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Architecture and Interiors



PLANNING APPLICATION
LAND TO REAR OF 41 ENDYMION ROAD

2023

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INTRODUCTION

This Planning Application seeks to establish planning approval to develop the land at the rear garden of 41 Endymion Road. The land itself is on a separate title deeds to the freehold at number 41 and owned independently from the freehold at 41, by 2 of the freeholders. The site is currently used as a car parking space that is rented out and is a prime opportunity for development with its desirable proximity to the park, transport connections and high street.

The proposals include a change in land use from a car park to a modest high quality detached residential dwelling with a landscaped courtyard garden as private amenity space.

The overall design has undergone many iterations starting with the feasibility and massing studies of the original 5 bedroom house, with 3 storeys above ground then submitting the Pre App for a 4 bedroom house, then following advice a reduction in massing to a smaller dwelling. Then following that a planning application was submitted for a 3 bedroom dwelling at 2 storeys above ground. The planning officer recommended that the application be withdrawn and the massing reduced further to the absolute minimum size possible. This final planning application is for a further reduction in massing to provide a 2 bedroom dwelling across 1.5 storeys above ground.

During the pre-application stages, discussions were had with the planning officer to determine the viability of such a change in use and gain a better understanding of what would be an appropriate change in use of the site. Residential accommodation was deemed the most appropriate use. Originally the desired option was a much larger family house however concerns were raised about the lack of relationship with the plot and 2 Venetia Road.

The final design addresses those concerns still and

the overall size and shape has been reduced however the interior quality of the space still complied with the London Plan 2021 Space Standards.

The layout itself has been developed with the client to maximise the use of the site and create a quality family home.

PART ONE | SITE RESEARCH

SITE LOCATION

FINSBURY PARK, LONDON

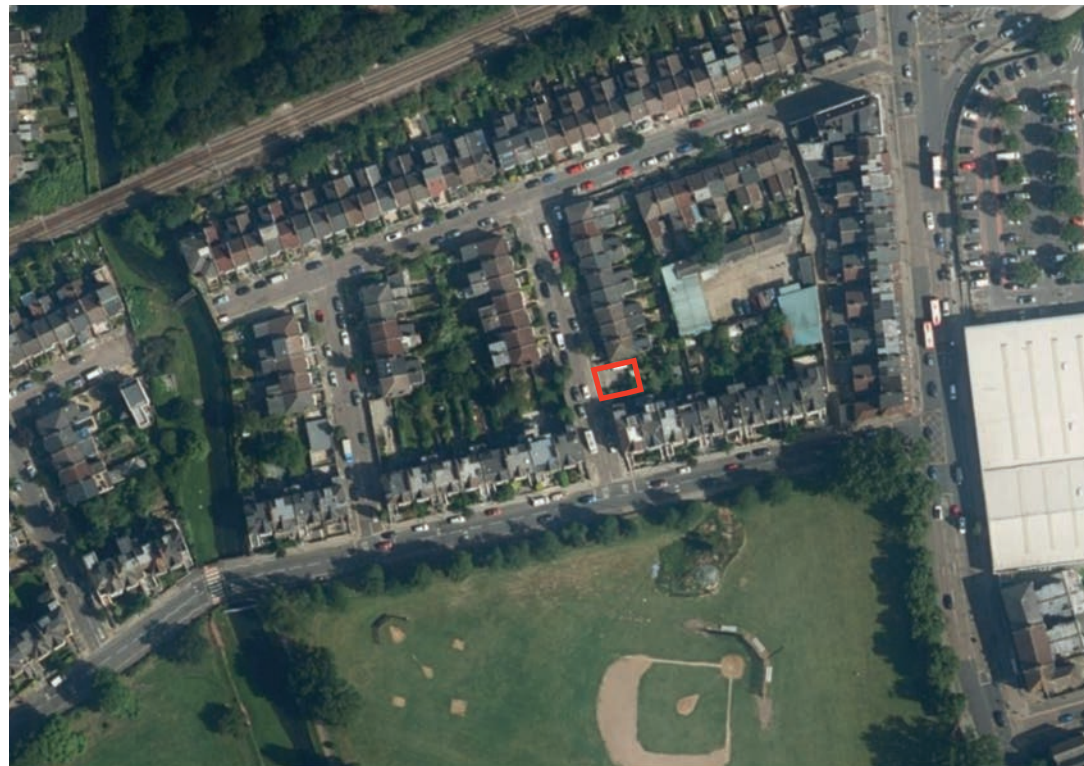
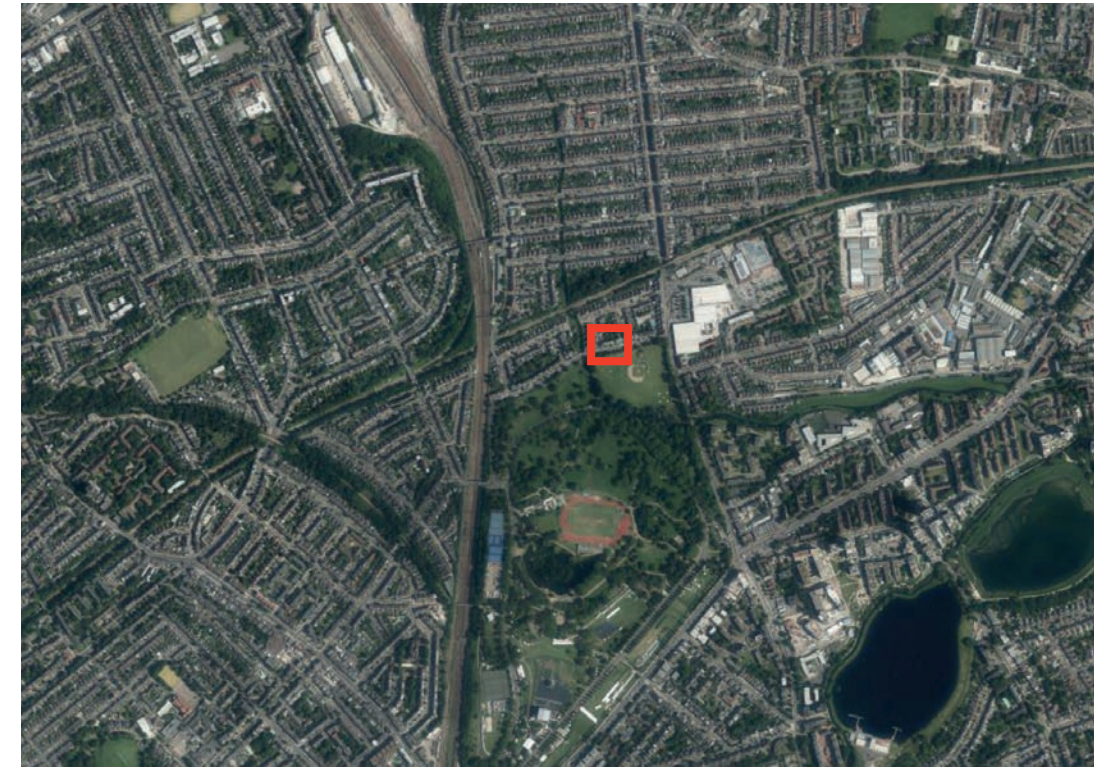
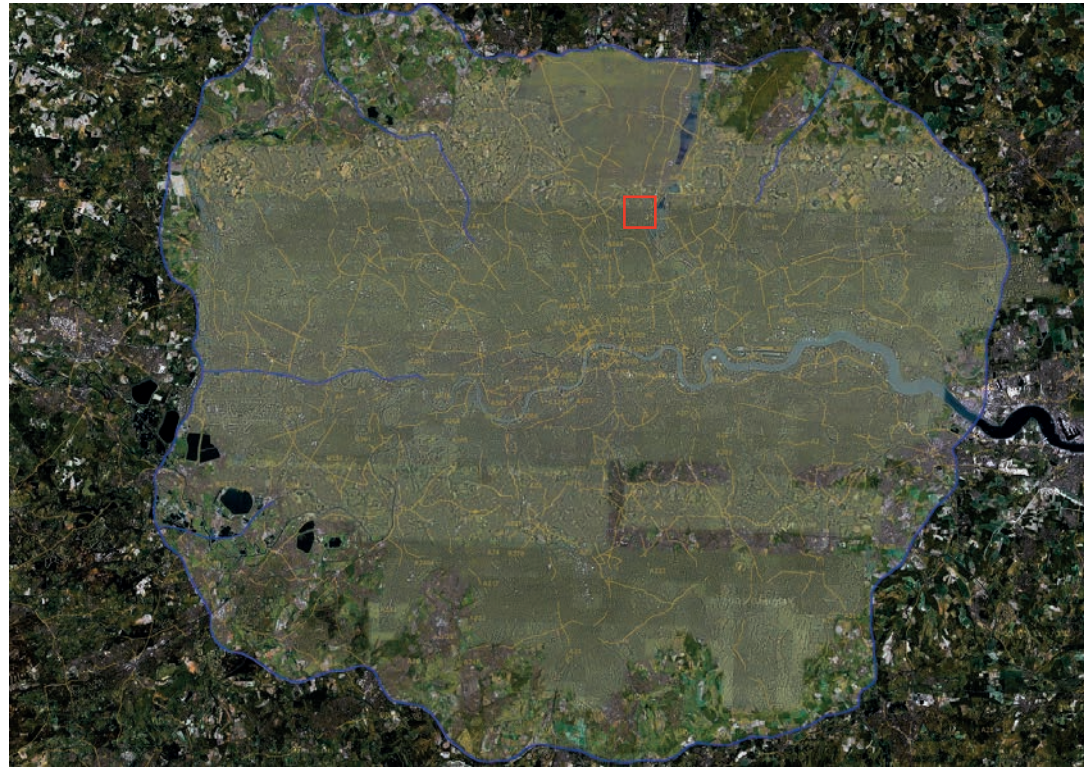
The site is located in Finsbury Park, London. The site sits North of the park Located on the corner of Endymion Road and Venetia Road. The site sits within the borough of Haringey. It does not sit within a conservation area.

The site does not sit within any particular area action plan so this review follows the London Plan and the National Policy Planning Framework.

The site area overlooks the park and is close to the main high street. Generally the area is residential with mostly Victorian terraced dwellings. The planning site has a Level 5 PTAL rating meaning that the public transport connections are considered very good. There is little or no need at all for car access to the site. This will allow the development to make full use of the site without requiring additional provision for off street parking.

The car park is used for industrial use only and forms an unsightly section of a peaceful tree lined victorian terraced street

A beautiful sensitively designed sustainable contemporary dwelling that creates an additional family home to an existing residential community will add value to the street.



— Site Boundary



- - - Site Boundary

SITE LOCATION

PROPOSAL SITE

The site itself is only a few metres from many local amenities such as the nearby high street and great transport connections. The desirable proximity to the park makes the site a prime location for many uses. It is underdeveloped as a private car park. Moreover the car park itself provides no beneficial outlook for the neighbouring properties that look onto the site.

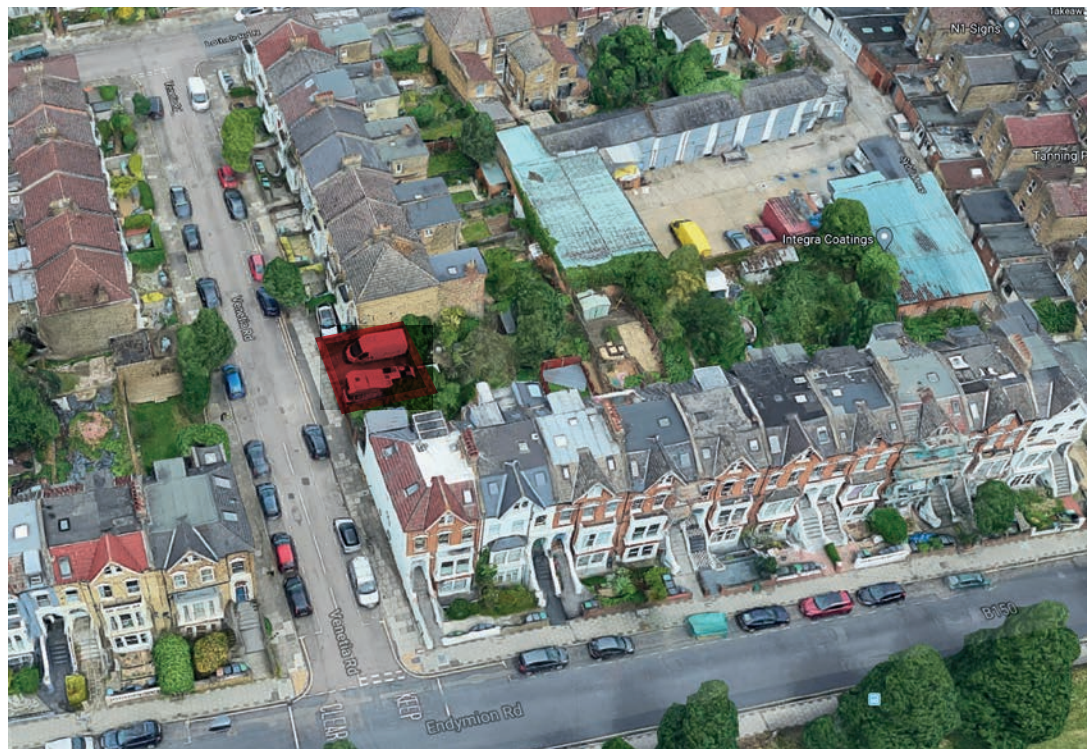
The site faces the gable end of a Victorian terrace on the North side, has a quiet residential street to the West and faces the garden wall of a neighbouring property. The view from the site to the East is of the rear of some private and some shared gardens and an industrial site. The view to the south of the property is a view of the shared garden of 41 Endymion Road and the rear of the flats.



North View



West View



South View



East View



SURROUNDING TOPOGRAPHY

HOUSING TOPOGRAPHY

The surrounding architecture is mostly Victorian Terraced housing with a mix of render and brick frontage. Many of the window and the door surrounds are intricately decorated with ornate cornicing however some of the timber sash windows have been replaced with UPVC windows that are of poor quality.

