

John Healy & Siobhan O'Shaughnessy



Land Adjacent to 29 Milton Park London N6 5QB

Design & Access Statement

October 2023

ICE21.273.301.022

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ICE Architects Ltd. 70 White Lion Street London N1 9PP | t: +44 20 3215 0015 | www.ice-architects.com

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ICE Environmental Policy 2023

Objective 4: Reduce waste and make better use of material resources

1.0 INTRODUCTION

- 1.1 The present document is a Design & Access Statement to accompany a planning application submission to London Borough of Haringey for the development of a new family dwelling on land next to 29 Milton Park London N6 5QB.
- 1.2 The statement takes note of the advice set out in the CABE publication – Design & Access Statements: How to write, read and use them. (2006).
- 1.3 The statement should be read in conjunction with the following application drawings (all scales at sheet size A3) the basement Impact Assessment by GL&SS, the Passive House Statement (ICE21.273.301.020) and the accompanying Heritage Statement (ICE21.273.301.021).
- 1.4 Document Status
The report is issued to accompany the submission of a planning application to Haringey Council on the 6 October 2023.

DRAWING NUMBER	DRAWING TITLE	SCALE	REV
ICE21.273.PL1.0	LOCATION PLAN	1:1250 @ A3	
ICE21.273.PL1.1	SITE PLAN - EXISTING	1:100 @ A3	
ICE21.273.PL1.2	ELEVATIONS - EXISTING	1:100 @ A3	
ICE21.273.PL1.3	SITE ELEVATION ALONG MILTON PARK - EXISTING	1:100 @ A3	
ICE21.273.PL1.4	SITE ELEVATION ALONG MILTON ROAD - EXISTING	1:100 @ A3	
ICE21.273.PL2.0	SITE PLAN - PROPOSED	1:100 @ A3	C
ICE21.273.PL2.1	BASEMENT PLAN - PROPOSED	1:50 @ A3	F
ICE21.273.PL2.2	GROUND FLOOR PLAN - PROPOSED	1:50 @ A3	F
ICE21.273.PL2.3	FIRST FLOOR PLAN - PROPOSED	1:50 @ A3	F
ICE21.273.PL2.5	ROOF PLAN - PROPOSED	1:50 @ A3	E
ICE21.273.PL2.6	STREET ELEVATION TO MILTON ROAD - PROPOSED	1:100 @ A3	C
ICE21.273.PL2.7	STREET ELEVATION TO MILTON PARK - PROPOSED	1:100 @ A3	C
ICE21.273.PL2.8	ELEVATION 1 TO MILTON ROAD - PROPOSED	1:50 @ A3	C
ICE21.273.PL2.9	ELEVATION 2 TO MILTON PARK - PROPOSED	1:50 @ A3	C
ICE21.273.PL2.10	ELEVATION 3 - PROPOSED	1:50 @ A3	C
ICE21.273.PL2.11	SECTION AA - PROPOSED	1:50 @ A3	C
ICE21.273.PL2.12	SECTION BB - PROPOSED	1:50 @ A3	C
ICE21.273.PL2.14	SECTION CC - PROPOSED	1:50 @ A3	C
ICE21.273.PL2.15	BIN STORE DETAIL	1:10 @ A3	
ICE21.273.PL2.16	TRELLIS AND PLANTING TROUGHS	1:10 @ A3	
ICE21.273.PL2.17	FRONT RAILING AND BIKE SCREEN	1:10 @ A3	
ICE21.273.PL2.18	DETAIL OF CORNER FEATURE	1:10/20 @ A3	
ICE21.273.PL2.19	CGI IMAGE – VIEW ALONG MILTON ROAD		
ICE21.273.PL2.20	CGI IMAGE – VIEW FROM STREET JUNCTION		

2.0 THE APPLICANT AND THE SITE

2.1 The Applicants are John Healy and Siobhan O'Shaughnessy of 29 Milton Park London N6 5QB. The Applicants are the freeholders of 29 Milton Park including the application site.

2.2 The site at present provides no private amenity space for the existing dwelling. The site was previously a private twin garage block with forecourt. The garage block has been replaced with a side kitchen extension and the forecourt remains as off-street parking.

2.3 To develop the site the Applicants propose to demolish the side kitchen extension and relocate the kitchen to elsewhere in 29 Milton Park. This will restore the house to the condition it was in before the kitchen extension was built.

