

Land to the rear of 45A Wolseley Road, N8
(Registered address - 29 Berkeley Road, N8 8RU)

Approval of details reserved by a condition - Conditions 3&4

Planning Consent ref HGY/2021/3194

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For further information please contact —

MATHESON WHITELEY
donald@mathesonwhiteley.com
www.mathesonwhiteley.com



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1 Introduction

1.1 Introduction

This discharge of conditions application has been prepared by architects MATHESON WHITELEY, in relation to consent reference HGY/2021/3194

The planning consent granted in December 2019 (ref 2019/3825) had the following description -

Variation of condition 2 (approved plans and details) of planning permission HGY/2021/0974. Proposed alterations include amendments to massing of new dwelling including front elevation treatment, alterations to roof treatment including photovoltaic array and siting/ installation of an air source heat pump.

The application requests the execution of the details reserved by the following conditions in relation to the extant consent:

Condition 3 - External Materials

Further details of the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any above ground development is commenced. Details shall include:

- a) Details of proposed brickwork to be used including the colour, texture, bond, and pointing and
- b) Windows and entrance doors detailing including materials, profile, reveal depth Including a schedule of the exact product references.

Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity consistent with Policy D3 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

Condition 4 - Landscaping -

Before the development reaches damp proof level a landscaping scheme shall be submitted to and approved in writing by the local planning authority. The landscaping scheme shall include a schedule of species, sizes, and planting densities along with the specification for ground preparation and aftercare maintenance. The landscaping shall take place prior to the occupation of any part of the development (or in accordance with a programme agreed by the local planning authority) and shall be maintained for a period of five years, such maintenance to include the replacement, within the next planting season, of any plants that die or become damaged with plants of the same size and species.

Reason: In order to provide a suitable setting for the proposed development in the interests of visual amenity consistent with Policy G7 of the London Plan 2021, Policy SP11 of the Haringey Local Plan 2017 and Policy DM1 of The Development Management DPD 2017.

2 Condition 3 - External Materials

The external materials proposed are consistent with those described in the original planning consent ref.

The external walls of the house will be made in brick. Brick is the most widely used material in Haringey's built environment. It is a robust and durable material, with excellent weathering properties.

While a mid-tone red brick is a fairly consistent feature in the nearby Edwardian and late Victorian terraces, a closer review of the immediate context across Russell Road and Berkeley Road reveals terraces that contain a relatively high degree of variety in colour, tone and material, ranging from brick, painted brick and rendered surfaces. The external walls of the new house will be made in a reddish grey brick selected to compliment the brighter red tones of 45 Wolseley Road to the north while following the general pattern of tonal variation that is evident in the wider context.

The brick surfaces will be in a simple stretcher bond with flush mortar joints. Window sills will be carefully detailed in pre-cast concrete and the upper most parapet a more defined concrete coping stone wrapped with lead.

