

71 MOUNT VIEW ROAD
DESIGN, ACCESS AND HERITAGE STATEMENT
NOVEMBER 2023

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INTRODUCTION

The following document, and associated submission documents, have been prepared by Hunter Devine Architects to seek planning consent for the replacement dwelling at 71 Mount View Road.

The proposed application seeks consent for alterations to the property at 71 Mount View Road, including alterations to the configuration of the windows at the rear of the property and the replacement of all other existing windows with new conservation double glazed hardwood timber sash windows to match the existing.

THE SITE

Existing Building & Context

The existing property at 71 Mount View Road is a semi-detached single-family dwelling. The Applicants intend to alter and refurbish the property as outlined in this document.

The property is located within the Stroud Green Conservation Area. The building is not listed or locally listed.

The property is typical of the same type as the terraced and semi-detached houses. It is constructed of red brick with white painted stone detailing on the front elevation. The house is also double fronted, with a projecting bay to the right-hand side.

The rear of the property is simpler, with stock bricks and simple window details. As is typical on Mount View Road there is a central outrigger set at a lower level to the main house. The roof is a grey slate with two dormers to the rear.

There have been a few alterations to the property in the past, most significantly in the loft space to provide dormer extensions and additional rooms in the roof void.

There is an existing cellar in the middle of the house, currently used for storage.

As a result of these alterations, and given that recently approved applications show that Haringey council are supportive of new contemporary extensions to the rear of properties - with a number of significant extension and alterations in the Conservation Area - it should be considered that the rear elevation lacks any significant original historic importance or architectural merit.

PLANNING HISTORY

Below is the relevant planning history for the property at 71 Mount View Road;

HGY/2003/1499

Proposal: Installation of two dormers to the rear roof and one dormer to the front roof.

