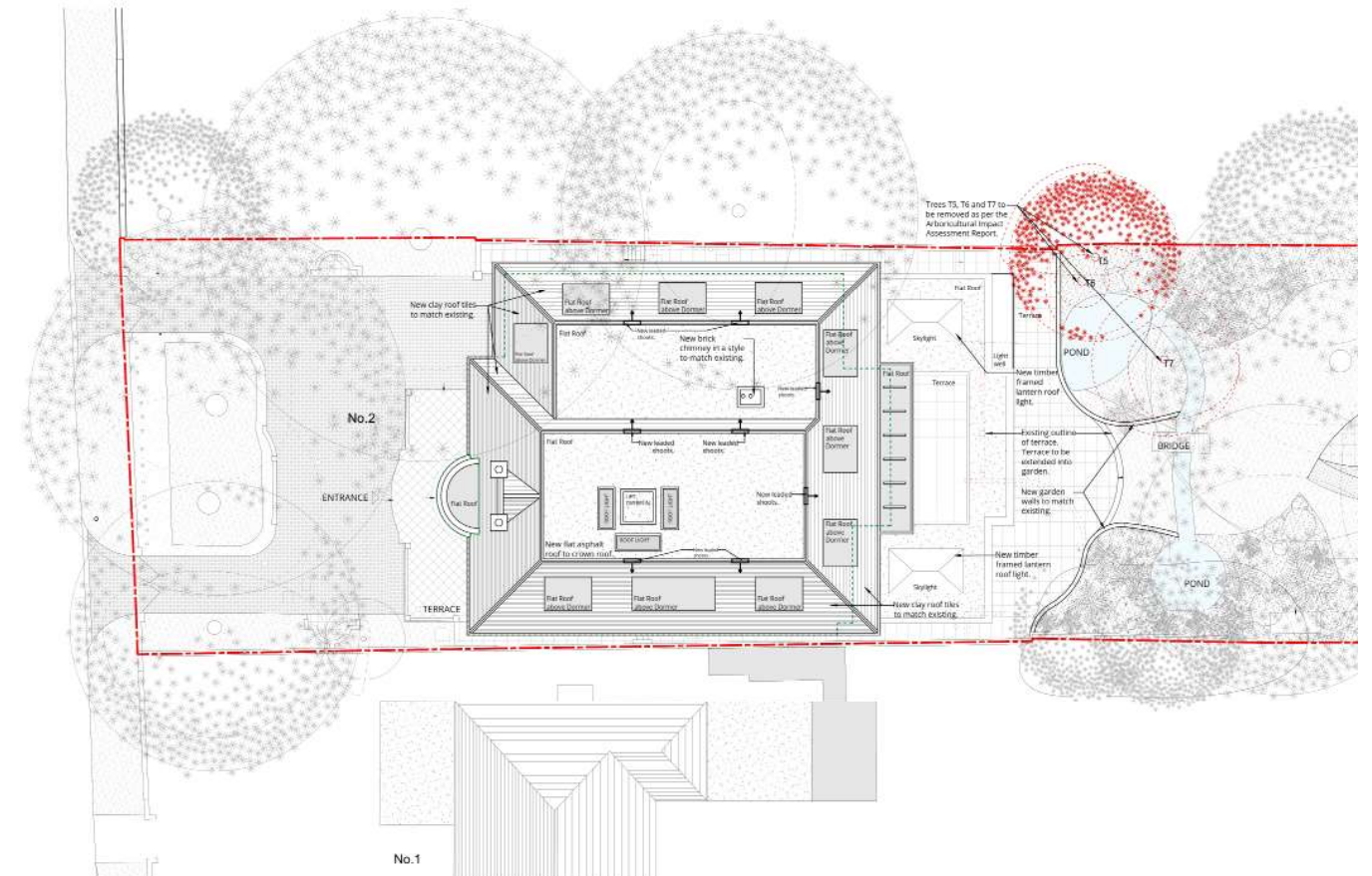
Proposed Development: Erection of fa side extension at first floor level with terrace on top of second floor level. Alterations to roof including insertion of dormer window to front and side (south) elevation. Alterations to elevations.

Date Received: 02/08/2004
Decision Date: 29/09/2004
Application Status: Grant permission

2.3 PLAN COMPARISON



Existing Site Plan



Proposed Site Plan

CHAPTER 3

THE PROPOSAL

3.0 PROPOSED SITE

The scheme seeks to redevelop the existing house into a modern family home with 10 bedrooms within one building arranged on three stories above ground, plus staff quarters and plant on the lower ground level.