There are no modern dwellings nearby other than what appears to be a new build house on Endymion Road. However there seem to be no planning records of this dwelling.. Moreover, the design is a very basic and does nothing to celebrate or enhance the architecture of the street, the gable end is a uniform mass of all brick and the structure fills the edges of the site. With the entrance being on a main road it would be better if the entrance level habitable windows were not right on the street. If they were set back as per the other terraces on the same street the living accommodation would be of a higher quality.

Upon further contextual research the principles of design for an additional dwelling for the street was established. The dwelling would have to remain sensitive in height to the surrounding context and be considerate of the scenic unassuming views. It is important to reference the park in some way and bring green tranquill space into the new home. Daylight is also a crucial design element as the site benefits from much natural daylight. The north facing proximity to the garden of its neighbours means that the surrounding benefits of the existing natural daylight will remain as there is no blocking of direct sunlight.



The surrounding streets adjacent to the property and victorian architectural details



Whilst many of the traditional features are retained, many of the timber sash window have been replaced with poor quality UPVC window frames



Some of the victorian houses have been painted in a non-traditional colour, there is a patchwork of colours in the area.



51 Endymion Road is a new build house with a tiny back yard that shares a party wall with the terrace house next door

SITE LOCATION

SUNLIGHT AND OVERLOOKING ANALYSIS

DAYLIGHT

As the site is north facing from the Endymion Road flats, the new dwelling will not impact on the existing garden. Number 2 Venetia Road does not overlook the site so the daylight into this dwelling will be unaffected also.

OVERLOOKING

Currently the site overlooks the habitable rooms in the neighbours garden at 41 Endymion Road and also some of the habitable rooms and gardens of the other Endymion Road dwellings. The new proposals block any views into the habitable rooms of all neighbours thus enhancing the quality of living for the existing residents.

PRIVACY

Privacy for the new family dwelling has also been considered and a courtyard garden has been introduced to allow large full height glazing and maximum light into the main living and dining space while retaining privacy for the family. The main bedroom windows have also been set back to prevent views in from the terraces along Venetia Road. Rooflights and obscured glazing from the gable ends have been introduced to maximise daylight while



The proposed outlook for the site has been carefully considered so as to ensure that it does not look into the habitable rooms of the neighbours properties or private gardens, by way of a landscaped courtyard garden and set back bedroom windows. Daylight into the proposed dwelling has been maximised using rooflights and windows with frosted glazing.



Existing views from the site into the neighbours habitable rooms and shared gardens (note, most of the gardens are already not private..)



New proposed views from the site into the neighbours habitable rooms and gardens resulting in an overall and improvement of privacy for the neighbours

PART TWO | OPPORTINUTIES AND CONSTRAINTS

OPPORTUNITIES AND CONSTRAINTS

POSSIBLE SITE USES

FEASIBILITY AND POSSIBLE USES

In developing the brief and identifying the possible use of the site, several ideas were explored regarding possible uses of this site.

POSSIBLE USE - GARAGES

The site is currently used as a car park. An upgrade from this, would be to build garages and sell them to the existing residents of the street. The cost of building the garages would possibly outweigh their potential value to the residents who already benefit from a driveway or off street parking.

POSSIBLE USE - CLASS E CAFE

The proximity of the site to the park makes it a prime location for a cafe and this could even be a simple outdoor style space. It could operate during the day only minimising the noise disturbance to the neighbours. Although residential use seemed the most logical it was important for the client and developer to understand what would benefit the local community most and the neighbouring residents. The best possible use of the site was explored.

POSSIBLE USE - CLASS E NURSERY

Again the proximity of this site to the park make it ideal for a nursery building. The likelihood however of neighbours objecting to this would be high as it would increase road traffic and parking on a quiet residential street.

POSSIBLE USE- SUI GENERIS HOMELESS SHELTER

Homelessness is a real issue in London and a small site like this would be a great opportunity to build temporary pod style accommodation for the homeless.

Haringey council aim to tackle homelessness as one of their top priorities. Recently they built 33 specially designed luxury modular homes located on Ermine Road in Tottenham on the site of a former storage yard. The homes have energy costs of £5 a week and have a design life of 60 years. Sustainable homes for the homeless could definitely be a possibility for this



CAR PARK DEVELOPMENT OR GARAGE



PARKSIDE CAFE OR BAR



SMALL NURSERY



HOMELESS SHELTER

OPPORTUNITIES AND CONSTRAINTS DEVELOPING THE BRIEF

PROPERTY VALUES

After fully exploring many possibilities it was deemed appropriate to stay in keeping with the residential area. The client recently started a family and wishes to remain in the area, then saw the improvement of the property as an opportunity to build a smart eco friendly family home. The existing relationship with the neighbours is already positive, so it was thought that support the fellow residents could be gained, as this option is the least disruptive to the existing dynamics of the street and the least detrimental to the existing residential property values.

Exploration began into the style of housing and the potential opportunities to develop the site into a quality family home. Also, the opportunity to design something that complements the pretty traditional architecture of the street is greater with the residential option.



Example of Modern Terraced House



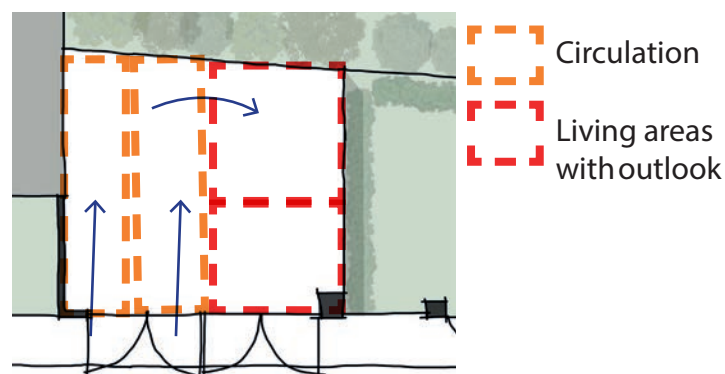
Pocket House adjacent to Victorian Terraced house in Melbourne Grove London

By drawing various flow diagrams the best locations for habitable rooms and lighting were explored.

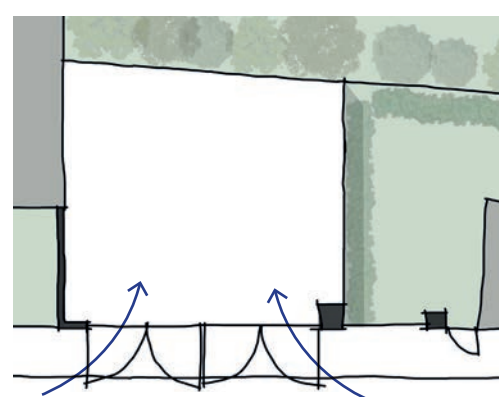
As the site itself is small, the concept of a basement was explored in order to maintain a modest building height that does not exceed the height of 2 Venetia Road.

Constraints of movement in and out of the site were also explored to identify ideal entrance location and critical circulation routes.

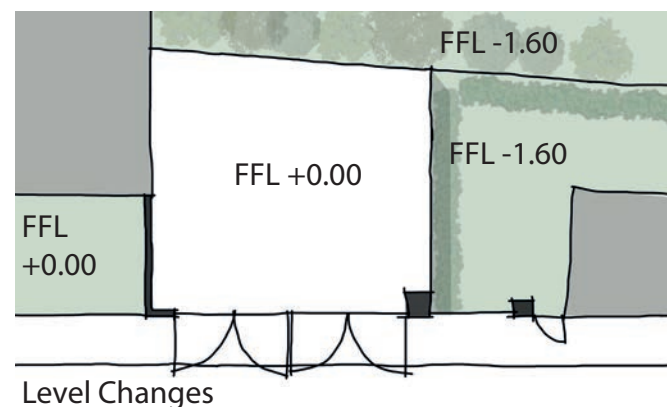
Options for location of frontage was also explored to examine the visual impact of the development on the existing street and ensure the design responds well to



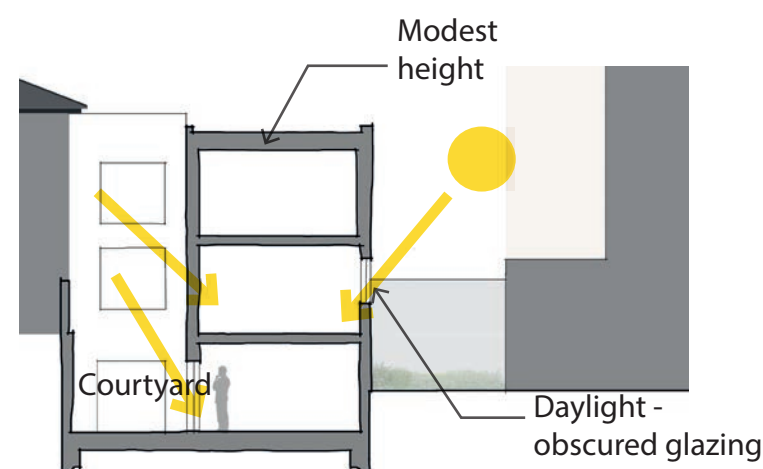
Flow diagrams exploring best locations of rooms



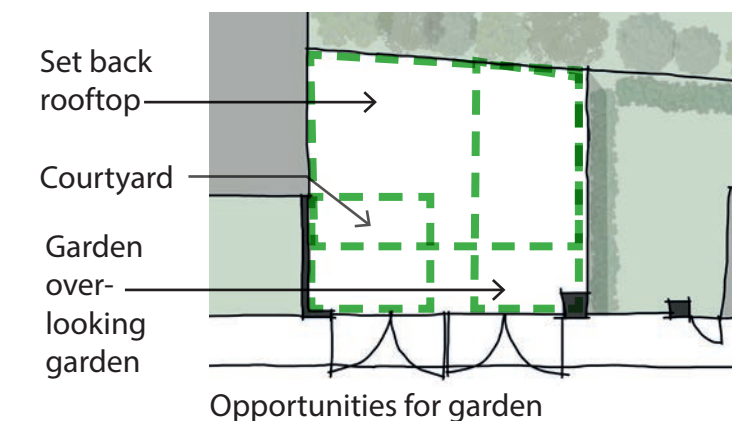
Movement in and out of the site



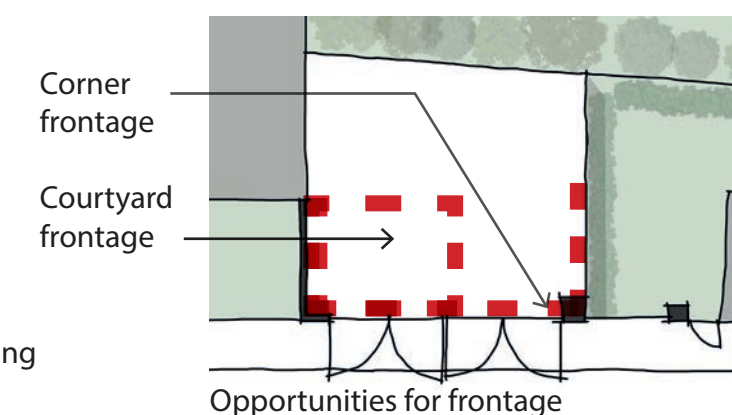
Level Changes



Basement concept explores minimising impact on neighbouring properties and creating outlook in the living areas. The courtyard also offers privacy



Opportunities for garden



Opportunities for frontage

OPPORTUNITIES AND CONSTRAINTS THE PRE APP

Whilst one element of pre app was positive (in that it supported the idea of housing on the site in principle) it raised many concerns over some of the design parameters within the scheme.

1- Overlooking: The council raised concerns with overlooking into the shared garden and the existing flats at 41 Endymion Road. Also overlooking into number 42 Endymion Road. 

2- The council have raised issues with the size of dwelling and the relationship with the terrace house. They have suggested an L shape where the frontage meets the neighbouring property to respect the line of the terrace houses 

3- The roof terrace needs to be set back to address overlooking issues 

4- The council are concerned that if we limit the outlook we will hinder the quality of the living space and the interior. Rooflights will not be supported as an alternative.

5- The council favoured option 1 in terms of the facade design however it was appreciated that a possible reduction in massing to an L shape lends makes it impossible to address a traditional design and layout that could mimic the other victorian terraced houses on the street. It lends itself more to a modern design than a traditional facade design. It was advised that contemporary cladding options should be explored for the planning application.



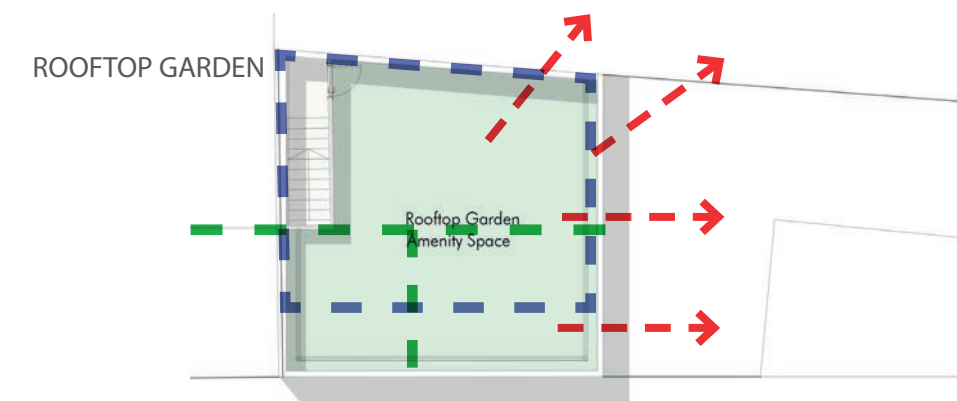
The pre app house layout posed a concern due to the outlook onto the habitable rooms of the flats at 41 Endymion Road



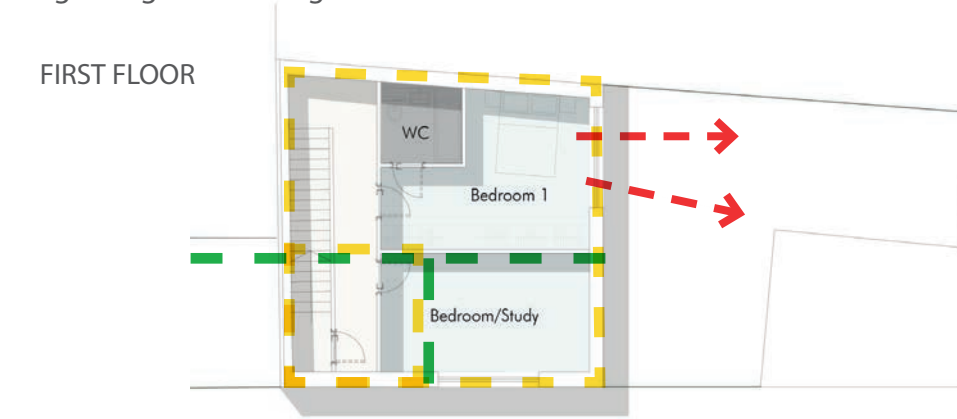
The windows in the pre app design in bedroom two, were directly overlooking the shared communal garden and habitable rooms



The basement did not overlook the neighbouring building but it did overlook the shared garden. While the neighbours at lower ground had no issue with this the planners raised concerns.