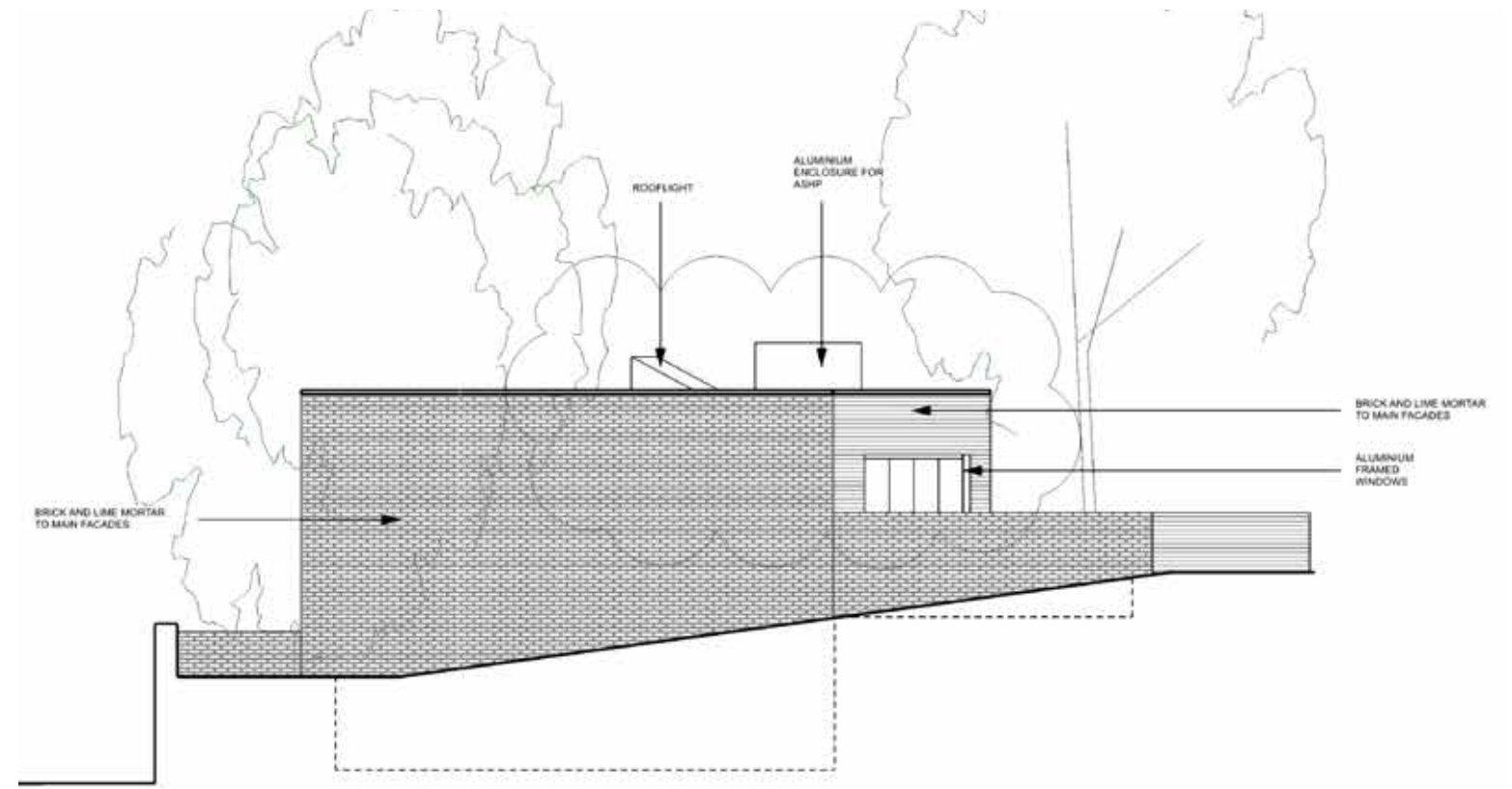
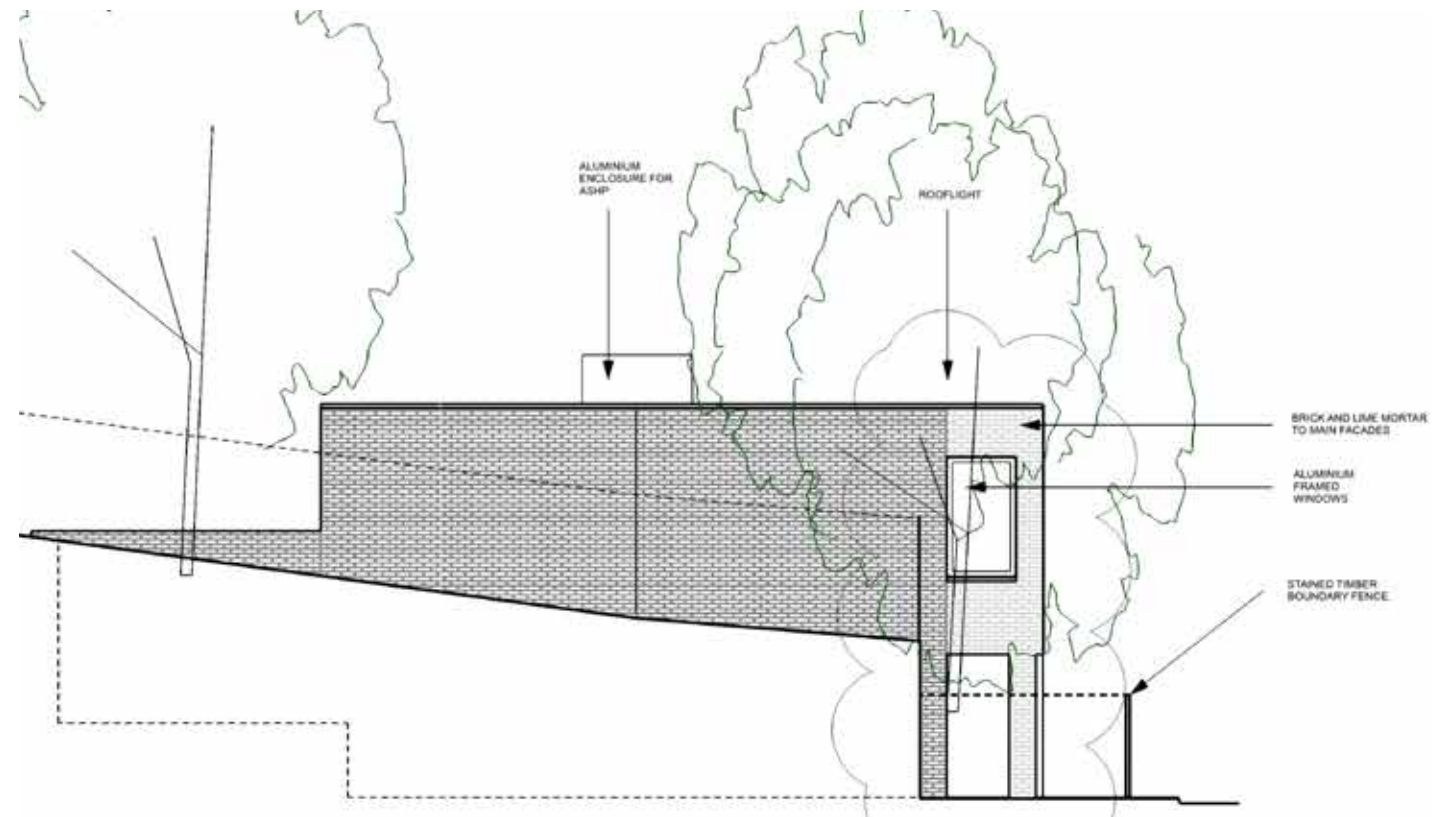
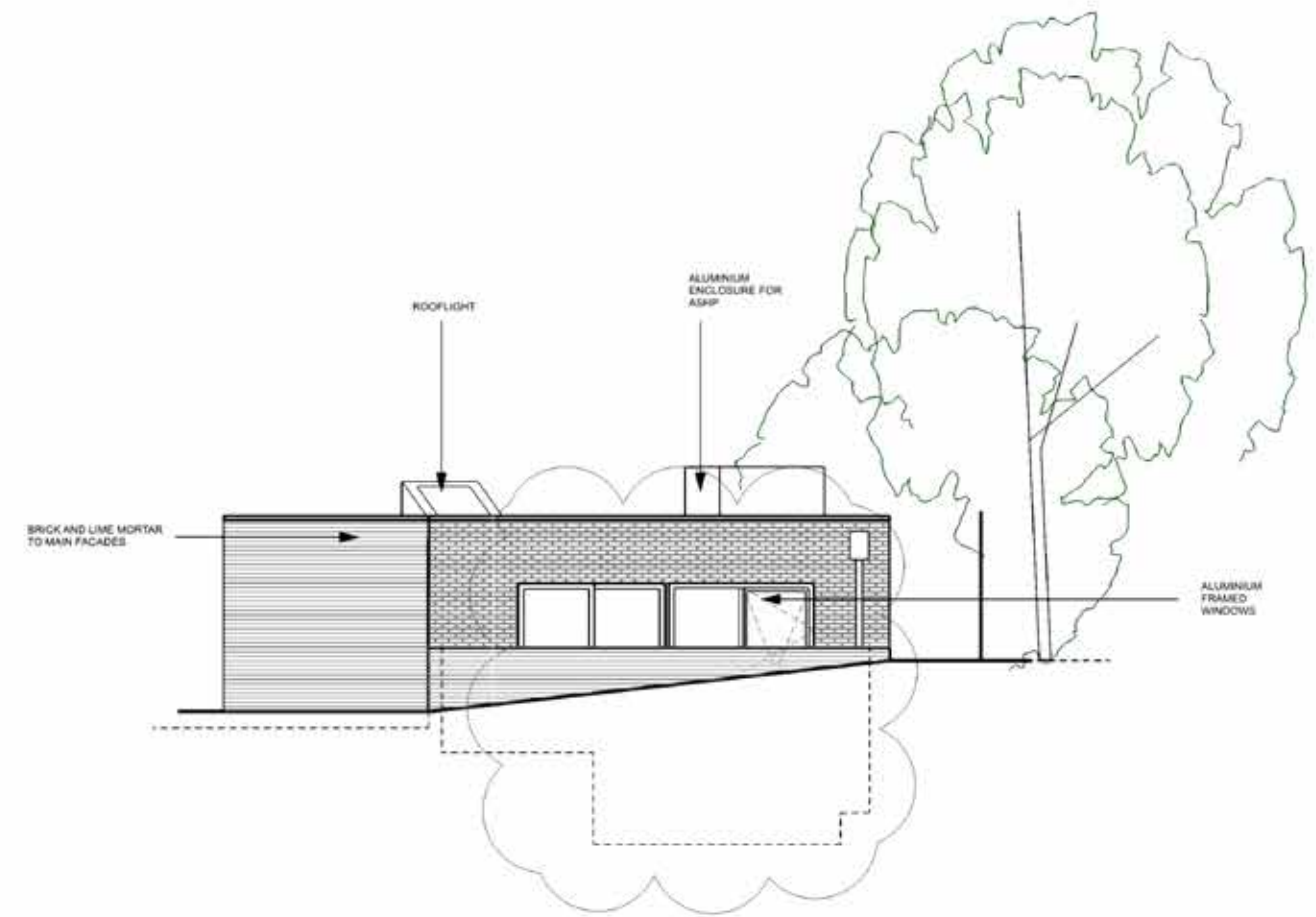
All windows to the front elevation will be recessed with brick reveals and with frames in anodised aluminium.