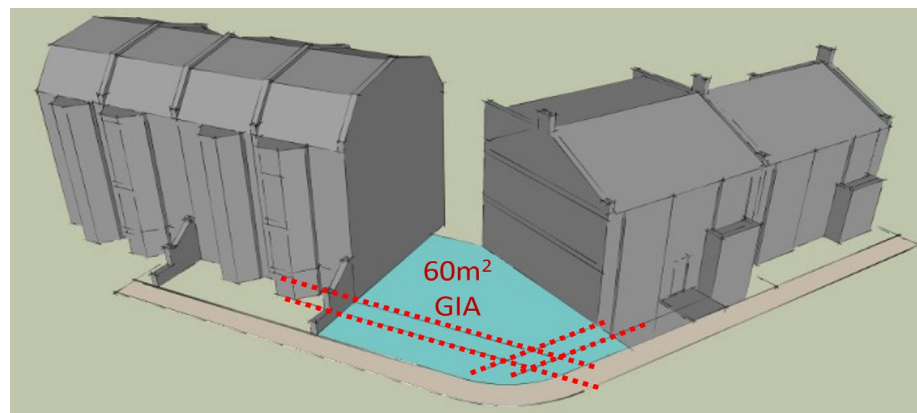
2.4 The site is defined by the construction of a new boundary fence to align with the existing east gable of 29 Milton Park. This identifies a site area of 60m^2 (538ft^2) – blue tone in image to the right – once building lines on the adjacent properties are considered.

2.5 With a basement and a two-storey dwelling this gives a potential dwelling of up to 180m^2 (1936ft^2) if a whole site development was proposed.

2.6 The space standards in The London Plan (2021) require a three-bedroom house over three stories to have a minimum internal area of 116m^2 ($1,250\text{ft}^2$). The site can therefore accommodate a family house in an established residential area with good transport links.



The Site



Site Model – 29 Milton Park to the right.

3.0 THE SITE AND PLANNING CONTEXT

3.1 The site is in the Highgate Conservation Area – Sub Area 4 – Miltons. The history of development, the character and appearance of the conservation area and the heritage value of the site and context is reviewed in detail in the accompanying Heritage Statement.

3.2 Planning History: The previous planning applications at the site were:

APP/Y5420/W/23/3320431

Appeal Dismissed

HGY/2022/2318 | 29 Milton Park London N6 5QB

Demolition of existing side extension to 29 Milton Park and erection of a new dwelling with a basement.

Refused

HGY/2015/1434 | 29 Milton Park London N6 5QB

Creation of front lightwell, lowering of basement floor level, reinstatement, and enlargement of door to rear and installation of glazing at ground level to rear. - Grant permission

HGY/2010/0297 | 29 Milton Park London N6 5QB

Demolition of existing detached garage and erection of single storey side extension, rear dormer window including internal alterations.

Grant permission

HGY/2010/0298 | 29 Milton Park London N6 5QB

Demolition of existing detached garage.

Permission not required.

OLD/1960/0488 | 29 Milton Park N6

Two garages at the side of the house with access from Milton Road.

Grant permission

3.3 Planning permission was refused in 2022 as the planning authority determined that the proposed building was dominant, incongruous, out of keeping and visually intrusive in the street and Conservation Area. The Authority also determined that the application should be dismissed because insufficient information was provided to show that the development would reduce carbon emissions.

3.4 The Appeal Decision of the 20 September 2023 agreed with the Planning Authority's determination that the 2022 proposal would harm the conservation area but dismissed the conclusion that insufficient information had been provided on carbon emissions.

3.5 The Applicant has considered the advice of the Appeal Inspector and the comments of adjoining residents is now proposing a smaller development more in keeping with the Highgate Conservation Area.



The development site at the junction of Milton Park and Milton Road.

4.0 DESIGN AND APPEARANCE

- 4.1 The proposed dwelling sits at the junction of two residential streets in the Miltons.
- 4.2 The new house is a contemporary interpretation of the traditional architecture of the area, with details that clearly identify it as a building of the present time. The traditional pattern of windows and doors and traditional elements such as lintels and cornices, are reflected in the design with a bold monochromatic palette to make the building a stand within the original 'gap' site.
- 4.3 The corbelled roof that rises reflects the pitch of adjacent properties but ends flat to allow the installation of PV panels – a modern requirement.
- 4.4 The prominent corner is clad in clay vernacular tiles, reflecting those in the Miltons and thus tradition and durable materials are detailed in a contemporary way to avoid the pastiche the Planning Authority cautioned against in the pre-application discussions.

