

Collins Court, Cascade Avenue

DESIGN & ACCESS STATEMENT



WIP DRAFT

CONTENTS

INTRODUCTION	3
Summary	3
Consultant Team	3
CONTEXT & BACKGROUND	4
Site, location & topography	4
Context & Local Character	5
History of Site	6
Existing Buildings	7
DESIGN RATIONALE	8
Applicant’s Brief	8
Design objectives & Concept	9
DESIGN PROPOSALS	10
Site Layout	10
Context Elevations	11
Site Section	12
PROPOSED NEW TERRACES	13
PROPOSED PAVILION	22
AREA SCHEDULES	23
PROPOSED VIEW	26
LANDSCAPE (Richard Miers)	27

INTRODUCTION

SUMMARY

This statement and accompanying drawings have been prepared by ADAM Architecture (ADAM) on behalf of our client Realia Capital Group for eight new dwelling houses, at Cascade Avenue, Haringey, London. The proposals also include associated landscape works, and converted tennis pavilion to residential.

Our client has been familiar with the site for some time, particularly with its picturesque setting on Muswell Hill and was therefore keen to see its potential realised in a sensitive and in-keeping manner.

This document outlines the design process that has been undertaken and the context of the proposals to be considered for the current planning application. This includes a description of the existing site and context, the design development, design rationale and the design proposals.

This development complies with the London Housing Design Guide and National Planning Policy. Cycle storage is located within both terrace buildings an in-keeping shed structures. Refuse has been considered and refusal bins are concealed within accesible areas in the rear gardens.

Sustainability is a huge priority; from the way the houses are constructed, to the materials used, to the features that these houses will be fitted out with - this will be a sustainability first project. Owing to the quality of the houses we plan to construct, they will be highly energy efficient and built with the best modern environmental practices. All mature trees currently on the site will also be respected, as we believe that their wellbeing is of paramount importance.

A supporting Heritage Appraisal has also been prepared which assesses the significance and value of the existing buildings on the site and the Rookfield Estate.

CONSULTANT TEAM

The professional team involved in the development of the design proposals consists of the following;



ADAM Architecture – Architecture: One of the leading firms practising both in the UK and internationally that specialises in Heritage, Classical and Traditional design, ADAM Architecture has an established reputation for creating sensitively designed new buildings within historically and culturally important locations.



Richard Miers – Landscape: A garden and landscape design practice with international reputation and over 26 years’ experience in landscape and garden design, landscape planning, architecture, horticulture, and management.



Firstplan – Planning Consultant: Based in central London, Firstplan is an established practice, who specialise in development planning and all aspects of town planning.



The Community Communications Partnership – Community Consultant: A leading group of experts in communications focused on stimulating debate between the community and providing the link between the community and service providers.



CROWN Tree Consultancy – Tree Consultant: A nation-wide company of fully-qualified arboricultural consultants who provide the ultimate information for tree care, tree management and the design and build of developments in the vicinity of trees.



City Designer – Heritage Consultant: A consultancy team led by Richard Coleman, and composed of expert architects, urban designers, planners, and heritage experts who provide independent heritage, townscape and architectural design advice, along with comprehensive and in-depth historical research for projects in the UK and Ireland.



T16 – Daylight/Sunlight: An independent building consultancy and design workshop, specialising in sustainable design, energy and daylight assessment for both the residential and commercial sectors.



Base Energy – Sustainability: A multi-disciplined and experienced Building and Energy Consultancy firm carrying out sustainable building and energy assessments.

This document should be read in conjunction with the following documents;

ARCHITECTURAL INFORMATION

Site Wide Drawings :
6299-PL-01 to 6299-PL-06

Existing Drawings
6299-PL-07 to 6299-PL-09

The Chine Terrace Proposed Drawings:
6299-PL-10 to 6299-PL-16

Cascade Avenue Terrace Proposed Drawings:
6299-PL-17 to 6299-PL-23

The Pavilion Proposed Drawings:
6299-PL-24

Proposed Area Schedules
6299-PL-24 to 6299-PL-27

CONTEXT & BACKGROUND
SITE, LOCATION & TOPOGRAPHY

Located to the north of London and due southwest of Tottenham, the site lies on the northeast fringes of Hampstead Heath, with access provided along the privately owned Cascade Avenue and The Chine.

The site itself is part of the Rookfield Garden village, also known as the Rookfield Estate, which was designated a conservation area in 1976, and is located in the suburban district of Muswell Hill (London Borough of Haringey). Close to Alexandra Park and Highgate Woods, the site is in close proximity to a variety of green spaces. Fortis Green Road and Muswell Hill Broadway, the two main shopping streets in Muswell Hill, are less than 10-minutes walk distance, both maintaining their historic character, and showcasing the mainly Edwardian character of the suburb.

Muswell Hill is located over 100 metres above sea level and is characterised by its swooping topography. A comprehensive description of the existing landscape and context is given in other documents included in this application.



Site in relation to surrounding context.



View of existing tennis court looking north-west.



Aerial view of the Site and immediate context



View of existing tennis court from the Club House

CONTEXT & LOCAL CHARACTER

The site’s location in north London gives it an interesting and rich context, with the site falling within the Rookfield Estate Conservation Area. The architectural heritage of the local area has been considered when developing the proposals.

The Rookfield Estate consists of 23 acres of land that were developed by the builder/developer William Jeffrey Collins and his family from 1898. By 1910, the influence of the Garden City movement inspired the Collins to put forward proposals following its design guidelines.

A variety of architecture within the formal as well as less formal Arts and Crafts genre are all displayed at The Rookfield Estate, ranging from boldly-shaped examples with steep rooflines recalling the Gothic style to the almost wholly Georgian in appearance.

There are a series of one-off idiosyncratic designs, free from either classical or gothic styling as was the order of the day, often at street corners, which free themselves from the more conventional street frontage rows, with examples featuring ‘butterfly’ plans, asymmetrical elements, and angled gables.

Finally, the lower key architecture around the tennis courts site is more ordered, mostly in terraces, often with more blocky elements of multiple houses all with minimal front gardens which nevertheless are richly landscaped. They provide a more regular street frontage and the architecture, while of no less quality, is simpler. This form of long terraces is varied, with shorter blocks of greater individual character.



View of a semidetached dwelling on The Chine



View of The Chine



View of Cascade Avenue



View of Rookfield Avenue



View of the roofscape from St James's Ln

HISTORY OF SITE

The site lies within the Rookfield Estate, which consists of 23 acres of land at the foot of Muswell Hill that were developed by the builder and developer William Jeffrey Collins from 1898. He, together with his two sons, Herbert and William Brannan, also developed other land in Muswell Hill, including the Firs and Fortismere Estate built around Fortis Green.

Herbert, who qualified as an architect, and William, of great talent but without formal qualifications, took over the designing of the estates in Muswell Hill after their father moved to Southampton in 1911. The Collins brothers did not always sign their drawings and we can assume that early portions of the estate were designed in a collaborative manner. Etheldene Avenue and the west side of Rookfield Ave began to be built in 1906. The initial layout was a formal composition reflecting the geology and contours of the land, likely inspired by W J Collins (senior) as executed in the earlier neighbouring estate in Fortis Green.

By 1910, the influence of the Garden City movement inspired the brothers to submit plans ‘to lay out part of the Rookfield Estate on Garden City Lines’. These were however rejected by Haringey Council on the lines of tree retention, road widths and grass verges, and were eventually accepted after a series of amendments.

The pavilion and tennis courts that now form part of the site were approved at the beginning of 1912. Originally, the courts extended southwards to Etheldene Avenue, with the pavilion likely to date from around that time.

In 1913, after his father’s departure, William Collins (junior) set up ‘Rookfield Garden Village Ltd’ and began submitting plans for the estate under that name. After continuous disagreements with Haringey Council, Herbert took a step back from Rookfield and passed on the land to his sons. His brother William took over the estate, designed Rookfield Close and realigned Cranmore Way in a way that paid more attention to the levels, heights and contours of the land. He designed what was the grandest architectural composition of the estate, the north side of Cranmore Way.

