

District.

Design and Access Statement . Planning

124 . 46 Priory Road . Hornsey . N8 7EX

July 2023

District.

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District Architects have worked successfully with private and commercial clients on a variety of residential schemes across the UK. From bespoke family homes to larger housing developments our focus has always been to create something unique whilst remaining functional and practical. We have been a RIBA chartered practice since 2016.

Introduction

This statement has been prepared to accompany our application for our proposals at 46 Priory Road, Hornsey, Haringey. Our application seeks comment on proposals for a new **dwelling development** within the site to the rear of No.46.

These works shall facilitate the formation of **2 bedroom, 3 person dwelling**.

The application follows a Pre-App meeting with Haringey LPA (**PRE/2022/0298**). The revised proposal in this application addresses the advice outline in the pre-application report.

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Pre-Application (PRE/2022/0298)

District Architects submitted a pre-application to Haringey. The scheme was a two storey, two bed, three person, new build home which was pushed to the back of the site along the boundary of the rear garden to 44 Priory Road. The materiality of the design referenced those used at the rear of 46 Priory Road.

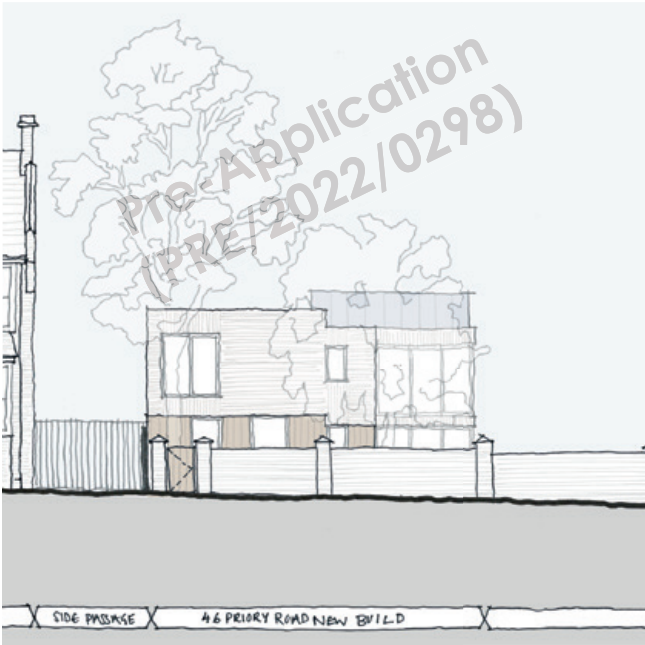


Fig 02. Pre-App Proposed
Priory Avenue Elevation

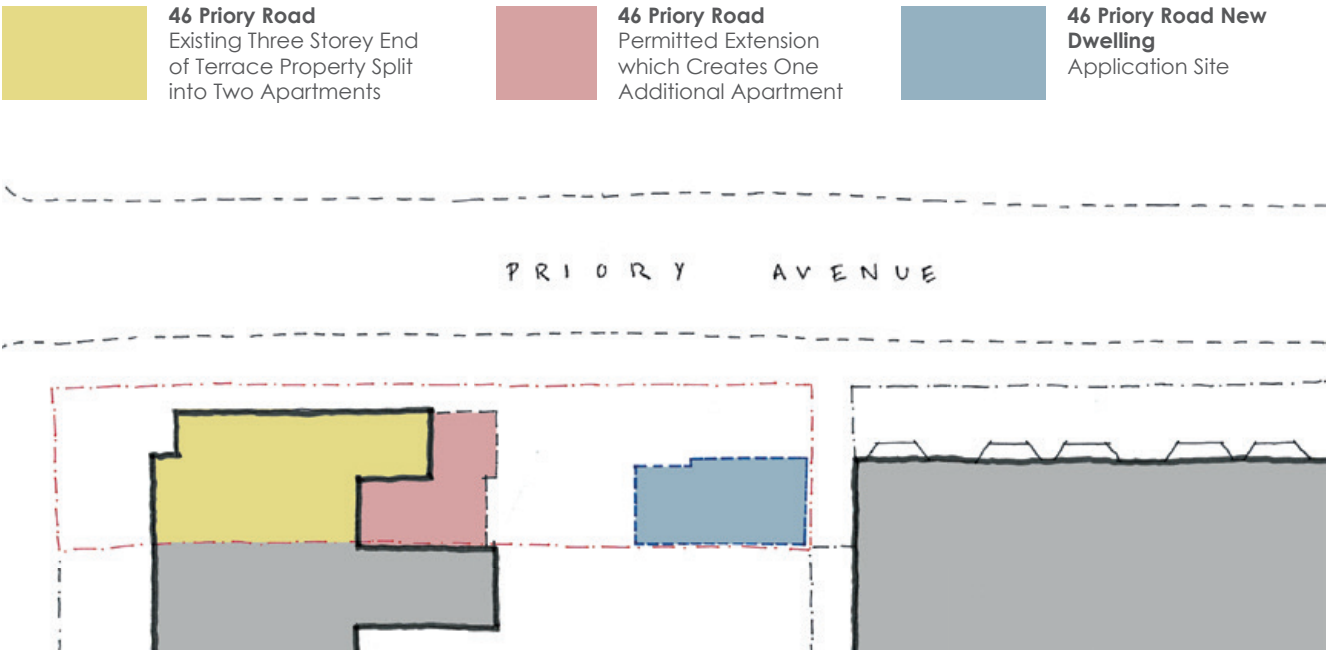


Fig 01. Pre-App Proposed
Sketch Site Plan

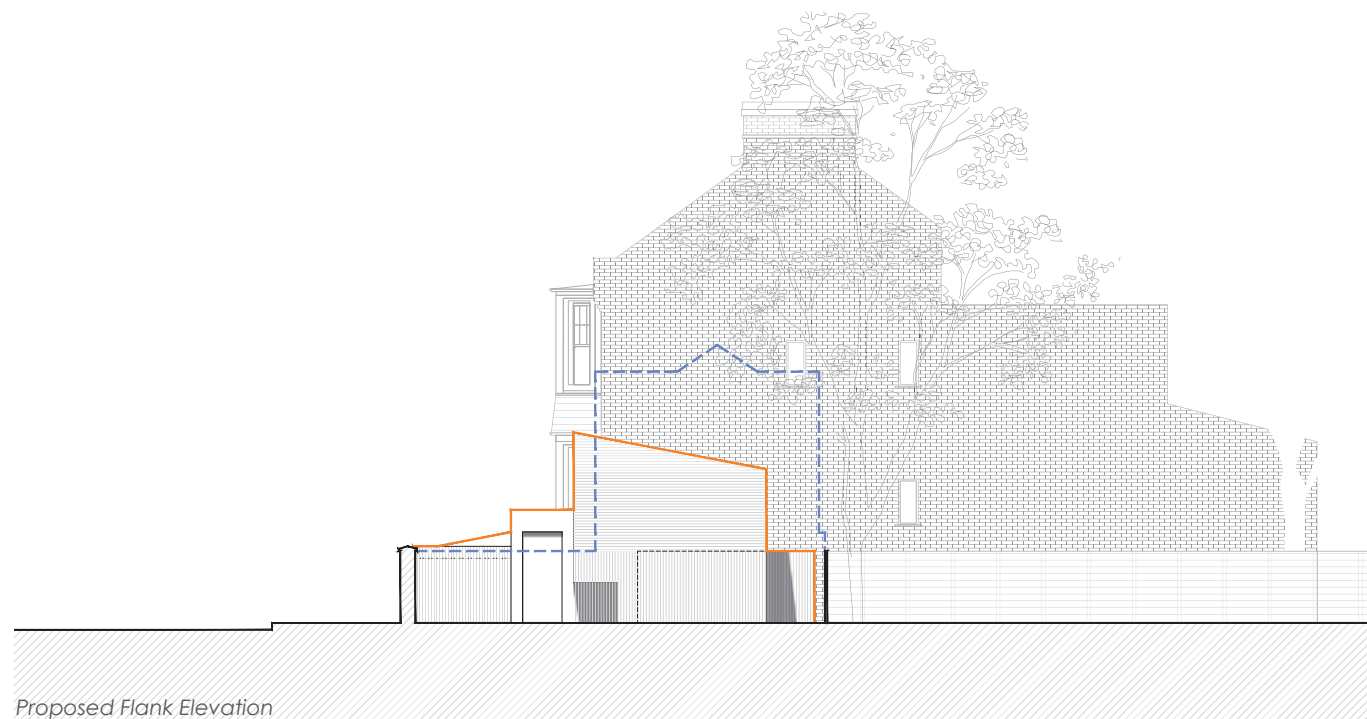
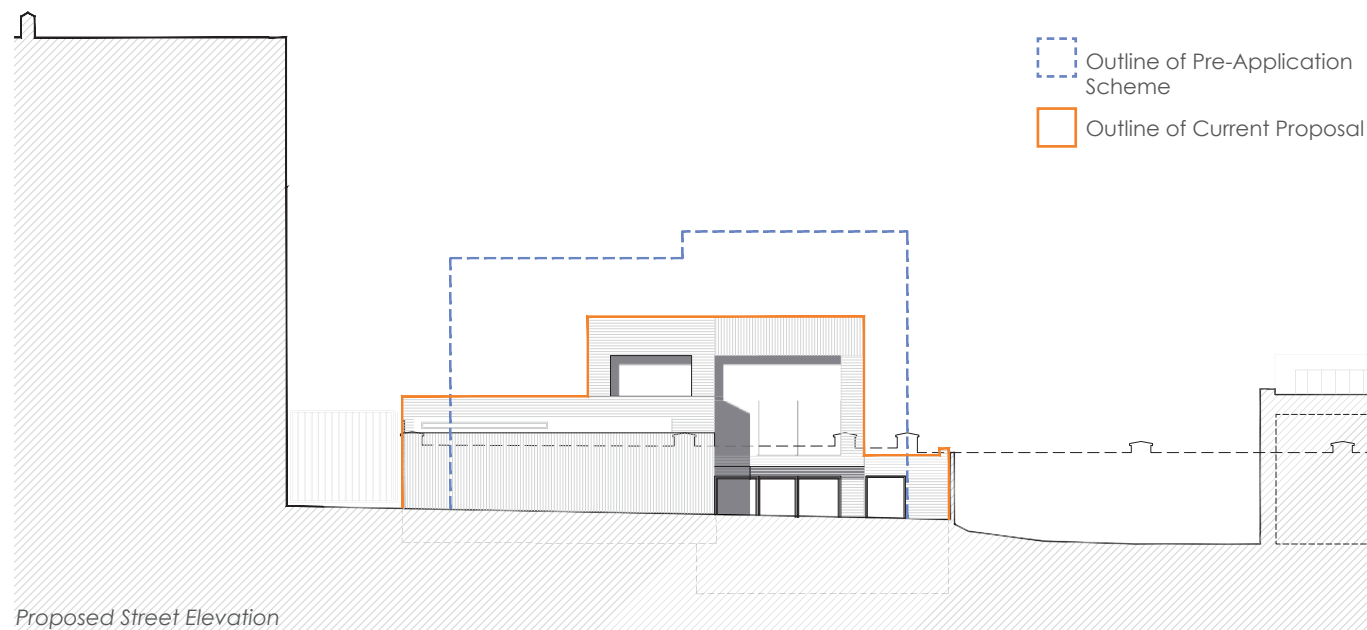