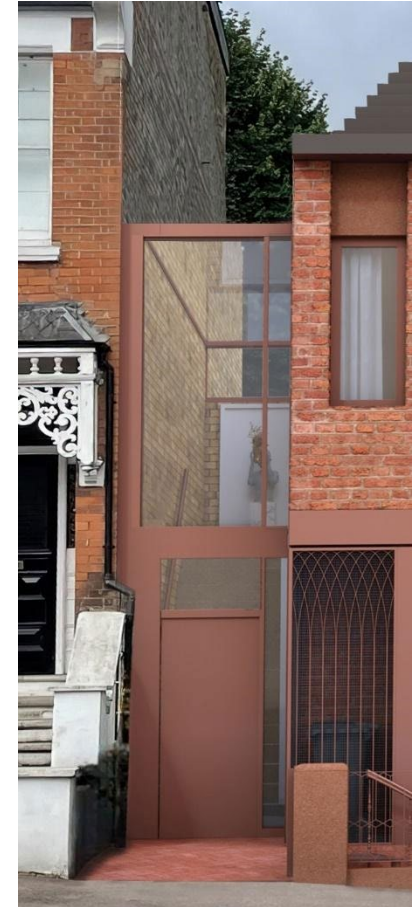


Proposed corner detail

Land Adjacent to 29 Milton Park



Corner and relationship to terrace to maintain the 'gap' feature of the existing site.



- 4.5 The proposed dwelling is two storeys above ground + basement.
- 4.6 It is detached and set back from the host house along Milton Park so that the host house retains its semi-detached character.
- 4.7 Next to the terrace along Milton Road the new dwelling is set back, and the junction is proposed in structural glass.

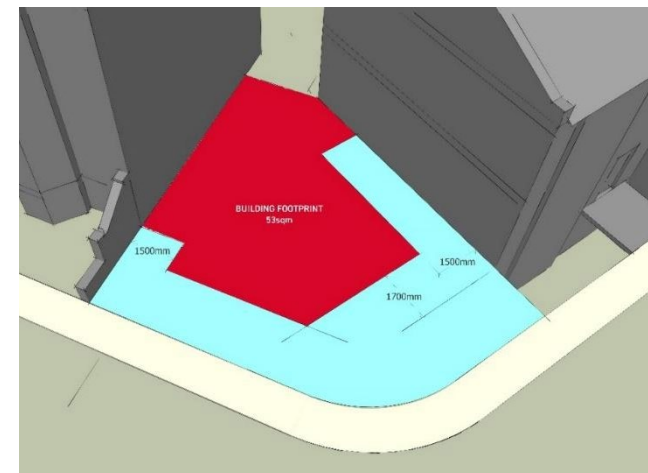
- 4.8 Both the design features proposed maintain the perception of the original gap and to make a separation between the existing buildings and new proposed dwelling.
- 4.9 A lightwell between the façade and the public pavement along Milton Road allows direct light into the bedrooms in the basement. A terrace is proposed along Milton Park that, because of the difference in level with the public pavement and a hedge screen, provides an intimate and private outdoor space despite being next to the public realm.
- 4.10 The hedge screen and the adjacent street tree retain the existing green character of the corner, a design development which responds directly to the consultation comments on the earlier proposals on the loss of the existing green character of the site.



Proposal maintains green character and is separated from adjacent dwellings.