Whilst the external amenity space was spacious yet discreet and set back from the street, there were also concerns regarding overlooking



The Pre App design had an additional study room however the planners suggested exploring further reduction of massing and reducing the accommodation.



VENETIA ROAD ELEVATION- WEST ELEVATION

Several facade options were presented to the planners however they favoured the traditional options. Largely due to the desire to keep with the existing architecture of the street however it was understood and accepted that the existing constrained footprint and the aim to further reduce the massing, it could not be possible to design a victorian or traditional terrace house.

PART THREE | DESIGN DEVELOPMENT

OPPORTUNITIES AND CONSTRAINTS

PRECEDENT STUDY

Pocket House in Melbourne Grove, London

Winner of Grand Designs House of the year by architectural practice Tikari Works. was completed in 2018 and nominated for RIBA House of the Year for the ingenious use of its plot. It is a three storey dwelling with a sunken courtyard similar to this scheme that draw in natural daylight. The house is set back from a peaceful residential street in south-east London, with an exterior clad in oiled cedar louvres. The practice Tikari do a lot of work with sustainability at its heart while maintaining a love of the craft.

Access to the house is to one side of the sunken courtyard, leading into the entrance hall that contains a concealed WC and a storage cupboard. The space then opens up to the kitchen and dining room. These spaces are bright with full-height glazing that looks to the courtyard beyond. Natural light illuminates the natural palette of materials, setting a peaceful tone with OSMO oiled spruce panels, exposed Danish clay bricks, polished concrete floors and North American Douglas fir joists.

The basement courtyard is a quiet, secluded spot that has contains outdoor seating. To one side, concealed storage offers space for bikes and bins.

The site is located near the green spaces of Peckham Rye Park and Dulwich Park and many community facilities.

Comparably, the site for tis planning application is much smaller so more challenging. The massing of the house has been reduced to the absolute minimum size it can be and any less than two bedrooms makes it undesirable as a family home. This pocket house is a much larger scheme yet still looks uncontentious among the other victoian terraced dwellings.



Detached Frontage



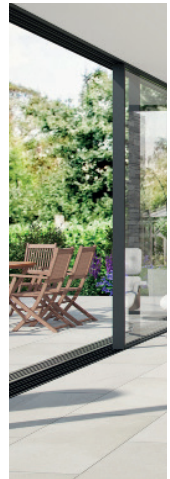
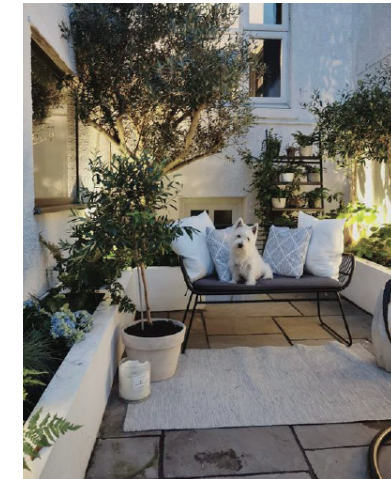
DESIGN DEVELOPMENT

LAYOUT AND INTERIOR QUALITY OF LIVING

The layout was designed in line with THE LONDON PLAN SPACE STANDARDS 2021

A

This dwelling is of high quality design and provides adequately-sized rooms with comfortable and functional layouts to accommodate all needs. The original sized dwelling had generous accommodation however following the Pre App comments the design was reduced and the interior family spaces became smaller as a result. This however did not reduce the quality of the space as the architecture is working hard to



Layout and interior strategy optimises the tiny site to give a special quality

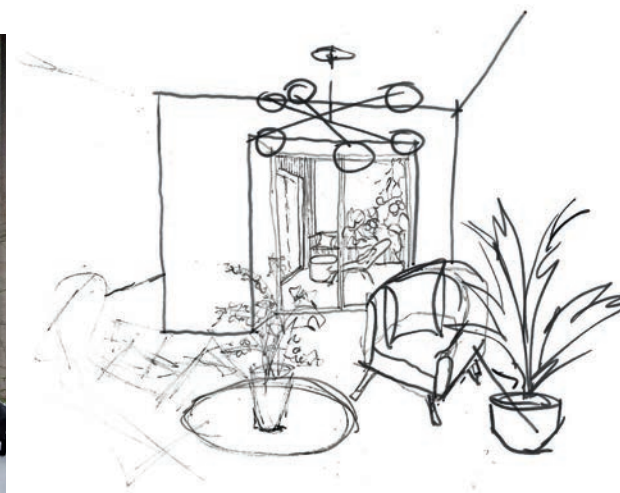
dwelling exceeds the 99m² requirement and is a generously sized family dwelling at 126.4m²

B

The development has been designed with sustainability in mind. The courtyard garden provides maximum privacy while also providing natural shelter from the elements, wind and solar glare. maximum daylight to the living area at basement level. As we are prohibited for overlooking other neighbours gardens the glazing has been cleverly orientated to allow dual aspect of the landscaped courtyard and also obscured glazing and rooflights have been introduced at ground and first floor to maximise natural daylighting and purge ventilation without compromising the privacy of the neighbours. Drainage has been carefully considered to prevent flooding of the courtyard. There will be a sump pump and a grey water recycling system on the roof. The waste and recycling collection area is neatly integrated into the façade with a concealed external bin store that opens at street level ensuring easy access for the rubbish collectors.



Garden pictureframe window and courtyard design



Proposed Courtyard Sketch



Render of Proposed Courtyard

C

This dwelling has many constraints with respect to retaining the privacy of the neighbours however where possible dual aspect fenestration has been introduced. The sunken courtyard gardens provide optimum light

DESIGN DEVELOPMENT
LAYOUT AND INTERIOR QUALITY OF LIVING
FIRST PLANNING APPLICATION

D

The first planning application design provided sufficient daylight and sunlight whilst maintaining the natural sunlight of the neighbours. The site itself sits to the north of 41 Endymion Road so it does not block any sunlight. The new design sits neatly within its context minimising overshadowing and maximising the usability of outside amenity space.

E

The waste and recycling strategy has been carefully considered to include easily accessible waste and recycling at street level with adequate storage space.

F

The dwelling meets the minimum standards applicable to self-contained residential accommodation as guided by The London Space Standards 2021, including the guidance for the minimum ceiling heights of 2.5 metres.

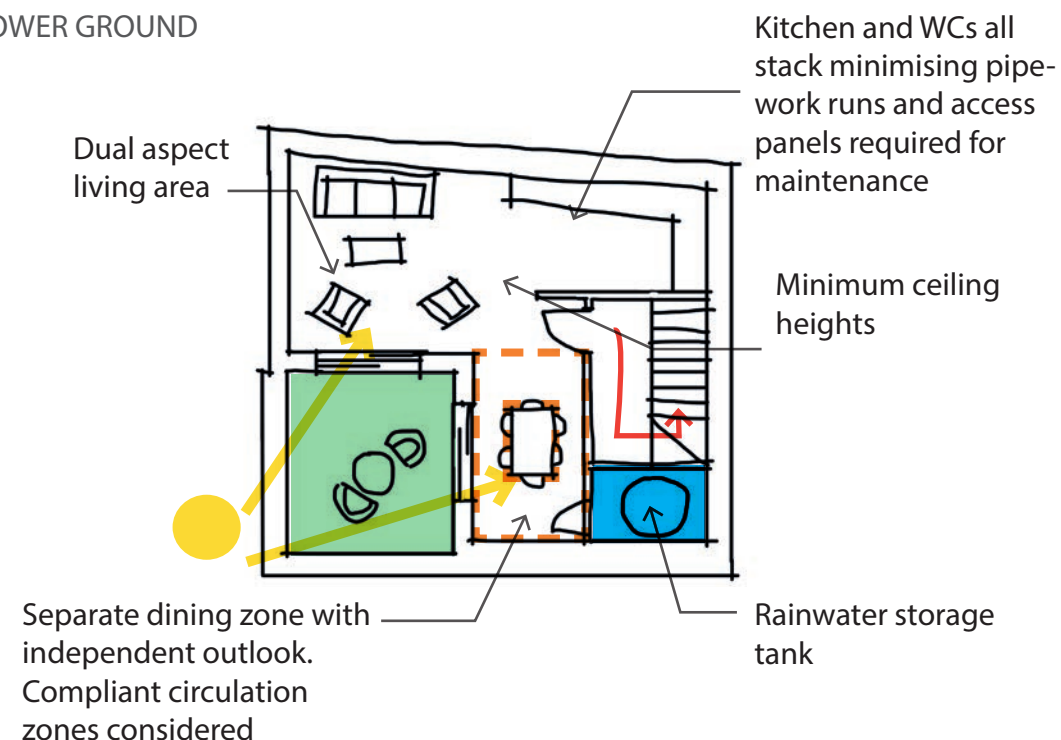
Private Outside Space

A minimum of 5m² is required for 2 person dwellings with an extra 1m² added for each occupant. As this is a 3 bed 5 person dwelling 8m² is required minimum. The current garden at 9.7m² exceeds the minimum requirements to accommodate for the lower courtyard location in that it would allow less light than a garden above ground. The generous size allows additional light into the dwelling. The garden level has been maximised to the site boundary line.

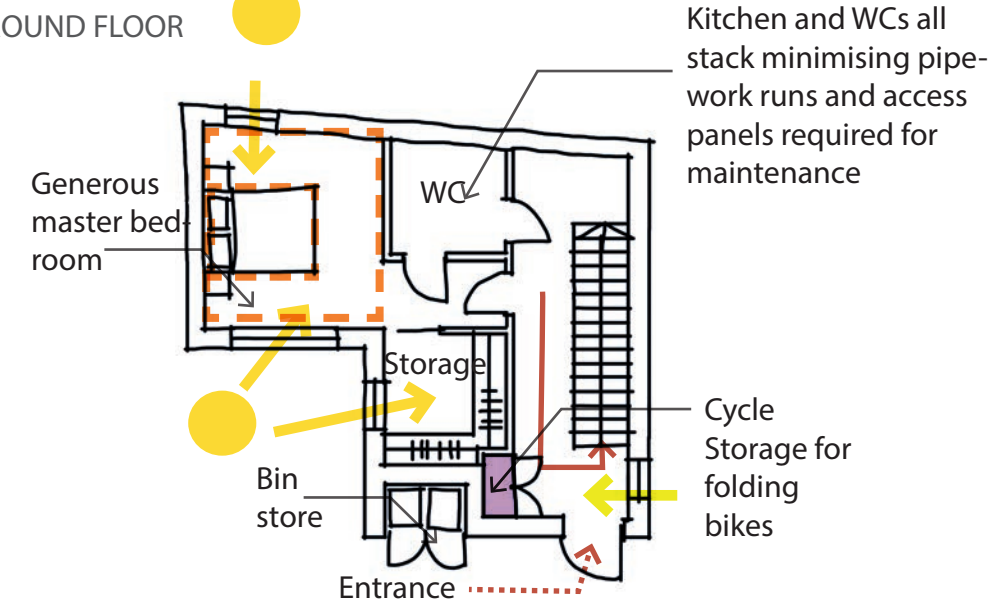
Policy 3.6.1.

The intention of the 3rd bedroom is to be an office however care has been taken to ensure that this room also meets the minimum requirements for a single bedroom and also that the dwelling itself meets the minimum requirements for a 3 bed 5 person dwelling. All furniture layout and kitchen sizes and units have all been designed to meet minimum standards.

