

2.0 Context and site analysis

Local precedents

New build dwellings in Haringey of similar architectural character

12 Coppetts Road, N10

The approved planning - HGY/2016/0942 is for a detached house consisting of 3 bedrooms study area large living/ working area. As seen from the photos below the proposed development is of a very modern look and was also rejected number of times previously. Although certain concerns were raised inside the officer’s report, the application was permitted:

It would now seem that some very minor adjustments have been made to the plans that were rejected last year and re-submitted for approval. Given the similarity to previously rejected applications this application should

be rejected again.

Proposal will be closer to the boundary of property to rear therefore concerned about previously private areas in garden being overlooked; proximity of the development to property boundary; loss of green outlook and increased sense of enclosure.

Loss of open area for drainage of water.
Loss of a charming cottage garden which enriches the local area though the presence of green space which is visible from the street.

Likelihood of increased car parking requirements on the local street from occupants and visitors to the house.

35A Wood Vale, N10

The planning approval granted under ref HGY/2005/1377 is for demolition of the existing bungalow and construction of new three-storey detached house including lower ground floor, comprising of four bedrooms. Originally No.35A formed part of No.35 Wood Vale. A planning application was approved to separate part of the garden of No.35 and construct a detached bungalow.

Key considerations during the process were
i) the density and intensity of development on site;
ii) the impact of the proposed development on the character and appearance of the area;

iii) the impact of the proposed development on the amenity of adjoining occupiers;
iv) the standard of accommodation provided; and,
v) the impact on the highway

Although the application has received 11 objections all raising different concerns the planning department was satisfied with the provided information and concluded the following:

The proposal would replace the existing bungalow, which is not a common feature of the area, with a new dwelling constructed over three levels, although with only the upper two levels visible from the street.



12 Coppetts Road (green gate) before development started



Latest observed condition on site, dwelling close to completion



Original Dwelling - No.35A Wood Vale



New Dwelling - No.35A Wood Vale

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Local precedents

New build dwellings in Haringey of similar architectural character

63 Lanchester Road, N6 4SX

The building on this plot was previously of the same architectural style as its neighbours and the majority of properties on Lanchester Road. The house to the right, number 61, has subsequently been extended (HGY/2014/0411) in a style that is identical to the original properties. Number 63 is of a very modern design in complete contrast to its neighbours. In paragraph 7.1.12 of her report, the Planning Officer concluded that:

‘There are concerns that the house would be totally out of keeping with the other houses on this part of the road and it would set a precedent for similar developments on Lanchester Road similar to the numerous re-developments on Grange Road. It is considered that the existing house is a modern building of high design standards that would be sympathetic in form, scale and proportions, grain and materials and could be sympathetic to the road making a significant contribution to the street scene in this location.’

25 & 25A Hurst Avenue and 27 Hurst Avenue

Conservation Area Consent was granted for the demolition of 25 Hurst Avenue (one half of a pair of semi-detached dwellings) and the erection of 2 nos. dwellings (with basements) under reference HGY/2008/0768. Permission for the demolition of number 27 and the replacement with a five bedroom dwelling followed later and was approved under planning application ref. HGY/2012/1073. Both properties are located within the Crouch End Conservation Area.

In their report for HGY/2008/0768, the Planning Officer concluded that: ‘It is considered that the replacement proposal has been sympathetically designed so as not to be overbearing nor visually detrimental to the immediate setting in terms of overlooking and general disturbance. It is considered that the design of the houses is sympathetic to the architectural appearance of the existing street scape and as a such it is thought that it would not harm the character and appearance of the Crouch End Conservation Area..’



Existing property



New build



3.0 Existing Site

Existing Site Photos



View from Cranley Gardens/Ellington Road junction towards the site



View from Cranley Gardens (east)



View from Cranley Gardens (west)



