

Pencil and Brick

4 Mount Pleasant Villas Design and Access Statement

Combining the previously approved application HGY/2022/3909 for the Ground Floor Rear Extension and the application HGY/2022/3910 for the External Wall Insulation, and rebuilding the outrigger in matching finishes, and removal of the freestanding chimney stack between No. 2 and No. 4 Mount Pleasant Villas.

January 2023

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Site address:

4 Mount Pleasant Villas

Haringey

N4 4HD

London

Architect:

Pencil and Brick

6 Links Yard

E1 5LX

London

///Introduction

This application primarily asks for the two previous applications (HGY/2022/3909 and HGY/2022/3910) to be confirmed as being able to be amalgamated in the way shown in the drawings, and as part of the application we're requesting permission to remove the freestanding chimney stack to the rear.

The demolition of the precariously listing and delimitating chimney stack is required for health and safety grounds, while the permission to not rebuild it is on practical grounds, despite the visual contribution it provides the terrace.

For expediency, the introduction, site context and analysis as shown in the recently approved apps HGY/2022/3909 and HGY/2022/3910 Design and Access Statements is not replicated here.



Fig 1 : View from the street towards no 4 Mount Pleasant Villas

The Grove and
Railway Park
Allotments

4 Mount
Pleasant Villas



Fig 2 : View from the street towards no 4 Mount Pleasant Villas



Fig 3 : Aerial View of the front terrace of Mount Pleasant Villas.

4 Mount
Pleasant Villas

Stroud Green Conservation Area

The Application Site is located on the western side of the Stroud Green Conservation Area.

