

DESIGN & ACCESS STATEMENT

Job No. 5019

**37 Stormont Road
Highgate
N6 4NR**



**GML Architects
MARCH 2023**

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INTRODUCTION

This statement has been drafted as a supporting document as part of a planning application to the London Borough of Haringey and should be read in conjunction with the accompanying drawings and documents:

GML Architects

5019_37 Stormont Road

PA01	Site Location Plan
PA02	Existing Site Plan
PA03	Existing Floor Plans
PA05	Existing Street Elevation
PA06	Existing Flank and Rear Elevations
PA10	Proposed Floor Plans
PA12	Proposed Site Plan
PA20	Proposed Street Elevation
PA21	Proposed Flank and Rear Elevations
PA25	Proposed Sections
PA30	Proposed Outbuilding
PA40	Materials Details

The proposals set out here can be broadly split in two sections. Firstly, changes to the existing house, including internal layout changes, a loft conversion, extension at 1st floor and rear ground floor extension

Secondly landscaping upgrades to the rear garden, including a new swimming pool and outbuilding, along with the removal of 2 x category C and 2 x category U trees, it is proposed to replace those trees lost with 5 x new high quality specimens.

THE SITE

The site includes a 366sqm part 1 part 2 storey detached house with a substantial pitched roof, the main elevation is set back by 14.5m from the pavement. The front garden benefits from extensive planting, including a large Atlantic Cedar. The rear garden is on average 45m long, the overall site area is 1738sqm.



Aerial view



Fig. 1 – Site viewed face on from Stormont Road



Fig. 2 – House viewed from rear garden

CONTEXT

The application site lies at the North-Eastern end of Stormont Road. It sits within the Bishops Sub Area of the Highgate Conservation Area. It has a PTAL rating of 1B.

Within the Highgate Conservation Area appraisal document the prevailing character of Stormont Road, away from Hamstead Lane is described as residential with houses being of the Arts and Crafts Style with well-tended front gardens adding to the verdant nature of the street.

37a and 37b – to the north and 34 and 38 to the other side of the road have Arts and Crafts characteristics, though 35 to the south has a more Tudorbethan feel and 32 and 36 opposite more neo Georgian characteristics – the immediate context might therefore best be described as ‘free English Domestic’ as described elsewhere within the CA appraisal.

To the rear of the site lies the garden of 23 Denewood which sits at right angles to Stormont Road, within this garden sits a swimming pool and garden gym structure (consented in 2019) similar to that within the application proposals.

PLANNING HISTORY

A search of Haringey’s on line planning register shows no applications in regard to this property.

Adjacent Planning Applications

35 Stormont Road HGY/2016/1117
Side and rear extensions
Consented 06/06/2016

23 Denewood HGY/2019/0009
Erection of a pavilion/outbuilding to accommodate a gym, shower, changing and wc facilities and hard landscaping
Consented 01/03/2019

23 Stormont Road HGY/2019/0842
Part demolition of existing rear extension and tennis court, construction of a new entrance porch, ground floor single storey side and rear extension, erection of 2 rear outbuildings
Consented 10/05/2019

65-67 North Road HGY/2015/3796 and HGY/2020/3161
Planning consent and subsequent NMA for alterations to the facades of both properties including alterations to doors and window, entrances and gates, external plant areas and the relocation of outdoor swimming pool.
NMA consented 14/12/2020

Planning Policy

Relevant planning documents

- The National Planning Policy Framework, 2021
- The London Plan, 2021
- Haringey's Local Plan: Strategic Policies, 2013 – with alterations 2017
- Development Management Development Plan Document 2017
- Site Allocations Development Plan Document 2017
- Area Action Plans (AAPs) and SPDs.

The London Plan:

The proposals have been developed with due regard to the London Plan including

Policy D3,

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

Local Policy

Policy SP11 deals with design and specifies that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces.

Policy SP12 deals with conservation:

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest.