View from Ellington Road

3.0 Existing Site

Surrounding buildings analysis -
Ellington Road

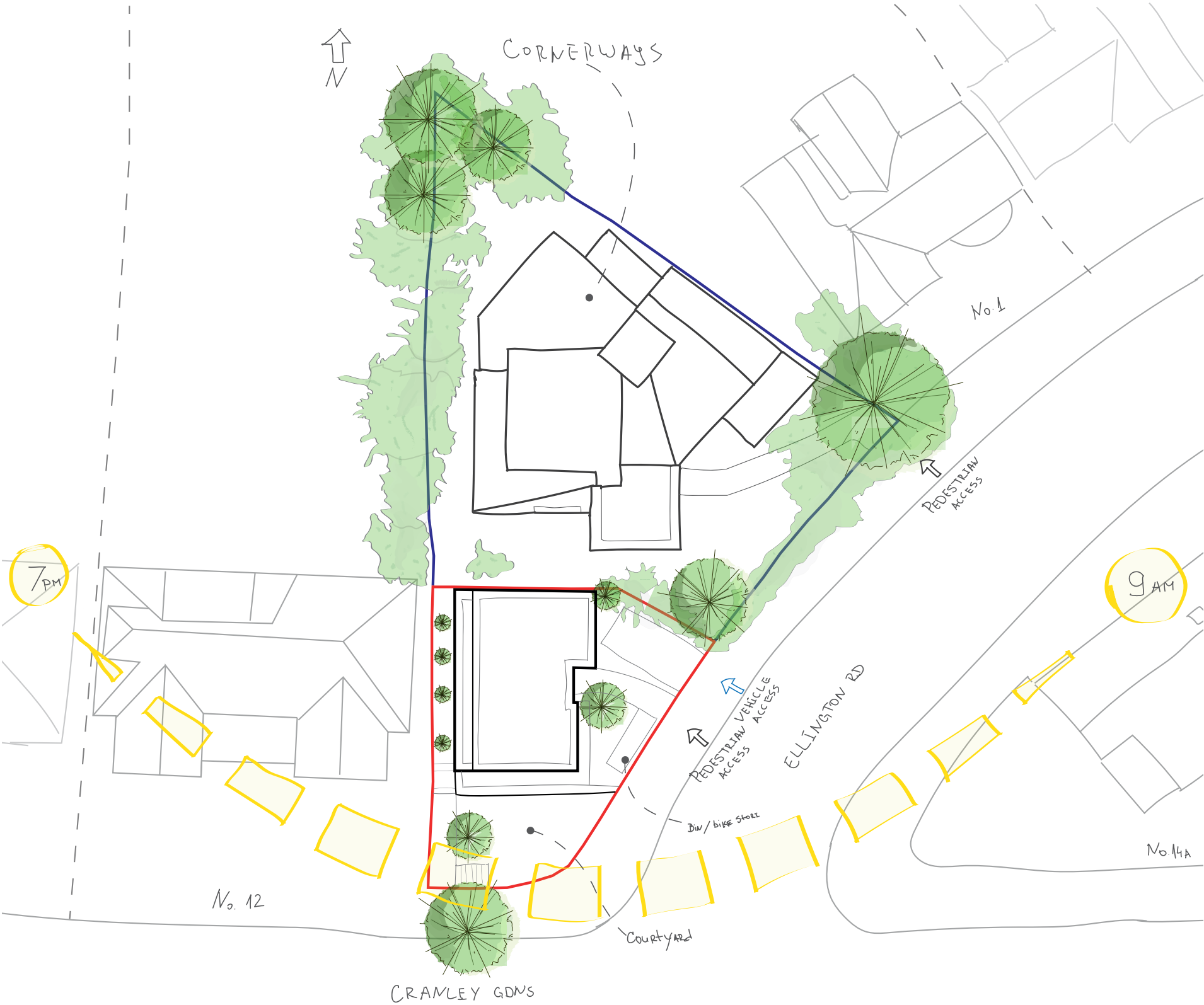


3.0 Existing Site

Surrounding buildings analysis -
Cranley Gardens



4.0 Proposal



Proposed Site

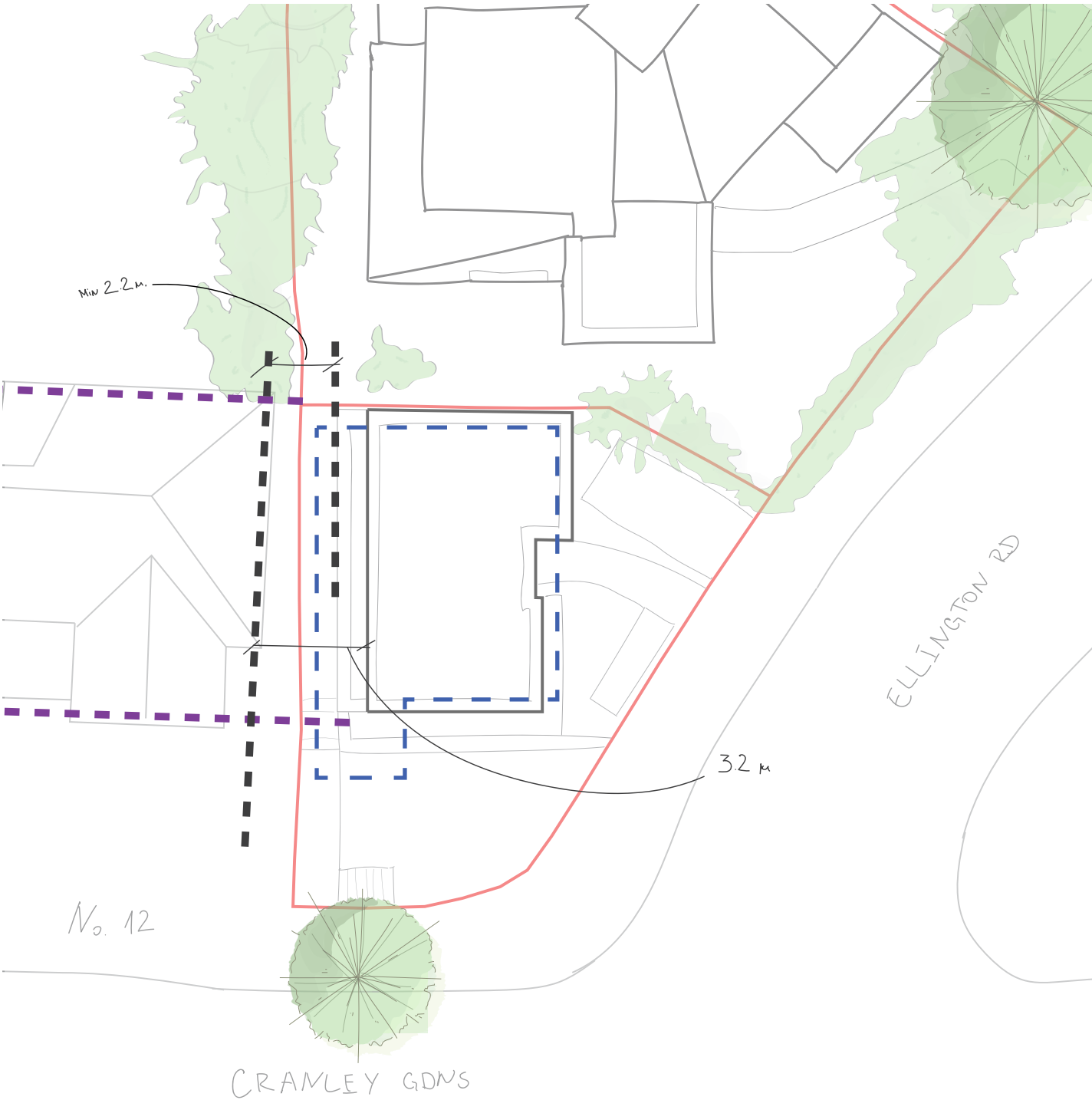
The proposal seeks to develop the land adjacent and south of the existing Cornerways dwelling house.

Pedestrian access to the new dwelling will be provided next to the existing vehicular cross over. Similar to the previously approved application (ref: HGY/2018/2596) the proposed dwelling introduces a lower ground floor to take advantage of the sloping nature of the site.

The scheme provides level street access and one off-street parking space located opposite the existing dropped kerb from Ellington Road.

