



7 ENDYMION ROAD

GP
AD

Design and
Access
Statement

May 2023

GPAD

GPAD is an award winning architecture practice focused on the people we work with and those who interact with the buildings we help design.

Contents

1.	Executive Summary	3
2.	Introduction	4
3.	Site Analysis	5
4.	Design Process	9
5.	Design Development	14
7.	Design Proposal	21

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1. Executive Summary

1.1 Overview

This Design and Access Statement has been prepared on behalf of the applicant to support the planning application for the vacant car park site to the rear of 7 Endymion Road flats.

This site was previously used as a car park to support the doctors surgery which had occupied 7 Endymion Road. This building has since been converted into flats under approval HGY/2021/3421. The car park is no longer in use, and forms the development boundary of this application which proposes to build a single family dwelling on the land.

The site was previously the subject of a pre-application enquiry, and a subsequent planning submission which was withdrawn. This was under the advice of LB Haringey as it was recommended that the site be submitted as a whole, with 7 Endymion Road as part of the red line boundary.

The proposals seek to create a new, high quality family dwelling sympathetic to the scale of the surrounding context, and that provides an end to the existing terrace. Activity is provided through the replacement of the empty car park site with a family home, and the setting improved along with the newly created residential block at 7 Endymion Road.

The brief and proposals includes:

- Redevelopment of the underutilised site to provide a high quality family home
- High quality architectural response that is contemporary but responsive to the local vernacular
- Improvements to the streetscape
- Providing an end to the terrace



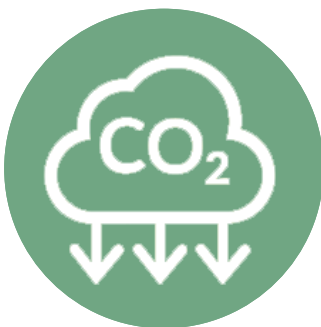
Living in the Landscape



Developing the Site



Contextual Response



Sustainable Approach



2. Introduction

2.1 GPAD

GPAD is an award-winning architecture practice focused on the people we work with and those who interact with the buildings we help design.

We place design at the heart of everything we do and take pride in building close and long lasting relationships with the people we work with that help us deliver projects across a range of sectors including housing, private residential, offices and mixed-use developments. This is achieved through constantly listening and learning, in order to better understand each individual's needs and desires.

We consider projects by designing at a range of scales, from approach and street scene, to how it feels for those occupying the spaces. We enjoy delivering projects that last and age well, sitting comfortably in their context. Our architecture is based on well thought out designs that use quality materials and simple junctions that suit the environment whilst adding real value to it.

This approach has paid dividends in the reception that our work has received, with shortlisting and awards wins in the British Homes Award, the British Council for Offices Award, the AJ Small Projects Award as well as others.



3. Site Analysis

3.1 Site Location

The site is located in the London Borough of Haringey and is just outside Stroud Green Conservation Area. The site is well connected, situated 0.3 miles from Haringey station and 0.5 miles from Manor House Underground Station.

The site has a PTAL rating of 5.

The site is visible from Alroy Road and was once a car park associated with 7 Endymion Road.

Key

Site

Underground Station

Overground Station

Train Station

5

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3.2 Existing site

Situated to the rear of 7 Endymion Road and adjacent to 2 Alroy Road, this site is currently vacant, but was previously used as a car park and cycle store.

- 01 - Aerial View looking North-East
- 02 - Aerial View looking South-East
- 03 - View towards northern boundary of site
- 04 - View towards eastern boundary of site
- 05 - View towards eastern & southern boundary of site
- 06 - View towards southern boundary of site



Views Key



3.3 Local Character

The images below are key elements visually describing the architectural character of the surrounding context. 7 Endymion Road is not in a conservation area but is adjacent to the Stroud Green Conservation area.

The local architectural style is characterised by rows of Victorian terraces with brick frontages and tiled roofs.

This catalogue of details will inform the design proposals to ensure any addition to the built environment is sensitive of its context.

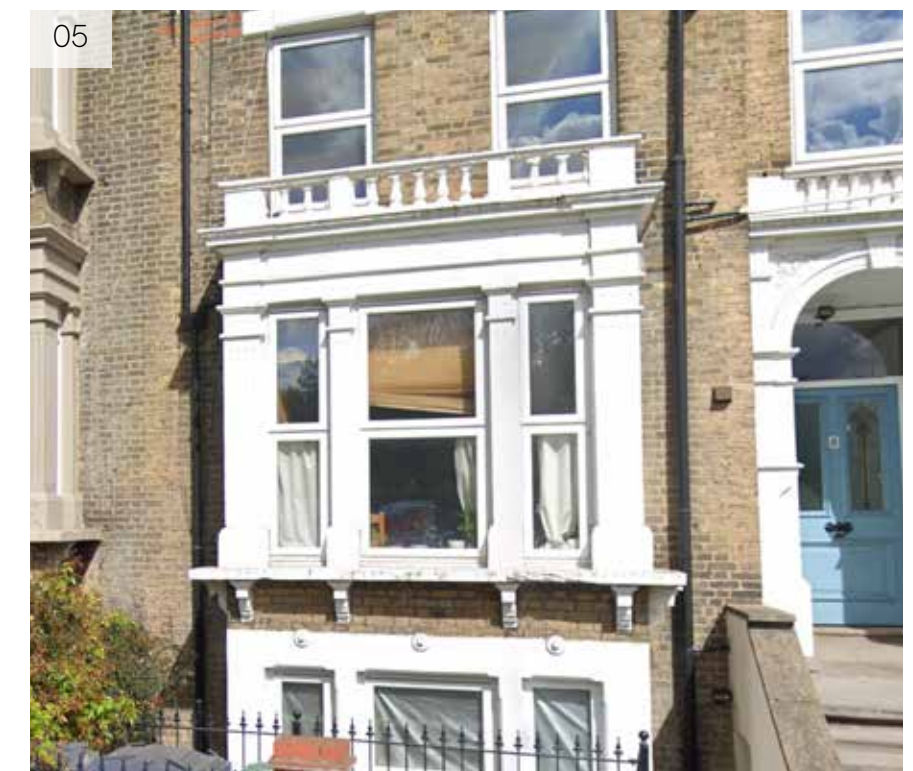
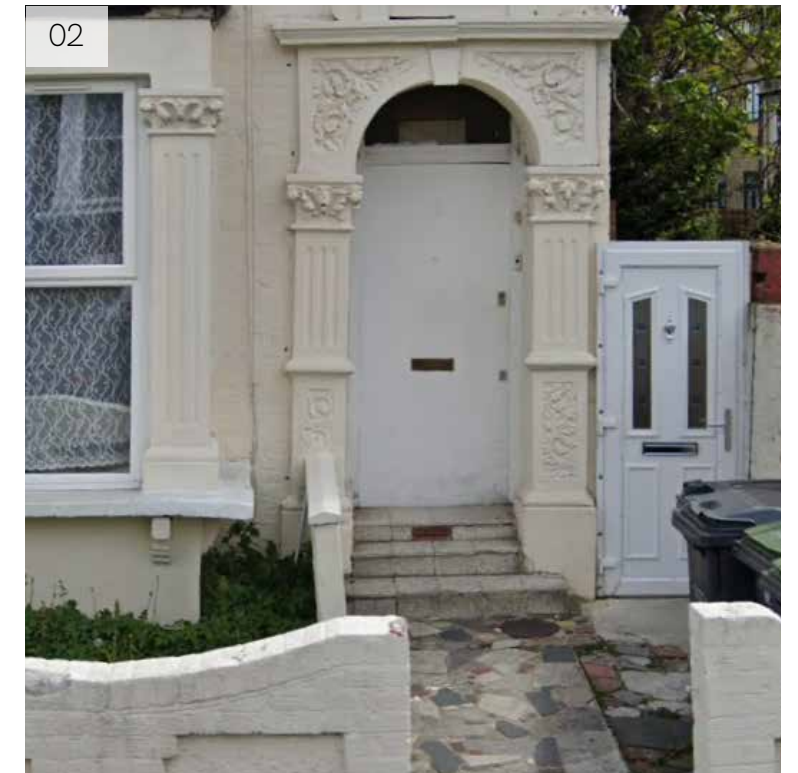
01 - Well proportioned terraced houses on Alroy road

02 - Expressed entrances on Alroy Road

03 - Deep set entrances on Endymion Road

04 - Expressed lintels

05 - Projecting bay windows



3.4 Local Development

There are a number of examples of contemporary homes which have been built locally in Haringey. These tend to use contextual materials such as brick with more contemporary forms including flat or geometric roofs.

