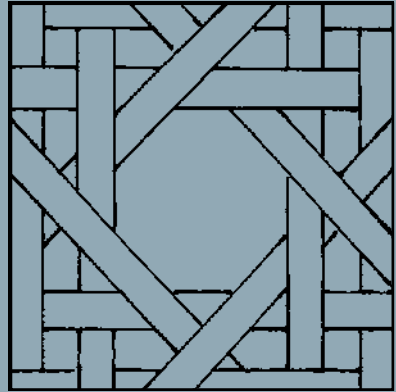
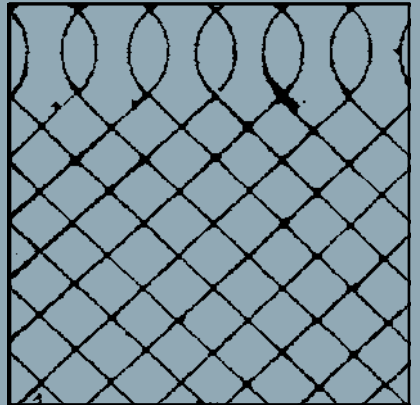
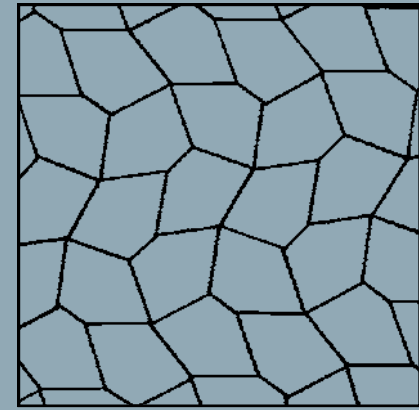
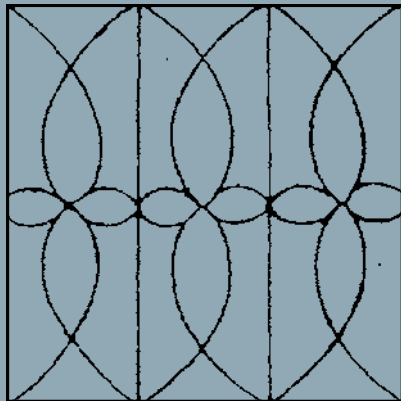
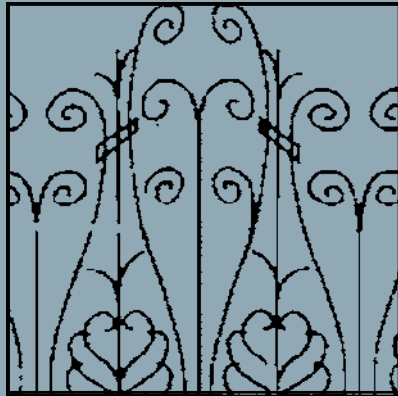




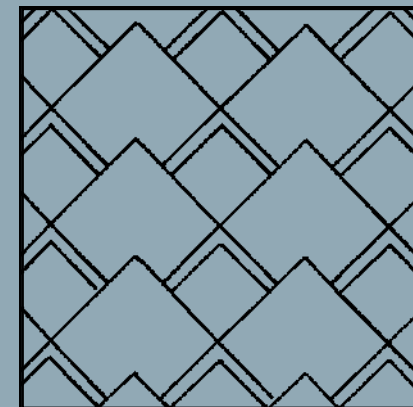
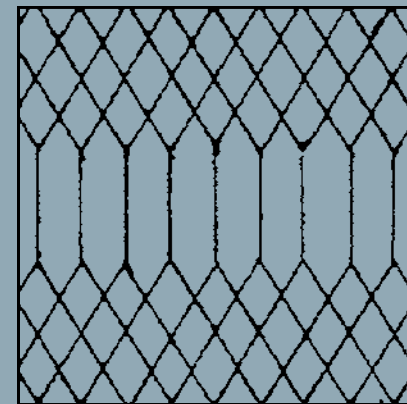
project

11 View Road N6 4DJ



Design and Access Statement

February 2023



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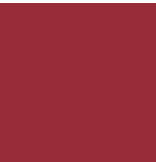
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Introduction

1.1 Introduction

This Design and Access Statement has been prepared for the purpose of supporting a planning application for 11&11A View Road, N6 4DJ.

The commentary, which aims to explain the design of the proposal, has been revised following two Pre-Application meetings with the Local Authority of which one occurred on 18th February 2022 and the second on 23rd September 2022.

The feedback reported on the Pre-Application Advice Note PRE/2022/0026 has been thoroughly considered as part of the revised scheme, which now proposes demolition of the existing building and its replacement with a new building, significantly smaller than the one initially proposed, which is sympathetic to the conservation area preserving and enhancing its character and appearance and well integrated within the existing townscape.

The revised scheme has been developed in collaboration with planning consultants MRPP and heritage consultants Heritage Information.

This document should be read in conjunction with the planning drawings, the Planning Statement, the Heritage Statement, the Townscape Impact Assessment, the Arboricultural Assessment, the Energy Statement, the WLCA and the Thermal Comfort Assessment.

Introduction

1.2 Project Brief

The owners of the site have asked Charlton Brown Architects and MRPP to assist with the development of their long-term family home in Highgate.

The brief is for a four person family home that includes separate spaces for working from home and a guest suite at Ground Floor Level for accommodating and offering care to family members with limited mobility.

Further to two Pre-Application meetings with the Local Authority on 18th February 2022 and 23rd September 2022, the Design Team has revised the initial proposal taking into consideration the feedback within the Pre-Application Advice Note PRE/2022/0026.

The revised scheme proposes the following:

1. A new building that enhances the character and appearance of the Conservation Area, whilst maintaining its contribution to the existing townscape by means of a coherent volume, style and material palette

2. Returning the property back to its former use as a single family dwelling



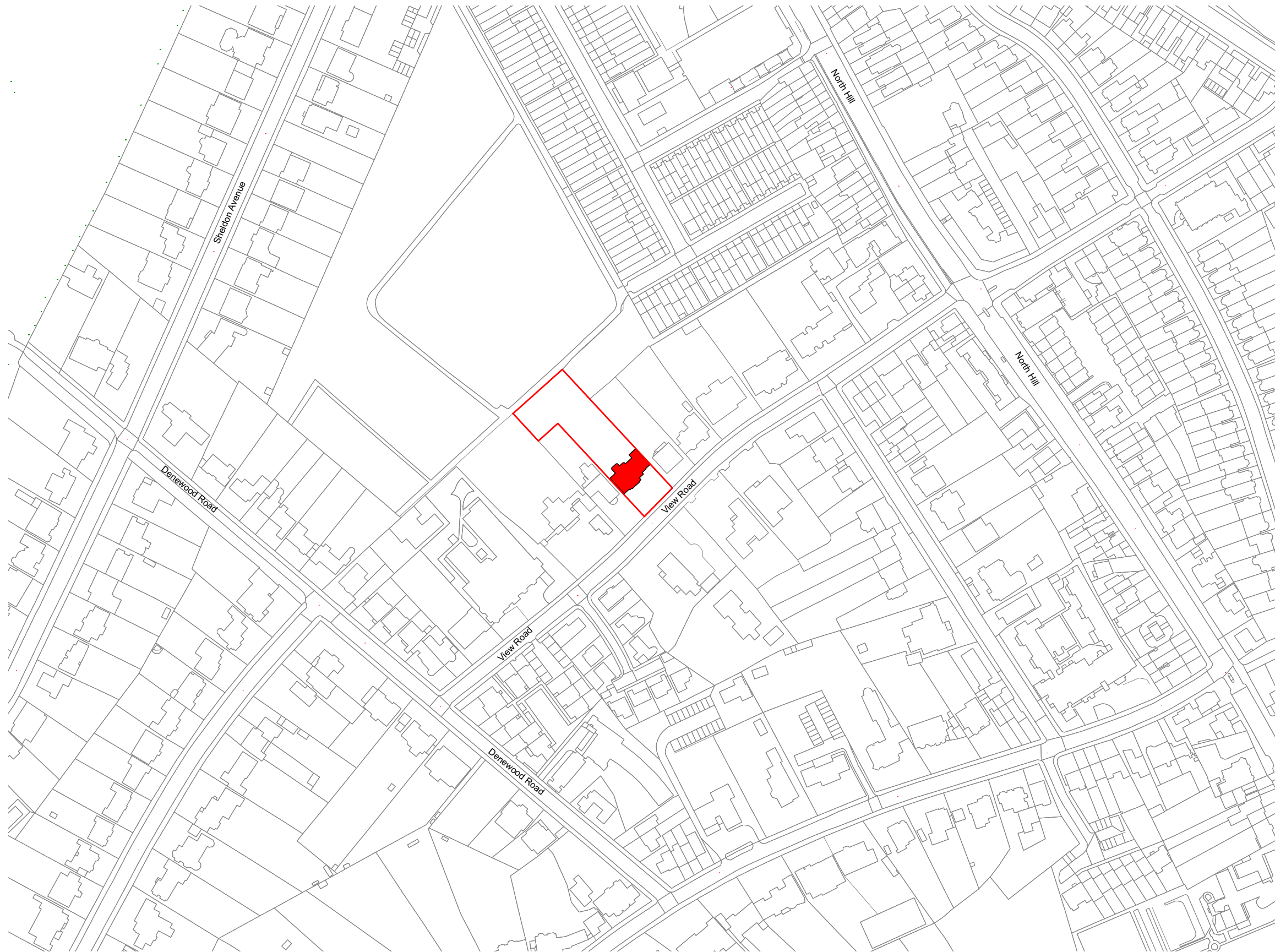
1. Front of the house



2. Rear of the house

Introduction

1.3 Location Plan



Introduction

1.4 Existing Site Plan



Site & Context

2.1 The Site & Access

Site

The property at nos. 11 & 11A View Road is located on the north-west side of the road, in between no. 13, a 1950s two storey apartment building and no. 9, a XIX Century grade II listed building.