Fig 03. Pre-App Proposed
Priory Avenue Elevation (Boundary Wall not Shown)

Site Form Comparison

During the pre-application meeting it was concluded by the local authority that the proposed two story design would compete with the existing house and have an unacceptable level of dominance in comparison with the existing terrace. It was therefore suggested that we explore the possibility of exploring a design over one and a half stories to reduce the design's scale and dominance. Also of great significance following the presentation of the previous scheme was a request to submit an Arboculturist report along with the application; explaining the design considerations undertaken to mitigate the effects on neighbouring trees.

The diagrams illustrate the proposed design in comparison with the scheme presented at Pre-App. The proposed design now consists of one and a half stories and is sunken into the ground at lower ground floor level. The largest volume has been pulled back from both the street and number 44 Priory Road to significantly reduce the scheme's visual dominance. The formation of the plan has also been carefully reorganised following much consultation with Crown Tree Consultancy to minimise the effect of the design on neighbouring trees as much as possible. The Arboculturist report is also included within this application.



Response to Pre-Application Report

District Architects submitted a pre-application to Haringey. The scheme was a two storey, two bed, three person, new build home which was pushed to the back of the site along the boundary of the rear garden to 44 Priory Road. The materiality of the design referenced those used at the rear of 46 Priory Road.

Principle of Development

1. Development on Backland – The principle of additional housing is supported by relevant planning policy from national to local level. However, there is equally a presumption against the loss of garden land as per Policy DM7 of the Haringey Development Management DPD (2017). This policy (Development on Infill, Backland and Garden Land Sites) in meeting the design expectations of Policies DM1 and DM2, requires development proposals to meet/ address the following requirements:

2. In specific Policy DM7 sets out that there will be a presumption against the loss of garden land unless it represents comprehensive redevelopment of a number of whole land plots, which is not the case here. Equally, as set out below, the same policy sets out various requirements that offer some potential for infill, backland and garden land proposals, for instance where an acceptable garden is left with the main dwelling and a sensitive and subordinate development achieved.

a. Relate appropriately and sensitively to the surrounding area as well as the established street scene, ensuring good access and where possible, retaining existing through routes;

The existing property at 46 Priory Road has planning permission for two ground floor apartments. There is a severe imbalance between the amenity spaces provided for each apartment. Apt. B (2 bed, 3 person) would have a full rear garden to maintain, which originally would have served the former 3 storey house and is unfitting in comparison to the scale of Apartment B.

The revised new-build proposal at the rear of the garden at 46 Priory Road would occupy some of this area and divide the amenity space up more equally between the new-build home and Apartment B.

Currently Permitted:
46 Priory Road Apt A (1 Bed, 2 Person): 27 sqm
46 Priory Road Apt B (2 Bed 3 Person): 174 sqm

39 sqm
Communal
Front
Garden

Proposed:
46 Priory Road Apt A (1 Bed, 2 Person): 27 sqm
46 Priory Road Apt B (2 Bed 3 Person): 62 sqm

39 sqm
Communal
Front
Garden

46 Priory Road New Build (2 Bed 3 Person): 42 sqm

As shown above, the proposal would provide a more suitable balance of amenity space between the three units.

b. Provide a site specific and creative response to the built and natural features of the area;

The proposed design features pale brick to reference the historic brickwork of the neighbouring house and terraces as well as timber cladding to reflect the extensive tree planting and greenery along Priory avenue.

c. Where appropriate, repair or re-provide street frontages and provide additional passive surveillance and increased security;

d. Safeguard privacy, amenity, and ensure no loss of security for adjoining houses and rear gardens;

The existing brick wall to Priory Avenue is to be maintained, boundaries to the apartments at Number 46 Priory Road and Number 1 Priory Avenue will be bordered by 1.6 metre high fencing.

e. Retain and provide adequate amenity space for existing and new occupants;

The dwelling has approximately 42 square metres of external space, which is appropriate for a small two bed house.

f. Incorporate at least one street frontage or be ancillary to the host dwelling and the adjacent houses/terraces;

The design change from a two story dwelling to a 1 1/2 story dwelling helps to clearly delineate the new build house as ancillary to the adjacent houses.