5.0 FOOTPRINT OF THE PROPOSED DWELLING & THE GAP

- 5.1 The site area is 97 m² with an existing one storey extension with a footprint of 20m². The proposal is two storeys, with a footprint of 53m² taking approximately half of the site (54%).
- 5.2 The new dwelling is proposed to be joined to the neighbor property at 29 Milton Road and to be aligned with the terraces along Milton Road as this is the development form at this side of the site.
- 5.3 The physical continuation of the terrace will be broken down by the materiality and the form of the junction with the new dwelling. This is a transparent connection to allow the view of the flank wall of the terrace and a view through to the sky when looking from the street. This design feature responds directly to the planning authority's advice that the existing gap should remain legible as part of the character of the conservation area.
- 5.4 The new dwelling will be set back about 1700mm from the adjacent gable to Milton Park and detached 1500mm from the host house to avoid giving the appearance of a continuous line of development wrapping around the corner of the street.
- 5.5 The proposal seeks to avoid merging the terrace along Milton Road with the semi-detached houses along Milton Park. The existing space is not an asset for the conservation area and is described as a 'jarring' element and an 'opportunity site' in the conservation area assessment.
- 5.6 In the Planning Appeal the Inspector accepted the Applicants' evidence that the existing 'gap' is not an intentionally designed feature of the conservation area. The proposal thus seeks to retain the appearance of the former 'gap' and thus not cause harm to the conservation area - while providing a new dwelling.



Site Footprint



Gap between proposed building and adjoining properties



General view of proposed dwelling set back from adjoining buildings and to include green screen to Milton Park.

6.0 ROOF PROFILE

- 6.1 The new dwelling has a corbelled roof following the line of adjacent pitched roofs with a flat top to accommodate photovoltaic panels (PVs) which are essential to meet local plan policies and the building regulations in respect of carbon emissions.
- 6.2 The eaves of the new dwelling aligns with the eaves line of the semi-detached houses along Milton Park since the planning requirement for level access dictates that floor heights are similar to the host building even though the entrance is on Milton Road.
- 6.3 The eaves relationship at Milton Road is approximately half a floor lower than the eaves of the immediately adjoining property at 29 Milton Road. The stepping down of the road, and the fact that the roof will not have habitable space, makes the proposed building much smaller than those in the terrace and allows both existing gables, (framing the existing gap), to be seen – as at present – from the street.
- 6.4 This relationship between adjoining dwellings of different scales is already a feature of the conservation area.
- 6.5 The terrace on the north side of Milton Park (directly opposite the Applicants' site) comprises two distinctive dwelling types from different stages of urban development. These different house types are divided by a step change in the height of adjacent dwellings between four storeys to the west and two storeys to the east of Milton Park.
- 6.6 This is marked with an exposed gable as illustrated in the site view opposite.



View West along Milton Park.

- 6.7 The Conservation Area appraisal notes that a key characteristic of the area is the homogenous appearance of the dwellings.
- 6.8 The view above shows that the character in the immediate area is of distinctly different styles from the late 19th century and early 20th century. There are terraced houses with rendered facades (with few contrasting details), projecting first floor windows, two storeys in scale with steeply pitched roofs (20th century).
- 6.9 These are next to four storey (19th century) houses largely brick with rendered or painted cills with third floor pedimented dormers. The junction is an exposed gable as proposed at the Applicants' site.
- 6.10 Given the existing context the homogeneity in this part of the Conservation Area is the result of domestic use, fenestration pattern and sharp junctures to accommodate different styles and scales of adjoining buildings – all elements proposed at the Applicants' site.

7.0 MATERIALS

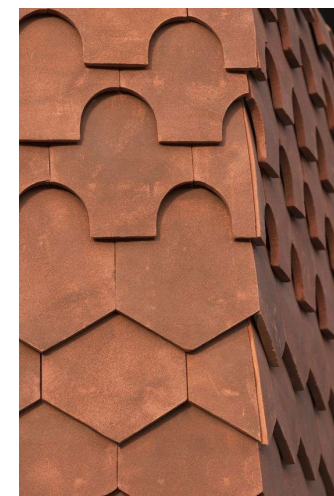
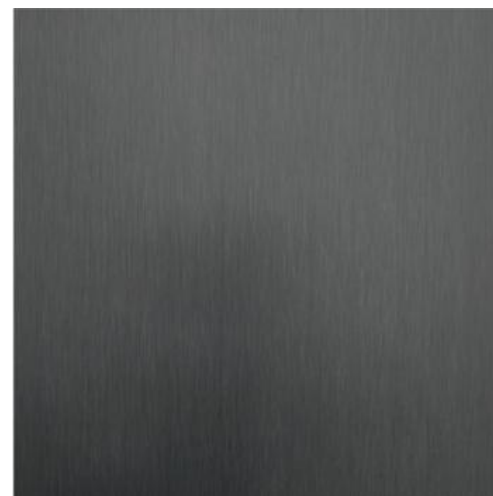
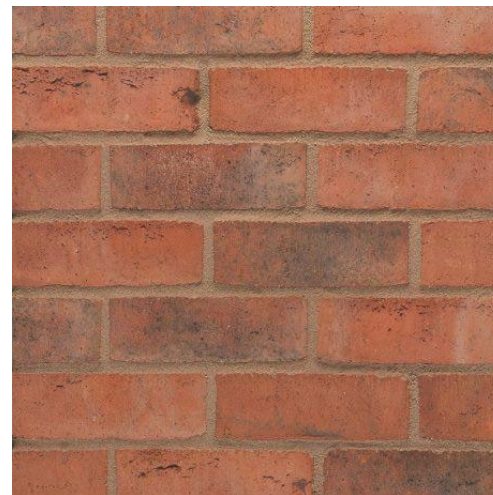
7.1 The proposed materials for the new dwelling are as follows:

