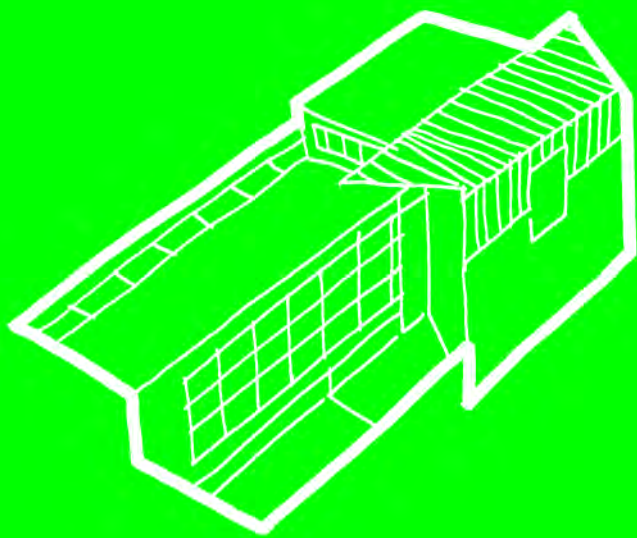




ACEY + SALTWORK

Design and Access Statement

NEW BUILT FAMILY DWELLING

189 Mount View Road, London N4 4JT

2 June 2023

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Executive Summary



The proposal site is located at the end of the rear garden of 189 Mount View Road at the northernmost tip of the Stroud Green Conservation Area on three sides surrounded by the properties outside of the Conservation Area.

It was subject to two earlier pre-application submissions to the London Borough of Haringey ref PRE/2022/0022 and PRE/2022/0174. The proposal was extensively re-designed over the consultation period following the feedback received from the Council.

Revisions following application PRE/2022/0022 include, but are not limited to:

- The number of new proposed dwellings is reduced from five to one - a high-quality four-bedroom family dwelling
- The height of the proposal was reduced from three storeys to part-one, part-two storeys
- The GIA was reduced by circa 60% to approximately 160m²
- The main entrance to the new dwelling is proposed to be from the northern side of the Highbank Way as advised by the planning officers with a potential location for a secondary entrance from the eastern side

Revisions following application PRE/2022/0174 include, but are not limited to:

- The design of the roof over the two-storey block was revised to appear domestic and traditional
- The wall finishes of the two-storey block facing the Highbank Way were changed from concrete to exposed brickwork
- The main entrance was relocated to the side of the existing house, off Mount View Road, combined with the removal of the existing wooden side shed and erection of a bin storage enclosure/area in its place. Secondary entrance including secure bike storage remains in the location of the previously proposed main entrance - off Highbank Way

The design of the proposal represents a holistic response to the site setting and its surrounding context

Lacey + Saltykov Architects - Practice Profile

Lacey + Saltykov Architects is an award-winning practice established in London in 2011. The two founders, Tom Lacey and Andrei Saltykov, met in 1999 while working at Richard Rogers Partnership (now Rogers Stirk Harbour + Partners).

The founders have extensive experience of working in the construction industry. While being senior members of the design teams at Richard Rogers Partnership, two of the projects they were involved in won the RIBA Stirling Prize. The award was founded in 1996, and is considered to be the most prestigious architecture award in the United Kingdom.

Richard Rogers, Baron Rogers of Riverside, CH Kt FRIBA FCSD gave this testimonial about Lacey + Saltykov Architects:

‘ Tom and Andrei left our office to set up their own practice. They are among the most talented architects that have worked with us both in terms of design and management.’

A strong analytical process belies Lacey + Saltykov Architects' approach. It allows the practice not to seek a specialisation in any particular field of design, but rather to deliver projects that respond fully to the client's brief – irrespective of its size and complexity. The practice is committed to acting responsibly and uses global standards of good practice to deliver the best results.



Architectural Intelligence - Practice's Approach

The practice's approach to the design and delivery of every project is unique.

At the very outset each element of the project, immediately tangible or not, is understood and categorised. Through rigorous analysis each element then gets ordered on the hierarchical basis. The intricate pattern of interconnections and dependencies between all of the aspects of the design is established. Then the practice's unique design vision is brought in as an overriding framework that allows every element to co-exist and evolve effectively. When the conceptual approach emerges, it is not just a direction in which the project should proceed - the resulting concept is the complete picture, understood and implemented at the very beginning, yet easily adaptable without losing its main focus.

- This process can be explained in four steps:
- 1 - All key elements of the project are understood from the start
 - 2 - Each element is ordered on a hierarchical basis
 - 3 - Our unique design vision is brought to the project
 - 4 - The resulting concept is the complete picture



Site Analysis - Location

The site is within a 5-minute walking distance of Haringay mainline train station with PTAL rating 3.

It is situated at the end of the rear garden of 189 Mount View Road at the northernmost tip of the Stroud Green Conservation Area.

On east, north and west sides it is bound by properties that are outside of the Conservation Area.

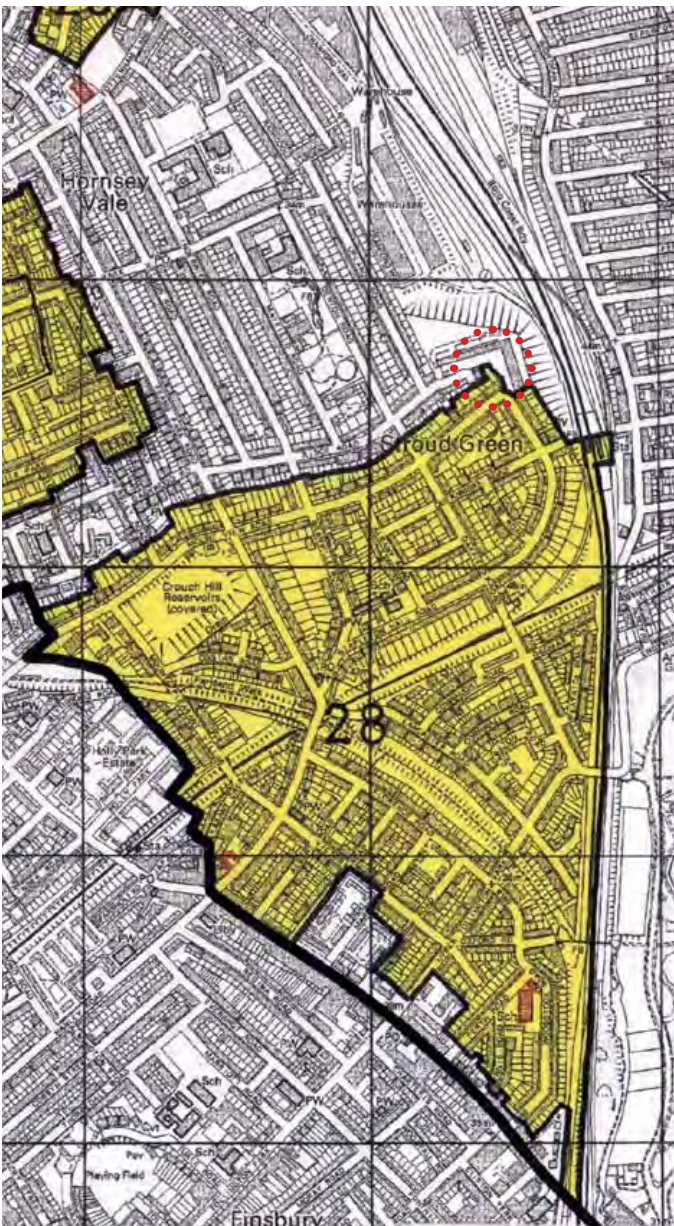
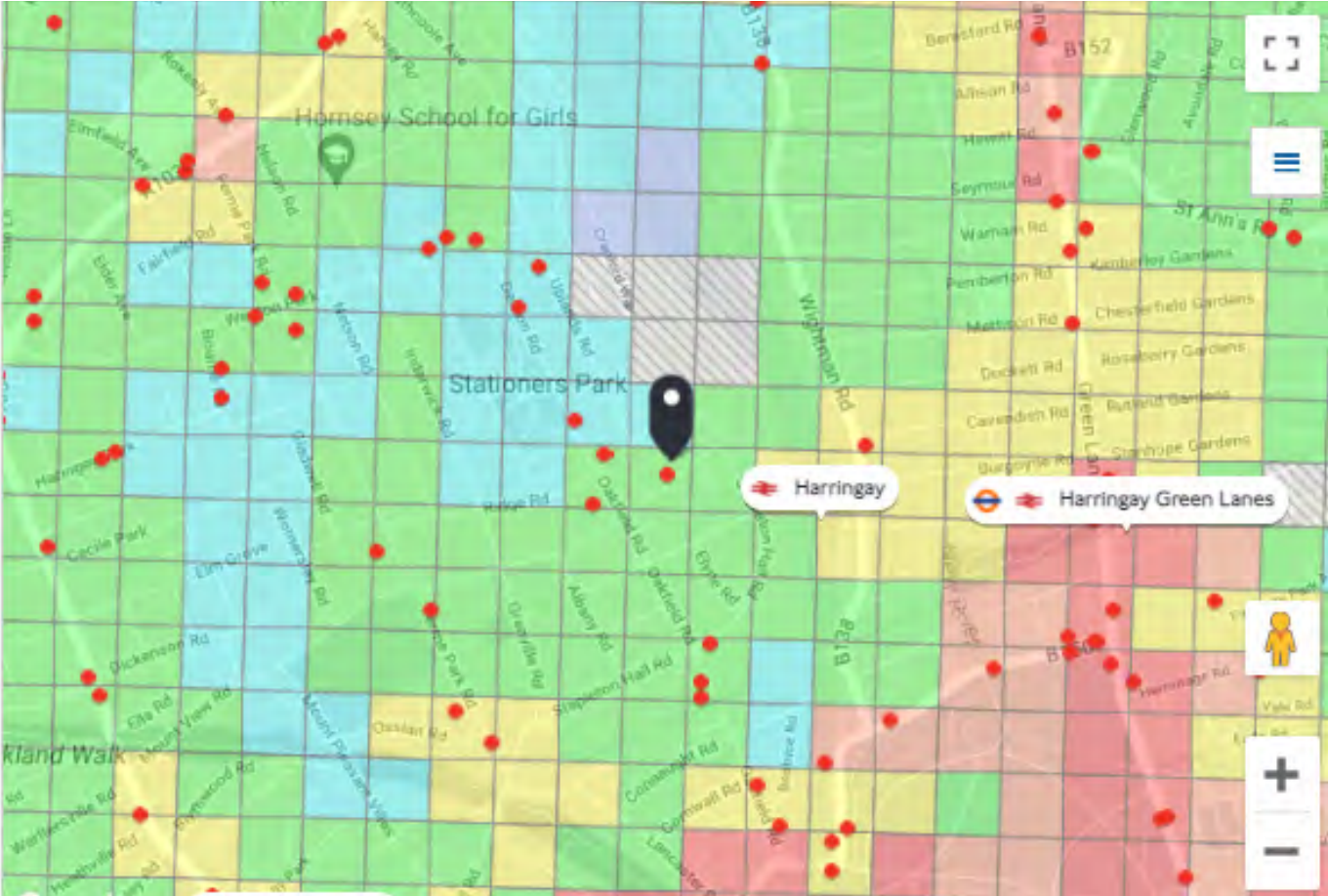
PTAL output for Base Year

