

PROPOSED NEW DWELLING
rear of ELEVEN WOLSELEY ROAD
(FRONTING CLIFTON ROAD)

DESIGN & ACCESS STATEMENT

09.03.2023

CASSION CASTLE ARCHITECTS

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1.0 INTRODUCTION

The application for this new dwelling is made following two pre-app enquiries.

We submitted the first pre-application enquiry in June 2018 and met with Laurence Ackrill on 12th July to discuss the proposal.

We have since submitted and had written feedback on a second pre-app (submitted January 2019), with subsequent further amendments and on site exchange.

Advice from all of the above has been carefully taken on board and has shaped the scheme for this full planning submission.

2.0 SITE ANALYSIS

The plot is on Clifton Road near the junction with Wolseley Road. It is immediately behind 11 Wolseley Road and adjacent to 45 Clifton Road, (see Fig.1).

When 11 Wolseley Road was converted into flats thirty years ago, its back garden was combined with the back garden of 13 Wolseley Road because it was no longer required by the smaller dwellings.



Fig.1 Aerial view of site

The proposed house occupies that part of the enlarged garden which fronts Clifton Road.

The adjacent buildings are large, late Victorian / Edwardian villas. Aside from number 11, several others nearby have been subdivided into flats including 9 Wolseley Road.

45 Clifton Road was subdivided into flats until it was recently returned to a single dwelling.

There is an overgrown hedge along the Southern edge of the site. This is obviously in need of pruning and looks visually anomalous when viewed from the street.

There is an existing 'detractor' building on the site.

There is an existing high wall on the pavement line all along the edge of the site. This wall varies in height from 2.8m to 3.6m along its length as the pavement line slopes up. It is in bad condition, and currently requires temporary propping.

The plot is in the Crouch End Conservation Area.

3.0 DESCRIPTION OF THE PROPOSAL

The proposal is for one new dwelling.

The existing building currently occupying the site will be demolished and replaced with a five-bedroom house.

We have articulated the building into two parts: upper and lower.

The lower part is fronted by a new red brick wall on the pavement line which is the same height as, but an improvement on, the existing brick wall. Behind this wall are underground and semi-underground spaces lit by lightwells and rooflights. It is topped by a slightly elevated garden. (Note that this garden is approximately at the same height as the existing garden). (See Fig.2)

The upper part of the building is also in red brick, albeit a shade darker, and is considerably set back from the street line. It contains living space and bedrooms. The form of the upper part makes specific reference to neighbouring buildings in particular with 45 degree walls and a bay window.

Both upper and lower parts have a combination of smooth and textured brickwork. In some locations, gaps are left in the brickwork to allow light to filter into the interior while preserving the privacy of the interior.



Fig.2 Render of proposal looking north from Clifton Road

4.0 THE PRINCIPLE OF THE PROPOSAL POLICY DM7

This section also covers all issues relating to heritage and conservation

In this section we address the Council's policy DM7 which we understand to be the Council's key policy in relation to this scheme. By addressing each of the clauses highlighted in our pre-app feedback, we have demonstrated that the revised proposal meets this policy in full. (Excerpts of the policy are shown in italics).

Part A

There will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plot.

You will see from Fig.3 below that there is in fact very little net loss of garden land in this proposal. The existing site has 145sqm of planted ground, while the proposal has 140sqm. This is partly because the existing site is occupied by an existing building. We have also focused on the usability and accessibility of the garden land. Currently the garden land is virtually unusable because of the solid tree cover and the steep slope of the land. In this way, this proposal actually represents an increase in usable garden land.



Fig.3 Existing vs Proposed planted area diagram

Part B

Development proposals for infill, backland and garden land should meet the requirements of Policies DM1 and DM2 and must:

- a - Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;*
- b - Provide a site specific and creative response to the built and natural features of the area;*

The proposal is 'sensitive to its surroundings,' and therefore meets points a and b above, in numerous ways:

i. The proportion of the proposal is inspired by the neighbouring buildings on Clifton Road, with the visible upper section using the width of one traditional house.

ii. Again inspired by the neighbouring buildings on Clifton Road, in particular the prominent bay windows, the upper part of the proposal has chamfered corners and a bay window. This is not only a direct reference to the neighbouring bay windows, but also helps to break down the mass of the building thereby reducing its impact.

iii. The new garden area is abundant with planting. This is to preserve and enhance the "well planted gardens" that are quite rightly noted as being a defining characteristic. NB we are proposing a fully functional planted turf roof not a sedum roof.