Decision: Approve with Conditions | Decision Date: 14/01/2004



Fig. 1: Aerial map of the site

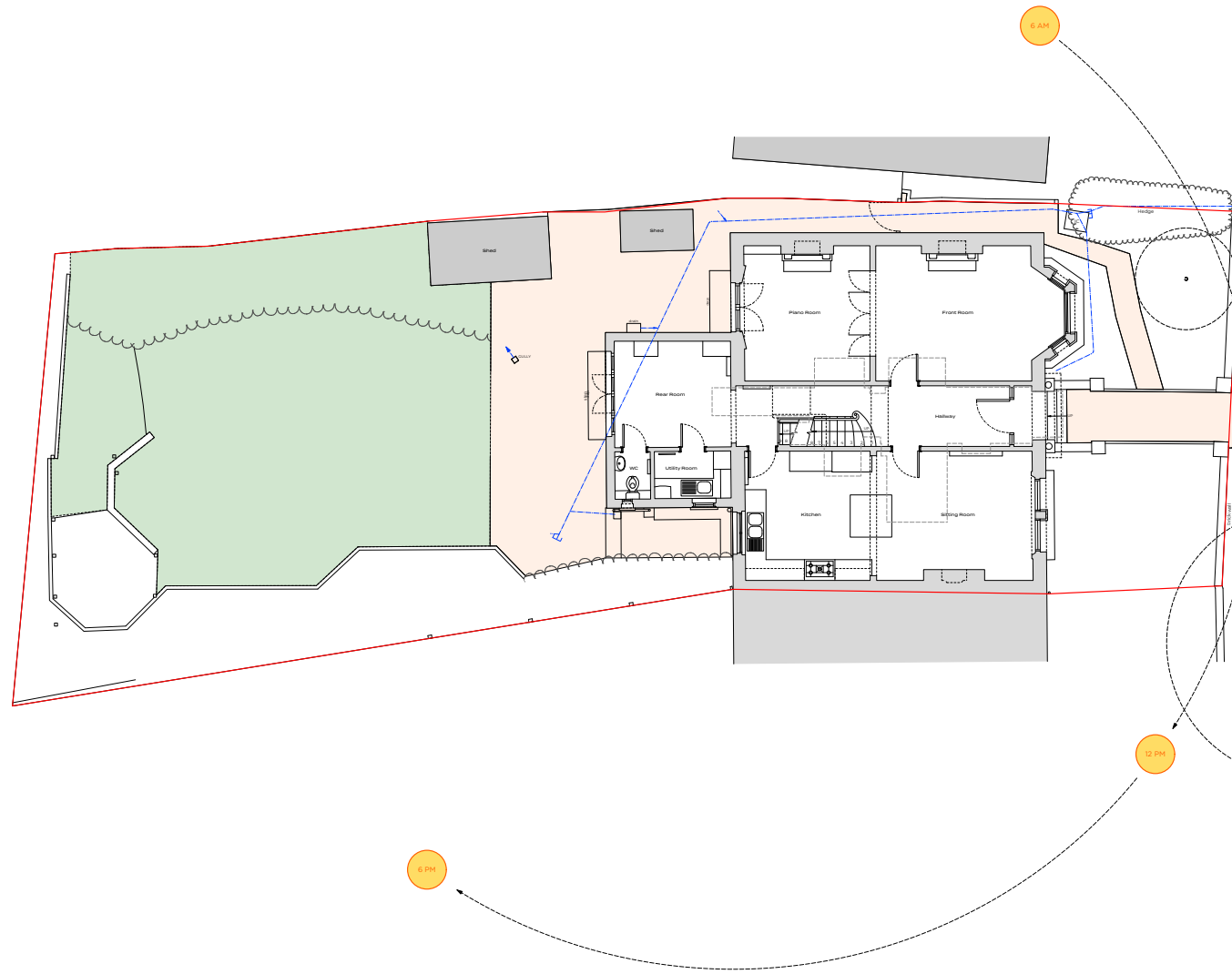


Fig. 2: Existing Block Plan

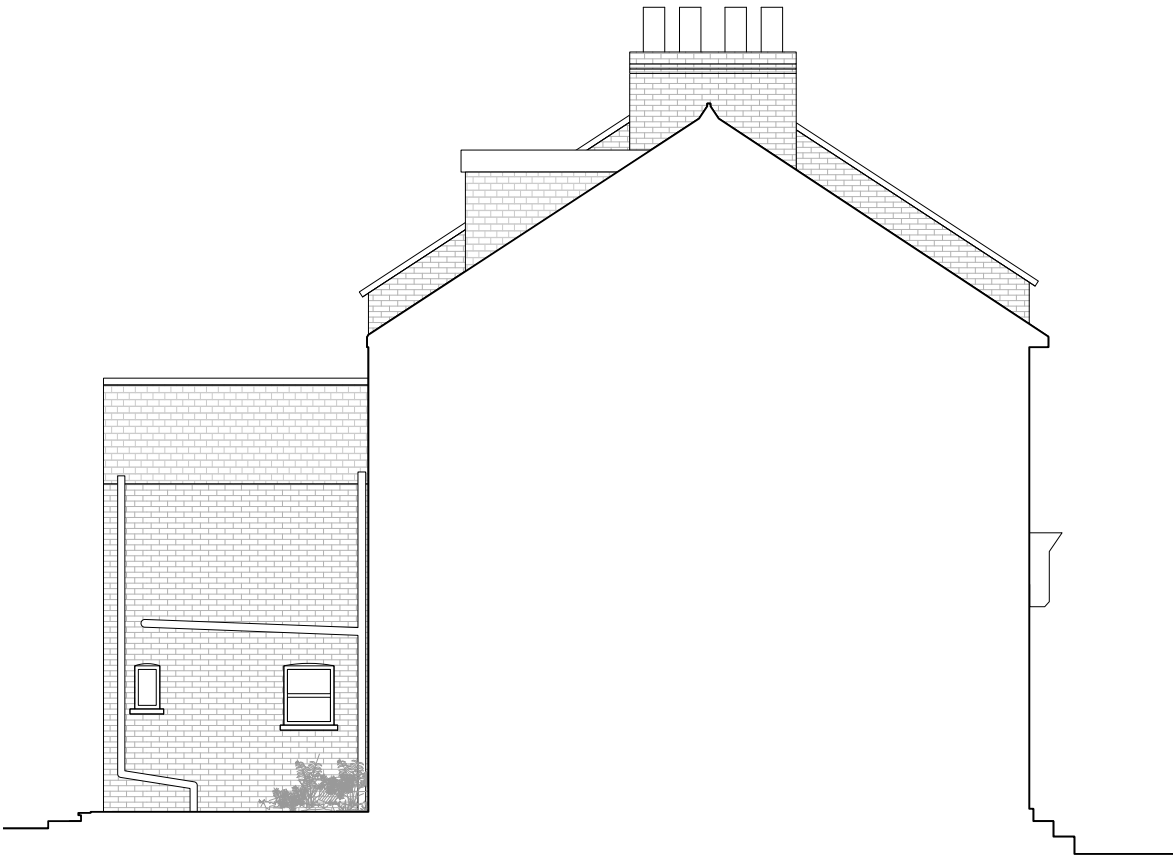


Fig 3: Aerial view; site boundary shown in red.

EXISTING SITE AND PHOTOS



Rear elevation of the property



Existing side elevation of the outrigger: location of the proposal

DESIGN PROPOSALS

Overview

The proposed design includes alterations to the windows at the rear of the property to introduce more natural light to the dining room and kitchen.

Two sliding glass doors are proposed to the rear and side elevations of the ground floor dining area. These will be dimensionally similar to the existing timber and glass doors providing access to the garden currently, but will be more contemporary in design. The glass doors to the side elevation will be identical. Three panels were chosen to match the three panelled dormer windows.

The new sliding doors, side access door and bathroom window on the ground floor will be powder coated aluminium framed windows. The RAL colour of the aluminium will be RAL7032 (Pebble Grey) to match the summer house in the garden. This colour is a sensitive choice for a conservation area and will not detract from the existing property.

