



63 Mount View Road, London N4 4SR

Design and Access Statement
Householder planning application
Apr 2023

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Introduction

63 Mount View Road, London N4 4SR

1 INTRODUCTION

1.1 FOREWORD

Introduction

Dominic Lamb Architects have been instructed to prepare a householder planning application relating to 63 Mount View Road. The client wishes to renovate and refurbish the property to create a basement with lightwells, a ground floor rear extension and convert the roof space, with the additions of front and rear dormers, into habitable usable space.

Full site address:

63 Mount View Road
Crouch End
London
N4 4SR

The overall site area is approximately 494 sq.m (0.0494ha).

The site and property is not Listed or Locally Listed.

The site is not within in an area at risk from surface flooding.

Executive Summary

The householder planning application consists of the following works:

1. Demolish the existing poor quality uPVC conservatory and the existing single storey outbuilding and replace these with a single storey rear extension to the rear and east of the central outrigger.
2. Convert the roof space into 2 bedrooms and a bathroom and the introduction of 3 dormer windows to the rear roof slope and 2 dormer windows to the front roof space.
3. Create a basement under the footprint of the existing house (excluding the outrigger), with 2no. lightwells to the front and a set of steps to the rear.
4. Internal alterations to refurbish the property and facilitate the above alterations.



Front facade of 63 Mount View Road

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Site and Context

63 Mount View Road, London N4 4SR

2 SITE AND CONTEXT

2.1 SITE CONTEXT

63 Mount View Road is a two storey, with a cellar basement, 5/6 bedroom house that over looks the Crouch Hill reservoir. It is located on the northern edge of Haringey's Stroud Green Conservation Area, which was designated in June 2003, and doesn't currently have an adopted appraisal.

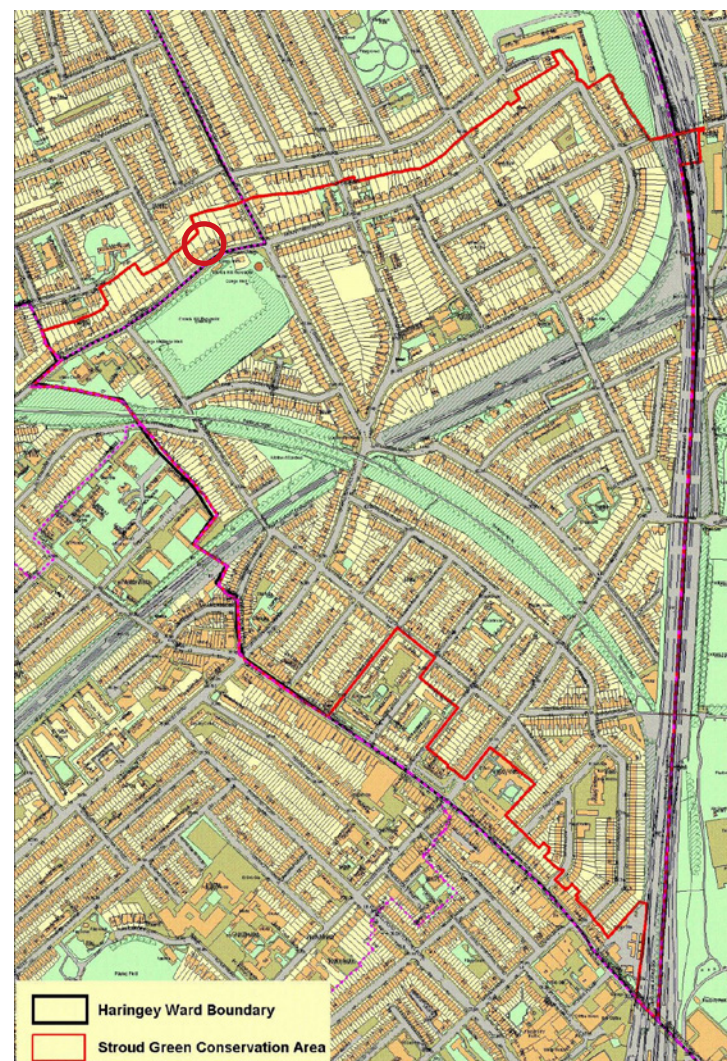
The Council's proposal of 2003 justified the designation of the area as follows: "The late 19th century residential development in Stroud Green represents Haringey's most diverse examples of Victorian domestic architecture concentrated in any one area." This can probably still be claimed as a special architectural character of the area as the majority of the early housing remains intact, exhibiting the full range of domestic building styles from around 1870 to the end of the 19th century.

The Council's description described two phases of development which reflected the Victorian styles in vogue at the time. The first developments began in 1868, when Joseph Lucas owner of Stapleton Hall, and others started to develop the Woodstock, Ennis and Perth Roads for residential housing. Other developments followed along the streets as far as Stapleton Hall Road. In these cases houses are in the Gothic style with pointed or round arch windows, polychromatic brickwork and prominent gables with ornamental bargeboards. Other houses from the same period are plainer and combine more subtle Gothic detailing with classically inspired features such as Italianate eaves and slender cast iron columns to the tri-partite Venetian windows. Two attractive streets from this so-called first phase, at either end of Stroud Green, are Mount Pleasant Crescent and Perth Road which are lined by two storey terraces.

The second phase in the Council's description started at about the same time as the first phase when land on the Stapleton Hall Estate, occupied by Charles Turner, and on the old Manor of Brownswood, held by the heirs of William Willan, started to become available for building purposes. Stapleton Hall Road was cut through in the early 1870s. The open space above Mount Pleasant Villas was created by New River Company as a reservoir between 1876 and 1878, beside the newly formed Mountview Road. By the 1880s Ferme Park Road had been created and streets for housing were spreading up the slopes

to Mountview Road. By 1890 most of Stroud Green was fully developed; the only land remaining to be built upon was around Haringay Station, although the road layout was complete. The Council identified a different style of housing on the slope to Mountview Road "where the houses are characterised by the use of red brick throughout, simple canopied porches and multi-paned decorative sash windows. The open setting of the ridge is used to its full advantage and development here is generally less dense than in the first phase. Trees, hedges and planting add considerably to the setting of the houses and are in the spirit of the 'Sweetness and Light' philosophy behind the Queen Anne style."

(source: Stroud Green Conservation Area Advisory Committee)



Stroud Green Conservation Area
Application Site



Aerial view of the front of the application site



Aerial view of the rear of the application site

2 SITE AND CONTEXT

2.2 EXISTING SITE

The subject site is a semi-detached single dwelling located on the northern side of Mount View Road. The property is a large double fronted property elevated above the street and is of traditional appearance with red brick, white painted stone detailing and a projecting bay to the front elevation. To the rear there is a central outrigger with a conservatory extension built to the eastern side of this outrigger.