Main Elevations

- 7.2 Red Facing Bricks with mortar colour - to match the proposed brick. - Oast Russet Sovereign Stock 73mm as <https://www.wienerberger.co.uk/product-range/bricks/oast-russet-sovereign-stock-73mm.html>
- 7.3 Lintels and Cornices/Facias - Precast stone elements with a pigment colour to match the above brick.
- 7.4 The stone lintels refer to the adjoining details on neighboring dwellings. This choice of material aims to respect the character of the surrounding area while making the development a distinctive and contemporary addition to the area. Such distinction assists with retaining the legibility of the original gap site.
- 7.5 Corner Decoration – Ornamental tiles were common decorative elements in Victorian architecture to add detail to large roofs and vertical cladding. This type of decoration is abundant on elevations and roofs in the Miltons; the host house, for example, features the tiles on the small sections of roof to the bay windows.
- 7.6 A sequence of ornamental tiles with different shapes but same colour has been proposed to adorn the prominent corner of the building, a subtle feature that refers to the past in a contemporary fashion.

Roof

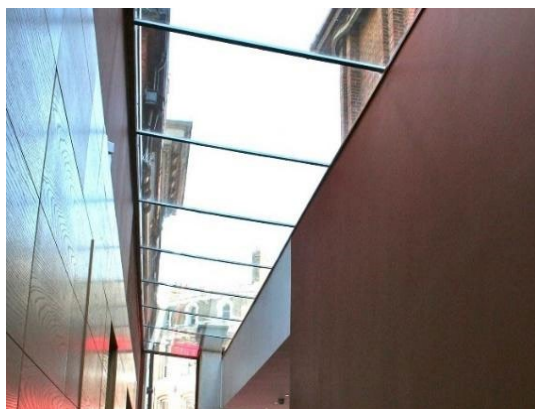
7.7 prePATINA ECO ZINC by RHEINZINK.



Proposed Materials: brick and lintels (top), zinc and clay tiles (bottom)

Glass Connection To 29 Milton Road at First Floor

7.8 Frameless structural glass is used to connect the proposed building to the existing end of terrace along Milton Road to create a seamless, and minimal link between the different properties. This will allow the existing gable to be seen and read from the street and a view of the sky through the new building emphasizing the separation of the new dwelling from the terrace.