The new boundary fence will be made in a hardwearing iroko wood stained in a soft grey tone chosen to compliment the colours of the brick of the house and the tones of the tree trunks and branches that populate the site and inform the volume and position of the house.

A coloured elevation below provides an impression of how this reddish grey brick tone will sit within its context.



Full elevation to Berkeley Road - brick is selected to compliment the varied colours of neighbouring houses



The brick proposed for all external elevations is -

- Selected Dark by Michalmersh

This brick is metric size 215x65x102mm and is produced in the Michalmersh brick factory in Romsey, Hampshire. In selecting brick we have sourced a variety that is fired clay potentially similar in tone to the London clay that is the pre-dominate ground condition of the site and locality.

The brick will be laid in a stretcher bond with a grey toned lime based traditional mortar that will accommodate natural movement in the brick and avoid any defined movement joints.



Sample panel (representative of brick and bond)



Selected lime mortar - Heritage Cambridge Dark Grey by Limetec

A flush mortar technique will be applied consistently to all brick surfaces of the project. Lime mortar is used to bed the brickwork and then prior to fully drying out, the joints are raked out and then refilled with the mortar slightly spread out over the edges of the brickwork. This gives a subtle handmade quality to the surfaces and allows the warm grey tones of the lime mortar to blend well visually with the darker tones of the brick.

Brick, selected lime mortar and this mortar application method have been trialled in full size mock-up on site to test appearance and weathering - an image of this mock-up panel is provided on this page along with a coloured elevation representation of the principle facade facing to Berkeley Road.



Coloured elevation showing proposed Selected Dark brick with anodised aluminium windows