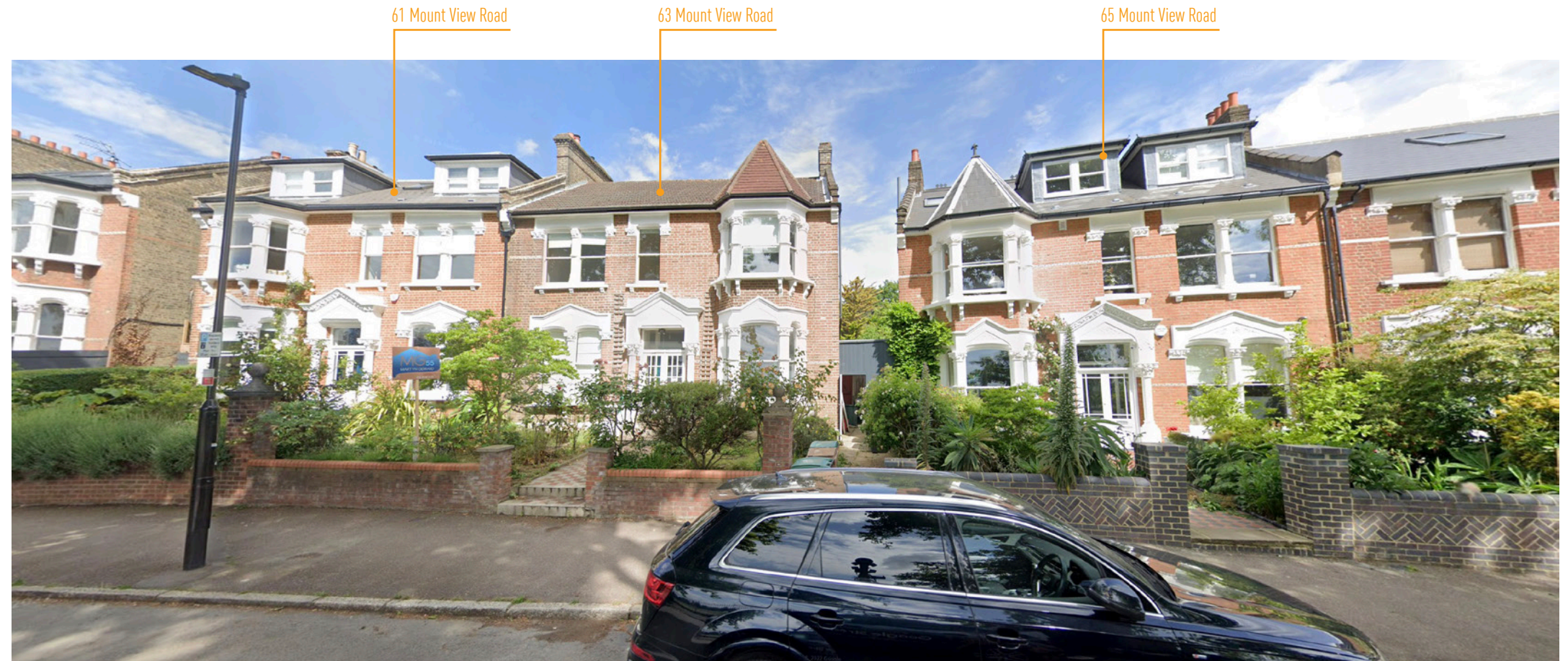
The property is typical of the same type as the terraced and semi-detached houses in the area and is constructed of red brick with white painted stone detailing to the front elevation. The house is double fronted, with a projecting bay to the right-hand side, with feature tower roof to the top of the bay.

The rear of the property is of a much simpler aesthetic, with stock buff bricks and simple window treatments. As is typical on Mount View Road there is a central outrigger set at a lower level to the main house. The roof has clay tiles.

Mount View Road slopes gradually down towards the East, resulting in the neighbouring properties of no.65 being at a slightly lower level. There is also an existing outbuilding to the rear of the property along the boundary shared with no. 65.

There has been significant past alteration to the property, in particular to the rear where a brick and uPVC conservatory extension has been built to the eastern side of the outrigger. This is in poor condition and in need of replacement. The whole house is in need of refurbishment after years of maintenance neglect by the previous owners.

There is an existing cellar in the middle of the house, currently used for storage.



Street view of 63 Mount View Road and the immediate neighbouring properties - both of which have converted their roof spaces and introduced dormers to the front roof slope



Rear of 63 Mount View Road showing the original outrigger in the centre, the uPVC conservatory to the side of it, and the outbuilding alongside the boundary with no. 65.



Existing conservatory

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Planning Background

63 Mount View Road, London N4 4SR

3 PLANNING BACKGROUND

3.1 RELEVANT PLANNING HISTORY

There are no planning records available on Haringey's planning public register that relate to 63 Mount View Road.

There is good precedent of recently granted and built basement extensions both on Mount View Road and neighbouring streets. There is also a pattern of additions at both ground floor and roof level on Mount View Road, including numbers 1, 5, 13, 17, 19, 21, 23, 35, 37, 45, 49, 59, 61, 65, 67, 71, 77, 91, 93.

Alterations to front roof slope are common on the terrace of 57-77 Mount View Road, with varying styles of rooflights and dormers fronting the street.

HGY/2020/0825

139 Mount View Road (Permission Granted)

Basement extension under existing house with lightwells to the front garden. Replacement large dormer addition at roof level.

HGY/2018/3287

52 Mount View Road (Permission Granted)

Basement extension under existing house with works to the front garden.

HGY/2016/2055

50 Mount View Road (Permission Granted)

Full plan basement extension with raised lightwells to the front garden.

HGY/2014/1051

169 Mount View Road (Permission Granted)

Full plan basement extension with lightwells to the front and rear garden.

HGY/2019/2279

169 Mount View Road (Permission Granted)

- Modern ground floor extension with substantial glazing
- Metal cladding
- Modern dormer addition to the rear roof
- Rooflights to the front roof

The most recent and relevant local planning approval is at no. 59 Mount View Road (two doors away) where planning approval was granted in July 2021 for a **'Single storey rear extension, rear dormers and basement with front lightwells.'** (ref: HGY/2021/1693).

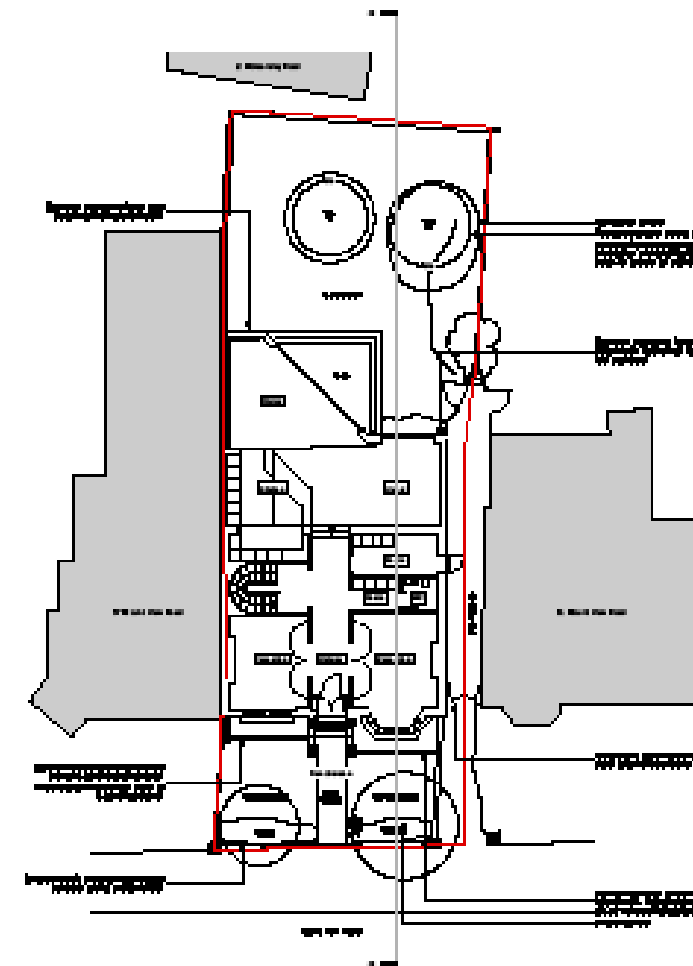
This application consisted of the removal of the existing extensions either side of the central outrigger and replacement with a new extension that sat either side and under the existing outrigger to create an open plan kitchen/dining which opened up to the rear garden.