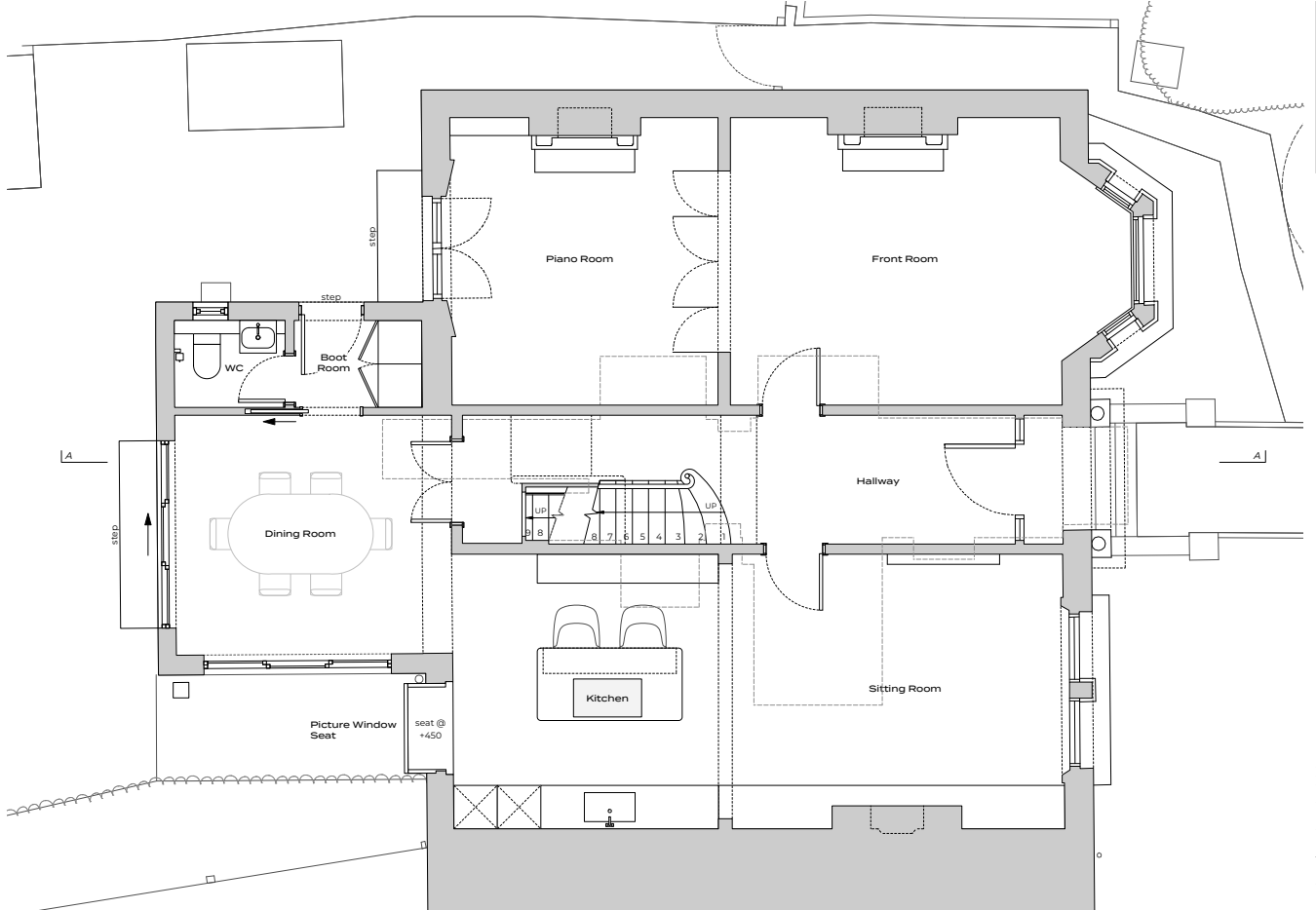
The existing window to the kitchen will also be replaced with a picture window seat that will project 400mm from the face of the rear wall. The sill of this window will be lowered by 450mm to provide a seat internally.

These proposals aim to provide more natural light internally to the kitchen and dining rooms which are otherwise quite dark currently.

To accommodate the proposals, the ground floor layout will be altered, with the utility room and ground floor toilet being relocated to the other side of the space in plan. A side access door and small high level window to the new ground floor WC are also proposed. These proposals have no overlooking issue to the neighbours at no. 73.

The other existing windows of the property will also be replaced with new conservation double glazed hardwood timber sash windows to match the existing.