We have featured two examples here which are in plots similar to 7 Endymion Road, and have similar relationships to the street and the surrounding site. Both examples feature contemporary architectural designs and high plot ratios.

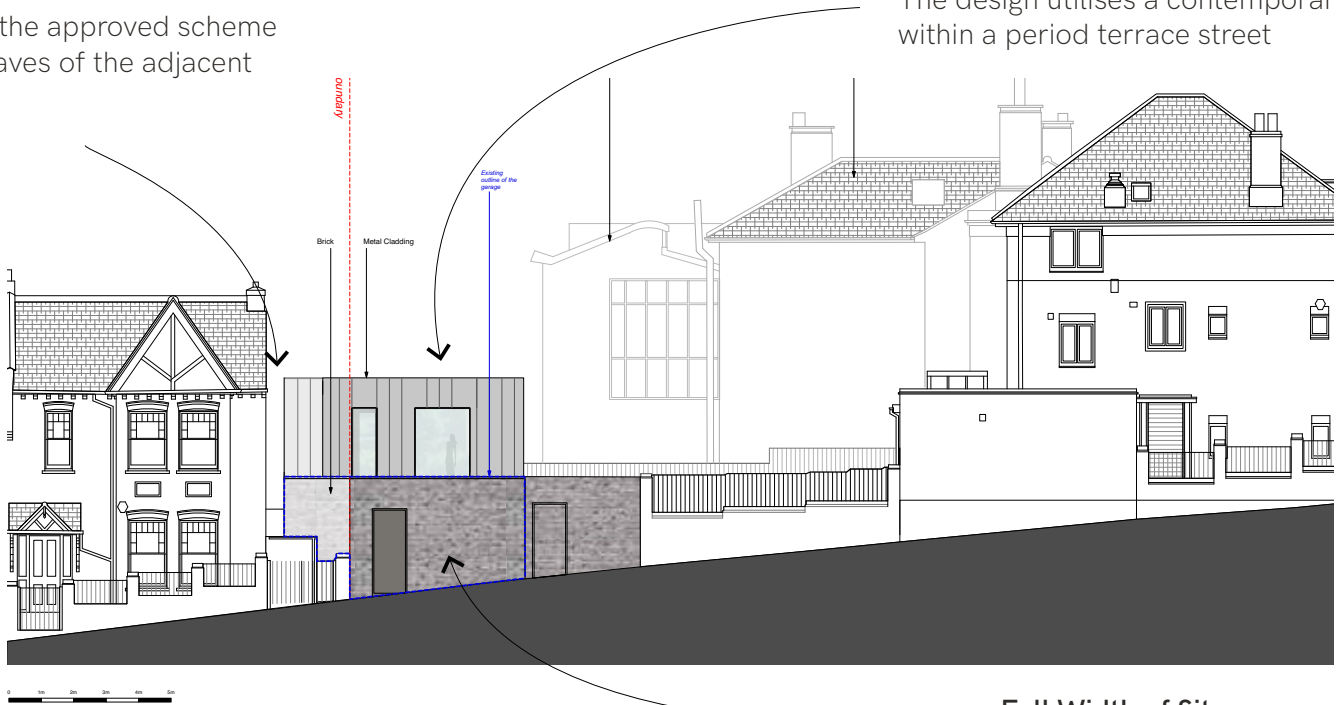


Relationship with context

The roof line of the approved scheme sits above the eaves of the adjacent existing terrace

Contemporary Architectural Language

The design utilises a contemporary language within a period terrace street



1 Consented Scheme at 81 Ridge Road HGY/2018/0549

Full Width of Site

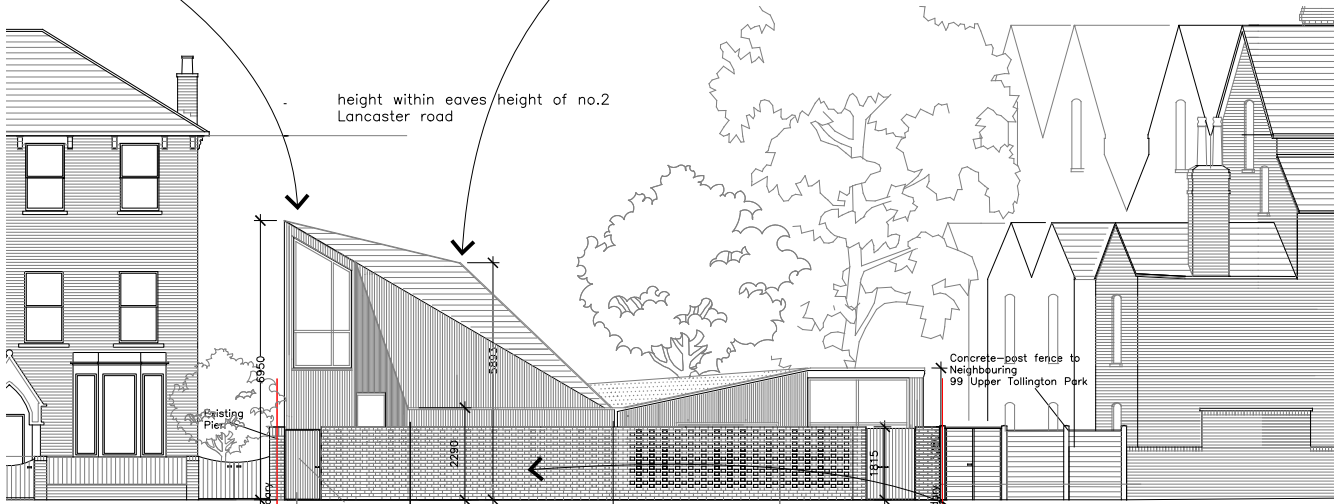
The approved scheme fills the width of the site at ground and lower ground floors

Relationship with Context

The consented scheme sits proud of the existing adjacent terrace and is not setback to promote subservience to the street scape

Contemporary Architectural Language

The language of the design is highly contemporary within the context. This is reflected in both the mass and the materiality.



2 Consented Scheme at 2 Lancaster Road - HGY/2018/3294

Full Width of Site

The approved scheme fills the width of the site

4. Design Process

4.1 Opportunities & Constraints

This application proposes to create a single family dwelling over lower ground, ground and first floors. The site is currently a disused car park to the rear of a block of flats (which previously housed a doctors surgery).

The new building seeks to create a stronger dialogue with the streetscape, materiality and detailing of the neighbouring buildings.

Constraints

-  1 Potential overlooking from neighbouring properties
- 2 Level change to next door which is circa 1m lower
- 3 Constrained site on three sides
- 4 Adjacent to end of terrace - requires defining architecture
- 5 Shallow site will require cleverly designed external amenity

Opportunities

- 1 Opportunity for improved street frontage
- 2 Proximity to extensive green space (Finsbury Park)
- 3 West facing site invites afternoon-evening sunlight
- 4 Opportunity to create an 'end' to the existing terrace and improve the street scene along Alroy Road
- 5 Opportunity to create high quality family home



-  Site Boundary
-  Application Site Boundary

4.2 Design Approach

Create a well designed and high quality place to live that is responsibly designed, context driven, and reflects modern ways of living.

The home will provide **quality internal spaces** that considers the layout, scale and volume with good natural light and access to external spaces. The site will be **landscaped** and softened into the surrounding context, with consideration of form to **protect the amenity** of existing neighbours and new residents at number 7 Endymion Road.

The house will be predominantly brick - to reference its context, and provide a feeling of residential scale and quality; with more complementary metal elements. The form responds to its context in its scale and shape, but is **contemporary in its approach**.

The brick detailing will add a quality, depth and interest through textural and positive environmental qualities. Secondary materials will be added to **create a sense of individuality and variety**.



Wittering House, Islington, GPAD



Living In The Landscape

The design looks to integrate landscaping into the building and create an inside outside space that feels private yet open at the same time. A courtyard will introduce natural light and break up the mass.



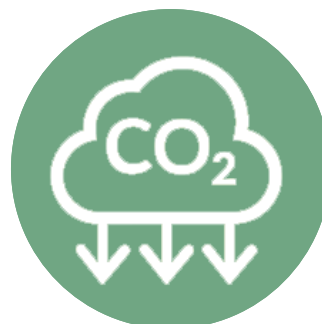
Developing the Site

The proposals take a disused car park covered in hard standing, and create a family home that works to provide an end to the terrace and create an improved frontage to Alroy Road.



Contextual Response

The design proposals have carefully considered the existing context on Alroy and Endymion Road and respond to the constraints and opportunities these present. Heights of buildings, windows and cornicing have been mapped and correspond to elements within the proposals.