The extension was considered acceptable, proportionate and subordinate to the host building and in keeping with the pattern of development in the area.

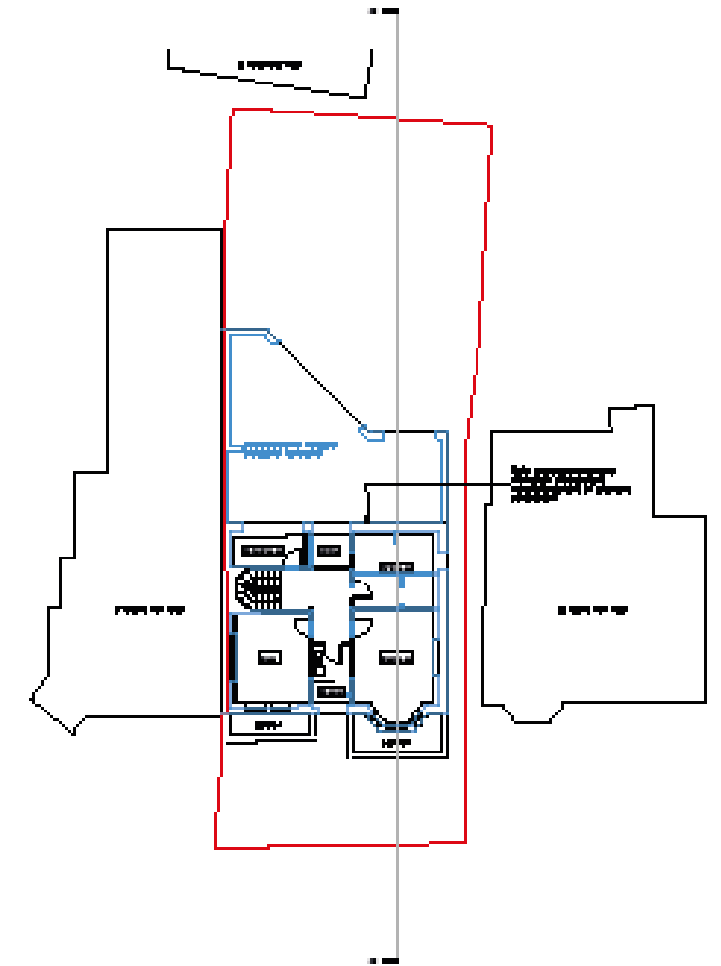
The application also introduced two dormers on the rear roof slope, set below the ridgeline, well up from the eaves and in from either side of the roof.

Two small lightwells to the front of the property were to be created. These were to have lightweight black painted metal grilles, typical of lightwells in the area. The application lightwell walls were to be painted render and red brick to match the existing house. Windows were to be white painted timber to match those above.

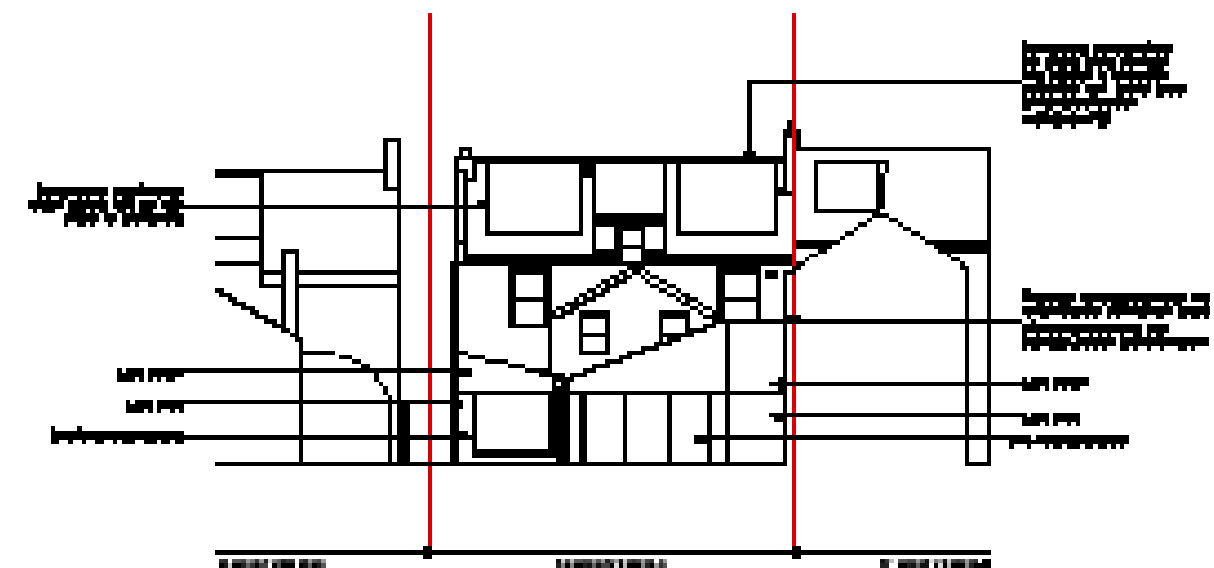
The Council concluded that *'the proposed extensions and alterations were considered to be acceptable with the lightwells being a discrete feature so as not to cause unacceptable harm to the character and appearance of the property and the streetscene. The impact on the residential amenity of neighbouring occupiers is considered acceptable and detailed technical information has been provided in respect of the basement works.'*



Approved ground floor rear extension plan at 59 Mount View Road



Approved basement plan at 59 Mount View Road



Approved rear elevation with ground floor rear extension and dormers to the rear roof slope

3 PLANNING BACKGROUND

3.2 PRE-APPLICATION APPLICATION

On Wednesday 8th March a virtual pre-app meeting was held between Dominic Lamb Architects and Kwaku Bossman-Gyamera, a Principal Planning Officer for Haringey Council

At time of submission of this planning application we are still awaiting the written response from Haringey summarising our meeting, but the notes we took from the meeting are below in relation to the 4 main areas of works that we intended to make to the property:

1

Demolish the existing poor quality uPVC conservatory and the existing single storey outbuilding and replace these with a single storey rear extension to the rear and east of the central outrigger.

Response:

- The extent of the proposed extension is acceptable and the fact that it doesn't extend deeper than the existing outbuilding and isn't higher than the existing outbuilding along the boundary with no. 65 is appreciated.
- The use of materials to match the host property are acceptable.
- The lantern rooflights are acceptable.