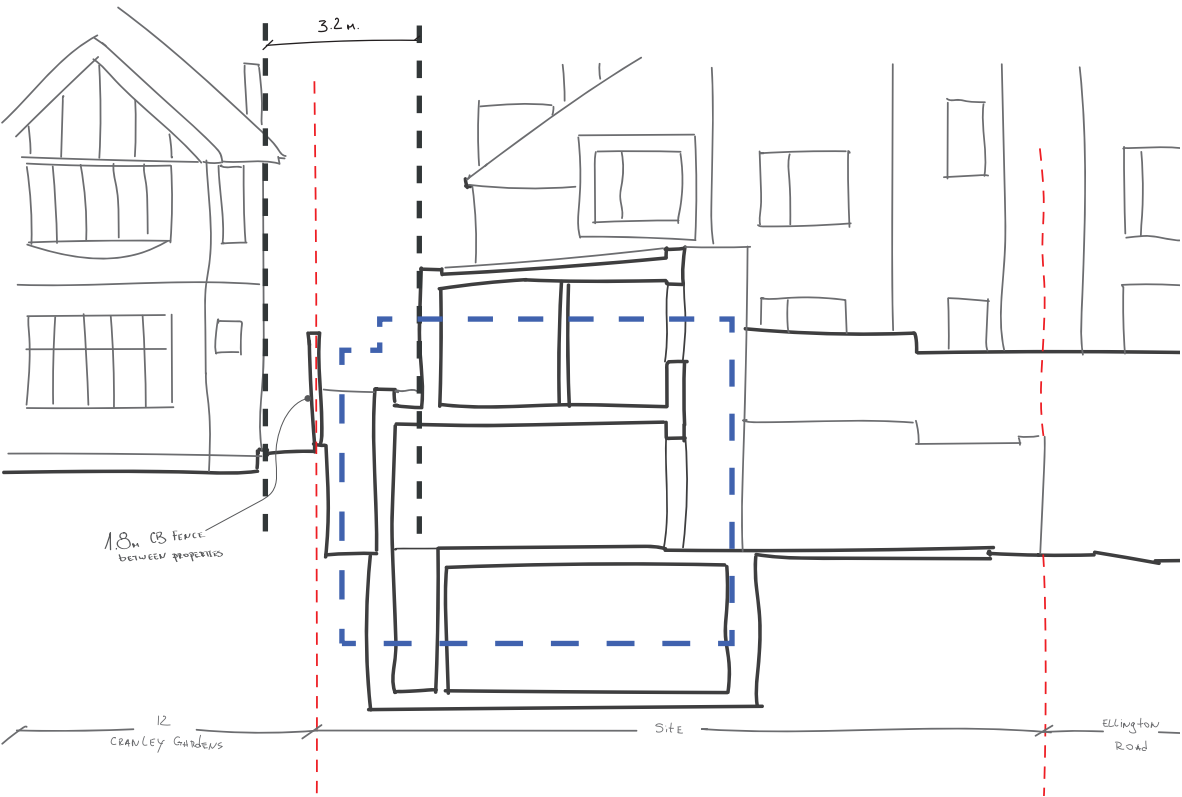
4.0 Proposal

Design approach



It is believed the proposed dwelling reflects on the existing urban grain and compliments the newly developed original building in shape and form. It also enhances the street scene.

Amenity of neighbouring property at 12 Cranley gardens is of high importance and has been considered carefully at the design stage. The existing ground floor windows to the side of No.12 serve a small kitchen, leading into a dining room which faces the rear garden. The current proposal is set in away from the boundary to allow more space between the two buildings. It also follows the front and rear building lines of the houses along Cranley gardens. It also aims to keep the existing rhythm of the dwellings.



- Existing front/rear building line
- Gap between properties
- Outline of approved planning (ref: HGY/2018/2596)

4.0 Proposal

General arrangement

The proposed dwelling consists of three bedrooms, all of which including an en-suite; an open-plan kitchen/ dining area and a living room at lower ground floor. All spaces will be of very high standard and will meet all local and national living standard requirements. The dwelling will also provide sufficient amount of external amenity area at lower ground and ground floor level with plenty of greenery.

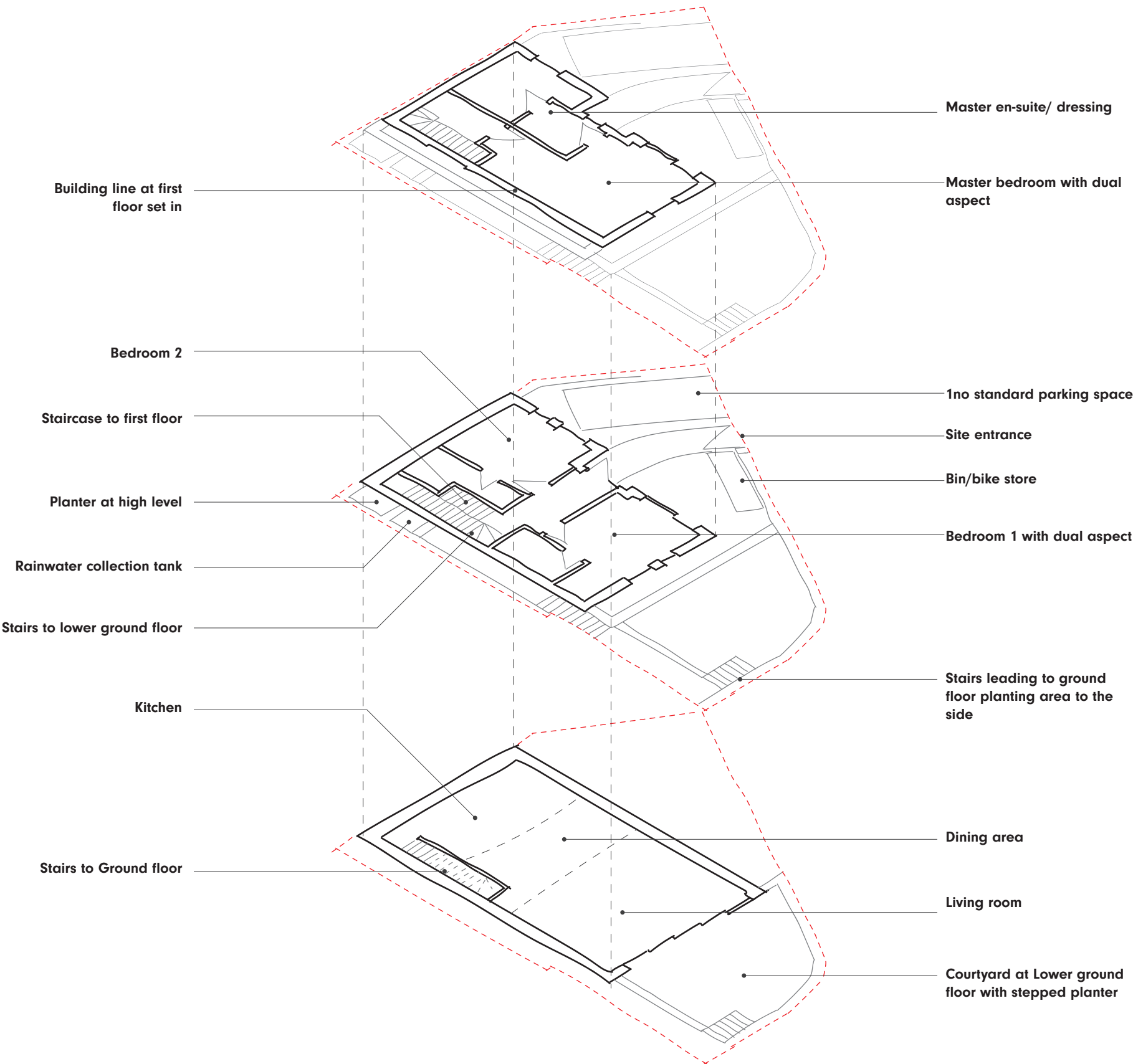
It is believed the proposal would be a great addition to the local area.