After a lull during WWI, the west side of The Chine, to the west of the tennis court, was completed by 1921. Herbert, who had been living at 31 Rookfield Ave, moved to Southampton in 1922. His brother William stayed on and continued the remaining elements of the Rookfield Estate.

Nos.10-20 The Chine and Nos.31-37 Cascade Ave, directly north of the tennis courts, were completed by 1926. By 1934, the intended larger tennis club area was truncated to the south with the completion of 57 to 69 Etheldene Ave.

Further detail is provided in the heritage appraisal contained within this application.



Tennis courts as viewed from the access path



The tennis courts looking north-west and south



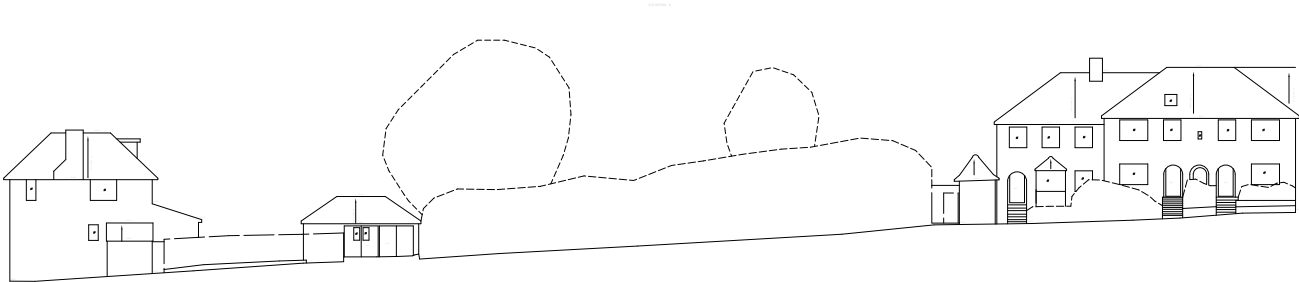
The retaining block wall



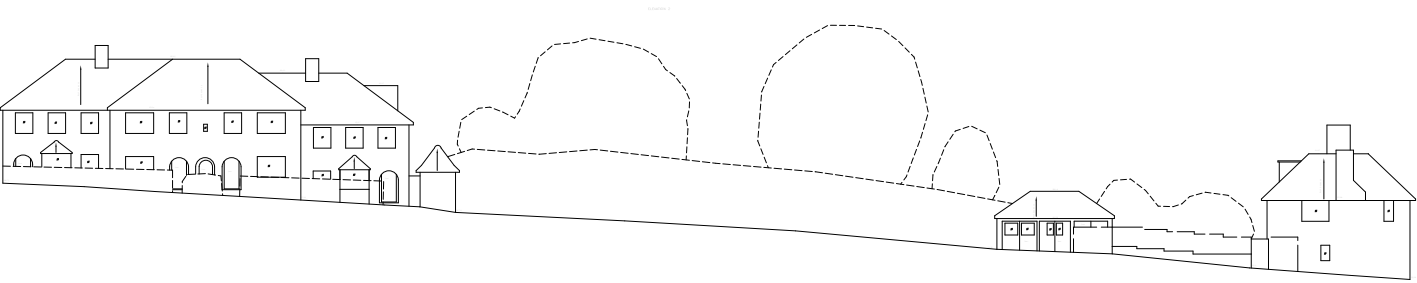
The Club House (Pavilion) to the north of the courts



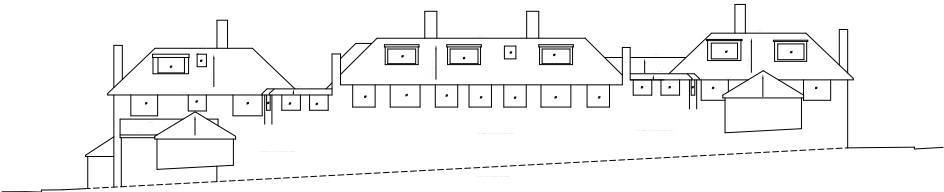
Existing surrounding elevation 1 - The Chine West



Existing surrounding elevation 4 - Cascade Avenue West



Existing surrounding elevation 2 - The Chine East



Existing surrounding elevation 5 - Tennis Court South



Existing surrounding elevation 3 - Cascade Avenue East



Existing surrounding elevation 6 - Tennis Court North

Existing elevations of adjacent buildings. For drawings of existing to scale please refer to associated drawings

DESIGN RATIONALE

APPLICANT’S BRIEF

Following the appraisal of the site condition, our client requested that we pursue a new scheme for eight new dwellings, with the tennis pavilion to be renovated and converted to residential use.

A number of initial design options and possible directions were considered, including a variety of architectural treatments. The client was particularly conscious that the design for the new buildings should complement the setting and enhance the historic beauty of the Rookfield Estate.

ADAM Architecture’s key objective was therefore to create design proposals for each of the buildings befitting the unique qualities of the site.



An early sketch arrangement for the plans & elevations

DESIGN OBJECTIVES & PROCESS

Taking into consideration the heritage advice, the proposals contained within have been developed in the Arts & Crafts tradition, reflecting the history of development in the Rookfield Estate.

Arts & Crafts was a movement in architecture that occurred at the end of the nineteenth century and into the early twentieth century, and is exemplified by its romantic interpretation of historic architectures such as medieval, Tudor and Jacobean buildings. It is a more organic and informal style than the strict restraint of classical design.

There is a particular use and detailing of materials within the style, often employing honest and unpretentious materials in their rustic form, such as timber, brick, and stone, detailed in simple yet expressive ways. Gables with ornate bargeboard details, exaggerated chimneys, and rustic verandas and pergolas are all often visible in Arts & Crafts buildings. As noted, it is also a style well documented in the local area, particularly in the Rookfield estate, with nearby examples such as Hampstead Garden Suburb by Lutyens.

The Article 4 Direction (1978) offered a number of aspects that were considered in the development of the design proposals. This included maintaining similar architectural elements for the new houses and adopting appropriate forms. The Rookfield Garden Estate Design Guidelines by the CCRA (Chine and Cascade Residents' Association) identifies the need to protect the integrity of the original design concept. It also highlights the importance of detail and materials to a building's character. Particular attention has therefore been paid to these constraints for each of the proposed buildings.



Letchworth Garden City, Hertfordshire. To the left, 'Ploughment's Cottages', Paddock Close (1905) by Geoffry Lucas. To the right, 19-25 Lytton Ave (1907), by Courtenay Crickmer



Dormer precedents from Hampstead Garden Suburb, London by Sir Edwin Lutyens



Hampstead Garden Suburb, London (1906) by Sir Edwin Lutyens



DESIGN PROPOSALS

SITE LAYOUT

ADAM Architecture produced a site plan to establish how the proposed functions of the site could be situated. This focussed on locating the new buildings to largely follow the natural course of the streetscape, reading as a continuation of the existing terraces. This layout was further developed with Landscape Architect Richard Miers, whose knowledg helped develop a landscape strategy, sympathetic to the site and its setting on the estate.

The two buildings therefore face The Chine and Cascade Avenue, respectively, with four new dwellings facing each side. From a design point of view, it was considered that two terraces would better respond to the surroundings and follow the pattern of the street. The buildings are situated slightly lower on the topography than the existing houses to maintain a lower ridge height. Further justification for the siting of each proposed building is outlined in the landscape section.

Each terrace presents a different appearance in order to better respond to the individual characteristics of the dwellings facing the site, with a more varied and broken volume to The Chine while the Cascade Ave terrace follows a more uniform and regular approach.

Both buildings are slightly set back from the neighbouring properties in order to stay clear of the root protection areas and allow the existing trees to be retained.



Tree constraints plan (see drawing 'PL 06 Tree Constraints Overlay' to see key)



Proposed Site layout



Context Elevation - The Chine



Context Elevation - Cascade Ave

CONTEXT ELEVATIONS

View of site from The Chine & Cascade Ave, showing the front elevations of the scheme





SITE SECTION

Showing the relation between both streets and the proposed basements

PROPOSED NEW TERRACES

DESIGN DEVELOPMENT

The design follows the lower key architecture found adjacent to the site, where simplicity and attention to the human scale is reflected in the architectural detail. The two terraces facing The Chine and Cascade Avenue respectively, replace the rather unkempt and over grown perimeter of the tennis court, while retaining the existing mature trees as part of their front gardens. As well as the two terraces, the old tennis pavilion has been retained and converted into a new dwelling. The small front gardens will follow the streetscape set by its neighbours, designed as small but richly landscaped, transforming the site from an unkempt green edge to a more appropriately suburban one.