3

N4 4JT

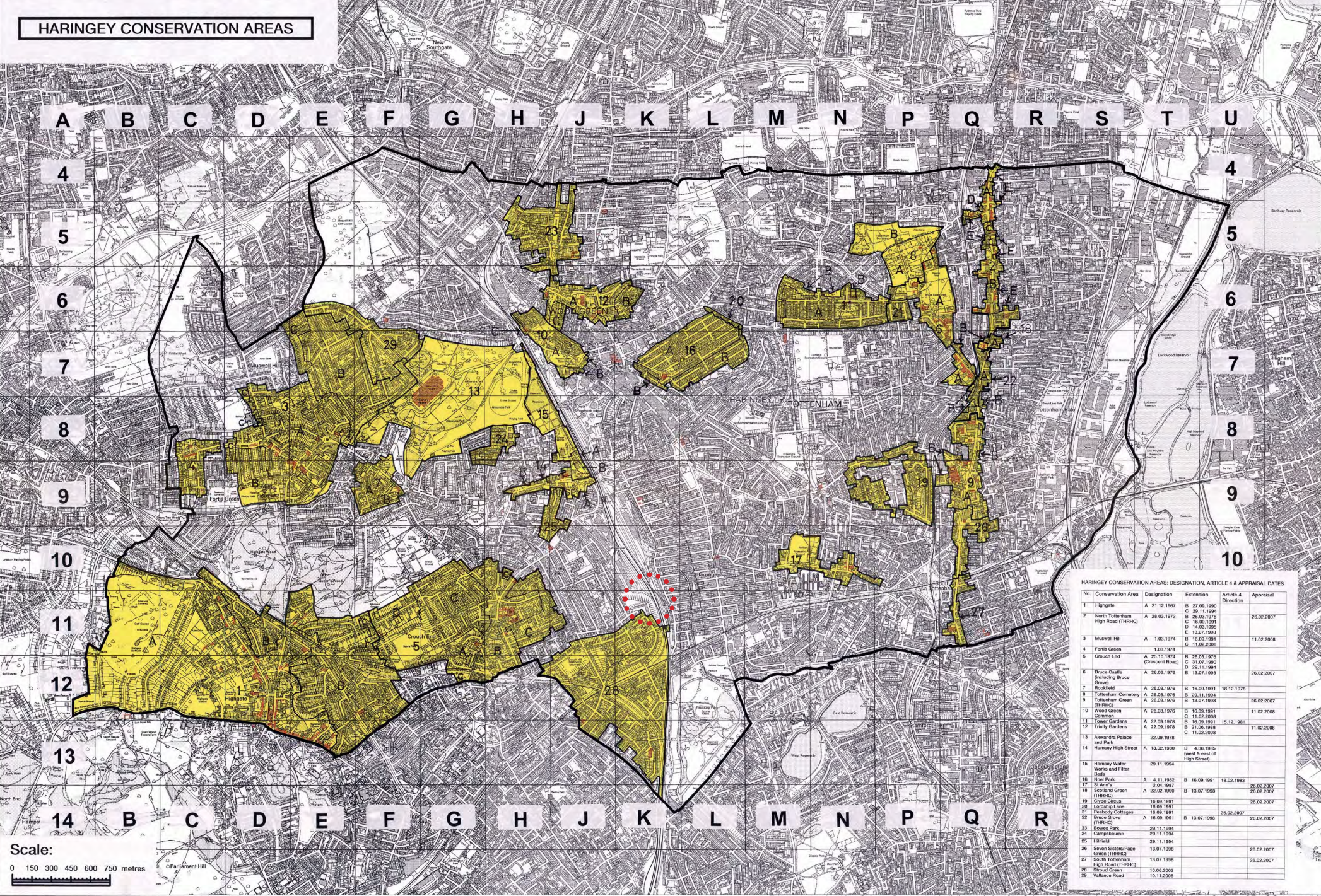
Mount View Rd, London N4 4JT, UK

Easting: 531163, Northing: 188265



Extract from the TfL WebCAT tool

Stroud Green Conservation Area Map



Haringay Conservation Areas Map

Site Analysis - Aerial views

The site is located at the rear of the end-of-terrace property at the end of Mount View Road.

From north and east sides it is surrounded by tall and long buildings of Chettle Court.

From the western side it borders the tall retaining wall of the elevated properties on Highbank Way.

As a result, it is well concealed from view and at the ground level can only be seen from the immediate approaches along Highbank Way.



Google Earth aerial view looking north



Google Earth aerial view looking east



Google Earth aerial view looking south



Google Earth aerial view looking west

Site Analysis - Street views



Google Earth Streetview key and proposal site circled in red

The site is virtually invisible from any point on Mount View Road or Stapleton Hall Road.



Google Streetview from Mount View Road approach



Google Streetview from Mount View Road corner



Google Streetview from the junction between Mount View Road and Stapleton Hall Road