3. Based on the scheme as presented and discussions at the pre-application conformity with Policy DM7 is currently not met, as the site here is not particularly large and would not comfortably accommodate the proposal as presented. Demolition of existing single storey rear projection. Erection of single storey rear and side extensions, elevational alterations on flank elevation, provision of a refuse store with gates/piers and works to boundary wall. Subdivision

of ground floor into two separate self-contained flats.

The consented scheme for the apartments at number 46 priory road as noted consists of a single story rear extension. The proposed design for the new build house has been significantly reduced in height as well as reduced in overall visibility from all neighbouring properties with only a small proportion of its volume over a single story. This will therefore allow the proposal to read alot more clearly as ancillary to the existing house at number 46 Priory road as well as the adjacent terraces number 1 and 2 Priory Avenue, adhering to the guidelines set out within Policy DM7.

Design & Appearance

4. Plot size and footprint – The proposed dwelling would essentially be situated on approximately 50% of the plot occupying the eastern side in full width in response to the building line of existing terrace properties on Priory Avenue. However, being cognizant that the proposed dwelling would have two-storeys and there would be no separations from the boundaries except the front garden, the plot would not comfortably accommodate the massing of the proposed new dwelling within the footprint of the site. Ideally the proposal should seek to have some land around the building to maintain an acceptable building to garden plot ratio.

As noted the previous scheme was to be built close to the boundary on three sides. In response to this point, we have added a rear garden on the the corner to help reduce the areas of its massing at the boundary to number 44. In addition, the overall massing of the scheme has been greatly reduced with only a small portion of the scheme reaching one and a half stories. In addition, moving this larger volume more centrally to the plot will significantly reduce its impact on neighbouring amenity.

5. Design Approach – The proposed house incorporates contemporary materials, some large glazing and part green roof. No objections are raised against the choice of materials and design. It is acknowledged that a section of the façade set back, however a two-storey dwelling within the site and its entire width would impose an unacceptable dominance and compete with the existing terrace on the Priory Avenue. The development is out of character and would fail to relate acceptably within its context. Officers would prefer to see a different approach exploring 1 1/2 storey to minimise its scale and dominance. A degree of spaciousness between the streets associated with this corner plot also needs to be met. Layout and standard of accommodation.

The scheme has been redesigned so that it now consists of three split levels, the lowest of these being half a story below ground floor level and the highest of these being half a story above ground floor level; therefore meeting the request of the officers to explore a 1 1/2 story dwelling. In addition, the upper 1/2 story of the dwelling now spans 60% of the width of the site as oppose to its entire width as seen on the previous scheme; a significant reduction on its visual dominance from Priory Avenue.

6. Space standards – The house would need to comply with relevant standards set out in planning policy. Policy D6 of the London Plan (2021) states that housing developments must be of a high-quality internally and externally. This policy also includes Table 3.1 which sets out space standards for dwellings. The government's 2015 'Technical housing standards – nationally described space standard' (NDSS) is also relevant and sets out minimum single and double bedroom sizes. The proposal would satisfy these standards.

The above scheme has been redesigned ensuring that the above standards have still been adhered to.

7. Outlook & aspect – The dwelling would be located on the boundaries of neighbouring garden sand the street access to the communal garden, windows are proposed on the front elevation only. However, with the incorporation of large glazing as proposed would allow acceptable outlook, adequate lighting within habitable spaces and decent ventilation.

8. Outdoor amenity space – Officers deem the provision of the front garden area of approximately 42sqm to be acceptable. Such a space would however need to be further enclosed (i.e. by planting) to afford privacy and to be a genuinely useable amenity space.

Attention has been paid to ensure that the outdoor amenity space has improved enclosure. The front garden now has planting along the boundary to the apartments at number 46 Priory Avenue, the rear now has planting along the boundaries to both the side passage and number 44 Priory Avenue.

9. Inclusive Design - The layout is acceptable with level ground floor threshold provided.

Impact on Amenity

10. Privacy & overlooking – The development does not raise any concerns with overlooking and loss of privacy as there are no upper floor windows proposed which directly face gardens of neighbouring sites or present opportunities for potential overlooking into neighbouring properties.

11. Impact on outlook – The proposed development would appear as an overbearing structure from the perspective of neighbouring properties and gardens and would potentially cause overshadowing to the garden areas of 44 and 46, especially in the case of the occupiers at No 46 due to the sub-division and the approved rear extension which if implemented would reduce the garden size further.

We are confident that the impact on the perspective of No 44 and No 46 will be substantially reduced due to the proposed design's significant reduction in height. The design decision to place the larger volume more centrally to the plot will also contribute to a drastic reduction in overshadowing to neighbouring gardens.

12. Contextual drawings should be submitted with such a planning application to present the scheme in relation to the broader environment outside this site, with daylight / sunlight / overshadowing analysis also carried out to show there will be no adverse impact on neighbouring amenity.