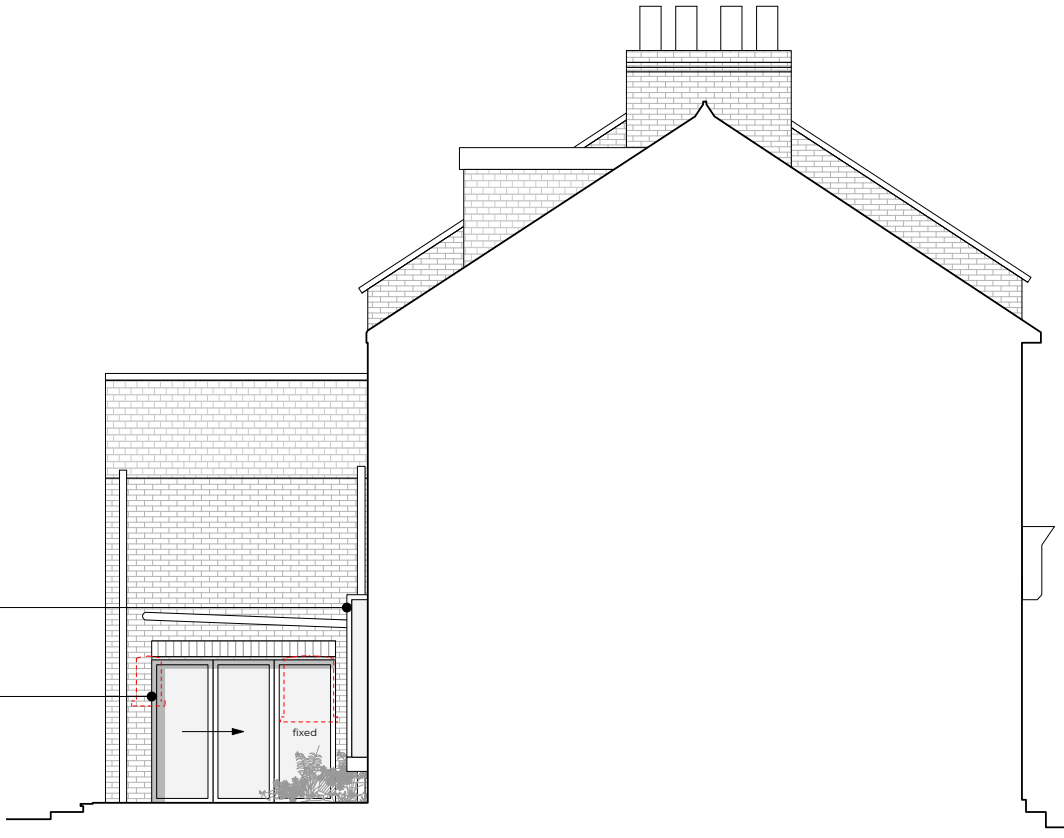
The materials selected seek to provide contemporary and unique alterations while remaining consistent with the area.



Ground Floor Plan



Proposed Rear Elevation



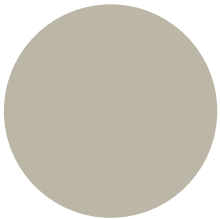
Proposed Side Elevation

- 1. New opening on rear and side elevation providing sliding doors. The head of the windows/doors will be finished with a soldier course of bricks to match the existing details of the property and from matching brick stock.
- 2. New picture seat window off of kitchen.
- 3. Section of fence will be raised to a height of 2.1m.
- 4. All other existing windows replaced with new conservation double glazed hardwood timber sash windows to match the existing.

DESIGN PROPOSALS - MATERIALS



- 1. New opening on rear elevation providing sliding doors. The head of the windows/doors will be finished with a soldier course of bricks to match the existing details of the property and from matching brick stock.
- 2. New picture seat window off of the kitchen.
- 3. The section of fence the length of the outrigger and small raised patio will be raised to 2.1m to provide additional privacy for occupants.