Google Streetview from Stapleton Hall Road

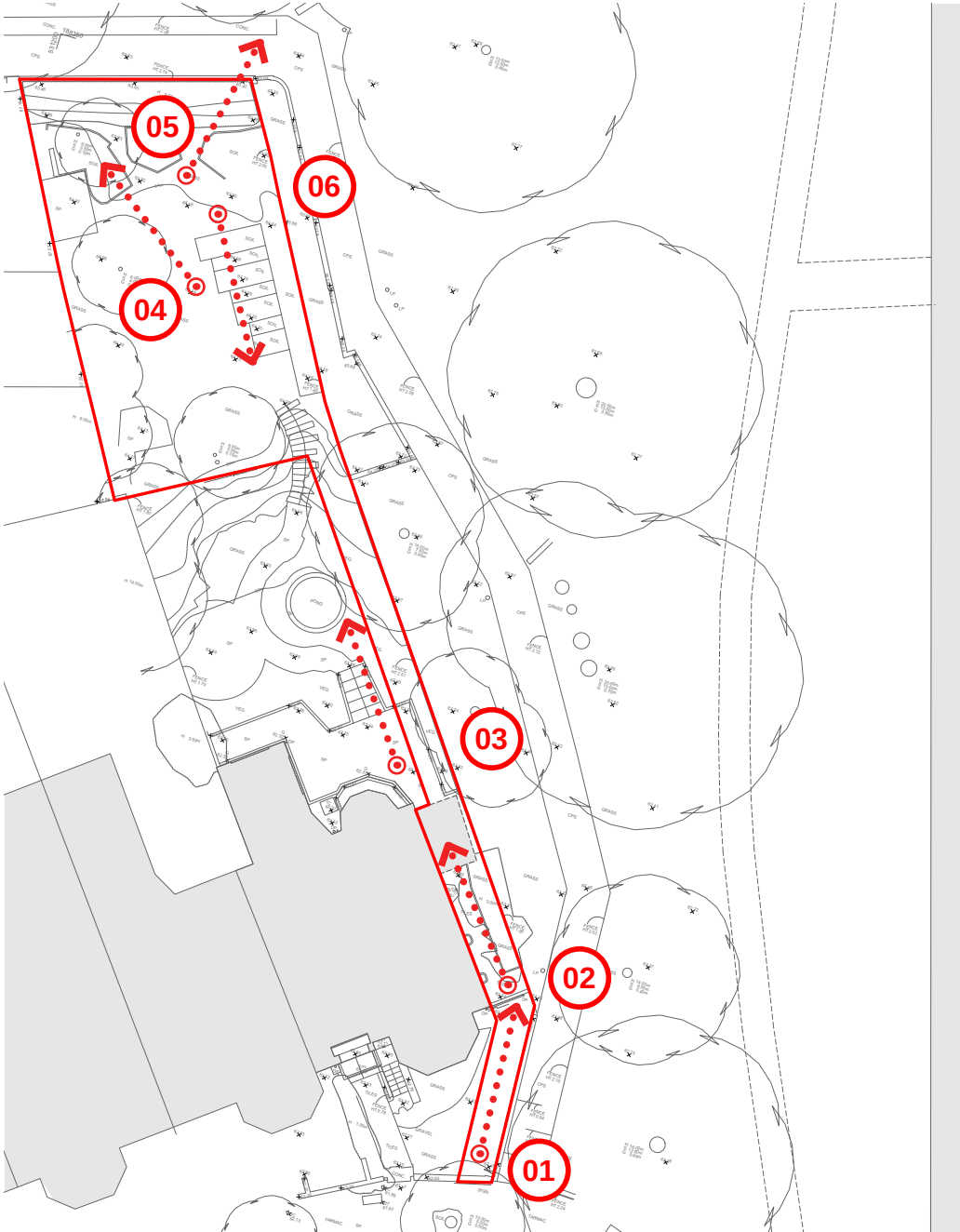
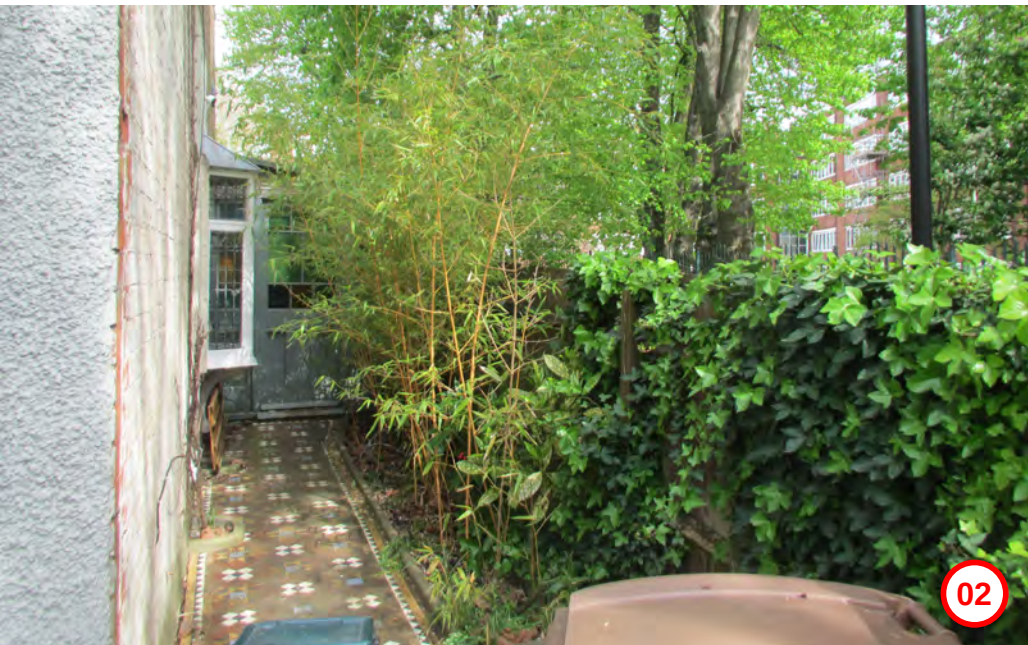
Site Analysis - Views from Highbank Way alleyway



Map key with the view points along Highbank Way



Site Analysis - Views from within the site



Map key with the view points along Highbank Way



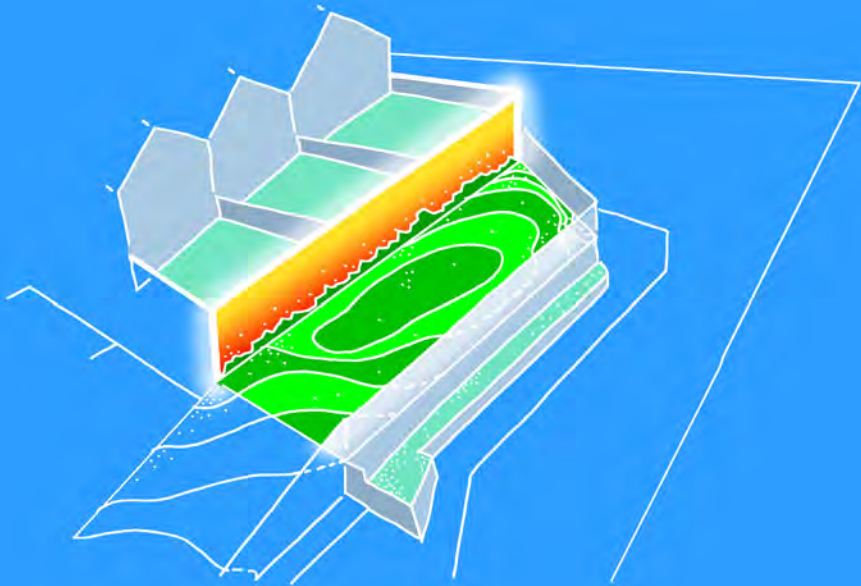
Site Analysis - Summary of Key Features



Holistic Design Response - Siting, Massing, Buildability

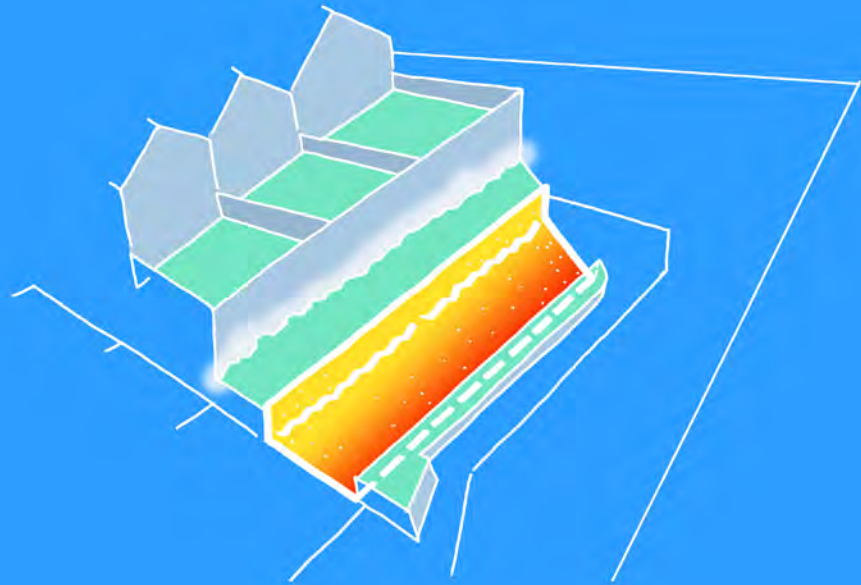
01 - Key Drivers

The gardens of the existing adjacent properties on Higbank Way (No's 11-14) are elevated above the site and are contained by retaining wall which is approximately 3m higher than the level of the site. The site is approximately 1.5m above the level of the Higbank Way alleyway



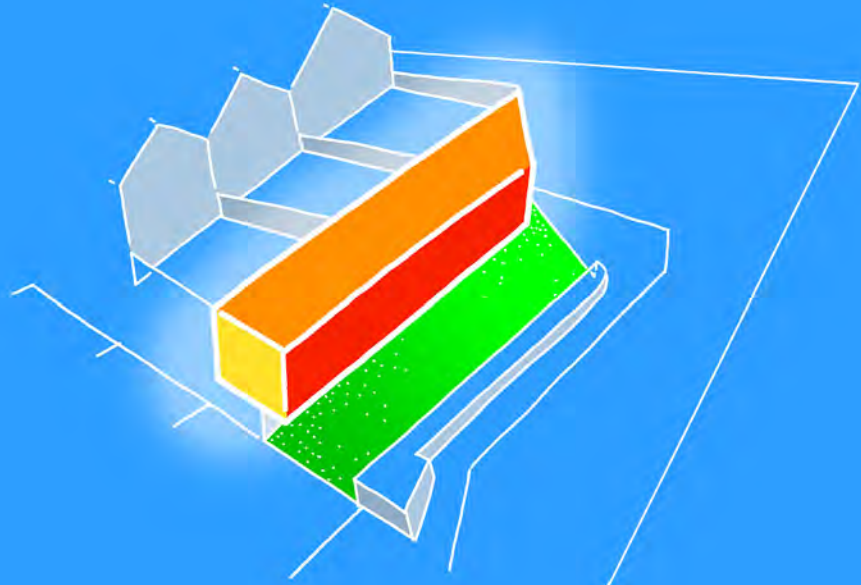
02 - Sensitive Level Cut

The reduction in levels required to maintain level entrance from the Higbank Way alleyway is set back from the edge of the existing retaining wall to minimise disruption to the neighbours