2

Convert the roof space into 2 bedrooms and a bathroom and the introduction of 3 dormer windows to the rear roof slope and 2 dormer windows to the front roof space.

Response:

- The street and neighbouring properties in particular set a precedent for roof conversions and introductions of dormers to both the front and rear roof pitches, therefore our proposal is acceptable.
- The retention of the roof feature on top of the bay window is encouraged.
- Rooflights are to be flush conservation style rooflights.

3

Create a basement under the footprint of the existing house (excluding the outrigger), with 2no. lightwells to the front and a set of steps to the rear.

Response:

- Planning Policy requires a Basement Impact Assessment to be provided with the planning application to ensure that the ground conditions are suitable for a basement extension, and that it will be constructed safely.
- Grilles to the lightwells are acceptable.
- The continuation of the bay window form into the basement lightwell at the front is encouraged.
- The escape stair to the rear is acceptable.

4

Internal alterations to refurbish the property and facilitate the above alterations.

Response:

- No issues with the internal alterations being proposed.

In summary it was a very productive pre-app meeting and the proposals submitted were all acceptable in both principal and in detail.

The plans presented in the following section of this planning application reflect the proposals discussed at pre-app as no considerable changes were required.

A supporting Basement Impact Assessment, Ground Investigation Report and Structural Method Statement have been produced and accompany this planning application to demonstrate the suitability of the proposed basement works.

04

Scheme Development

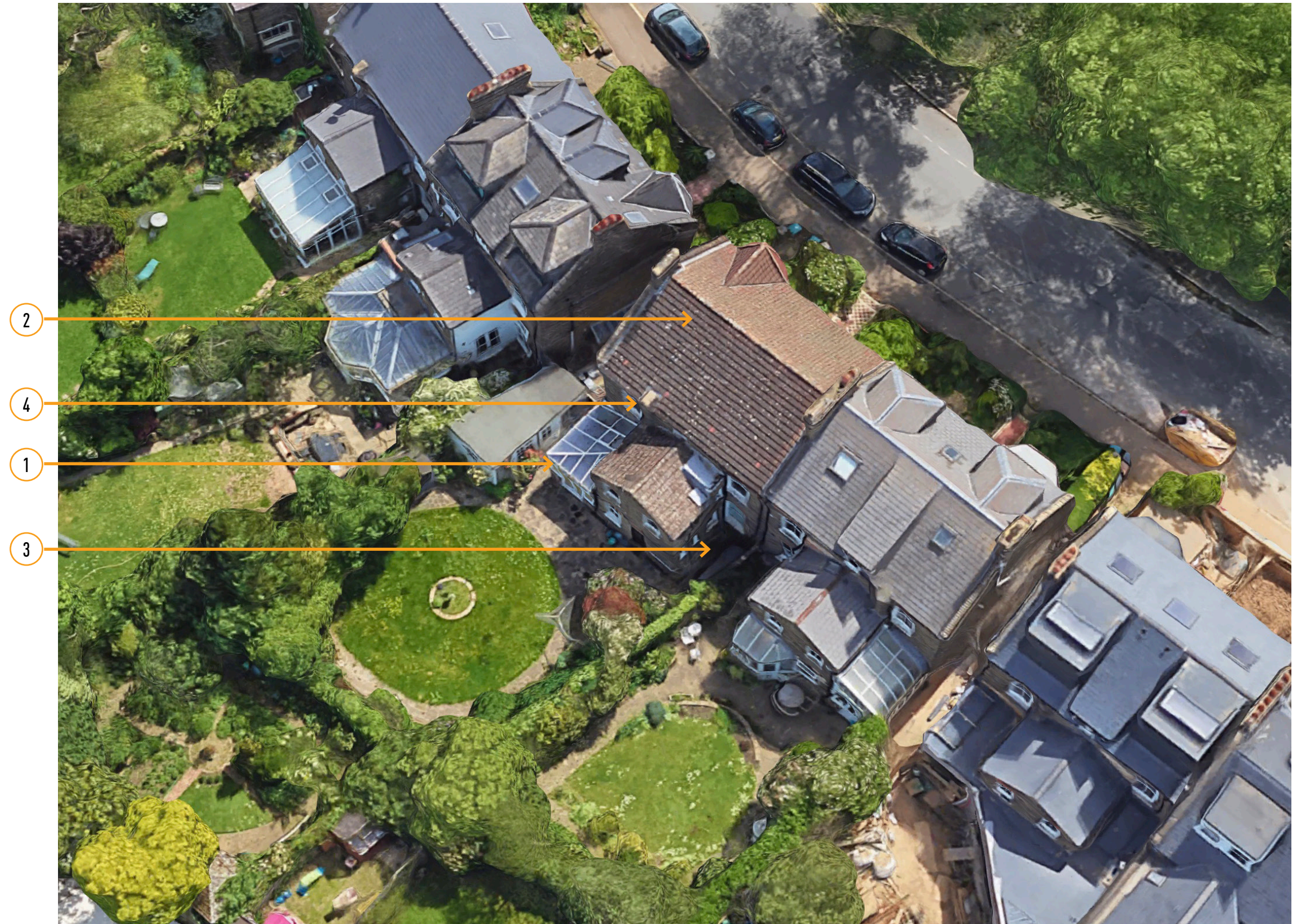
63 Mount View Road, London N4 4SR

4 SCHEME DEVELOPMENT

4.1 PROPOSED CHANGES

The proposed alterations that this planning application seeks to make to the property are:

1. Demolish the existing poor quality uPVC conservatory and the existing single storey outbuilding and replace these with a single storey rear extension to the rear and east of the central outrigger.
2. Convert the roof space into 2 bedrooms and a bathroom and the introduction of 3 dormer windows to the rear roof slope and 2 dormer windows to the front roof space.
3. Create a basement under the footprint of the existing house (excluding the outrigger), with 2no. lightwells to the front and a set of steps to the rear.
4. Internal alterations to refurbish the property and facilitate the above alterations.



4 SCHEME DEVELOPMENT

4.2 1 - REAR SINGLE STOREY EXTENSION

The proposal for the rear single storey extension is to remove the existing uPVC conservatory and existing single storey outbuilding and combine the floor areas they currently cover into a new rear extension to the rear and east of the original outrigger to create a new open plan kitchen and dining space, and accompanying ancillary spaces.