The nine proposed dwellings constitute an enhancement to the character and appearance of the site and have been conceived in the spirit of the Rookfield Estate’s Arts and Crafts, with a modestly expressed style and block arrangement. The charm of each Rookfield individual house is undeniable, and we aim to contribute to the beautiful sum of elements which together form the essential character of the area.

Reflecting its neighbours’ characteristics and following the Rookfield Garden Estate Design Guidelines, the proposed dwellings are staggered terraces built in red brick laid in Flemish bond on lime mortar, with plain clay tile roofs, cast iron painted gutters and downpipes and soffits, bargeboards and fascia boards painted in white.

- The chimney stacks are tall and simple in design, built in brick with clay pots and lead flashings.
- The windows are casement, made of timber, painted in white and composed of small panes, forming a uniform feature of the terrace composition.
- The doors are also painted timber, panelled, and are either covered by timber canopies or arched.
- The bay windows form an important feature and are expressed differently according to the façade they face: while the ones facing The Chine are canted, the ones to Cascade Avenue are rectangular.

This is a unique development that combines the highest standards of modern living with the traditional architecture of the Rookfield Estate. The designs are in true Arts and Crafts style, with every detail carefully considered and inspired by the character of its surroundings. The result is a modern interpretation and integration of these elements, providing a cohesive and refined scheme.

While following local precedent, we believe the design to set an example of the foremost importance, allowing for the highest quality contribution to the Rookfield landscape while demonstrating that it is possible to merge traditional design set within context with modern comfort and sustainable principles. Once built, it is our intention that the exterior of the new dwellings will be so similar to the existing that it will be impossible to distinguish them.

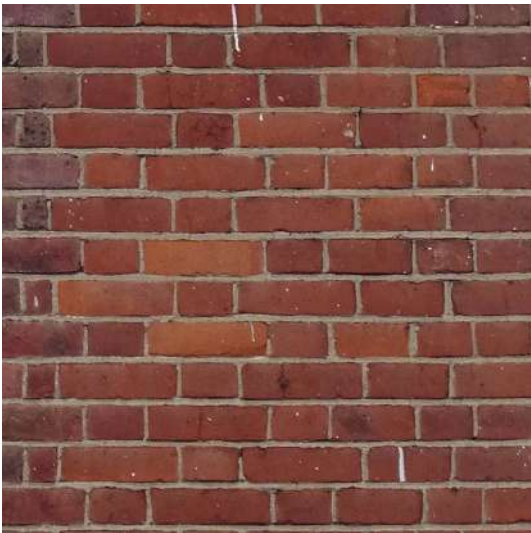
Renowned architect Nigel Anderson has considerable experience in designing in the Arts and Crafts style, over more than 30 years. Together with his team, they have designed a number of award-winning schemes that draw inspiration from Edwin Lutyens, Charles Voysey and other influential architects of the past



