

2.0 SITE CONTEXTUAL & APPRAISAL

CONSTRAINTS & OPPORTUNITIES

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CONSTRAINTS
Heritage - as the site sits within a Conservation Area, the scheme will need to sensitively and seamlessly stitch into the surrounding context.

The western boundary along Albion Cottage site requires screening and setbacks so not as to negatively impact on the setting of the listed property and gardens.

Impact on daylight, overlooking and outlook to the four-storey apartment building at Lynton Grange needs to be considered. Screening, obscure glazing and the treatment of the flank wall will be required along the southern boundary.

Arboriculture - Respecting adjacent trees - both within or adjacent to the development site - both in terms of their crowns and roots.

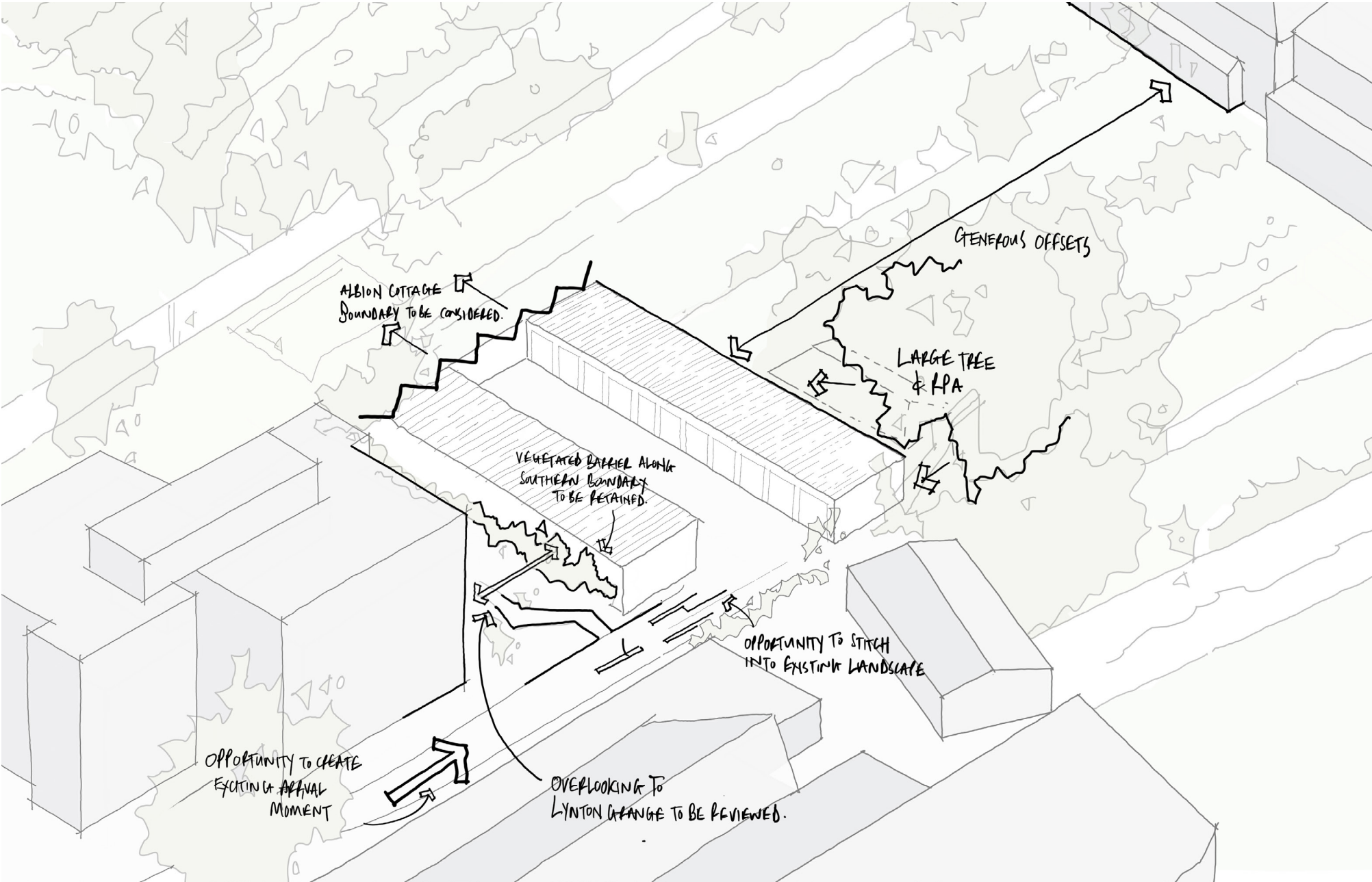
OPPORTUNITIES
High Quality Urban Design - Create an exemplar development which optimises the potential of this accessible back-land site, with a PTAL 3 rating.