The property, which currently comprises two separate units, no. 11 & no. 11A, was initially built as one family home.

The property presents a front and rear garden.

The front garden's generous vegetation partially shields the building from the street view.

The mature rear garden extends for almost 1800 sqm and borders on the north-west side with the Highgate Allotments.

Access

The front garden, shared by both no. 11 & 11A, can be accessed via two openings to the front boundary wall, which allow for both pedestrian and vehicle access.

Access to the building occurs via two separate entrances at the front of the property.



No. 13
View Road

No. 11 & 11A
View Road

No. 9
View Road
-
Grade
II Listed
Building

Site & Context

2.2 Access Photos



1. Vehicle access near no. 13



2. Vehicle access near no. 9



3. Access to no. 11



4. Access to no. 11A

Site & Context

2.3 Conservation Area

Highgate Conservation Area - Bishops Sub-Area

The property at 11 & 11A View Road is situated in the Bishops Sub-Area of the Highgate Conservation Area, within the triangular site formed by Hampstead Lane, North Hill and Sheldon Avenue.

History

Much of the Bishops Sub-Area was originally the hunting park of the Bishop of London and retains a number of large mature forest trees and a large portion of green areas.

Developments of this area mostly occurred between 1914 and 1930 by Walter H Quennell, the younger brother of Architect C. H. B. Quennell who designed many of the houses in the area.

The application building was not designed or built by Quennell and the architect is not known. The building does not show the quality that is shown in better examples of domestic architecture in the area.

Character

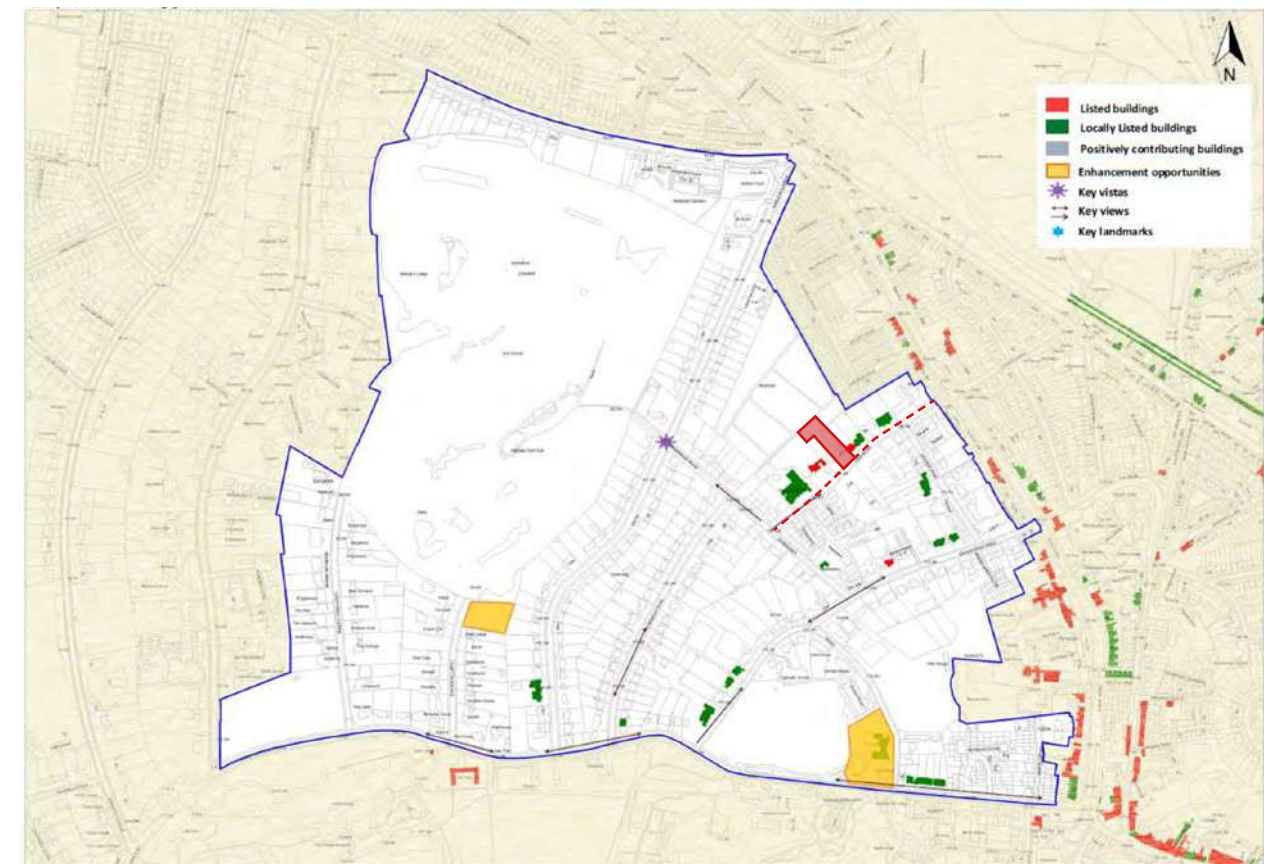
The streets within the Bishops Sub-Area are an excellent example of high quality residential development of the period. Most of the existing buildings contribute to the homogeneous character of the suburban area.

The subject building does contribute to the homogeneous character of the area but exhibits little architectural quality itself.

Amenities

The gaps between houses, particularly on their upper storeys, facilitates views of further trees in the side or rear gardens.

Street trees and trees within the front and rear garden form a very important part of the suburban character of the area as well as the street boundaries.



Bishops Sub-Area of Highgate Conservation Area from the Highgate Conservation Area Appraisal

View Road

View Road leads from North Hill at the junction with Church Road to Denewood Road.

In the last few years it has changed in character considerably, being particularly subject to the demands of demolition and rebuilding in a more grandiose style.

The buildings are of varied periods from the end of the 19th Century to recent times.

On the north-west side of the road, where nos. 11 & 11A stand, we can find good examples of Edwardian houses with Arts and Crafts references, good cornicing and plasterwork decorations.

Site & Context

2.4 Neighbouring Buildings

No. 13 View Road



No. 9 View Road

Site & Context

2.5 No. 9 View Road - Grade II Listed Building

On the north-east side of nos. 11 & 11A View Road, we find the Grade II Listed Building at no. 9 View Road.

The property at no. 9 View Road is a family home built in 1899 by Michael Bunney for Misses Pearson.

It is a two storey building in red brick laid in English bond with horned sashes, a hipped roof with sloping side roofs and continuous modillion eaves cornice.

The main entrance which is located on the south-west façade, facing nos. 11 & 11A, is a six panelled door with three lights overlight and modillion hood supported on scrolled brackets.

The rear elevation presents a full height canted bay window to the right and a two bay loggia on square timber posts with glazed sloping roof.

The roof presents one central stack on the front roof slope and three flat roof dormers on the other slopes, as well as four other dormers on the sloping side of the roof.