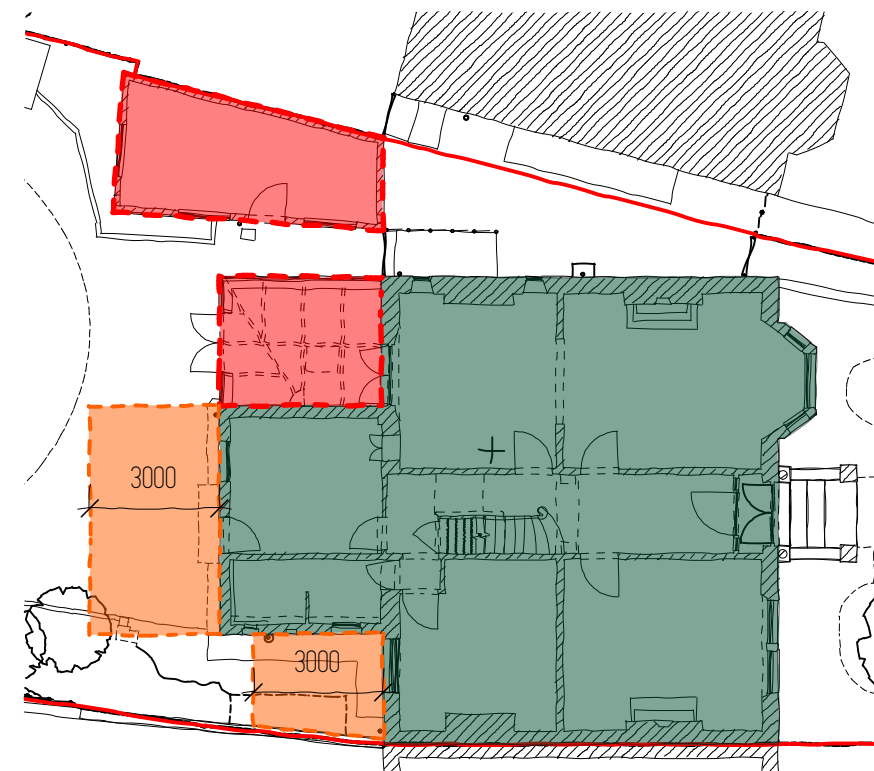
These existing structures (shown in red) combine to provide a built footprint of 28 sq.m.

Under SCHEDULE 2 Permitted development rights, Part 1, Class A guidelines we are permitted to build a 3m rear extension from the line of the original building. This is shown adjacent in orange. This equates to 23 sq.m of permissible additional area.

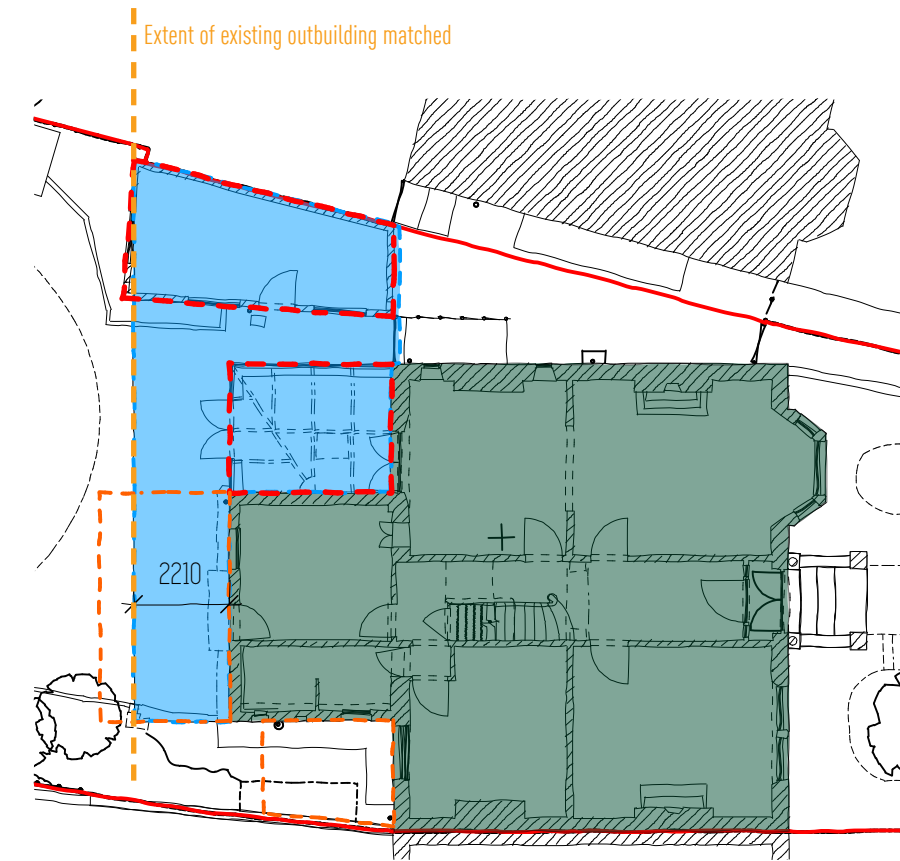
Like the approved extension at no. 59, where existing extensions were removed and replaced with one ope-plan extension, the proposal is to create a combined rear extension to the rear of the property that incorporates the existing ground floor space of the outrigger.

The proposal is to match the extent of extension with the depth of the existing outbuilding, and replace the existing conservatory. The proposed built footprint of the extension (shown in blue) would be 54 sq.m. This is compared to the existing built footprint and permitted additional area that totals 51 sq.m, proving that the extension can be a sensitive addition to the host building. The proposal would also not introduce built form to the western side of the outrigger (where there currently isn't any development) so that the extension would not extend across the full width of the host building, so that it remains subservient to the host building.

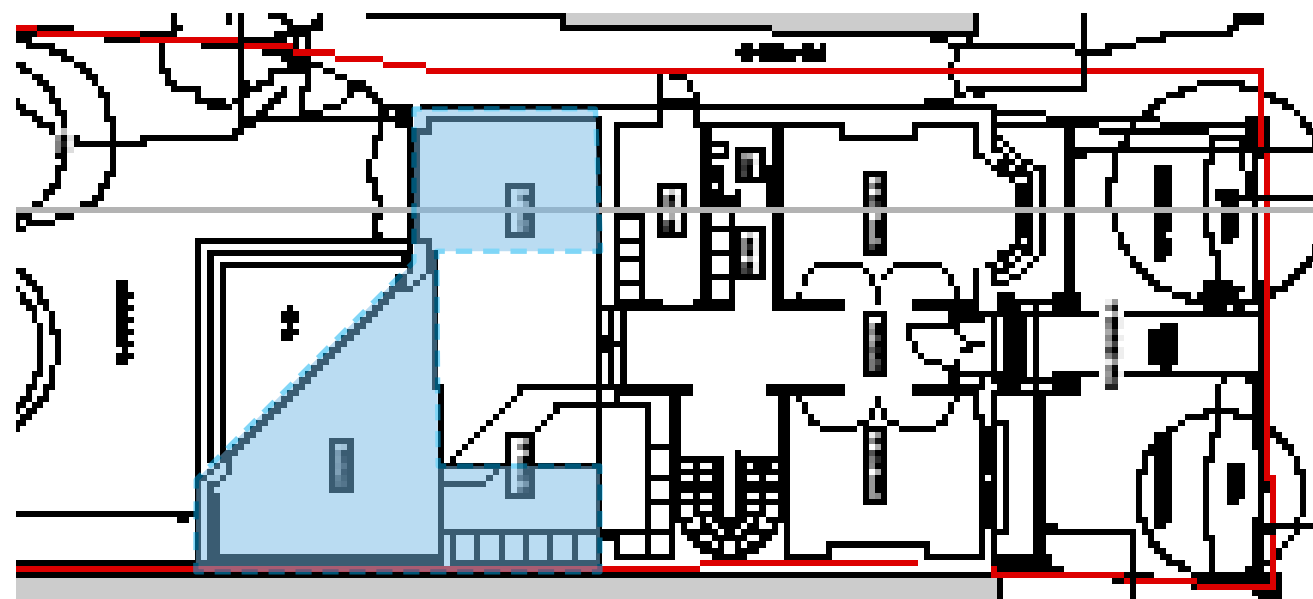
The approved rear extension at no. 59 Mount View Road added 51 sq.m of footprint around the original outrigger ground floor footprint.