Daylight / Sunlight / analysis has not been conducted on the proposed design due to the fact that the proposal has been extensively redesigned since the pre-application scheme; As noted above, it is now significantly lower and the element of the scheme occupying the upper half story has been shifted centrally to the plot, so that significant overshadowing on neighbouring amenity would not be possible.

Impact on Trees

13. The development is proposed within close proximity of a matured tree located at the eastern rear of the garden of No.44. In front of the site are two pollarded street trees with large trunks and probably have large roots. It is required that these nearby trees should be taken into consideration to avoid damages to the trees as a result of the development. An Arboricultural Report should therefore be submitted with this application.

Extensive consultation with Crown Tree consultancy has been conducted since the pre-application meeting, with significant changes to the design implemented in order to mitigate the effects on neighbouring trees as much as possible. An Arboricultural Report is included within this application and diagrams to illustrate design moves made with relation to nearby trees can be found on pages 25 and 26.

15. Full details of the proposed cycle parking arrangements will be required with any future application, external cycle parking should be secure, weatherproof, practical and easy to use. The full installation specification from the manufacturer will be required to demonstrate the proposed arrangements can be installed at the site, and all cycle parking must adhere to the London Cycles Design Standards as produced by TfL.

As noted on the ground floor plan there will be a designated external bike storage spaces, the cycles will be fixed within the storage space with a D lock. Details of the proposed covered cycle storage can be found on page 32 of this statement.

Energy & Sustainability

16. Local Plan Policy SP4 outlines that the Council will promote measures to reduce carbon emissions and energy use from new buildings during design, construction and occupation. This policy requires all new residential development from 2016 onwards to be zero carbon. DM DPD Policy DM21 notes that all new development should implement sustainable design, layout and construction techniques. The energy hierarchy and cooling hierarchy should be applied to new developments. Building materials used should have high environmental performance ratings. Adverse impacts on the urban heat island should be minimised through design, layout, orientation, materials and the incorporation of green infrastructure, in line with London Plan Policy S14.

Care has been taken in the proposed design to reduce carbon emissions and energy usage in its construction. Submerging the lowest level so it is partly below ground will reduce the need for artificial heating in winter and provide natural cooling in winter. As noted on the plans, part of the flat area of the roof is also proposed as a green roof - adding further insulation to help moderate extreme temperature variations internally.

17. Any future planning application must be supported by an Energy Report to demonstrate compliance with the above policies. The inclusion of a green roof is noted and details of this should be submitted with the planning application to understand its depth/ biodiversity value etc as well other biodiversity measures proposed - i.e. the planting of new trees.

We have included an Energy & Sustainability report as part of this statement, this can be found on page 29.



Approx. Site



Approx. Site

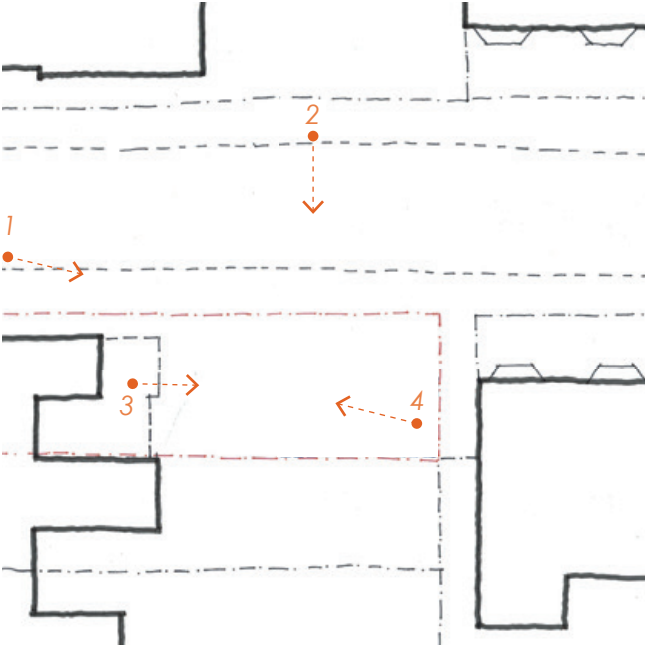
Figs. 1 & 2. Site Photographs

Site Photos

The photos show the existing overgrown rear garden. The site has much vegetation which is difficult to maintain but also shields the site from view.

Clockwise from Top Left

- Fig 3. View A: View of site from pavement.
(Photo not taken from eye-level)
- Fig 4. View B: View of site across Priory Avenue
- Fig 5. View C: Outlook of 46 Priory Road Apartment B
- Fig 6. View D: View of back of site towards 46 Priory Road



Site Plan

This application proposed one new 1 and a half story, 2 bedroom, 3 person in the rear of the site of 46 priory road. The property has had a recent planning application granted for an extension to the rear of the property (HGY/2022/2086) which increases the apartments in the property to three. The rear garden is particularly oversized for Apartment 2, which shows the opportunity to use this small site for a new dwelling.