Site & Context

2.5 No. 9 View Road - Boundary

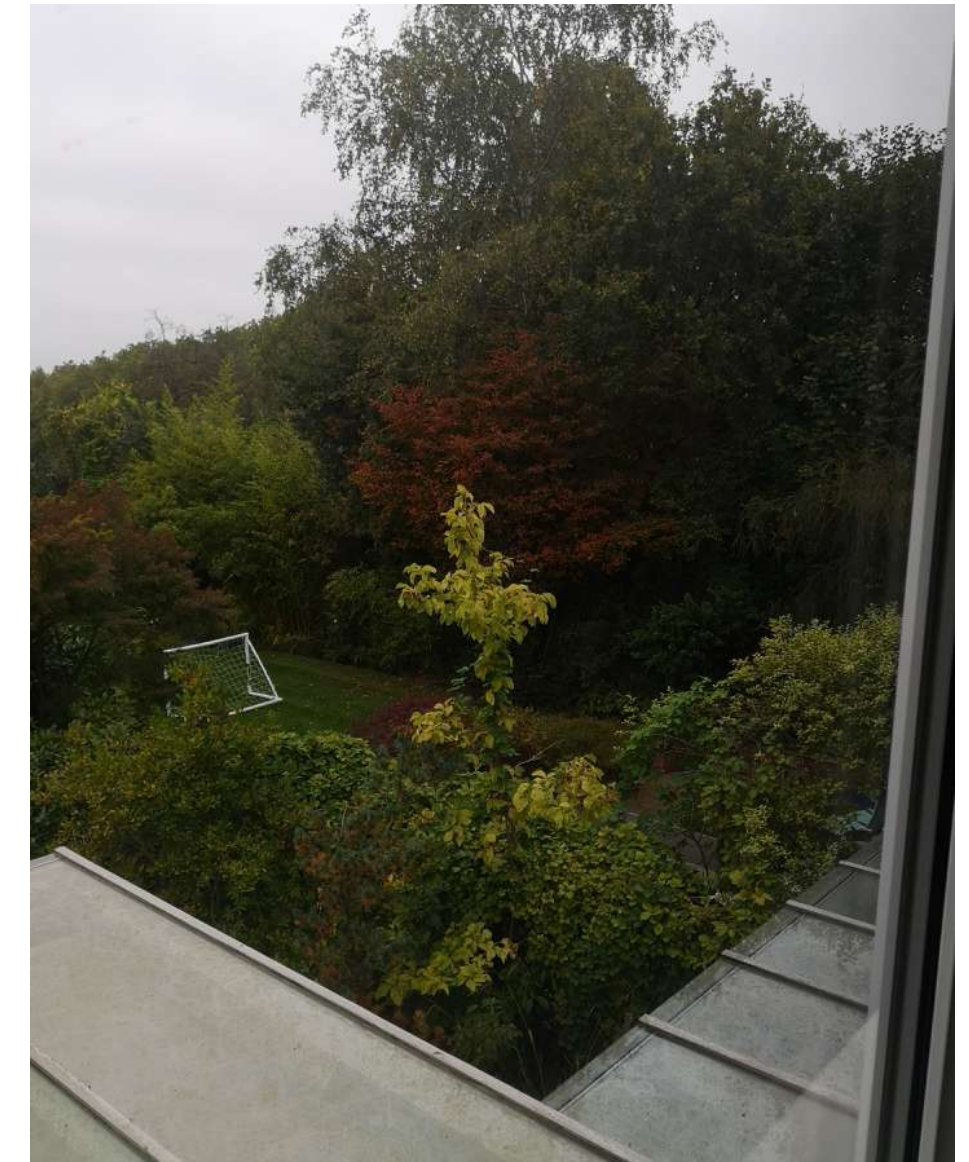
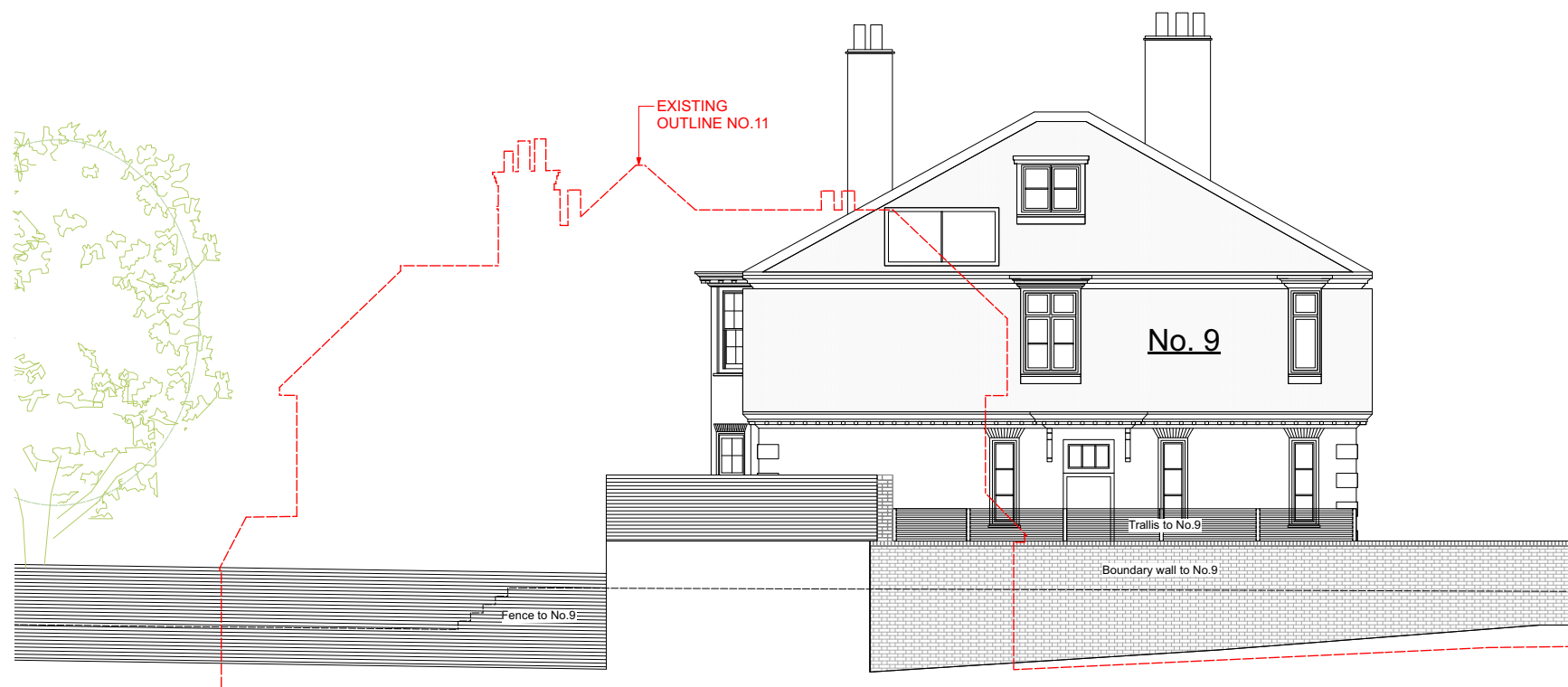


View of no. 9 (behind vegetation) and no. 11 View Road from no. 11 garden.



No. 9

No. 11



View of no. 11 garden and no. 9 garden (behind vegetation) from no. 11 first floor.

The photos and drawings on this page are intended to present the relationship between no. 9 and nos. 11 & 11A.

The two properties are set at different distances from the street front as it can be seen from the drawings on the left.

Furthermore, thick and mature vegetation prevents any visual connection between the rear of the two properties.

Site & Context

2.5 No. 9 View Road - Ground Levels

Boundary



View of no. 11 (left) and no. 9 (right) from View Road.



View of no. 9 from no. 11 View Road first floor.

Boundary



View of no. 11 (left) and no. 9 (right) from View Road.



The drawing and photos on this page clearly show the significant difference in ground levels between no. 9 and nos. 11 & 11A

Site & Context

2.6 No. 13 View Road - Mid Century Apartments Building

On the south-west side of nos. 11 & 11A View Road, we find the two storey apartment building at no. 13 View Road.

The property, a two storey building purpose-built as two self-contained apartments, dates back from the 1950s and has since undergone several alterations, among which include:

- Erection of **rear extension** at ground floor level approved in 1984
- **Enclosure of the existing balcony** to the side of the property to enlarge the first floor kitchen and access to the first floor rear terrace approved in 1997
- Erection of a **new balcony** to the rear and new staircase to connect the first floor apartment to the rear garden approved in 1998
- Demolition of existing rear extension and **erection of a larger rear extension** with terrace at first floor level approved in 2010



View of no. 13 (left) and no. 11 (right) from View Road.



View of no. 13 (left) from no.11 View Road front garden.

Site & Context

2.6 No. 13 View Road - Relationship



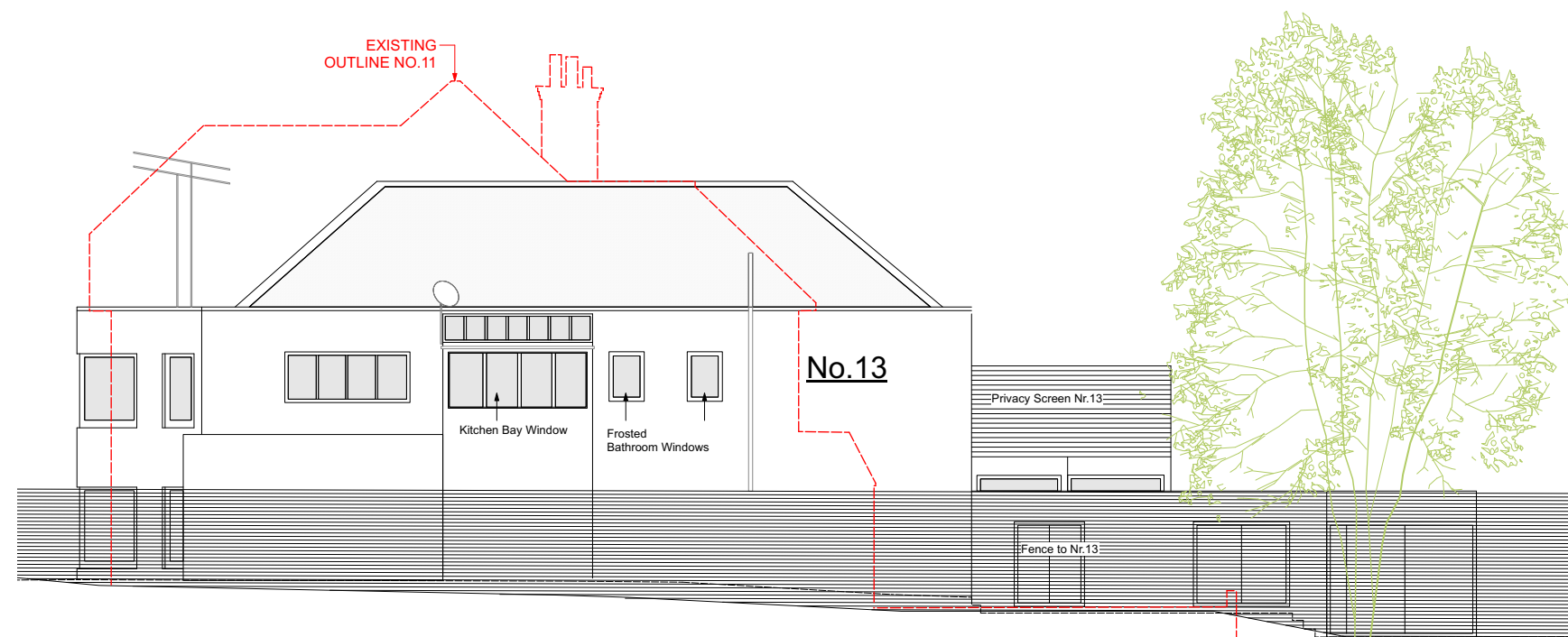
View of no. 13 View Road from no. 11 first floor.



View of no. 13 View Road from no. 11 first floor.



View of no. 11 View Road (left) and no. 13 (right) from no. 11 rear garden.



The drawing and photos on this page are intended to demonstrate the relationship between no. 13 and nos. 11 & 11A.

Despite no. 13 extending significantly into its rear garden, privacy is well maintained due to the privacy screen, fence and vegetation.

Site & Context

2.6 No. 13 View Road - Overlooking



View of no. 13 View Road and no. 11 View Road from no. 11 front garden.



View of no. 13 kitchen window, shown in blue in drawings below, from no. 11 rear garden.