iv. As indicated above, the existing overgrown hedge on the Southern boundary will be removed. Instead we are proposing several fully grown trees in the front garden. By contrast to the overgrown hedge, the trees we are proposing will be of the highest quality. Please note that this hedge removal does not require approval. See section 8 'Impact on Trees and Vegetation' for more on this.

c - Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;

i. The existing tall wall on the pavement line is in bad

condition and is in need of repair (temporary propping is currently necessary, see Fig.4). The replacement wall will be the same height and made of contextual materials namely a red brick to blend in with the neighbouring brick.

ii. The existing building on the plot is labelled by the council as a 'detractor' building and will be removed and replaced with a planted area.

iii. The existing building has no windows facing the street and nor does the existing wall. Our proposal will have numerous windows and openings facing the street in both the upper part and the lower brick wall. In this way passive surveillance is significantly improved.

d - Safe guard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;

e - Retain and provide adequate amenity space for existing and new occupants

i. There is no overlooking issue created with the windows in this scheme.

ii. A new balcony is proposed, but this is in keeping with precedent in the immediate area (see Fig.5 & Fig.6). It is also set far back from the street, whereas examples on neighbouring properties are right on the street front.

iii. You will see from Fig.7 & Fig.8 (view from the rear garden of number 13 Wolseley Road) that the rear aspect of these house is not significantly affected. In fact by removing some of the massively overgrown trees there is more sky visible and therefore an improvement to daylighting.

f - Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces;

g - Not result in 'gated' developments that prevent access which would normally be provided by a publicly accessible street.

The whole upper part is set a long way back from the pavement line so that it is in line with the neighbouring building, No. 45 Clifton Road. It is also significantly lower than No.45 Clifton Road so that it appears clearly subordinate.

The proposal is not for a gated community.



Fig.4 Existing brick wall and over grown hedge on site



Fig 5. Photos of vernacular balconies in immediate vicinity (Clifton Rd, Coolhurst Rd, and Burchington Rd)

A local vernacular exists in the immediate area surrounding the site, of having a bay window run up the property then terminate leaving a balcony at the top. We believe our design is absolutely inkeeping with this local quirk, with the same simple metal balustrade. Clearly balconies are a traditional feature for this street and the two adjacent streets.

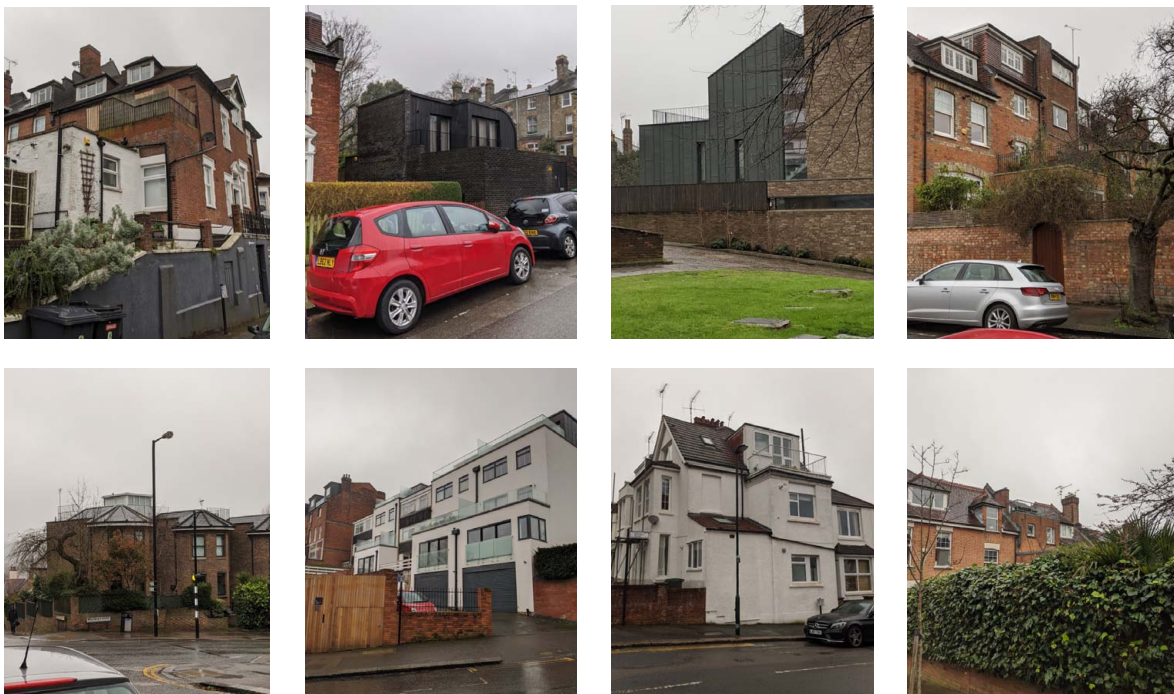


Fig 5. Photos of contemporary balconies in immediate vicinity (Clifton Rd, Coolhurst Rd, and Burchington Rd)

There are also numerous examples of balconies on more contemporary properties, some right on the street front, whereas our proposed one is set far back.



