

Sibhaven, No 9 View Road, London N6 4DJ

Design, Access Statement

2022, Revision PL6



Table of Contents

1.0 Introduction	3
1.1 Authorship	3
1.2 Planning Policy Guidance and Legislation	3
2.0 Setting and Historic Information	3
2.1 Location	3
2.2 Statutory Site: Highgate Conservation Area	3
2.3 Highgate CA and Bishops Sub Area 7	3
2.3.1 General Character of the Bishops Sub Area 7	4
2.3.2 General Character of View Road	4
2.3.3 Local Materials and Details	4
2.4 History of Sibhaven	6
2.4.1 Brief history of Sibhaven	6
2.4.2 The Building	6
2.4.4.1 Alterations from 2011	7
3.0 Proposed Works: Design & Access	9
3.1 Proposed Works	9
3.2 Appearance	9
3.3 Amount and Use	9
3.4 Access	10
3.5 Scale	10
4.0 Statutory Framework	11
4.1 Conservation	11
7.0 NPPF Considerations	12
8.0 Conclusions	13
Appendices	14
Appendix I - The Listing	15

1.0 Introduction

This Design and Access Statement has been prepared by Sanya Polescuk Architects to support the planning application submission for works at 9 View Road, London N6 4DJ.

The house is a 3-storey detached house with 2-storeys and an attic. The building is now a Grade-II Listed Building (See Appendix 1).

Planning permission is sought from Haringey Council in respect of the proposal which aims to improve and maximise the potential of the building by developing its curtilage which includes:

- LBC 1 - Greenhouse - the proposed Greenhouse has already been erected to the rear garden of the property. The Applicants were not made aware of their planning responsibilities by the installer.

- LBC 2 - Garden Studio - the proposal will be located away from the immediate setting of the listed building to facilitate provision of work from home. This structure has not been erected.

There are no proposed alternations to the listed building. Both structures mentioned above will be located in the rear part of the garden which is visually screened from the main house by the mature hornbeam dividing hedge.

The proposal will positively contribute to the long-term preservation of the curtilage of the heritage asset.

1.1 Authorship

The design of the proposed studio itself has been prepared by the architect acting for Urban Garden, the Applicants' garden maintenance company.

This Planning and Listed Building Consent Applications have been prepared by Sanya Polescuk Architects ("SPA") - a well-established architectural practice based in London with considerable expertise of working in Conservation Areas, Areas of Outstanding Natural Beauty and Listed Buildings. Winner of the AJ Retrofit Award in 2013, and a regular finalist of the annual award since, SPA has a reputation for skilfully upgrading sensitive building fabric to modern efficiency without compromising its special historical characteristics.

Sanya is a long-standing member of the Society for the Protection of Ancient Buildings (SPAB).

1.2 Planning Policy Guidance and Legislation

The assessment of the alteration on the curtilage of the building and conservation area has been prepared to take into account the information contained in:

- **National Planning Policy Framework (NPPF)** (27 March 2012).

- **PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide** (March 2010).

- **Conservation principles, policies & guidance**

- for the sustainable management of the historic environment** (English Heritage, April 2008).

- **Understanding a Place: Conservation Area Designation, Appraisal and Management** (English Heritage Guidance, 2011).

- **Historic Environment Good Practice Advice in Planning, Note 3** (English Heritage, March 2015).

- **Borough of Haringey, Local Plan: Strategic Policies** (March 2013)

- **Highgate Conservation Area Statement** (December 2013).

2.0 Setting and Historic Information

2.1 Location

Sibhaven, No 9 View Road, is located on the north side of View Road and is equidistant from the junctions with North Hill (east) and Denewood Road (west).

2.2 Statutory Site: Highgate Conservation Area

Sibhaven is situated within the Highgate Conservation Area in the South-West corner of the Borough of Haringey (Figure 1). The Conservation Area is a mix of development and green space (Figure 2).

2.3 Highgate CA and Bishops Sub Area 7

The Council designated the Highgate Conservation Area in December 1967. The CA is relatively

diverse in character and appearance and thus has been divided into seven subareas. Sibhaven lies in the Bishops sub area 7 (Figure 3).

2.3.1 General Character of the Bishops Sub Area 7

As stated in the character analysis of the Bishops sub area in the Highgate CA statement (December 2013): *The streets with the Bishops area are an excellent example of high quality residential development of the period.*

The style of many of the homes erected between the late 19th century and 1930's followed the traditions of the Art & Crafts movement. They were 'simple but ideal' dwellings built for the middle and professional classes who wanted to live in the 'country' but with the convenience of living near the city.