Privacy and Overlooking Considerations

Although privacy screens, fences and vegetation have been put in place at no. 13 to prevent issues of overlooking to no. 11, we are aware of the presence of a non-frosted window and skylight on the first floor of no. 13.

The proposal has been considerate of this existing condition as later demonstrated in the next chapter of this Design and Access Statement.

Proposal

3.1 The case for demolition

Architectural and Artistic Interest

As described in the **Heritage Statement**, “whilst the design of the building is reminiscent of a loosely late Arts and Crafts “free style” [...] it is unexceptional in its design and detailing [...]. It was not an individually designed building by an architect of note, but rather a “pattern book” design [...] with little if any architectural group value [...].

The subdivision into two units, no. 11 and no. 11A, which occurred in 1956 has been the cause of alterations and additions to the original building “which have substantially compromised the overall aesthetic of the front and rear elevations”.

The alterations have caused the loss of most of the ground floor internal layout, a disproportionate portion of the footprint is allocated to car parking and the old garage has been converted into a low ceiling and ill lit living room.

Therefore the building is not considered to possess much architectural or artistic interest, particularly due to the alteration to it.



No. 11 garage and side extension added in the 1980s



View of no. 11A garage added in the 1960s



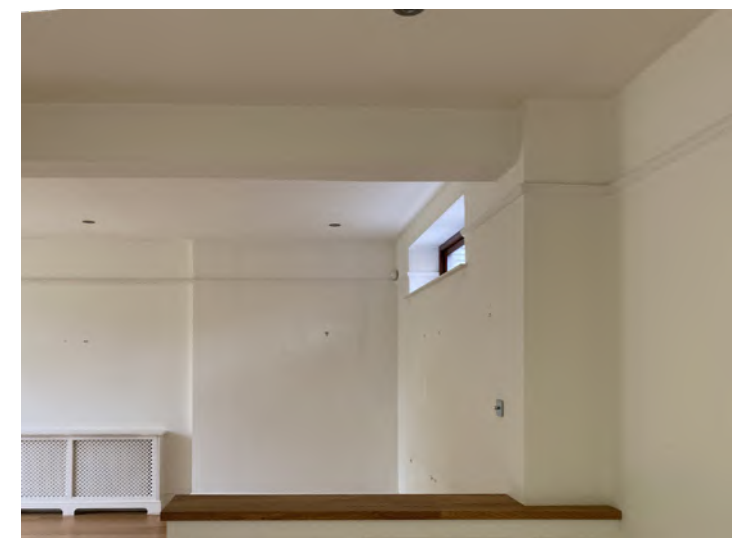
No. 11 garage interiors



No. 11A garage interiors



No. 11 garage - rear view



View of no. 11A Living Room obtained from the conversion of the original garage in the 1980s

Proposal

3.1 The case for demolition

Architectural and Artistic Interest - contd

The building is not included within the **Council's current register of locally listed buildings of merit**. The Council are currently consulting on an update to this list, again 11 and 11A View Road are not included on this list. The Council have thus had the opportunity to review the existing building on a number of occasions but have not determined it worthy as a building of merit. With this in mind the Heritage Statement confirms that the existing building makes at best a neutral contribution to the Conservation Area.

It is not therefore considered to be a building within the Conservation Area that makes a positive contribution to its character and appearance. On the basis that the building makes a neutral contribution, the principle of a replacement dwelling on the site is acceptable, subject to the replacement dwelling being of the necessary quality to preserve or enhance the Conservation Area.

Policy DM9 of the Council's Development Management Policies DPD confirms that the Council will support "proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area."

The supporting text also confirms that "Not all elements of a conservation area, however, will contribute to its significance and their replacement and alterations can represent opportunities for the enhancement of the area, including enhancement by development of high quality and innovative design." It confirms that Conservation Areas can be enhanced through the sensitive redevelopment of sites, including the removal of buildings and features that detract from the character and appearance of the area.

Architectural and Artistic Interest - contd

The **Highgate Conservation Area Appraisal** (December 2013) confirms that there will be a presumption in favour of retaining designated and non-designated assets that make a positive contribution to the Conservation Area. The building is neither a designated nor non-designated asset nor does it make a positive contribution and therefore this presumption does not apply.

Policy DG1 of the Highgate Neighbourhood Plan (2017) confirms that:

"Proposals to demolish buildings and structures that are non-designated heritage assets will be subject to a balance judgement with regard to the scale of the loss and the significance of the asset. Any proposed replacement should make a positive contribution to the conservation area." The existing building is not a non-designated heritage asset so this policy does not apply, however, in any event the proposed replacement dwelling is one which does make a positive contribution to the character and appearance of the Conservation Area, as assessed and concluded within the Heritage Statement.

The proposal removes negative additions to the existing building that have been included over time and which are unsympathetic, thus in accordance with the supporting text to Policy DM9, the proposal seeks to sensitively redevelop the site, removing negative elements which detract and thus the proposal is one which not only preserves but enhances the Conservation Area.

Furthermore, the reinstatement of the building and site back to a single dwelling typology, as originally constructed, will reinforce the overall character of View Road and preserve and enhance the character and appearance of the Conservation Area. On this basis it is not considered that the demolition of the existing building would cause any degree of harm to the significance of the Highgate Conservation Area as a whole.

Proposal

3.1 The case for demolition

Use of Space

The existing building incorporates a clay tiled hipped roof.

The roof forms a generous loft space that, unlike many of the neighbouring properties, does not contain any accommodation due to the lack of openings to provide natural light and ventilation.

The proposal seeks to make good use of the loft space and accommodate the main bedroom within it.

In order to do so, the roof would require significant structural alterations to fit the new dormers and skylights.

Hence, the replacement of the roof would be required to facilitate any of the proposed works. Whilst we appreciate that this is to be demolished, the replacement roof will be finished in matching tiles to the original thus preserving this element.



Existing roof - front view



Existing roof - rear view

Proposal

3.1 The case for demolition



Front Elevation Analysis

The above drawing shows in red the extent of fabric demolition that would be required to achieve the proposed scheme, if the building was to be refurbished.

The existing building is represented in black, whilst the proposed building is represented in blue. It is clear that almost the entirety of the existing façade would need to be demolished.

KEY

	Existing building
	Demolition
	Proposed

Proposal

3.1 The case for demolition

Building Performance

The building fabric at 11 View Road is of traditional construction and does not meet the current Building Regulations limiting fabric standard.

The main structure is composed of uninsulated solid walls, the ground floor is uninsulated and most windows are single glazed. There have been a number of amendments and alterations to the property over the years that have been poorly constructed. Following the addition of the garage adjacent to no. 9, the gap between it and the main house was infilled. This was carried out without rerouting the existing rainwater drainage pipe such that it now currently runs through the garage.

As a consequence, the building fabric is showing several defects that would need to be addressed, such as rising moisture from the ground and water ingress from the roof which have caused plaster delamination and poor internal air quality.

A retrofit of the existing building will face the challenges of integrating improvement measures within the context of the conservation area, which will result in less than optimal fabric insulation and airtightness.

As part of this planning application, Charlton Brown Architects engaged with the Sustainability Consultants SRE who provided a Whole Life Carbon Analysis (WLCA) of the proposed development as well as a comparative WLCA of an alternative refurbishment scheme.

The results show that the proposed development will have a cradle to grave emission of 149.40 tonnes CO₂e less than the projected emission produced from the retained and extended refurbished scenario over a lifespan of 60 years.

Conclusion

The conclusion is that our proposal (to demolish and rebuild a new house) is a significantly greener, more energy-efficient, and more sustainable long-term solution than refurbishing and extending the existing building. In addition, the proposed replacement building makes a positive contribution to the character and appearance of the Conservation Area, in comparison to the existing building which makes a neutral contribution.

The demolition of the existing building would not therefore cause any harm to the significance of the Highgate Conservation Area as a whole.

Proposal

3.2 Site Context Plan

In order to meet the client's brief, the proposal seeks to return the two properties at no. 11 & 11A back into a single dwelling, thus reinstating its original arrangement.

The access to no. 11 is proposed as the main entrance, whilst vehicle access will remain possible from both gates.

The proposed new building has been designed to reflect the varying urban grain within this part of the Conservation Area which includes larger buildings set within large plots.

We compared the footprint to plot ratio of the existing properties on View Road including no. 3, no. 5, no. 7, no. 9, no. 11, no. 13 and no. 15.

The results show that, among the properties examined, on average 15% of the plot is built.

In particular the property that presents the highest footprint is no. 13 View Road with a staggering 22% of the plot being built, whilst the property that presents the lowest footprint is no. 11 View Road with only 11% of the plot being built.

The proposed scheme suggests a slight increase in footprint of no. 11 View Road from 11% to 15%, setting the footprint to plot ratio perfectly within the average of the surrounding properties.



Proposal

3.3 Elevations - Proposed Front Elevation

No. 13

No. 11

No. 9



Front Elevation

The new façade takes inspiration from the original façade design that was visible before the alterations to it during the late 1950s.

The proposal reinstates the single entrance on the right hand side of the bay window and the single garage. It omits the later additions that were intended to facilitate the use of the property as two separate units.

The design also improves the overall proportions and balance of the façade by introducing elements of symmetry and detailing.

As shown in the above drawing the overall width of the front façade is not being increased, but instead is reduced in places. This design choice will increase the gaps between properties which are considered an important feature of the Conservation Area.

At Ground Floor the proposal retains the original materials, using fair-faced brickworks and lime mortar pointing, whilst at First Floor level the proposal introduces tile-hanging to add detail and interest to the façade.

Proposal

3.3 Elevations - Front Elevation Comparison

No. 13

No. 11

PROPOSED

No. 9



Proposed Front Elevation of no. 11 View Road. Above.