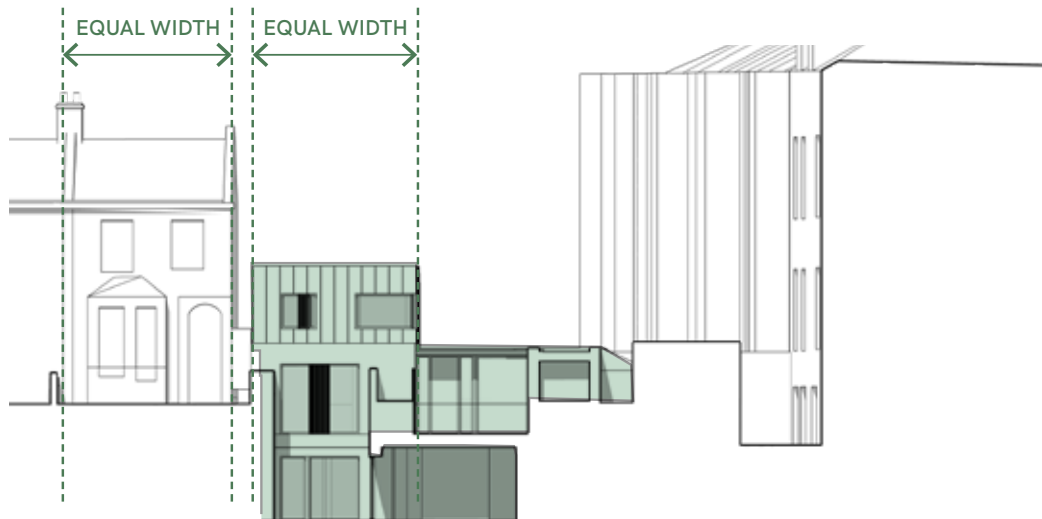


Sustainable Approach

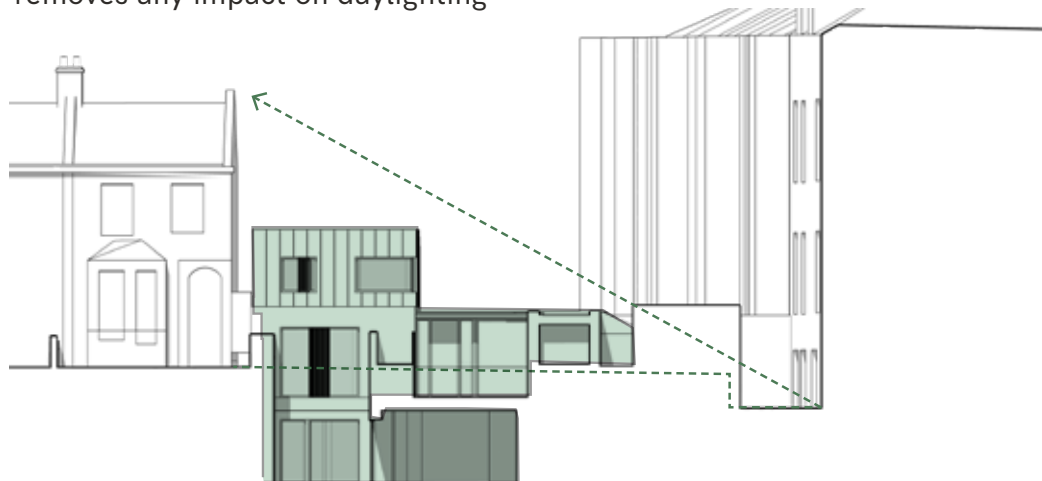
The development will be environmentally responsible, carefully selected enduring materials, super insulated and with the potential of on-site renewable energy to deliver a sustainable home that is affordable to live in.

4.3 Massing Concepts

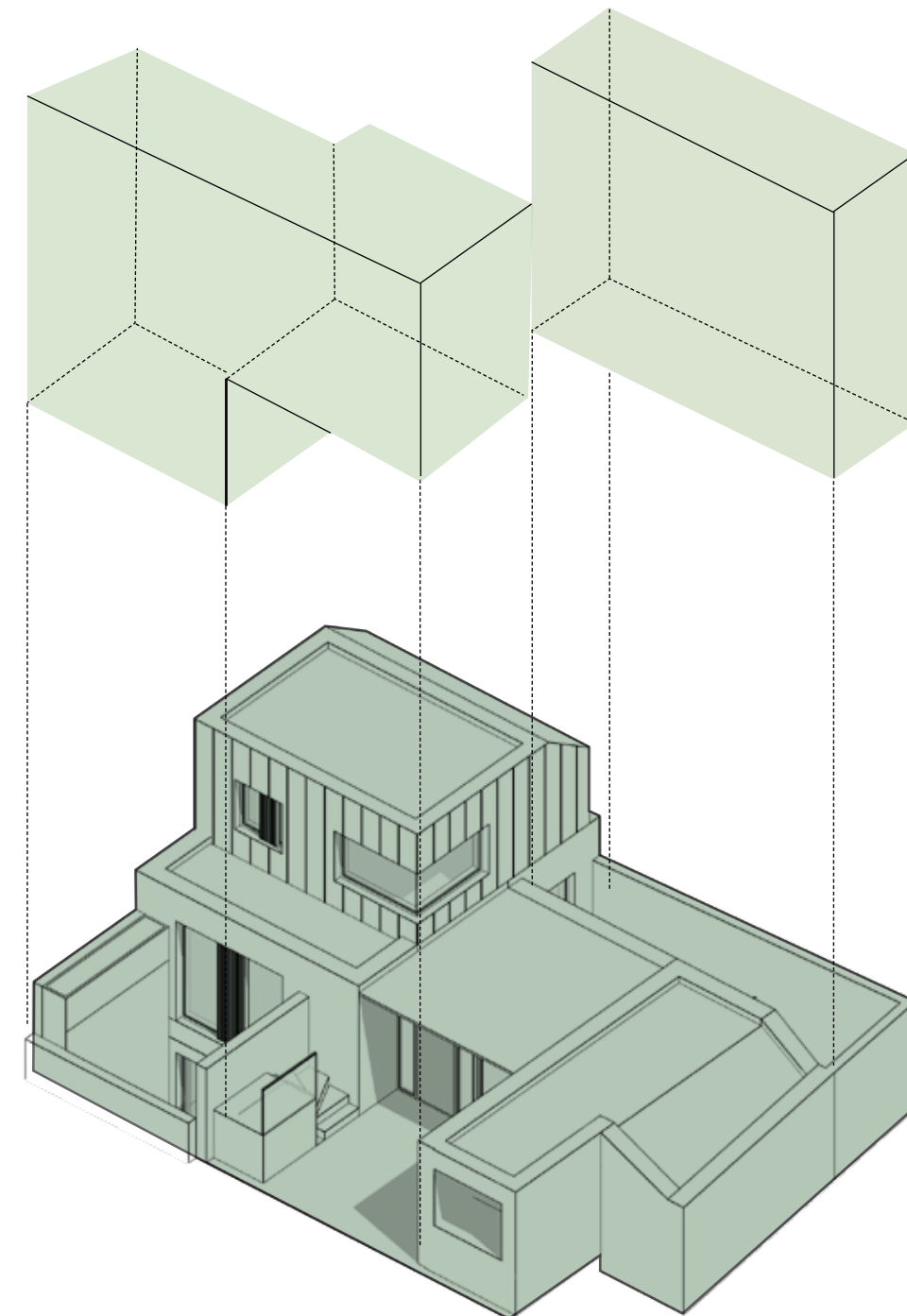
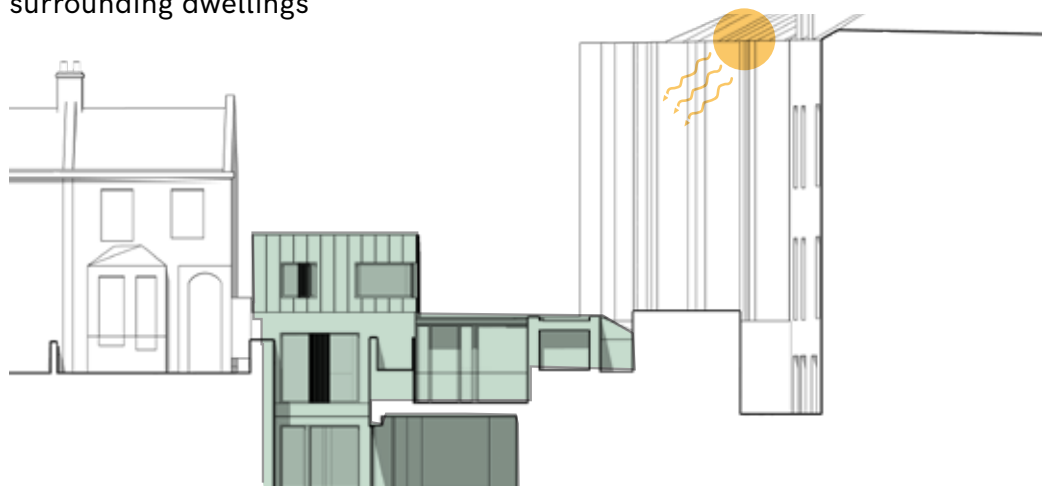
Proportional to neighbouring terrace