03 - Single Storey Volume

The linear single storey volume is placed next to the retaining lining up with the top of the existing retaining wall and resting on the foundations that have little impact on the neighbours



04 - Double Storey Volume

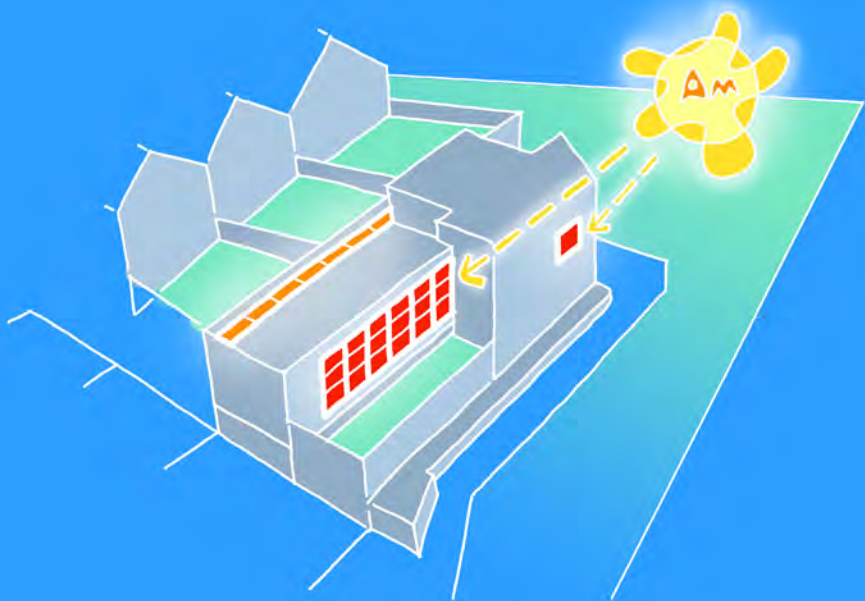
The compact double storey volume is placed in the north-eastern corner of the site to maximise the distance from the existing houses on Higbank Way and the rear of N°189 Mount View Road



Holistic Design Response - Daylight, Sunlight, Views

05 - Bedrooms

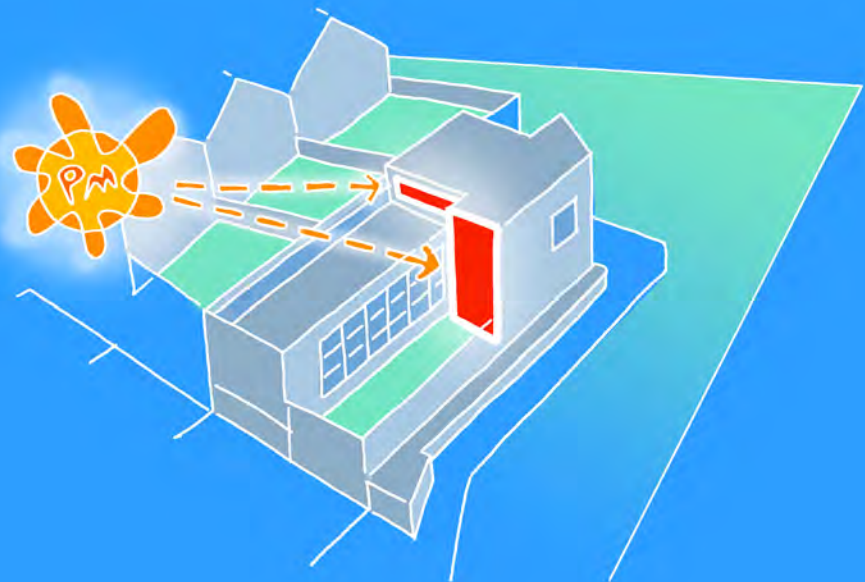
All bedrooms face east and the morning sun.
The circulation at the back of the bedrooms of the lower block are top lit with a skylight



05

06 - Communal Areas

The communal spaces face the afternoon sun to the south-west. This is particularly relevant to the volume facing the garden



06

07 - Garden

The garden has exposure to the sun throughout the whole day



07

08 - Views

The bedrooms in the lower block have elevated views of the garden improving separation between them; the communal spaces face the garden directly; the first floor areas look out onto the green roof and the trees towards the north and the east

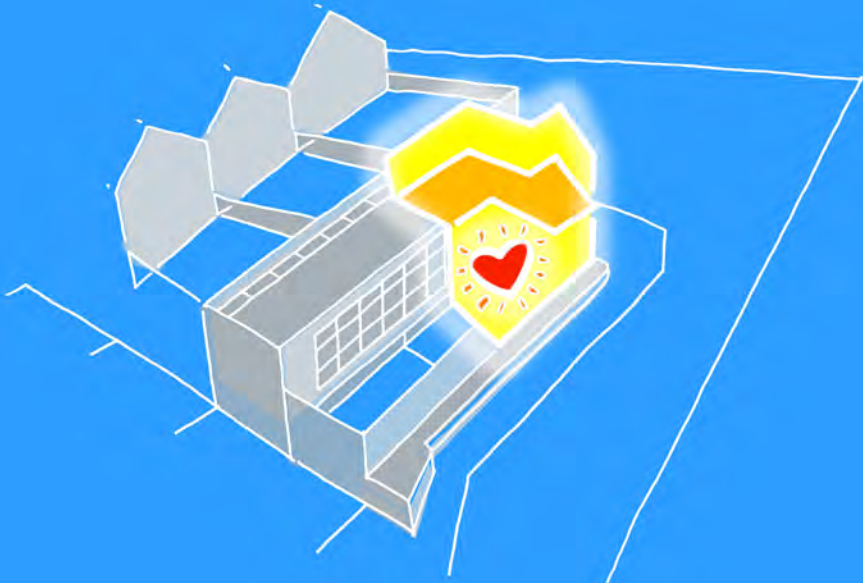


08

Holistic Design Response - Space Planning and Detail Resolution

09 - Double-height Volume

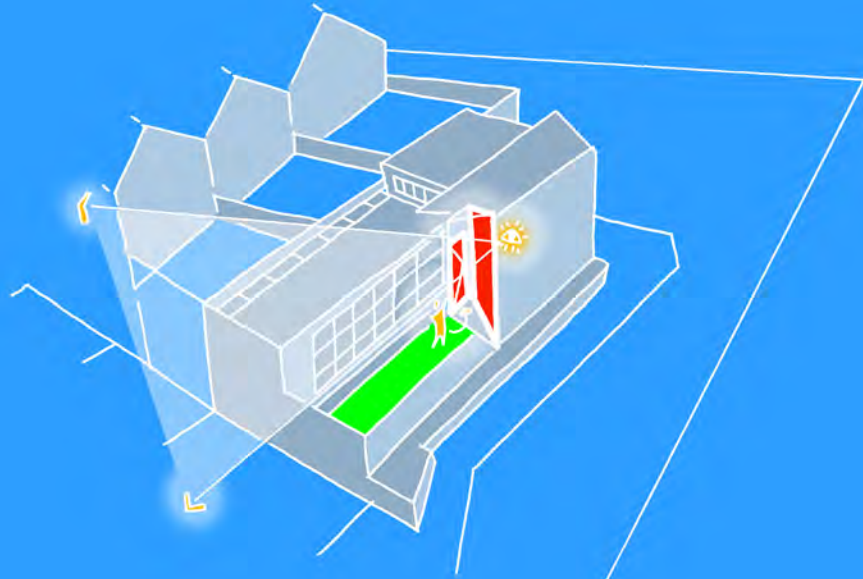
The part of the two-storey volume facing the garden is cut back on the first floor to create a double-height space which acts as the communal 'heart' of the house



09

10 - Circulation

The double height wall is angled back to allow for a separate main entrance door so as to allow for the framing of the double-height picture glazed wall to have minimal framing and maximum sightlines



10

11 - Roof

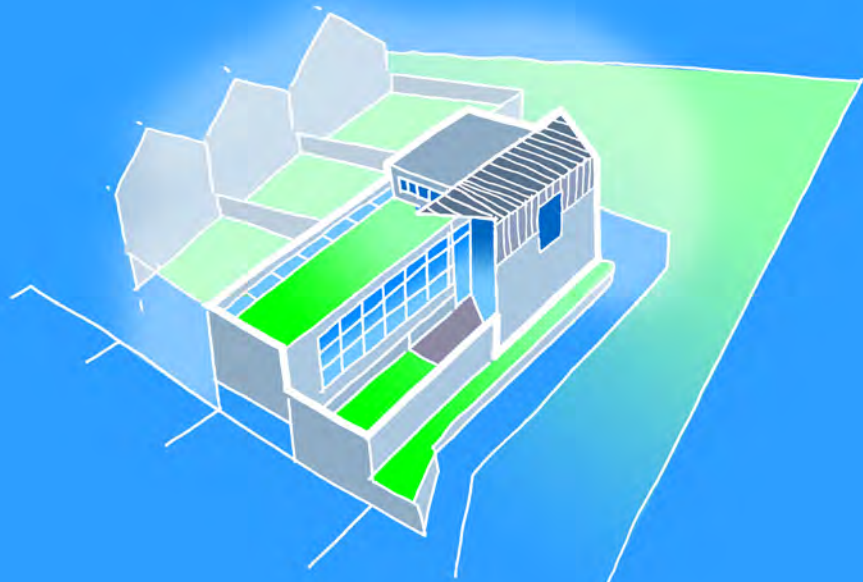
The roof furthest away from the Highway Bank is single-pitched with the ridge on the furthest site boundary to maintain views out from the existing first floor windows