2.3.2 General Character of View Road

The CA states: *[View] Road has changed in character considerably in recent years being subject to the demands for the demolition and rebuilt in a much more grandiose style of the existing houses. The buildings are of varied periods from the end of the 19th century to recent times.*

The statement goes onto describe notable Edwardian homes 7, 19, 21 and their details of architectural merits.

Again, No 9, Sibhaven, is not mentioned at all even though it is one of only two listed buildings on the road.

2.3.3 Local Materials and Details

The prominent building materials for the detached homes in the area is red brick with white-painted timber details. There are other contemporary buildings on View Road that use grey brick and white render, that later of which is 'discordant' with the streetscape. The main roofing materials are clay tiles, although some homes currently use concrete tiles. Painted timber sash windows and doors are prevalent, with few homes using UPVC replacements. Timber, painted metal and brick fencing is prevalent.

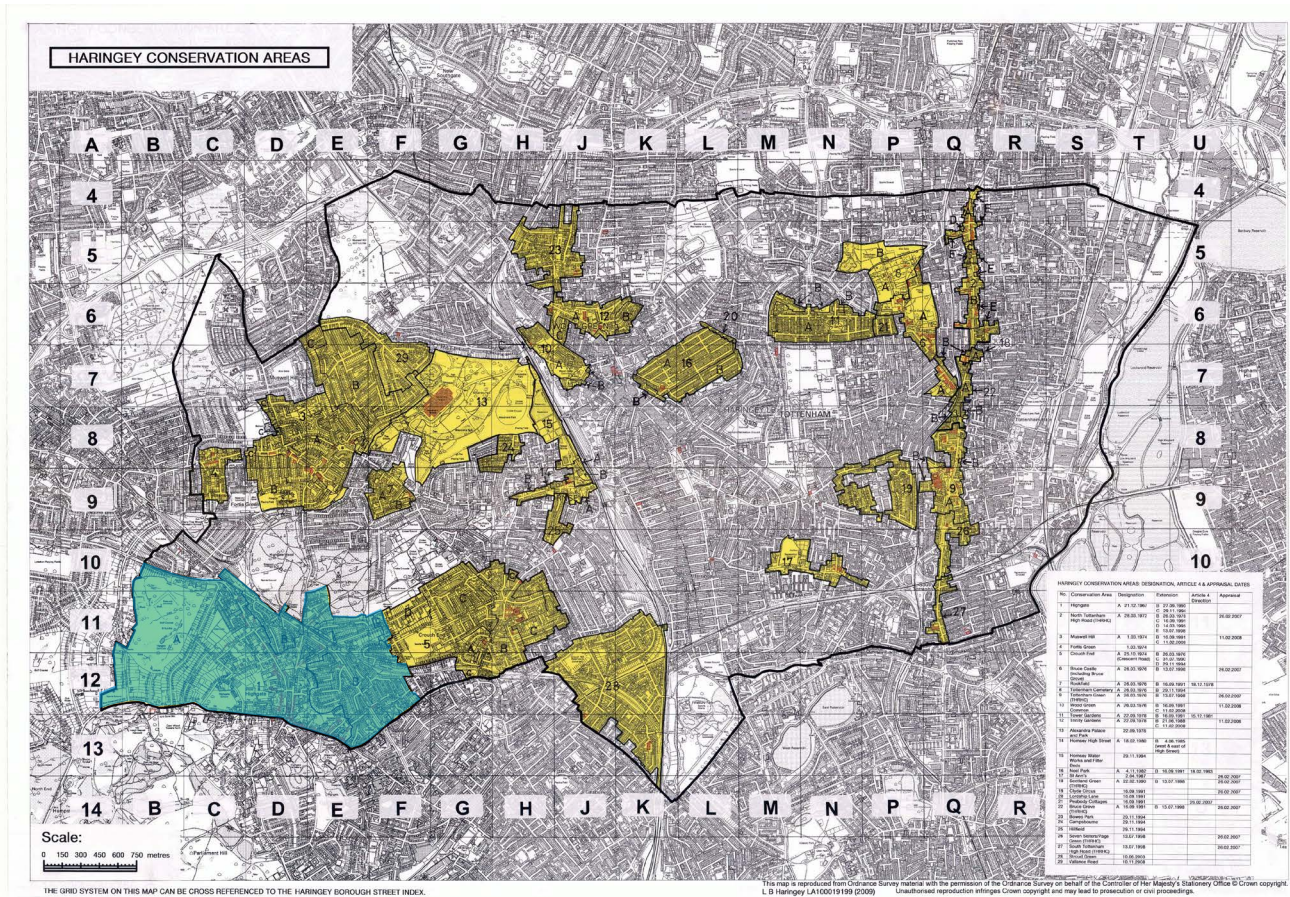


Figure 1 Conservation areas in Haringey with Highgate Conservation Area in blue.