Use

The proposed dwelling will be of residential nature and accommodate a single family.

Scale

In order to fit within the tight urban fabric, the proposal is designed to be subservient to the neighbouring house at 12 Cranley Gardens as well as to the Cornerways to the north. The dwelling sits comfortably in control by its neighbours. Careful consideration was given to the top floor so that it does not cause overshadowing to No. 12 Cranley Gardens. The first floor element of the proposal is set further away from No.12 and create larger gap between the two properties. Due to the sloping nature of the roof, more daylight will be allowed to the neighbouring property.



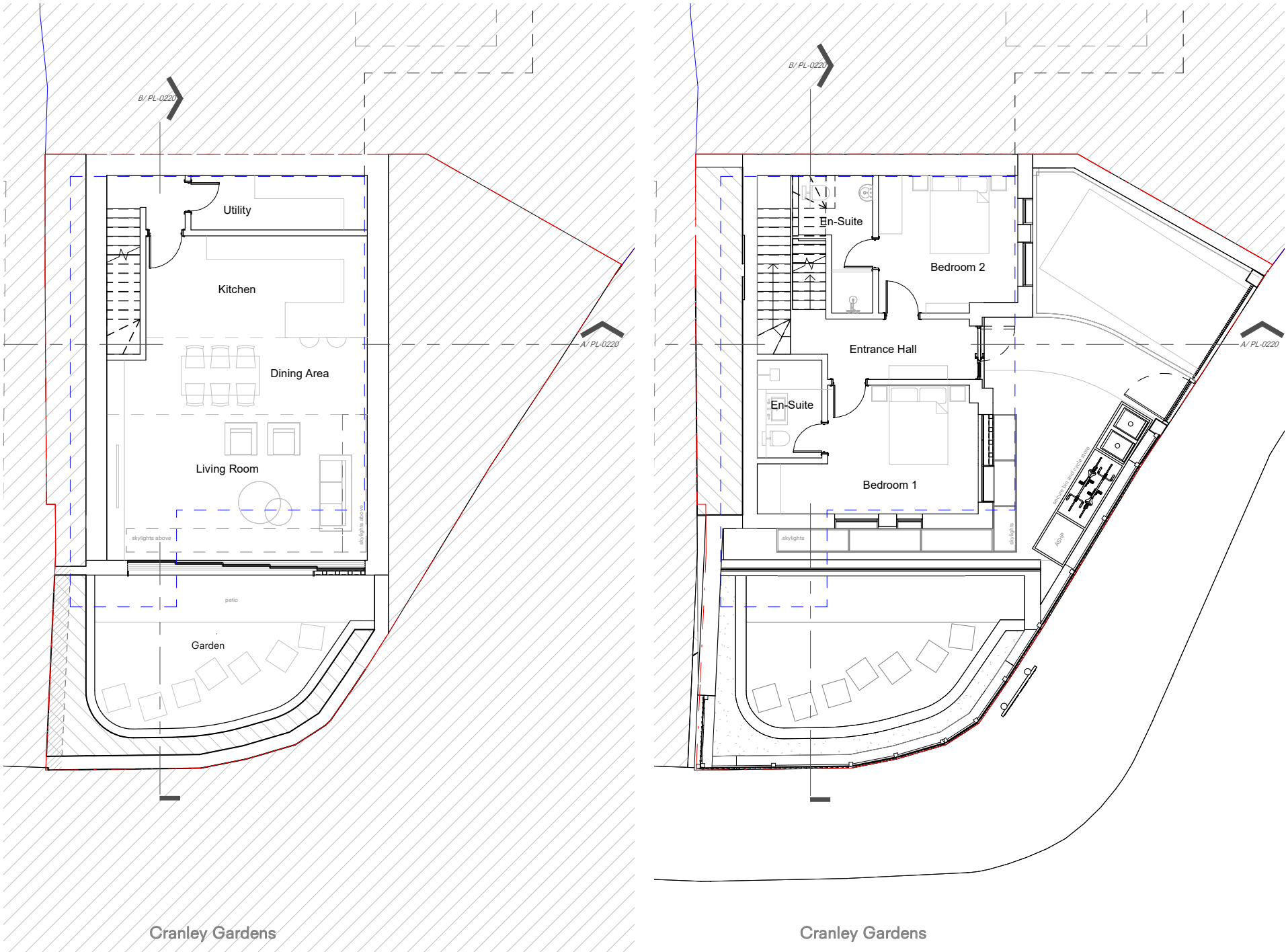
4.0 Proposal

Layout

The proposed three storey dwelling will comply and exceed the standards set out in the London Plan (2021) for a 3 bedroom house over 3 storeys.