No. 13

No. 11

EXISTING

No. 9



Existing Front Elevation of no. 11 View Road. Above.

Proposal

3.3 Elevations - Street View Proposed



Street View Front Elevation

The proposal acknowledges the positive contribution that the front garden brings to the streetscape and therefore retains it.

Proposal

3.3 Elevations - Street View Comparison

No. 13

No. 11

No. 9



No. 13

No. 11

No. 9



Proposal

3.3 Elevations - Proposed Rear Elevation



Rear Elevation

The rear façade works as a continuum of the front façade, recalling its style, symmetry and proportions.

The roof has been designed to match the front pediment style.

The fenestration, although much more generous on the garden side, has been carefully designed to match the front façade proportions.

Proposal

3.3 Elevations - Rear Elevation Comparison



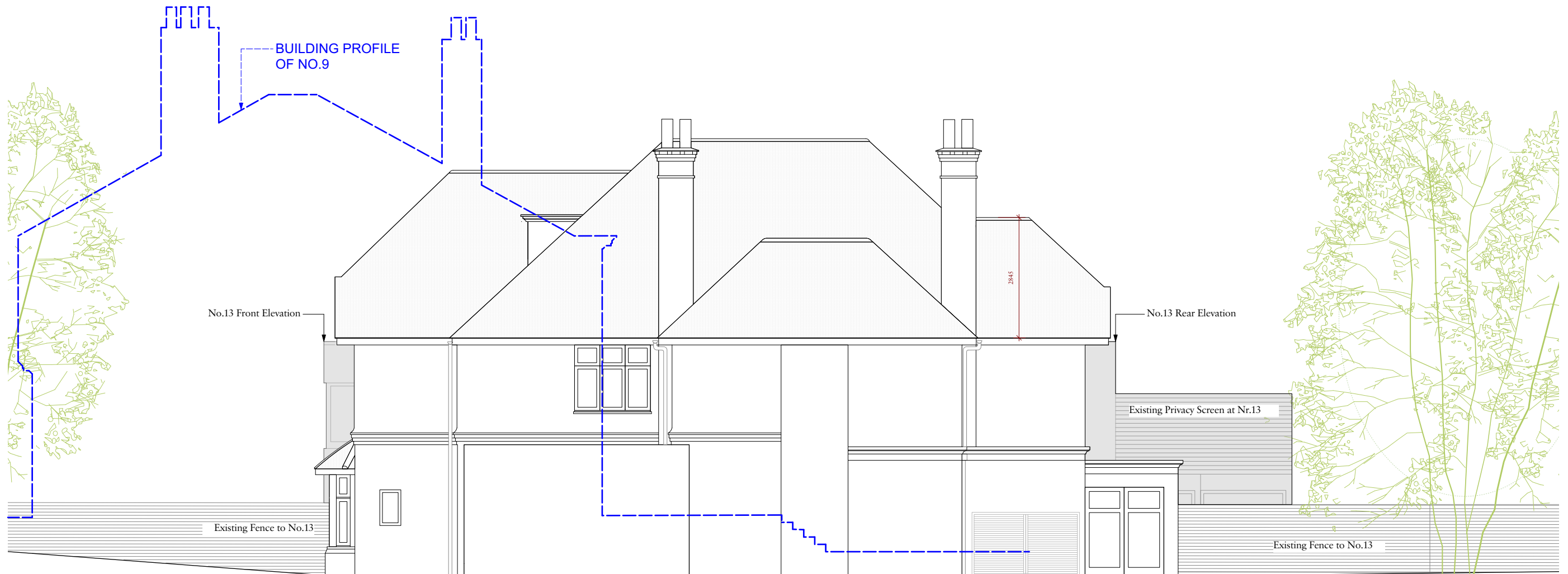
Proposed Rear Elevation of no. 11 View Road. Above.



Existing Rear Elevation of no. 11 View Road. Above.

Proposal

3.3 Elevations - Proposed North-East Elevation



North-east Elevation facing No. 9

The façade design towards No. 9 has been carefully considered in respect to the proximity to the neighbouring listed building.

The front half of the façade matches almost like-for-like the original design, whilst the rear half is set back and does not affect the views from no. 9.

Proposal

3.3 Elevations - South-West Elevation Proposed



South-west Elevation Facing No. 13

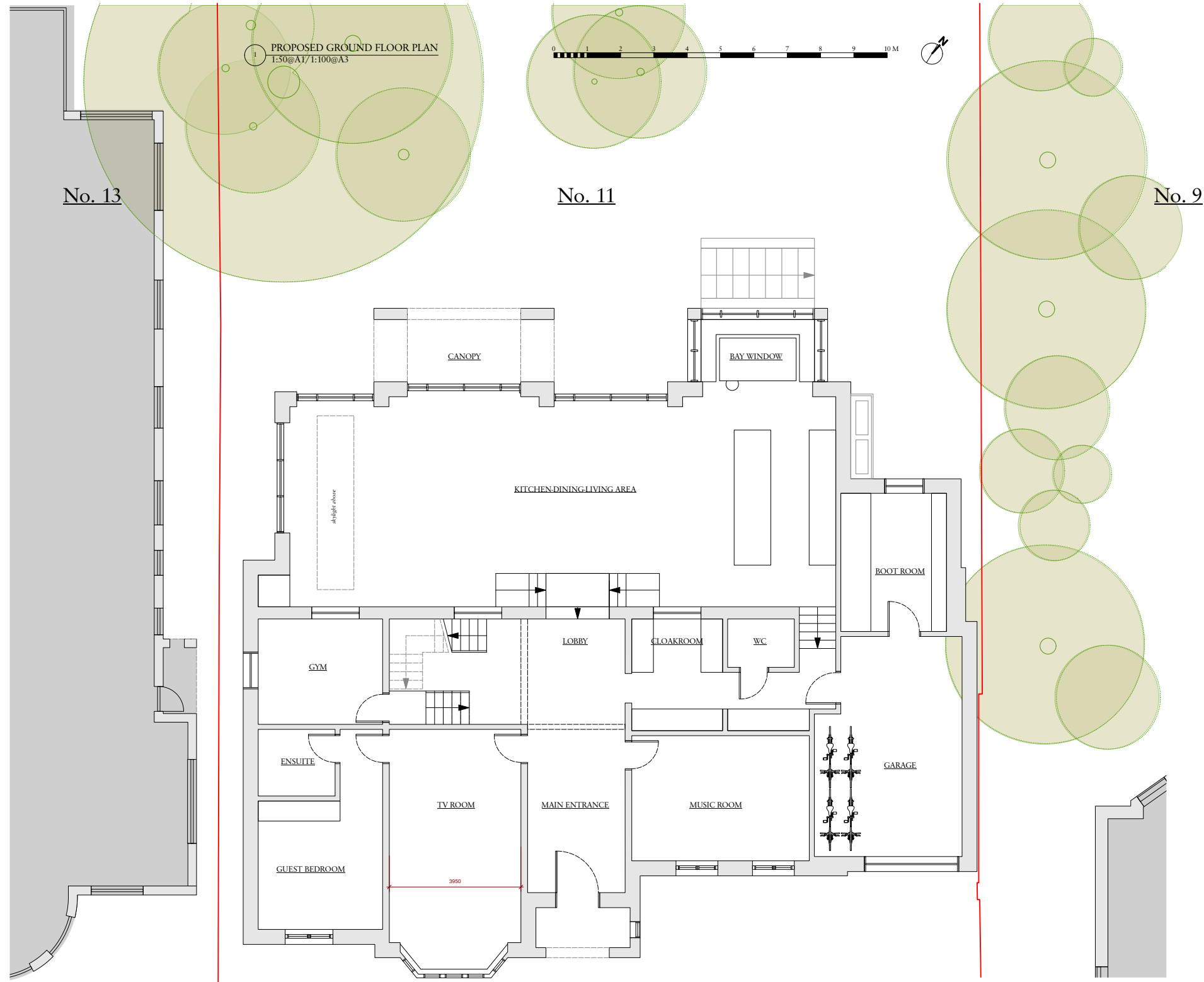
The south-west façade continues the style, symmetry and proportions of the other elevations.

Here, however, the fenestration is slightly more generous than on its opposite north-east façade, which allows for a higher solar gain to those areas such as the stairwell that would otherwise be in the dark.

This will not lead to overlooking, as the design proposes obscured windows at high level, whilst those at low level will be concealed behind the existing fence.