Highgate Conservation Area

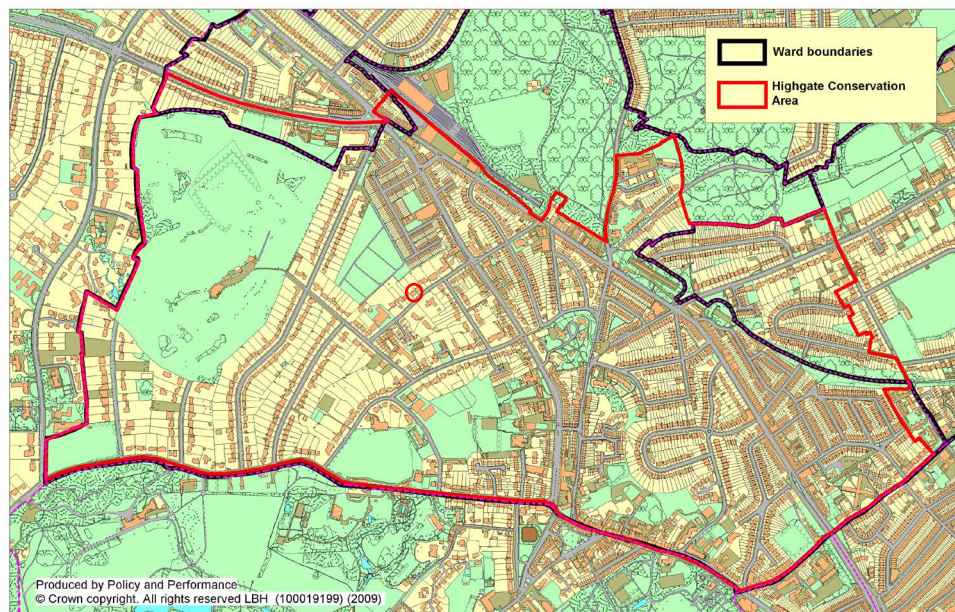


Figure 2
Map of Highgate Conservation Area. Sibhaven circled in red.

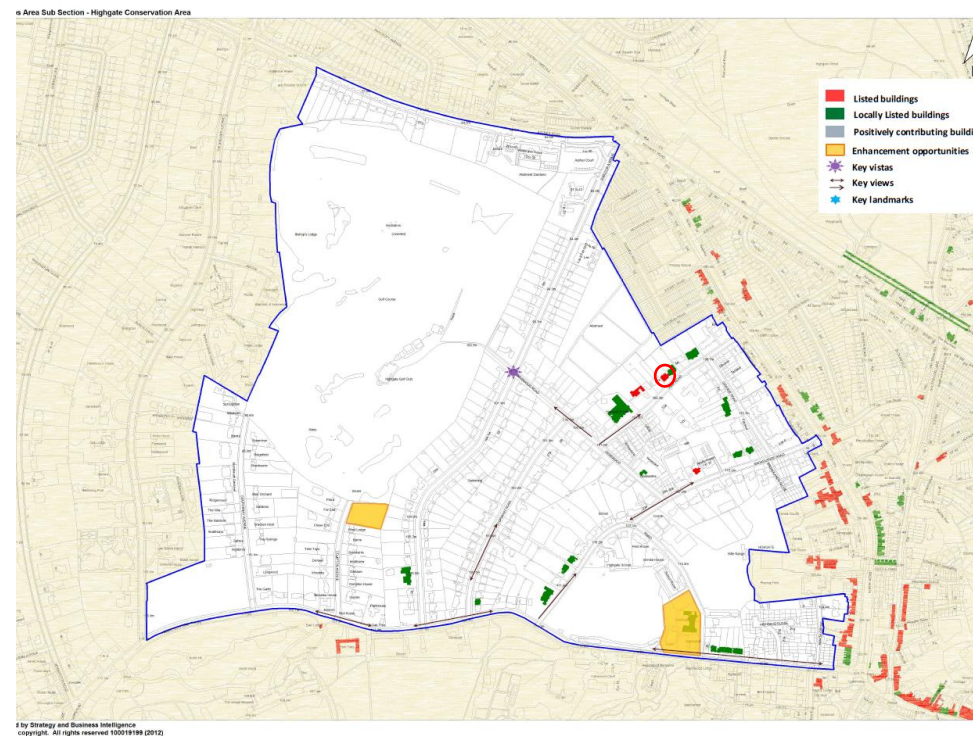


Figure 3
Map of Bishops sub area 7. Sibhaven circled in red.

2.4 History of Sibhaven

2.4.1 Brief history of Sibhaven

Sibhaven, at No 9 View Road, is a 3-storey detached house with 2-storeys and a loft designed by Michael Bunney and built in 1899 for Misses Sharpe on the land leased from church commissioners.

