

DESIGN & ACCESS STATEMENT

Job No. 5056

**37 Stormont Road
Highgate
N6 4NR**



**GML Architects
August 2023**

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INTRODUCTION

This statement has been prepared as a supporting document as part of a planning application to the London Borough of Haringey and should be read in conjunction with the accompanying drawings and documents:

GML Architects

5056_37 Stormont Road

PA01	Site Location Plan
PA02	Existing Site Plan
PA03	Existing Floor Plans
PA05	Existing Street Elevation
PA06	Existing Flank and Rear Elevations
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PA15	Proposed Site Plan
PA20	Proposed Street Elevation
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PA40	Proposed Details and Materials

The proposals set out here can be broadly split in two sections. Firstly, changes to the existing house, including internal layout changes, a loft conversion, modest dormers at 1st floor and rear ground floor extension.

Secondly landscaping upgrades to the rear garden, including a new swimming pool and outbuilding, along with the removal of 2 x category C and 2 x category U trees, it is proposed to replace those trees lost with 5 x new high-quality specimens.

THE SITE

The site includes a 366sqm part 1 part 2 storey detached house with a substantial pitched roof, the main elevation is set back by 14.5m from the pavement. The front garden benefits from extensive planting, including a large Atlantic Cedar. The rear garden is on average 45m long, the overall site area is 1738sqm.



Aerial view



Fig. 1 – Site viewed face on from Stormont Road



Fig. 2 – House viewed from rear garden

CONTEXT

The application site lies at the North-Eastern end of Stormont Road. It sits within the Bishops Sub Area of the Highgate Conservation Area. It has a PTAL rating of 1B.

Within the Highgate Conservation Area appraisal document the prevailing character of Stormont Road, away from Hampstead Lane is described as residential with houses being of the Arts and Crafts Style with well-tended front gardens adding to the verdant nature of the street.

37a and 37b – to the north and 34 and 38 to the other side of the road have Arts and Crafts characteristics, though 35 to the south has a more Tudorbethan feel and 32 and 36 opposite more neo Georgian characteristics – the immediate context might therefore best be described as ‘free English Domestic’ as described elsewhere within the CA appraisal.

To the rear of the site lies the garden of 23 Denewood which sits at right angles to Stormont Road, within this garden sits a swimming pool and garden gym structure (consented in 2019) similar to that within the application proposals.

PLANNING HISTORY

This application follows application number HGY/2023/0445 which comprised: extension and internal layout changes to existing detached house, comprising of a loft conversion, extension at 1st floor and rear ground floor, erection of single storey outbuilding, outdoor swimming pool and associated landscaping upgrades to the rear garden including replacement of 5 existing trees.

The application was considered to be overly wide, thus reducing the gaps between buildings which is seen as a positive feature, the design features such as flat top dormers and wrap around glazing are not characteristic of the area the scheme would therefore fail to preserve or enhance the character and appearance of the Highate Conservation Area. Accordingly the application was withdrawn on 22 May 2023.

Adjacent Planning Applications

35 Stormont Road HGY/2016/1117

Side and rear extensions

Consented 06/06/2016

23 Denewood HGY/2019/0009

Erection of a pavilion/outbuilding to accommodate a gym, shower, changing and wc facilities and hard landscaping

Consented 01/03/2019

23 Stormont Road HGY/2019/0842

Part demolition of existing rear extension and tennis court, construction of a new entrance porch, ground floor single storey side and rear extension, erection of 2 rear outbuildings

Consented 10/05/2019

65-67 North Road HGY/2015/3796 and HGY/2020/3161

Planning consent and subsequent NMA for alterations to the facades of both properties including alterations to doors and window, entrances and gates, external plant areas and the relocation of outdoor swimming pool.

NMA consented 14/12/2020

Planning Policy

Relevant planning documents

- The National Planning Policy Framework, 2021
- The London Plan, 2021
- Haringey's Local Plan: Strategic Policies, 2013 – with alterations 2017
- Development Management Development Plan Document 2017
- Site Allocations Development Plan Document 2017
- Area Action Plans (AAPs) and SPDs.

The London Plan:

The proposals have been developed with due regard to the London Plan including

Policy D3,

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well

Local Policy

Policy SP11 deals with design and specifies that all new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces.

Policy SP12 deals with conservation:

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest.

Development Management Policies (2017)

Policy DM1 relates to delivering high-quality design.