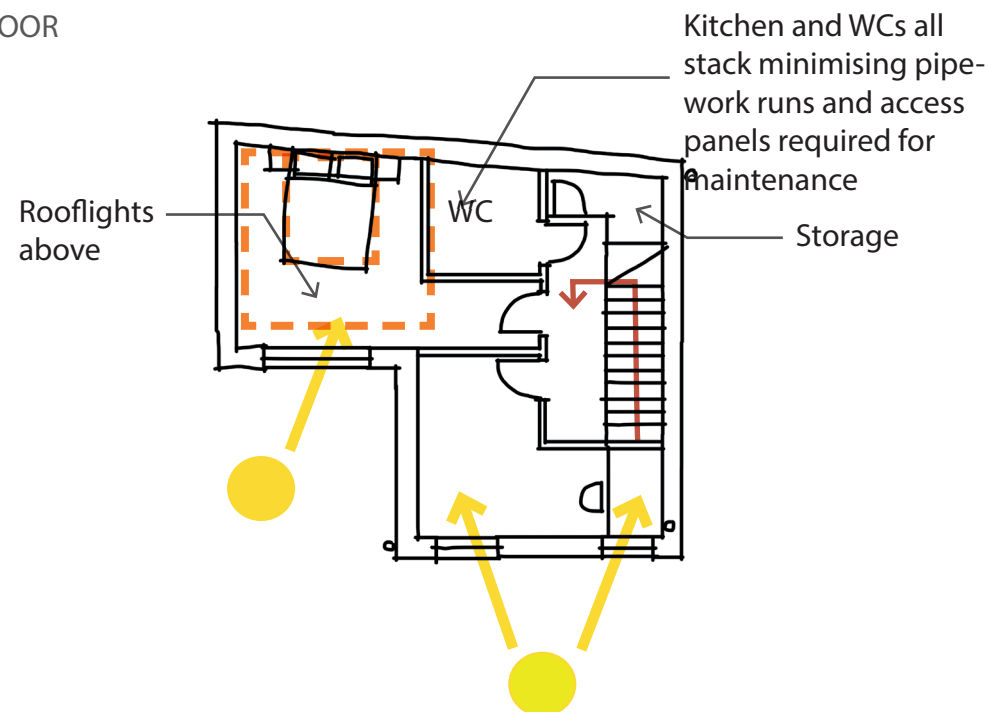
LOWER GROUND



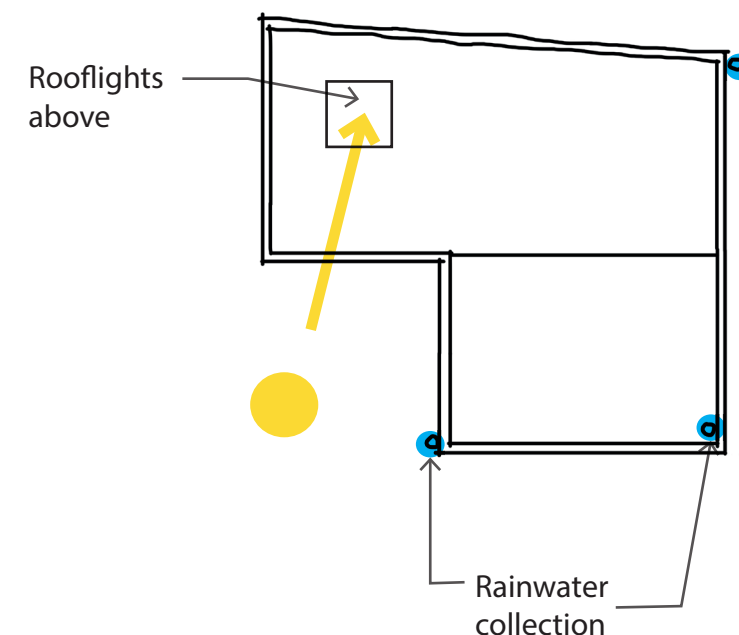
GROUND FLOOR



FIRST FLOOR



ROOF



DESIGN DEVELOPMENT
LAYOUT AND INTERIOR QUALITY OF LIVING
SECOND PLANNING APPLICATION

D

The updated scheme for the second planning application is in the same orientation only this time set back and the number of bedrooms reduced. This is an improvement in massing and outlook for the neighbouring 41 Endymion Road Communal gardens, however much care has been taken to develop the facade so that it is an improvement from the existing car park outlook and adds further privacy to the communal gardens. Currently anyone can walk into the gated car park and look into the communal gardens and the habitable rooms on all the levels.

E

The waste and recycling strategy remains the same as the previous planning application and has been carefully considered to include easily accessible waste and recycling at street level with adequate storage space.

F

The dwelling meets the minimum standards applicable to self-contained residential accommodation as guided by The London Space Standards 2021, including the guidance for the minimum ceiling heights of 2.5 metres.

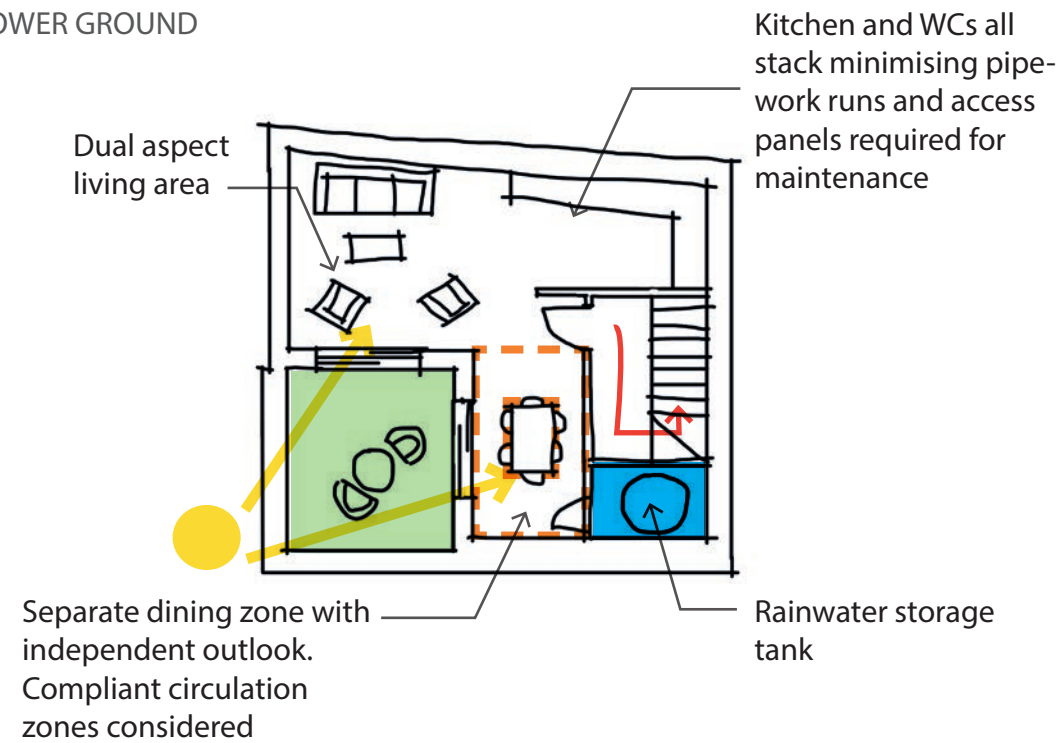
Private Outside Space

A minimum of 5m² is required for 2 person dwellings with an extra 1m² added for each occupant. As this is a 2 bed 4 person dwelling which is smaller than the previous application, the 9.7m² courtyard exceeds the minimum requirements. Moreover, a modest terrace has been introduced off the master bedroom to provide some alternative above ground amenity space to the lowered courtyard. This exemplifies a higher than average standard of living. The new layout has been stepped back at ground level and the first floor stepped back also to align with the row of terraces on Venetia Road. This offers a better relationship with the context and surrounding architecture than the previous application.

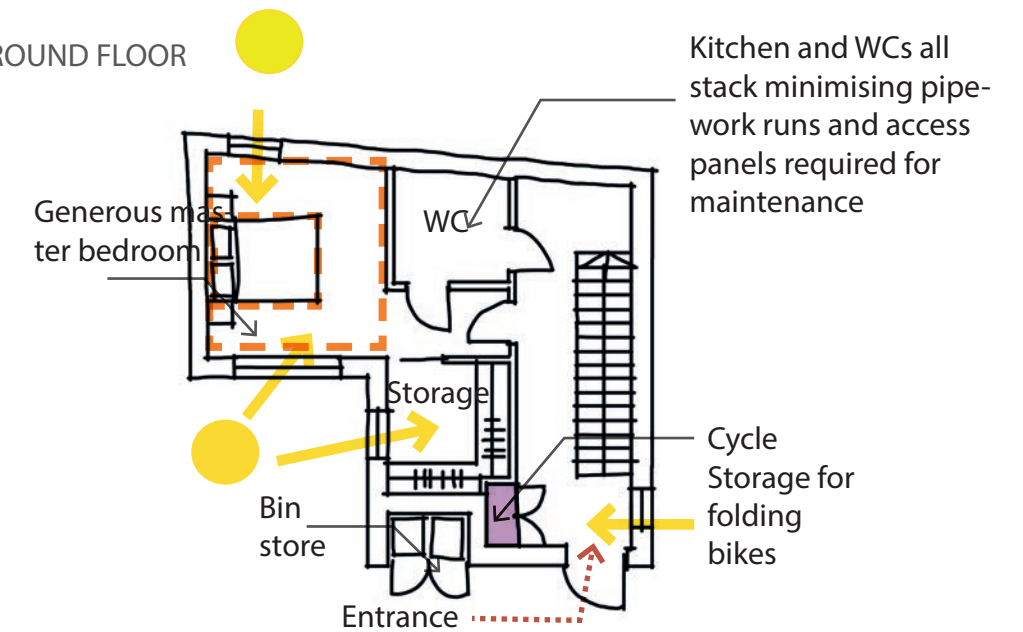
Policy 3.6.1.

The rooms all meet the minimum requirements for a bedrooms and also that the dwelling itself meets the minimum requirements for a 2 bed 4 person dwelling.

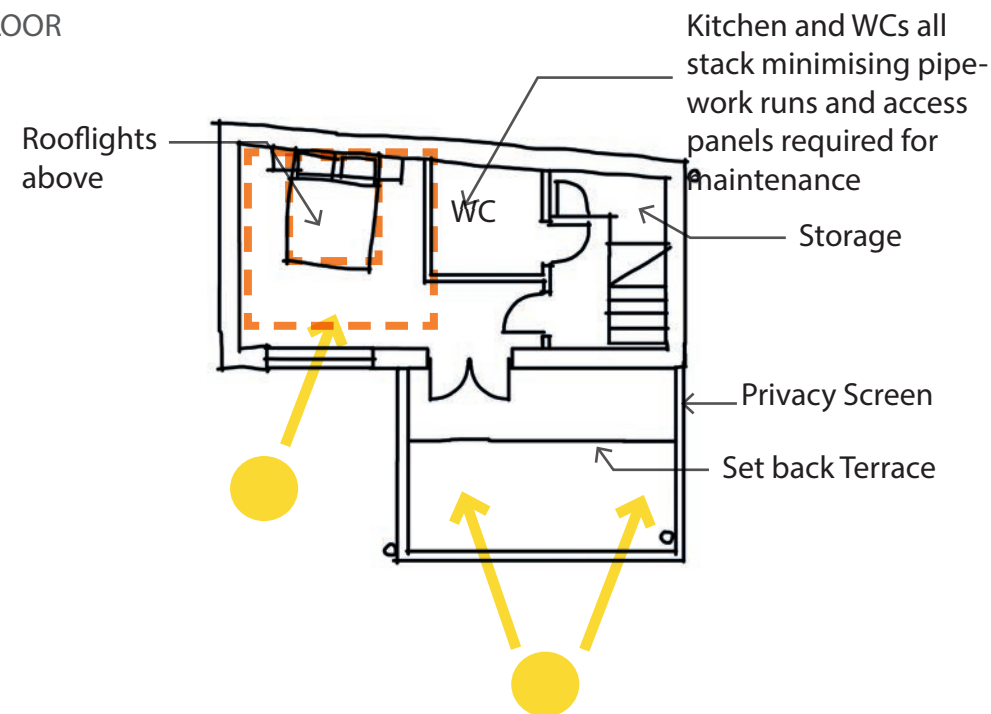
LOWER GROUND



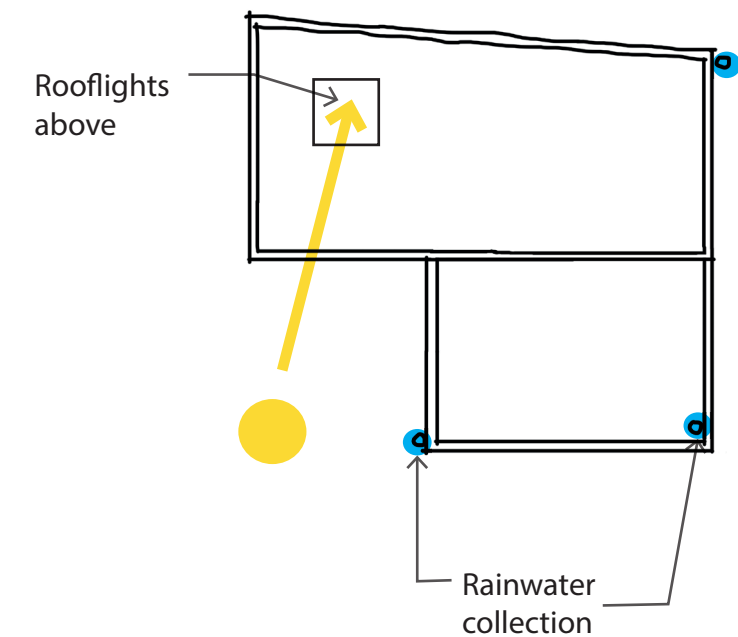
GROUND FLOOR



FIRST FLOOR



ROOF



DESIGN DEVELOPMENT

LAYOUT AND INTERIOR QUALITY OF LIVING

Policy 3.6.3.

The internal floor to ceiling height is kept at 2.5m to meet the minimum requirements. Whilst exceeding the requirements is usually encouraged, a greater floor to ceiling height would increase the overall massing and become too overbearing for the street aesthetically and disturb the relationship of the new dwelling with its neighbouring plots. The height of 2.5m internally allows the dwelling to align perfectly with the eaves of 2 Venetia Road.

Policy 3.6.4

Dual aspect outlook has been introduced so that the interior quality is enhanced and the daylight across all times of day and the year are maximised.

Policy 3.6.5

The whole dwelling is naturally ventilated in each habitable room

Policy 3.6.6

The new dwelling is not the first non-traditional house in the close vicinity however it is a more considered design than 51 Endymion Road, which is not traditional not modern. It is a very basic design that does introduce a different typology but not one of a high quality design. If choosing a non-traditional façade option in an otherwise fully Victorian terraced street, it is the responsibility of the designer to deliver something exemplary and both respectful to the context while standing in its own right. Variety within a street of houses should be something that is celebrated architecturally and not an apologetic offering.

Policy 3.6.9

The dwelling has level access to a landscaped courtyard that is sheltered on all 4 sides from the elements while allowing lots of natural daylight into the living and dining space at lower ground level.

Policy 4.2.1

This development is classed as a small site and is now making a greater contribution to new housing supply in the city.



The current rear outlook at 41 Endymion Road is onto the car park and brick gable wall of 2 Venetia Road



The new proposals will enhance the rear outlook at 2 Venetia Road. Introducing a beautifully crafted contemporary facade and enhancing the greenery with climber plants integrated into the landscaping and facade design.