The house was then owned by a number of families as well as Barclays Bank Ltd. From mid-2010, despite Sibhaven being owned by a trust created by Arthur Wynn, the property was unoccupied, however, a number of squatters had taken residence while the building was on the market.

In early 2011, the current owners, Mr and Mrs Paul Davison purchased Sibhaven and have been the owner-occupiers ever since.

2.4.2 The Building

The building was planned along an SW-NE axis with the Main Entrance at the SW elevation. The house was originally conceived as a detached house on a large plot of land, with the main entrance on the SW elevation and with the rear façade on the NE elevation (Figure 4).

Over time the building's surroundings became more 'urban': a new street was introduced to the SE (View Road), the individual parcels of land were sold off, and a new garage extension was built. These changes resulted in changing and reducing the shape of the land and re-orientating the house. The outcome of these earlier developments and

land sales is that the original 'front' and 'back' of the house no longer apply today. The SW Main Entrance is now on the 'side' of the house; the previous NE Rear Entrance is now the 'side' extension.

There was also a knock-on effect on the property's gardens. There is now a small front garden at the SE elevation facing View Road and a large rear garden at the NW elevation. The front garden sets the house off the public highway (View Road) and is fully open to views from the adjoining pavement. The low brick wall along the Public Highway was redone in 2012 as per Planning Permission (HGY/2012/1087, approved 17/07/2012) and Listed Building Consent (HGY/2012/1088, approved 17/07/2012). It delineates the private property from the public road and is at a low height that does not stop the views through to the house.

The large rear garden throughout time has always retained its country garden feel (Figures 5-7 & 9). It is visible only from the house itself and accessed via the glazed loggia and the tall rear garden wall next to the Main Entrance (now on the side). This garden wall was also redone in 2014 as per Planning Permission (HGY/2014/1869, approved 28/08/2014) and Listed Building Consent (HGY/2014/2532, approved 19/09/2014). The garden also includes the Movable Summer House which follows to the orientation of the Sun and is not fixed in one place (Figure 5) - it was erected before the current owners purchased the property and is not a part of this planning application.

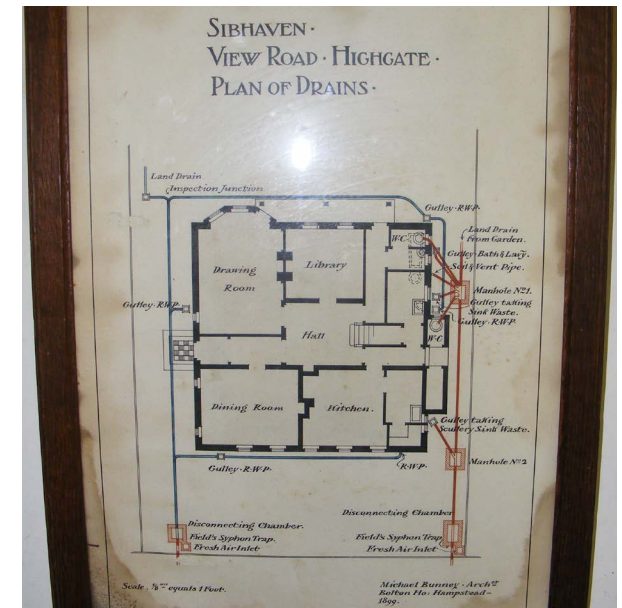


Figure 4
'Plan of Drains' drawn by Bunney in 1899.



Figure 5
The Existing Movable Summer House.

2.4.4.1 Alterations from 2011

When the current owners moved into Sibhaven, Mr & Mrs Davison carried out the following alterations to accommodate their own modern day family needs. All material alterations were made via the statutory Planning and Listed Building Consent statutory processes. A summary of applications, including reference numbers, are below. All works were carried out in accordance to their approvals:

- HGY/2011/1082

Listed building consent for internal refurbishment to ground and first floor including new bathroom at first floor level, relocation of kitchen, refurbishment of first floor bathroom and moving utility room to existing garage. External works to remove existing street facing door and restore to original brickwork facade and removal of side facing scullery window and make good with brickwork to match existing.

- HGY/2012/1087

Replacement of existing front garden walls that face pavement and rear garden with new, including 3no. timber gates (householder application).

- HGY/2012/1088

Listed building consent for replacement of existing front garden walls that face pavement and rear garden with new, including 3no. timber gates.

- HGY/2014/1869

Retention of external rear elevation and garden works: reclaim existing rear garden porch paving and surrounding fence.