Existing ground floor plan
Original footprint of building shown in green
Existing additions shown in red (28 sq.m)
Class A permitted development shown in orange (23 sq.m)



Existing ground floor plan with extent of proposed rear extension shown in blue (54 sq.m)



Approved ground floor plan at no. 59 Mount View Road with the floor area added around the footprint of the original outrigger footprint shown in blue - 51 sq.m.

4 SCHEME DEVELOPMENT

4.2 1 - REAR SINGLE STOREY EXTENSION

The existing outbuilding along the boundary with no. 65 creates a built relationship with the neighbours. The proposal is to retain this built relationship along the boundary with a single storey element of the extension, that then gently rises in height as the massing sets in from the boundary. As a result the relationship no. 63 currently has with their neighbours at no. 65 will be unchanged.

The proposal for the main massing of the extension is to line through with the western wall of the outrigger and sit in front of this, like the approval at no. 59. To ensure there is adequate headheight within the ground floor space of the existing outrigger, the proposal is to lower the floor level of the rear extension slightly, with a sunken patio immediately outside the doors leading to the garden, again much like at no. 59.

The proposed materials to be used within the extension are light coloured brick to complement the existing buff bricks on the rear elevation, stone coping detailing and white timber windows and doors to match the existing sash windows on the host building.

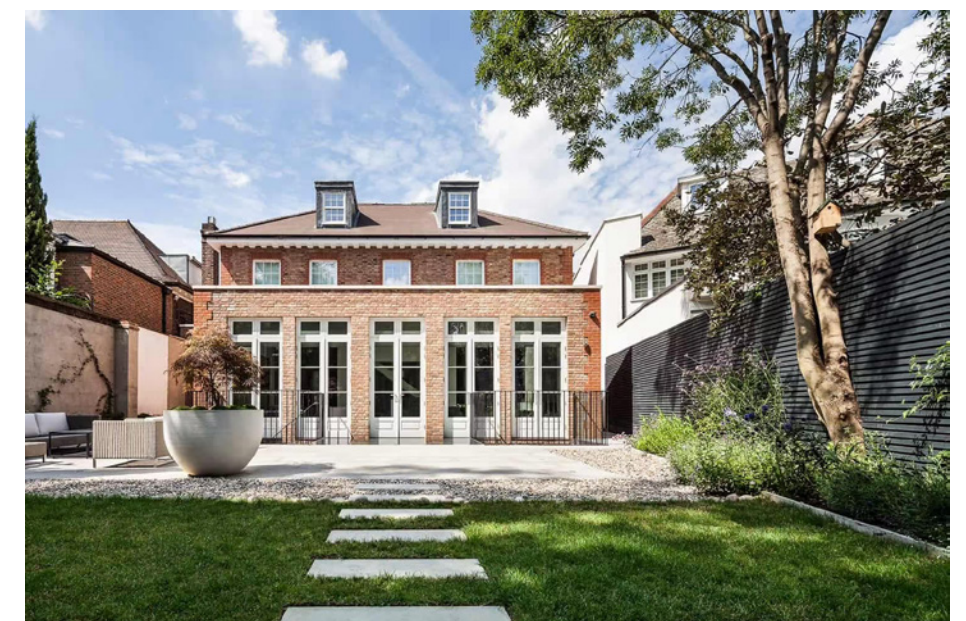
The proposed extension is a modern classic addition to an existing building that needs refurbishing and bringing back into life.



Existing rear elevation showing the ground floor relationship with the neighbouring property at no. 65



Proposed rear elevation showing the ground floor relationship with the neighbouring property at no. 65 retained, and massing increased within the centre of the plot



Precedent examples of the extension form and simple material palettes.

4 SCHEME DEVELOPMENT

4.3 2 - CONVERSION OF ROOF SPACE AND DORMERS

Like many other properties on the road, the proposal is to convert the existing loft space into habitable space. The proposal will be to continue the existing stairs up to the roof space and for 2 children's bedrooms and a shared bathroom to be created.

Like with the other roof conversions on the street to facilitate the stair continuing up to the roof space a central dormer will be introduced on the rear of the building. Either side a dormer window will serve each bedroom. These dormer windows will have hipped roof forms with slates to match the new roof finish, which will replace the existing concrete tiles.

At the front of the building, the proposal is to introduce a further two dormers into the front roof slope. These will match the dormers in the front roof slope of both neighbouring properties at no. 61 and no. 63.

It is felt that the proposed alterations to both the front and rear slopes of the existing roof would be in keeping with the surrounding built characteristics and would not cause an detrimental impact on the surrounding Conservation Area.



Rear of 59 - 67 Mount View Road showing rear dormers over the stairs and to the bedrooms in the converted loft space.



Front of 57 - 71 Mount View Road showing dormer windows within the front roof slope.