A All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
- b Make a positive contribution to a place, improving the character and quality of an area;
- c Confidently address feedback from local consultation;

B Development proposals should relate positively to their locality, having regard to:

- a Building heights;
- b Form, scale & massing prevailing around the site;
- c Urban grain, and the framework of routes and spaces connecting locally and more widely;
- d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
- e Rhythm of any neighbouring or local regular plot and building widths;
- f Active, lively frontages to the public realm; and
- g Distinctive local architectural styles, detailing and materials.

Highgate Neighbourhood Plan (2017)

The Highgate Neighbourhood Plan was made (adopted) by the Council on 20 July 2017 and now forms part of the council's Statutory Development Plan.

Policy DH2 deals with development proposals in Conservation Areas.

Development proposals, including alterations or extensions to existing buildings, should preserve or enhance the character or appearance of Highgate's conservation areas, and respect the setting of its listed buildings and other heritage assets. Development should preserve or enhance the open, semi-rural or village character where this is a feature of the area.

PRE-APPLICATION

Following withdrawal of HGY/2023/0445 a number of sketch proposals were submitted to LB Haringey on 5th July 2023 as a formal Pre-Application ref: PR/2023/0105 which addressed the concerns of the planning officers:

- Removal of the extension at first floor.
- Wraparound windows removed.
- Reduction in quantity of dormers to front elevation.
- Amended rear elevation dormers
- Alternative design solutions for the front porch.
- Proposals respond to the key characteristics of the conservation area:
 - 1 Asymmetry. Usually expressed through differing plan shapes and changing rooflines. ...
 - 2 Clarity of form and construction. Simple shapes which reflect the internal arrangements. ...
 - 3 Craftsmanship. Emphasis on individual craft skills to be used in both building and the decorative arts. ...
 - 4 Variety of materials.



An online meeting was held with LB Haringey officers Mercy Oruwari, Matthew Gunning and Elisabetta Tonazzi on 28th June 2023 and the following advice was received:

First floor extension - the scale and single storey height of the side wing should be retained therefore respecting gaps and allowing views of greenery, a characteristic important to the spatial relationship between buildings on this road and the character and appearance to this part of the conservation area.

Ground floor – conservation feedback acknowledged the potential to increase floorspace and that distinct design for the south wing should be explored to appear as a legible rear projecting side extension, which can connect in turn to a rear extension. The rear

extension should acknowledge and respond to the current proportions, geometric alignments, pattern of fenestration, roof form, materials, etc of the main house.

Dormer design - Roof extensions, dormers and rooflights should respect the existing roof form in terms of design, scale, materials and detail. Policy DH5 also states that dormers should 'be restricted to the rear except where they are part of the established local character, and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets.

The dormers to the rear were still viewed as dominant and should more closely reflect the original roof form and have a better relationship with the first floor windows.

Hard and soft landscaping – advice was received to aim to keep the extent of hard landscaping to a minimum. There should be an aim to protect the vegetation at the rear as this is a character of the area which is reflective in neighbouring gardens.

GML Architects provided further studies in response to the Pre-Application comments on 7th August 2023, the studies showed:

- The front elevation with a reduced dormer and porch.
 - The rear extension can read as 3 distinct elements – two studies were shown where the living room opening in study A reflects the width of the existing large landscape window whilst in study B the opening is extended in width to line up with the cheeks of the 3 windows above.
 - The dormers to the rear are reduced in width and height and are designed to work within the spacing of the window openings at first floor, to reflect officer comments. Study A proposed a weaver loft arrangement similar to those at 30 and 32 Stomont Road.
- Study B showed 3 separate dormers to reflect the rooms behind and centred on the windows beneath.



Rear elevation and dormer studies



Site plan with reduced hard landscaping

THE PROPOSALS

The proposals set out here are based on Study B of the drawings submitted to LB Haringey and can be broadly split in two sections.

1. Changes to the existing house, including internal layout changes, a small porch to the front elevation, a loft conversion to include modest front and rear dormers, and ground floor extension to the rear.
2. Landscaping upgrades to the rear garden including permeable paving, a new gym structure an external swimming pool and improvements to planting/soft landscaping.

EXISTING HOUSE

Proposed changes to the existing building include:

- Extending accommodation into the roof space.
- Two new dormer windows to the front of the house – weavers loft to the rear.
- Incorporating the garage into the main building.
- New small porch to front.
- Extending living room to the rear.
- The number of bedrooms remains at 6 and removes the internal bedroom shown on the existing plans.
- New windows throughout
- Internal modernisation.

FRONT/STREET ELEVATION

The proposals retain the extent of the 1st floor and roof which maintains the streetscape and the sites relationship with the neighbouring buildings, the single storey garage element is proposed to receive a new pop-out window matching the width of those on the balance of the ground floor, thus providing a simple and sympathetic intervention to the existing structure when viewed from the street.