Stepped down massing aligns with neighbouring 7 Endymion Road and removes any impact on daylighting



Green roof increases urban greening and creates an outlook for surrounding dwellings



Sculpted mass allows natural light into internal spaces through a series of internal courtyards. This ensures all rooms receive plenty of natural light and act to reduce impact on the neighbouring properties

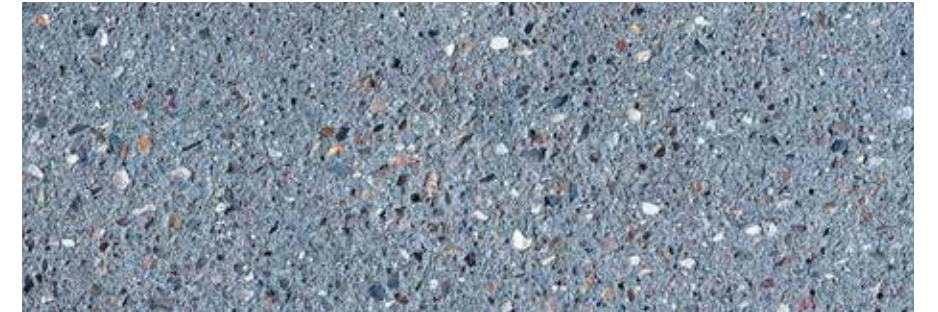
4.4 References



Zinc cladding



VPPR; Angled green roof forms with triangular skylights



Textured precast lintels, entrances, coping



Angled green roofs



Composite timber/aluminium windows



Grey brick



Morris and Company; Timber openings bring warmth to the masonry forms



GPAD - Wittering House; Infill site with simple, well-considered material palette enhancing existing context



Lightwells

Lightwells to the front and rear to allow natural light to the basement floor



Architectural language

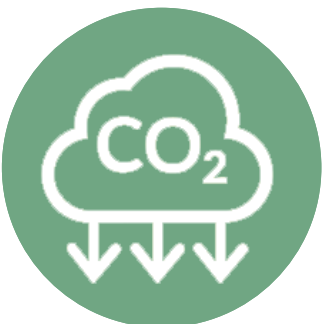
The pop-up first floor metal box is lightweight and appears subservient to the rest of the building. The high quality metal finish compliments the grey brick and provides a neutral backdrop for the greenery which prevails



Stepped

The entrance to the house is stepped down from the street and accessed via a private courtyard which provides external amenity.

The living space then steps down further to reduce impact on neighbouring properties and opens into a private courtyard to the rear.



Green Roof

The new dwelling will have a green roof bringing a host of environmental benefits as well as contributing to urban greening



5. Design Development

5.1 Pre-Application Submission March 2022



Submitted Pre-app View 01



Submitted Pre-app View 02

Mass

Pre-app comment - The advice in the meeting was that the massing should be set back, especially, but not limited to, the first floor, so as to appear subordinate to the main terrace on Alroy Road.

Form

Pre-app comment - It is not recommended that first floor be any wider than presented (ideally no wider than no.2) nor that first floor project beyond the terrace.



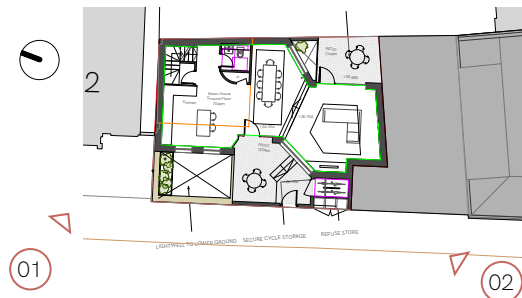
Frontage

Pre-app comment - It is questioned whether the continuation of the side boundary wall for the entire width of the frontage and introduction of front courtyard is the best way to 'repair this frontage'.

Entrance

Pre-app comment - If the boundary wall is to be continued then this should not be higher than existing / corresponding wall on the other side of the road. The preference would be to repair the frontage by creating a form of entrance visible from the street, albeit set well back from the highway.

5.2 Planning Submission - October 2022 - HGY/2022/2650



Submitted Planning View 01



Submitted Planning View 02

Mass

Pre-app comment - The advice in the meeting was that the massing should be set back, especially, but not limited to, the first floor, so as to appear subordinate to the main terrace on Alroy Road.

Planning Submission Design Response - First floor set back behind no.2 front wall. Ground floor aligned with no.2 bay window

Form

Pre-app comment - It is not recommended that first floor be any wider than presented (ideally no wider than no.2) nor that first floor project beyond the terrace.

Planning Submission Design Response - First floor same width as no. 2 Alroy Road.

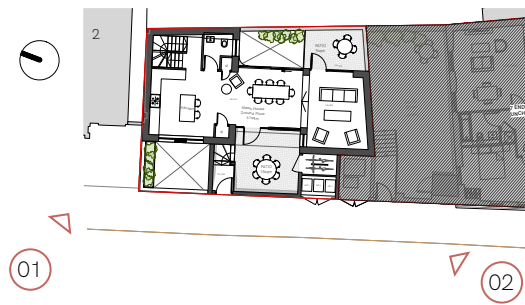


Entrance

Pre-app comment - If the boundary wall is to be continued then this should not be higher than existing / corresponding wall on the other side of the road. The preference would be to repair the frontage by creating a form of entrance visible from the street, albeit set well back from the highway.

Planning Submission Design Response - Boundary wall staggered to step down to adjoin no. 2 and mirror the form of opposite wall. Entrance visible behind staggered wall.

5.3 Post Planning Design Development



Proposed View 01



Proposed View 02

Mass

Planning comment - The significant width and overall scale of the proposed dwelling also means that we have concerns regarding the impact on the amenity of the neighbour's garden area.

Post Planning Design Response - The building has been reduced in height by 1.2 metres in order to reduce the impact on the neighbouring garden

Form

Planning comment - The overall scale of the proposed dwelling also means that we have concerns regarding the impact on the amenity of the neighbour's garden area

Post Planning Design Response - First floor roof has been chamfered to soften the edge along the boundary line and maximise the amount of daylight in the neighbouring garden



Courtyard

Planning comment - It would appear that dwelling would extend across a large expanse of the boundary with the neighbour's garden causing overbearing impacts and an increased sense of enclosure.

Post Planning Design Response - The massing at ground floor has been pulled back along the boundary to reduce the impact from the neighbouring garden and the courtyard to the basement has been maximised

5.4 Scale and Context

This elevation diagram highlights the design response to the comments received at planning stage with regards to the scale of the development. *"The **width of the proposed dwelling would appear to be excessive at both ground and first floor level, resulting in the dwelling appearing bulky and sprawling within the site.** The substantial width of the dwelling would not allow it to appear subordinate or subservient to the adjoining terrace, instead the proposed dwelling would **appear dominant in the street scene and the wider setting.**"*

The first floor width has been designed to mirror that of the adjacent terrace house at 2 Alroy Road. The height of the building sits below the terrace eaves line - adding to the subservience of the proposal to its context.

