

Design and Access Statement

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Garage site next to no. 1 Ferrestone Road N8 7BX

This document was originally submitted as part of a Pre-App enquiry. In response to the feedback received and the general evolution of the project, this document has been amended and updated.

In addition, a 'Basement Impact Assessment' and a 'Sunlight and Daylight Report' have been commissioned and are included as part of the Full Planning Application.

The site and surrounding area

The site is a single-storey garage adjoining no. 1 Ferrestone Road at the end of a short terrace within the London Borough of Haringey, an 'Outer London Borough' as defined by the Greater London Authority (GLA).

Ferrestone Road, and the streets adjoining it, consist primarily of housing and together form part of an established residential area. The houses of Ferrestone Road appear to be Edwardian in period and are two storey with roof dormers (three habitable floors in total). The houses on Church Lane abutting the site have an additional storey (four habitable floors in total).

Ferrestone Road is not located within a Conservation Area although Hornsey High Street Conservation Area is located to the north and Hillfield Conservation Area to the west. The site is a few minutes walk from Hornsey railway station with plentiful shops nearby as well as Priory Park public amenity space.

The garage structure is a brick construction, although this is rendered to the front elevation. The front elevation that faces onto Ferrestone Road is, however, dominated by two green-painted timber garage doors. The side elevation faces the rear gardens of nos. 16 and 17 Church Lane. The latter contains two windows; the rear elevation facing onto part of the garden of no. 16 Church Lane contains a third window.

The interlocking concrete tiled roof is completely obscured from public view.

Development of the site will be subject to the planning documents published by the GLA and London Borough of Haringey:

- London Plan (GLA)
- Haringey Strategic Policies DPD (Haringey)
- Haringey Development Management DPD (Haringey)
- Haringey Site Allocations DPD (Haringey)

The proposed design and materials

We are seeking planning consent for a three storey over part-basement, four-person (2b/4p) house *(in accordance with Strategic Policies DPD Policy DM14: Self-build and Custom-build Housing)*. The site will provide one of the 2,600 'small site' new homes identified in the London Plan 2021 as being required by Haringey.

We will provide a high-quality new home that will make optimum use of the very small site *(in accordance with Policy DM 12: Housing Design and Quality)*. The house will be 'self-build' and become a home for our client and his son.

We propose massing and durable materials that are appropriate to the location and complement the existing adjacent buildings without in any way dominating them.

To maintain a subservience to the existing terrace and limit impact on neighbouring houses, we have minimised the overall height of the house by lowering the entrance level by 500mm from the existing garage floor level. The approach to the front door is via a ramp that provides an electric car charging point and a lift access for the storage for two bicycles and bins at basement level. Also contained in the basement are services and additional storage *(the basement will be in accordance with Policy DM18: Residential Basement Development and Light Wells)*.

Being end of terrace, the site forms a prominent part of the street scene and its treatment requires careful consideration. The existing flank wall is mainly yellow stock in Flemish bond with the red bricks of the front elevation wrapping round to form a quoin detail. There is also a decorative red brick band at high level and a red brick diamond shape within the gable.

We have taken inspiration from the existing brick detailing and patterning on the adjacent housing stock. To that end, our end elevation is also brick and punctuated with a small number of obscured windows of different sizes reflecting the uses beyond (small windows for shower rooms and larger windows for Cooking, Eating and Living (CEL)).

We propose functional decoration in the form of open brickwork for the ventilation for the air source heat pump. The openings are arranged to form two different diamond designs to the front and side elevations respectively. At high level, a diamond pattern brick cornice runs along the length of each visible elevation. At midlevel a red shaped brick banding separates the red and grey brickwork.

The air source heat pump housing is also suggestive of the brick chimneys which form such a prominent feature along the rest of the Ferrestone Road terrace. Furthermore, the functional requirements of the new house are worked into carefully-considered brick forms that complement the pitches and gables of the nearby existing houses.

The front elevation takes its cues from the bay windows that are also a defining characteristic along the street. Adjoining no. 1 Ferrestone Road, we match the depth of the existing bays, but as we move away from the existing terrace we pivot out towards the Church Lane building line to create a visual linkage with the far end of the street as well as an architectural full-stop.

As with the side elevation, the design of the fenestration to the front is also tuned to the activities inside. For example, at 1st floor level, one of the two windows to the front elevation is reduced in width relative to the window above to accommodate the kitchen run behind the wall and at 2nd floor level a window transom is positioned to accommodate a writing desk. The house is dual aspect (north and south elevations).

1. Extract from 'Pre App' advice note (under 'Design, layout & heritage' heading): "The proposal includes a 4-storey (plus basement) replacement house with a curved frontage and parking in front courtyard. The site provides a 3.2m wide frontage which is considered too narrow for a building as tall as proposed."

Architect's comment: The proposal is, in fact, 3-storeys (plus basement). Furthermore, there is no curved frontage. However, there is an angled front window projecting from part of the 1st and 2nd floors. This is an interpretation of the historic bay window form (present on the neighbouring houses on Ferrestone Road).

On a practical level, these angled front windows allow more north light to permeate the home reducing reliance on electric lighting. This design also neatly 'bookends' the terrace and creates a visual link with the houses on Church Lane. A much larger example of a recent 'bookend' is illustrated by the houses on Stapleton Hall Road in Haringey illustrated in Figure 1 below.