White casement windows composed of small panes



Brown plain clay tiles and simple dormer windows



Red fair-faced brickwork in Flemish bond

PROPOSED NEW TERRACE - THE CHINE



The Chine - opposite from development



Cascade Ave - North



The Chine - View from the South

FRONT (WEST) ELEVATION

Facing The Chine

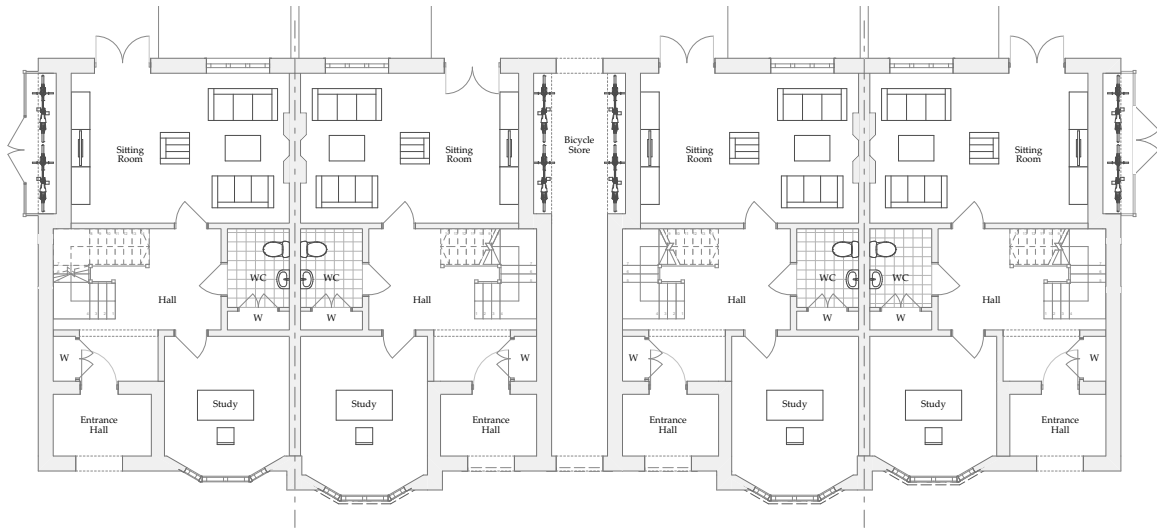
PROPOSED NEW TERRACE - THE CHINE



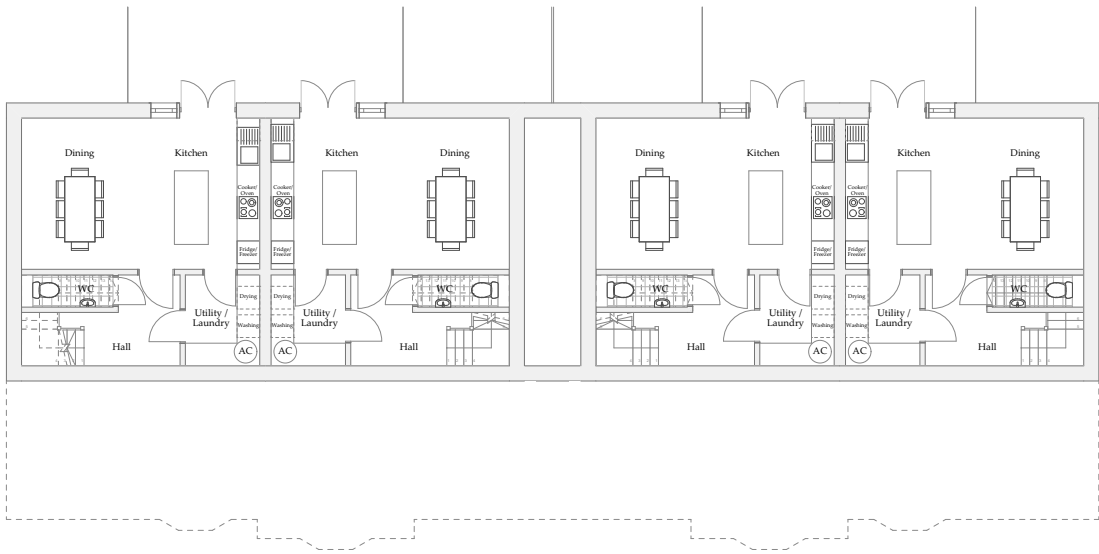
REAR & SIDE ELEVATIONS

Facing east, north & south respectively

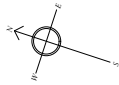
PROPOSED NEW TERRACE - THE CHINE



Ground Floor Plan - The Chine

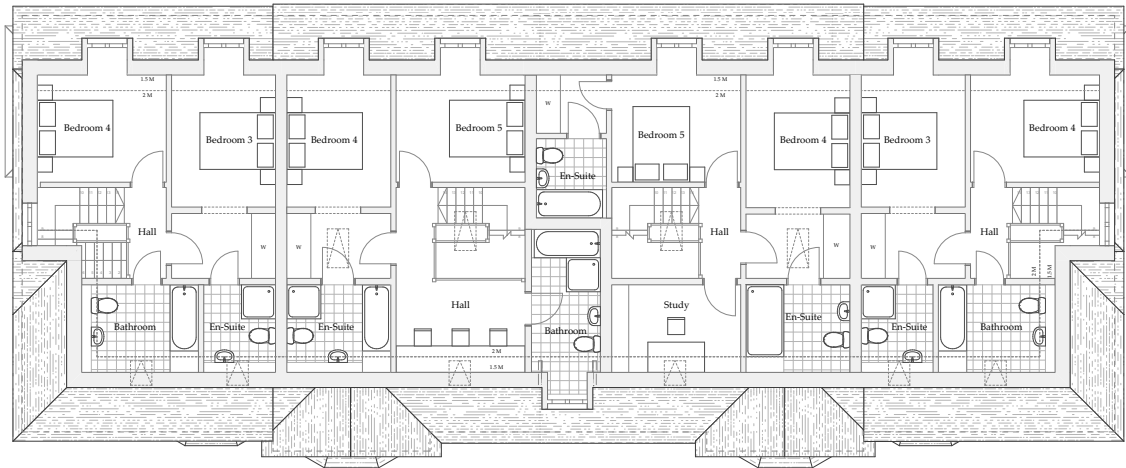


Basement Floor Plan - The Chine

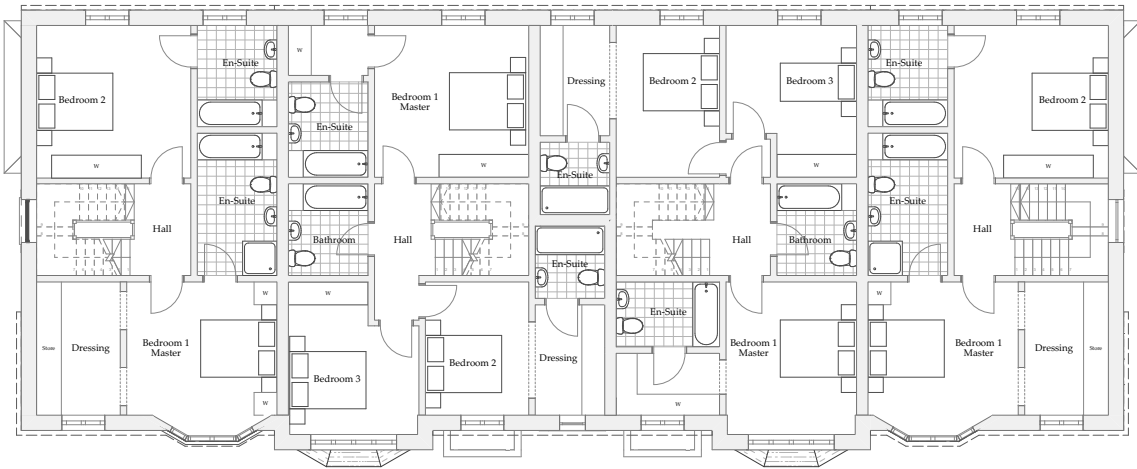


FLOOR PLANS
Basement & Ground

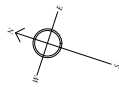
PROPOSED NEW TERRACE - THE CHINE