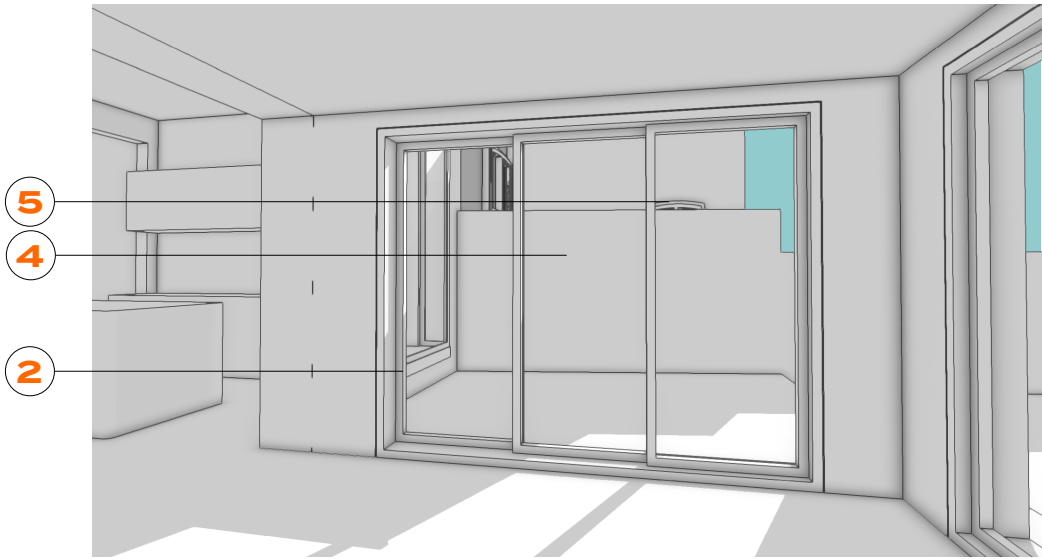
RAL7032
Pebble Grey

Rear Elevation

DESIGN PROPOSALS - MASSING



Proposed rear view



- 1. New opening on rear elevation providing sliding doors. The head of the windows/doors will be finished with a soldier course of bricks to match the existing details of the property and from matching brick stock.
- 2. New glazing to side elevation providing access to raised planted garden area. The head of the windows/doors will be finished with a soldier course of bricks to match the existing details of the property and from matching brick stock.
- 3. New picture seat window off of the kitchen.
- 4. Section of fence the length of the outrigger and small patio will be raised to 2.1m to provide additional privacy for occupants. (View from inside)
- 5. Side window of neighbouring property at no. 69 obscured by raised fence.

AMENITY



Existing boundary condition and proposed line of fence alterations

Existing Boundary Condition

The existing fence between 71 Mount View Road and the neighbouring property at no. 69 is approximately 1.6m high and has several trees and bushes along the length of boundary providing cover. The side elevation of no. 69 has one small window located in the dining room. The cill of this window was lowered as part of a planning application in 2018 (HGY/2018/0790). The view of this window from the application site is almost entirely obscured by an existing tree.

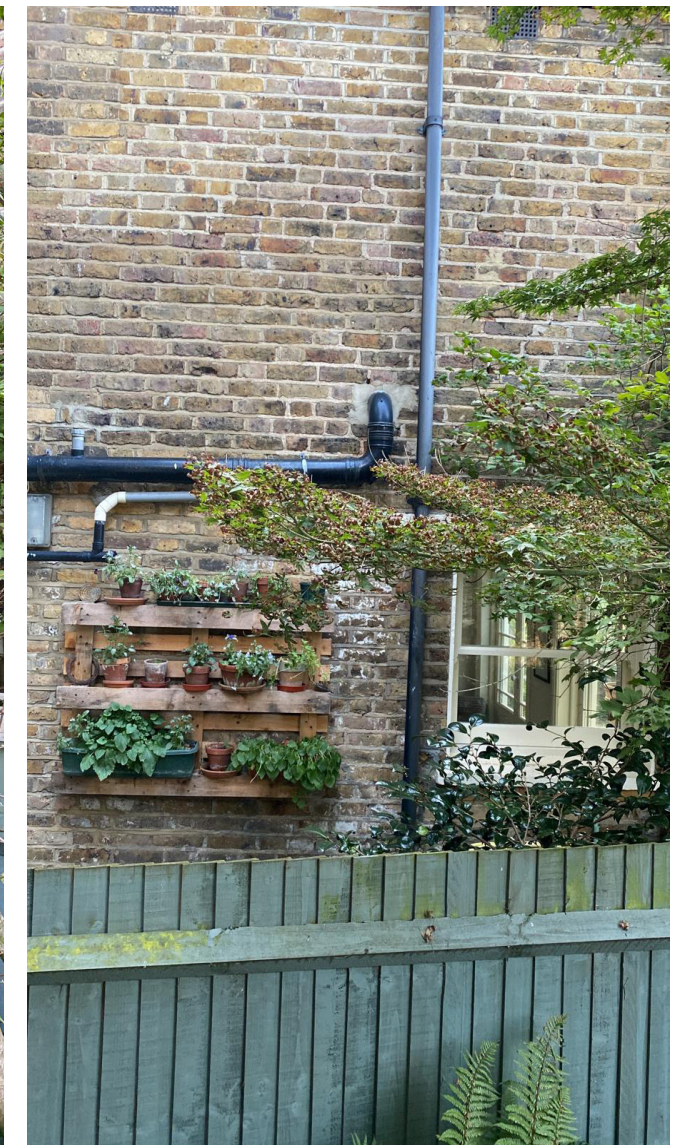
Proposed Alterations

The existing fence between 71 Mount View Road and the neighbouring property at no. 69 will be raised on the applicants side of the boundary to a height of 2.1m along the length of the outrigger and small raised patio area (as highlighted above). This will provide more privacy for the residents of both properties and also mitigate any overlooking from either property from both the existing window at no. 69 and the new sliding doors at no. 71.