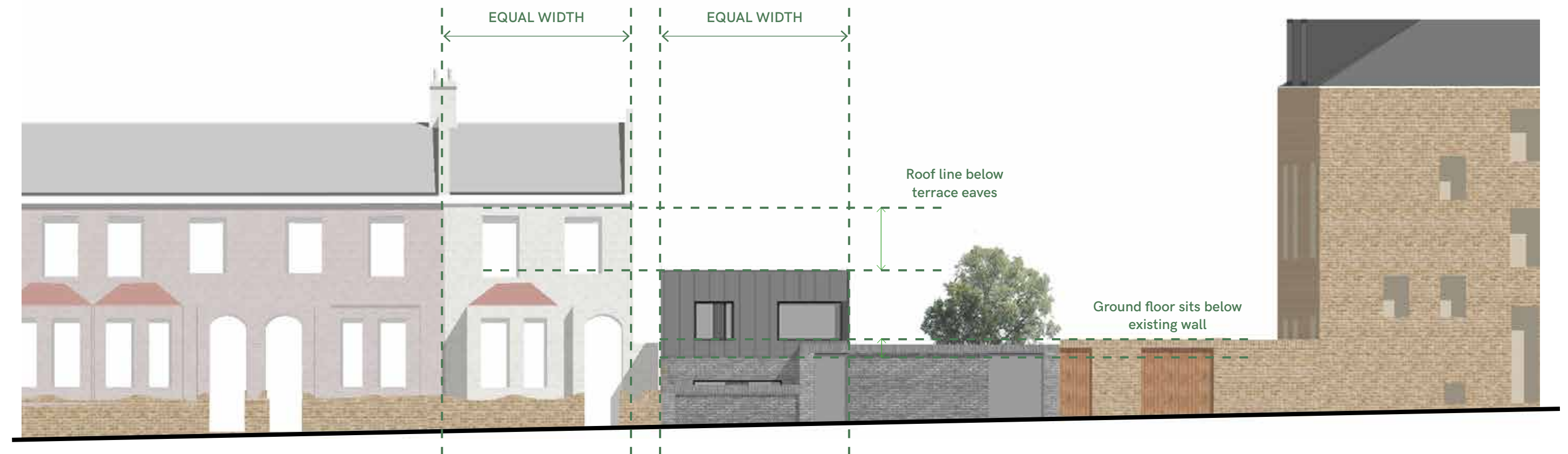
The ground floor sits below the height of the existing wall, concealing the ground floor from view 02.



Proposed View 02



--- Denotes the planning submission outline with reference number HGY/2022/2650



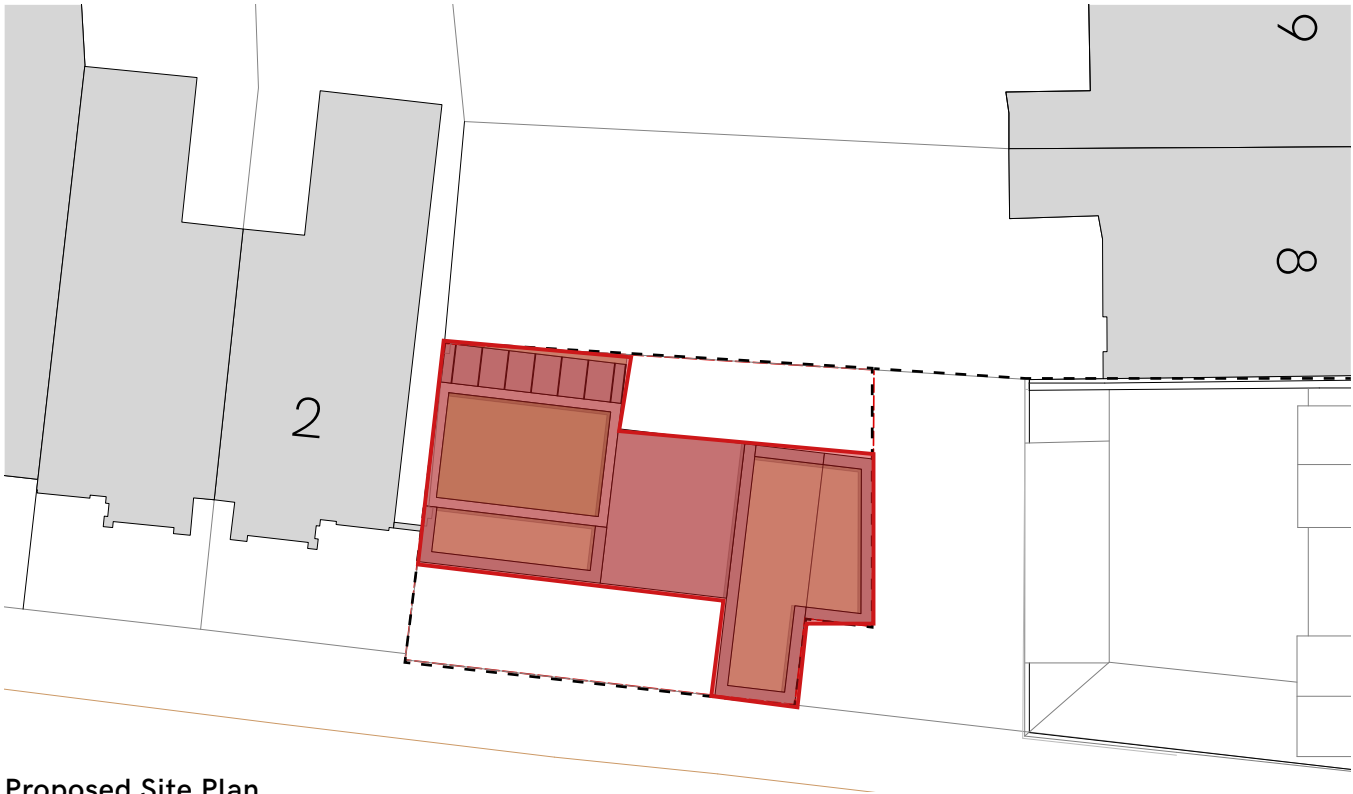
Proposed Street Elevation

5.5 Scale and Context



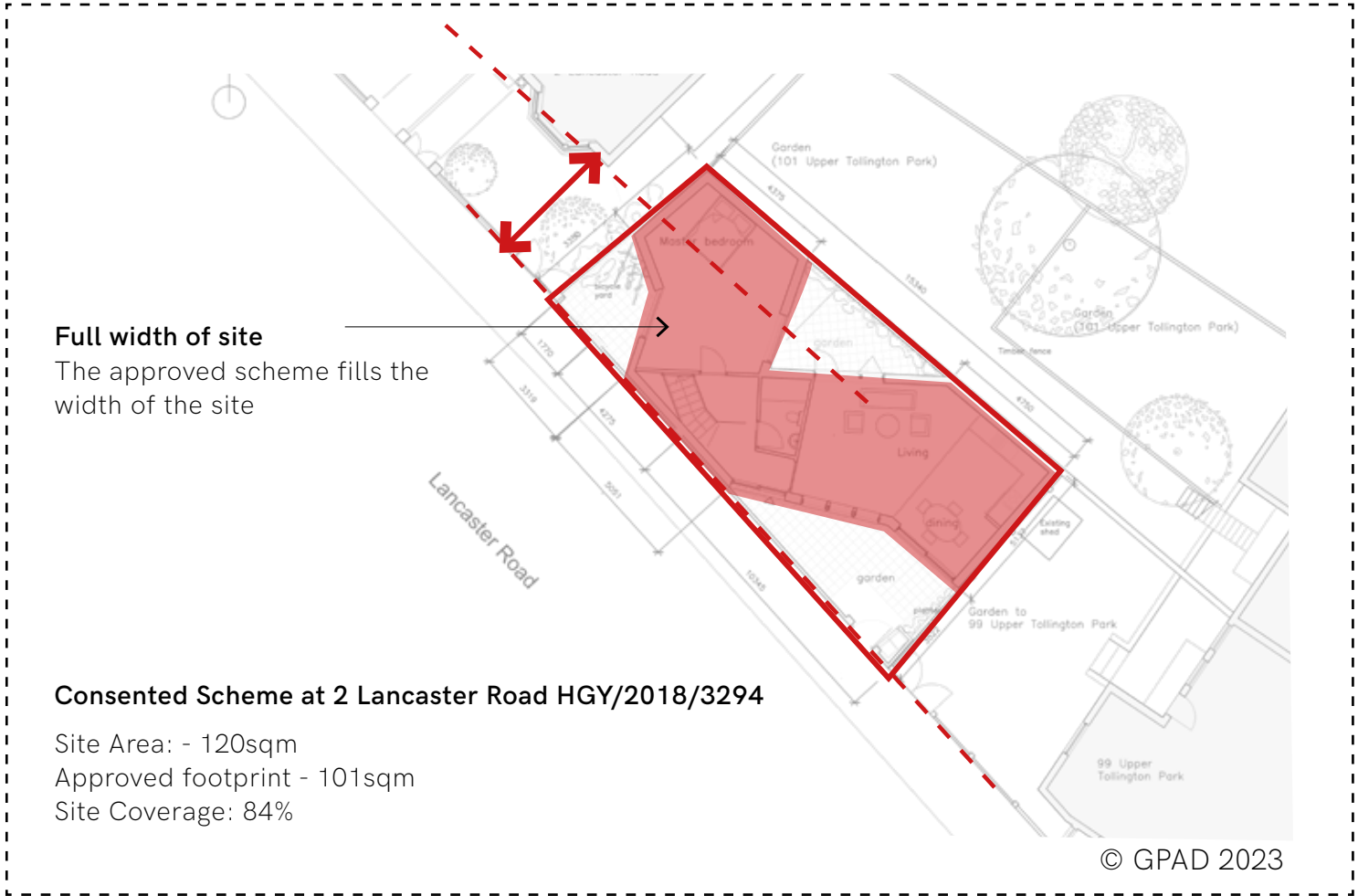
Ground floor designed to repeat recesses of terrace context :