The Lower Ground Floor of the proposal offers an open plan living arrangement with an access to external courtyard towards the south of the site. The vertical circulation is strategically located at the north-west corner as it requires minimum daylight. Two skylights are proposed along the east and south elevation. They will provide additional daylight to the lower ground floor.

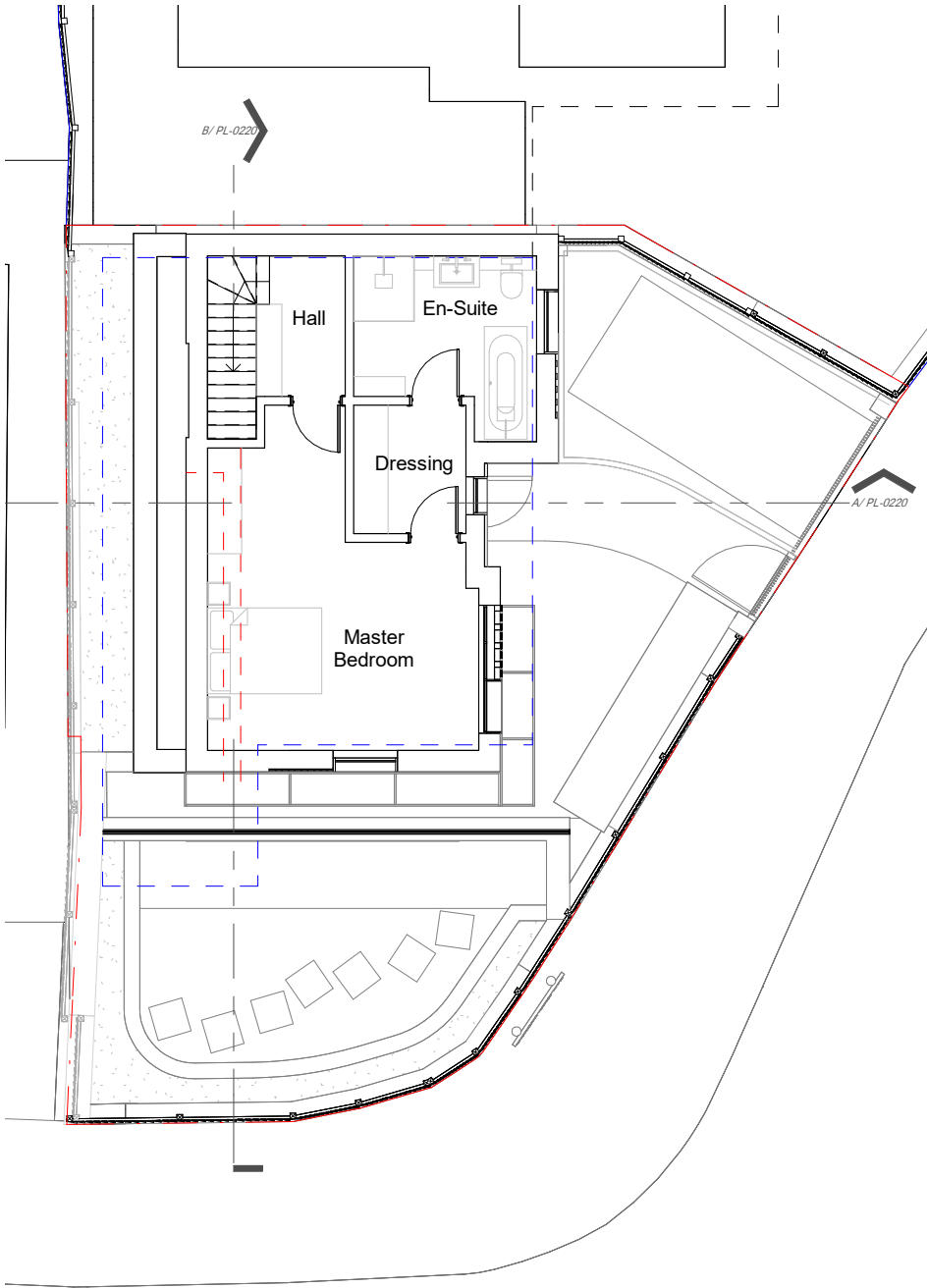
The ground floor provides two double bedrooms, both with en-suites, entered through a spacious entrance hall.