High Quality Living Accommodation - Potential to create high quality, dual aspect residential units with generous amenity space offering favourable relief to the west, the design of which is in line with the new London Plan.

Contextually Driven Public Realm - As a mews development there is the potential to create a pleasant shared surface space for residents to enjoy, as well as a green surfaced public communal amenity space at the heart of the scheme.

Site Improvements - Current site condition is somewhat underwhelming, with uneven paved surfaces, multiple derelict garages and other elements. There is the opportunity for the site to contribute to the surrounding suburban character and whilst creating an exciting arrival experience into the site.

Landscaping - opportunity to stitch proposed urban realm improvements into existing garden towards rear of Lynton Grange apartment block.



3.0

PREAPP PROCESS

3.0 PREAPP PROCESS

FIRST PREAPP



First PreApp - Axo Sketch



First PreApp - Perspective View

SUMMARY OF PRE APP (01) FEEDBACK

- PRE-APPLICATION MEETING (01) FEEDBACK
- In January 2022 a Pre-Application meeting was held and a summary of the key points/feedback which has informed the current design proposal are as follows:
- Design and architectural approach welcomed, surrounding architectural context is varied and a contemporary approach is accepted.
 - Justification required for the unbroken run of east west terraces, suggested exploring splitting the run on the site to break down the massing further and help with the relationship onto the gardens along Twyford Avenue.
 - Two storeys would be preferred.
 - Parking required only for family size homes, recommend more of a mix of unit types, discussed providing only one 3 bed unit to allow a single car parking space on site.
 - Relationship with the listed cottage next door should be carefully considered from a design perspective to ensure there is no impact on the setting of the listed building.

3.0 PREAPP PROCESS

SECOND PREAPP



PreApp 02 - Option 01



PreApp 02 - Option 02

SUMMARY OF PRE APP (02) FEEDBACK

PRE-APPLICATION MEETING (02) FEEDBACK
Following concerns raised at the first pre-application meeting, two indicative schemes were presented in a second pre-application meeting in February 2022, showing mews housing of different layouts and smaller forms. A summary of the key points/feedback which has informed the current design proposal are as follows:

- Screening provided by trees and the use of brick meant that the officers felt that the massing and scale of the scheme in relation to the older properties was not significant. The officers viewed Option 1 to be more appropriate, given the constraints of the site.
- Impact on neighbouring occupiers in terms of outlook, daylight and privacy would not be significant.
- Larger gardens and perimeter planting along the boundary of Albion Cottage was encouraged.
- Setting in the flank elevations to the terrace in relation to both Lynton Grange and Twyford Avenue was also encouraged in order to lessen the impact in terms of neighbouring amenity.
- The design team were also encouraged to explore the materiality and appearance of these flank walls to avoid two-storey brick elevations directly abutting the boundary.
- The officers felt that further design development was required which included exploring measures to make the scheme more sensitive to neighbouring amenity.
- There were concerns regarding the sitting / proximity of the development to Albion Cottage and Twyford Avenue. It was noted that the size of first-floor glazing facing towards the garden of Albion Cottage needed to be considered.
- A shadow-fall analysis diagram in relation to neighbouring buildings (i.e. Lynton Grange) is was requested.