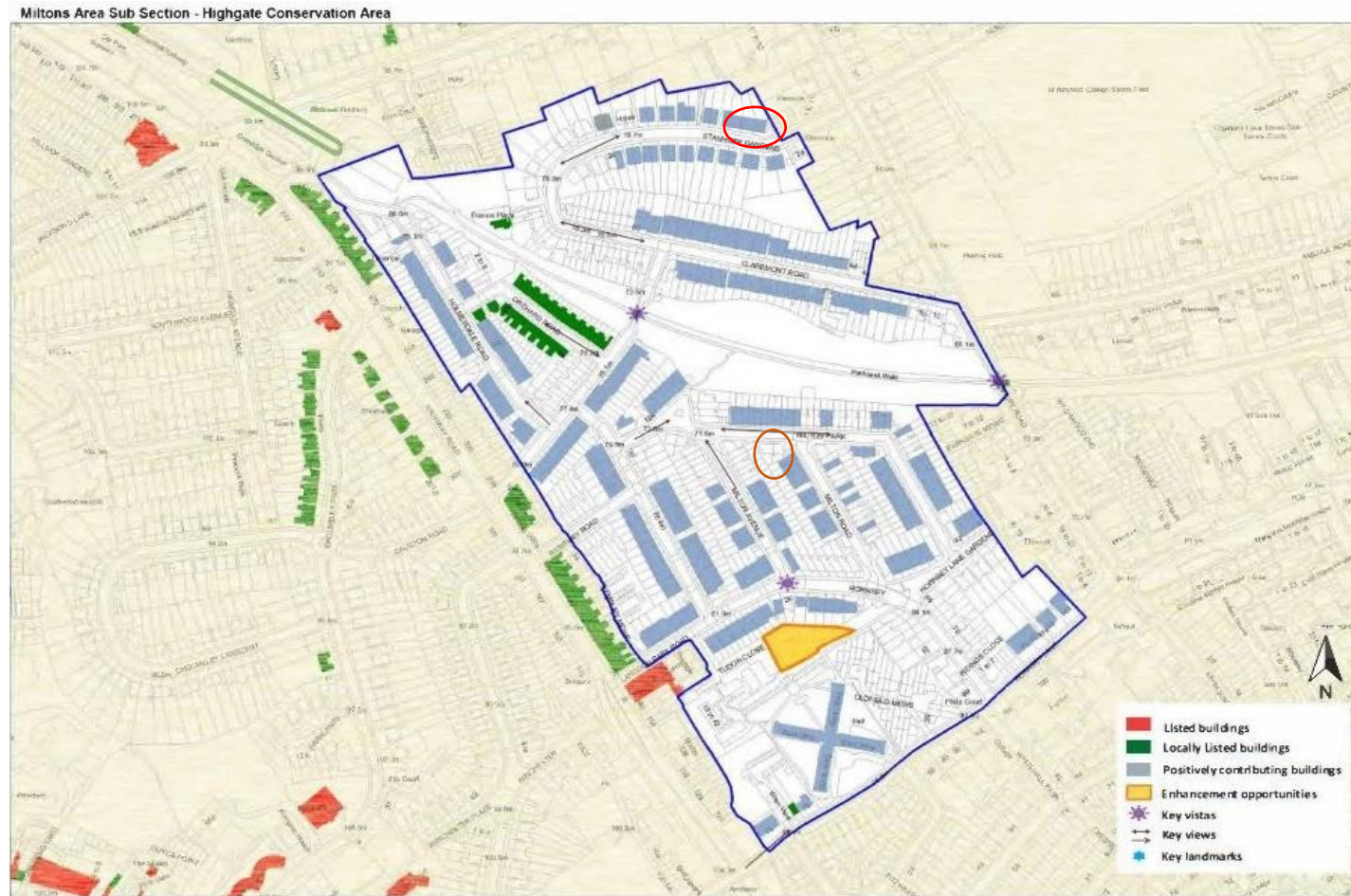
Glazed link between new and old

- 7.9 The use of modern materials with a greater degree of contrast than proposed at the Applicants' site has been approved at 1 Stanhope Gardens in the north of the conservation area.
- 7.10 The approved scheme has a flat roof rendered and metal clad elevations and a glazed link next to the original 19th century terrace. The Applicants therefore conclude that contemporary dwellings are welcomed and can enhance the conservation area.
- 7.11 The location of this development is shown in relation to the Applicants site in the conservation area map on the following page.



Completed development at 1 Stanhope Gardens

7.12 The Applicants note that in the published map below the proposed site and the adjacent semi-detached houses at Milton Park are not considered 'positively contributing buildings' in the conservation area.



1 Stanhope Gardens.

The Applicants' site.

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Conservation Sub Area 4 The Miltons

8.0 GREEN LANDSCAPE AND BOUNDARY TREATMENT

- 8.1 The existing clinker wall and green landscape features will be reinstated following construction to maintain these positive features of the site as noted in previous public consultations.
- 8.2 Planting will be introduced to frame the outdoor space at ground level of the proposed dwelling which is about one meter above street level. The difference in level will allow the green screen to separate the private amenity space from the public realm providing privacy whilst avoiding an exposed display of domestic paraphernalia which was noted as a negative outcome from the terrace proposed on an earlier scheme.
- 8.3 A trellis will be installed on the facades to allow climbing plants to contribute to the green appearance of the corner and to maintain the existing green character.
- 8.4 To allow an adequate level of light to the basement, the railing to the lightwell is supported on a dwarf wall. The design of the railing will recall the traditional metal work once found in the area.
- ## 9.0 STANDARD AND QUALITY OF RESIDENTIAL ACCOMMODATION
- 9.1 The proposed development complies with the Housing Quality and Standards set out in Policy D6 of the London Plan (2021).
- 9.2 A comparison of the room sizes with those required in Table 3.1 of the London Plan and the Mayor of London Interim Housing Design Guide (2010) is set out opposite.
- 9.3 The daylight factor for all habitable rooms was calculated as set out in the table opposite.