From all angles the only view that the residents in the communal gardens of 42 Endymion Road are of the brick facade of the neighbouring property and the vehicles parked in the car park. This breaks up the residential and green environment and introduces an industrial view into otherwise serene surrounds.



The new facade offers a geometric visual



The vans all belong to industry trades and are parked there during the day and in the evenings. The blank imposing brick facade offers no visual interest to the existing residents or persons enjoying the use of the communal gardens that overlook this perspective.



DESIGN DEVELOPMENT

SUSTAINABLE DESIGN AND WASTE/RECYCLING

Policy 9.4.3.

Avoiding overheating has been taken into consideration by providing solar shading in the lower ground level courtyard where there is full height glazing. Where we have full height glazing on the upper floors overheating can be avoided as the orientation of the building is facing North and the larger windows have openable elements to allow for natural ventilation.

Policy 9.4.4.

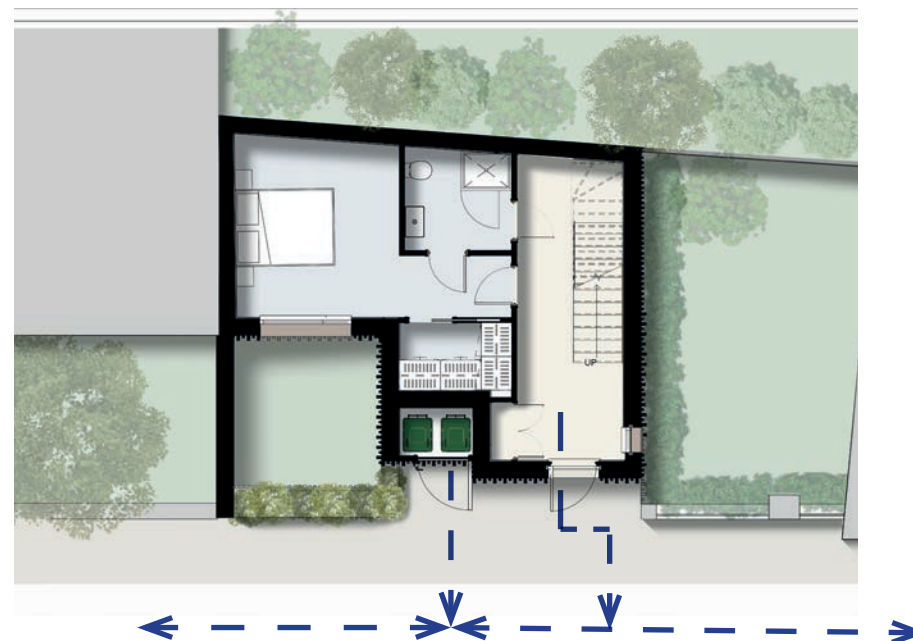
All the habitable rooms throughout the house have natural ventilation.

Policy SI 5 Water Infrastructure

This development will comply with all policy regarding water. A rainwater recycling tank will be installed at lower ground level to be used for greywater and water from the roof directed away from the courtyard as much as possible to avoid flooding. The aim is to make the water circulation in this development as efficient as possible.

Policy SI 7 Reducing Waste and Supporting The Circular Economy

This development has been designed with adequate and easily accessible storage space and collection for recyclable waste as well as household waste.



Waste and Recycling Strategy ensures easy access for maintenance and storage outwith the building to reduce the impact of waste storage within the house and courtyard space.



Rainwater will be harvested where possible from a collection point in the roof and used for greywater. In order to avoid overfilling of the tank there are also rwps that drain onto the street.



Bin store is cleverly concealed within the cladding

Access from ground floor level



Rainwater will be harvested where possible from a collection point in the roof and used for greywater. In order to avoid overfilling of the tank there are also rwps that drain onto the street.

DESIGN DEVELOPMENT

CYCLING STORAGE CAR FREE DEVELOPMENT

CAR FREE DEVELOPMENT

CYCLE STORAGE

This scheme is a car free development because of its proximity to public transport and many local amenities. It is also designed for homeowners to have a number of bikes.

There were a few options regarding cycle storage on this site at ground level.

Option 1

This involved moving the bin storage internally and having the bike store externally. The advantages of this were that it allows for easy manoeuvre of bikes into the bike store, however this is less secure for items of value and this also means that ventilation to outside for the smell of the bins will have to be established. It also means that the bins will have to sit on the street on the day of collection.

Option 2

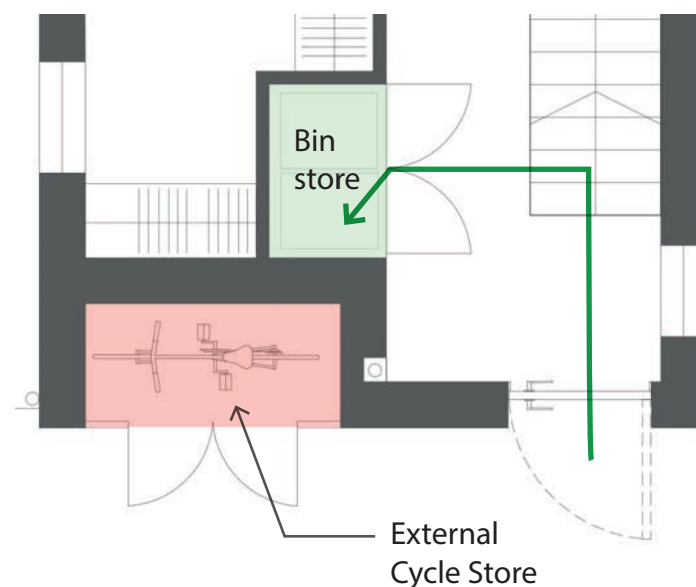
Having a large bike store cupboard inside. The advantages of this are that the bin store works better integrated with the external facade. This does however limit the movement indoors and reduces the opportunity for a coat cupboard in the hallway.

Option 3

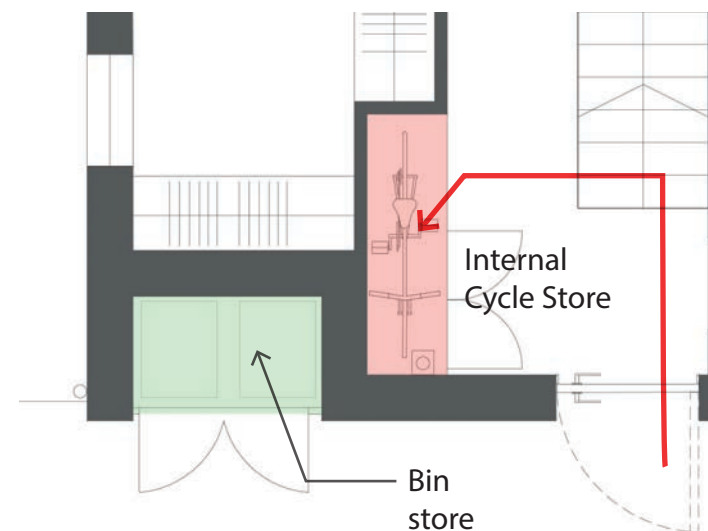
A popular commuter bike in London is the Brompton bike with SPD pedals folded up measures 600mm x 600mm x 350mm which fits neatly in a hallway storage cupboard. The advantages of these bikes being used is that they can be folded and taken onto public transport. The take up minimal space allowing for a dual use of hallway storage with bikes and coats etc. Option 3 is the preferred option for this development. The homeowners preference is to minimise the size of the bike storage and increase the number of bikes that they are able to store without compromising the quality of the interior of the dwelling.



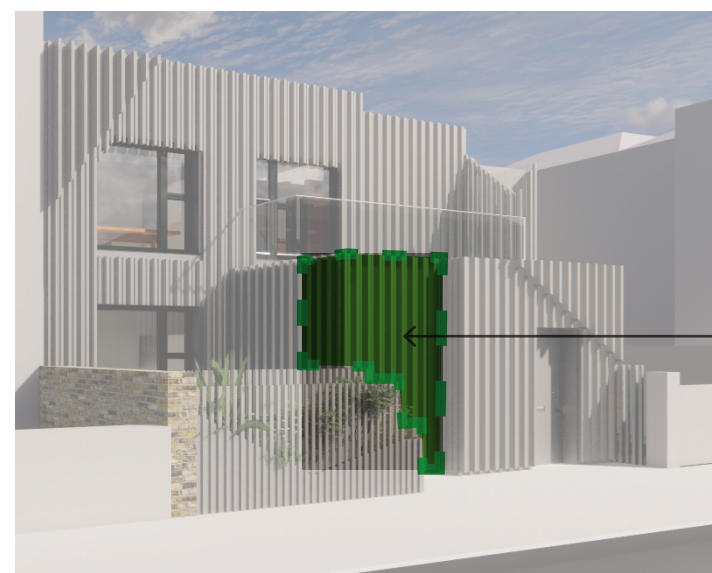
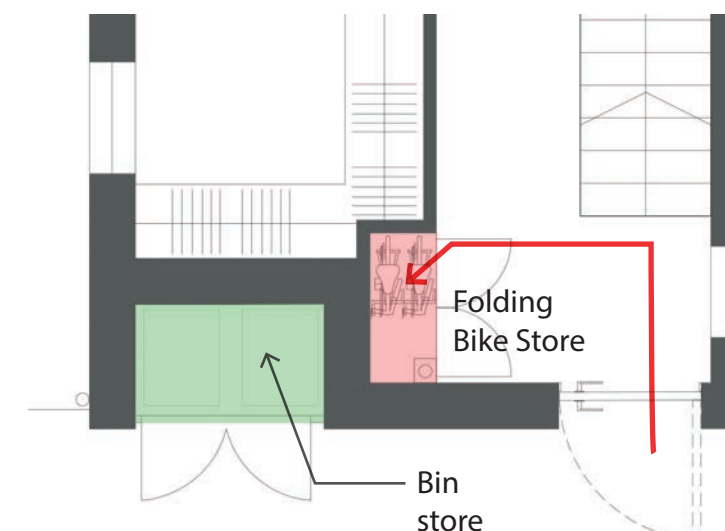
OPTION 1



OPTION 2

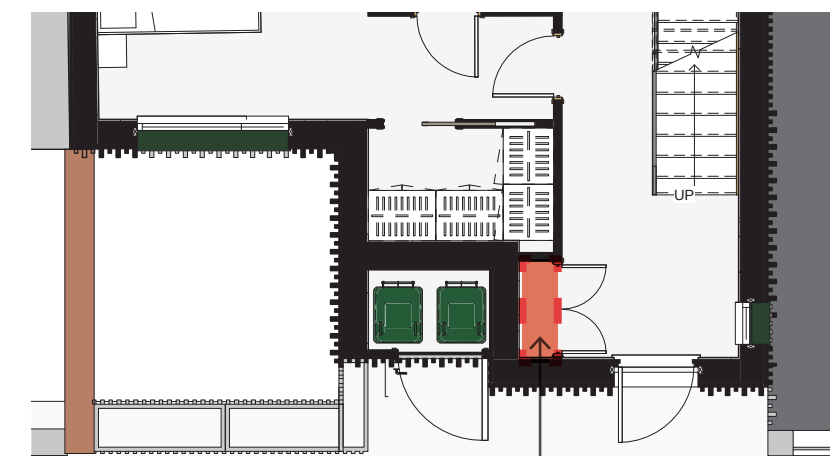


OPTION 3



Proposed location of 'concealed' bin store. Double doors switched to single door with larger clear opening to improve the access.

This also enables better concealment within the cladding elements. Bin store is now also set back from the pavement to allow for unobstructed pavement access on collection days.



Bike store cupboard provision has been located internally in order to mitigate theft. This also allows the homeowner to opt for the folding bike store option in order to save space internally.

DESIGN DEVELOPMENT

MAPPING OUT THE MASSING BY MIN CUBIC VOLUME PER ROOM

The dwelling meets the minimum standards applicable to self-contained residential accommodation as guided by The London Space Standards 2021, Haringey SPG and national building regulations minimum standards.

Massing 1- Private Outside Space

A minimum of 5m² is required for 2 person dwellings with an extra 1m² added for each occupant. As this is a 3 bed 5 person dwelling 8m² is required minimum. As there is not enough room on one level for all the amenity space required either a rooftop garden is required or a basement garden is required. Each storey has a minimum height requirement of 2.5m for at least 75% of the gross internal area as stated in policy 3.6.3 of the London plan 2021 which means that the private outside space if on a basement has to be sunken by 2.5m min (plus the ground floor slab build up).

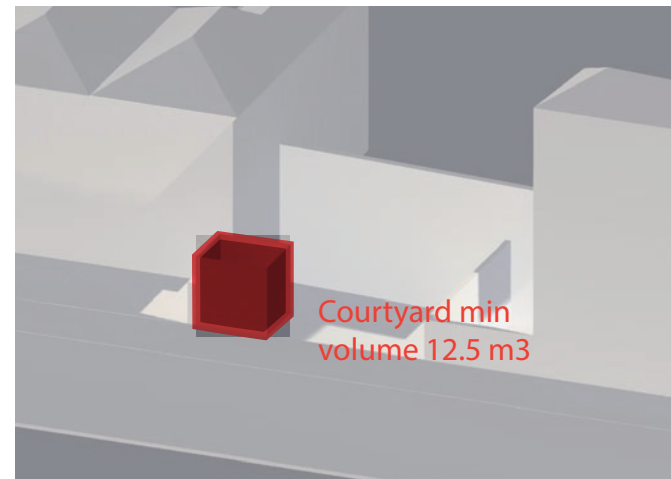
Massing 2- WC required at entrance level

Part M requires a WC at entrance level that is 1.36m² minimum so a full bathroom is approx 4.1m². It is safe to assume that a 4.1m² bathroom is the minimum required for a dwelling. We can assume a uniform slab height to inform the height of the entrance level at min 2.5metres.