The proposed massing and elevations have been carefully considered to be in keeping with the original design and the surroundings.

The building has been designed to encourage views out over the landscaped garden and away from neighbouring properties.

The existing front facade is proposed to be retained. The roof pitch is proposed to change from 40 to 47 degrees to suit the extended layout at the second floor level and match the highest point of the existing roof. The roof is extended to the full width of the building.



Existing Front Elevation



Proposed Front Elevation

3.1 FLOOR PLANS

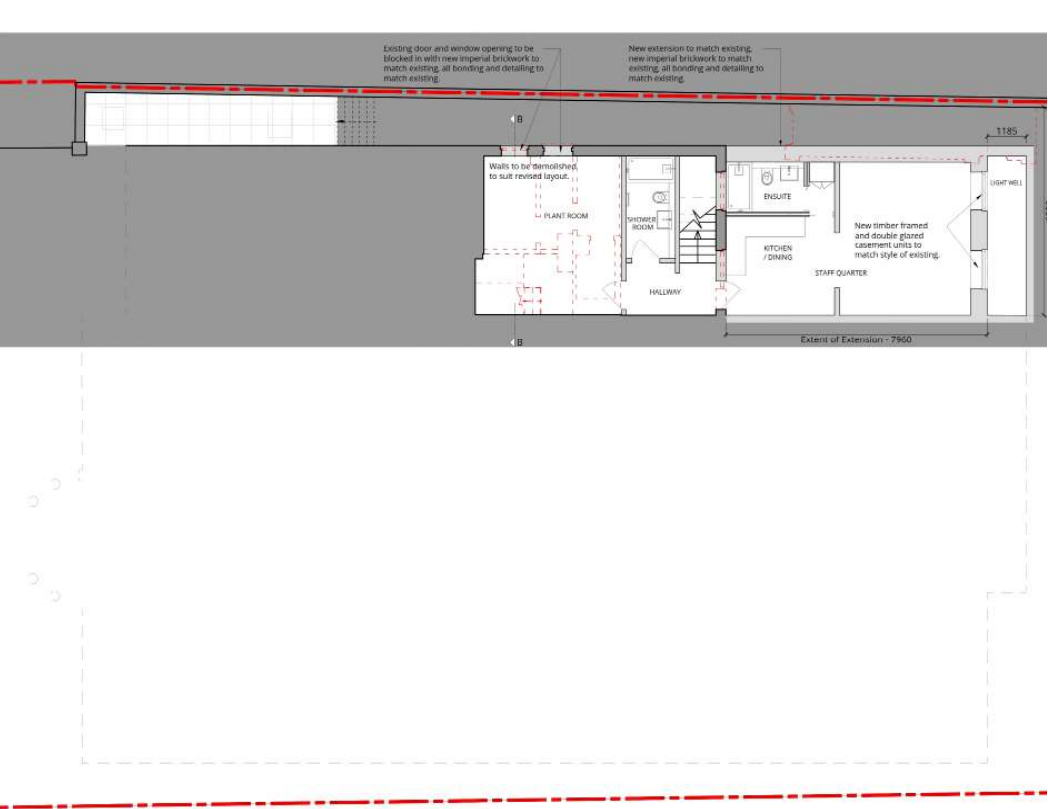
The floor plans of the proposal have been developed to improve the existing layout of the dated house.

The floor plans are arranged around a generous new staircase and lift that provide vertical circulation in the house.