- HGY/2014/2532

Listed building consent for retention of external rear elevation and garden works: reclaim existing rear garden porch paving and surrounding fence.

- HGY/2015/0510

Partial internal refurbishment on ground, first floor and loft to include, on the ground floor, kitchen, new cloakroom, new study with spiral cellar, and new under-stair storage, on the first floor, bedroom 3 with new en suite & staircase to loft, and at loft level, new bedroom 4 with en suite. External works include replacement of existing window on SE elevation (first floor), new window on NW Elevation (ground floor), replacement of existing roof tiles and replacement of 2no. dormers and addition of 1no. new dormer.

- HGY/2015/0512

Listed building consent for partial internal refurbishment on ground, first floor and loft to include, on the ground floor, kitchen, new cloakroom, new study and new under-stair storage, on the first floor, bedroom 3 with new en suite & staircase to loft, and at loft level, new bedroom 4 with en suite. External works include replacement of existing window on SE elevation (first floor), new window



Figure 6
Rear elevation of the Listed Building as seen from the garden.

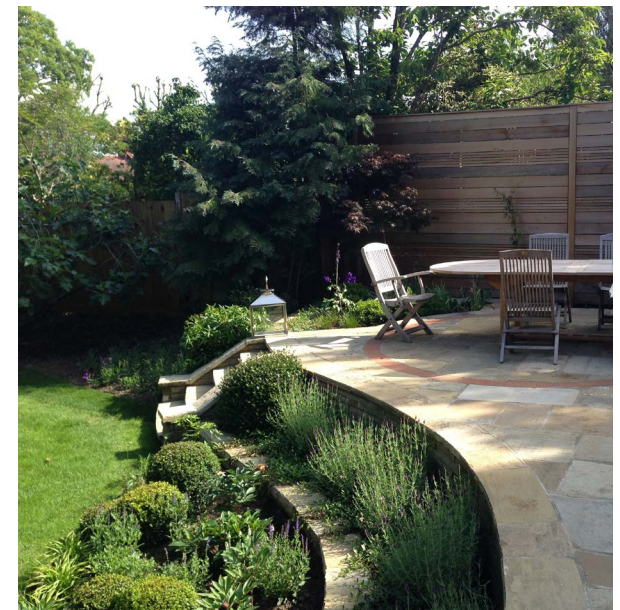


Figure 7
Patio in the rear garden.

on NW Elevation (ground floor), replacement of existing roof tiles and replacement of 2no. dormers and addition of 1no. new dormer.

- HGY/2015/1722

Approval of details pursuant to condition 3 (materials). attached to planning permission HGY/2015/0510.

- HGY/2015/1723

Approval of details pursuant to Condition 3 (joinery details) attached to listed building consent HGY/2015/0512.

- HGY/2015/1724

Approval of details pursuant to Condition 4 (material) attached to planning permission HGY/2015/0512.

- HGY/2015/2248

Construction of spiral wine cellar under ground floor level.

- HGY/2015/2249

Listed building consent for construction of spiral wine cellar under ground floor level.

- HGY/2022/1570

Listed Building Consent for demolition of existing single storey side garage adjoining property and erection of larger replacement single storey side extension; Installation of air source heat pump and air conditioning unit to the rear.

- HGY/2022/1572

Demolition of existing single storey side garage adjoining property and erection of larger replacement single storey side extension; Installation of air source heat pump and air conditioning unit to the rear.

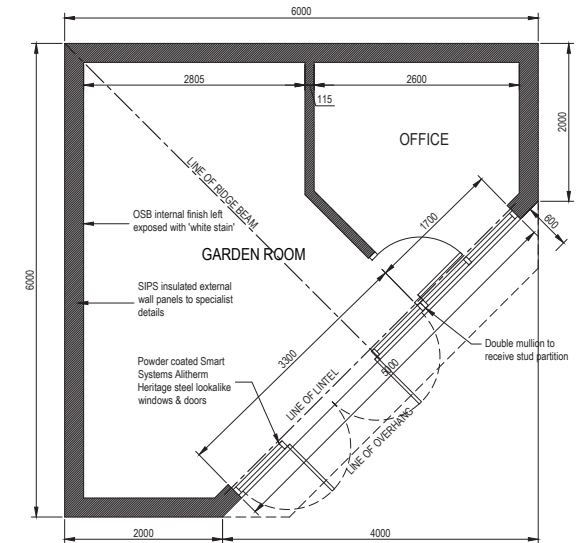


Figure 8
Plan of the proposed Garden Studio.



Figure 9
Rear garden as seen from patio.