11

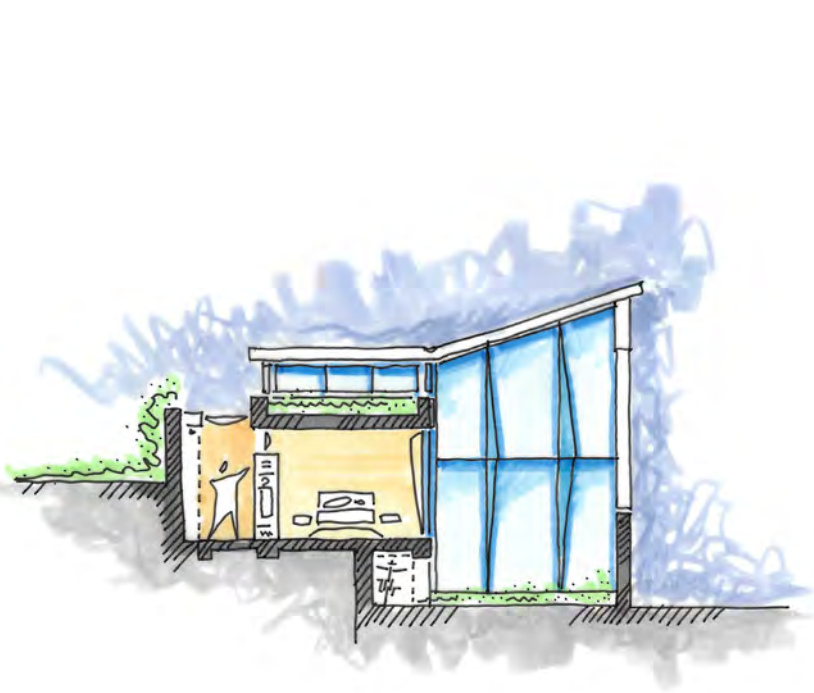
12 - Holistic Design Response

The overall design is a combination of moves aimed to best utilise the site's opportunities and respond to its constraints

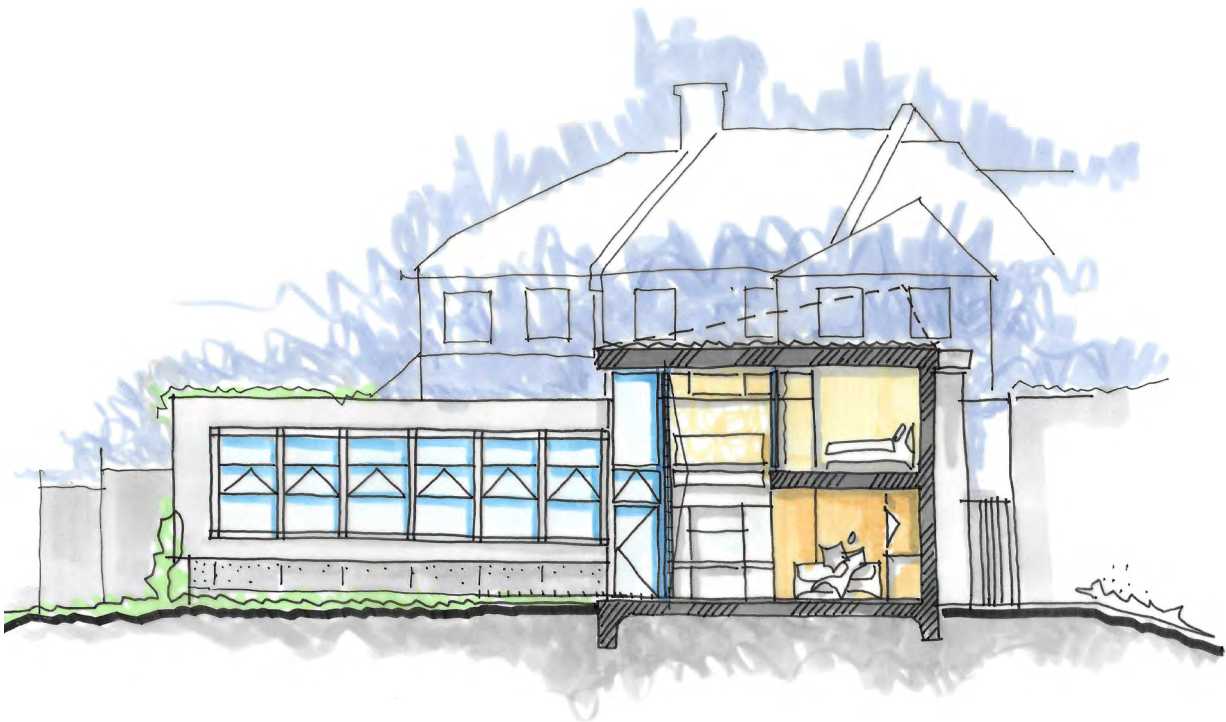


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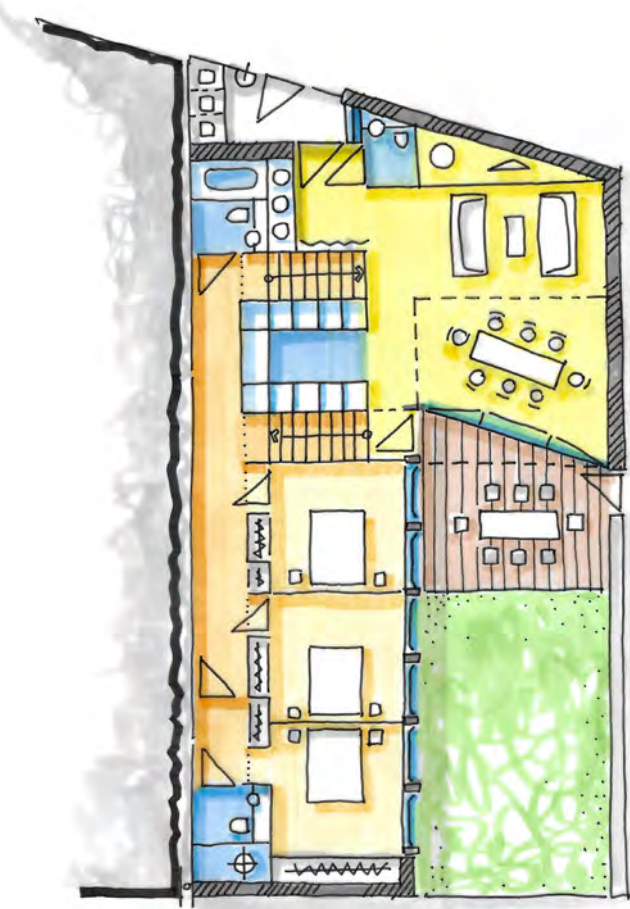
Design Development - Sketches



Section through the single storey block - East / West



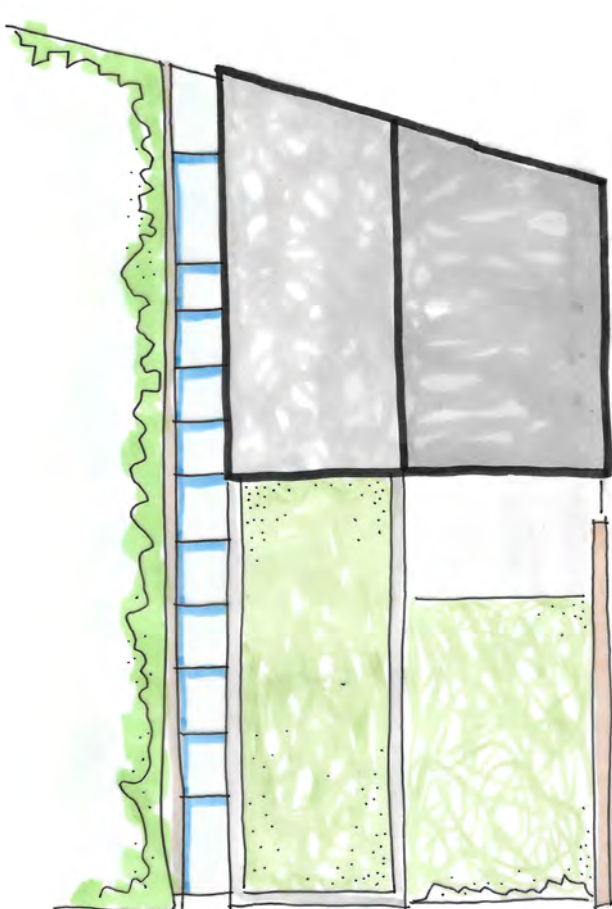
Section through the two storey block - North / South