Proposal

3.4 Floor Plans - Proposed Ground Floor



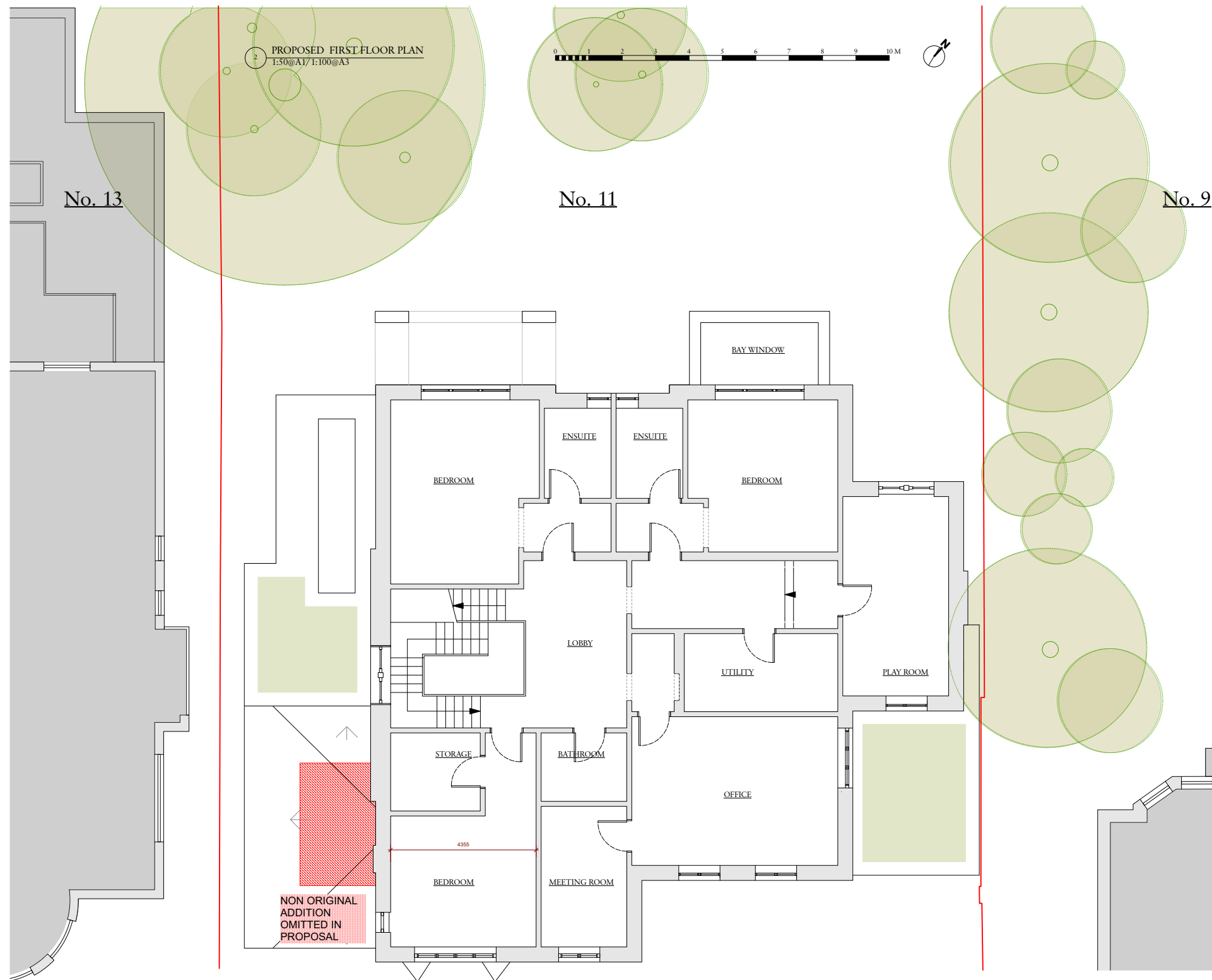
Ground Floor

The Ground Floor Level reinstates the cellular plan structure typical of the original design, which serves the different functions that are required by the client and also allows for a high degree of flexibility.

The rear portion of the Ground Floor Level, although preserving an envelope coherent with the rest of the building, is designed as an open space area, to allow for the communal activities of the family as well as opening the view on the rear garden with generous windows.

Proposal

3.4 Floor Plans - Proposed First Floor



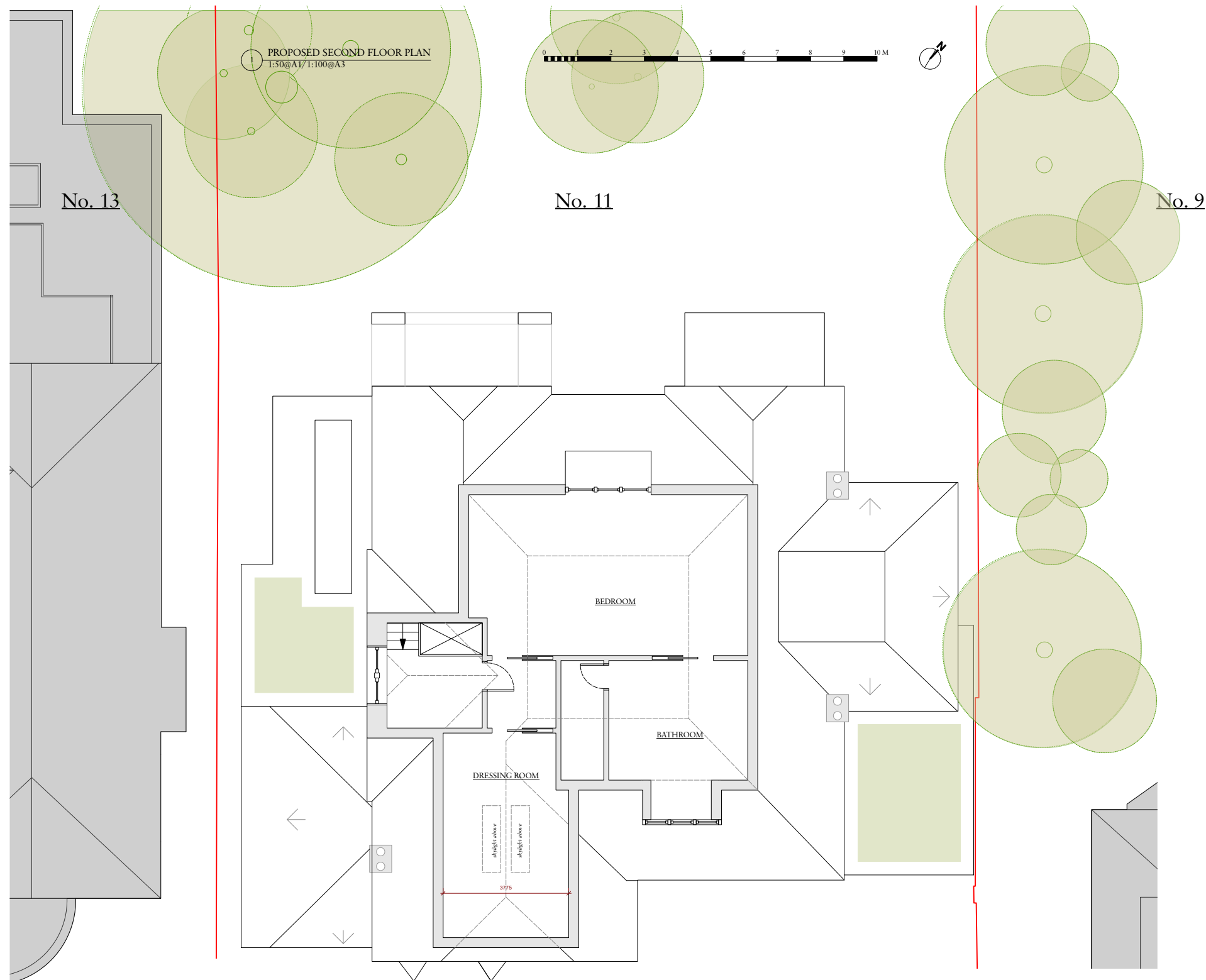
First Floor

At First Floor Level the proposal retains the original front façade profile and on the south-west elevation, the non-original annex is being omitted to reinstate the original façade profile.

Particular care has been taken in designing the portion of floor plan that extends towards the garden so that it is not visible from no. 9, thus not affecting the amenity of the Listed Building.

Proposal

3.4 Floor Plans - Proposed Loft Space



Loft Space

The proposal makes use of the existing and generous loft space to accommodate the main bedroom with its ancillary spaces.

The proposal includes the introduction of two dormers to allow for natural light and ventilation, as well as a new stairwell to reach the top floor; this does not however affect the roof outline from the street view.

Proposal

3.5 Policy DM1 Requirements

The following chapter explains how the proposed scheme has taken into consideration the requirements set out in policy DM1.

A) All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.

Charlton Brown Architects have undertaken a thorough study of the neighbourhood character, as described in Chapter 2 of this Design and Access Statement, and have also engaged with the heritage consultants Heritage Information to ensure that the proposed scheme would blend harmoniously in the Conservation Area and that it would make a positive contribution to the character and quality of the area.

The Townscape Visual Impact Assessment, written in support of this planning application, describes in detail how “the traditional and contextual design, detailing and materiality of the proposed replacement building are considered to sustain the character and appearance of the Conservation Area and the significance and settings of other nearby heritage assets. Whilst there will be virtually no discernible material change in limited views from the street, the proposals offer the opportunity for enhancement by the provision of a more architecturally literate front elevation.”

The proposed scheme has been designed to LETI Design Guide standards as described in Chapter 5 of this Design and Access Statement and Charlton Brown Architects have also engaged with the sustainability consultants SRE who produced the Energy Statement, Thermal Comfort Analysis and WLCA in support of this planning application.

The Sustainability Reports demonstrate how the proposed scheme has been designed to high building performance standards and that in the long term has a lower carbon footprint than that of the existing building being refurbished.

Charlton Brown Architects have been involved in numerous successful planning applications in the Highgate Conservation area such as the neighbouring no. 35 and no. 38 Stormont Road, which have been redeveloped to a very high standard and have positively contributed to the amenity of the streetscape.

B) Development proposals should relate positively to their locality.

As described in the TIVA, “the front building line, the form of the front elevation with its gabled projection and its bulk, scale and mass addressing View Road will be largely replicated from the existing building, whilst the main ridge line will also match the existing building”.

“The bulk, scale and mass of the building has been reduced to the side elevation [...] This will not only reduce the bulk, scale and mass of the side elevation in a traditional manner, but will also increase the gap with the neighbouring house at no. 13 which was compromised during the 1980s.”

Therefore “the important gap between the two buildings will be sustained and enhanced to allow better views to the greenery within the rear gardens [...] which enhance the attractive suburban qualities of the area.”

In terms of style “the proposed building will present a traditional idiom design reflecting the “free style” of architecture which characterises the existing building and the wider Bishops Sub-Area”.

“The proposed traditional palette of materials comprising red brickwork and a clay tiled roof will also be retained to sustain the “free style” appearance of the building. Rather than replicating the existing first-floor roughcast render, tile-hanging is proposed at this level which is also appropriate to the “free style” language and will add contextual architectural interest and variety.”