Development Management Policies (2017)

Policy DM1 relates to delivering high-quality design.

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. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;

B Development proposals should relate positively to their locality, having regard to:

- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;

- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials.

Highgate Neighbourhood Plan (2017)

The Highgate Neighbourhood Plan was made (adopted) by the Council on 20 July 2017 and now forms part of the council's Statutory Development Plan.

Policy DH2 deals with development proposals in Conservation Areas.

Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

THE PROPOSALS

The proposals set out here can be broadly split in two sections.

1. Changes to the existing house, including internal layout changes, a loft conversion, extension at 1st floor and rear ground floor extension.
2. Landscaping upgrades to the rear garden including a new gym structure and external swimming pool.

EXISTING HOUSE

Proposed changes to the existing building include:

- o Extending accommodation into the roof space.
- o Extruding the upper part of the main house building, i.e. first floor and roof by 5.9m.
- o Two new dormer windows to the front of the house – weavers loft to the rear.
- o Incorporating the garage into the main building.
- o New entrance and portico.
- o Extending living room to the rear.
- o The number of bedrooms remains at 6 – however with the number of double bedrooms increases from 4 to 6. increasing from
- o New windows throughout
- o Internal modernisation.

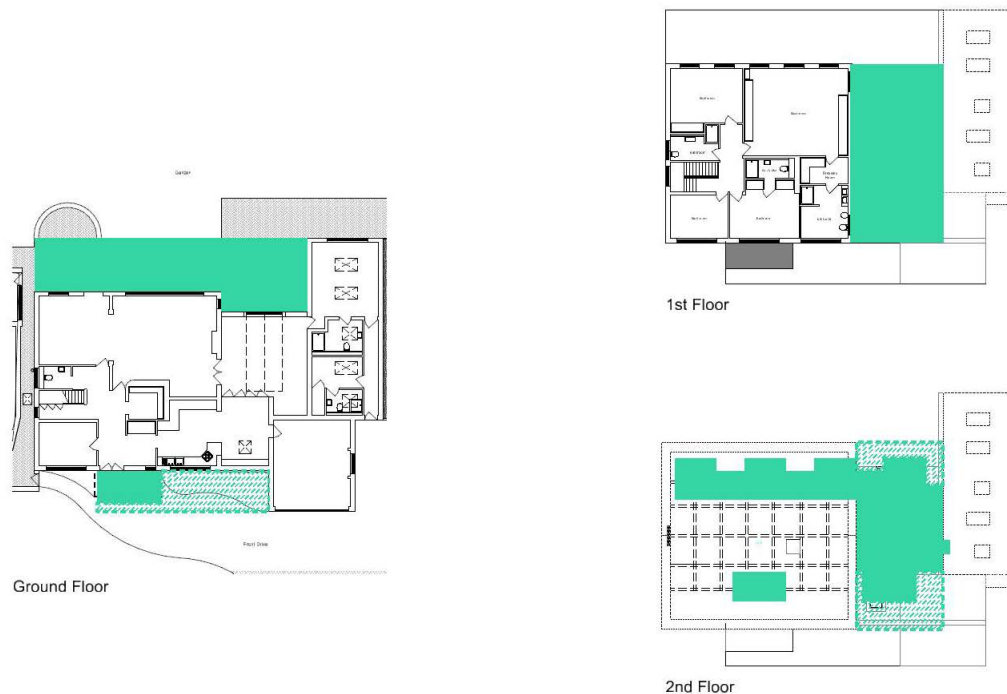


Fig. 3 – Floor plans identifying additional areas

FRONTAGE ELEVATION

The proposals extrude the current 1st floor and roof to extend part way across the rear of the single storey garage element providing a simple and sympathetic intervention to the existing structure when viewed from the street.

The 1st floor extension and continued roof pitch above re-introduce a more balanced proportion to the property that is more in keeping with the prevalent massing along Stormont Road.