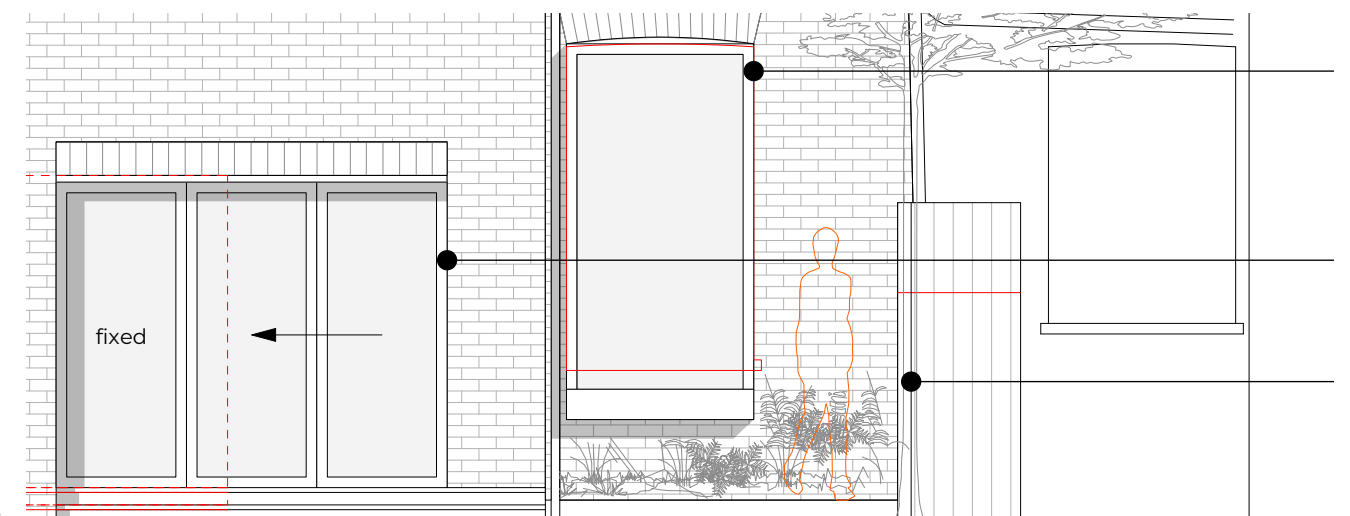
It is noted that as part of the pre-application advice received from the council, the enlarged fence would mitigate some, if not all, issues in regards to overlooking. As the proposed height of the fence would be above that of a person, this means it would not possible to overlook either property from the side windows.



View of side window at no.69 is obscured by existing tree



Side window at no. 69



ACCESS, REFUSE, WASTE AND PARKING PROVISION

Access

The access route and levels into the property from the street will remain unchanged from the existing condition.

Refuse

The existing waste collection provision for the property will remain unchanged from the existing condition. A suitable location for standard Haringey domestic and recycling waste bins will be maintained.

Waste

All soil and waste from the ground, first and second floors of the refurbished property will be maintained and connected to the combined mains sewage connection as per the existing conditions.

Parking Provision

The existing parking arrangements (use of off-street parking through provision of a parking permit) will remain unchanged. No off-street parking is proposed.

CONCLUSION

The proposal described above and in the accompanying drawings has none or negligible impact to either the area or neighbouring properties and is in line with local and national planning policies. It is also developed in line with the pre-app advice given by the council in August 2023.

HUNTER DEVINE
ARCHITECTS