Existing windows are to be replaced, within existing widths, at first floor the windows are proposed as pop-outs providing a contemporary take on the traditional oriel window.

The setting out of opening lights to the sides of the windows creates an asymmetry prevalent within the Arts and Crafts houses within the street.

A modest dormer to the front elevation continues the established pattern of dormer windows within the Bishops CA sub-area and it is clearly subservient to the main roof.

At ground floor a small enclosed porch is proposed the design incorporating brick piers reflects the prevalent portico style whilst the setback infills provide a protected entrance.

The existing garage doors are replaced with matching brickwork incorporating a new pop-out window which reflects those at first floor.

The elevations are refined, elegant and open which is typical of 1950's and 60's buildings whilst reflecting the considered asymmetry of the Arts and Crafts Movement.



Roof dormer

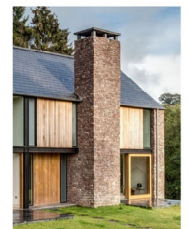
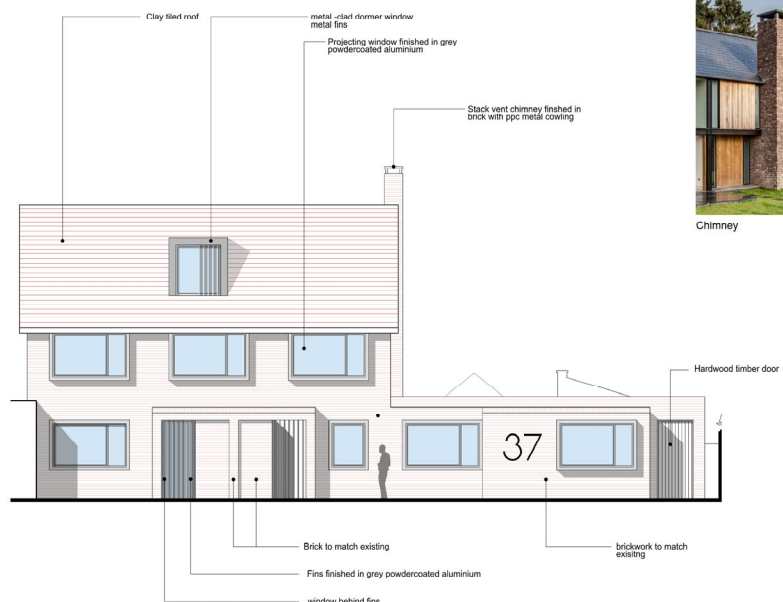


Projecting windows



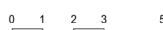
Fins

PRECEDENT PHOTOS



Chimney

FRONT ELEVATION



37 STORMONT ROAD, HIGHGATE, N6 4NR
PROPOSED DETAILS & MATERIALS

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5056/PA/40

REAR ELEVATION

The proposed extension to the rear is full width and extends between 1.5m and 3.85m deep.

The extension to the left replicates the existing monopitch roof and retains the existing opening. To the right the living and dining room is extended to create a new wing which matches the width of the first floor, this adds balance with the existing house and the 3 elements show asymmetry which is typical of arts and crafts style houses. These elements are distinct from the central portion as they are proposed to be finished in brickwork with slender framed opening lights and sliding windows.

The opening widths within these flanking elements match the width and height of the existing openings thus positively reinforcing the memory of the existing building.

A full width infill section then continues between the flanking volumes with slimmer structural framing and wider proportioned windows this section reflects the language of the flanks whilst simultaneously simplifying and rationalising the volumetric elements, further distinction between volumes is reinforced by the use of metal cladding over the windows

The windows to the rear reuse the existing opening albeit with increased cill heights to aid the privacy of the occupants – this pattern is picked up at roof level with the individual dormers arranged on the centrelines of the first floor windows and to reflect the bedrooms behind.

GARDEN STRUCTURE

A new garden structure is proposed at the rear of the plot – 18.6 m wide by 5.7m deep and set in by 2m from the north east and by 3m from the south west boundaries.

Accommodation within the new structure is proposed for an external gym and changing room with sauna, together with garden equipment storage and swimming pool plant.

Cladding is proposed in vertical timber – with large glazed openings for the gym.

This is of a similar nature to the recently consented structure at 23 Denewood, which lies behind the site.