Fig 7. Sketch Site Plan



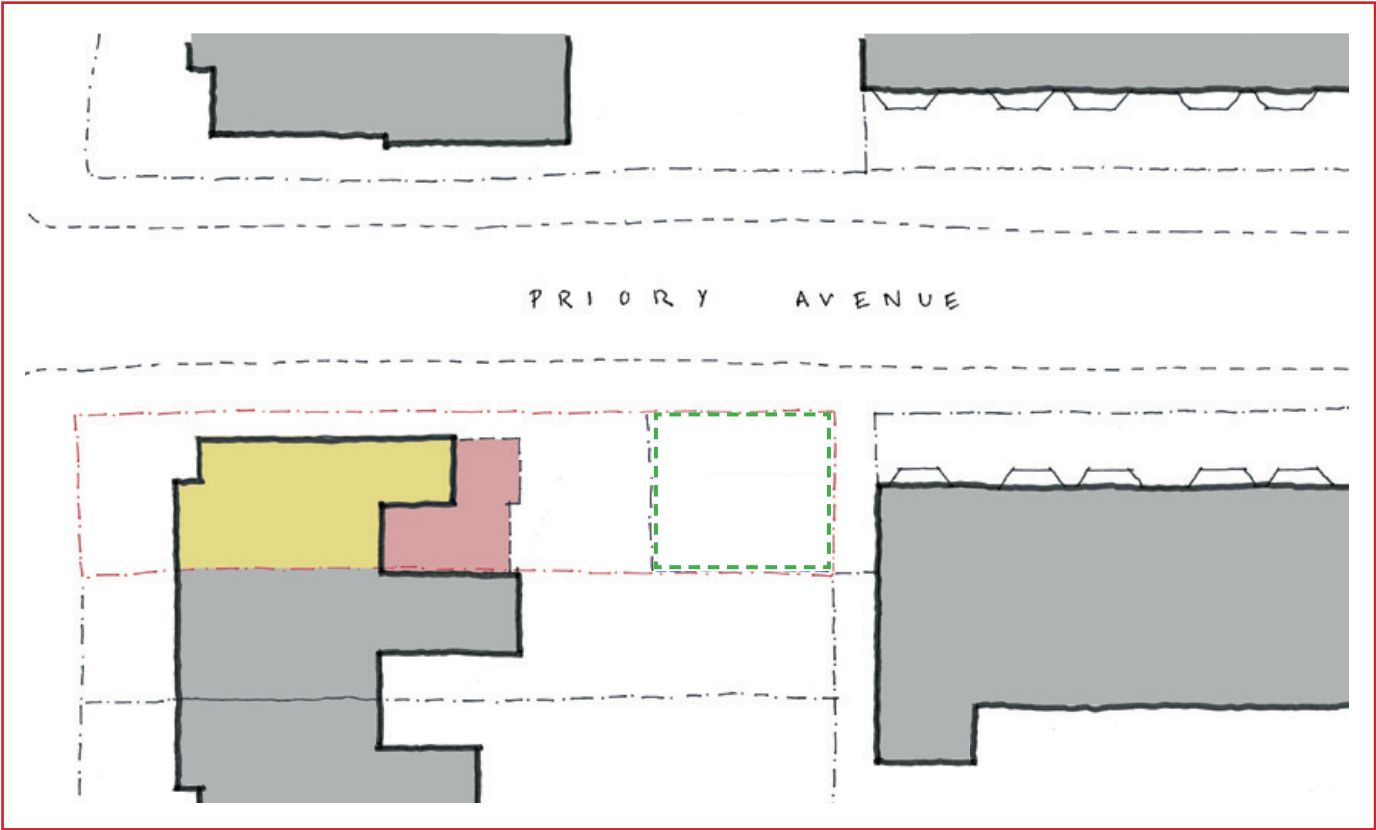
46 Priory Road
Existing 3 Storey End of Terrace Property Split into 2 Apartments



46 Priory Road
Permitted Extension which creates one additional apartment.



46 Priory Road New Dwelling
Application Site



Proposed Floor Plan Layout

- 0. Paved Entrance
 - 1. Hallway
 - 2. Family Bathroom
 - 3. Bedroom 1
(can be adapted to Accessible Living Space - see Inclusive Design: page 23)
 - 4. Kitchen / Dining / Living
(can be adapted to Bedroom)
- 41.7 sqm

- 5. Ensuite 3.6 sqm
- 6. Master Bedroom 10.9 sqm
- 7. Flat Roof Above Kitchen / Dining / Living Area
- 8. Flat Green Roof
- 9. Pitched Roof
- 10. Flat Roof above Bin Store
- 11. Pitched Roof

- A. Lower Level (1.8 metres below ground level)
- B. Entry Level (entered at ground level)
- C. Building depth set back to minimise affect on the garden outlook of Apartment B at 46 Priory Road as well as Reduce Visual dominance on to Priory Avenue..