3.0 Proposed Works: Design & Access

3.1 Proposed Works

This proposal consists of two elements:

- LBC 1 - Greenhouse - the garden structure erected by Hartley Botanic as per detailed drawing HH2075-001 submitted as part of this application (Figures 10 & 11). The style of the structure was carefully chosen to complement the curtilage of the Listed Building and it has been located in a rear part of the garden, divided from the house by tall, matured hedge. The Greenhouse is used to grow fresh fruits and vegetables for the household and plays an important role in Applicants' sustainable agenda.

- LBC 2 - Garden Studio will be situated at the far end of the rear garden (Figure 12) to include 1no. sitting room and 1no. office to facilitate work from home (Figure 8). The Studio will be timber framed and insulated to the highest standards to reflect the sustainable approach of the Applicants. The use of timber cladding (Figures 13, 15 & 16), green roof (Figure 14), high-performance glazing with a heritage look and underfloor heating will positively impact the carbon footprint of the whole property. The proposed garden pavilion will be fully detached from the main listed building. No trees will be impacted by the works.

3.2 Appearance

All external materials for this project were carefully chosen to look subservient to the main building yet modern and clearly of a different period than the original listed building.

The Greenhouse is slim and elegant, made of stone, brickwork and powder coated aluminium alloy for durability and to reduce maintenance.

The Garden Studio is entirely timber-made. The cladding is in line with the fencing installed previously adjacent to the main house and approved in permissions **HGY/2014/1869** & **HGY/2014/2532**.

The green roof (Figure 9) has been chosen for the Garden Studio for its ability to diffuse impact of heavy rainfalls as well as to contribute positively to the local fauna and flora and enhance the look of the conservation area for the imminent neighbours.

3.3 Amount and Use

The area of the listed building, inclusive of the side extension and glazed loggia is 365,5m². The rear garden is 905m². The Greenhouse is 13 m², the Garden Studio will be 28m² and have minimal to no impact on the rear garden. The property will remain in full "C3" residential use including the Greenhouse and new Studio.



Figure 10
Front elevation of the Greenhouse with the Listed House barely visible in the background.



Figure 11
Side elevation of the Greenhouse.

3.4 Access

The access to the main building will remain unchanged. The Greenhouse is almost invisible from the Listed Building and is not directly linked to it in any way. The new Studio will not be linked to the host building or require the removal of the historic fabric.

3.5 Scale

The proposal is in keeping with the existing scale of the garden and will not be noticeable or accessible from the public pathway (Figure 18).

Existing Movable Summer House (not part of this application)

Proposed location of the new Garden Studio (behind the hedge)

Existing hedge dividing the garden

Existing location of the Greenhouse (behind the hedge)



Figure 12
View of the rear garden.

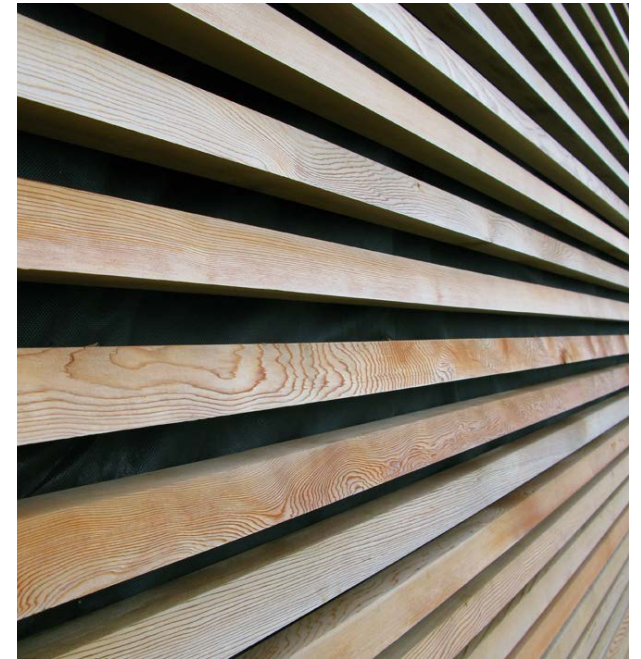


Figure 13
Example of the proposed Larch strip cladding.



Figure 14
Example of the green roof in the foreground.

4.0 Statutory Framework

This section considers relevant objectives and policies contained in the Local Plan: Strategic Policies that was adopted March 2013.