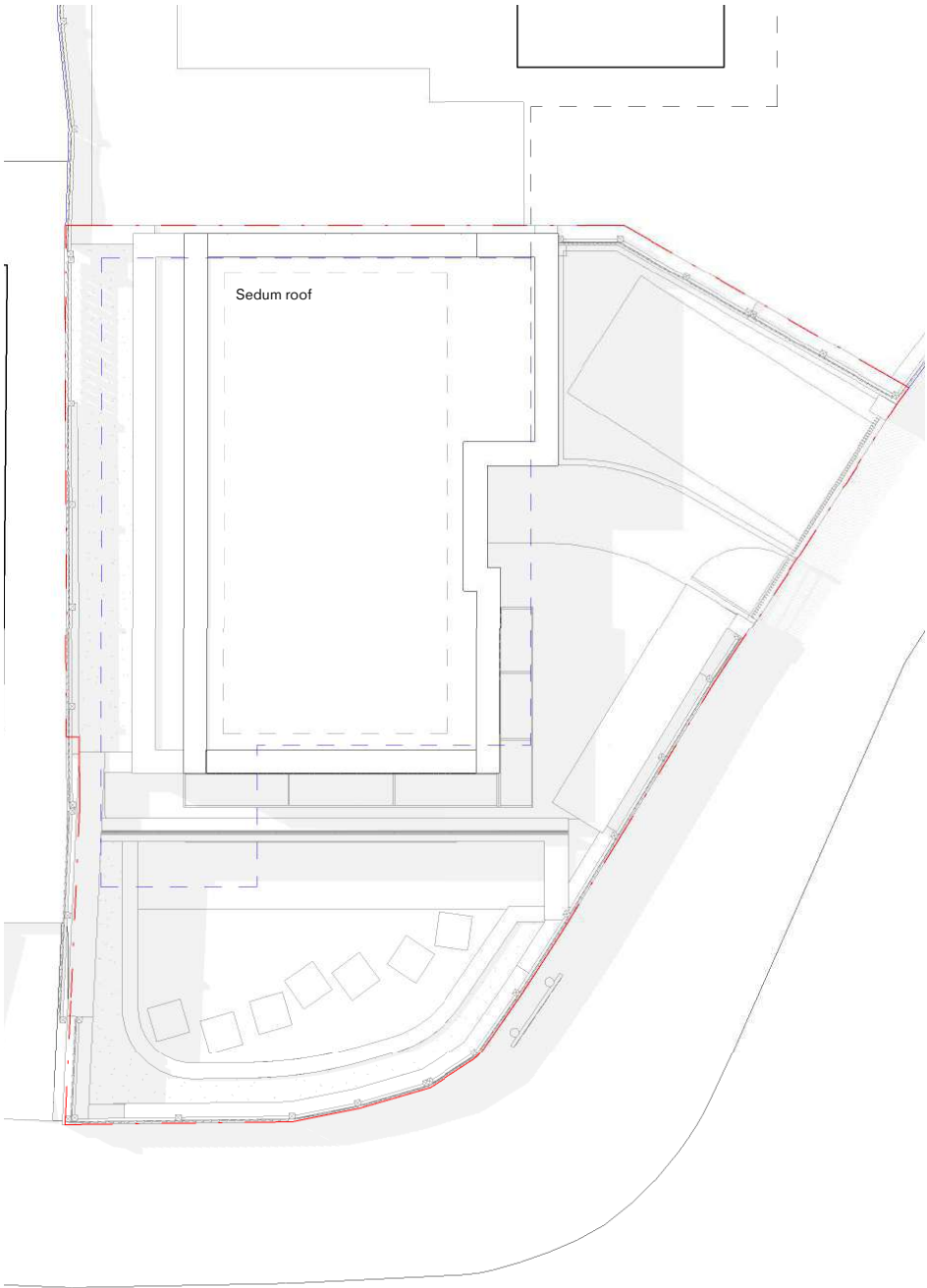
4.0 Proposal

The first floor of the building presents a spacious master bedroom with a dressing room and a large full suite bathroom.

Smaller in footprint than the lower floors, the top floor is also set away from the boundary so that maximum daylight reaches the neighbouring property.



Cranley Gardens



Cranley Gardens

4.0 Proposal

Proposed Elevations

The proposed scheme aims to compliment the existing street scenery in terms of materials and colour palette. External finishes of the neighbouring houses are white / light grey render and set a good background for a unique looking new development on this prominent corner.

The brick blend throughout the scheme is to be of pale rustic nature in beige/ cream colour (1). Variety of hit and miss protruding brickwork panels (2) and penetrations (3) are introduced to create more dynamic elevations. Furthermore, recessed brick panels (6) are also introduced that aim to bring further rhythm to the main elevations.

The proposed fenestration (4), (5) throughout is to be powder coated aluminium in bronze colour.

The proposed flat roof is to be glass reinforced plastic in dark grey finish with a sedum roof.



proposed eastern elevation

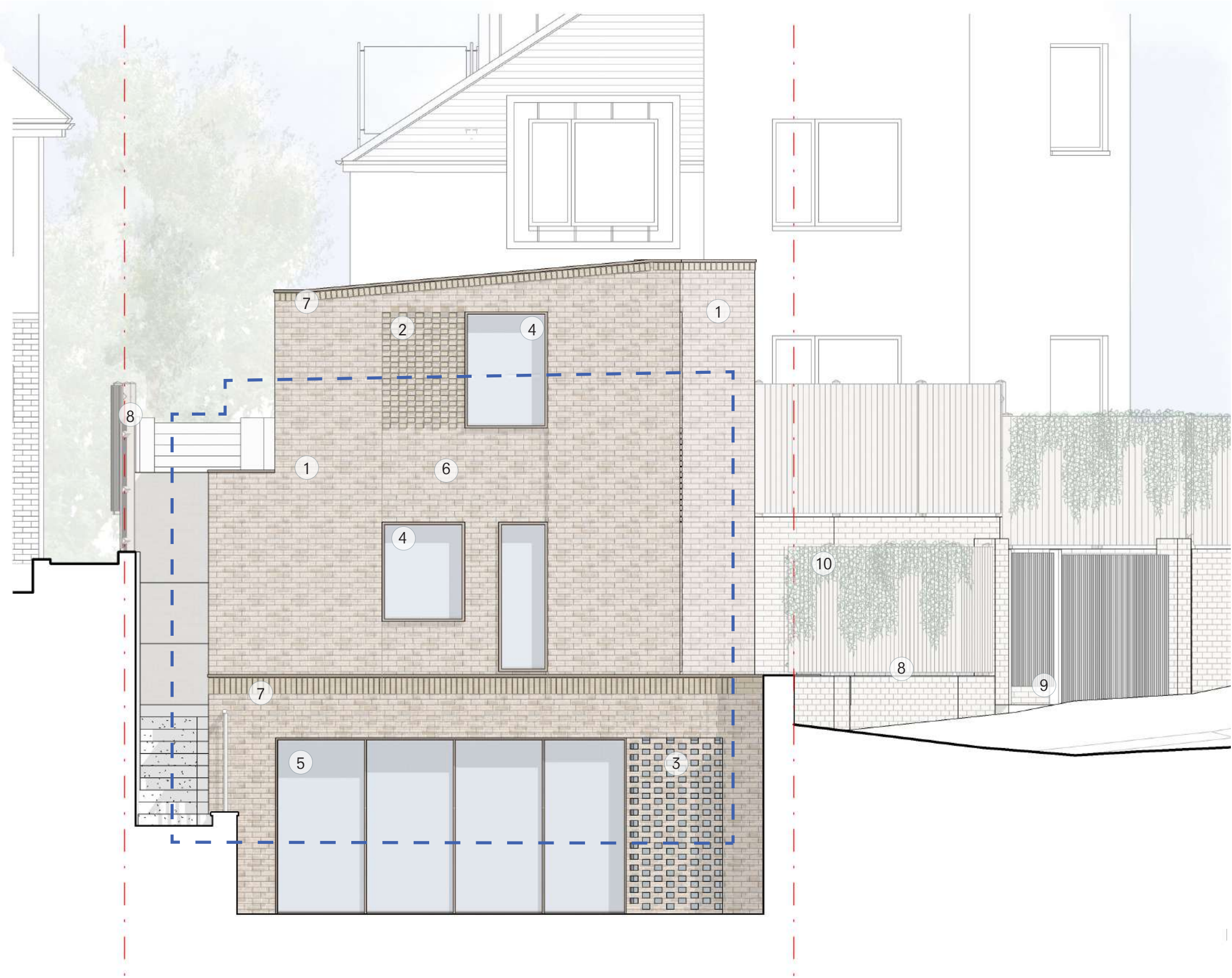
- ① Pale rustic brickwork
- ② 'Hit and miss' protruding brickwork
- ③ 'Hit and miss' penetrations
- ④ Powdercoated aluminium windows
- ⑤ Powdercoated aluminium sliding door system
- ⑥ Recessed brickwork
- ⑦ Brick header/stretcher course
- ⑧ Closeboard timber fence on dwarf garden wall
- ⑨ Powder coated steel car gate system and pedestrian access door
- ⑩ Vertical greening on 'hit and miss' timber fence