Second Floor Plan - The Chine



First Floor Plan - The Chine



FLOOR PLANS
First & Second

PROPOSED NEW TERRACE - CASCADE AVENUE



Front Elevation



Cascade Avenue - North



Cascade Avenue - Opposite from development



Etheldene Avenue

FRONT (EAST) ELEVATION

Facing Cascade Avenue

PROPOSED NEW TERRACE - CASCADE AVENUE

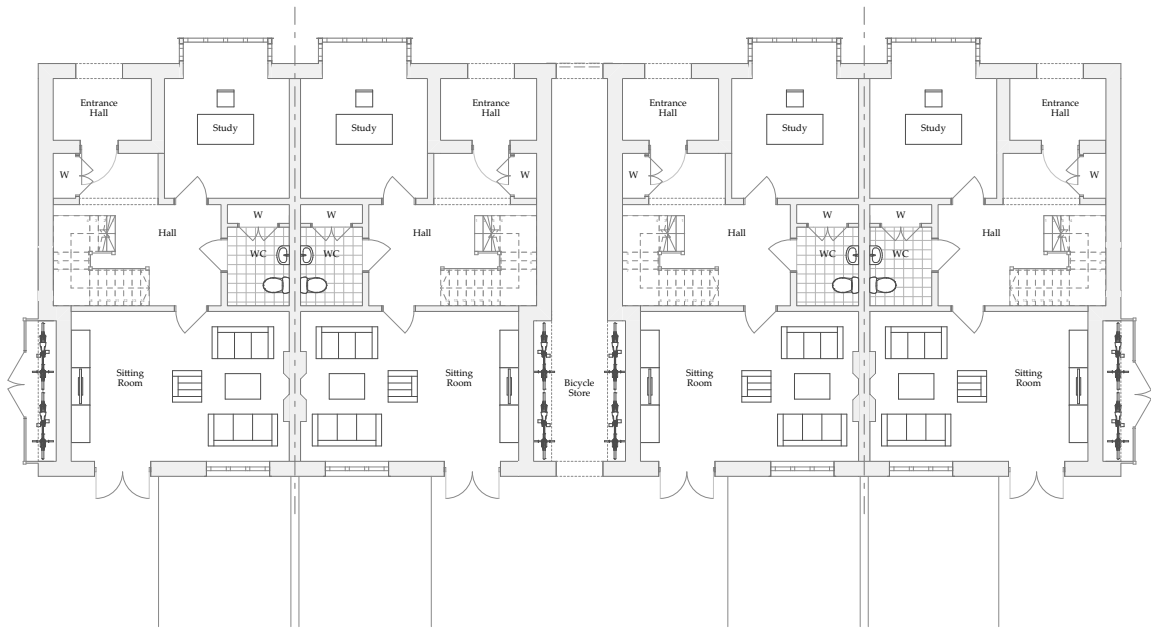


REAR & SIDE ELEVATIONS

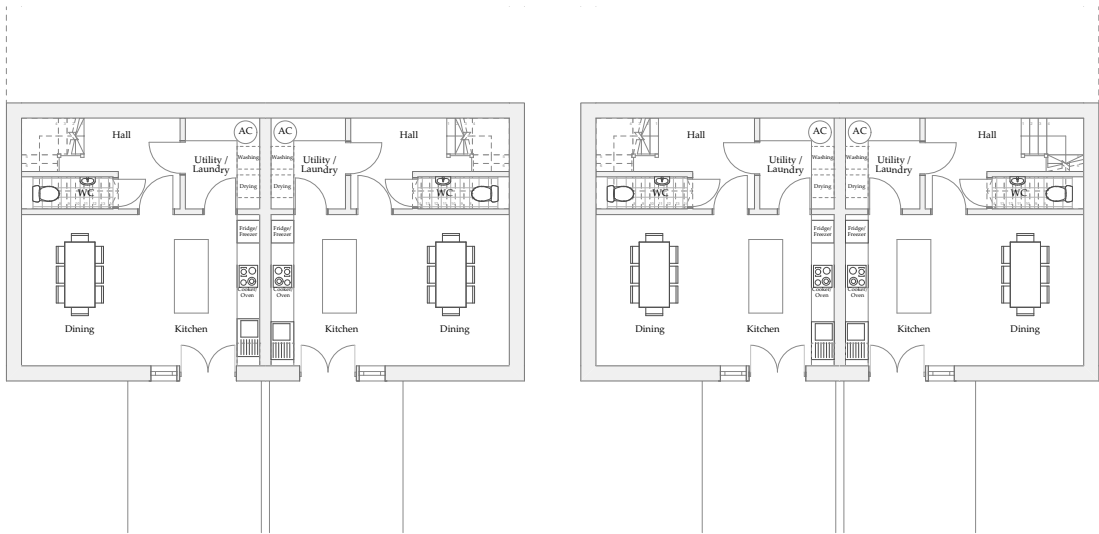
Facing west, north & south respectively



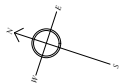
PROPOSED NEW TERRACE - CASCADE AVENUE



Ground Floor Plan - Cascade Avenue

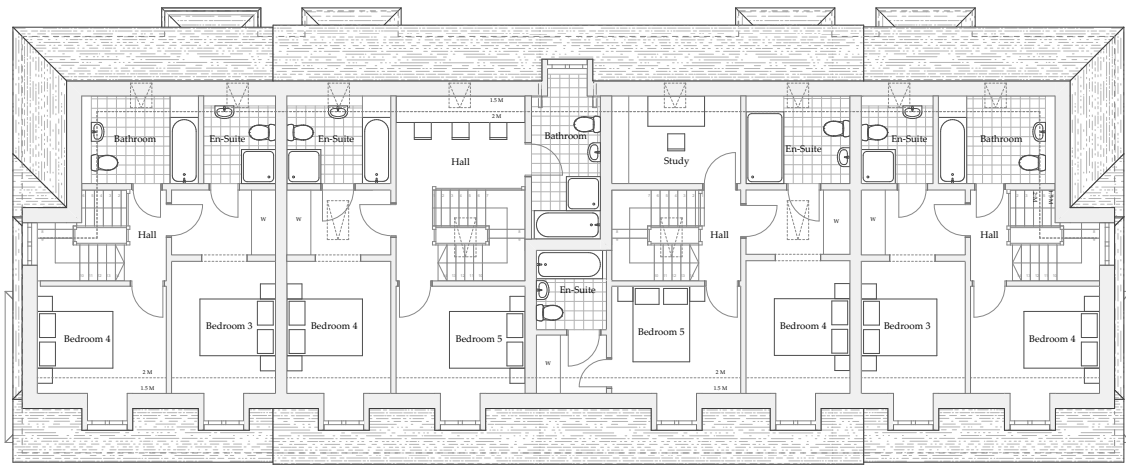


Basement Floor Plan - Cascade Avenue

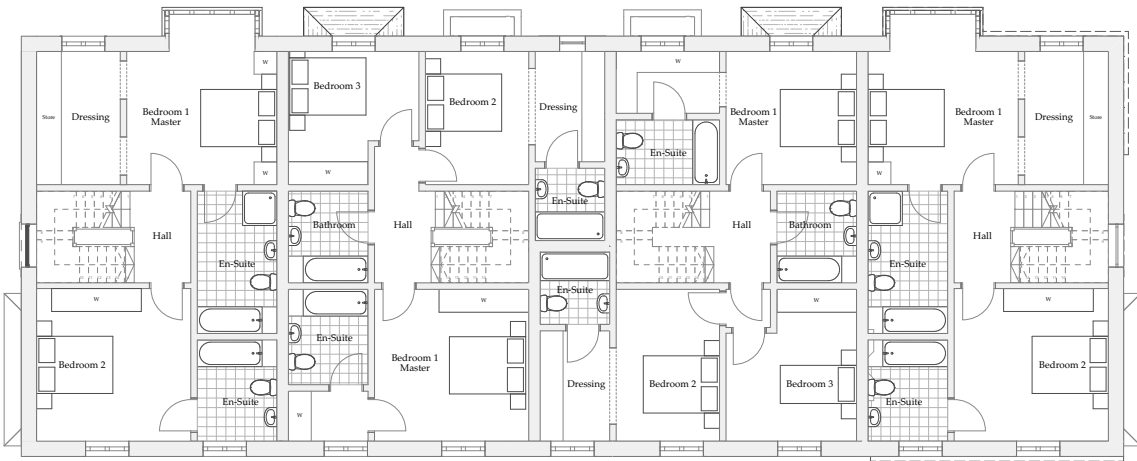


FLOOR PLANS
Basement & Ground

PROPOSED NEW TERRACE - THE CHINE



Second Floor Plan - Cascade Avenue



First Floor Plan - Cascade Avenue