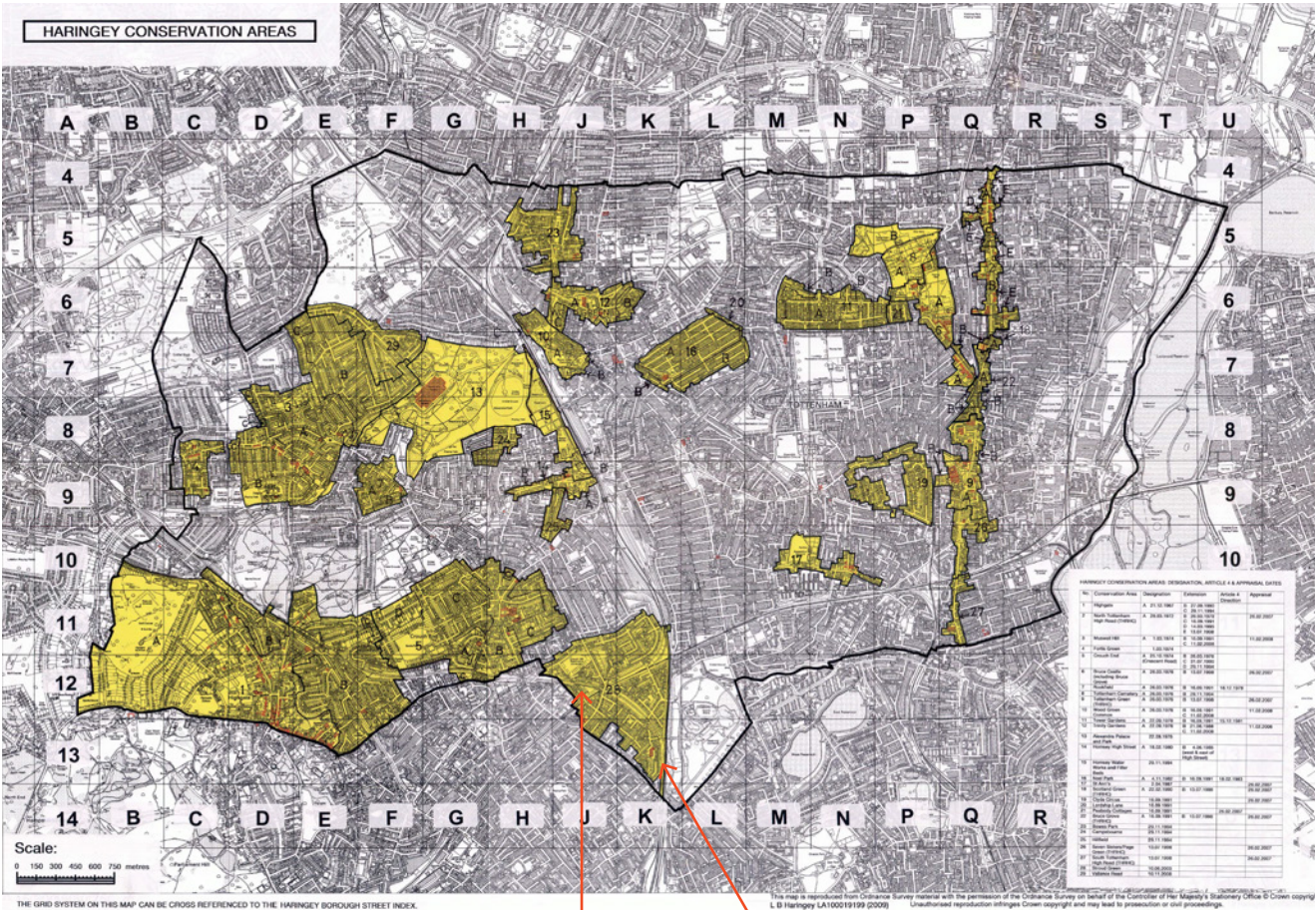


Fig 4 : Map of conservation areas in the Borough

Application site Stroud Green Conservation Area

Existing Dwelling Drawings and Use

Existing photographs from the application site



Fig 7 : Aerial photo to the rear of the application site.



Fig 5 : Existing front facade showing the architectural expression of the terrace and the neighbouring properties



Fig 6 : Existing rear facade with lean-to extension and side access from the kitchen.

Section A /// Approved Applications on Site

Approved Rear Ground Floor Extension HGY/2022/3909

There have been two applications submitted and have received planning permission in December 2022. The first application is a householder planning application for a rear and side infill extension at ground floor, a proposed roof terrace on top of the existing outrigger and replacements of the existing windows on the front and rear elevations.