Lower levels plan sketch



Upper level plan sketch



Roof plan

Design Development - Revisions



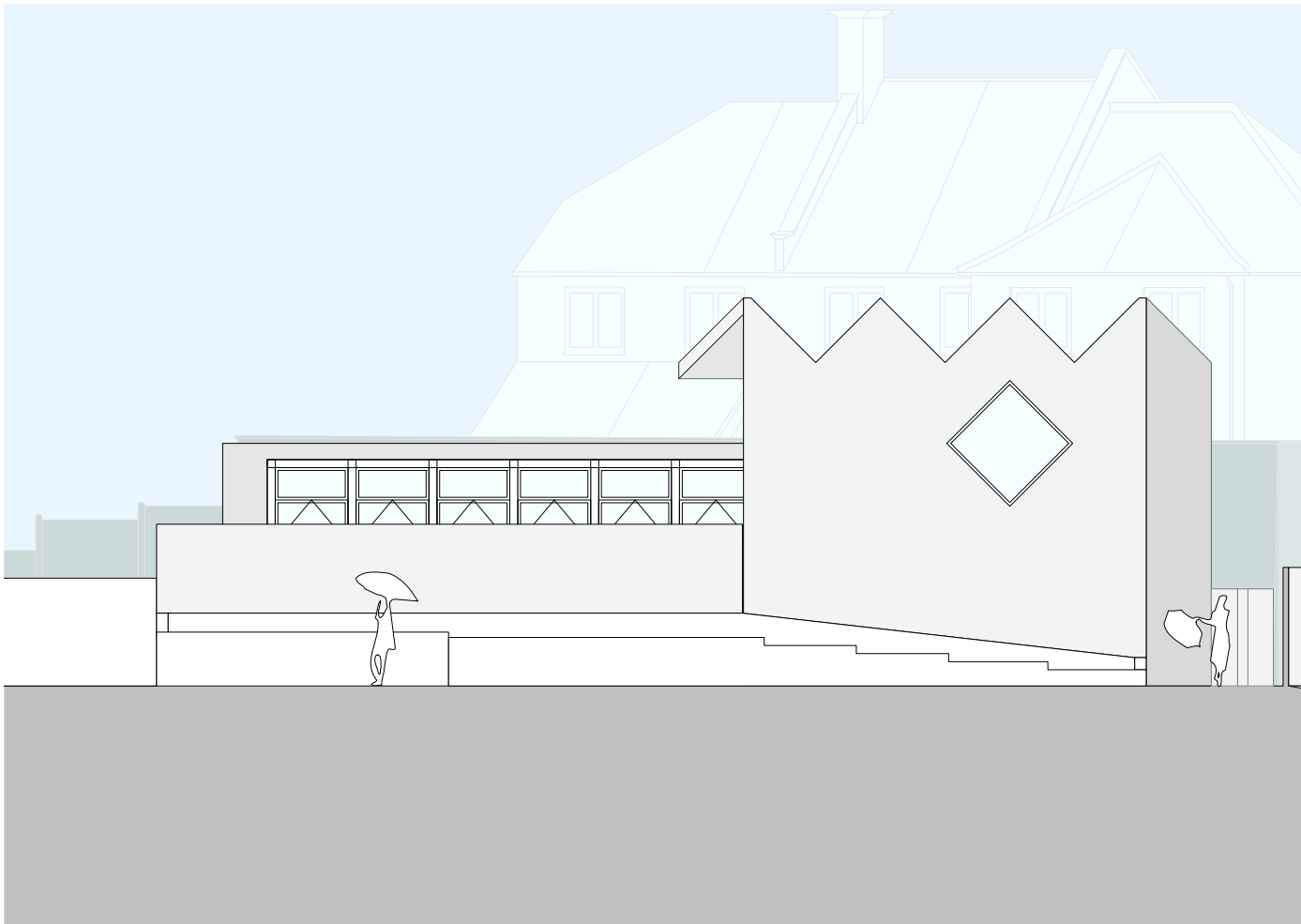
Pre-Application design - precedents



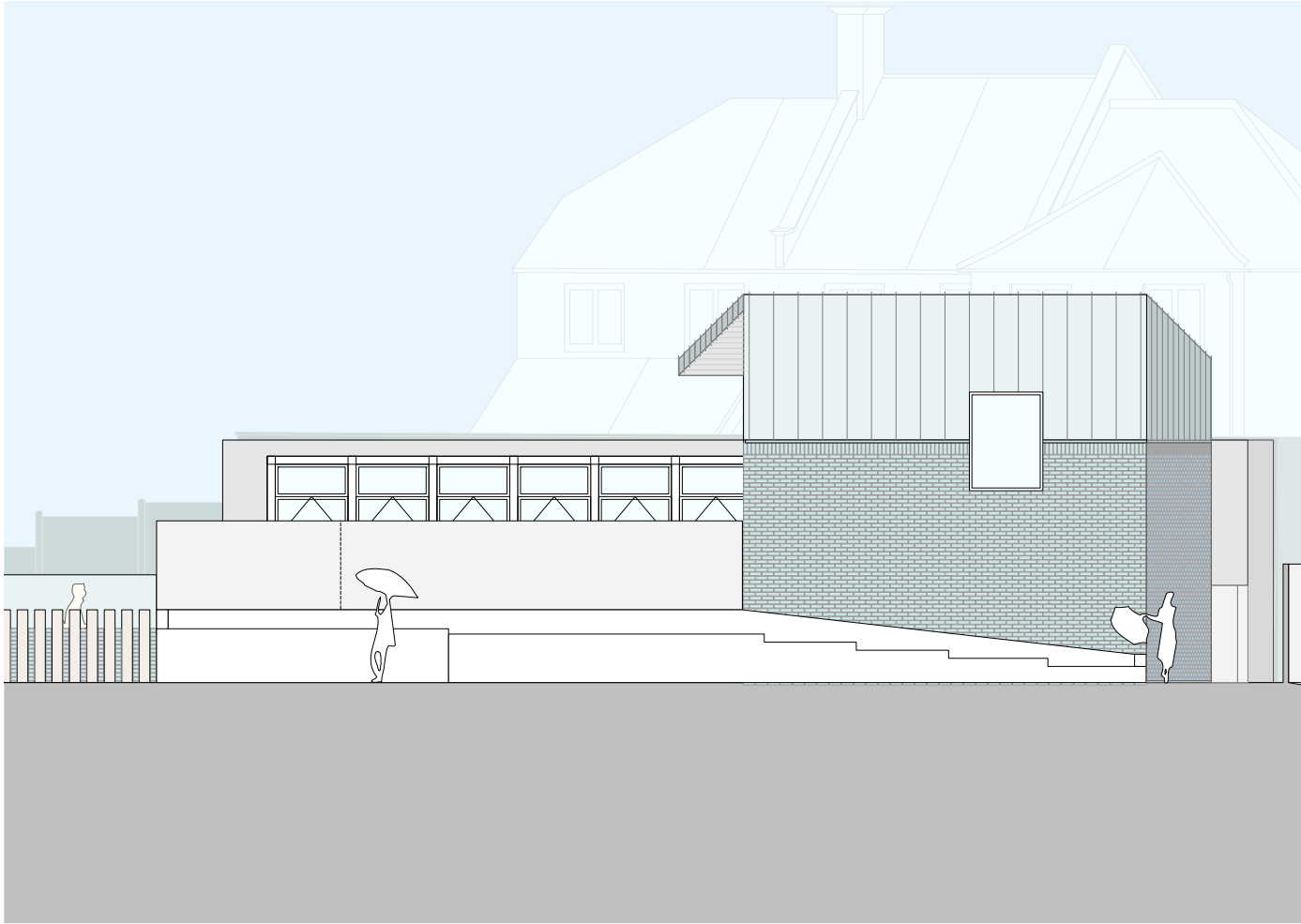
Revised design - precedents

Comments on the proposed design at the pre-application stage contained the following advice:

The form and design approach is now much more responsive to the character, qualities and features of this site, enabling broad conformity with Policy DM7, however refinements to the design of the scheme is viewed to be necessary, namely there are concerns raised in respect of the roof form, it being viewed to be overly busy/ industrial like, with something more domestic in appearance advised.



Pre-Application design - East Elevation



Revised design - East Elevation

The design was amended to address the received comments. The walls of the two-storey accommodation block with the largest exposure to the views by the public and those from Chettle Court were changed from exposed concrete to traditional brickwork. Its perceived massing was broken down by introducing a traditional zinc roofing finish to the simplified roof profile and a significant part of the first floor volume. The overall design of this volume is made to be domestic in scale and traditional in appearance.