4.0 Proposal

The existing boundary walls (8) with 12 Cranley Gardens to the west are close board timber fencing which will be matched for the new proposal. Boundary walls to the south and east (8) to be with a plinth of London Stock brick same as existing one with timber fencing on top.

Proposed sliding gate and pedestrian access (9) to be metal powder coated anthracite grey colour.

Proposed climbing planting (10) to be installed on the boundary with Cornerways and south and eastern elevation.



- ① Pale rustic brickwork
- ② 'Hit and miss' protruding brickwork
- ③ 'Hit and miss' penetrations
- ④ Powdercoated aluminium windows
- ⑤ Powdercoated aluminium sliding door system
- ⑥ Recessed brickwork
- ⑦ Brick header/stretcher course
- ⑧ Closeboard timber fence on dwarf garden wall
- ⑨ Powder coated steel car gate system and pedestrian access door
- ⑩ Vertical greening on 'hit and miss' timber fence

proposed southern elevation

4.0 Proposal

External Material palette



(1) Pale rustic brickwork



(2) 'Hit and miss' protruding brickwork



(3) 'Hit and miss' penetrations



(6) Recessed brickwork



(9) Existing dwarf garden wall



(5) Powder-coated aluminium sliding door system



Glass balustrades



(9) Powder coated steel car gate system and pedestrian access door



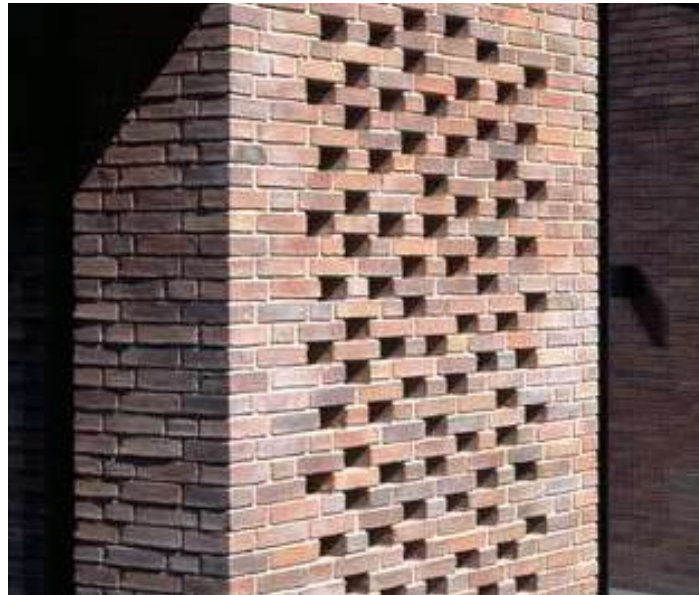
(8) Existing dwarf garden wall



(10) Vertical greening

4.0 Proposal

General Precedents



4.0 Proposal

Proposed street elevations
Ellington Road (top) and Cranley gardens (bottom)



4.0 Proposal

Hard landscaping



(1) sandstone footpaths



(1) footpaths blending with soft landscaping



(2) patio/ footpaths paving



(3) helleborus orientalis hybrids



(3) permeability of hard landscaping throughout



(3) permeable driveway paving

4.0 Proposal

Soft landscaping



(4) helleborus orientalis hybrids



(5) cypress carpus "blue jeans"



(6) berberis thunbergii hedge



(7) elaeagnus ebbingei



(8) nandina domestica



(9) malus rudolph



(10) trachelospermum jasminoides. container-grown



(11) acer platanooides. container-grown



(12) eriobotrya japonica (existing tree)



(13) parthenocissus vitacea (existing hanging creeper)



(14) laurus nobilis (evergreen tree)



(15) malus rudolph

4.0 Proposal

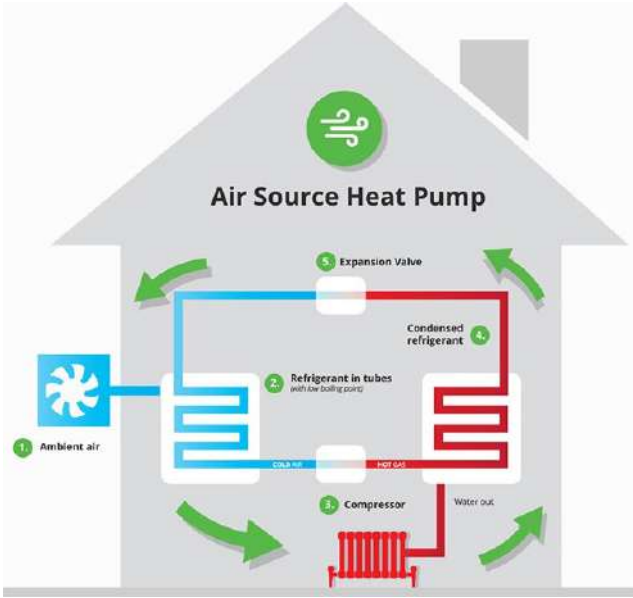
Sustainable aspirations

A number of sustainable technologies will be considered during the detailed design of the scheme. In order to maximise the use of renewables, the following are taken into consideration:

- Rainwater harvesting
- Air source heat pump



The main roof of the scheme presents a good opportunity for collection of rainwater. This would be achieved by storing the water in an underground tank, which could then provide irrigation water to planting and landscape areas via submersible pumps.