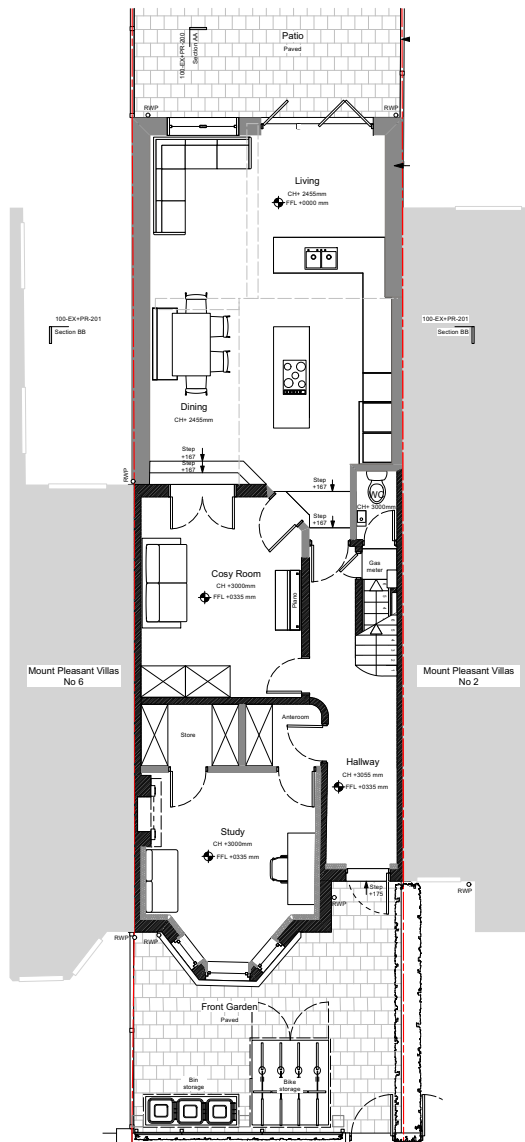


Fig 8 : Ground floor plan of the approved rear extension planning application

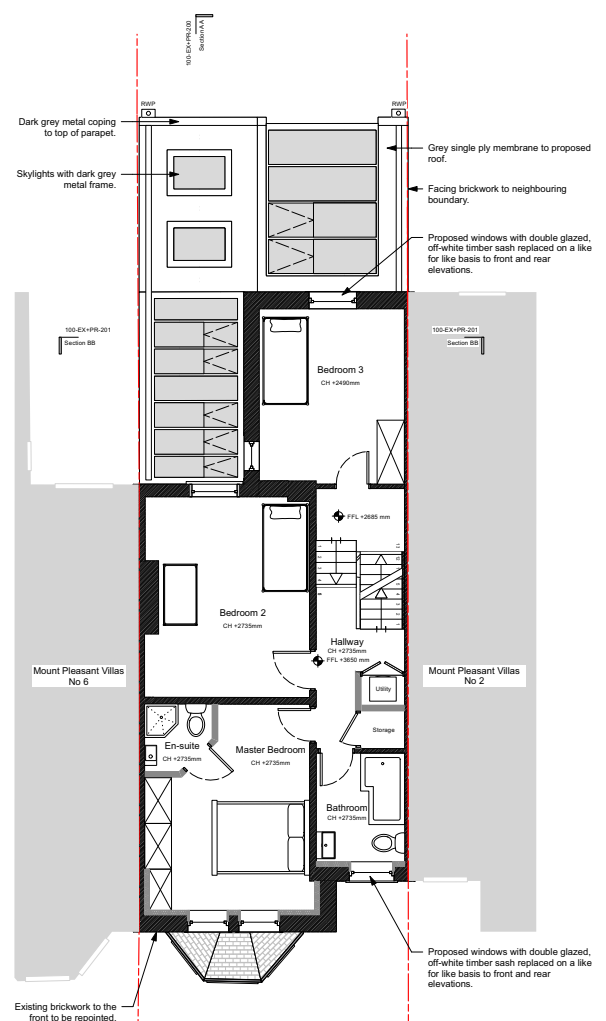


Fig 9 : First floor plan of the approved rear extension planning application

Approved External Wall Insulation with Render Finish and Replacement Windows HGY/2022/3910

The second application is a householder planning application for the alteration of the rear elevation to include the proposed external wall insulation with a render finish as well as replacements of the existing windows to the rear with double glazed white timber sash windows. The application was approved in December 2022.



Fig 10 : Existing rear elevation showing the existing brick facade

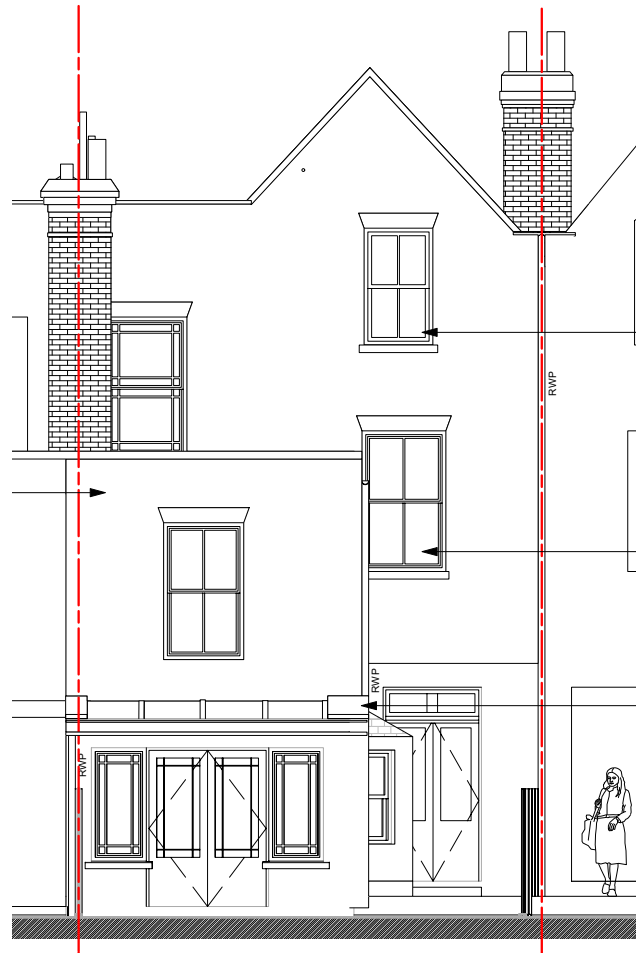


Fig 11 : Approved rear elevation showing the external wall insulation and the fine render finish

Section C /// State of Existing Structure

Summary :