FLOOR PLANS

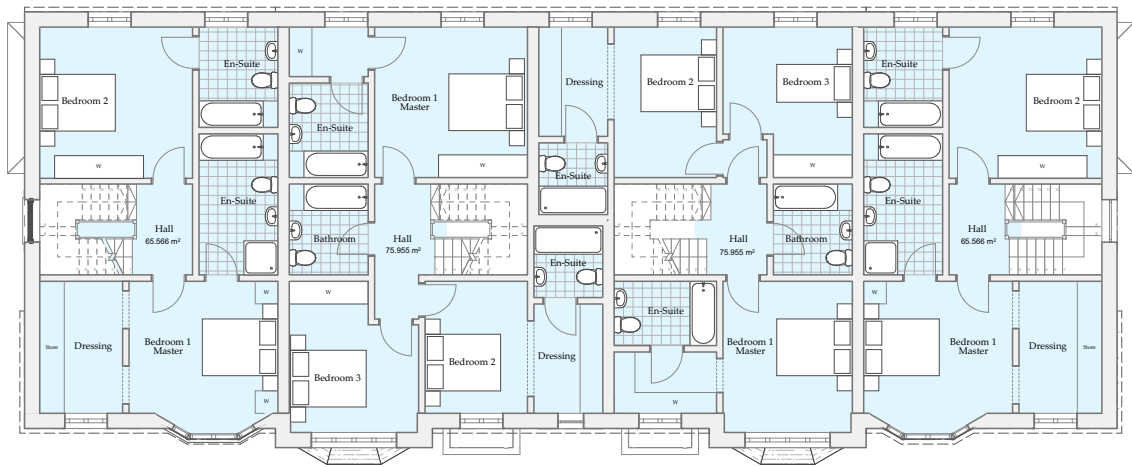
First & Second

PROPOSED PAVILION

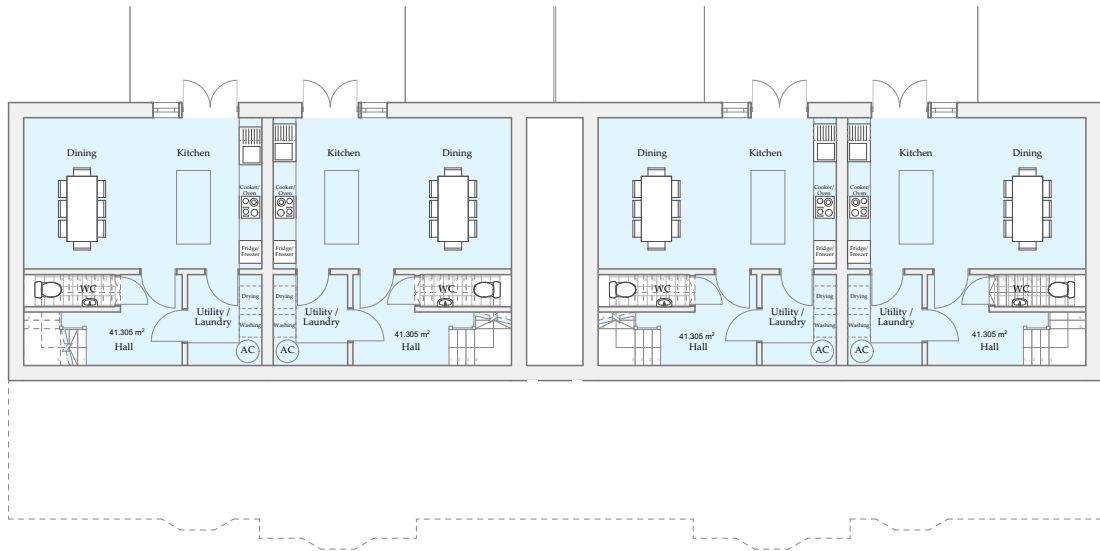


FLOOR PLANS & ELEVATIONS
Existing & proposed pavilion converted to residential

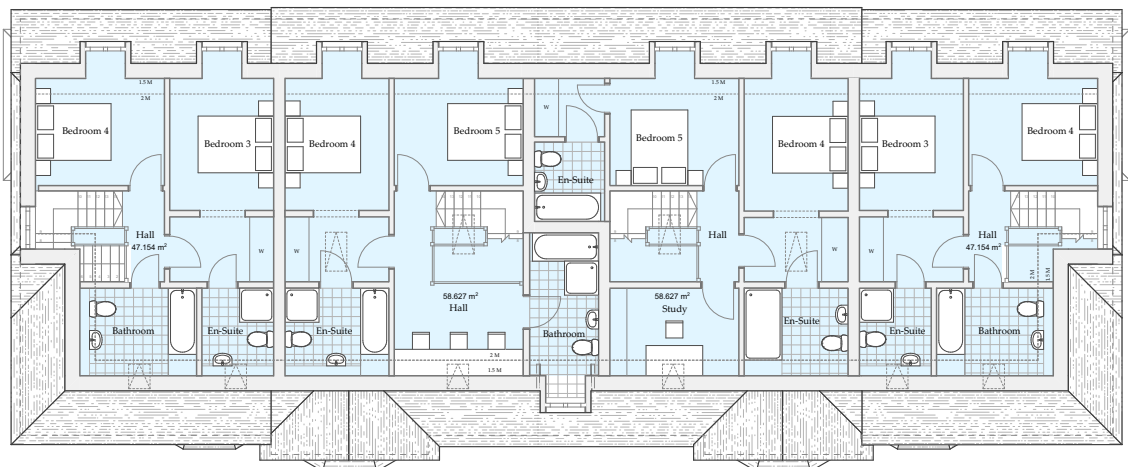
AREA SCHEDULES



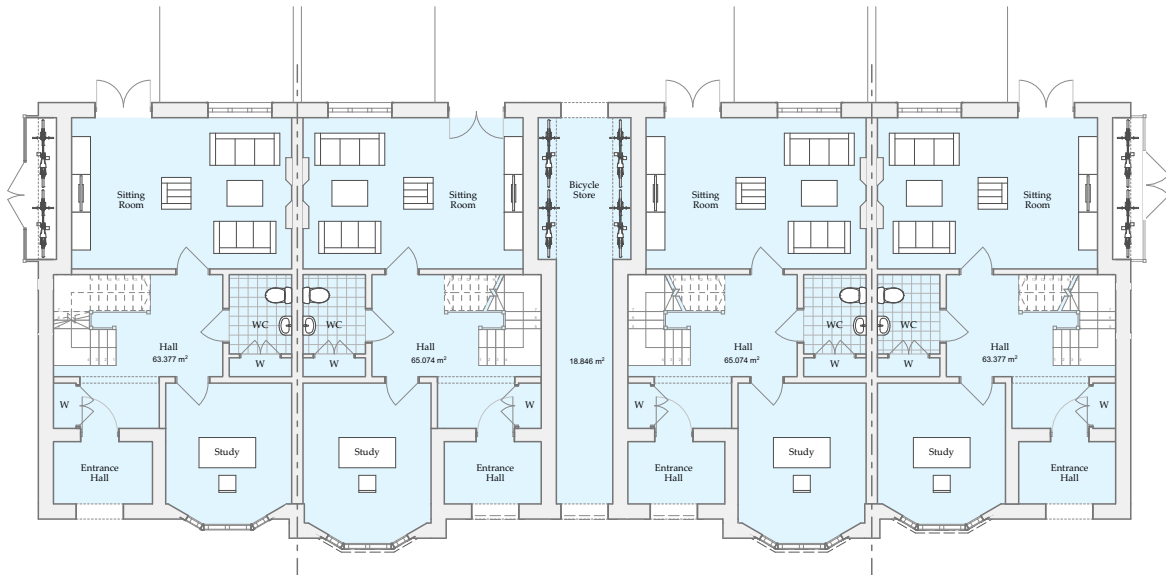
First Floor



Basement



Second Floor

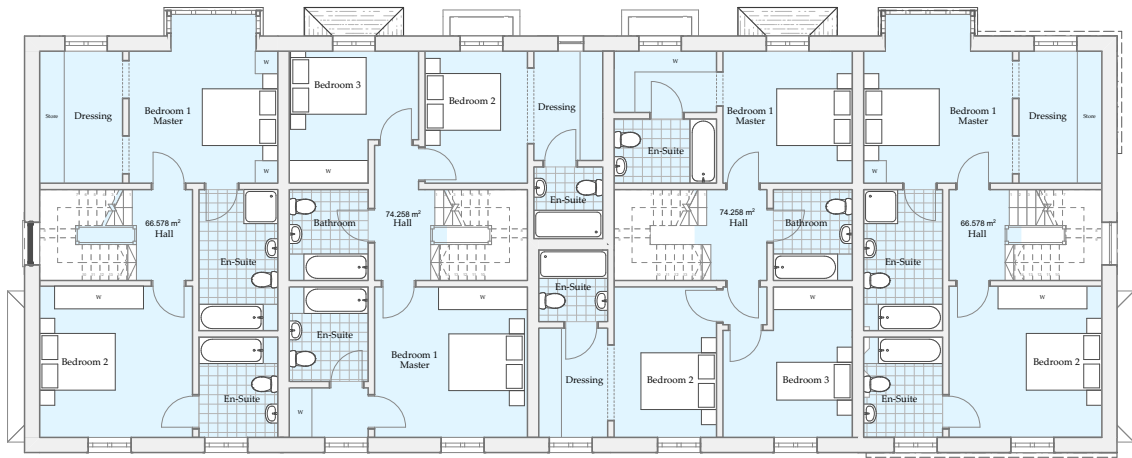


Ground Floor

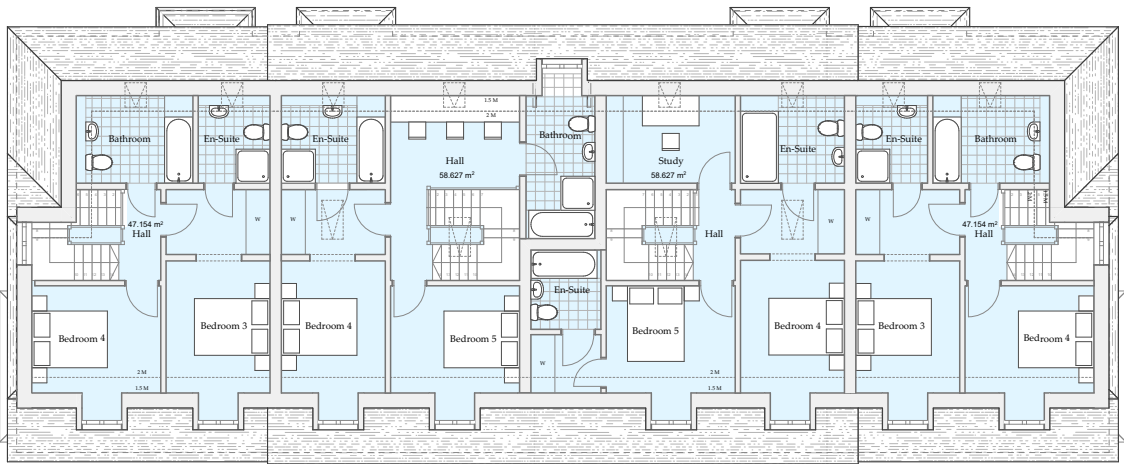
GIA	Dwelling 01	Dwelling 02	Dwelling 03	Dwelling 04	Circulation
Second Floor	47.154 sqm	58.627 sqm	58.627 sqm	47.154 sqm	
First Floor	65.566 sqm	75.955 sqm	75.955 sqm	65.566 sqm	
Ground Floor	63.377 sqm	65.074 sqm	65.074 sqm	63.377 sqm	18.846 sqm
Basement	41.305 sqm	41.305 sqm	41.305 sqm	41.305 sqm	
TOTAL	217.402 sqm	240.961 sqm	240.961 sqm	217.402 sqm	18.846 sqm
					935.572 sqm