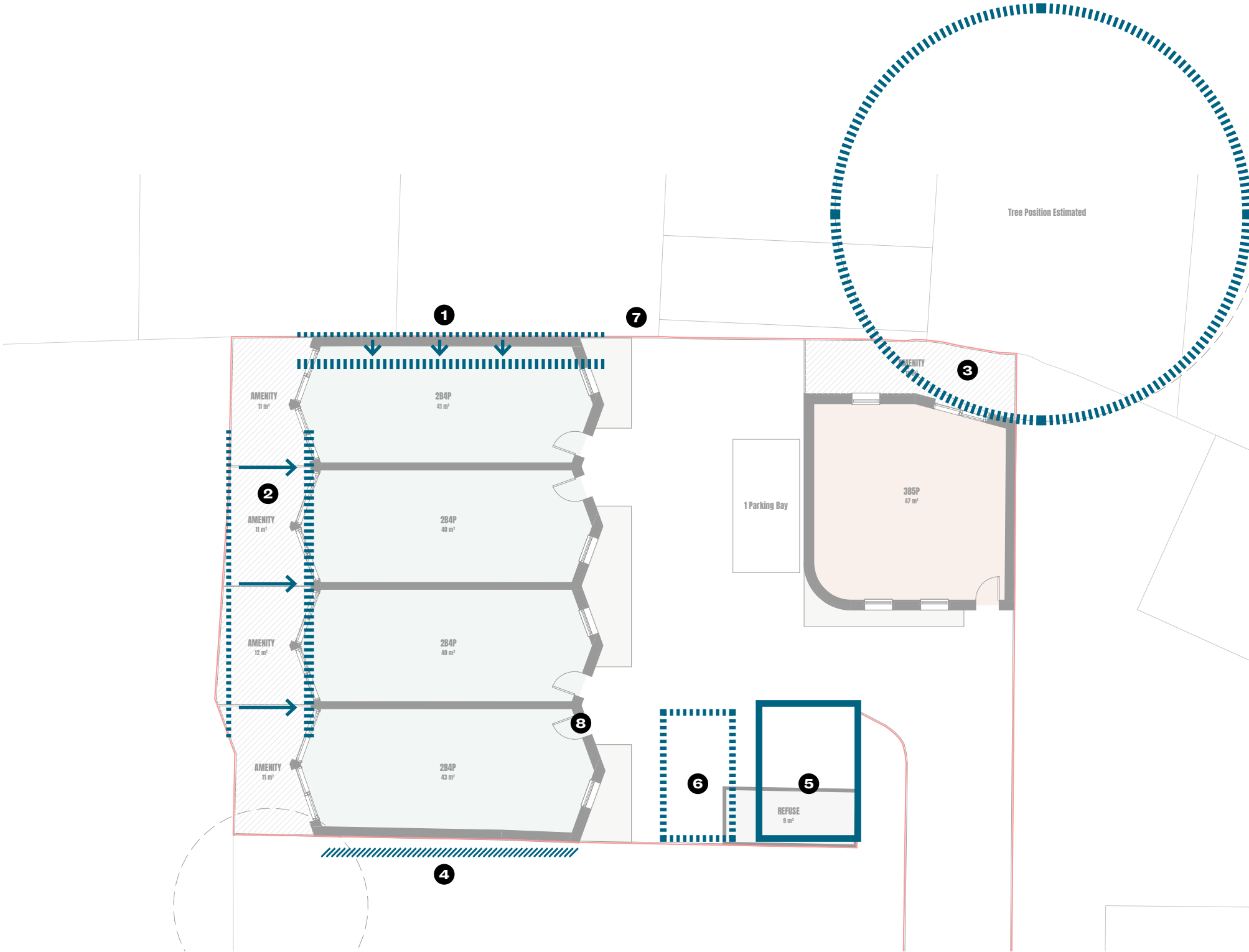
3.0 PREAPP PROCESS

SECOND PREAPP

SUMMARY OF PRE APP (02) AMENDMENTS

Following the second pre-application meeting, a series of amendments have been proposed which look to directly respond to the feedback which the design team received. These can be summaries as follows:

- 1 Offset the terrace flank wall from the northern boundary to respect neighbours garden wall.
- 2 Additional distance between the building line and the western elevation has been provided in order to respect Albion Cottage site.
- 3 Sculpted massing of the 3B5P unit (Unit 01) to respect the existing tree and the associated RPA.
- 4 Further brick detailing added to the southern flank wall adjacent to Lynton Grange.
- 5 Cycle and refuse storage consolidated within one area of the site and integrated into boundary treatment.
- 6 Accessible car park space relocated in order to free up central courtyard space for communal and private amenity
- 7 Eaves height of the northern terrace lowered to lessen visual impact on neighbouring gardens / dwellings along Twyford Ave
- 8 Recessed entrances to dwellings provides clear wayfinding and further expression within the facade fenestration



PreApp 02 - Option 01 - Layout

4.0

DESIGN EVOLUTION & PRINCIPLES

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THE BRIEF & VISION



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DEVELOPMENT BRIEF
Downen Farmer Architects were approached to review the garage site with a brief of creating design lead residential scheme. The Development brief was to design a high quality community scheme that followed architectural principles established within the surrounding Fortis Green Conservation Area.