Proposed front elevation of 63 Mount View Road

4 SCHEME DEVELOPMENT

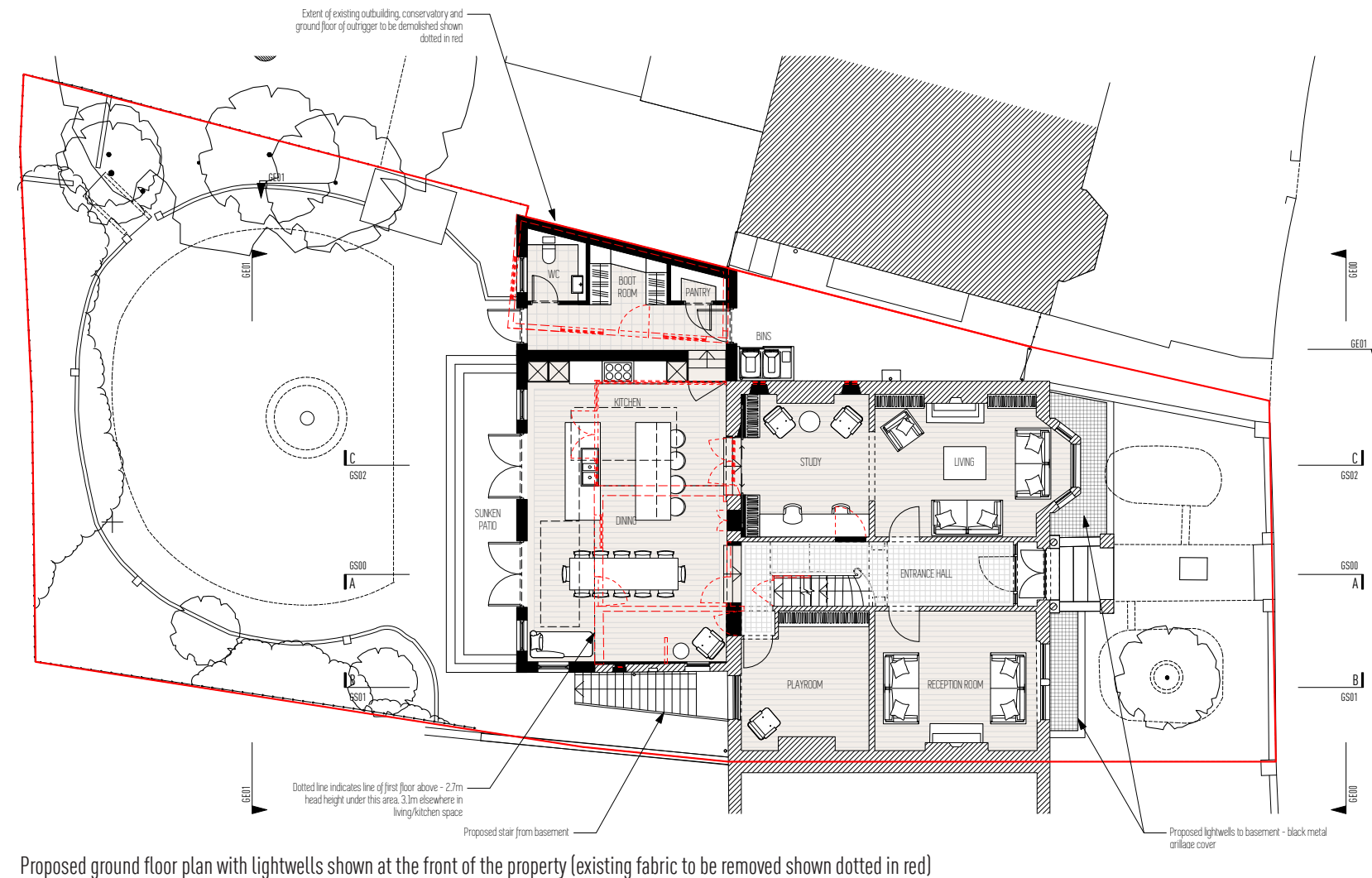
4.4 3 - BASEMENT AND LIGHTWELLS

Like the approval at no. 59, the proposal is to create a basement under the footprint of the main building.

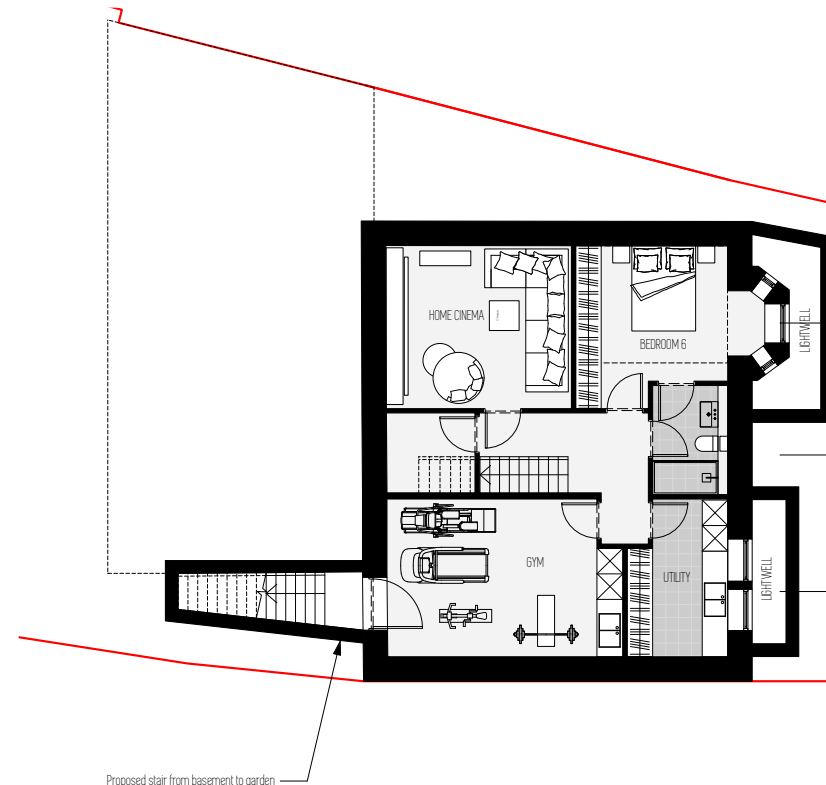
At the front of the building will be two small lightwells, providing natural light and ventilation to the front bedroom and utility room. These will have discrete grilles siting flush with the ground level, so as not to cause unacceptable harm to the character and appearance of the host property, the streetscene or the character and appearance of this part of the conservation area. The form of the front bay window will also be extended down into the lightwell below to reflect the architectural details of the property.

To the rear of the property, the proposal is to create a set of steps leading from the back left room in the basement up to the garden. These steps will provide an emergency escape route from the basement to accord with building control requirements and will be located alongside the western edge of the outrigger and as such will have limited visibility to the host building and surrounding properties and conservation area.

Accompanying this planning application is a Basement Impact Assessment, Geotechnical Ground Investigation Report and Structural Methodology Statement to confirm that the existing ground conditions are suitable for such works and that the basement will be constructed and designed by suitably qualified specialists.



Proposed ground floor plan with lightwells shown at the front of the property (existing fabric to be removed shown dotted in red)



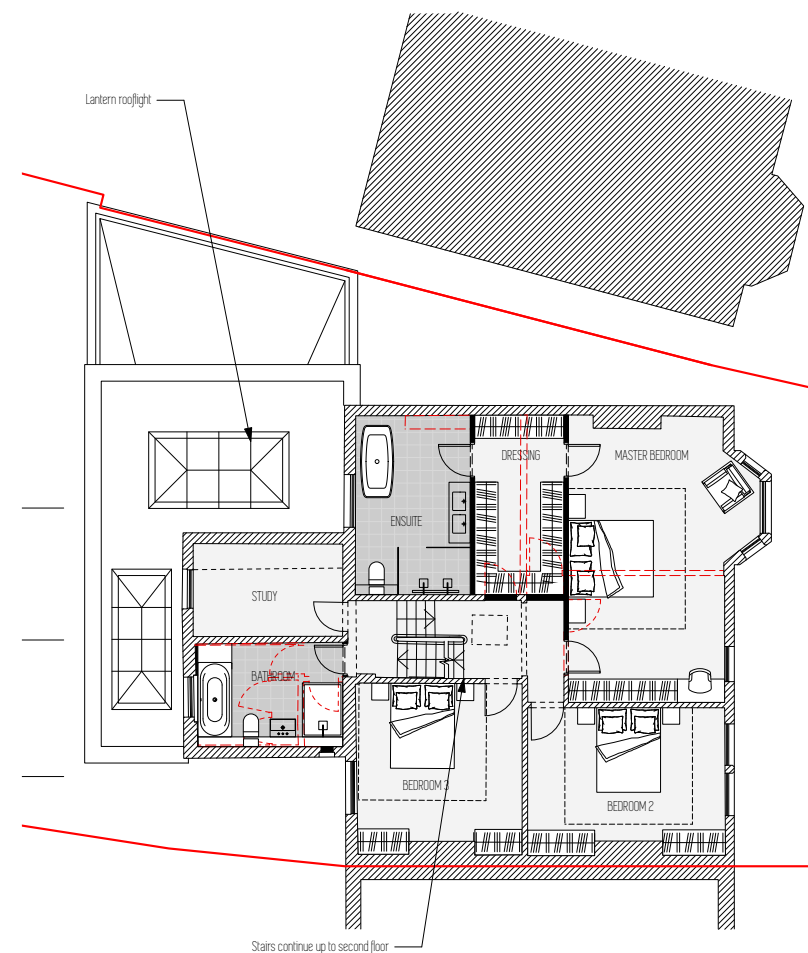
Proposed basement plan under the footprint of the main building