Fig.7 Photo of existing, looking south from garden



Fig.8 Render of proposal, looking south from garden

5.0 IMPACT ON NEIGHBOURING AMENITY - DAYLIGHTING

While other aspects of impact on neighbours has been covered in section 4, the potential impact on daylight to the neighbours needs addressing.

As mentioned there are some very large leylandii on the south edge of the site. These will be removed. Not only do they block all the light but they prevent other plants growing beneath them.

The new building will be much smaller than this overgrown hedge so the light to all the neighbours will be improved by the proposed work.

That said, we have taken the additional measure of designing the building so that it steps down towards the rear ground floor windows of 11 and 13 Wolseley Road. In this way the light to these houses will be significantly improved by the proposal.

There are some small windows on the side elevation of 45 Clifton Road. The replacement of the existing trees with the proposed building will also improve the



Fig.9 Render of proposal looking south from Clifton Road

light to these windows. (Incidentally these windows were inserted within the last few years and therefore do not have the benefit of a 'Right to Light' in legal terms).

6.0 IMPACT ON STREET PARKING AND HIGHWAY SAFETY

- i. We have included cycle parking in the scheme.
- ii. It is expected that we will be required to provide a construction method statement as a condition of an approval.

7.0 IMPACT ON TREES AND VEGETATION

As indicated above the existing overgrown hedge on the Southern boundary will be removed. This does not require approval because treatment to hedges (particularly evergreen species) are exempt from planning restriction and conservation provisions as follows:

"A hedge is defined as two or more trees in a row that have been historically maintained and pruned as a hedge feature."

- Charles Mynor's interpretation of hedges and planning in 'The Law of Trees, Forests and Hedges'
- The Planning Practice Guidance website - Tree Preservation Orders and trees in conservation areas, Paragraph: 012 Reference ID: 36-012-20140306 and
- High Hedges legislation, Part 8 of the ASB Act 2003 and High Hedges(Appeals) (England) Regulations 2005.

In addition there has been a complaint from the neighbours. The hedge violates legislative stipulations in the High Hedges Regulations 2005 and Anti-social Behaviour Act 2003 which the council will likely need to enforce in the event of the complaint being raised directly with Haringey.

The trees form part of a group of trees that has been planted and maintained as a hedge. Government Guidance states that, the legislation protecting trees cannot be used to protect a hedge or a shrub (with a Tree Preservation Order) therefore, even if hedge is located within a conservation area it is exempt of requiring a planning notification, as it is not possible to subject a TPO to it. (This approach to this hedge was confirmed by Abiola Oloyede of Haringey Council in January 2020).

We are proposing several fully grown trees in the front garden. By contrast to the overgrown hedge, the trees we are proposing will be of the highest quality. They are located on the street front, replacing the existing 'detractor' brick structure (Fig.2 & Fig.9).

It is also worth noting section 9.34 of the councils Design & character chapter of the local plan:

" The well planted front gardens have mature trees, shrubs and hedges, lawns and flowers behind many original boundary walls in a variety of designs and materials, particularly in the northern section."

We believe that our proposed walled garden conforms with this perfectly.

Attached to this application is a full arboricultural survey and report by Ligna Consultancy Ltd.

8.0 BASEMENT IMPACT ASSESSMENT

Attached to this application is a Basement Impact Assessment by LMB Geosolutions. Also attached is a qualitative structural design by Form London.

9.0 ISSUES REGARDING PREVIOUS HISTORY OF THE PROPERTY

We note your comments that the modern house opposite cannot be cited as a precedent. We believe that we have provided sufficient justification without reference to this building.

10.0 SUSTAINABILITY

The house is designed to have very low carbon consumption in its operation. Various measures will be employed to achieve this including enhanced insulation, very high levels of airtightness, an air source heat pump and a photovoltaic array on the roof. Together these measures will provide a 79% reduction on Part L 2021. An energy statement is attached to demonstrate the detail of how this is to be achieved.

11.0 CONCLUSION

As designers we are genuinely interested and motivated by the idea of creating a design which is both contemporary and contextual. We hope that all of the above clearly demonstrates that we have worked closely with the Local Planning Authority and that this has resulted in a proposal which is not only sensitive to its surroundings but also an exciting new development for the area.