Selected Dark brick reference project

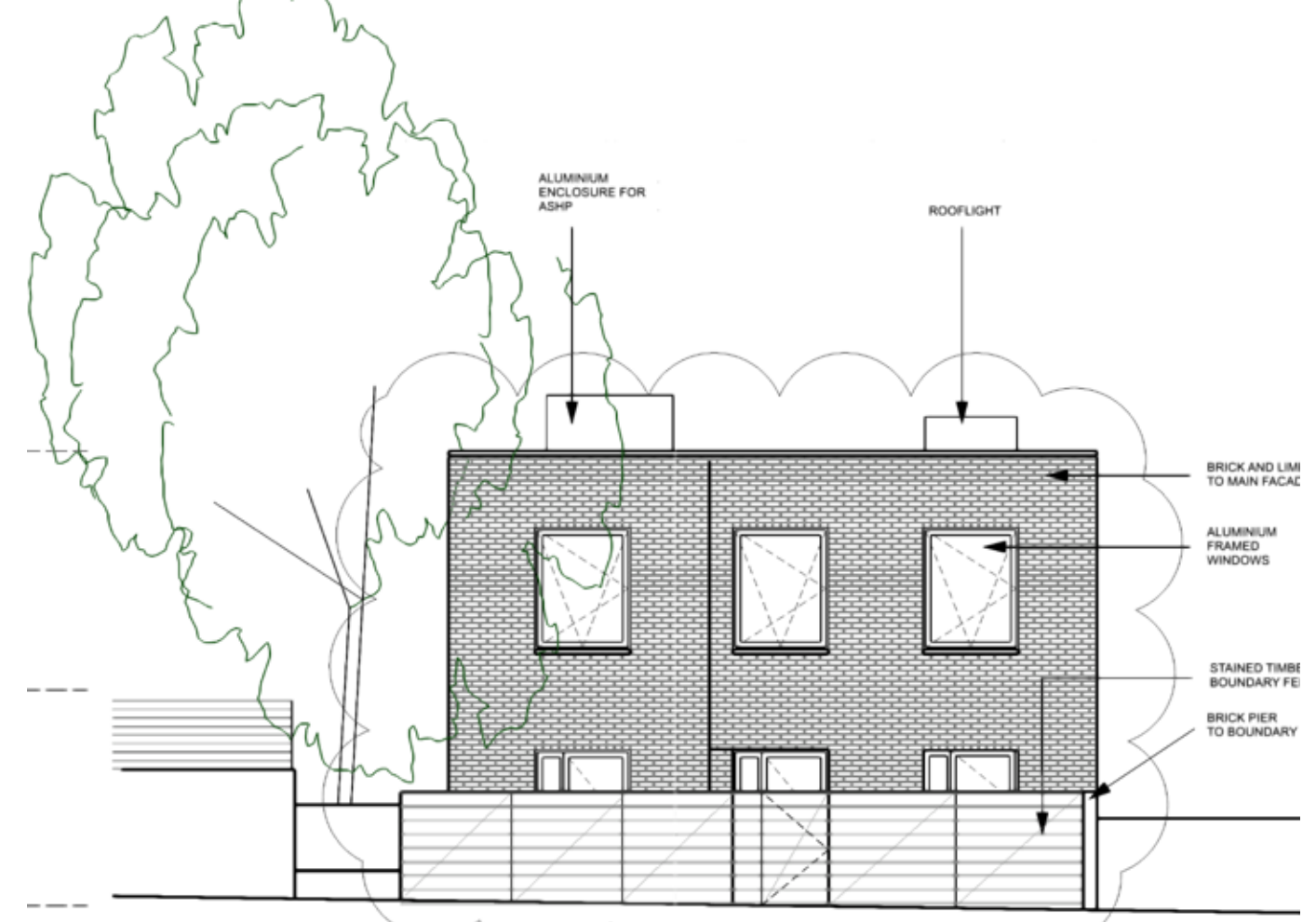


Pointing process - joints are raked and mortar applied to be flush to face of brick



Sample prepared on site to show pointing - Selected Dark brick with Lime mortar

The fenestration arrangement to the main front facade consists of three ordered and equally scaled windows across the first floor level. These are designed as single unbroken openings to maintain the simplicity and overall calm expression of the facade. The relatively large size of these windows requires strong frame material to maintain relatively narrow frame sizes which will be equivalent to the frame sizes of nearby existing houses. A high quality anodised aluminium flush window frame by Raynears Aluminium is proposed both for long term performance, high insulating properties and also long term low maintenance quality appearance. The proposed frame colour is natural anodised aluminium which is light grey and will work well visually with the pre-cast concrete window cills, the folded lead coping flashing and the tones of the mid-grey lime mortar of the brickwork surfaces. The following page provides a technical facade detail showing window construction and depth of reveal setback which gives the expression of traditional solidity and depth to the brick facade.



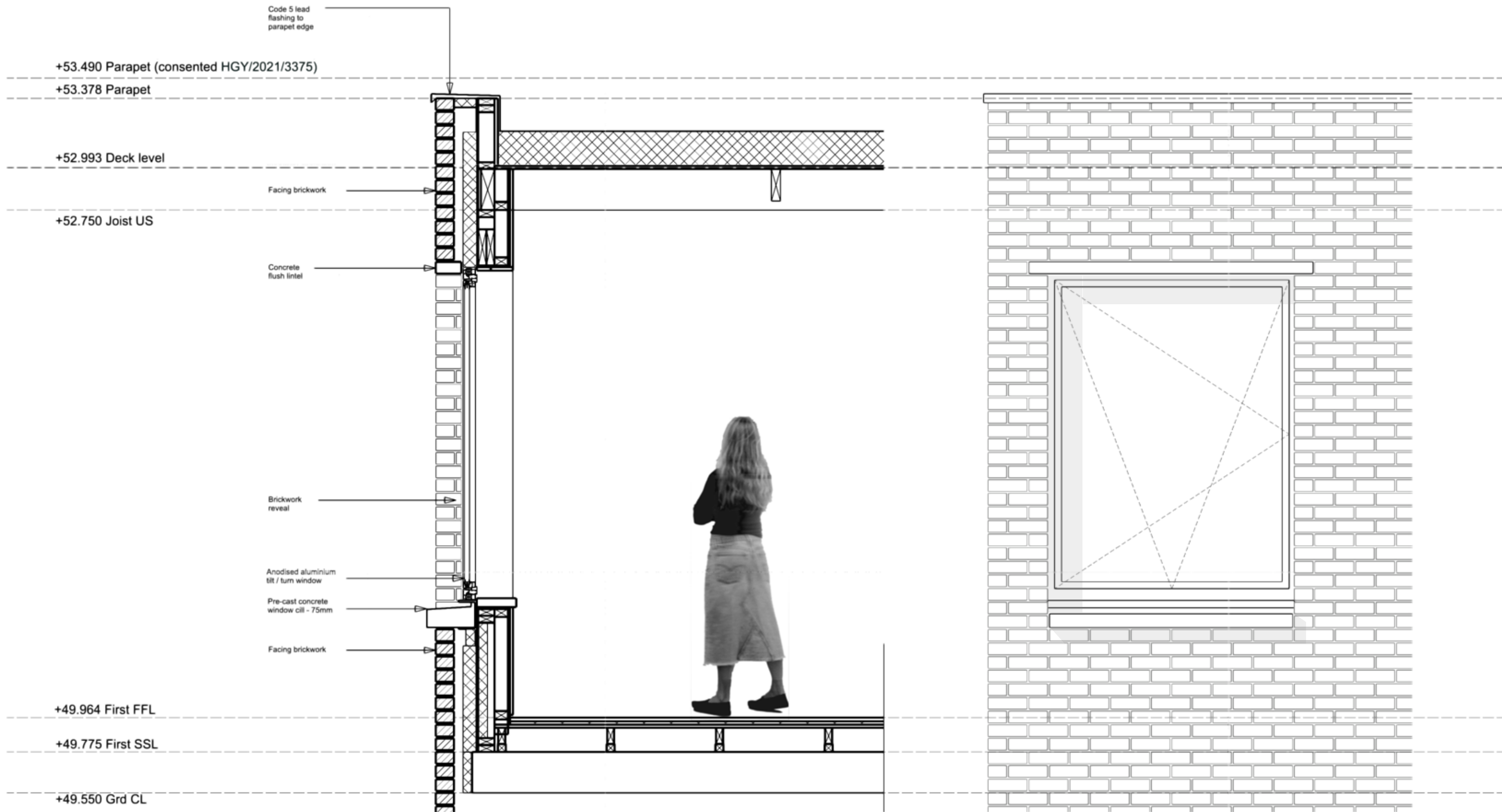
Elevation showing proposed Selected Dark brick with aluminium windows



