

DESIGN AND ACCESS STATEMENT

81 Mount View Road
London
N4 4JA

This statement accompanies a Householder application for alterations to 81 Mount View Road including a new single-storey ground floor side infill extension, a new dormer loft extension, two new re-positioned rooflights on the front elevation, a new, re-positioned timber framed window at the first-floor level of the outrigger, and various modifications to the fenestration of the outrigger at ground floor level. This statement should be read in conjunction with the drawings and forms submitted as part of the planning application.

Our Practice:

We are a design-led architecture and interiors practice that takes pride in creating innovative design solutions for our clients. While each commission comes with its own particular set of parameters, the way we approach our projects is always consistent, involving analysis, dialogue, problem solving and invention. We have extensive experience of a wide range of project types, both new-build and refurbishments, including commercial, leisure / retail and residential – across an equally broad range of scales and budgets. This includes not only work to historic and listed buildings and work within conservation areas but also includes several projects within the borough of Haringey. Our residential work has been repeatedly exhibited in the annual Don't Move, Improve! Awards, and we were finalists in the Haringey Design Awards in 2018 for our work on the Great Northern Railway Tavern - a Grade II listed building. Our work has also been featured in many lifestyle and architectural magazines.

Site Description:

The property is a semi-detached two-storey house, situated on the north side of Mount View Road just to the east of the intersection with Ferme Park Road. The house, which dates from the late Victorian period, lies within the Stroud Green Conservation Area, and is in use as a single-family dwelling.

The front elevations of the houses on Mount View Road are constructed of red brick with painted render accents around entrance doors and windows. Roofs are a mix of slate, clay and concrete tiles. Double hung sash windows have painted timber frames, and there are prominent bay windows with turreted roofs.

Rear elevations are constructed of London stock brick and contain a variety of roof dormer profiles and ground floor extensions reflecting historical additions and extensions. Windows are predominantly painted timber sashes, with divided lights. Rear gardens are generously proportioned in both length and width.

As mentioned, the house lies within the Stroud Green Conservation Area; however, Haringey Council have not yet published an appraisal of the area. The Stroud Green Conservation Area Advisory Committee did publish an area appraisal in 2015. This document has been referenced during the design stages of the project.

Planning History:

81 Mount View Road

- An online search reveals no previous planning applications for this property

85 Mount View Road

- A June 2022 conditional approval (HGY/2022/0616) for the demolition of an existing two-storey outrigger and external staircase. Construction of a new single storey extension at ground floor level and three new dormers to rear roof slope. Insertion of five rooflights to front slope. Replacement of existing single glazed timber sash windows with new double glazed timber sash windows. Removal of two existing trees

89 Mount View Road

- A January 1985 conditional approval (OLD/1985/0803) issued for the erection of 2 storey rear extension to block addition

91 Mount View Road

- A January 2011 conditional approval (HGY/2010/2315) issued for the replacement of existing rear glazed extensions with new rear brick extension
- A February 2002 conditional approval (HGY/2002/0020) for the erection of a front dormer window and velux window on front roofslope
- A January 2002 certificate of lawfulness (HGY/2001/1721) issued for the erection of a rear dormer window to facilitate a loft conversion and the erection of a single storey rear conservatory extension
- A November 2001 refusal (HGY/2001/1373) of the erection of dormer windows to front and rear roof slopes

Proposed Design:

The proposed development is to

- construct a single-storey, ground floor side infill extension

- construct a roof dormer extension
- construct an oriel window at ground floor level on the rear elevation of the outrigger
- re-position and slightly enlarge one window on the side elevation of the first floor of the outrigger
- modify the existing fenestration of the ground floor of the outrigger
- re-position two rooflights on the front roof slope

The proposed extensions will be situated wholly to the rear and side of the property and will not be visible from Mount View Road.

Accessible Design:

There is currently a 195mm step up from the garden patio to the rear entrance of the house. This will be eliminated as part of the development, allowing a level transition between inside and outside to be created at the rear of the house.

Planning Considerations:

The principal planning considerations that relate to this application are:

- The impact of the proposed development on the existing building and on the surrounding conservation area
- The impact of the proposed development on the amenity of occupiers of neighbouring properties

The most pertinent policies relating to the extension of this single-family home within a conservation area are policies DM1, DM9, and DM12 of Haringey's Development Management DPD 2017 and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2013 – 2026. The requirements are elucidated most clearly in Chapter 3 of the Development Management DPD, particularly sections 3.13 – 3.16:

3.13 The Council expects that residential extensions and alterations are well designed to create a good quality living environment, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character.

3.14 Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area. New development should not undermine existing uniformity of the building or terrace, and should not over balance or dominate existing features important to the building.

3.15 Full width rear extensions are not normally considered acceptable and they should be lower than the ridge height of the host building. Depth of the rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.

3.16 Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof. Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape.

The design of the proposed extensions and modifications to this house set out to satisfy these requirements as follows.

Ground Floor Extension:

The proposed extension is single-storey and has a symmetric double-pitched roof, lowest at the boundary with No. 79. It is subordinate in scale to the existing house and has a relatively small footprint of approximately 15 sqm. (For comparison, the existing house has a footprint of approximately 120 sqm.) There are no windows on the side elevation, so there would be no overlooking of the neighbouring property. High quality materials will be used, and sustainable materials will be chosen as much as possible. (The glazed brick slip we've specified is largely made from recycled Welsh slate.) We propose to clad the exterior of the extension in glazed brick slips except for the west elevation which faces No. 79 which will be clad in painted render. Glazed brick was widely used at the time the house was built. Examples are readily apparent on Victorian pubs such as the Prince Albert in Camden Town. The National Youth Theatre in nearby Islington uses glazed brick in a modern context, and this works well with the adjacent late Victorian brick building with painted render accents. This is a similar situation to the one encountered on our project.