Floor	Room No.	Room Name	Net Internal Area (NIA)	Mayor of London Housing Design Guide (2010)	% of Design Guide	Table 3.1	% of Table 3.1
			m ²	m ²		m ²	
Basement	R01	Double Bedroom 01	12.2	12	102%		
Basement	R02	Corridor and Stairs	7.7				
Basement	R03	Family Bathroom and Utility	8.3	6.8	122%		
Basement	R04	Single Bedroom 02-Study	9	8	113%		
Basement	R05	Master Bedroom 03	18.3	12	153%		
Basement	R06	En-suite	4.1				
Ground F	R07	Entrance	3.6				
Ground F	R08	Dining Room + Kitchen	20	12.8	156%		
Ground F	R09	WC	2.5	2.4	104%		
Ground F	R10	Corridor and Stairs	13				
Ground F	R11	Closet and Plant Room	3.5	3	117%		
First F	R12	Living Room	34	16	213%		
First F	R13	Corridor and Stairs	8.8				
Total Circulation			33.1	25	132%		
Basement Floor Total NIA			59.6				
Ground Floor Total NIA			42.6				
First Floor NIA			42.8				
NIA Total			145	102	142%	99	146%

Area Schedule Proposed Dwelling & The London Plan

Average Daylight Factor		Basement			Ground	First
DF = M W u T / (A (1-R*2))		R01	R02	R03	R08	R12
R/K/D = Reception/Kitchen/Dining Room						
W	Total glazed area of windows or roof lights	3.1	3.1	6.166	11.40	16.07
A	Total area of all the room surfaces (ceiling, floor, walls and window)	60.8	49.2	84.18	120.64	133
	Area of the room	12.2	9	18.3	31.2	34
	Perimeter	14	12	18.3	22.4	25
	Height	2.6	2.6	2.6	2.6	2.6
R	area - weighted average reflectance of the room surfaces	0.5	0.5	0.5	0.5	0.5
M	a correction factor for dirt	1	1	1	1	1
T	glass transmission factor	0.7	0.7	0.7	0.7	0.7
u	angle of visible sky (default value except for basement bedroom)	45.00	45.00	45.00	65	65
Average Daylight Factor =		1.63	2.02	2.33	4.33	5.53

Daylight factor Calculation

- 9.4 The proposal meets the daylight standard for BREEAM/Code for Sustainable Homes. These standards require a daylight factor of 2% for kitchen spaces and 1.5% for other habitable rooms. High levels of daylight in the new dwelling promote well-being and reduce energy use.



View from First Floor Looking west along Milton Park

10.0 SUSTAINABLE DESIGN

- 10.1 The proposed dwelling is designed to the Passive House standard – see https://www.passivhaustrust.org.uk/what_is_passivhaus.php.
- 10.2 A separate document (reference ICE21.273.301.020) Passive House Statement is submitted with this application.
- 10.3 The design thus meets the guidance provided by the council on Sustainable Design & Construction Supplementary Planning Document Adopted March 2013.

11.0 NEIGHBOURING AMENITY

- 11.1 The scale, massing, height, and alignment of the proposed dwelling has been designed sensitively so as to ensure there is no adverse impact on the residential and visual amenities of neighboring occupiers.
- 11.2 The two-storey building is located away from, and is set well back from, the adjoining property at 29 Milton Park. The proposed dwelling would have no adverse impact on the daylight/ outlook in the adjoining properties.

12.0 TRANSPORT AND ACCESSIBILITY

- 12.1 The PTAL for the site is 3 (Transport for London WebCat Planning Tool). The site is a twelve-minute walk from Highgate Station and there are four bus routes along Archway Road and Hornsey Lane - the nearest stop being a six-minute walk from the site.
- 12.2 There are two off-street parking bays at the site, and these will be lost because of the proposed development.