Image of proposed natural anodised aluminium double glazed windows



Reference images of natural anodised aluminium windows and doors



3 Condition 4 - Landscaping Scheme

1.1 Introduction

The volume and plan form of the house responds to the presence of two existing self seeded Sycamore trees. Each tree provides shade and definition to the courtyard spaces to the front and the rear, which have been formed in plan between the extents of the volume of the house and the defined site boundaries.

To the front courtyard two low planters will be formed to the edge of the external space and planted with low level shrubs and climbers which provide a backdrop when viewed from the rooms of the ground floor. A smaller white spring flowering tree will be planted in the center of the front courtyard to provide some additional shade. The existing ground forming the base and root ball space of the existing Sycamore tree which is retained ground and so at a higher level - close to eye level for passers by. This will also be planted with evergreens and summer flowering shrubs to give dense patch of rich greens and varied seasonal colour.



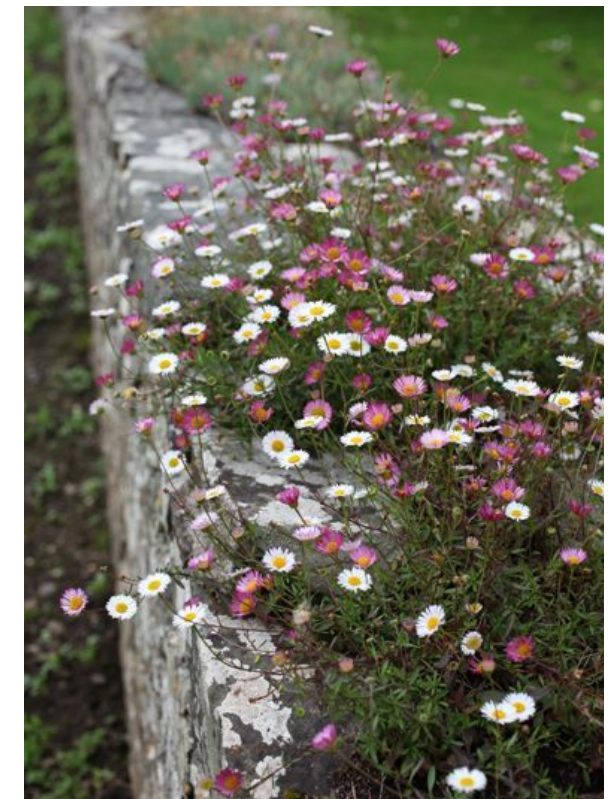
Reference planters to gardens on Russell Road



The design of the house responds to two existing large Sycamore trees which define and shade two outdoor courtyard spaces to the front and to the rear.