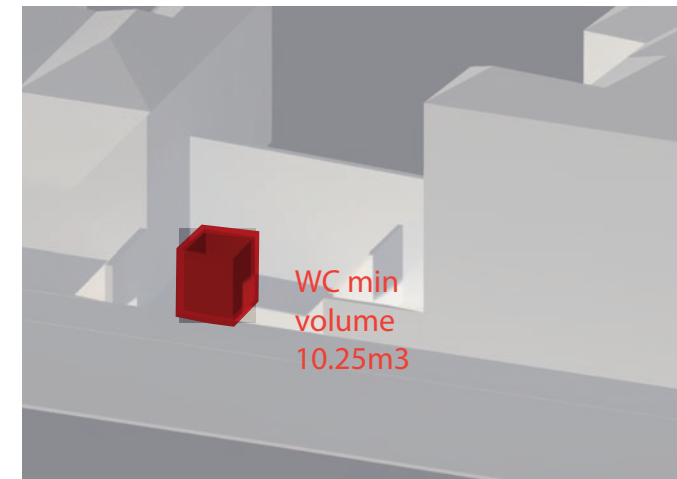
Massing 3- Staircase and hallway entrance

As the nationally described space standards required a min floor area of 70m² for a 2 person dwelling, it is clear that any dwelling on this 63m² site will have to be split level. Part M states minimum hallway widths for domestic dwellings are 900mm beyond any obstruction so to allow for radiators 1050mm minimum hallway width is needed. Minimum stair widths are 900mm as per part K (not including balustrade skirting or structure) with a maximum stair rise of 220mm and min going of 220mm. As the floor to ceiling height is a minimum of 2.5 metres with a typical slab depth of 250mm we can assume that the minimum stair height for a dwelling requiring stairs will be 2.75m. Therefore a minimum stair area plus adjacent hall will be 13.1m². There needs to be a minimum 1200mm x 1200mm entrance lobby after the private entrance door (part M)

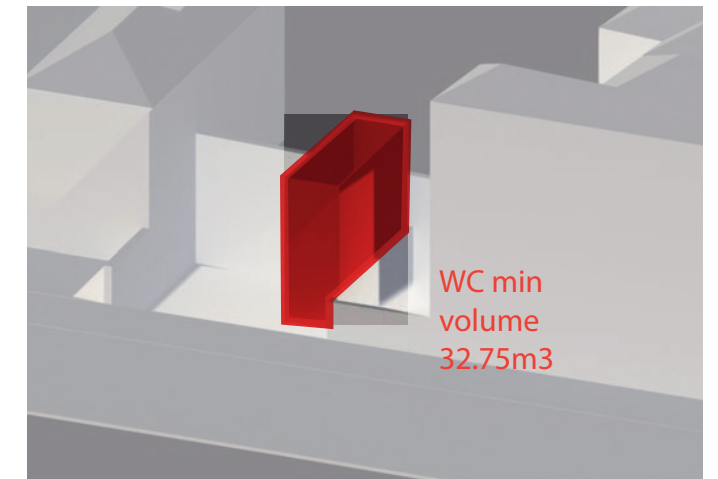
Massing 1A - Minimum massing for private amenity space 2 person dwelling



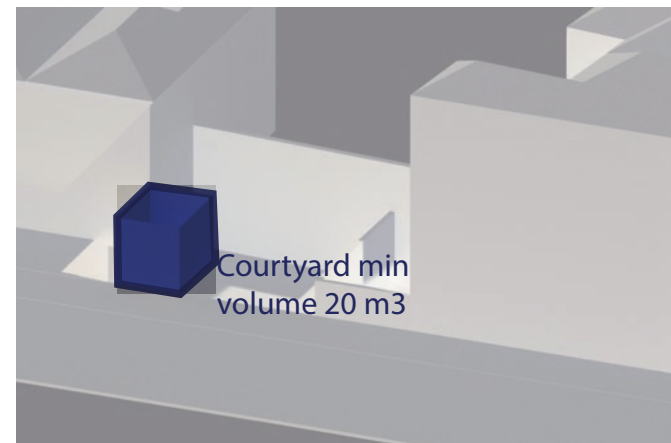
Massing 2A - WC required at entrance level minimum for a 2 person dwelling



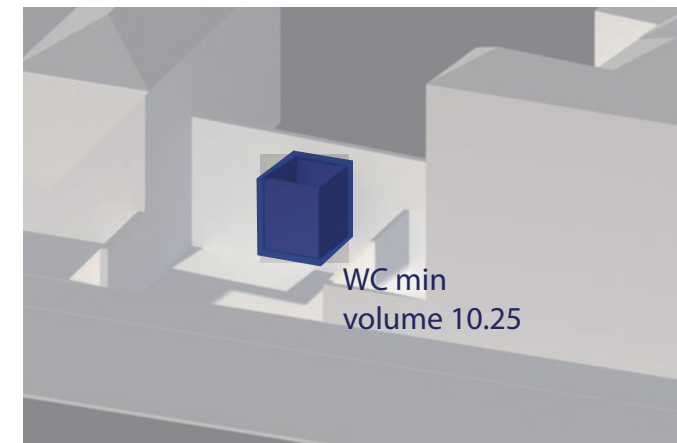
Massing 3A - Staircase and hallway entrance minimum massing for 2 pers



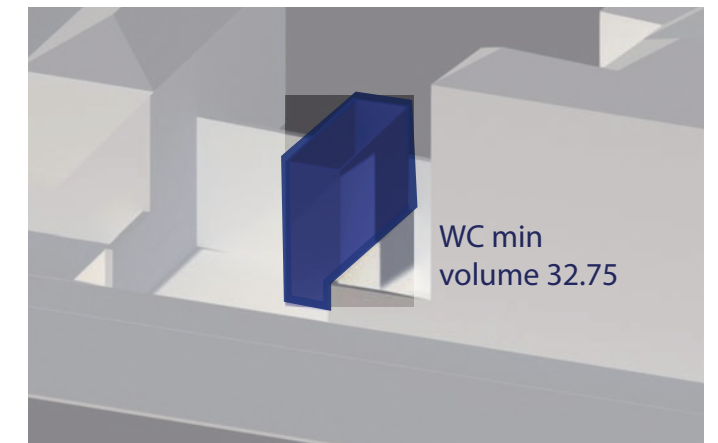
Massing 1B - Minimum massing for private amenity space 3 bed 5 person family dwelling



Massing 2B - WC required at entrance level minimum for a 3 bed 5 person family dwelling



Massing 3B - Staircase and hallway entrance minimum massing for 3 bed 5 person family dwelling



DESIGN DEVELOPMENT

MINIMUM MASSING BY ROOM AREA ALLOCATION

The dwelling meets the minimum standards applicable to self-contained residential accommodation as guided by The London Space Standards 2021, Haringey SPG and national building regulations minimum standards. This dwelling also meets the technical housing standards for the nationally described space standards.

Massing 4- Min Bedroom Size

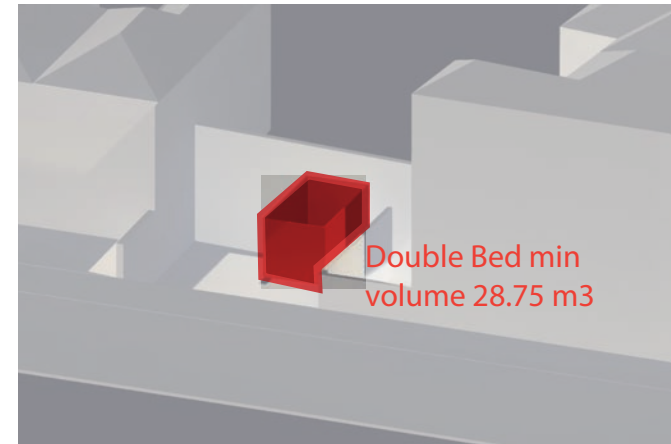
According to the technical housing standards for the nationally described space standards 2015 the minimum size for a single bedroom is 7.5m² with a minimum width of 2.15m wide and the minimum size for a double bedroom is 11.5m² with a minimum width of 2.55m. As the min head height is 2.5m the cubic volume can also be represented in the diagrams.

Massing 5- Min Kitchen Living Size

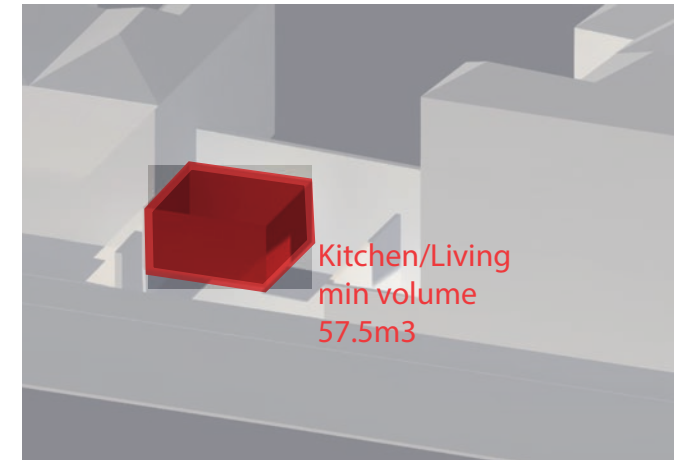
As there are no building regulations governing the minimum space required for a kitchen living area, we can refer to page 93 of the old 2010 London Housing Design Guide for a sensible reference point. For a minimum dwelling size on this property 23m² is needed and for a 3 bed family home 29m² is needed.

In conclusion, the site itself is not large enough for a 1 bed single storey dwelling so split level is required to have a residential development on this site. Following advice from the pre app, it was advised that any development of this land should be residential only not other use classes explored earlier in the design process. Therefore if a split level dwelling is required anyway then it would make logical sense to have a minimum sized 2 bed dwelling on this site as an absolute minimum.

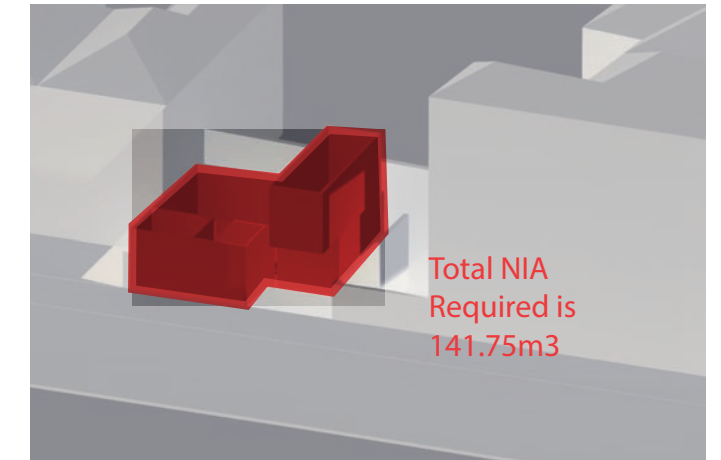
Massing 4A- Minimum bedroom size of a double bedroom for a minimum 2 person dwelling



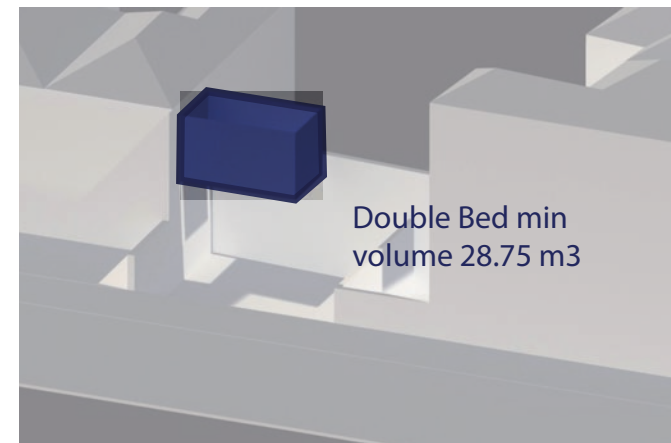
Massing 5A- Minimum Kitchen/Living Size for a minimum 2 person dwelling



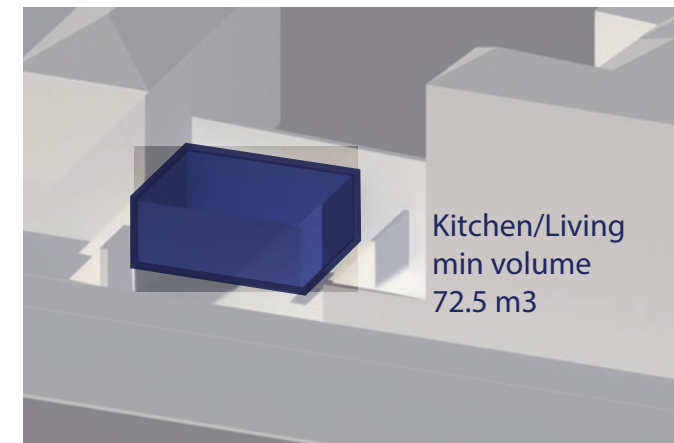
Total minimum massing for minimum 2 person sized dwelling



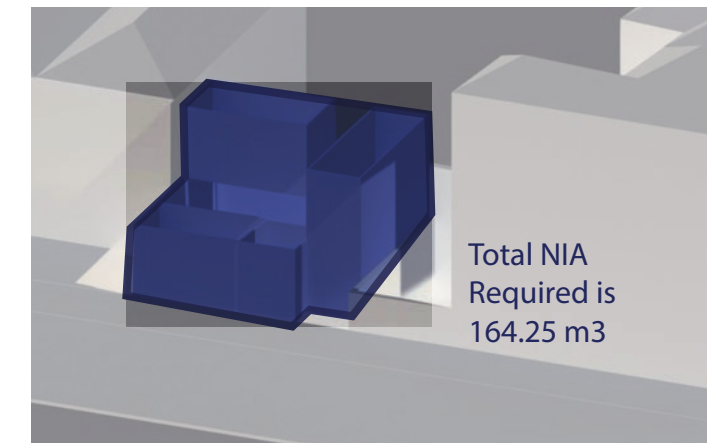
Massing 4B- Minimum bedroom size of a double bedroom for a minimum 3 bed 5 person family



Massing 5B- Minimum Kitchen/Living Size for a minimum 3 bed 5 person family dwelling



Total minimum massing for minimum sized 3 bed 5 person family dwelling



PART FOUR | FACADE DESIGN

FACADE DEVELOPMENT DESIGN RESEARCH

All the surrounding dwellings are fairly low rise and do not exceed 2/3 storeys so it would be appropriate for the new dwelling to follow the same style and massing.