The gap between the proposed new South-West flank wall the 1st floor of no. 35 Stormont Road maintains a similar distance at 6m than that between other nearby properties along this stretch of the street – and which are a similar distance between the application buildings existing North-East flank wall and the neighbouring 1st floor at no. 37A (see figures 4, 5 and 7 below) .

Existing windows are to be replaced, within existing widths with setting out maintained and perpetuated across the extruded first floor. At first floor the windows are proposed as pop-outs providing a contemporary take on the traditional oriel window.

The setting out of opening lights to the sides of the windows creates an asymmetry prevalent within the Arts and Crafts houses within the street, with the end window at first floor to the right of the elevation wrapping round the corner onto the gable elevation.

The new corner window accentuates the asymmetry and directs the gaze to the gap between buildings at upper levels that help to characterise the street.

Dormers to the front elevation continue the established pattern of dormer windows within the Bishops CA sub-area and are clearly subservient to the main roof itself. (see figure 6 below)

At ground floor a canopy and enclosed porch is proposed the canopy has the effect of tying the projecting ground floor elements together along with replicating the characteristic unification of entrance porches to ground floor projections which is repeated multiple times along the street.

A new chimney providing ventilation for the extended kitchen is situated to the right-hand side of the main massing following the same approach as that of neighbouring properties. This replaces the existing chimney in the centre of the roof pitch creating a more comfortable balance given the asymmetric emphasis of the building.

Garage doors are replaced with matching brickwork incorporating a clerestory window at high level above.

The elevations are refined, elegant and open which is typical of 1950's and 60's buildings whilst reflecting the considered asymmetry of the Arts and Crafts Movement.

REAR ELEVATION

A 3.4m long rear extension at ground floor creates a new wing providing symmetry with the existing wing to the South-West of the house. These elements are distinct from the central portion as they are proposed to be finished in terracotta render with slender framed sliding windows.

A full width infill section then continues between the flanking volumes with slimmer structural framing and wider proportioned windows this section reflects the language of the flanks whilst simultaneously simplifying and rationalising the volumetric elements

The window pattern to the rear at first floor level is of repeated vertical openings – this pattern is picked up at roof level with dormer windows positioned to line up with every other window beneath and connected with a set back weavers loft style arrangement.