Proposal

3.5 Policy DM1 Requirements

C) Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole.

The new development does not affect the existing landscape that will remain untouched.

A Tree Survey and Arboricultural Method Statement has been produced by Tretac in support of this planning application.

D) Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

Due to its orientation, the existing building does not provide a good amount of natural light to the internal spaces.

The new building design focuses on maximising light, in particular from the south-west, which will also contribute to heat gain during the winter months, and towards the north-west to improve the connection with the mature garden at the rear of the property.

As illustrated in Chapter 2.5 and 2.6 of this Design and Access Statement, great attention has been paid to maintain the privacy and amenity of the neighbouring properties.

The development will be gas free; therefore it will contribute to the improvement of the air quality in the area.

Accessibility

4.1 Accessible Approach Route and Entrance Storey

The proposal provides a new accessible and adaptable dwelling which exceeds Building Regulation Part M4(2).

The existing driveway provides a comfortable approach route to the house.

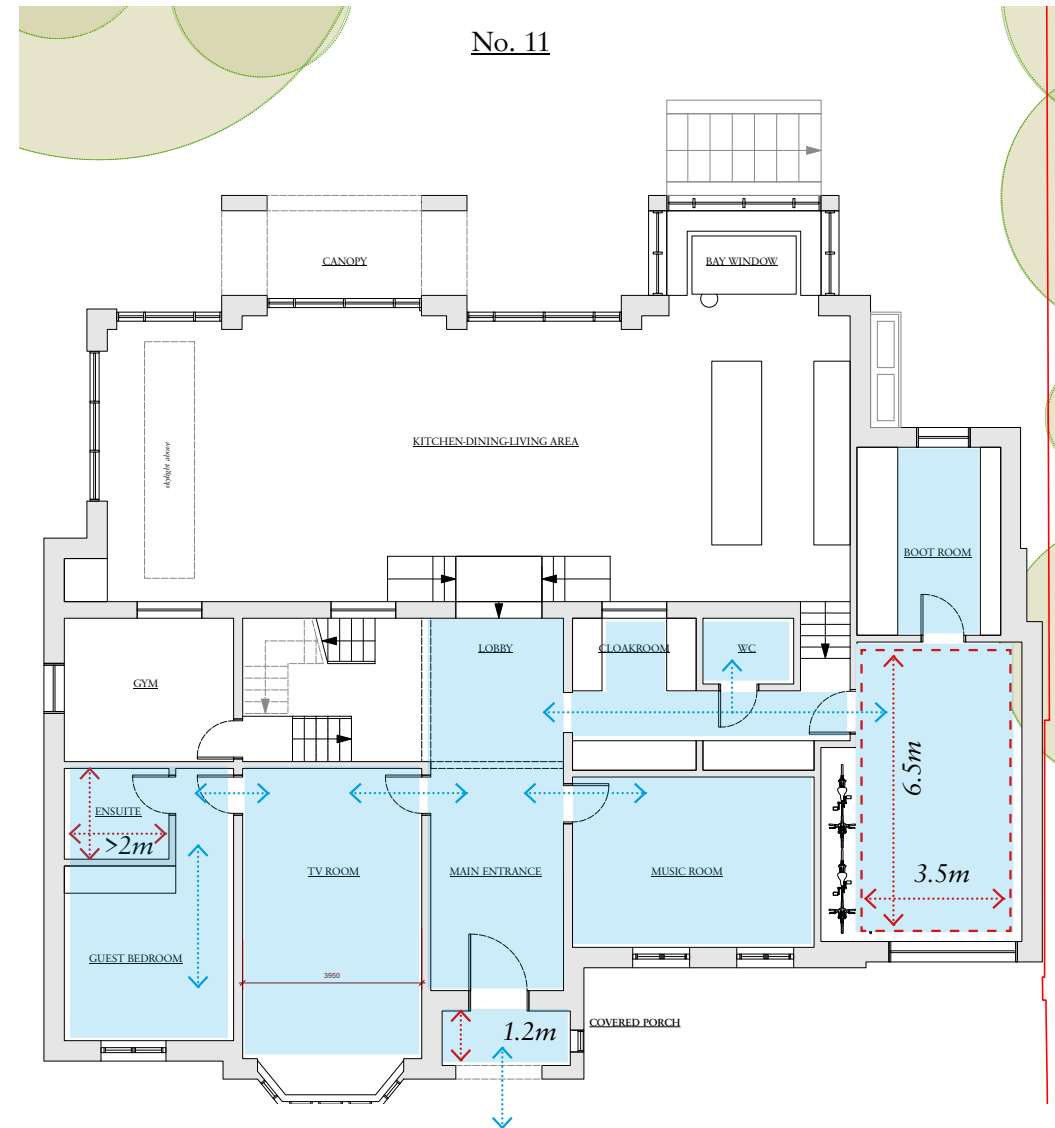
The car parking is located within the garage which provides enough space to be accessible by wheelchair users and is connected to the Ground Floor level by step free access.

The principal private entrance has been designed to be step free and it offers a generous covered landing as requested by Building Regulations.

The internal circulation meets and exceeds Building regulations offering ample circulation spaces and large doors.

The entrance, a living room and the accessible WC (with room for a level access shower) are all located at the same level on Ground Floor.

Furthermore an accessible bedroom and en suite have been located at Ground Floor level. Therefore it would be possible for up to two people with limited mobility to comfortably live in the house.



KEY

- Accessible areas
- <---> Step free access
- <---> Dimension

Accessibility

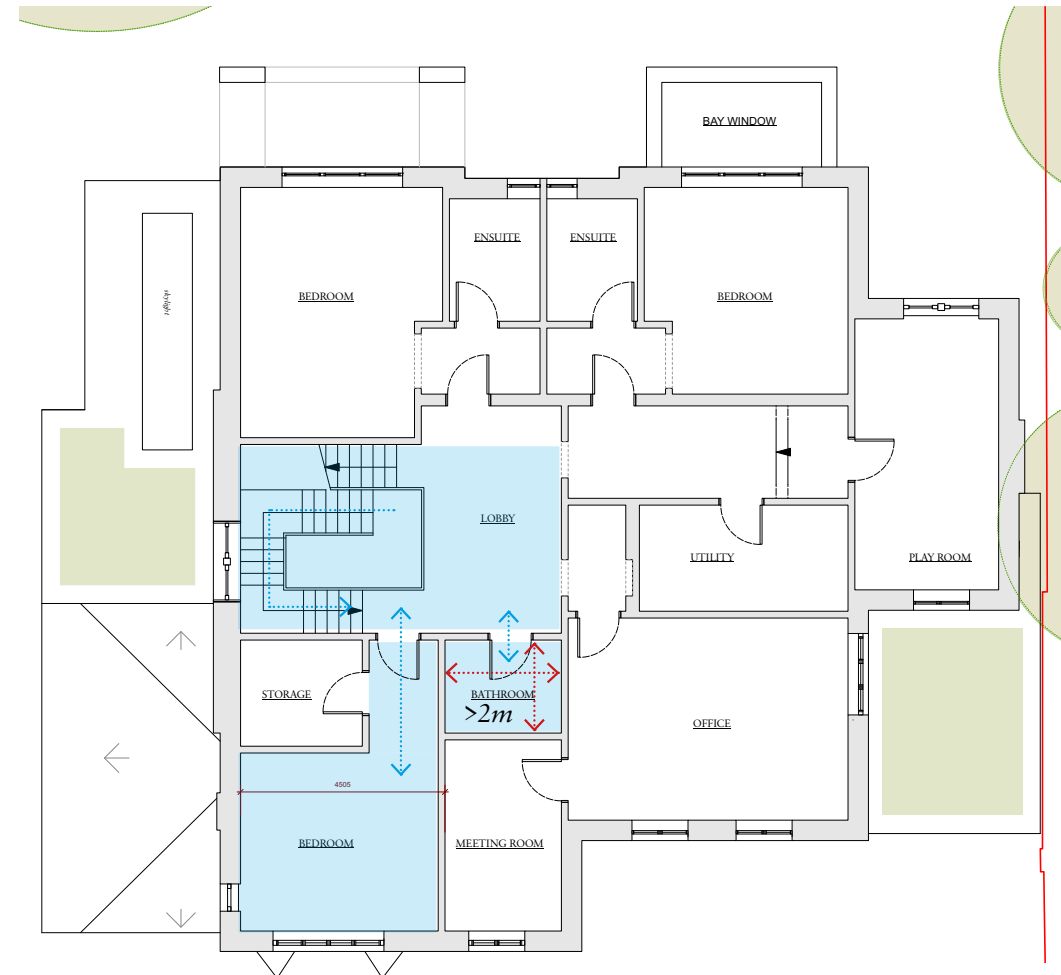
4.2 Habitable Rooms and Adaptability

The upper floors of the house can easily be adapted to be fully accessible.

The main staircase offers ample space for the installation of a stair-lift.

Every bedroom provides a clear access route of a minimum 750mm wide from the doorway to the window and to both sides and the foot of the bed.

The Family Bathroom on First Floor level, where most bedrooms are located, has been designed to be fully accessible and it includes a WC, basin and bathtub/shower.



KEY

- Accessible key areas if stair-lift is installed
- ↔ Step free access
- ↔ Dimension

Accessibility

4.3 Refuse and Recycling Strategy

Refuse and recycling bins will be located in the store at the front of the property.