There is also a patchwork type style of aesthetic within the surrounding area that gives opportunity for something contemporary also. Facade research includes a collection of examples of subtle contemporary facades with textured cladding elements that create depth and provide an inviting entrance.

The location of the site itself just off the main road lends itself to a more evocative style of architecture. Some of the green facades that have been researched create a visual link with the greenery of the park and the traditional streetscape. The Pre App explored more than one facade option for the frontage as the aim is to engage with the council early on in the design process to ultimately arrive at an appropriate and elegant design solution.

The intention originally was to create a traditional house however the realities of a desired open plan habitable living style eliminated the option of another copycat Terraced house. Instead the facade is treated as a separate design exercise and the internal layout designed to ensure the quality of the interior and compatibility with both sustainable and contemporary needs.

EXAMPLES OF FACADE DESIGNS THAT SUCCESSFULLY COMPLEMENT THE AESTHETIC OF THE TRADITIONAL VICTORIAN TERRACED STREET



FACADE THE PRE APP FACADE DEVELOPMENT

The intention of the Pre App was to engage with the council early on in the design process and explore more than one facade option for the frontage as the aim is to ultimately arrive at an elegant and appropriate solution whereby the design in principle can be agreed.

The council raised concerns with the fenestration and the relationship with the neighbouring properties. They also raised concerns with the rooftop amenity space and overlooking from this element. This could be mitigated by using obscured 2m high glazing however the overall height of the property would be significantly increased as a result.

Exploring sketch facade design was a key driving factor in this application to ensure that the final solution sat well within its context but that could also be celebrated on its own.



During the Pre App the preference was for a traditional elevation however the planner did highlight that reducing the massing to an L shape lends itself better to a modern facade. It was therefore agreed in the Pre App meeting that a traditional facade is no longer feasible.



Various design options were explored ranging from cubic minimalistic shapes to more organic like cladding elements and fully green facades. Although the fully green facade was not chosen as an option, care has been undertaken to integrate the facade design with plant climbers on the South elevation where the property meets the rear communal garden at 41 Endymion Road. This will allow the communal garden to remain green for the residents to continue to enjoy.



Exploring different design options at Pre App Stage. The massing of the scheme is fairly confined to cubic min volume sizes due to the strict constraints of the site and subsequently the

FACADE PLANNING APPLICATION FACADE DEVELOPMENT

Following the Pre App response: Changes were made to the design to address the concerns raised

1- Overlooking: The council raised concerns with the fenestration and the relationship with the neighbouring properties. The options to address this issue were either to reduce the size of the windows and angle them in such away as to avoid overlooking, or to move them entirely. The new design is set back with the larger windows overlooking the courtyard and the windows on the entrance facade smaller in size.

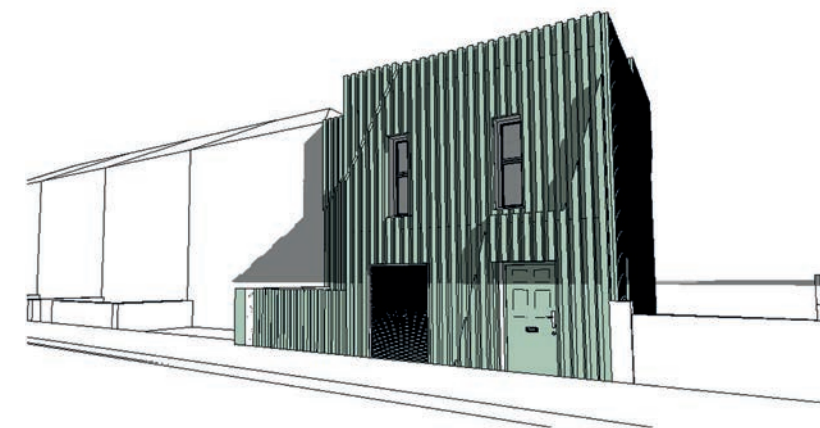
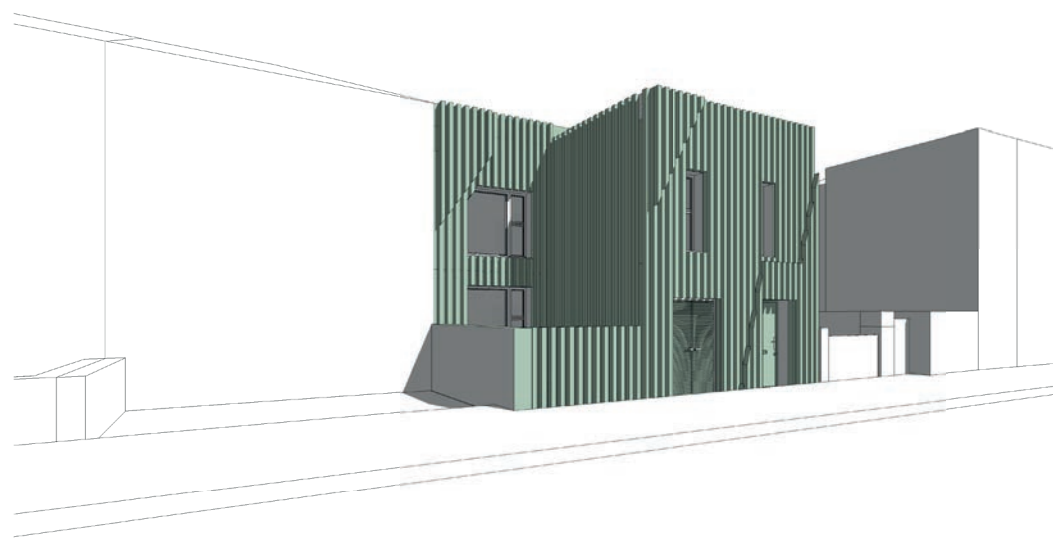
2- The new L shaped footprint gave the opportunity to create a courtyard and this fencing around the perimeter. This verticality was extended to create the linear facade design

3- The removal of the roof terrace reduced the overall height of the building and thus have a less dominant effect on the adjacent architecture.

4- The quality of the interior space is paramount to the success of the design. Careful consideration was taken with placement of the glazing and relationship with the garden, the neighbours and the street.

5- The linear facade design was explored in place of a more traditional aesthetic to accommodate the new L shape as a traditional facade would not be suited to this reduced layout and massing. As there is no longer a traditional terraced relationship with the neighbouring property a contrasting angular aesthetic was developed to juxtapose the style of the street whilst conserving a conservative less organic response than the green facade and the other decorative options from the pre app submission

6- Colour was not discussed in the pre app so for the planning submission a light sage green was chosen out of the options as it is a heritage colour. Other heritage colours such as grey and terracotta were explored as well as two tone options.



Following the pre app change in form, the courtyard and fencing introduced a linear design to the exterior. Further forms were explored to break up the verticality in an angular shape that brings about a subtle juxtaposition to the design without dominating the street. Finding the right balance between ornamental detail and simplicity was key in responding to the context of the pretty tree lined Victorian Street.



The two tone options provide depth to the flat facade and mimic the two tones of colour used in the Victorian houses, however as the building is small, one single colour would have a subtler effect and instead texture was introduced. Facade elements were either set back or extended, creating shadows, to break monotony.

FACADE SECOND PLANNING APPLICATION

For the second planning application the house was set back further and reduced to the minimum smallest family dwelling. As explored previously the site is too small for a 1 bed single storey dwelling due to the floor area available so a split level dwelling is needed in order to accommodate any residential dwelling.

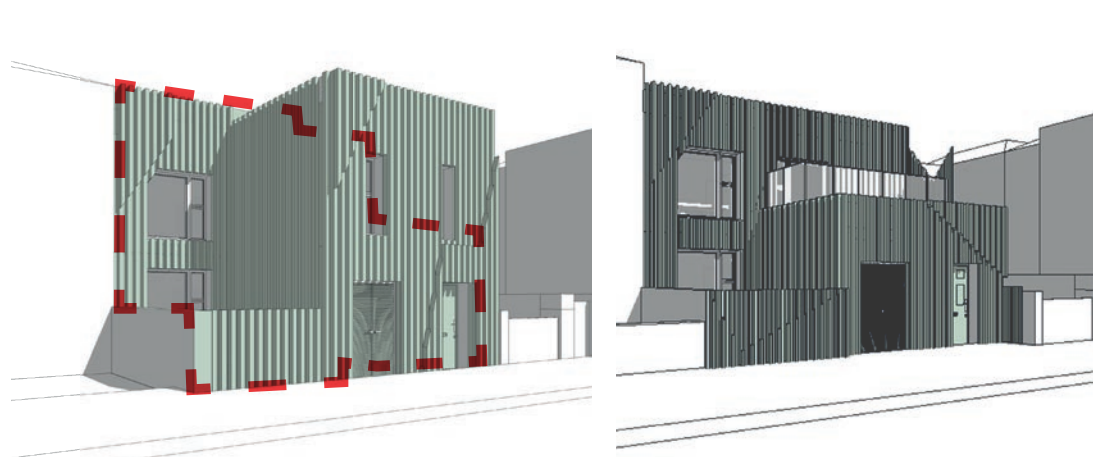
By referring back to the volumetric studies from page 23, reduction in massing could be explored and minimised without reducing the internal quality of the space.

Following the reduction of massing it was no longer possible to keep the same the same 100mm linear module as a more delicate design responded to the smaller massing more effectively.

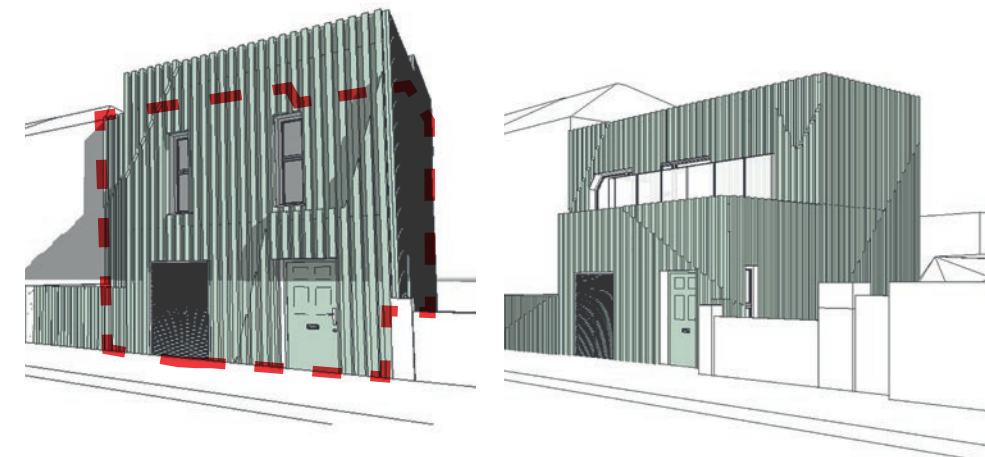
various studies were undertaken exploring facade design and integration with planting at frontage street level to enhance the exterior and respond to the street giving some of the garden back to the local residents to enjoy as they walk by. This also introduces an element of front garden without adding awkward amenity space.



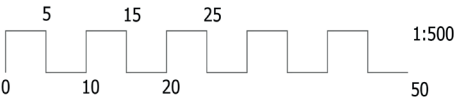
Second planning application has significantly reduced in massing and set back from the street to enhance the alignment with the main facade with 2 Venetia Road



Dotted line in red indicates the reduction in massing

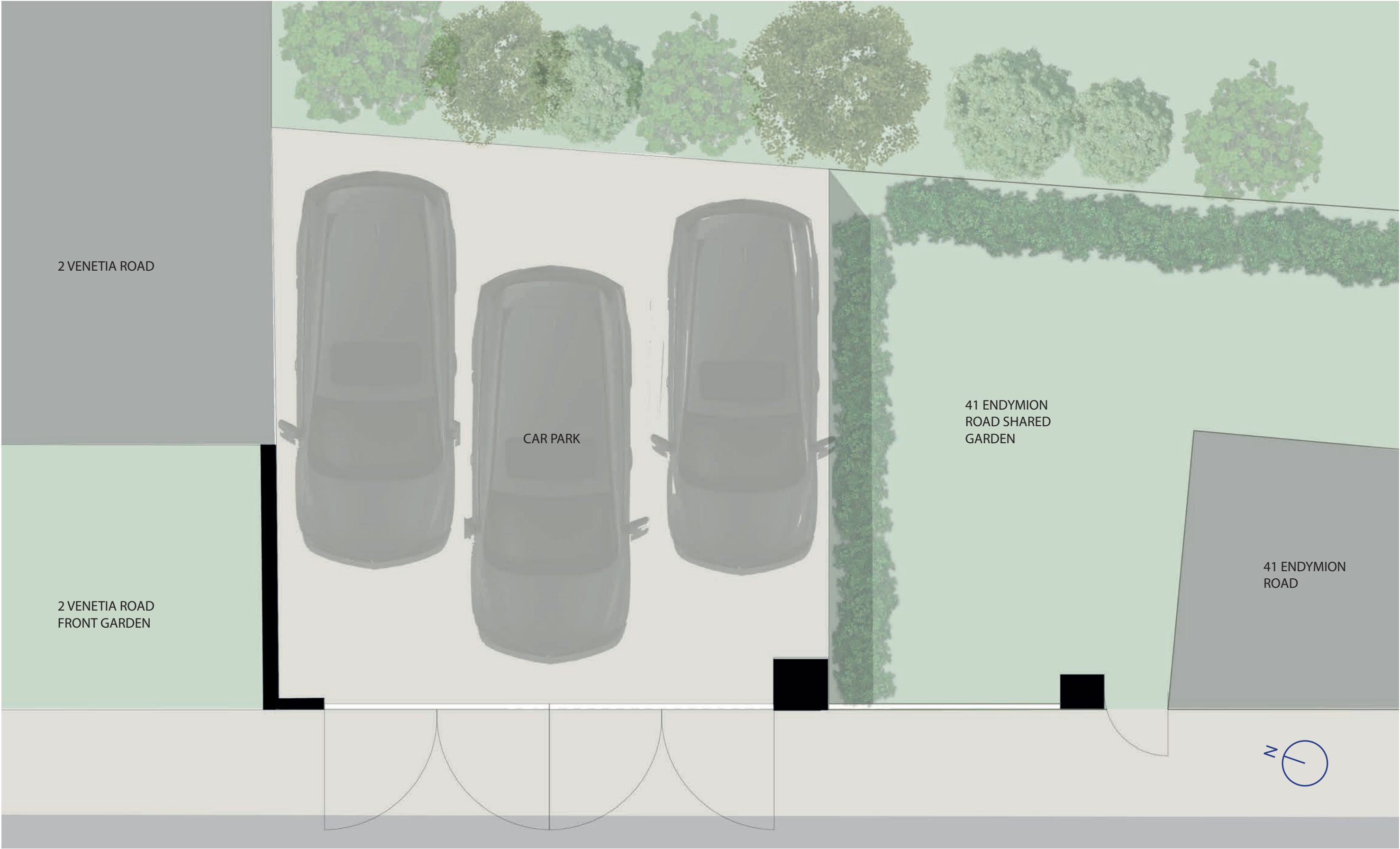
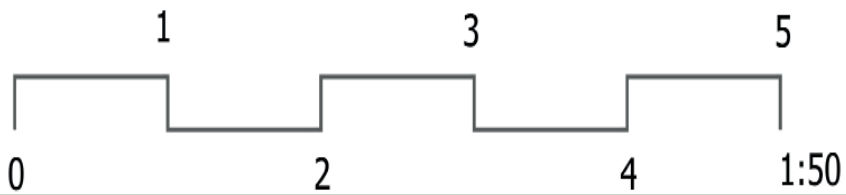