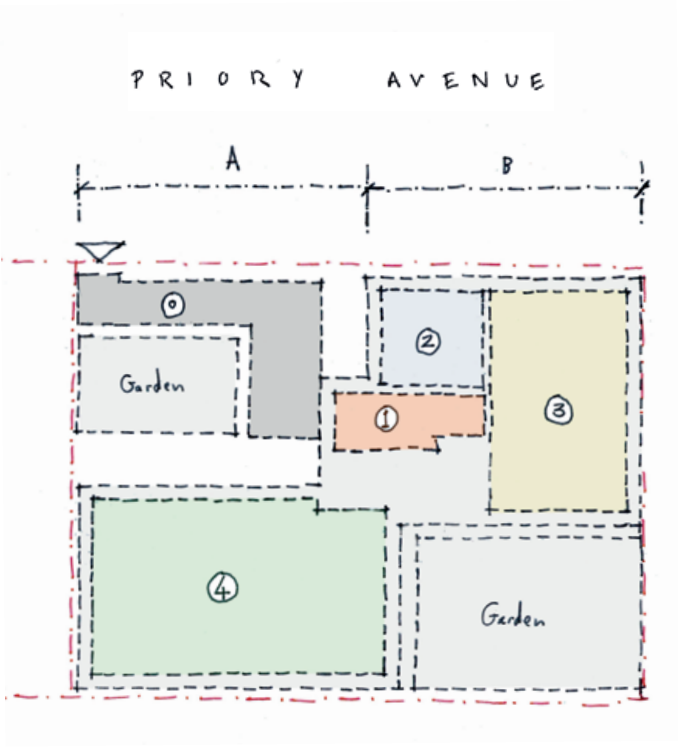


Fig 8. Proposed Lower Ground / Ground Floor Plan Layout Sketch

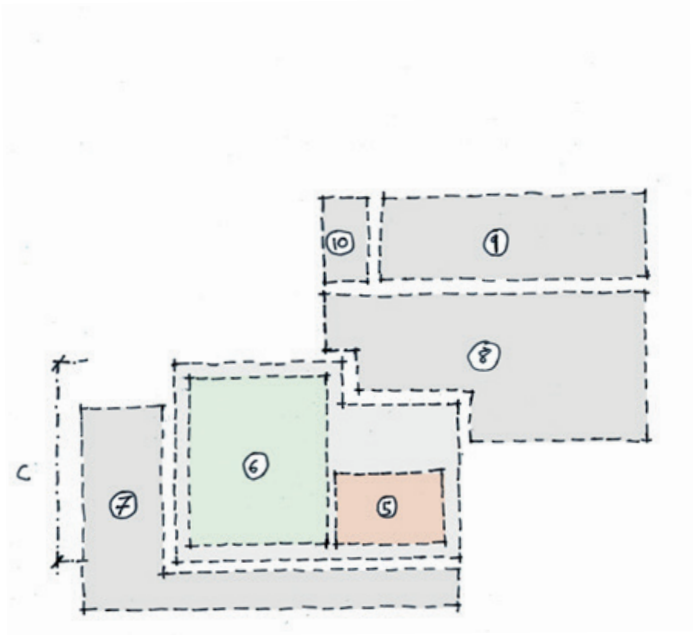


Fig 9. Proposed First Floor Plan Layout Sketch

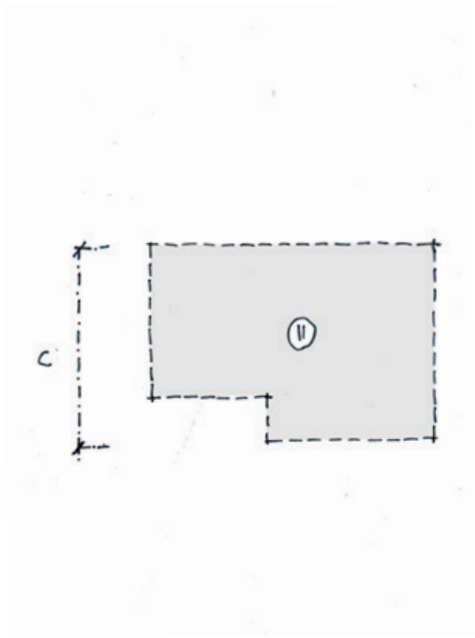


Fig 10. Proposed Roof Plan Sketch

Relevant Planning Consents

Map of Local Precedents

There are multiple examples of local precedents with planning permission that have a similar site configuration to the rear of 46 Priory Road. The following examples are all located in the London Borough of Haringey. All have been built (or are in construction) in recent years.

- a. 83 Priory Road
- b. 46 Clovelly Road
- c. Haringey Brick House
- d. Wembury Mews
- e. The Gatehouse
- f. 14A Clifton Road
- g. Angle House



Fig 14. Map of Local Precedents
London Borough of Haringey

a. 83 Priory Road, N8 8LY (New Build Dwelling)

Granted planning application (in construction)
by Circle Architecture

HGY/2018/2062 granted the erection of new build 3 bedroom detached house with amenity space and cycle parking. The scheme proposes timber cladding and green roofs and is set forward on the street ahead of the street's front elevation line. The scheme is approx. 150m from 46 Priory Road.