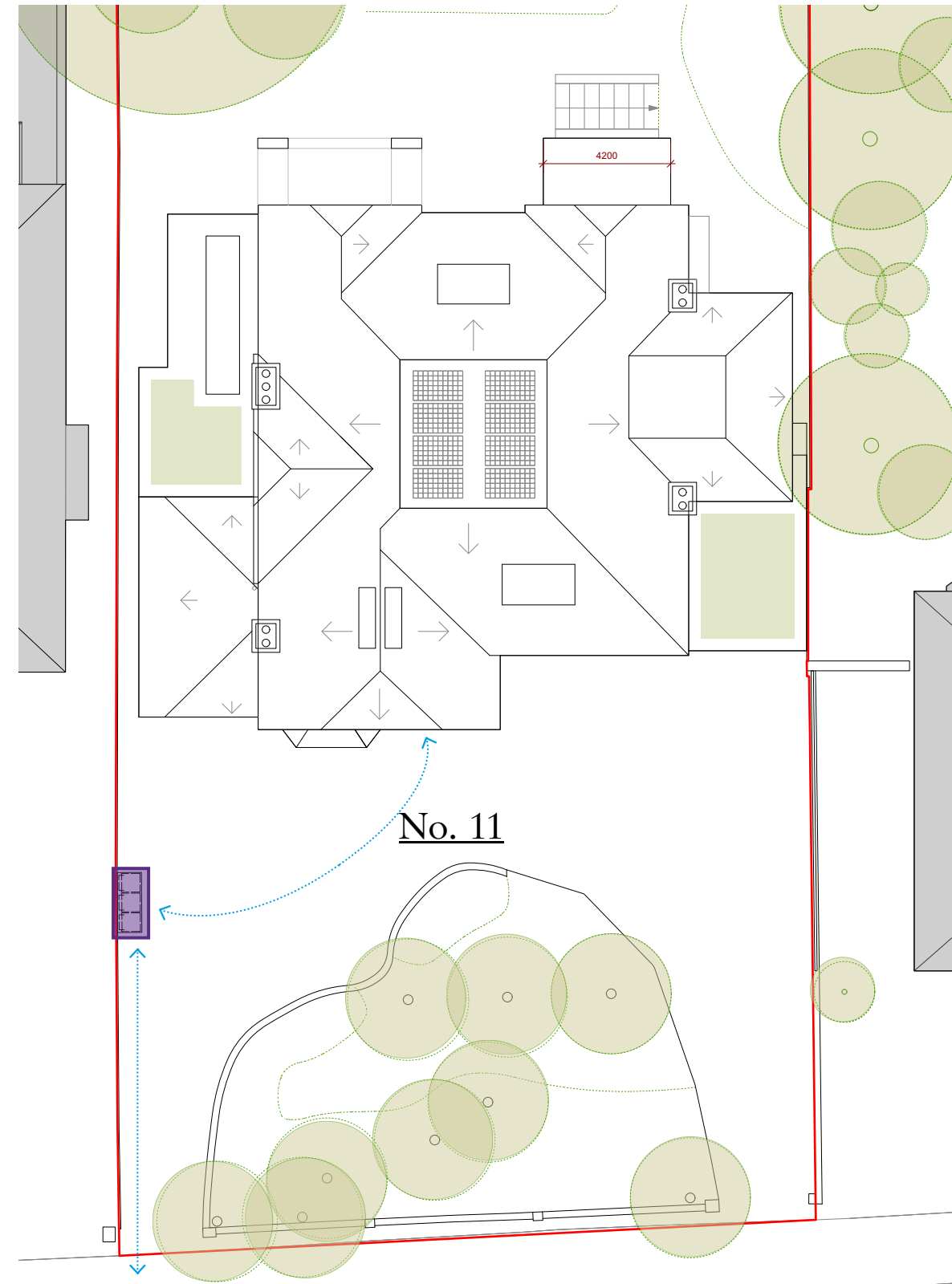
On collection day, they will be taken from the store and placed by the gate at the front boundary.

These gates will be left open, on the relevant collection day, so as to allow the bins to be collected but avoid having to locate these on the pavement causing possible obstructions to pedestrians.

KEY

Bin storage

Circulation



Sustainability

5.1 Energy Assessment

In March 2020 an energy performance assessment was carried out for the property.

The Energy Performance Certificate shows a current rating of 40 for No. 11 View Road, which is only marginally within band E (scores between 39-54).

The property energy rating of the building is well below that of an average dwelling in England and Wales (60).

The existing building presents:

- Walls: solid brick wall without insulation
- Floor: suspended without insulation
- Roof: pitched roof with 100mm loft insulation
- Windows: some double glazed windows, some single glazed windows
- Main heating: gas boiler and radiators
- Main heating control: room thermostats and TRVs in some rooms
- Lighting: no low energy lighting

The primary energy use per year of the existing building is:

360 kWh/m²

As a result the existing building produces:

13 tCO₂/year

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	40 E	
21-38	F		
1-20	G		

Extract from Energy Performance Certificate No. 11

Sustainability

5.2 Energy Strategy

The energy strategy has been developed following the GLA Energy Hierarchy of Be Lean, Be Clean, Be Green, Be Seen along with Local policy guidance.

The new proposal seeks to achieve a highly efficient building in line with the emission reduction outlined in the LB Haringey Plan and the London Plan as follows:

- Net Zero Carbon building
- Code for Sustainable Homes Level 6
- 20% reduction of predicted carbon emission from on-site renewable energy generation
- <105 l/p/d Reduced internal water use in line with the requirements
- Application of the cooling hierarchy
- General Sustainability Measures

In particular the proposal seeks to meet those target by means of:

- Enhanced building fabric in line with LETI guidance
- MVHR ventilation
- High Efficiency ASHP supplying heating and hot water
- 4 kWp Roof mounted PV
- Highly Efficient LED lighting

As part of this planning application, Charlton Brown Architects engaged with the Sustainability Consultants SRE who provided an Energy and Sustainability Statement of the proposed development that articulates the proposed Sustainability Strategy in Details.

The following paragraphs are intended to illustrate how the proposal seeks to meet the required targets.

Sustainability

5.3 Be Lean

1. Sunlight & Daylight

The proposal, sensitive to the Conservation Area, retains the existing opening ratio towards the street view and minimises the openings toward the Listed Building at no. 9 View Road.

Openings are located in key areas, such as the rear façade to improve the connection with the mature garden and the south-west elevation to maximise heat gain during the winter months.

Skylights are located both at Ground Floor level to increase the south-west light intake to the otherwise north-west facing living and dining, as well as on the roof to allow for natural light at attic level.

2. Preventing Overheating & Natural Cooling

The property has the great advantage of being completely detached from the neighbouring building; therefore, cross ventilation is easily achievable.

The openings on opposite façades, together with the operable skylights on the roof, will allow for plenty of natural cross ventilation and minimise overheating.

All new windows will have low g-value.

The Overheating Assessment in support of this Planning Application demonstrates that none of the rooms is affected by overheating.

Sustainability

5.3 Be Lean

3. Thermal Performance

The proposal prioritises the building performances of the fabric and meets the LETI standards for new built medium scale housing.

- Walls: New walls built as airtight full fill cavity walls to LETI new-build standards.

U-Value target: 0.15 W/m²K

- Floors: New solid ground floor concrete slab with external insulation.

U-Value target: 0.08 W/m²K

- Pitched Roof: New roof with thermal insulation in between and above rafters ensuring all areas are carefully covered, avoiding thermal bridges and ensuring adequate ventilation below roof tiles.

U-Value target: 0.10 W/m²K

- Flat Roof: New roof with insulation between and above joists to form warm deck detail.

U-Value target: 0.10 W/m²K

- Windows: New windows to be triple glazed vacuum insulated windows. Windows will be installed with air tight seals and brushes.

U-Value target: 1.00 W/m²K

4. Airtightness

- All walls and ceiling to be made airtight by means of a parge coat of wet plaster throughout.

- All interfaces with windows, doors and services to be sealed with tape.
Target: <3 m³/h.m² @50Pa

5. Thermal Bridges

- Recurring thermal bridges (e.g. rafters): limitation of recurring thermal bridges to be addressed by means of applying a continuous insulation layer throughout.

- Linear thermal bridges: limitation of linear thermal bridges at junction to be addressed by means of applying high performance insulation where required, such as at windows reveals and services penetrations.

Target: 0.04 W/m²K

Sustainability

5.4 Be Clean

Ventilation System

- MVHR Mechanical Ventilation with Heat Recovery

Heating Controls

- Underfloor Heating system throughout the property with programmable thermostats on smart control.

5.5 Be Green

Renewables

- PV System to be installed on roof crown and to be supplied with diverter to redirect surplus energy to water cylinder.

Target: 4 kWp

Heating & Main Water System

- Air Source Heat Pump to provide energy for heating and hot water.

Sustainability

5.6 Conclusion

The proposal has been designed to deliver passive and active energy demand reduction measures to provide robust and long lasting CO₂ emission reductions.

The Energy Statement results show that the primary energy use of the building will be reduced from 360 kWh/m² to 13.37 kWh/m², whilst the CO₂ emissions will be reduced from 13 tCO₂/year to 1.2 tCO₂/year, providing a high performing sustainable dwelling.

Primary energy use per year of the proposed building is:

13.37 kWh/m²

As a result the proposed building produces:

1.2 tCO₂/year

Compared to a 2021 Building Regulations compliant scheme, the proposed scheme will achieve:

75% improvement
in CO₂ emission

Conclusion

6.1 Design Statement

The proposal seeks to respond to the client's brief offering a long-term family home that responds to the needs of a modern lifestyle.

It offers high quality space for a family of four that requires communal spaces as well as quiet areas for studying and working from home.

It has been designed to accommodate and offer care to family members with limited mobility, hence it includes an accessible living room, WC and bedroom with en suite at Ground Floor level.

The proposal significantly improves the quality of life of the occupants by connecting the living areas with the mature garden. It maximises the natural light to the living areas through generous openings and skylights.

The proposal is respectful of the neighbouring buildings and enhances the Conservation Area by improving the street view with a new façade whilst retaining the character and style of the original building.

Last but not least, the proposal has been designed to high building performance standards and has been proven to achieve a 75% carbon emission reduction compared to a 2021 Building Regulations compliant scheme.