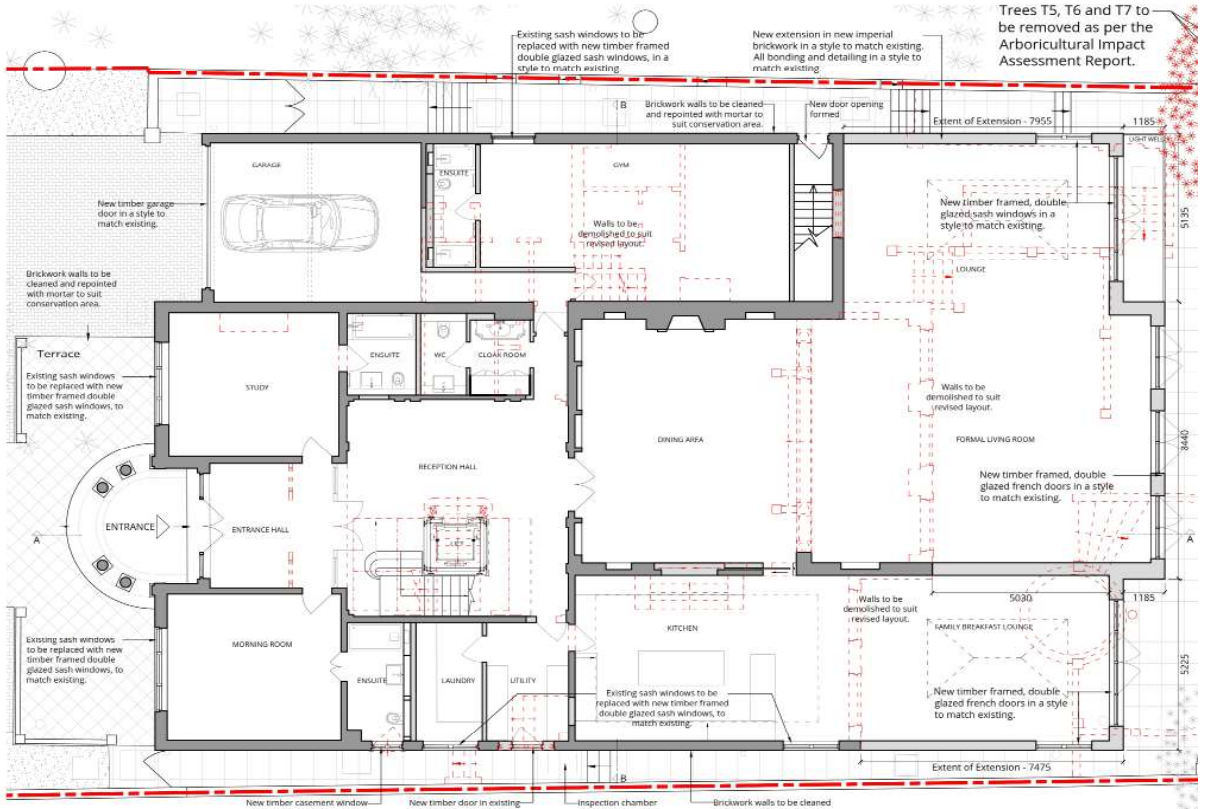
The lower ground floor plan is designed to provide a self contained staff quarter together with plant facility to serve the house.

The proposal provides 10 bedrooms. One bedrooms is on the ground floor, five bedrooms are on the first floor, and four bedrooms on the second floor. The staff quarter in the lower ground floor contains of one bedroom.

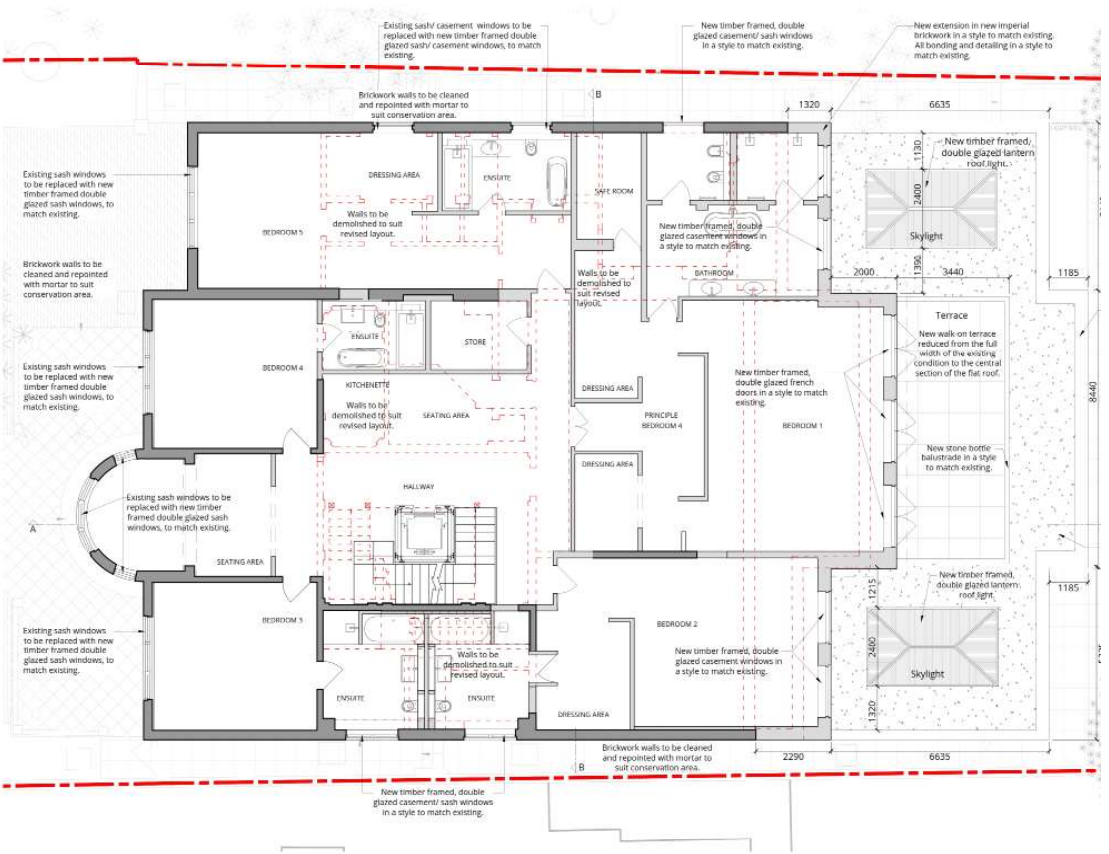
Each bedroom is equipped with en-suite shower facilities, ample storage and a reading area.