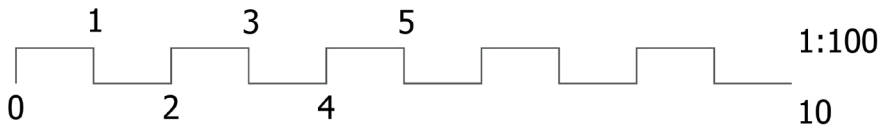
PART FIVE | EXISTING DRAWINGS



ORIGINAL SITE PLAN BOUNDARY
SITE PLAN BOUNDARY FOR PLANNING APP







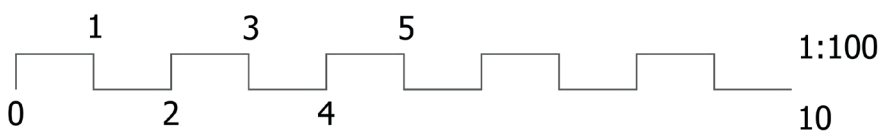
2 Venetia Road

Section Through Car Park

Existing Shared Garden

41 Endymion Road N4 1EQ

DRAWINGS
EXISTING ELEVATION

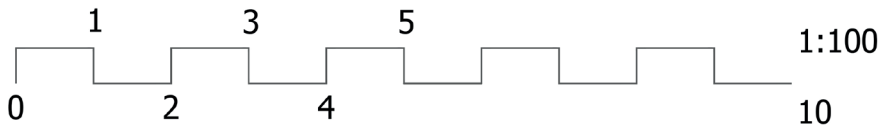


2 Venetia Road

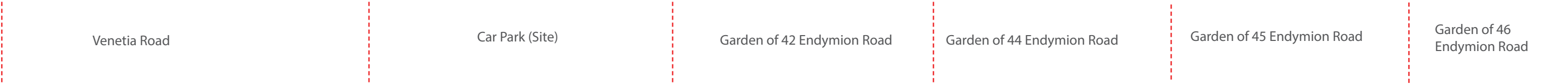
Existing Street Elevation

Existing Shared Garden

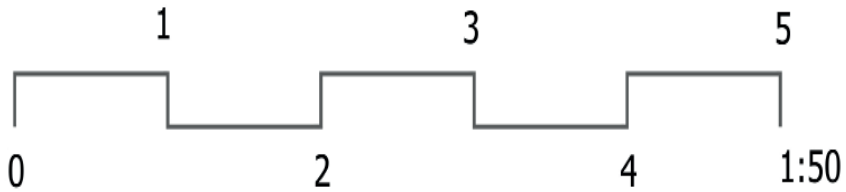
41 Endymion Road N4 1EQ

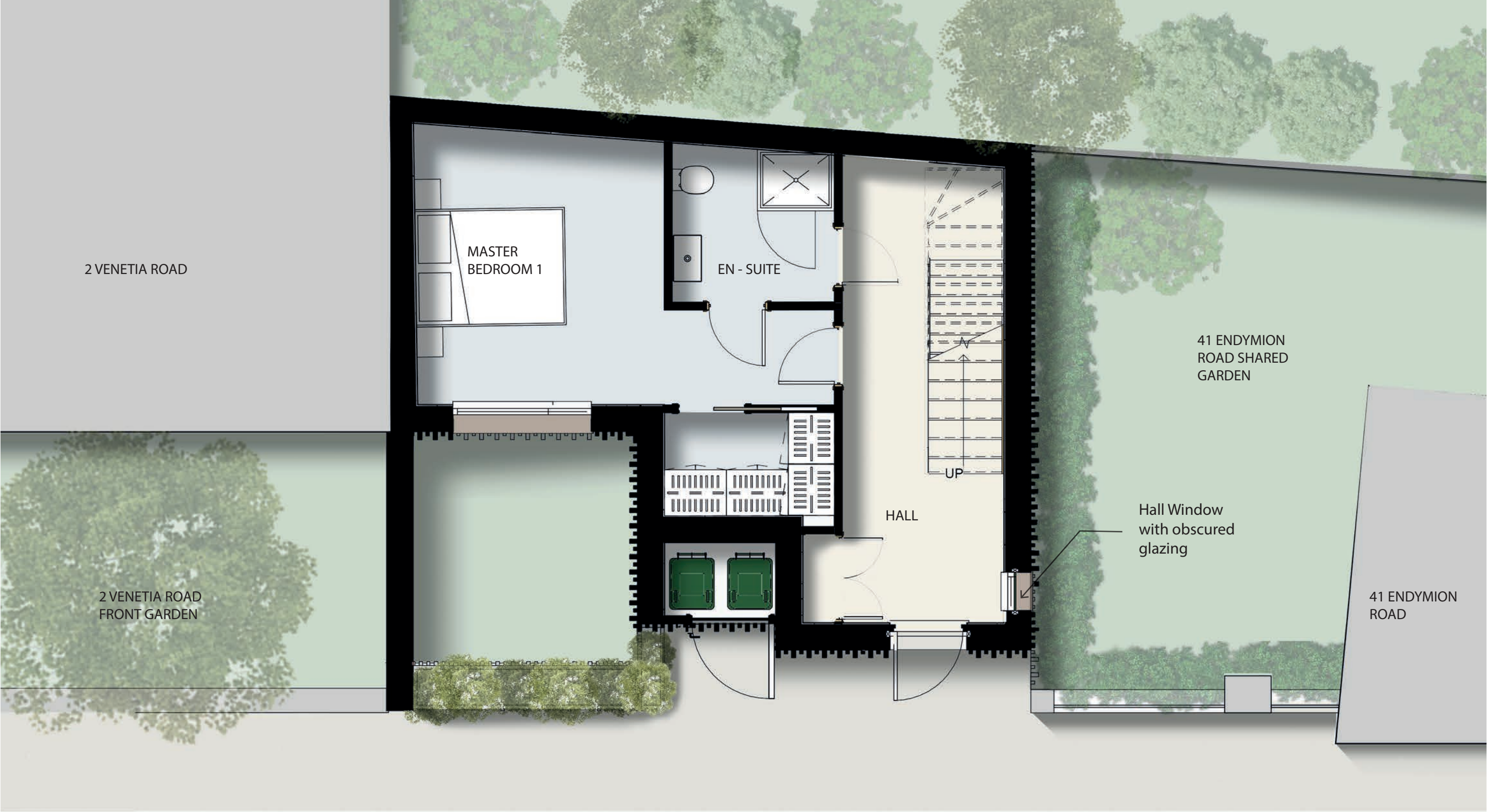
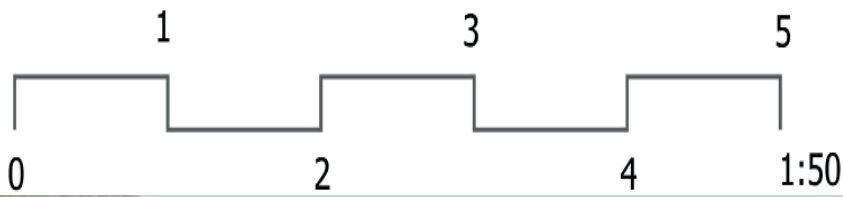


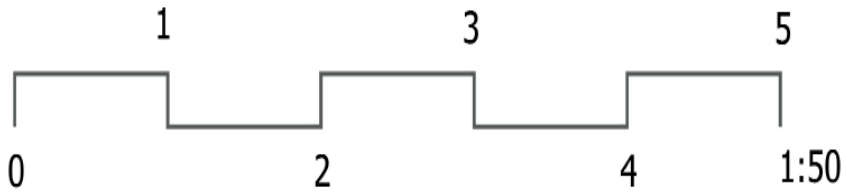
Crusader
Industrial Estate
at rear of gardens



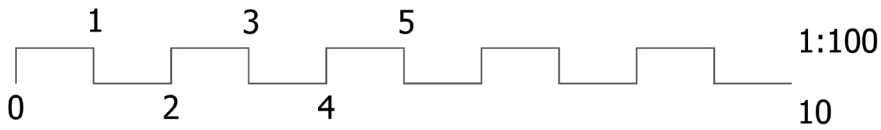
PART SIX | PROPOSED DRAWINGS

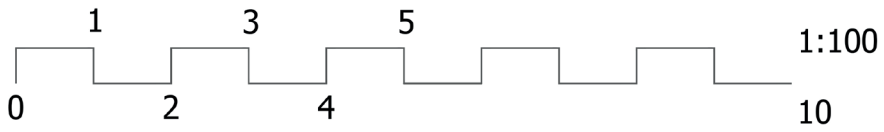


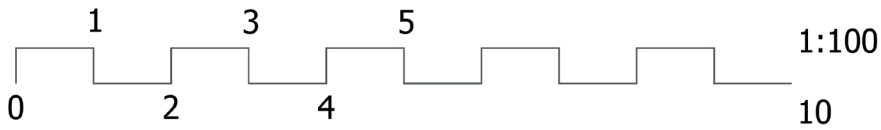












Venetia Road

Proposed Dwellings (Site)

Garden of 44
Endymion Road

Garden of 46
Endymion Road





PART SIX | TECHNICAL

TECHNICAL
AREA SCHEDULE

EXISTING		PRE APP SCHEME		FIRST PLANNING APP		SECOND PLANNING APP	
Ground Floor Car Park and Site Boundary	(GEA) 63 sqm	Total Pre App Scheme	(GEA) 63 sqm	Total Planning App Scheme	(GEA) 51.2 sqm	Total Planning App Scheme	(GEA) 42.2 sqm
TOTAL POTENTIAL RESI FLOOR AREA (GIA) (inc.circulation and if site was maximised)	63 sqm	Basement	(GIA) 52.4 sqm	Lower Ground	(GIA) 39 sqm	Lower Ground	(GIA) 39 sqm
		Kitchen/Living Bathroom Hall and stair	(NIA) 16.5 sqm 14.5 sqm 11.6 sqm	Kitchen/Living Hall and stair Rainwater collection tank and sump pump	(NIA) 29 sqm 6.5 sqm 2.6sqm	Kitchen/Living/Dining Hall and stair Rainwater collection tank and sump pump	(NIA) 30.1 sqm 6.5 sqm 2.6 sqm
SITE AREA	63 sqm						
(site footprint incl. land registry to all freehold land)		Ground Floor	(GIA) 53.2 sqm	Ground Floor	(GIA) 40.6 sqm	Ground Floor	(GIA) 35.6 sqm
		Bedroom 2 Bedroom 3 Bathroom Hall and stair	(NIA) 14.4 sqm 17.4 sqm 3.7 sqm 15.8 sqm	Bedroom 1 Bathroom En-Suite Hall and stair	(NIA) 20.8 sqm 4.1 sqm 14.4 sqm	Bedroom 1 Walk in wardrobe/storage Bathroom En-Suite Hall and stair	(NIA) 14 sqm 3 sqm 4.1 sqm 13 sqm
		First Floor	(GIA) 53.2 sqm	First Floor	(GIA) 40.6 sqm	First Floor	(GIA) 25.6 sqm
		Bedroom 1 Study/Bedroom 4 Hall and Stair	(NIA) 16.1 sqm 15.3 sqm 15.8 sqm	Bedroom 2 Study/Nursery Main Bathroom Hall and Stair Storage Cupboard	(NIA) 14.3 sqm 10.8 sqm 4.1sqm 7.9 sqm 1.8sqm	Bedroom 2 Main Bathroom Upstairs hall and stair	(NIA) 16 sqm 4.1 sqm 5 sqm
		Roof Terrace	(GIA) 52.1 sqm				(GIA) 9.3 sqm
		Terrace Hall and Stair	(NIA) 47.4 sqm 4.2 sqm	Courtyard Garden	(GIA) 9.7 sqm	Courtyard Garden Terrace	(GIA) 6.6 sqm
TOTAL RESI FLOOR AREA (NIA)		TOTAL RESI FLOOR AREA (NIA) (inc. circulation)	192.7 sqm	TOTAL RESI FLOOR AREA (NIA) (inc. circulation)	123.8 sq.m	TOTAL RESI FLOOR AREA (NIA) (inc. circulation)	98.4 sq.m
BUILDING TOTAL (GIA)		BUILDING TOTAL (GIA) (incl. circulation)	210.9 sq.m	BUILDING TOTAL (GIA) (incl. circulation)	120.2 sq.m	BUILDING TOTAL (GIA) (incl. circulation)	100.2 sq.m