Fig. 5 – Proposed figure ground analysis



32 & 34 Stormont Road



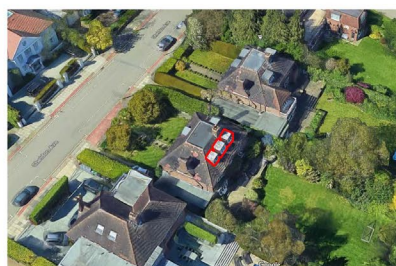
25 Stormont Road



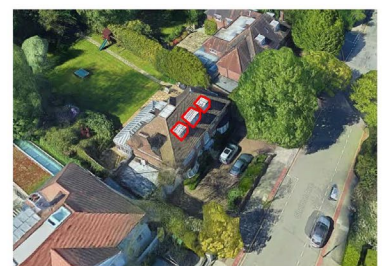
18 Sheldon Avenue



35-39 Sheldon Avenue



44 Sheldon Avenue



47 Sheldon Avenue

Fig. 6 – Dormer analysis within the conservation area

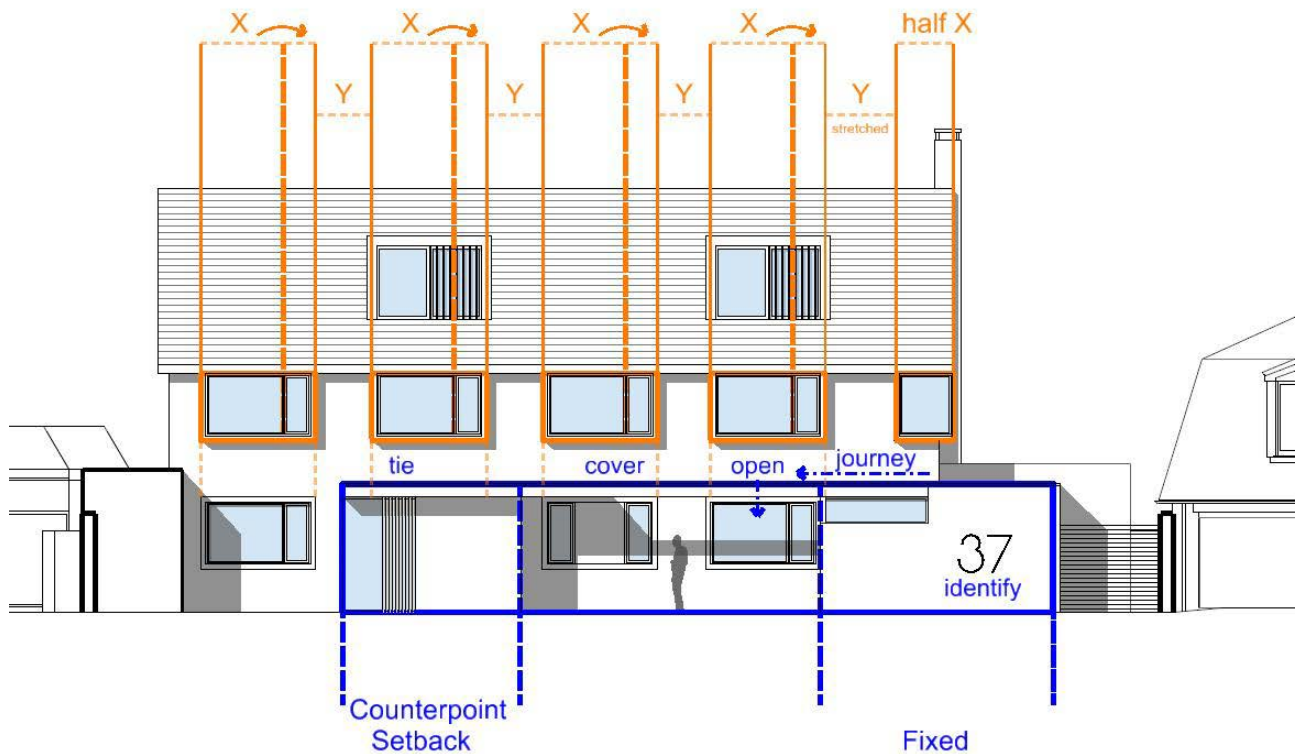


Fig. 7 – Front elevation design concept

GARDEN STRUCTURE

A new garden structure is proposed at the rear of the plot – 18.6 m wide by 5.7m deep and set in by 2m from the north east and by 3m from the south west boundaries.

Accommodation within the new structure is proposed for an external gym and changing room with sauna, together with garden storage and swimming pool plant.

Cladding is proposed in vertical timber – with large glazed openings for the gym.

This is of a similar nature to the recently consented structure at 23 Denewood, which lies behind the site.

The proposed height is 3.2m – which is slightly lower than that consented at 23 Denewood, the overall volume is circa 340 cubic meters which compares with 350 cubic meters at Denewood

PROPOSED ACCOMMODATION

A total of 66.4 sqm of additional area is proposed at ground floor incorporating the new wing to the North-East boundary and infill across the rear of the property. The 1st floor extension extrudes the existing plan form by just under 6m, providing a further 56sqm of new area. On the rear elevation a wider window opening is proposed to the master bedroom. New dormer windows within the existing roof allow for a loft conversion, which along with the continued roof over the new 1st floor then provides a further 116sqm of new floor area. The diagrams below identify the new areas in the existing house.

MATERIALS

The intention with the proposed materials is to compliment and reflect the materials already present on the existing building as well as those prevalent within the surrounding conservation area using a contemporary Interpretation of the Arts and Crafts tradition. A strong focus is placed on simple but carefully considered detailing and the interface between different materials, with the extensions very much perceived as a continuation of the existing house rather than an add on.