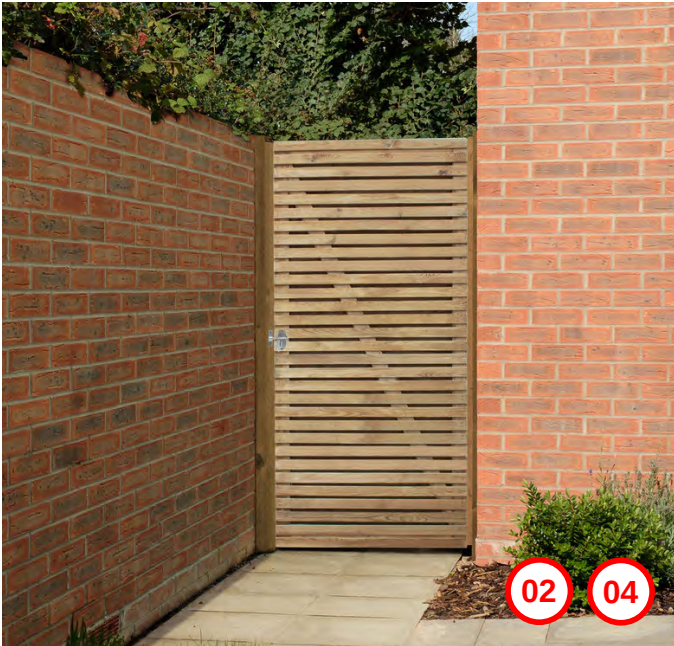
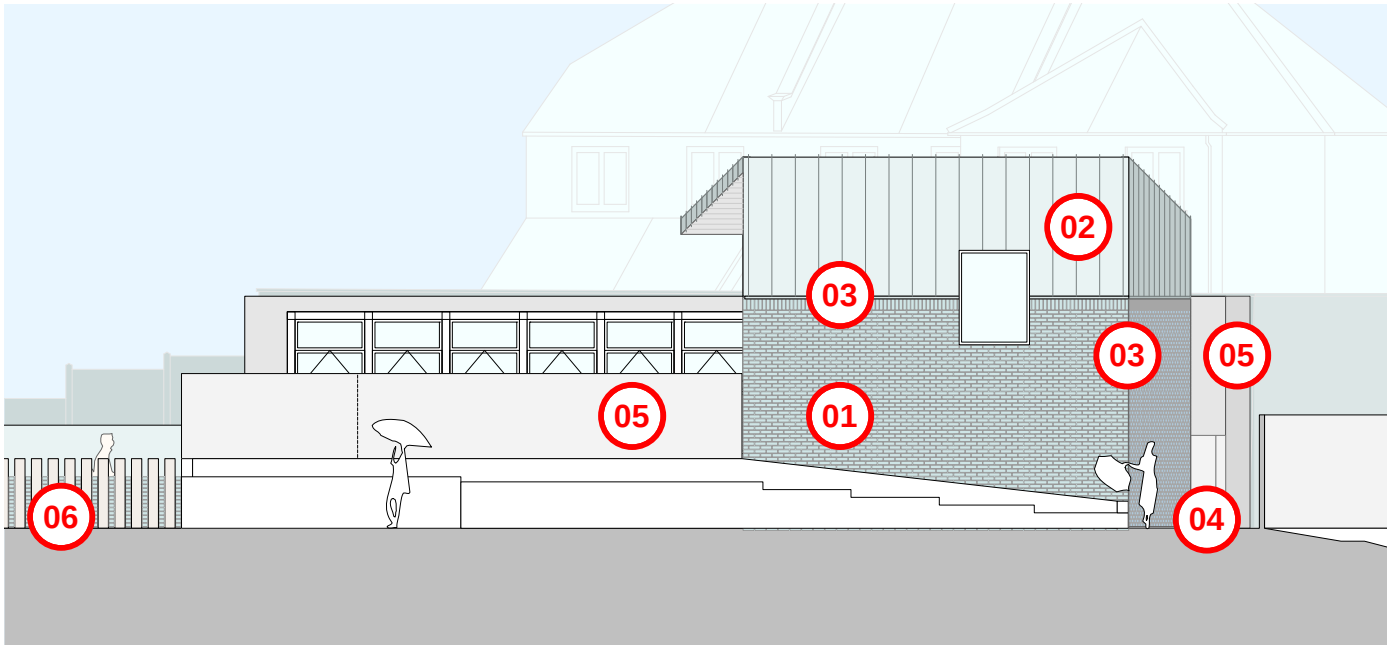
Design Description - References

- 01 - Modular bedroom block elevated above the soft landscaping of the garden (Grade II listed house in Whipsnade by B. Lubetkin)
- 02 - Linear top skylight to the bedroom block circulation
- 03 - Double-height glass wall with maximum sightlines
- 04 - Part-cladding of the top floor in the roofing material to break down massing
- 05 - View and clearstory windows over the extensive green roof
- 06 - Folded roof expressed both internally and externally



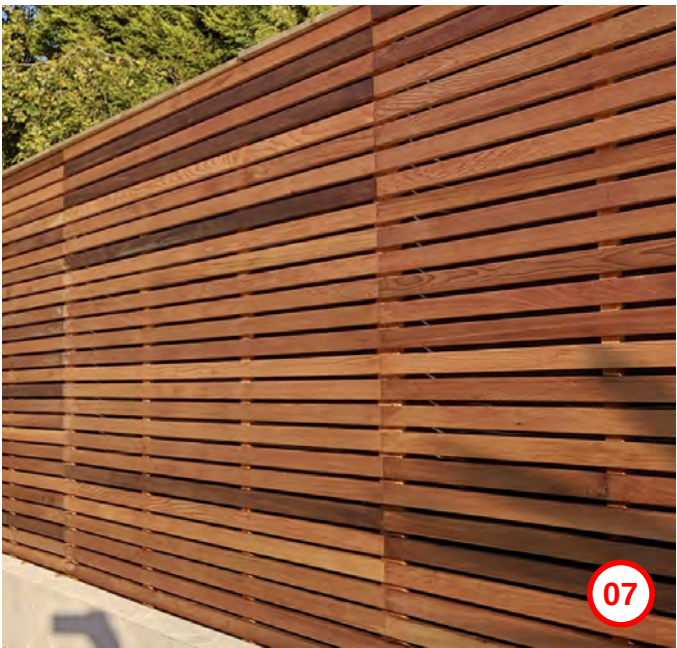
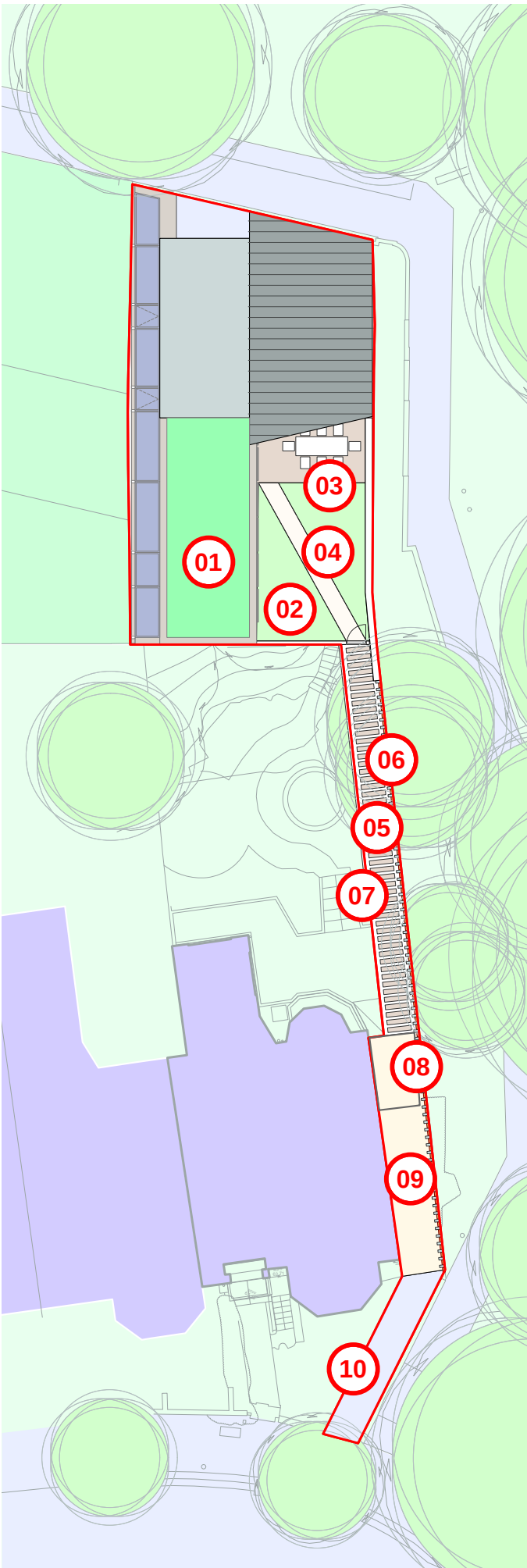
Design Description - External Finishes

- 01 - Exposed brickwork walls
- 02 - Traditional standing seam metal (zinc) roofing
- 03 - Special brick bonding and detailing on corners; tops of walls and window junctions
- 04 - Timber gate / fence between brickwork (and rendered) walls
- 05 - Rendered wall finish
- 06 - Vertically arranged railway sleeper fence / low boundary wall