4 SCHEME DEVELOPMENT

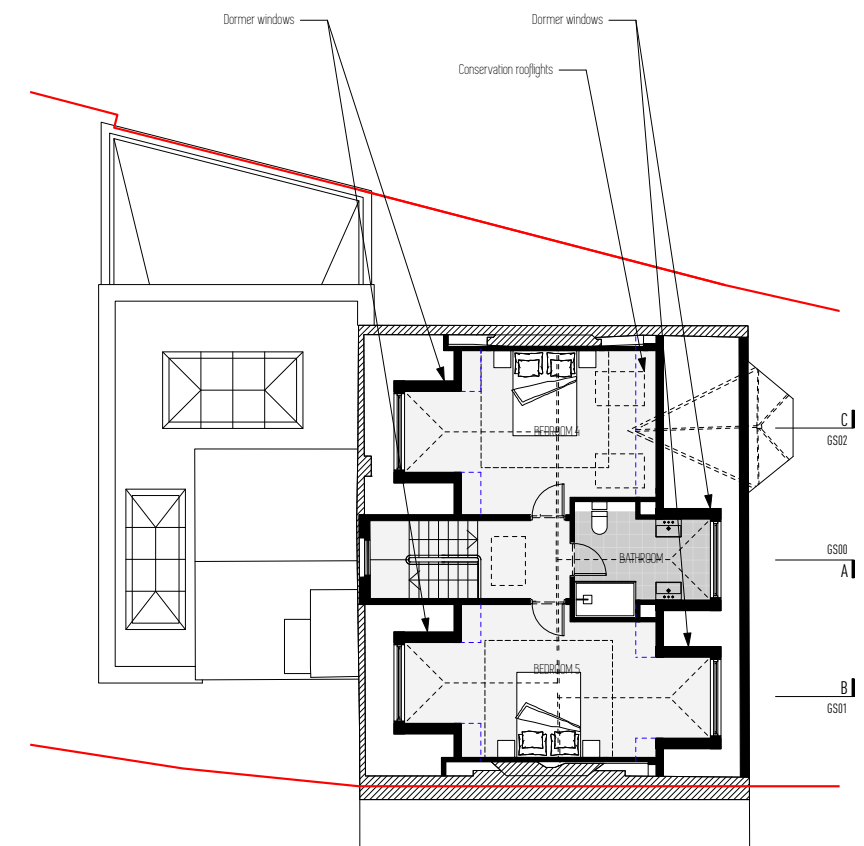
4.5 4 - INTERNAL ALTERATIONS

The proposed rear extension, removal of the outbuilding, creation of the basement and conversion of the roofspace requires some internal alterations to suit.

These alterations have been sensitively considered to reflect the Stroud Green conservation area characteristics and features of the surrounding area.



Proposed first floor plan (existing fabric to be removed shown dotted in red)



Proposed second floor plan

05

Conclusion

63 Mount View Road, London N4 4SR

5 CONCLUSION

5.1 CONCLUSION

USE

The existing use is residential. No change of use is proposed.

AMOUNT

It is proposed that the extensions and additions would add an extra 158 sq.m of residential accommodation to the property over basement, ground and second floor levels.

LAYOUT

The layout of the property will remain unchanged with the proposed extensions providing additional accommodation and a larger kitchen and dining space to the rear of the property, replacing the existing small kitchen at the rear.

SCALE AND APPEARANCE

The proposed extension has been designed to respect the impact on the neighbouring properties either side, with the height of the extension set in from the boundaries. The depth of the ground floor extension does not extend further than the existing outbuilding and the massing introduced to the roof form is in keeping with the surrounding properties.

Materials used reflect the host building's existing material palette and overall the addition provides a sensitive addition to the property, that remains subservient to the host property.

ACCESS

The existing access to the property will be retained from the front of the property. The rear extension will replace the side gate access to the garden, but has been designed to create a direct link through to the garden through the back of house area behind the kitchen. Access to the garden from the basement has been introduced via the introduction of the rear set of steps, which also assist in complying with building control regulations with regards to escape from the basement.

LANDSCAPE

The proposal introduces a sunken patio outside of the kitchen doors to transition between the levels of the extension and the garden levels. The existing garden will undergo a landscaping transformation to tidy up the shrubs.

CONCLUSION

The proposal is to:

1. Demolish the existing poor quality uPVC conservatory and the existing single storey outbuilding and replace these with a single storey rear extension to the rear and east of the central outrigger.
2. Convert the roof space into 2 bedrooms and a bathroom and the introduction of 3 dormer windows to the rear roof slope and 2 dormer windows to the front roof space.
3. Create a basement under the footprint of the existing house (excluding the outrigger), with 2no. lightwells to the front and a set of steps to the rear.
4. Internal alterations to refurbish the property and facilitate the above alterations.

The proposal is of a high quality, site specific, and site sensitive design quality, that respects the form, setting, period, architectural characteristics, detailing of the original building. It will have high quality matching and complementing materials that have been designed sensitively in relation to the context. This is in accordance with DPD Policy DM12 'Housing Design and Quality, DPD Policy DM1 'Delivering High Quality Design,' Local Plan (2017) Policy SP11 and London Plan (2021) Policy D6.

The high quality, site specific design, with use of high quality and complementing materials, will also ensure that the proposal will be in accordance with DPD Policy DM9 which ensures that the proposal will not negatively affect a designated or non-designated heritage asset and the setting and significance of the surrounding conservation area will be protected.

The proposal has been sensitively designed to ensure that the impact on the neighbouring properties is minimal. In particular the existing build relationship between no. 65 and no. 63 has been retained along the boundary so as to ensure that the proposal does not impact on the neighbouring amenity. This is in accordance with London Plan Policy D6.

Policy SP11 of Haringey's Local Plan requires that new development should ensure that impacts on natural resources, among other things, are minimised by adopting sustainable

construction techniques.

In accordance with CPC Policy DM18 'Residential Basement Development and Light Wells' the proposal and supporting documents have demonstrated that the basement development will not adversely affect the structural stability of the application building and neighbouring buildings; does not increase flood risk to the property and nearby properties; avoids harm to the established character of the surrounding area and not to adversely impact the amenity of adjoining properties or the local natural and historic environment.

The proposed extensions and alterations are considered to be acceptable with the lightwells being a discrete feature so as not to cause unacceptable harm to the character and appearance of the property and the streetscene. The impact on the residential amenity of neighbouring occupiers is considered acceptable and detailed technical information has been provided in respect of the basement works.

Having regard to the above, and the aims and objectives of the relevant planning policies, national and regional guidance, and relevant planning history of the area, it is felt that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

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