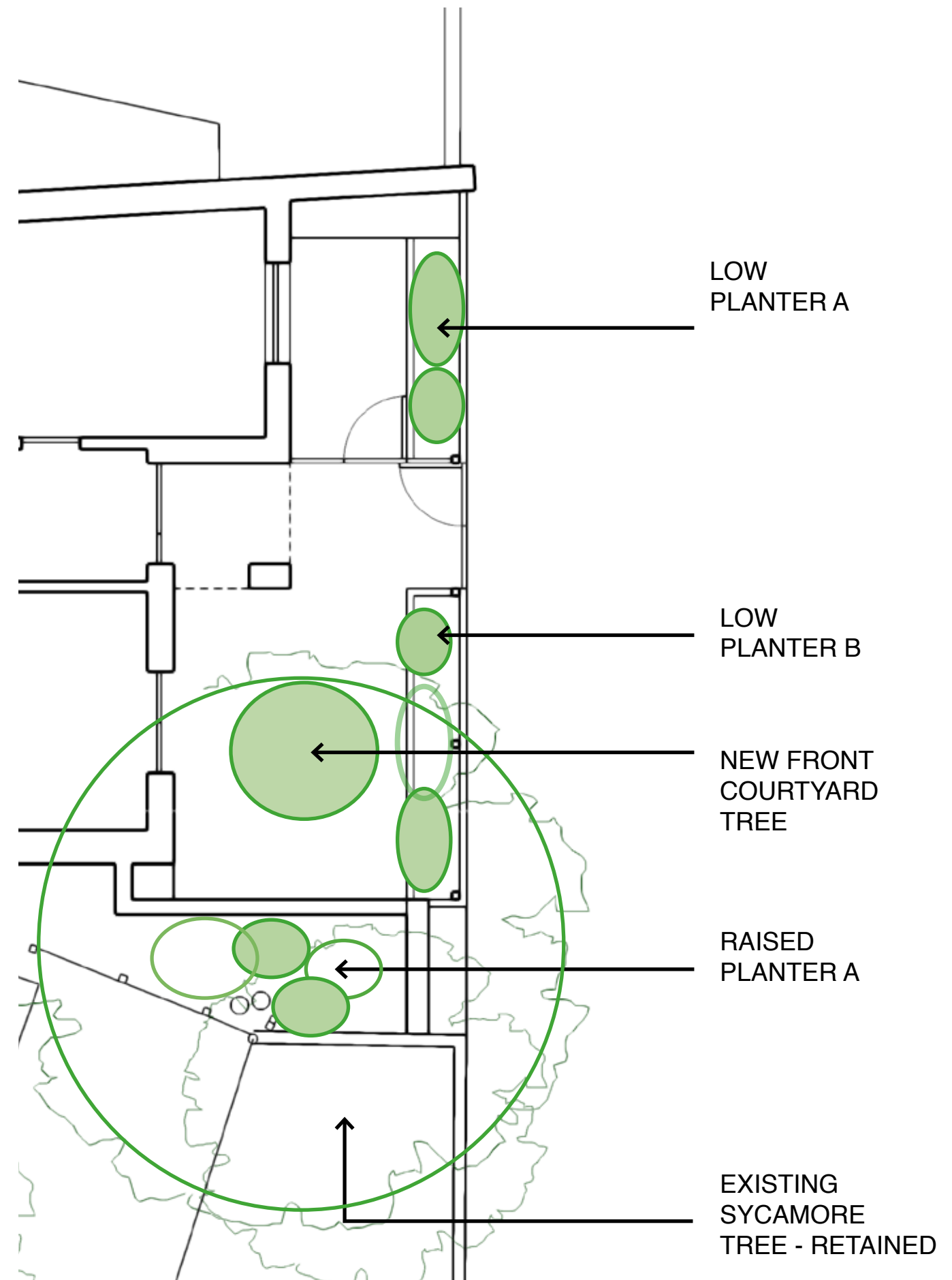
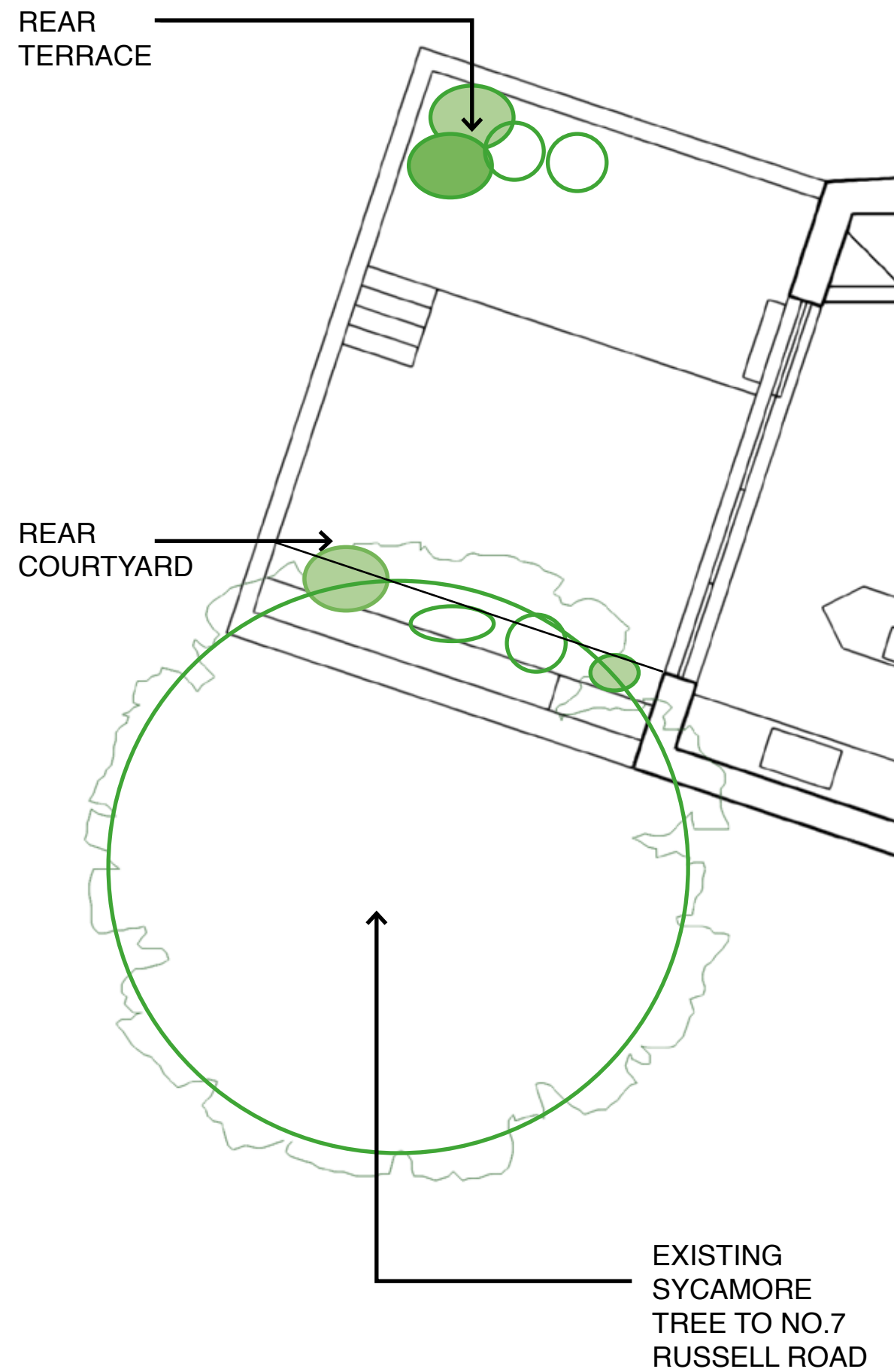


Spring flowering tree proposed for front courtyard



Coloured elevation showing proposed Selected Dark brick with anodised aluminium windows

3 Condition 4 - Landscaping Scheme



Front Courtyard

1 LOW PLANTER A



Adiantum venustum

The maidenhair fern is a delicate low-growing evergreen fern, to 50cm, another lovely plant for edging a shady border.