The design must be sensitive and unique, built upon the exceptional standard of living accommodation which Capstone Group have continued to provide across the UK over recent years. One thing which was made clear from the outset was the developer’s desire to create a building of exemplar architectural merit, utilising finely crafted details and materials.

The design must also respond to the surrounding area respectfully, optimise natural light in each unit/be dual aspect where possible and retain visual connections to the mews where appropriate. The design also needed to respect the neighbouring properties, mitigating overlooking within the design of the dwellings.

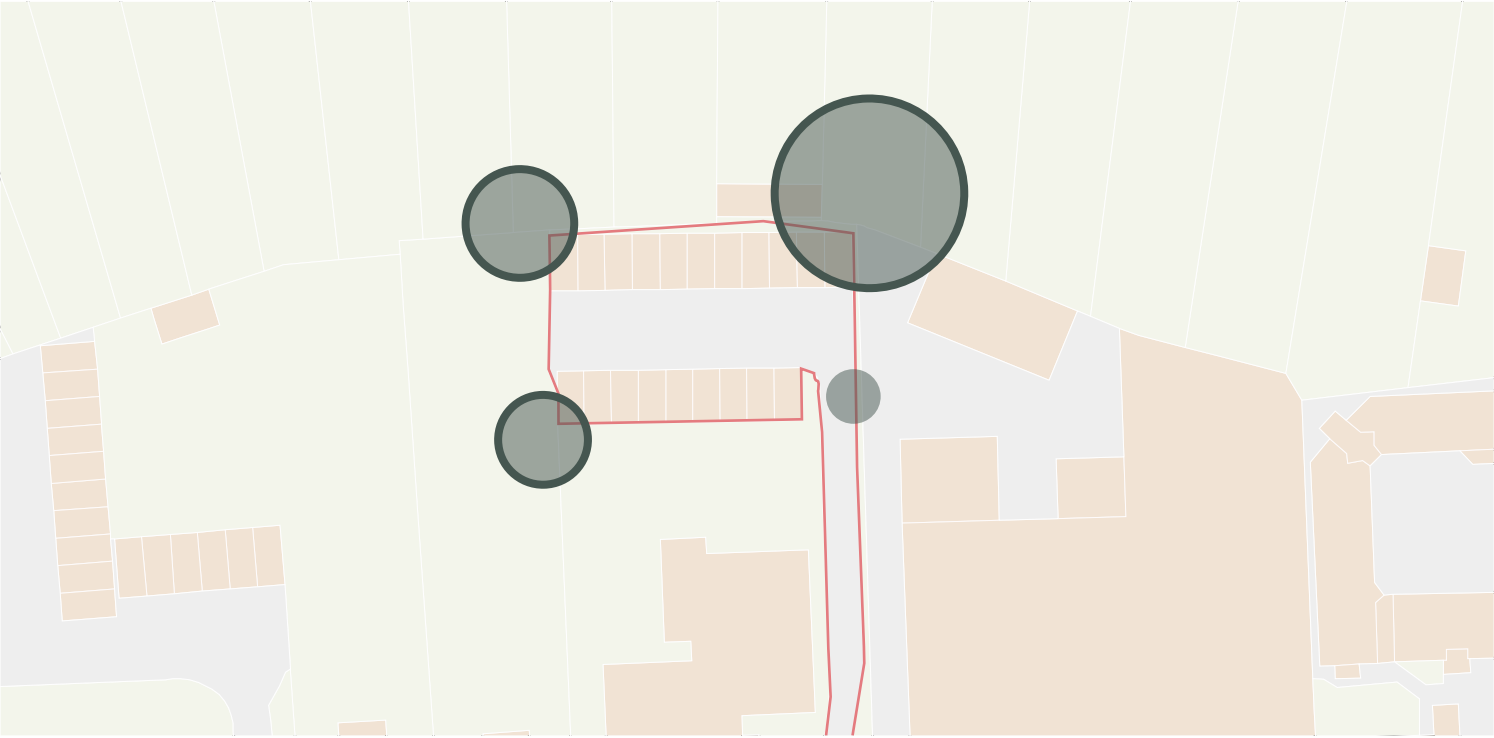
DESIGN VISION
Being in such close proximity to East Finchley Station, residents and other building users would be provided with excellent access to transport. The intention is that the building would sensitively slot into the back-land site, occupying a similar footprint to the existing garages. In doing so and in creating a high quality landscaped shared surface, offered within a mews scaled space, the public realm will thread together and unify the development, whilst offering a secluded amenity space.