- Fig 15. Existing Street View
- Fig 16. Current Street View (2022)
- Fig 17. Proposed Scheme



Fig 18. Proposed Scheme
3D View

Fig 19. Proposed Scheme

Park Avenue South Street Elevation: images courtesy of Circle Architecture

b. 48 Clovelly Road N8 7RR (New Build Dwelling)

*Granted planning application (build complete)
by Hogarth Architects/MacLean Architecture
and Design Ltd.*

The application APP/Y5420/W/16/3161053 was an appeal to application HGY/2015/3440 which granted the 'demolition of the existing garage structure and erection of a single residential dwelling including new basement'. The scheme proposed a two storey dwelling clad with zinc. The scheme footprint protrudes beyond the front elevation line of the neighbouring home. The scheme is approx. 200m from the proposed site of this application, 46 Priory Road.



Fig 20. Proposed

The drawing was submitted by MacLean Architecture + Design Ltd. as part of non-material amendment application HGY/202/0500 and shows the juxtaposing and modern design in comparison to the local homes.

Fig 21. Existing

The existing site housed two garages which were demolished to make way for the residential dwelling.

Fig 22. As Built

The dwelling is clad with black zinc and glass. The front and flank walls reference the local brick.



d. Haringey Brick House

*Granted planning application (build complete)
by Satish Jassal Architects
1A Maryland Road, Haringey, London, N22 5AR*

Application HGY/2015/1115 was attached to application HGY/2013/1661 which permitted the one bedroom, two storey house on former garage plot which utilises horizontal and vertical brick and timber to provide a modern and sensitive addition to the street.

Fig 23-24. Haringey Brick House
Images courtesy of Architects Journal

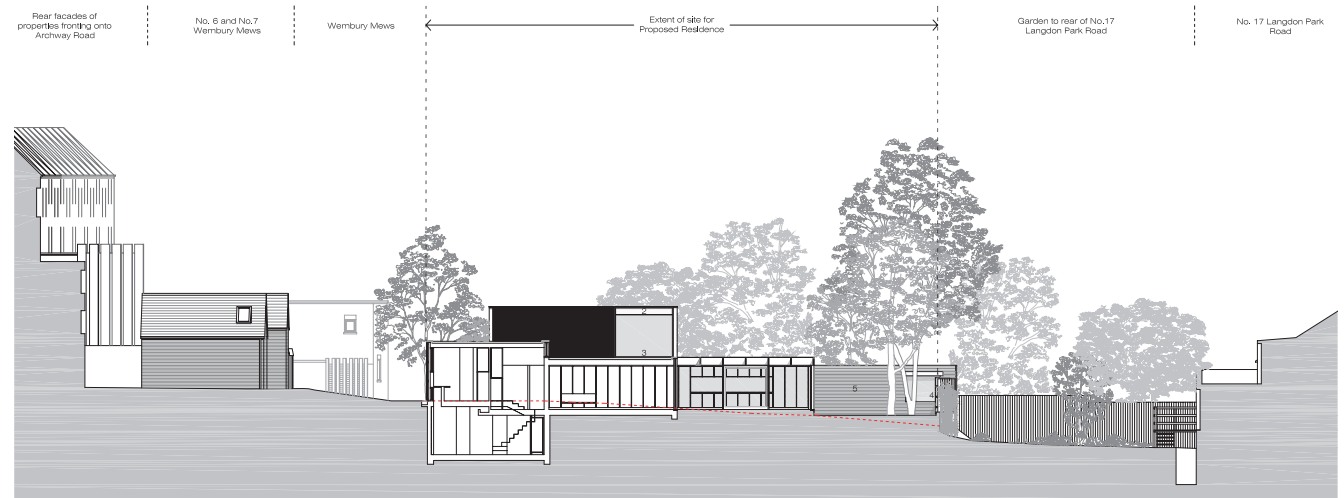


d. Wembury Mews

*Granted planning application (build complete)
by Russell Jones Limited*

The application HGY/2008/0859 was approved to demolish of existing garage on backland site and erect a part single, part two storey building to accommodate a two storey three bedroom house with basement level. The sensitive brick tones compliment the local brick buildings surrounding the site.

Fig 25-27. Wembury Mews
Images courtesy of Architects Journal
Drawings by Russell Jones Limited



e. The Gatehouse

*Granted planning application (build complete)
by Mulroy Architects*

The application HGY/2014/0482 was approved to demolish a single dwelling and erect a new larger dwelling incorporating retained facades of the original building. The extension is clad with brick and zinc and compliments the local surroundings whilst also proposing a modern addition to the landscape.

Fig 28-30. The Gatehouse
Images from Mulroy Architects



f. 14A Clifton Road

*Granted planning application (build complete)
by Crawford Partnership*

Application HGY/2010/2018 received permission to build the shown 2-storey build in the place of garages. The dwelling is clad with timber and exposed brick which complements the local housing stock. The footprint of the scheme protrudes to the pavement line.

Fig 31-33. 14A Clifton Road
Images courtesy of Crawford Partnership



g. Angle House

*Granted planning application (build complete)
by Carbogno Ceneda Architects*

The application HGY/2014/1594 was approved to form a new two-storey single family house with rear garden. The proposal offered a low energy new build 2-bedroom and home office family house which utilised an awkward site.

Fig 34-35. Angle House

Images courtesy of Carbogno Ceneda Architects