- The property suffers significant subsidence and is currently required to underpin vast amounts of the footprint to stabilise, and much of the house's facade brickwork requires structural intervention to be rescued from the damage.
- The outrigger at first floor is not stable enough to retain during the approved ground floor construction works.
- The freestanding chimney is precariously listing, leaning over the existing outrigger, previous owners removed the chimney breasts below without adequately supporting the stack above.
- The chimney is not in use, and it's function, had it worked, is contrary to the low-carbon and air-quality-improvements initiatives by London and Haringey.
- From a health and safety point of view the outrigger and chimney stack must come down during construction, irrespective of what happens after that.
- We ask permission to remove the chimney, despite being a visual and character asset to the rear of the terrace.
- If the chimney must remain then we'd request a lightweight alternative, timber studwork with brickslips to mimic the chimney stack. However this false chimney stack approach doesn't have integrity.

Subsidence of the existing building

There are serious subsidence issues throughout the building that have caused movement to the structure and has led to cracks in the walls. The subsidence has also caused cracks in the chimney stack between No. 2 and No. 4 Mount Pleasant Villas. Part of the remedial works to stop the subsidence is to underpin the structure which would include extensive structural work that would also affect the structure of the chimney.



Fig 12 : Pictures of subsidence issues throughout the building

State of the existing chimney

There is subsidence and movement in the existing structure and underpinning will be required during the structural works. There is evidence of movement in the existing chimney stack on the boundary between the two properties. The existing chimney stack has been temporarily secured with steel straps.



Fig 13 : Picture of existing chimney stack between No. 2 and No. 4 Mount Pleasant Villas

Section D /// Proposal

Planning Application

The proposal seeks the approval to combine the two previous permissions granted for the Ground Floor Rear Extension under HGY/2022/3909 and the External Wall Insulation under HGY/2022/3910. The application also seeks the approval to remove the existing chimney stack between No. 2 and 4 Mount Pleasant Villas due to poor structural condition which presents a health and safety risk. The approved privacy screen between the two properties extends to the end of the removed chimney stack to maintain the privacy of the neighbouring property. The parapet between the two properties will be locally repaired with materials matching the existing.

The Chimney stack between the properties at no. 2 and No. 4 Mount Pleasant Villas is in poor condition with the brickwork disintegrating and the mortar between the brick becoming porous. The tessellated top of the chimney has been temporarily secured by steel straps to prevent the brickwork to come undone.



Fig 14 : Existing Rear Elevation

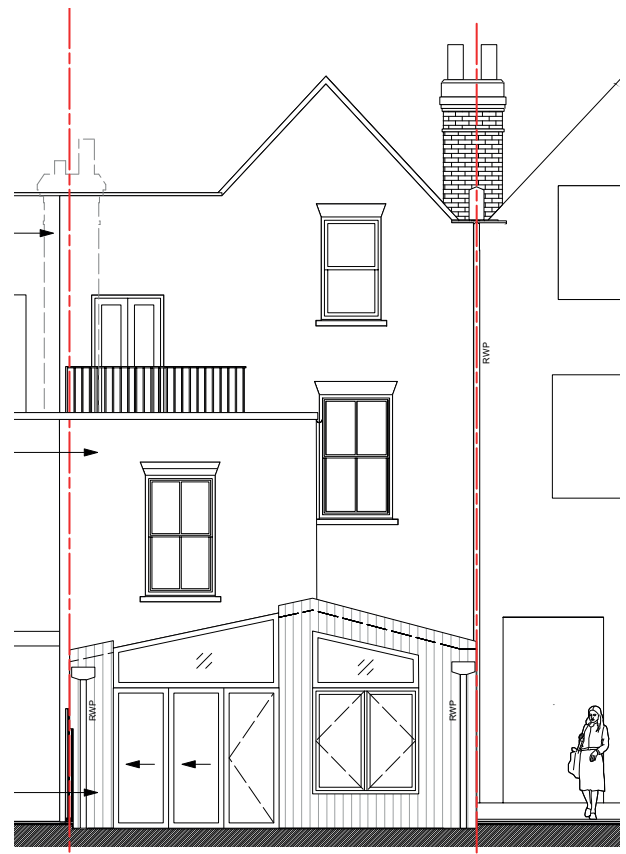


Fig 15 : Proposed Rear Elevation

End