- 12.3 The existing property has a residents parking permit for on-street parking and in view of the good access to public transport reviewed above and the Council's policy of encouraging car free housing (Policy SP7) – a car free development is proposed.
- 12.4 The removal of the crossover to the existing parking bays will create a further on-street parking space.
- 12.5 To justify the proposal for a 'car-free' development on the site a parking survey using the Lambeth Methodology was carried out at night (00.30) on two evenings in August 2022. The results of this survey, which are set out in a separate document, show parking stress levels at circa 70% of capacity.
- 12.6 Secured and covered cycle storage is provided in accordance with The London Plan. (See application drawing PL2.2).

13.0 WASTE

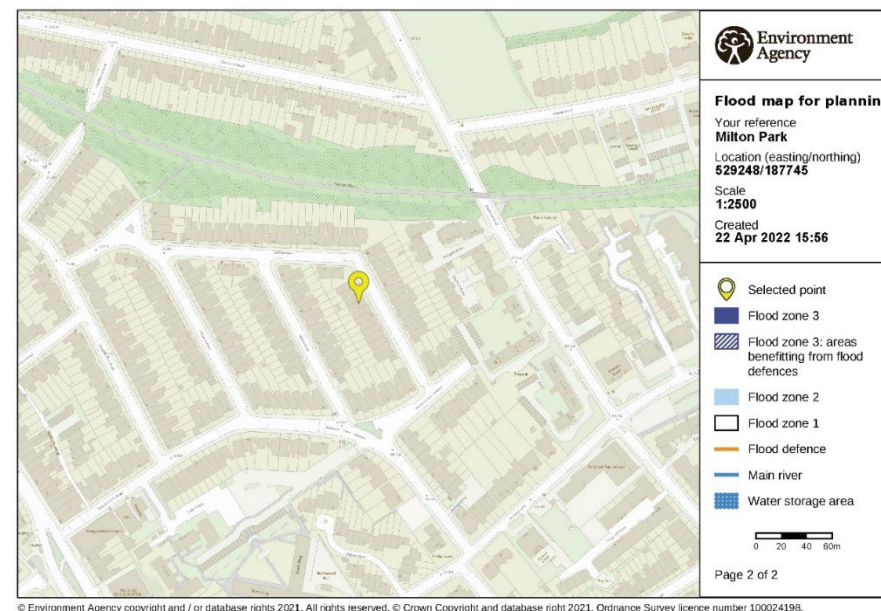
- 13.1 Appropriately sized bin storage has been designed to the side of the proposed building's main entrance. The storage will be enclosed in a lockable enclosure, with ventilation through the metal mesh proposed for the finish of the store door.
- 13.2 The waste space requirements meet the Waste Storage Facilities guidance in Appendix A3 of the Suitable Design and Construction SPD. Space is designed for:
- One 240 litre wheelie bin for refuse
 - One 240 litre wheelie bin for recycling

13.3 Home Composting - A compost bin, HOTBIN (200) or similar, is proposed to reduce the amount of waste that is sent to landfill. The bin will be located in the gap between the host building and the proposed building, near the bike storage.

14.0 FLOOD RISK

14.1 *Policy DM24: Managing and Reducing Flood Risk.* The Environment Agency Flood Risk Map for the postcode area N6 5QB has been examined – (<https://flood-map-for-planning.service.gov.uk/>).

14.2 From this review the site is in Flood Zone 1, an area with a low probability of flooding.



14.0 CONCLUSION

- 14.1 The proposal complies with the local plan and provides a new family dwelling in a Family Housing Protection Zone.
- 14.2 The site has capacity for a new family dwelling with three bedrooms and external amenity space.
- 14.3 The location is an established residential area with good transport links.
- 14.4 The proposed dwelling exceeds the space standards in the London Plan and provides good daylight to all habitable rooms.
- 14.5 The proposed design responds positively to the local characteristics of buildings in the locality in terms of height, scale, massing, and materials.
- 14.6 The heritage significance of the conservation area and the value assessment of the Principal Conservation Officer of the 'gap site' have been examined and addressed.
- 14.7 The proposal is a smaller dwelling than the previous application, is separated from the adjoining properties, and designed to sit with the homogeneous character of this part of the conservation area which is a mix of different building styles of the late nineteenth and early twentieth century.
- 14.8 The proposed dwelling is designed to the Passive House standard and therefore meets the highest environmental standards. It will be among the first private new build Passive Houses in the Borough.



View of proposed dwelling along Milton Road