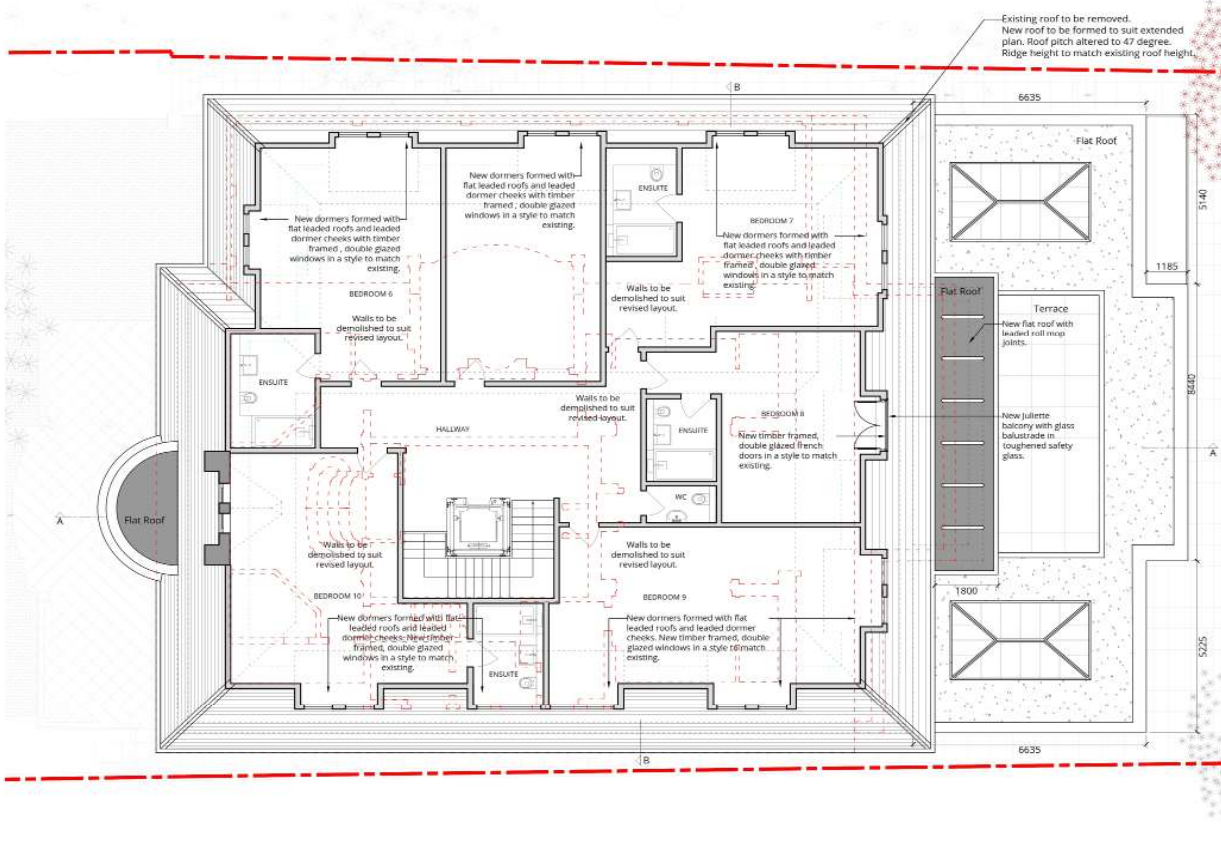
Lower Ground Floor Plan



Ground Floor Plan

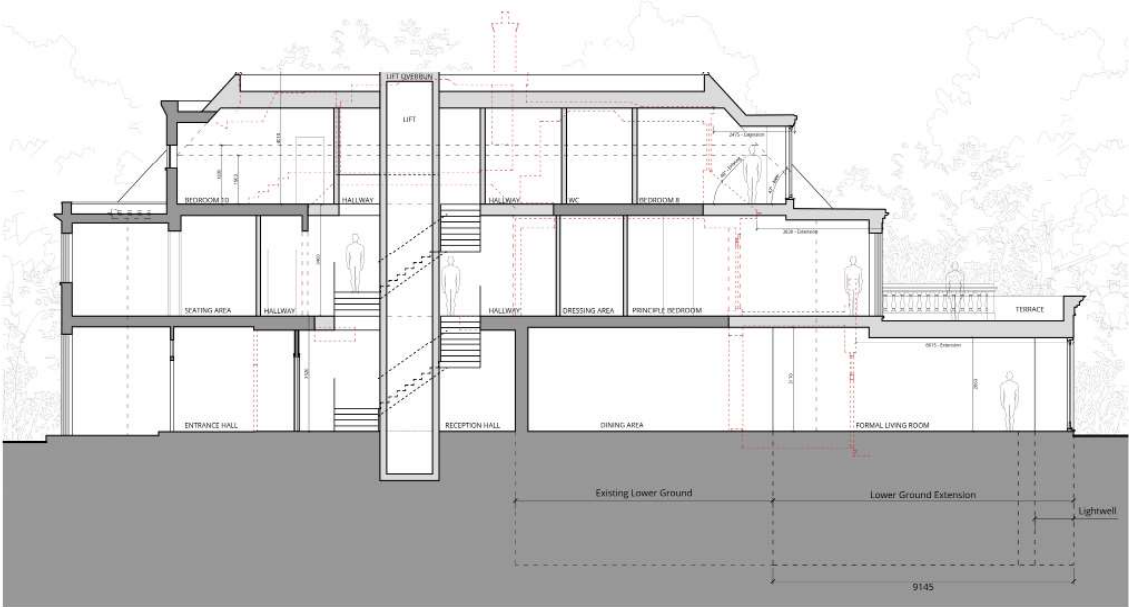


First Floor Plan

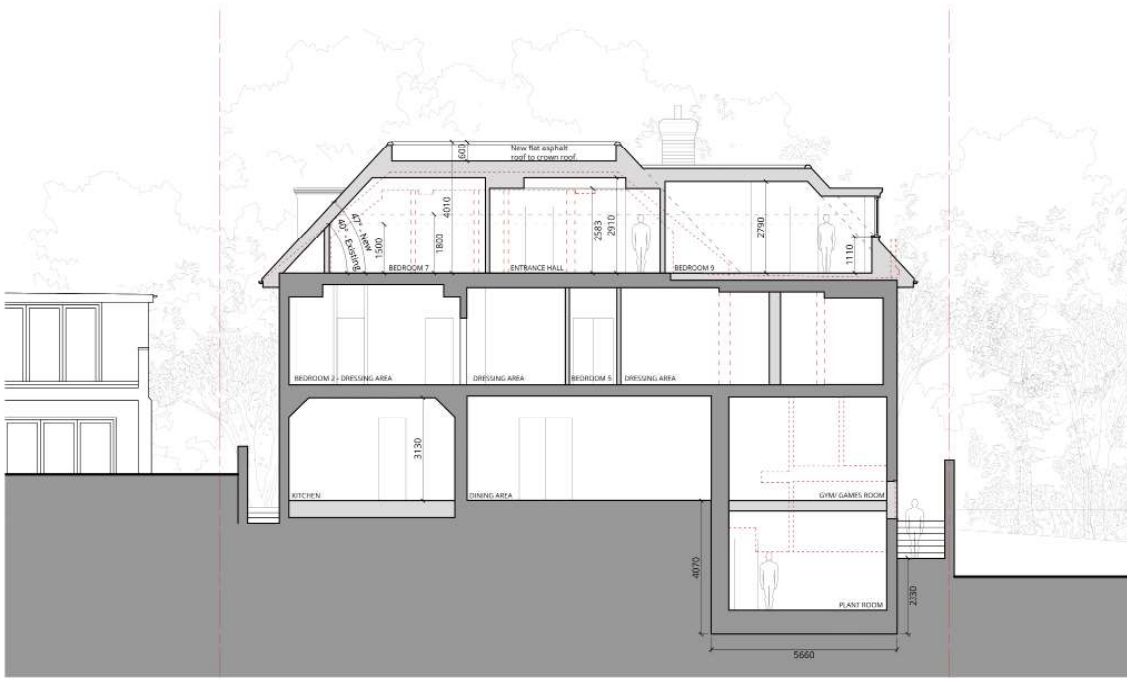


Second Floor Plan

3.2 SECTIONS



Section A-A



Section B-B

3.3 ELEVATIONS

The elevations have been carefully considered and designed in keeping with the style of the existing property.

Window placement has been carefully placed to maximise the natural daylight penetration and ventilation to the bedrooms whilst maintaining privacy to the surrounding properties.

This has further contributed to the careful consideration of the elevations.

Fenestration is limited on the boundary facing elevations to limit views within these areas. The new windows on the first and second floor side elevations will have opaque glass to protect privacy.

The stepped nature of the building offers the opportunity to articulate the massing and further lift the building's aesthetic.