The proposed height is 3.2m – which is slightly lower than that consented at 23 Denewood, the overall volume is circa 340 cubic meters which compares with 350 cubic meters at Denewood

PROPOSED ACCOMMODATION

A total of 90.4 sqm of additional area is proposed at ground floor incorporating the new wing to the North-East boundary and infill across the rear of the property. On the rear elevation first floor windows with increased cill heights are proposed within the existing opening widths. 3 new dormers are of circa 5.7 sqm are proposed within the existing roof allow for a loft conversion, a small dormer is proposed on the front slope to allow a new wc, these this adds a further 2.7 sqm of new floor area.

MATERIALS

The intention with the proposed materials is to compliment and reflect the materials already present on the existing building as well as those prevalent within the surrounding conservation area using a contemporary Interpretation of the Arts and Crafts tradition. A strong focus is placed on simple but carefully considered detailing and the interface between different materials, with the extensions very much perceived as a continuation of the existing house rather than an add on.

Elevations are proposed to be in matching brick with slim aluminium framed glazing for both new and replacement windows. The existing centrally located chimney is to be removed and replaced with a new chimney to the right side of the house creating a more traditional Arts and Crafts composition of elements, existing roof tiles retained from the dormer construction will be used during the reinstatement works.

The front dormer is proposed in metal cladding with providing a contemporary approach with natural and traditional materials. Rear dormers are proposed as a more traditional lead roof above painted cheeks.

To the rear the back garden, the new outbuildings will be timber clad with a natural finish to blend into the verdant background.

LANDSCAPING

The Highgate Conservation Area Character Analysis outlines a number of concerns regarding the eroding of the high-quality verdant character of Stormont Road, specifically where it states the following:

‘the trees remaining from the Bishop’s Wood have suffered from over pruning or have been felled to the detriment of the conservation area.’

And the inclusion of more recent ***“High front walls and gates creating an overly enclosed effect in an open and leafy street.”***

There are no proposed alterations to the front garden and driveway, which currently includes a dwarf brick wall boundary and substantially planting, thus maintaining and enhancing the character of the street frontage.

Proposed soft and hard landscaping interventions in the rear garden are sensitively designed using natural materials – permeable paving will be used throughout, with new planting to all boundaries to increase bio-diversity, privacy and protect neighbouring amenity.

The gym block is 35m distance from the nearest neighbouring window, with site boundaries generally heavily planted providing ample visual screening.

TREES

A tree survey for the site has been undertaken by Marcus Foster Arboricultural Design & Consultancy and accompanies this application. It concludes that there are no category A, but 5 category B trees either on site or immediately adjoining the site boundaries. The proposals set out here do not adversely affect any of these category B trees, with no works proposed within their RPA's or canopy cover. The proposed outbuilding sits within the RPA of T15, a category C Black Poplar on the rear site boundary. Micro screw piles are proposed for this structure to mitigate against damage to this tree's roots.

Trees T13, 14, 16, and 18 are proposed for removal and replacement with new planting along the North-Eastern site boundary as shown on drawing 5056/PA15.

FLOOD RISK MITIGATION

The site is located in flood zone 1 and so is at low risk of flooding. There are no rivers or other waterways within the immediate area. The cumulative footprint of the proposed rear extension, gym block and pool is only 21% of the area of the back garden, therefore limiting the risk from increased surface water run-off.

New hard landscaping will be in permeable surfaces further limiting any potential risks

ACCESS

Vehicular access arrangements are unchanged by this proposal. The primary entrance remains on the front elevation though is relocated to a more central position with a couple of secondary entrances added to the right of the existing garage block. These new entrances provide the opportunity to install a level access threshold to the house.

WASTE MANAGEMENT

Recycling and Waste disposal and collection will remain as existing.

ENERGY AND SUSTAINABILITY

The proposals include an upgrade to the building fabric, creating a warm roof with an insulated loft and new double glazed Argon filled windows.

In terms of location, the site is moments away from the open spaces of Kenwood House and the Heath, and is well located for local schools, the Northern Line and the various amenities in Highgate & Hampstead Village.

CONCLUSION

This document has outlined the merits of this scheme, which proposes the sympathetic extension of the modestly sized house on site and the provision of a swimming pool and proportionately scaled out-building in the back garden.

The proposals have evolved to take account of a range of design and access considerations, resulting in the final design. Core elements of the proposed design (use, amount, layout, scale, and appearance) and access (vehicular, cycle, and pedestrian) are addressed.

The scheme is demonstrated to be in keeping with the neighbourhood character of the conservation area and is in compliance with the development plan and other relevant material considerations.

The Design and Access Statement, in conjunction with the submitted Arboricultural report and drawings, clearly demonstrate that the proposals have the clear benefit of improving the fabric of the building, whilst the asymmetric design and amendments to the roof and the provision of a new portico to delineate the relocated building access cause no harm to the conservation area and should therefore be granted planning permission.