Trachelospermum jasminoides

An elegant evergreen twisting climber. Clusters of star-shaped very scented flowers from June through to August. Glossy dark leaves which turn bronze in the autumn.



Euphorbia amygdaloides var. *robbiae*

A compact, shade-loving, spreading euphorbia that has long-lasting, limegreen flowers in late spring above rosettes of glossy, dark green leaves. Height 50cms.



Eurybia divaricata

The white wood aster is an upright, bushy perennial to 90 cm with heartshaped basal leaves and small white daisy-like flowers on wiry black stems in late summer and autumn. A pretty addition to the east-facing border.

Front Courtyard

2 LOW PLANTER B



Adiantum venustum /
Maidenhair fern

The maidenhair fern is a delicate low-growing evergreen fern, to 50cm, another lovely plant for edging a shady border.



Trachelospermum jasminoides

An elegant evergreen twisting climber. Clusters of star-shaped very scented flowers from June through to August. Glossy dark leaves which turn bronze in the autumn.



Saxifraga urbium

An evergreen perennial to 30cm in height, forming wide mats of scalloped leaves. Tiny pink-flushed white flowers are borne in lax panicles from early summer.



Viola hederacea

A free-flowering and neatly spreading violet which we will use as an edging to the shadier border. Typical violet flowers, white with a lilac flush, rise above bright green leaves from spring to late autumn. Height 15cms.

3 NEW FRONT COURTYARD TREE

Prunus Shirotae/ Cherry Blossom Tree

Slightly drooping branches. Large single or semi-double fragrant white flowers in April. Up to 4m height.



Front Courtyard

4 RAISED PLANTER A



Rosmarinus officinalis

A bushy evergreen shrub with dense, leafy habit, dark green aromatic leaves and violet-blue flowers in spring which are often repeated at differing times of year.



Salvia nemorosa 'Caradonna'

Glowing purple stems of violet-blue flowers from June to October against greygreen, aromatic foliage. Caradonna will add a colourful vertical accent (60cm) to the sunny border. The flowers are a magnet for butterflies and bees.



Erigeron karvinskianus

Flowering from May to November this perennial has the daintiest of daisies on branching, wire-thin stalks, opening white, fading to rose. Height 30 cm.



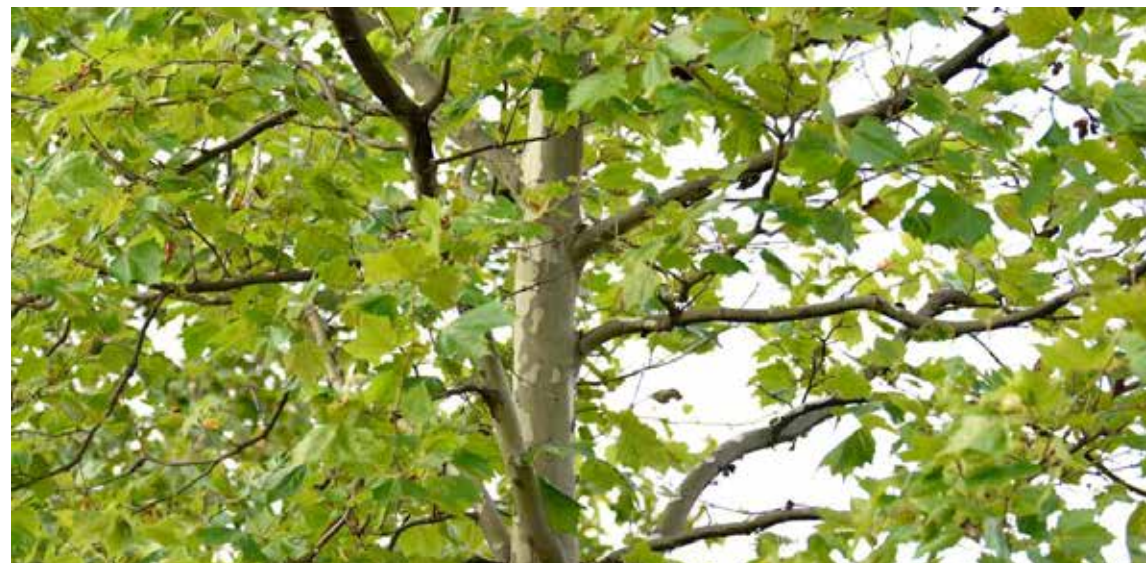
Ballota pseudodictamnus

A low-growing naturally rounded evergreen sub-shrub with felted leaves of the loveliest grey and small pink flowers in whorls toward the stem tips. One of the palette of five structural plants for the sunny south-facing bank to provide a year-round backbone to the more ephemeral planting. Ultimate spread 50-70cm.

5 EXISTING TREE TO FRONT COURTYARD (SOUTH SIDE)

Acer pseudoplatanus / Sycamore Tree

These broadleaf trees can grow to 35m and live for 400 years. The bark is dark pink-grey, and smooth when young, but becomes cracked and develops small plates with age. Twigs are pink-brown and hairless.