With residential streets running in parallel to the north and south of the site ranging from two to three stories, the response seems quite clear; break down the massing with a pitch roofscape and sculpted forms that reflect the local character, orientate the massing to respect key offsets to respect neighbouring dwellings, and orientate windows to mitigate overlooking.

- 1 Moray Mews / Finsbury Park
- 2 Accordia / Cambridge
- 3 Wildernesse Mews / Kent

4.0 DESIGN EVOLUTION & PRINCIPLES

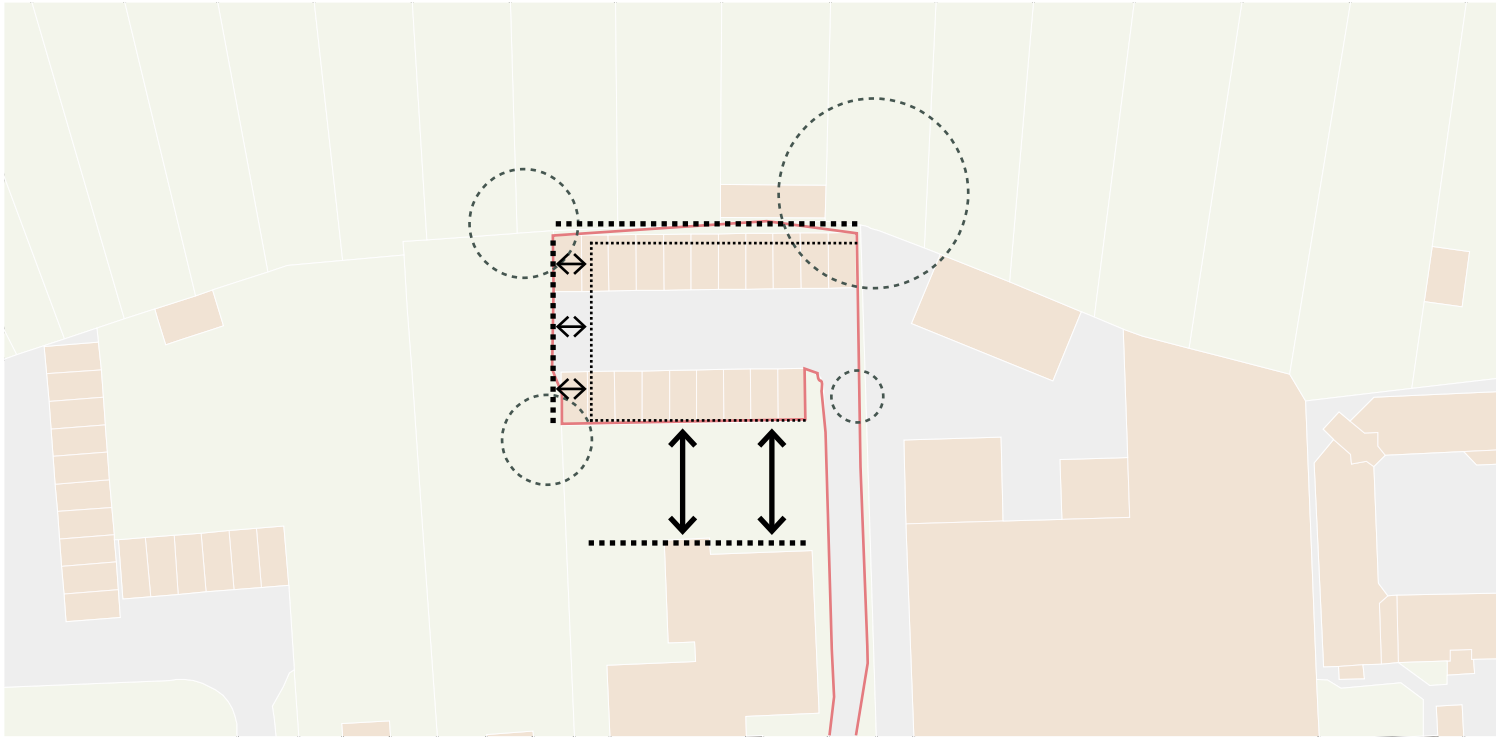
KEY SITE RESPONSE



TREES

There are trees of both ‘moderate’ and ‘high’ value situated either within or adjacent to the development site. The site is in a green suburb, and maintaining the high level of greenery already present on the site and in its surroundings is essential to the quality of the schemes setting.