- Entrance aligned with neighbouring terrace
- Projecting element aligned with terrace bay windows



Proposed Site Plan

Site Area: - 134sqm
Submitted footprint - 83sqm
Site Coverage: 62%



Full width of site
The approved scheme fills the width of the site

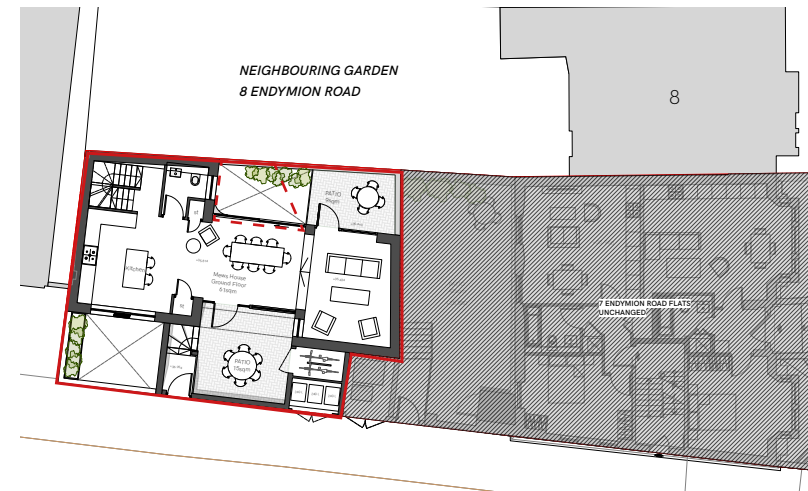
Consented Scheme at 2 Lancaster Road HGY/2018/3294

Site Area: - 120sqm
Approved footprint - 101sqm
Site Coverage: 84%

5.6 Neighbouring Amenity

The drawings below demonstrate the design evolution in response to the officers' concerns with regards to the impact on neighbouring amenity -

"The significant **width and overall scale** of the proposed dwelling also means that we have concerns regarding the impact on the **amenity of the neighbour's garden area**. It would appear that dwelling would extend across a large expanse of the boundary with the neighbour's garden causing **overbearing impacts** and an **increased sense of enclosure**."



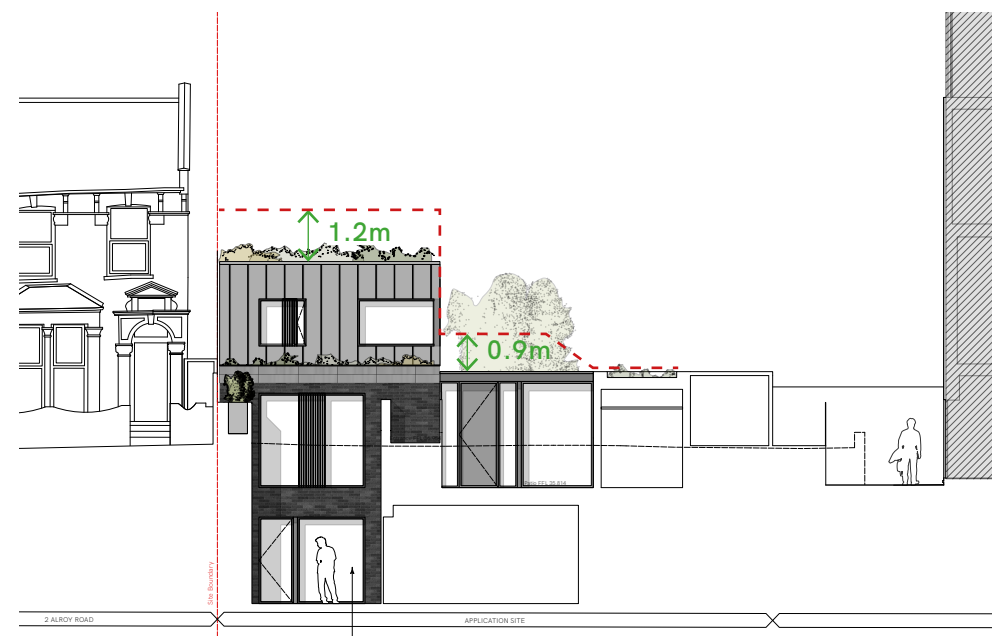
Proposed Ground Floor Plan

- Reduced scale of development along boundary
- Reduced sense of enclosure



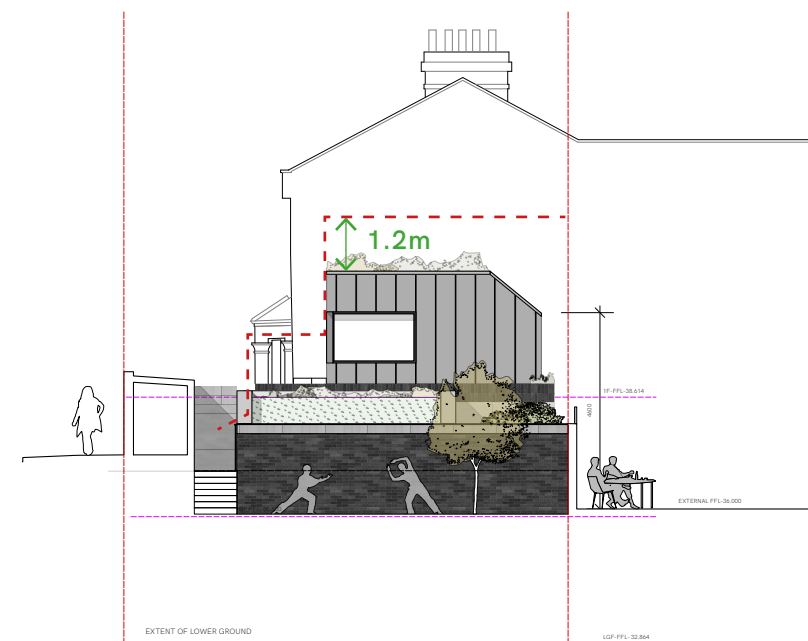
Proposed First Floor Plan

- Pitched roof to boundary adjoining 8 Endymion Road.
- Building lowered by 1m



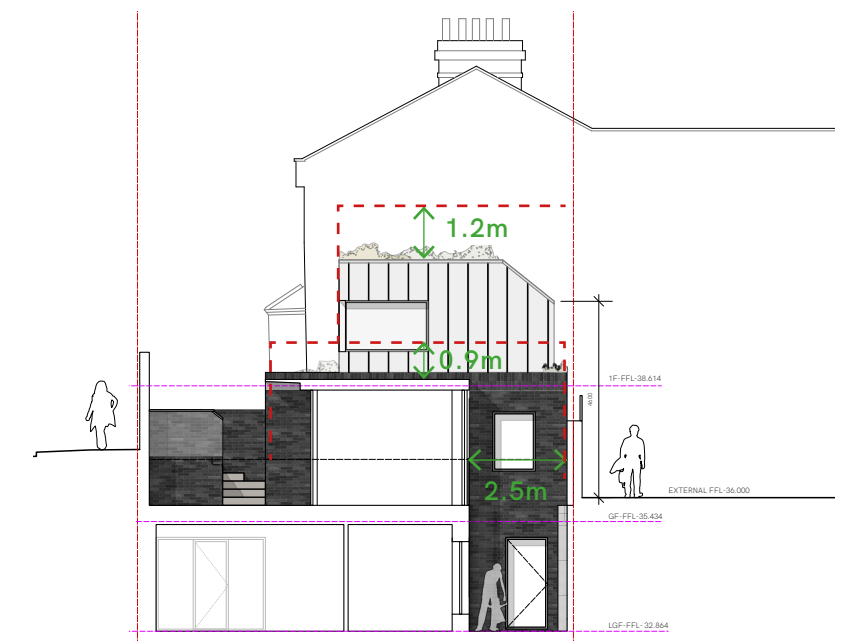
Proposed Side Elevation

- Building lowered by >1m



Proposed Side Elevation

- Pitched roof to boundary adjoining 8 Endymion Road.
- Building lowered by >1m
- Reduced scale of development along boundary