In this regard, it is acknowledged that the Borough of Haringey has set down a number of objectives and policies, amongst which relevant to this application following are included:

4.1 Conservation

Policy CSV1 – Development in Conservation Areas

The Council will require that proposals affecting Conservation Areas:

- a. preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area,*
- b. recognise and respect the character and appearance of Conservation Areas; and*
- c. protect the special interest of buildings of architectural or historic interest*

Policy CSV2 – Listed Buildings

Here is a presumption in favour of the preservation of listed buildings. The Council will require that proposals affecting statutory listed buildings:

- a. preserve or enhance the historic character and qualities of the buildings;*
- b. recognise and respect the character and appearance of listed buildings;*

c. protect the special interest of buildings of architectural or historic interest;

d. do not adversely affect the setting of listed buildings; and

e. retain the original use of a listed building wherever possible

Policy CSV4 – Alterations & Extensions to Listed Buildings

The Council will require that alterations or extensions to listed buildings:

- a. are necessary and are not detrimental to the architectural and historical integrity and detailing of a listed building's interior and exterior;*
- b. relate sensitively to the original building; and*
- c. do not adversely affect the setting of a listed building.*

Policy CSV5 – Alterations & Extensions in Conservation Areas

The Council will require that alterations or extensions to buildings in Conservation Areas:

- a. preserve or enhance the character of the Conservation Area; and*
- b. retain or reinstate characteristic features such as doors, windows or materials of buildings.*

The proposed development respects the existing context, character and appearance of Sibhaven as it was originally intended and the Bishops

Conservation sub area in general. The works are intended to be of high quality of design and workmanship.

Further information is available in the Conservation and Archaeology SPG2.

All proposed changes are focused on the listed building curtilage.

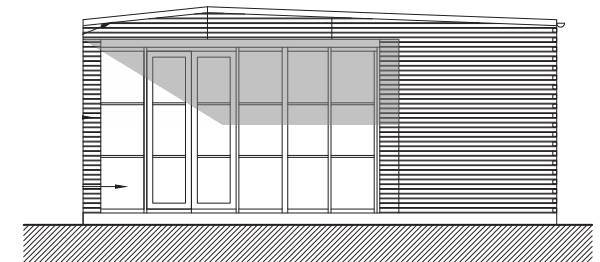


Figure 15
NE Elevation of the proposed Garden Studio.

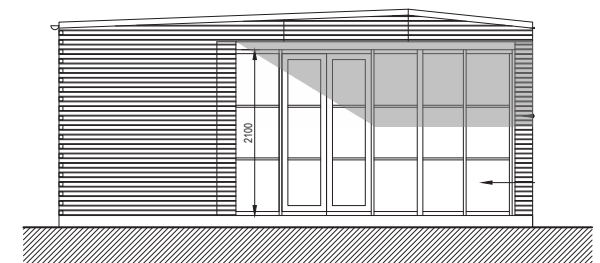


Figure 16
SE Elevation of the proposed Garden Studio.

5.0 NPPF Considerations

In March 2012, the National Heritage Policy, Planning Policy Statement 5 (PPS5) was replaced by the National Planning Policy Framework (NPPF). The NPPF sets out the Government's planning policies for England and outlines how these should be applied.

This section discusses the impact of the proposals according to the NPPF. The NPPF contains a presumption in favour of sustainable development sympathetic to the conservation of designated heritage. The government's definition of sustainable development is one that incorporates all the relevant policies of the Framework contained within paragraphs 18 to 219. The conservation of heritage assets is one of the NPPF's 12 core principles.

The designated heritage asset affected by the proposals is Sibhaven at No. 9 View Road. The building is additionally within the Highgate Conservation Area, so impact upon that will also be considered.

Paragraph 56 - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 61 - Although visual appearance and the architecture of individual buildings are very important

factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Careful consideration of the alignment, scale, massing and materiality of the proposed development supports the 'Requiring good design' policy of the NPPF, which emphasises the need for the integration of new development into the built and historic environment (Paragraph 61).

Paragraph 133 – When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should

be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.*



Figure 17
Part of the rear garden proposed for the Garden Studio.

6.0 Conclusion

It is considered that the proposed alterations to the heritage asset would not cause damage or loss to its significance. The proposed development does not consist of any alterations to the main listed fabric and it will ensure the optimum viable use of the building curtilage, making it more sustainable for the Applicants who intend to stay in the property long term.

In summary, the public benefit of this scheme is:

- Retention of Sibhaven's significant character-defining and architectural features and its standing

as an important heritage asset in the area.

- Application of a long-term use for a majority of the building and the site.

The application include making the existing Greenhouse lawful and erection of a new Garden Studio in the rear garden - both designed to complement the original listed building fencing and the existing Movable Summer House. Furthermore, the proposed alterations will enable optimum viable use of the site as a whole.

The proposed alterations have been designed to the highest architectural standards and will enhance the

curtilage of a listed building as well as provide for the building's future with a new, sustainable approach. The existing Greenhouse and proposed Garden Studio are designed in a way which does not affect the listed building and enhances the living standards of the current owners/occupiers by facilitating growing own fruit and vegetables and work from home.