Glazed brick on the exterior of The Prince Albert in Camden Town



Contemporary glazed brick extension to a Victorian building in Islington

Glazed ceramic tile, similar to glazed brick in appearance, is also used on many houses along Mount View Road. Using it as a cladding material makes reference to this.



Glazed tile used in the entryway of a house on Mount View Road

The proposed ground floor extension also has a gable end which echoes the gable of the existing outrigger and is reminiscent of the double-pitched porch roof over the existing rear door of the house.



Rear elevation of existing house showing double pitched roofs

As will be demonstrated later, the gable also relates to the gable ends of the proposed roof dormer extension and the oriel window. Finally, the oculus window in the gable makes reference to important building in the area of a similar age. Such windows can be found in both the gables of the nearby Stroud Green and Harringay Library and Alexandra Palace.



Oculus window in the gable of Stroud Green and Harringay Library



Oculus and rose windows in the gable of Alexandra Palace

Roof Dormer Extension:

The design intent for the roof dormer extension is to create a modern extension which is subordinate to the existing house while referencing features found elsewhere on it.

To make the extension subordinate to the existing house, its sides have been placed one metre from the party wall parapets on either side. In addition, a 'skirt' of original sloped roof has been maintained below the extension, and it sits fully below the existing roof ridge so that it is not visible from the front of the house. The proposed cladding to the roof extension is an EPDM rubber membrane, as we would like to clad both roof and sides in the same material. By limiting the cladding to one material, the extension will be as inconspicuous as possible. This will be truer of EPDM than other sheet materials because its matt, slate grey colour will visually blend with the surrounding roof tiles. Zinc is another cladding that has been considered; however, the use of standing seams with this material would make the overall appearance more visually complex. The inclusion of vertical recesses on the rear elevation will help to articulate the extension and reduce its perceived bulk while providing channels for rainwater drainage.

Though relatively new in residential construction, EPDM rubber has recently been used as cladding material on award winning houses such as the Black Rubber Beach House by Simon Conder Associates and The Rubber House by Cityforster. EPDM has also recently been used to clad a series of roof extensions to brick Victorian buildings in De Beauvoir Town in Hackney where the matt black colour works well against the London stock brick of the original buildings.

In addition to its appearance, other advantages of the material are as follows:

- Water resistant and vapour permeable
- Withstands temperatures between -50°C and +130°C
- No degradation with elongation of up to 400%
- Resistant to ozone and UV light
- No fire risk
- A natural product



Black Rubber Beach House by Simon Conder Associates



The Rubber House by Cityforster



EPDM Roof Extension on a Victorian Building in De Beauvoir Town Hackney

The triple gable roof of the dormer is in the same language as the roofs of the outrigger and the roof of the proposed ground floor extension. (A similar double pitched roof is proposed for the new oriel window on the rear elevation – see below). In addition to being double-pitched, the roofs of the roof dormer, the ground floor extension, and the new oriel window will all be clad with the same material (EPDM) to provide visual coherence to the new additions to the house.

The roof of the extension not only references the roofs of the other elements of No. 81, it also references the dormer roof extensions recently approved for No. 85. The three ridges of our roof extension will be in harmony with the three new dormers approved for the nearby house.

The circular window in the centre of the extension is centred over the stairwell, and, again, references the circular windows found on historically important buildings in the area.

Oriel Window:

As described, the house currently has a rear porch with a pitched timber-framed roof. The current structure has rotted and does not suit the proposed new layout of the ground floor; however, it is a feature that we'd like to reference with the new work to the house. This is accomplished by the addition of an oriel window with a double-pitched roof in a similar position. It will be clad in EPDM to tie it in with the roof extension and the side infill extension, the latter of which will have EPDM roofs.

Repositioned First Floor Window:

Currently, there is a single-glazed, timber framed window on the side elevation of the first floor of the closet wing. This window is poorly placed near the inner corner of the room. The proposal is to move the window closer to the outer corner and enlarge it slightly to bring more light into the room. The replacement window will be double glazed with a painted timber frame to match the windows in this part of the house.



Existing window in side elevation of first floor of outrigger

Modification of Fenestration of Ground Floor Outrigger:

The current doors and windows of the ground floor of the outrigger are haphazard in arrangement and don't suit either the existing nor the proposed layout. Although most are original to the house, others are later additions. The proposed placement of doors and windows will reflect the interior layout and serve to connect the inside of the house with the garden. All will be double glazed and have powder-coated metal frames.

Repositioning of Two Rooflights on the Front Roof Slope:

The two existing rooflights are in poor condition and are single glazed. They need replacement, and the proposal is to take the opportunity to

move them to suit the configuration of the new loft extension. They will remain similar in size to the existing rooflights and will protrude less than 150mm from the plane of the surrounding roof. The replacements will be double glazed and have powder-coated metal frames.



Photograph of front elevation showing existing roof lights



View of 81 Mount View Road from Ferme Park Road

Conclusion:

The proposed modifications and extensions to this home are in line with policies found in local, regional, and national planning guidance. They will be well designed and sensitive to the amenity of the neighbouring properties and respectful of their surroundings in their use of materials and form. All extensions will be subordinate to the existing house and are confined to the rear and side of the property. They will be constructed of sustainable materials wherever possible. The changes we are proposing will serve to enhance the property and its surroundings.