Elevations are proposed to be in matching brick with minimalist aluminium framed glazing for both new and replacement windows. The new roof is proposed in clay tiles to match the existing roofscape, it will match the existing pitch and therefore be continued in a seamless fashion. The existing centrally located chimney is to be removed and replaced with a new chimney to the right side of the roof extension, creating a more traditional Arts and Crafts composition of elements.

The sides of new dormer windows are clad in zinc, providing a contemporary approach with natural and traditional materials.

To the rear the back garden, the new outbuildings will be timber clad with a natural finish to blend into the verdant background.

LANDSCAPING

The Highgate Conservation Area Character Analysis outlines a number of concerns regarding the eroding of the high-quality verdant character of Stormont Road, specifically where it states the following:

‘the trees remaining from the Bishop’s Wood have suffered from over pruning or have been felled to the detriment of the conservation area.’

And the inclusion of more recent ***“High front walls and gates creating an overly enclosed effect in an open and leafy street.”***

There are no proposed alterations to the front garden and driveway, which currently includes a dwarf brick wall boundary and substantial planting, thus maintaining and enhancing the character of the street frontage.

Proposed soft and hard landscaping interventions in the rear garden are sensitively designed using natural materials – minimalist timber decking and bench, with new planting to the North-East site boundary to increase privacy and protect neighbouring amenity.

The gym block is 35m distance from the nearest neighbouring window, with site boundaries generally heavily planted providing ample visual screening.

TREES

A tree survey for the site has been undertaken by Marcus Foster Arboricultural Design & Consultancy and accompanies this application. It concludes that there are no category A, but 5 category B trees either on site or immediately adjoining the site boundaries. The proposals set out here do not adversely affect any of these category B trees, with no works proposed within their RPA's or canopy cover. The proposed outbuilding sits within the RPA of T15, a category C Black Poplar on the rear site boundary. Micro screw piles are proposed for this structure to mitigate against damage to this tree's roots.

Trees T13, 14, 16, 17 and 18 are proposed for removal and replacement with new planting along the North-Eastern site boundary as shown on drawing 5019-PA-12.

FLOOD RISK MITIGATION

The site is located in flood zone 1 and so is at low risk of flooding. There are no rivers or other waterways within the immediate area. The cumulative footprint of the proposed rear extension, gym block and pool is only 19% of the area of the back garden, therefore limiting the risk from increased surface water run-off.

ACCESS

Vehicular access arrangements are unchanged by this proposal. The primary entrance remains on the front elevation though is relocated to a more central position with a couple of secondary entrances added to the right of the existing garage block. These new entrances provide the opportunity to install a level access threshold to the house.

WASTE MANAGEMENT

Recycling and Waste disposal and collection will remain as existing.

ENERGY AND SUSTAINABILITY

The proposals include an upgrade to the building fabric, creating a warm roof with an insulated loft and new double glazed Argon filled windows.

In terms of location, the site is moments away from the open spaces of Kenwood House and the Heath, and is well located for local schools, the Northern Line and the various amenities in Highgate & Hampstead Village.

CONCLUSION

This document has outlined the merits of this scheme, which proposes the sympathetic extension of the modestly sized house on site and the provision of a swimming pool and proportionately scaled out-building in the back garden.

The proposals have evolved to take account of a range of design and access considerations, resulting in the final design. Core elements of the proposed design (use, amount, layout, scale, and appearance) and access (vehicular, cycle, and pedestrian) are addressed.

The scheme is demonstrated to be in keeping with the neighbourhood character of the conservation area and is in compliance with the development plan and other relevant material considerations.

The Design and Access Statement, in conjunction with the submitted Arboricultural report and drawings, clearly demonstrate that the proposals have the clear benefit of improving the fabric of the building, whilst the asymmetric design and amendments to the roof and the provision of a new portico to delineate the relocated building access cause no harm to the conservation area and should therefore be granted planning permission.