6 REAR TERRACE



Concrete planters pots



Rosmarinus officinalis

A bushy evergreen shrub with dense, leafy habit, dark green aromatic leaves and violet-blue flowers in spring which are often repeated at differing times of year.



Nepeta x faassenii 'Junior Walker'

In flower from June to September, the bluey-mauve flowers of this catmint is an excellent pollinator. A compact grower with aromatic silvery foliage, 0.4 x 0.4 metres.



Libertia grandiflora

An evergreen perennial which forms a clump of dark green, sword-like leaves with long panicles of white flowers in late spring and early summer. Provides evergreen structure, vertical accent and very pretty display when in flower. Height 0.5 -1 metre.



Narcissus 'Elke'

A small very fragrant ivory narcissus with narrow reed-like foliage and two or three flowers per stem in late February early April.

Rear Terrace / Courtyard

7 REAR COURTYARD LOW PLANTER



Trachelospermum jasminoides

An elegant evergreen twisting climber. Clusters of star-shaped very scented flowers from June through to August. Glossy dark leaves which turn bronze in the autumn.



Salvia x Jamensis 'Nachtvlinder'

Long lasting flowers of a rich dark velvet, always busy with honey and bumble bees, just a few to add dashes of a darker colour to the sunny border.



Tulipa clusiana 'Peppermint stick'

The Lady Tulip is a very perennial, reliable, easy tulip, neatly formed with white centres and pink outer petals which open out as the season progresses. 30cm in height, flowering in late March, early April.



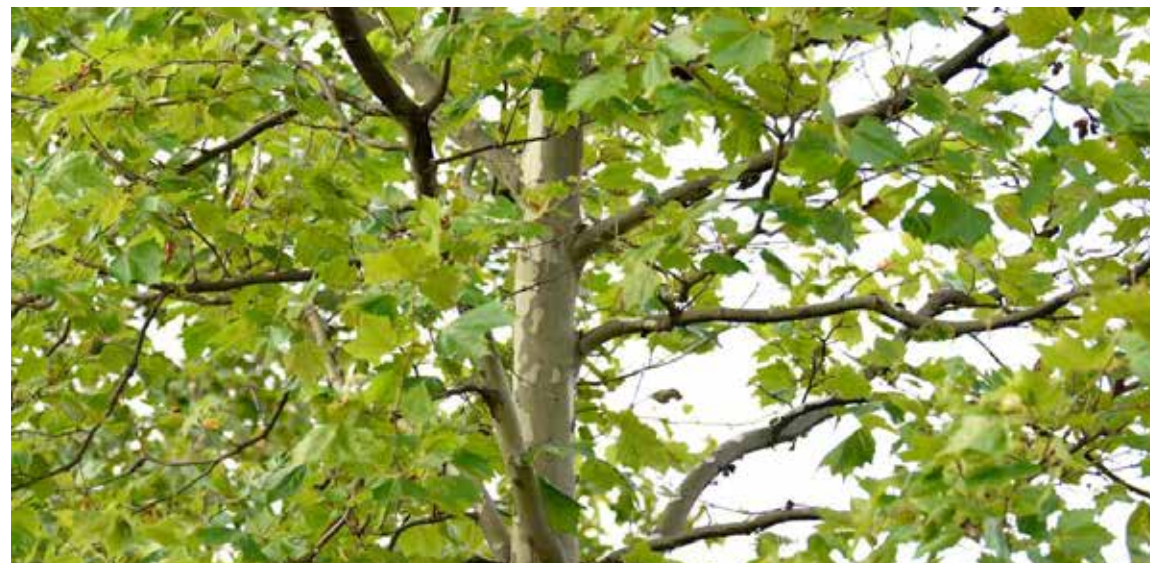
Rosmarinus officinalis

A bushy evergreen shrub with dense, leafy habit, dark green aromatic leaves and violet-blue flowers in spring which are often repeated at differing times of year.

5 EXISTING TREE TO SOUTH OF REAR COURTYARD

Acer pseudoplatanus / Sycamore Tree

These broadleaf trees can grow to 35m and live for 400 years. The bark is dark pink-grey, and smooth when young, but becomes cracked and develops small plates with age. Twigs are pink-brown and hairless.



Plant Care / Maintenance Notes

Existing Sycamore Tree -

Sycamore trees should be pruned regularly to promote a center leader, remove deadwood and maintain a strong structure.

Pruning is recommended to preserve or improve tree structure, vigor and life-span. Pruning can reduce specific defects or structural problems in a tree to greatly lessen the risk of failure. Broken, diseased, or dead branches are typically removed in order to prevent decay-producing fungi from infecting the wood in other areas of the tree.

New Cherry Tree (Front Courtyard)

Newly planted cherry trees should be watered regularly for at least the first year. Once established, most trees in open ground shouldn't need to be watered, except during long dry spells, especially in the early stages of fruit development. Trees that go short of water may shed young fruits.

Climbers

Prune twice a year - once in summer (about two months after the flowering has finished) and again in mid-winter. To train the wisteria against a wall or fence, the wall will first need a network of stout horizontal wires, attached at approximately 30cm intervals. It is worth investing time to prune and train the plant. Once the plant has become established and reached the desired height, keep tying in the lateral stems as they spread out. In summer, cut back the wispy stems on both the laterals and sub-laterals (the side shoots from the laterals) to about five or six buds from the main branches. In winter, cut back these stems even harder to within two or three buds of the main branches. These form the short spurs that will go on to produce flowers in the following spring.

Shrubs

Lightly prune in mid spring after the risk of frost to remove any dead or straggly shoots and to maintain its shape. Remove spent flower heads to prolong flowering and maintain appearance.

Perennials

Cut down after flowering once foliage begins to look tired. Lift and divide clumps of plants every four to six years.

Ferns

Remove dead or damaged leaves in the spring. Water well if looking dry.