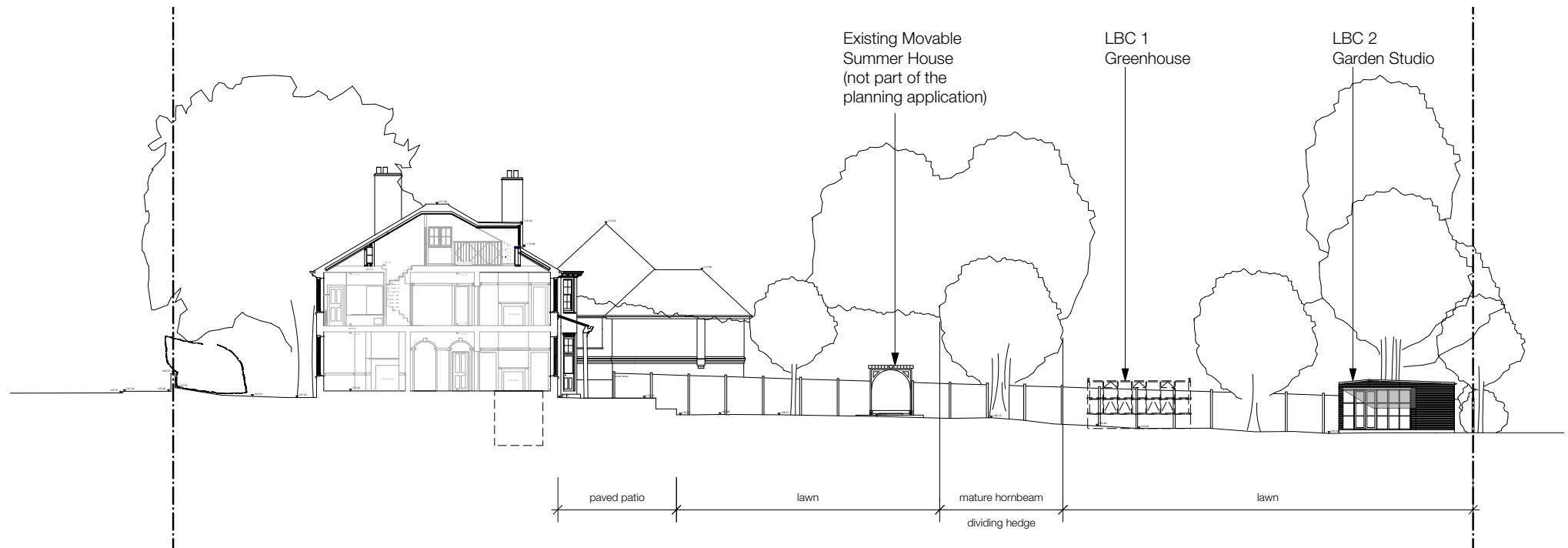


Figure 18
Section through site showing the location of the existing Greenhouse and the proposed Garden Studio.

Appendices

Appendix 1 - The Listing



SCHEDULE

The following building shall be added to the list:

TQ 2788

800/30/10061

VIEW ROAD
No 9

II

House. 1899 by Michael Bunney for the Misses Pearson. Red brick laid in English bond; concrete tile and machine tile roofs.

EXTERIOR: east front of 2 storeys; 4-window range to first floor, 5-window range to ground floor. Fenestration of 4/4 horned sashes, those to ground floor under gauged skewback arches with keyblocks. Additional half-glazed scullery door to right added c. 1920. Hipped roof with sloping side roofs, all with continuous modillion eaves cornice. Central stack on front roof slope.

Rear elevation is 4-window range, including a full-height canted bay window to right. All windows are 4/4 horned sashes except the ground floor of canted bay, which are 1/1 horned sashes plus a half-glazed door. 2-bay loggia on square timber posts and with glazed sloping roof. 2-panelled doorway to left of elevation under plain overlight. Modillion eaves cornice continues. One flat-topped dormer fitted with 2-light casement window, and one stack

Main entrance in south return: 6-panelled door, lower 2 panels flush. 3-light overlight and modillion hood supported on scrolled brackets. One single-light casement right and left and third to right of elevation. 2 flat-topped dormers, one with 2-light casement, the other with single-light casement. North return with single- and 2-light casements serving offices and one flat-topped dormer with 3-light casement lighting staircase.

INTERIOR: central hall with closed-string staircase to north with turned balusters and moulded ramped handrail. Archway to left leads to services. 2 similar archways to south mark passage from external doorway and drawing room. 3-panel doors to ground floor, all with extended lintels acting as picture rails. 4-panelled doors to first-floor.

Signed by authority of the
Secretary of State

Eleanor Hodge

ELEANOR HODGE

Department for Culture, Media and Sport

Dated: 20 April 2000