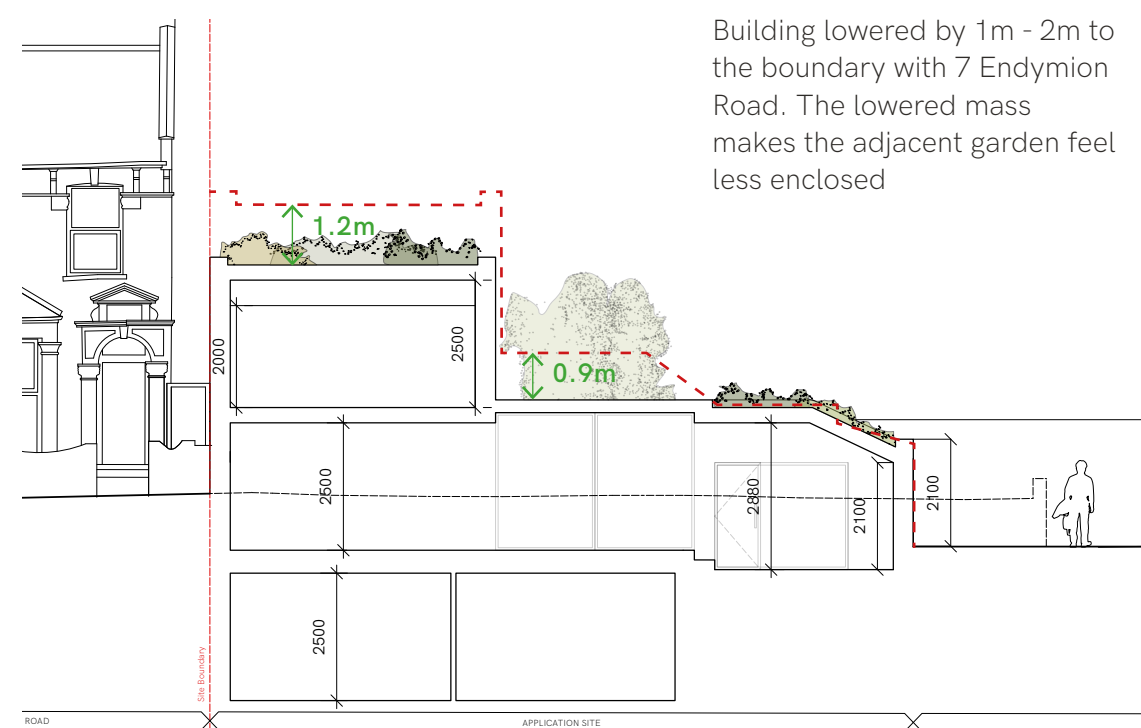
Proposed Section 02

- Pitched roof to boundary adjoining 8 Endymion Road.
- Building lowered by 1m
- Reduced scale of development along boundary

5.7 Neighbouring Amenity

The application site as existing is a dis-used car park, previously associated with the physiotherapy centre which no longer exists and is converted to flats under HGY/2021/3421.

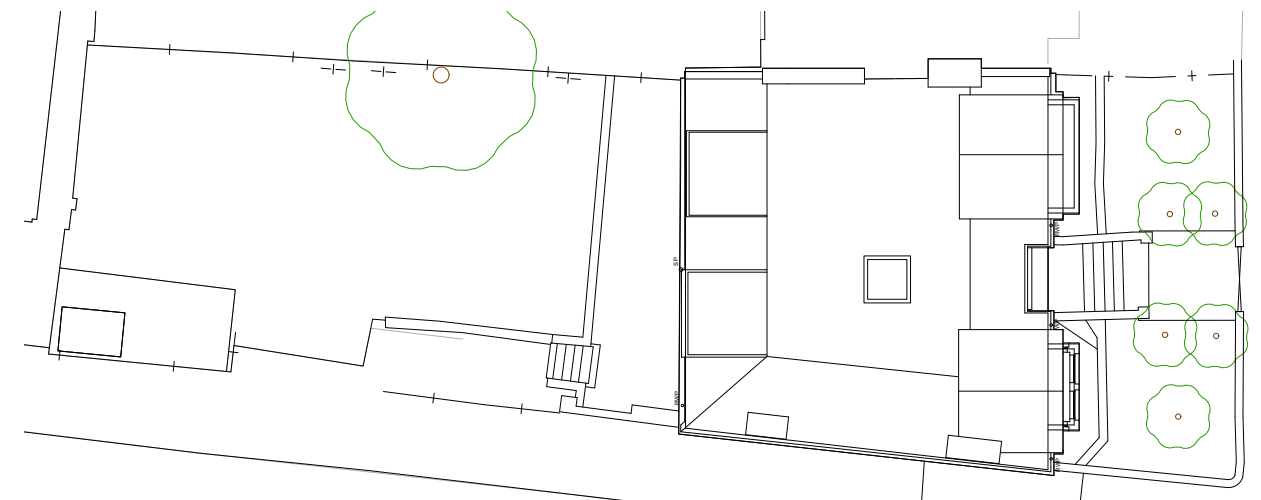
The adjacent drawings show the relationship of the site together with the newly built flats, and demonstrate that there is no impact on the external amenity. This is further supported by the daylight sunlight assessment which is submitted as part of this application.



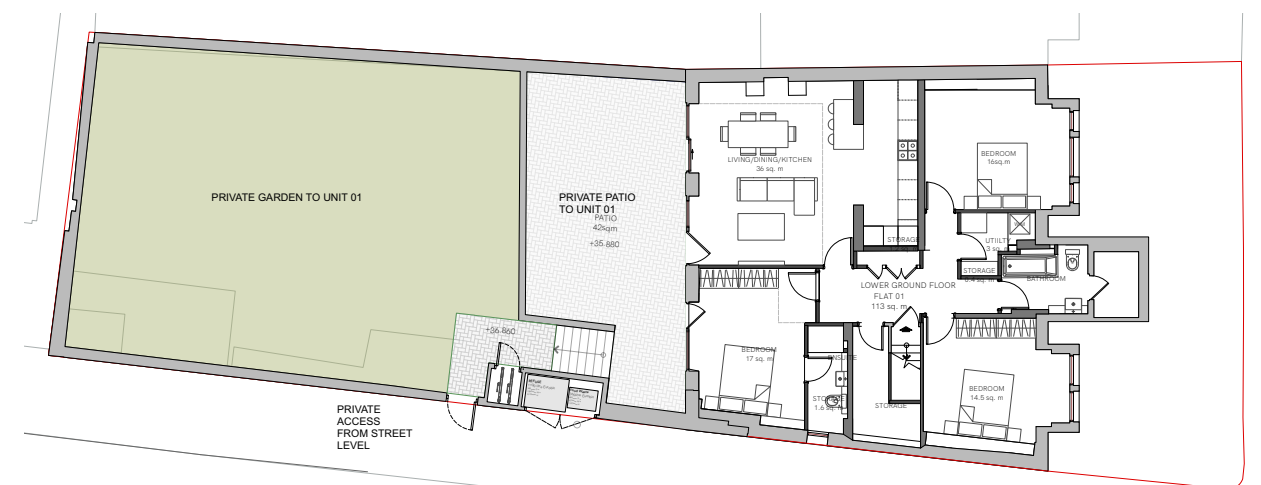
Proposed Section 01

--- Denotes the planning submission outline with reference number HGY/2022/2650

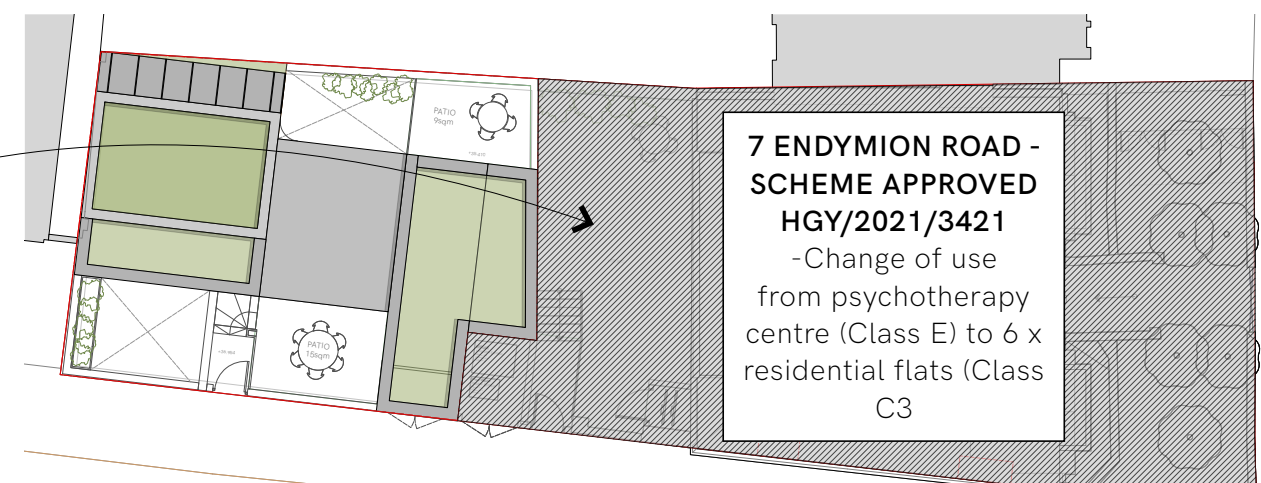
Proposed garden of 7 Endymion Road is proposed at 42sqm - in excess of space standards requirements