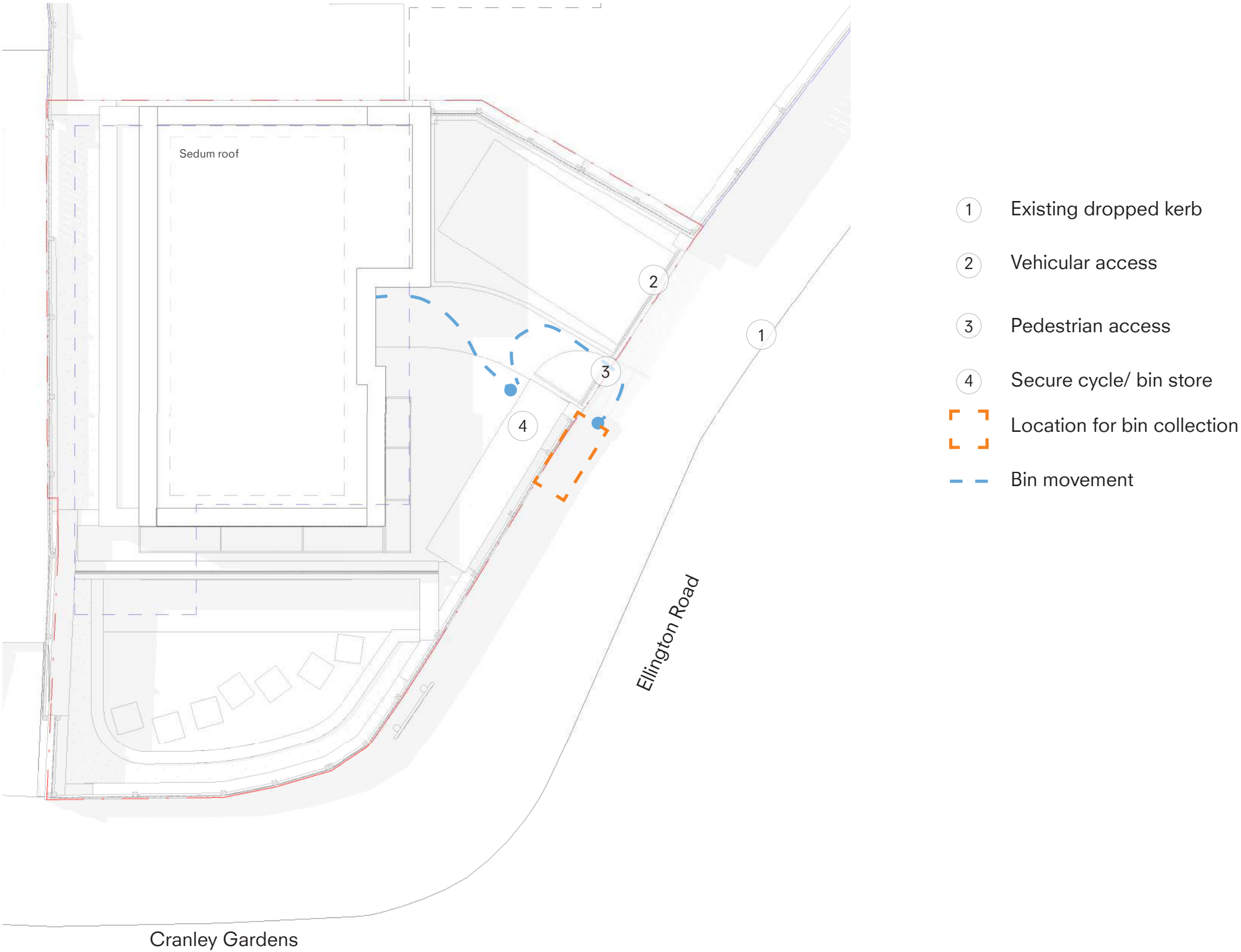
Heating and hot water. One potential choice would be Air source heat pump (ASHP), which is an efficient means of heating buildings. This energy source will provide heating and hot water. A detailed Energy Statement has been carried out and it outlines the use of Air Source Heat Pump is a viable approach and will also help meet the local and national energy requirements for new-build dwelling units. Please refer to the submitted report for further information.

4.0 Proposal

Access and parking

Pedestrian Access
New pedestrian gates will be provided from Ellington Road to the east.

Parking / Vehicular Access
The existing dropped kerb from Ellington Road is to be retained and used as vehicular access to the new dwelling. Driveway is to be surfaced with permeable type paving, allowing it to blend in with the proposed soft landscaping. One off-street parking space is provided on site. As part of the proposal a combined secure cycle and waste storage are proposed along the eastern boundary. Bins are stored next to the site entrance to allow for collection outside. In addition, an electric car charging point is to be installed to encourage alternative eco-friendly ways of transportation.



5.0 Conclusion

It is considered that the proposed new dwelling will be a very valuable addition to the Muswell Hill area. The proposed dwelling, consisting of three storeys will provide a high standard, modern accommodation. The new dwelling on site is designed to resurrect the prominent corner plot and have minimum impact to the neighbouring properties.

A detailed Energy Statement has been carried out that supports the application and outlines the sustainability approach and energy efficiency. The proposal is designed to be highly sustainable and is an efficient use of the land which complies with the policies of the National Planning Policy Framework, London Plan, Local Plan, and other relevant planning policy guidance.