The scheme will therefore seek to protect the existing trees and therefore the crowns and root protection areas associated with the trees will sculpt the massing and site layout. A tree report and survey will accompany the application.



BOUNDARY OFFSETS

The site is surrounded by residential properties to the south, west and north. Mitigating overlooking and negating the impact on daylight, outlook and setting of the surrounding residential sites is therefore essential.

In order to achieve this, key offsets from the neighbouring buildings will need to be established. The boundary along Albion Cottage (west) and the four-storey apartment building at Lynton Grange (south) are key. The development will also need to provide an offset along the northern boundary in order to respect the gardens of the properties along Twyford Avenue.

4.0 DESIGN EVOLUTION & PRINCIPLES

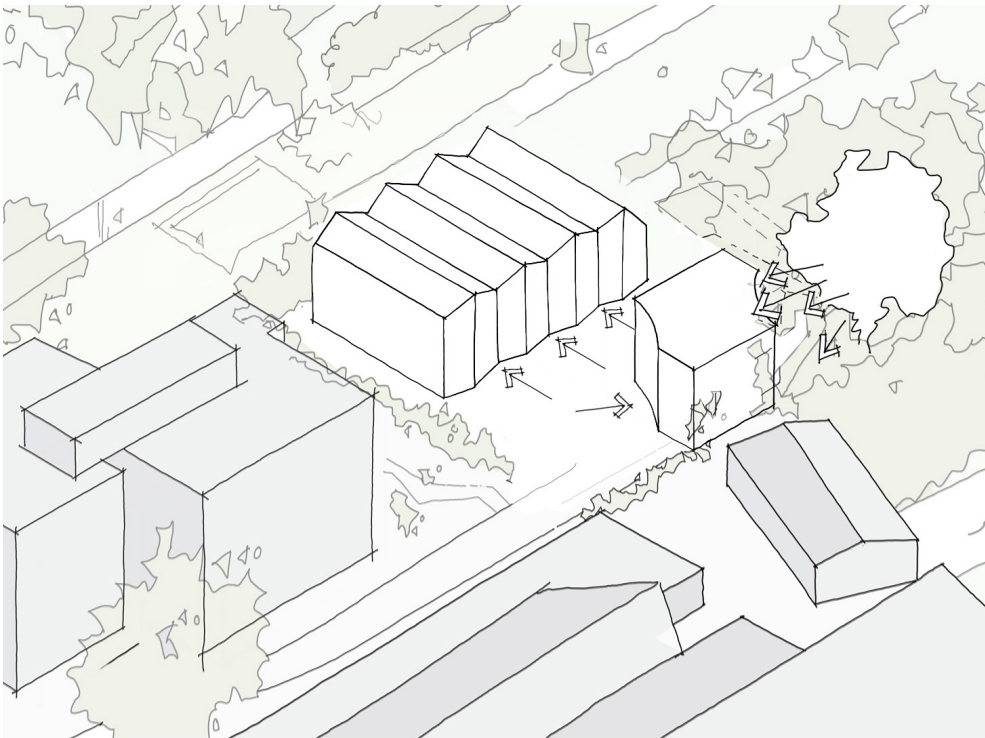
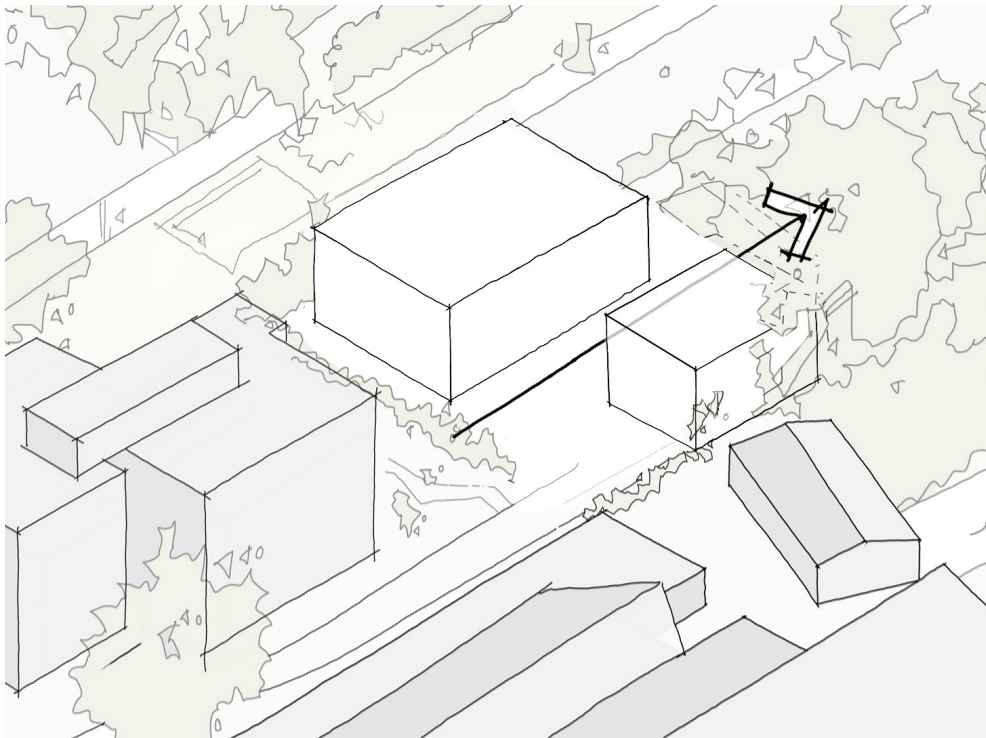
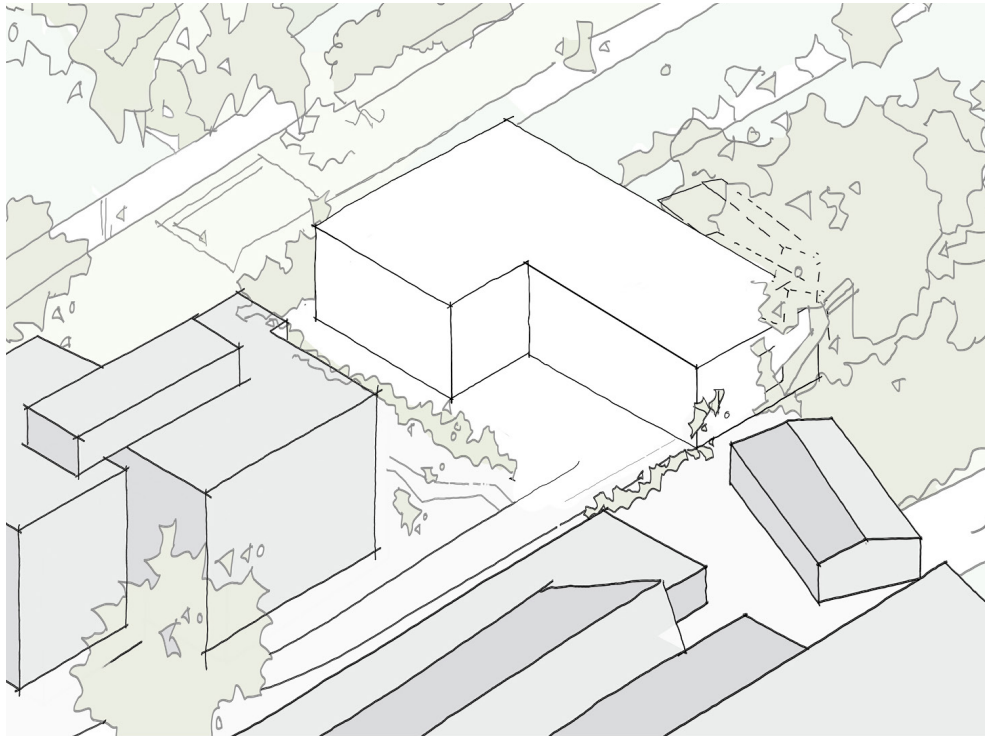
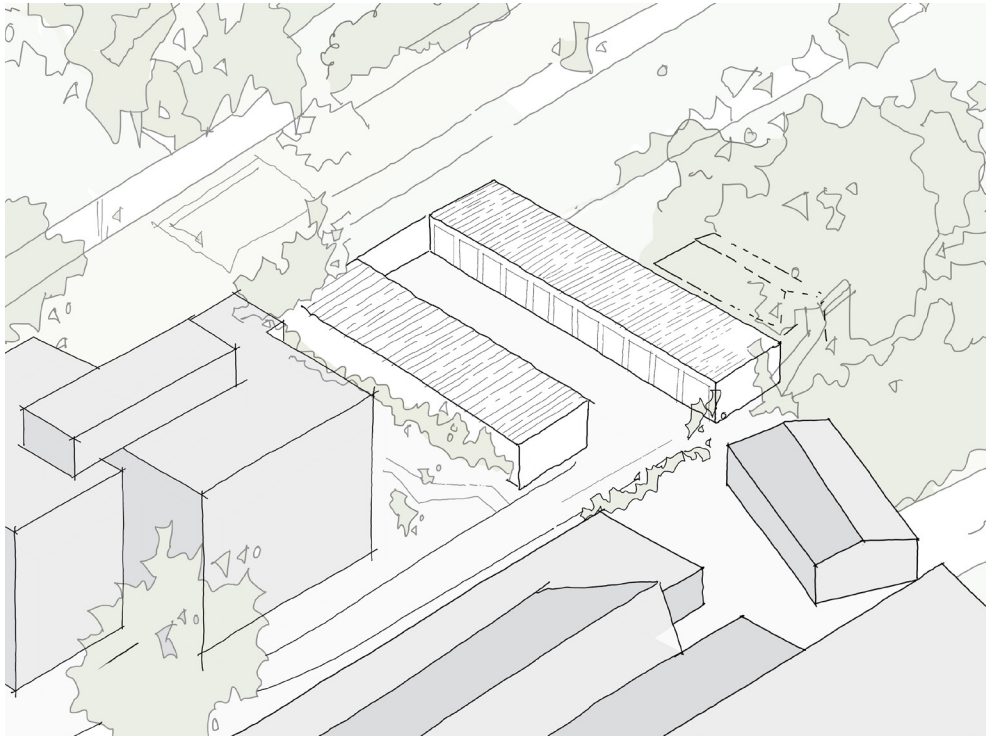
MASSING DESIGN