Existing Site



Approved Plan - 7 Endymion Road HGY/2021/3421



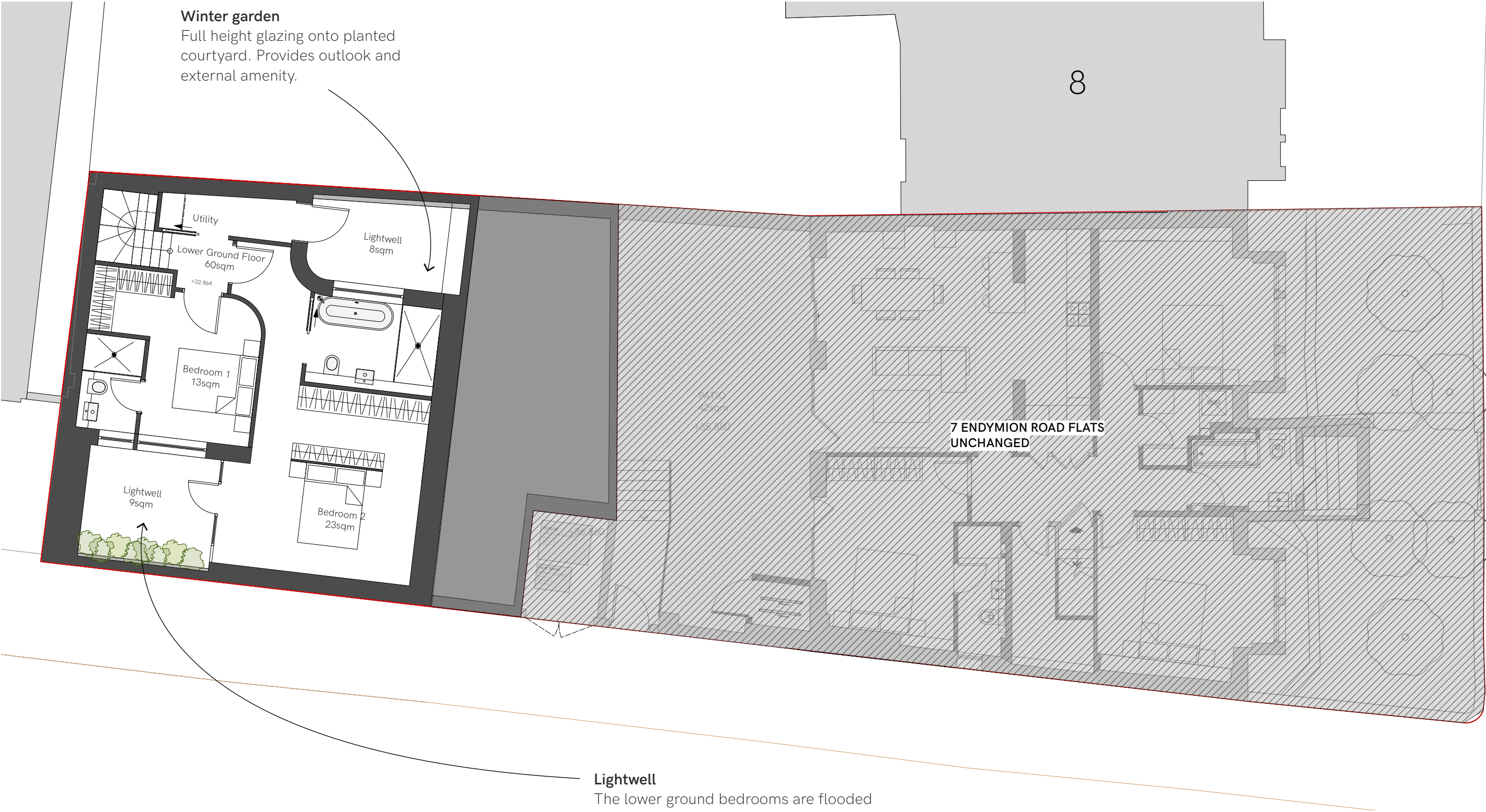
Proposed Site Plan

6. Design Proposal

6.1 Axonometric View

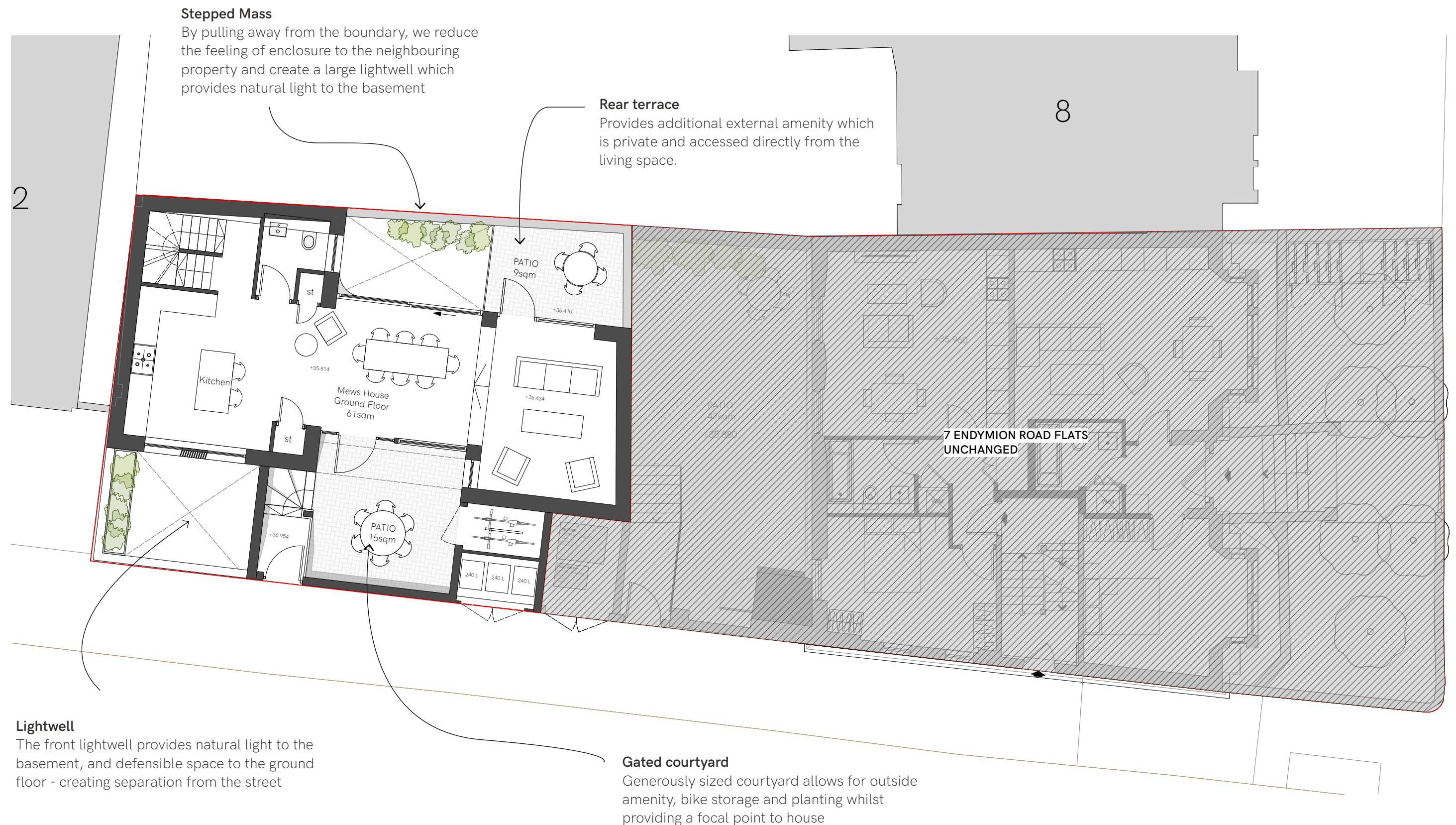


6.2 Lower Ground Floor Plan



Lightwell
The lower ground bedrooms are flooded with natural light through large floor to ceiling windows opening onto a large lightwell

6.3 Ground Floor Plan



6.4 First Floor Plan



6.5 Roof Plan