AREA SCHEDULE

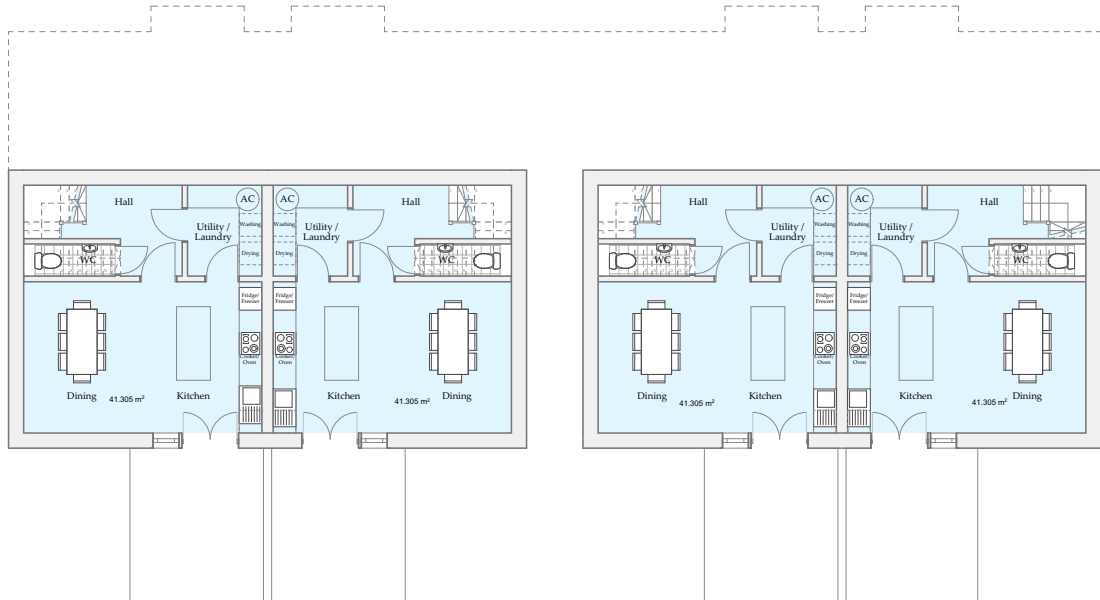
The Chine



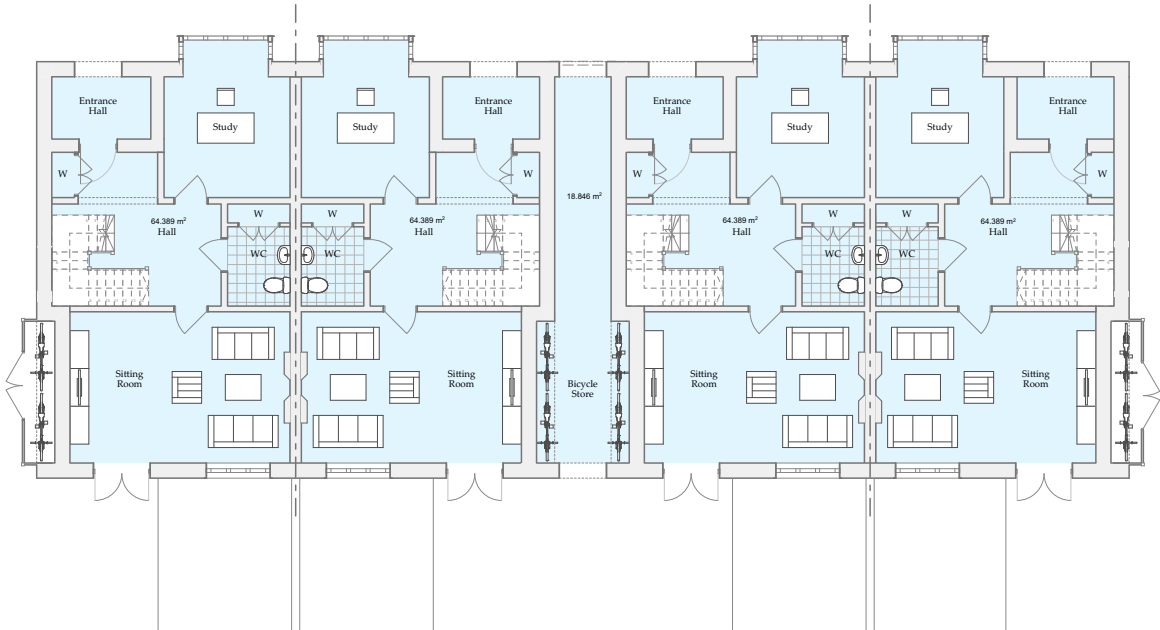
First Floor



Second Floor



Basement

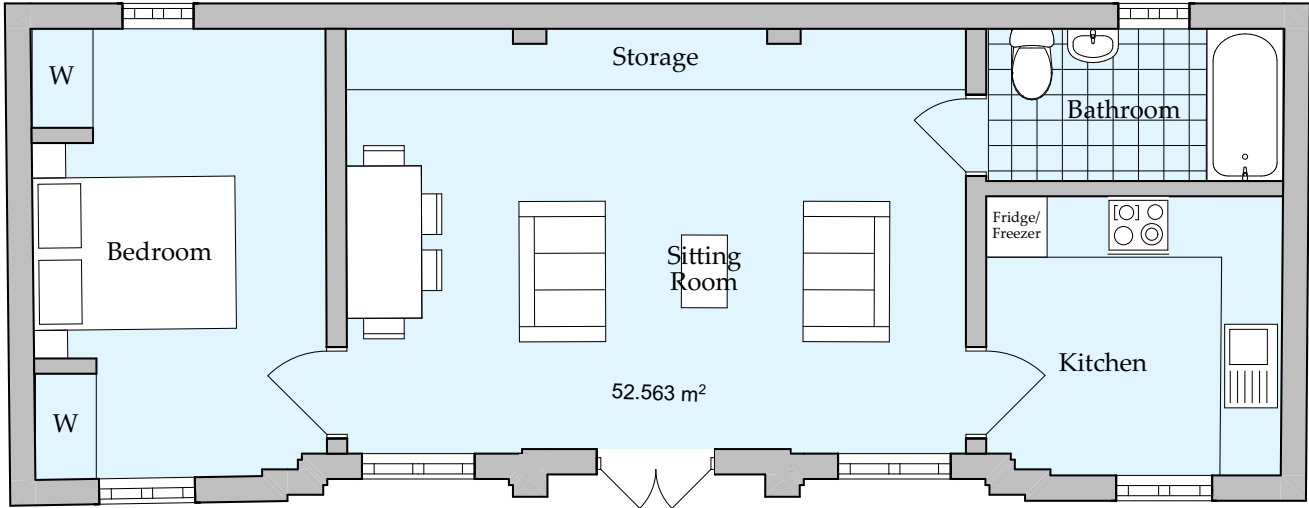


Ground Floor

GIA	Dwelling 01	Dwelling 02	Dwelling 03	Dwelling 04	Circulation	
Second Floor	47.154 sqm	58.627 sqm	58.627 sqm	47.154 sqm		
First Floor	66.578 sqm	74.258 sqm	74.258 sqm	66.578 sqm		
Ground Floor	64.389 sqm	64.389 sqm	64.389 sqm	64.389 sqm	18.846 sqm	
Basement	41.305 sqm	41.305 sqm	41.305 sqm	41.305 sqm		
TOTAL	219.426 sqm	238.579 sqm	238.579 sqm	219.426 sqm	18.846 sqm	934.856 sqm

AREA SCHEDULE

Cascade Avenue



Ground Floor

GIA	Dwelling 01
Ground Floor	52.563 sqm
TOTAL	52.563 sqm

AREA SCHEDULE

Pavilion

VIEWS



EXISTING VS PROPOSED VIEW

Cascade Avenue



LANDSCAPE

SUMMARY

This statement and accompanying drawings have been prepared by ADAM Architecture (ADAM) on behalf of our client Realia Capital Group for eight new dwelling houses, at Cascade Avenue, Haringey, London. The proposals also include associated landscape works, and converted tennis pavilion to residential.

INTRODUCTION

The project will involve the creation of gardens and green space around the proposed buildings. The primary aim of the design is to soften the new built form and to give a continuous and enhanced street scene. In addition, it will be essential to consider maximising biodiversity where possible and to make the scheme sustainable and successful in the long term.