Proposed Front Elevation



Proposed Side Elevation

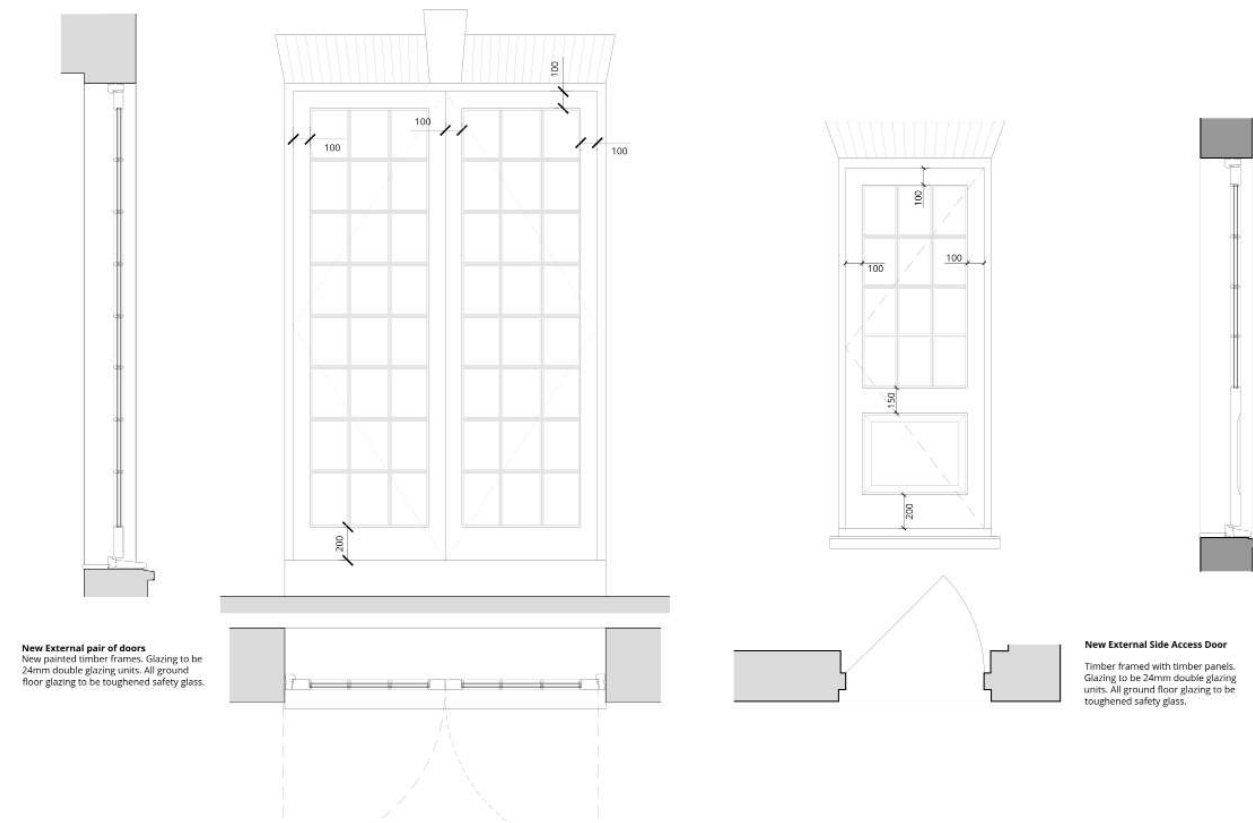


Proposed Rear Elevation

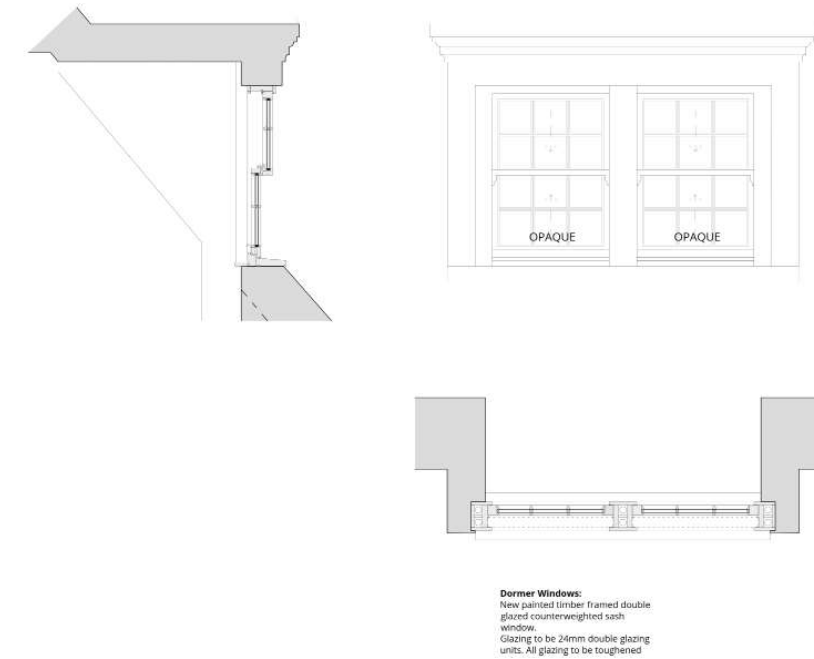


Proposed North Side Elevation

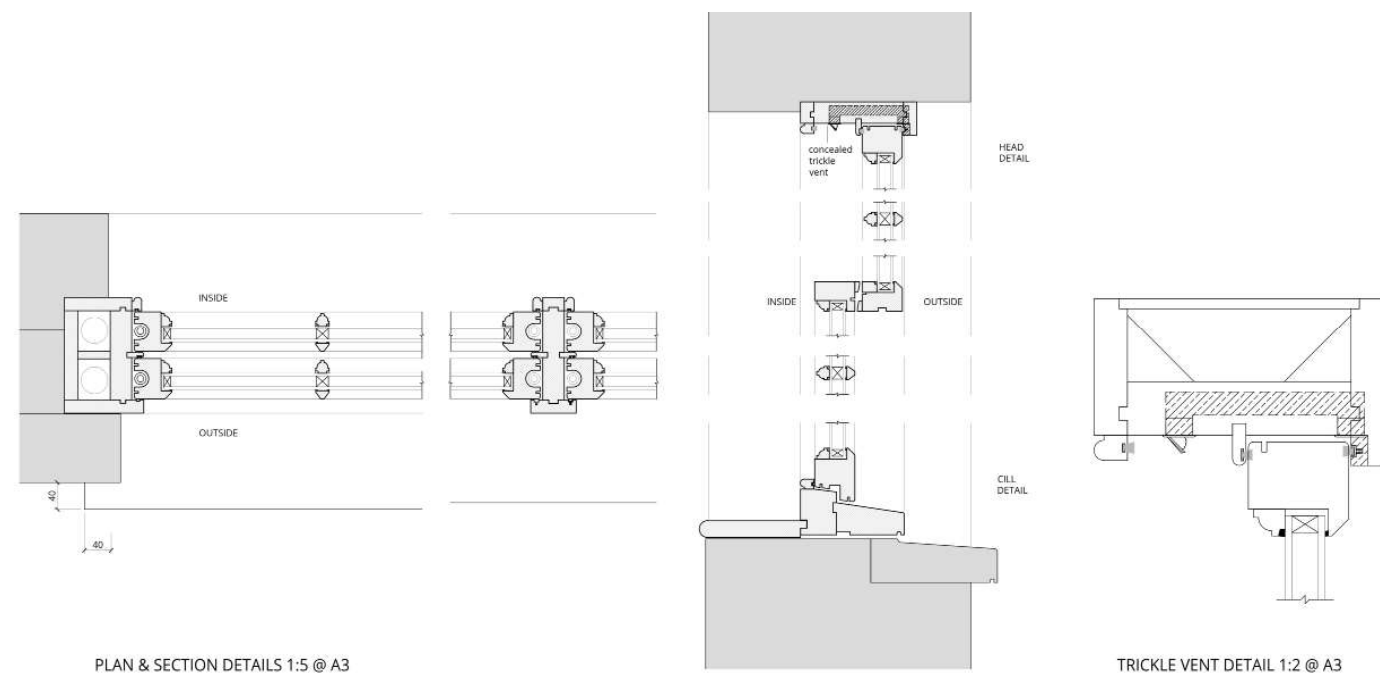
3.4 DOOR & WINDOW DETAILS



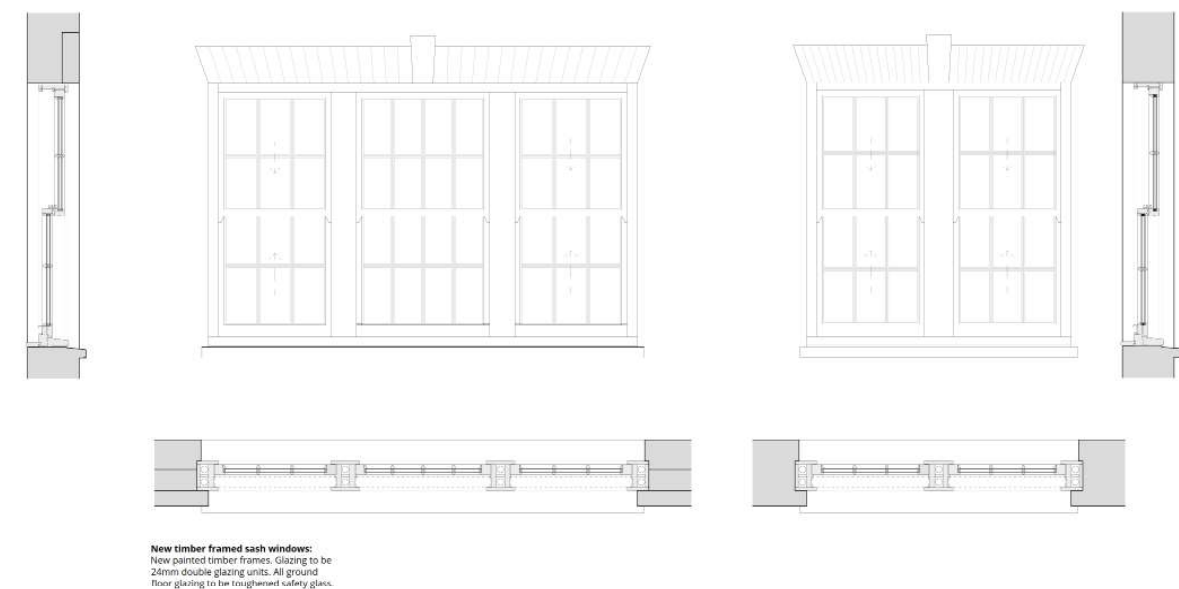
Proposed External Door Details



Proposed Dormer Typical Details



Proposed Sash Window Typical Details



Proposed Sash Window Typical Details

3.5 BRICKWORK DETAILS

Existing brick quoin detail to be retained and replicated in new extended parts of house .



Existing brick plinth detail to be retained and replicated in new extended parts of house .



Proposed Brickwork Quoin Typical Detail

3.6 CONCLUSION

In summary, the proposals will remain the original look of the building to a feasible extent while improving the design and layouts to elevate the buildings quality to a modern family home.

The proposed building is arranged to an appropriate scale and form, incorporating a traditional, domestic architectural style and keeps design features which will remain a visual richness and details, which are appropriate to the Courtenay Road character area, and which commensurate with the quality of the early houses along this street.

As a result, overall, the pre-application proposals will enhance the significance within the Highgate Conservation Area.