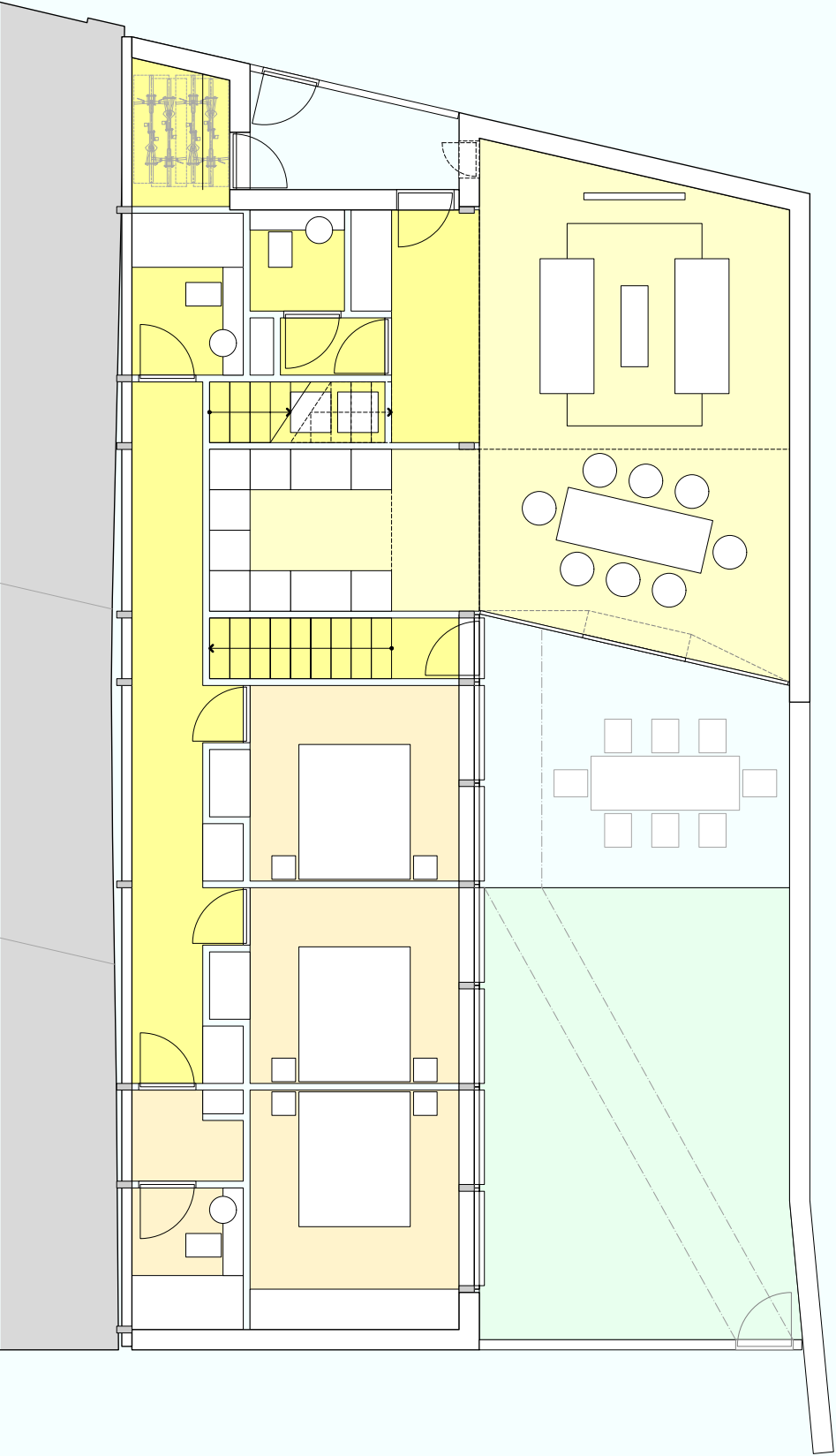


Design Description - Landscaping

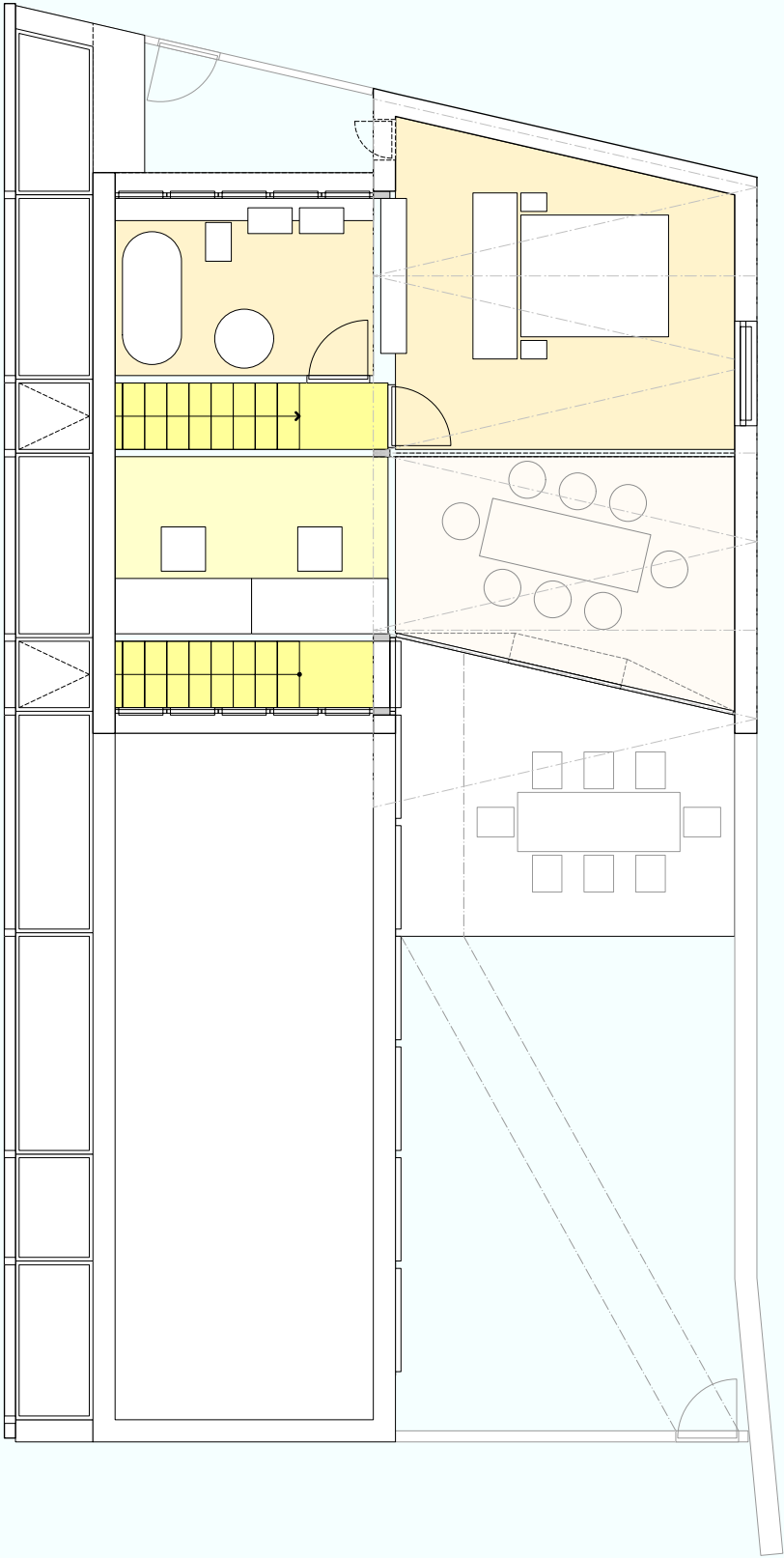
- 01 - Flat green roof
- 02 - Soft landscaping / lawn
- 03 - External dining deck
- 04 - Buried semi-permeable path
- 05 - Railway sleepers / gravel path
- 06 - Vertically arranged railway sleeper fence / low boundary wall
- 07 - Tall boundary fence with soft border / climbers / espaliered trees and low level lighting
- 08 - Existing wooden shed to be removed and replaced with the bin enclosure / area
- 09 - Existing or new matching existing tiled paving
- 10 - Semi-permeable path to match existing



Design Description - Provision of Accommodation



Ground Floor area diagram



First Floor area diagram

Standard of accommodation (4-bedroom, 6-person house on two floors)

	Proposed	Min Required
Total GIA:	158m ²	106m ²
Living / kitchen / dining:	46m ²	N/A
Double (master) bedroom:	26.7m ²	11.5m ²
Double (guest) bedroom:	16.2m ²	11.5m ²
Single bedrooms:	10m ²	7.5m ²
Storage cupboards:	9m ²	3m ²
Bathroom(s)	4N ^o	N/A
Private Amenity:	50m ²	12m ²

Planning Application Submission Drawing List



Drawing N°	Drawing Name	Date	Size	Scale	Revision
1690-A-SP-01	Location Plan	02/06/23	A4	1:1250	A
1690-A-SP-02	Block Plan	02/06/23	A3	1:500	A
Existing Conditions					
LS2609/T	Topographic Survey	April 2022	A0	1:100	
LS2609/S	Site Sections	April 2022	A0	1:100	
LS2609/E	Site Elevations	April 2022	A0	1:100	
Proposed Conditions					
1690-A-GA-PL-00	Proposed Ground Floor Plan	02/06/23	A1	1:50	A
1690-A-GA-PL-01	Proposed First Floor Plan	02/06/23	A1	1:50	A
1690-A-GA-PL-02	Proposed Roof Plan	02/06/23	A1	1:50	A
1690-A-GA-SC-01	Proposed Sections	02/06/23	A1	1:50	A
1690-A-GA-EL-01	Proposed East And South Elevations	02/06/23	A1	1:50	A
1690-A-GA-EL-02	Proposed West And North Elevations	02/06/23	A1	1:50	A
1690-LD-01	Proposed Landscape Design	02/06/23	A1	1:100	



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