NATURE

The choices of plant and tree varieties will aim to provide benefits for birds, insects, and mammals. This can be done by providing flowering plants for nectar, fruiting plants for food and plants that create habitat. Plants will generally provide greater benefit if they are native, although, certain non-native cultivated varieties can also be utilised. The use of non-native varieties in some locations can also be considered good practice with climatic change in mind. This is particularly important when considering tree species which, being long lived, could experience a considerable change in their environment throughout their life time. Layout of trees and shrub planting will be important to facilitate the movement of birds by creating “connectivity” across the site to neighbouring vegetation. Artificial means of creating habitat will also be incorporated into the scheme in the form of bird and bat boxes. These will be positioned in line with guidance from relevant guidelines to developers.

PLANT CHOICES

Sustainable development is a very pertinent term in construction and site planning. The site will be sustainable by making careful plant choices tailored to the available maintenance resource and skill set. A manual will be provided to detail these procedures to ensure the scheme is successful and achieves the desired aesthetic. The beds to the fronts of the new buildings will be planted with, predominantly, ground cover plants. A Beech hedge will be planted along the front boundary to compliment the aesthetic of the rest of the estate. This will be punctuated with wooden gates to provide access. Climbers will be planted on the fronts and backs of the houses, again to mimic similar houses on the street but also to soften the new development. Garden trees will be planted in the front and rear gardens examples of these are Hawthorn, Mountain Ash, Pendula Birch and Ornamental Pear. These trees have been chosen for suitable size, Autumn colour and to provid food for birds and insects.

TREES AND HARD SURFACES

As well as re-evaluating the building foundation positions, tree protection is a key consideration with the safeguarding of trees and their roots paramount in the minds of the designers. To achieve this, aim the landscape scheme has been designed to have a minimal impact on tree rootzones. To this end all paths will be “floating” on a steel frame system with piled supports. These paths avoid excavation, compaction, and will allow vital water and air to reach the roots. It will also allow plants to grow in these shady areas adding to biodiversity on site. The paths have been designed in collaboration with an arborocultural consultant and in accordance with recommendations for tree protection.

DISABLED USERS

These floating paths will also provide level access to the houses for disabled users insuring that the development meets it obligations under the Disability Discrimination Act.

SUSTAINABLE DRAINAGE

The nature of lawns, plants and trees will help to control and store water on site. This combined with the design of the paved surfaces will help promote the principals of sustainable urban drainage. These paved surfaces will allow surface water to percolate into the ground through small gaps between the flags instead of running off into drains that contribute to flooding problems.



View of Cascade Avenue from the north



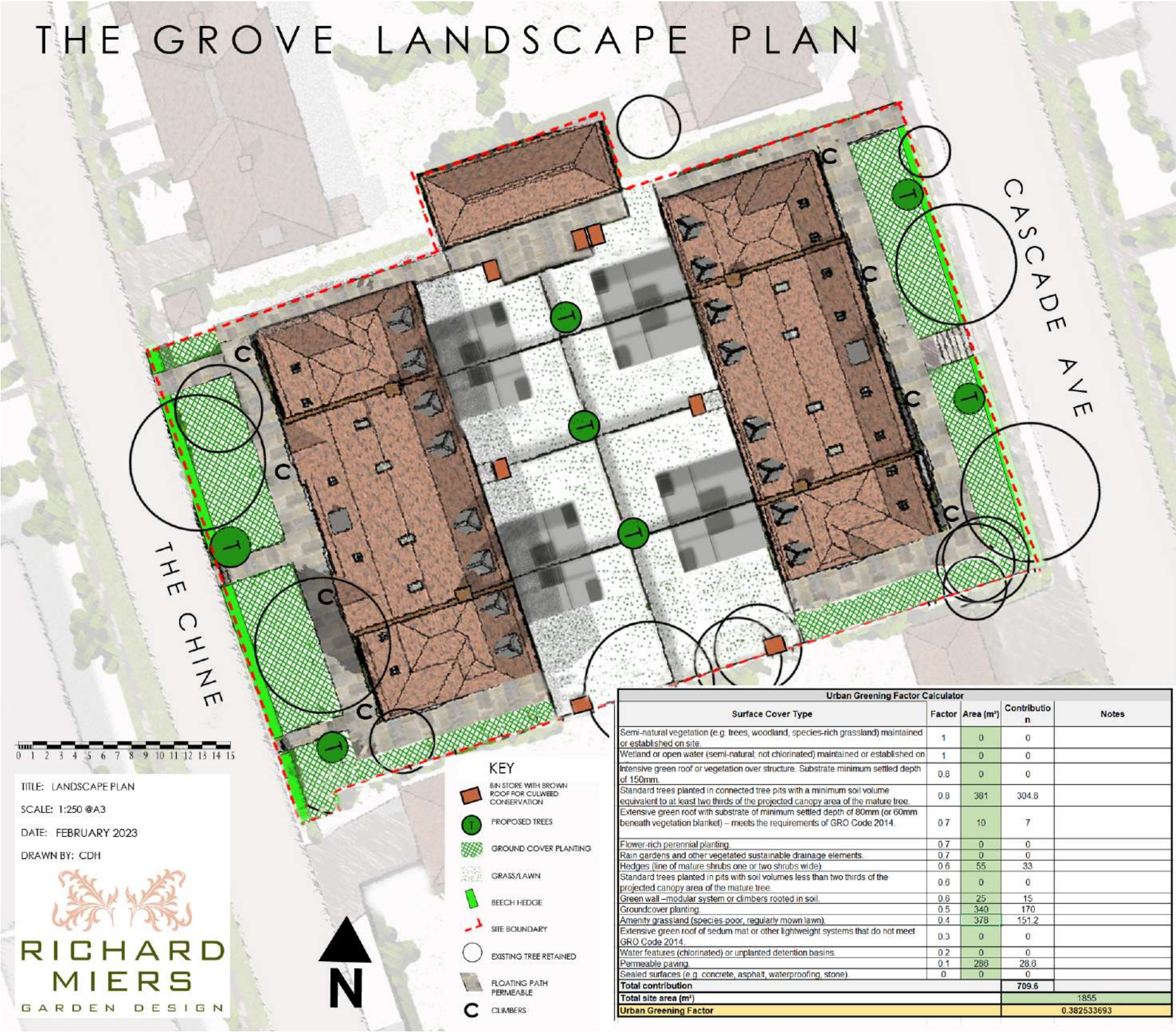
View of Cascade Avenue from the south



View of The Chine from the south



View of The Chine from the north



Design Statement

The project will involve the creation of gardens and green space around the proposed buildings. The primary aim of the design is to soften the new built form and create a continuous and enhanced street scene. As well as creating these benefits, it will be essential to consider maximising biodiversity where possible and to make the scheme sustainable and successful in the long term.

Plant and tree varieties will aim to maximise benefits for wildlife. This includes birds, insects, and mammals. This can be done by providing flowering plants for nectar, fruiting plants for food and plants for habitat. Plants will generally provide greater benefit if they are native, although, certain non-native cultivated varieties can also be utilised. The use of non-native varieties can also be considered with global warming in mind. This is particularly important when considering tree species which, being long lived, could experience a considerable change in their environment. Layout of tree and shrub planting will be important to facilitate the movement of birds by creating "connectivity" across the site. Artificial means of creating habitat will also be incorporated into the scheme in the form of bird and bat boxes. These will be positioned in line with guidance from relevant guidelines to developers.

Sustainable development is a very pertinent term for construction and site planning. The site will be sustainable by making careful plant choices tailored to the available maintenance resource and skill set. A manual will be provided to detail these procedures to ensure the scheme is successful and achieves the desired aesthetic.

As well as re-evaluating the building positions tree protection is a key consideration with the safeguarding of trees and their roots paramount in the minds of the designers. To achieve this, aim the landscape scheme has been designed to have a minimal impact on tree root zones. To this end all paths will be "floating" on a steel frame system with piled supports. These paths avoid excavation, compaction, and allows vital water and air to reach the roots. It will also allow plants to grow in these shady areas adding to biodiversity on site.

The nature of plants and trees will help to control and store water on site. This combined with the design of the paved surfaces will help promote the principals of sustainable urban drainage.

LANDSCAPE PLAN

Including surface treatments & urban greening factor