MASSING BUILD-UP

As referred to earlier within this document, the design, layout and massing of the building envelope has been sculpted over the course of the design dialogue with Haringey Council to develop a scheme which sits comfortably within its context.

A key move has been to split the run of terrace units into two blocks, breaking down the scale of the development. The varying roof pitches and forms also provide further visual relief.

The space created by the break in the terrace run and the stand alone dwelling has multiple functions. As a greened space, it offers the opportunity for communal amenity, communal bin store and a vehicular turning circle. Primarily, it provides clear views of the trees vegetation through the gap, creating a sense of space between the buildings.



4.0 DESIGN EVOLUTION & PRINCIPLES

AXO



4.0 DESIGN EVOLUTION & PRINCIPLES

DESIGN RATIONALE

KEY DESIGN CONSIDERATIONS

The Government’s commitment to design excellence is a key theme of the NPPF. High quality and inclusive design is seen to go beyond just aesthetic considerations, with plan-making and decision-making required to “address connections between people and places and the integration of new development into the natural, built and historic environment”.

In determining applications the NPPF gives weight to achieving outstanding or innovative designs, which helps raise the general standard of design.

The following were key design rationales that were employed during the evolution of the process:

- Provide high-quality residential accommodation with good outlook whilst ensuring that overlooking to adjacent neighbours is mitigated and the outlook of adjacent residential dwellings is not compromised.
- Respond to local buildings and the local landscape
- Compose a building that has a holistic, simple and elegant language which reflects and embraces the core values set within the Development Management Document (2014), responding in a contemporary approach, fit for modern building methodologies

In order to ensure the residential units offer the highest quality living standards, extensive time has been devoted to revising internal layouts to ensure:

- Maximising daylight
- High quality amenity space which offers privacy, sunlight and good outlook
- Sufficient storage space
- Contemporary open plan living
- Defensible space to the outside of the units

There is significant opportunity to capitalise on a site which sits underutilised in an area with the demand for more housing. The unique secluded nature of the site relative to its close proximity to a wider transport network offers a unique opportunity to create a new thriving residential community that discretely sits within the existing neighbourhood.