The width of the site frontage is, in fact, 3.9m and, therefore, of sufficient width to support the height of the proposed dwelling. Indeed, we would contend that the narrow gauge of the plot demands a taller building to ensure the provision of a minimum GIA sufficient to the requirements of the London Plan 2021 as well as for reasons of proportionality of architectural form. Notwithstanding, the proposed structure remains subservient to the adjoining Edwardian houses both in terms of height and width.



Figure 1. Bookend houses on Stapleton Hall Road, Haringey.

2. Extract from 'Pre App' advice note (under 'Design, layout & heritage' heading): *"The replacement building should be subordinate to its surroundings, similar to the scale and impact of the garage. Therefore, the curved frontage as well as its height are not considered appropriate at this location."*

Architect's comment: As previously noted, there is no curved front elevation. We have worked hard to maintain subservience in scale whilst minimising our environmental impact (the overall height of the proposed house has been slightly lowered since the Pre-App). We are aiming to provide a high level of density for our outlay in terms of materials used and on-going carbon footprint. Despite this, our proposal sits below the eaves level of the adjacent terraces and is one storey lower.

In other similar and approved developments, the prevalent eaves line along an existing terrace is taken as the datum that informs new development height: to be subservient is to be below this datum. This was the case with the nearby 'Haringey Brick House' by Satish Jassal Architects illustrated in Figure 2 below.



Figure 2. 'Haringey Brick House' by Satish Jassal Architects.

The design of the concrete substructure and the materials used will be very similar whether the proposed house (the concept of which was supported at Pre-App) is one and a half storeys high or three storeys high. Accordingly, it would constitute a profligate waste of materials were the concrete to end up underpinning a much smaller house.

3. Extract from 'Pre App' advice note (under 'Design, layout & heritage' heading): *A building of single-story up to 1.5 storeys (above ground level) is likely to be acceptable, subject to the roofline not being higher than a 25-degree line from the rear windows of 16 and 17 Church Lane (on section drawings).*

Architect's comment: We have included sectional drawings showing the above criteria overlaid onto our current proposal. We can confirm the height of the new house lies either below or on the edge of the 25-degree line. In view of this – and in the context of the surrounding houses – we would suggest that there is ample scope for a taller house on the site.

4. Extract from 'Pre App' advice note (under 'Design, layout & heritage' heading): The provision of a roof terrace in lieu of a garden may be acceptable subject to its size and overlooking considerations onto adjoining gardens and windows.

Architect's comment: In terms of size, we exceed the London Plan 2021 requirements as described on our submitted schedule. The drought-resistant planting will also provide an additional degree of privacy screening and bring environmental benefits including habitats for insects.

5. Extract from 'Pre App' advice note (under 'Design, layout & heritage' heading): The short distance between the rear-most windows of 16 and 17 Church Lane raise a concern over a sense of enclosure as a result of a less than 10m distance between those and the proposed new raised party wall. This is another reason to discourage a taller than single-storey building at this site.

Architect's comment: On drawing FER 250 Rev A we demonstrate the closest windows are 12.4m from the proposed development with many 18.3m away. Most windows already face onto the three-storey blank end of terrace wall.

6. Extract from 'Pre App' advice note: Overhangs over public highway will require a licence from the Highways Team and are generally discouraged under planning policies. However, whilst a comment was made regarding the curved frontage above, it is understood that the front area is private land.

Architect's comment: For additional clarification, the angled projecting window is set more than 5m back from the highway and sits well within the bounds of private land.

Environmental credentials

The house will be environmentally sustainable with triple glazing, south-facing photovoltaic solar panels and a roof mounted air source heat pump. There will be no gas installations.

There will be a roof terrace with an abundance of green planting.

Concrete, a material with poor environmental credentials, will be used for the basement substructure only. We are of the firm opinion that the environmental impact of the basement will be offset by creating the requisite three floors of accommodation above – another cogent reason to provide a house as large as possible without impacting negatively on the neighbours.

To reduce building time on site, improve quality and cut material wastage, the superstructure above ground level will be predominantly prefabricated CLT panels clad with brick. For the interior, the CLT will be left exposed thereby further reducing the environmental impact by removing the need for traditional plastering.

All the aforementioned factors are in accordance with *Policy DM21: Sustainable Design, Layout and Construction*.

Spatial provision

The house will exceed the requirements of the London Plan 2021 and those of Haringey. The house includes a double height kitchen area.

Schedule of gross internal areas		
	London Plan/Haringey (2b/4p house) requirement (sq.m)	As proposed (sq.m)
Main bedroom (B1)	11.1	11.1
Other double (B2)	10.2	10.2
Dining kitchen	11.3	14
Living room	15.1	22
Outside space (min. depth 1.5m)	7	14
Ceiling heights	75% to be minimum 2.5m	73% 2.5m 22% 2.3m 5% 5m (double height)
Total gross internal area	79	96

Site photographs



Figure 3. Photograph of garage site and no. 1 Ferrestone Road (above).



Figure 4. Oblique view of site with part of no. 16 Church Lane and gable end of no. 1 Ferrestone Road with the brick diamond and decorative banding (above).



Figure 5. View looking up Ferrestone Road towards Church Lane. The site is in the centre of the photograph at the end of the terrace (above).



Figure 6. Part-view of the garage site with nos. 16 and 17 Church Lane (above).

Further examples of new London houses



Figure 7. Corner House in south London by 31/44 Architects (above).



Figure 8. Red House in south London by 31/44 Architects (above).



Figure 9. Slot House by Sandy Rendel Architects (above).



Figure 10. Clapton House in Hackney, East London by ZCD (above).