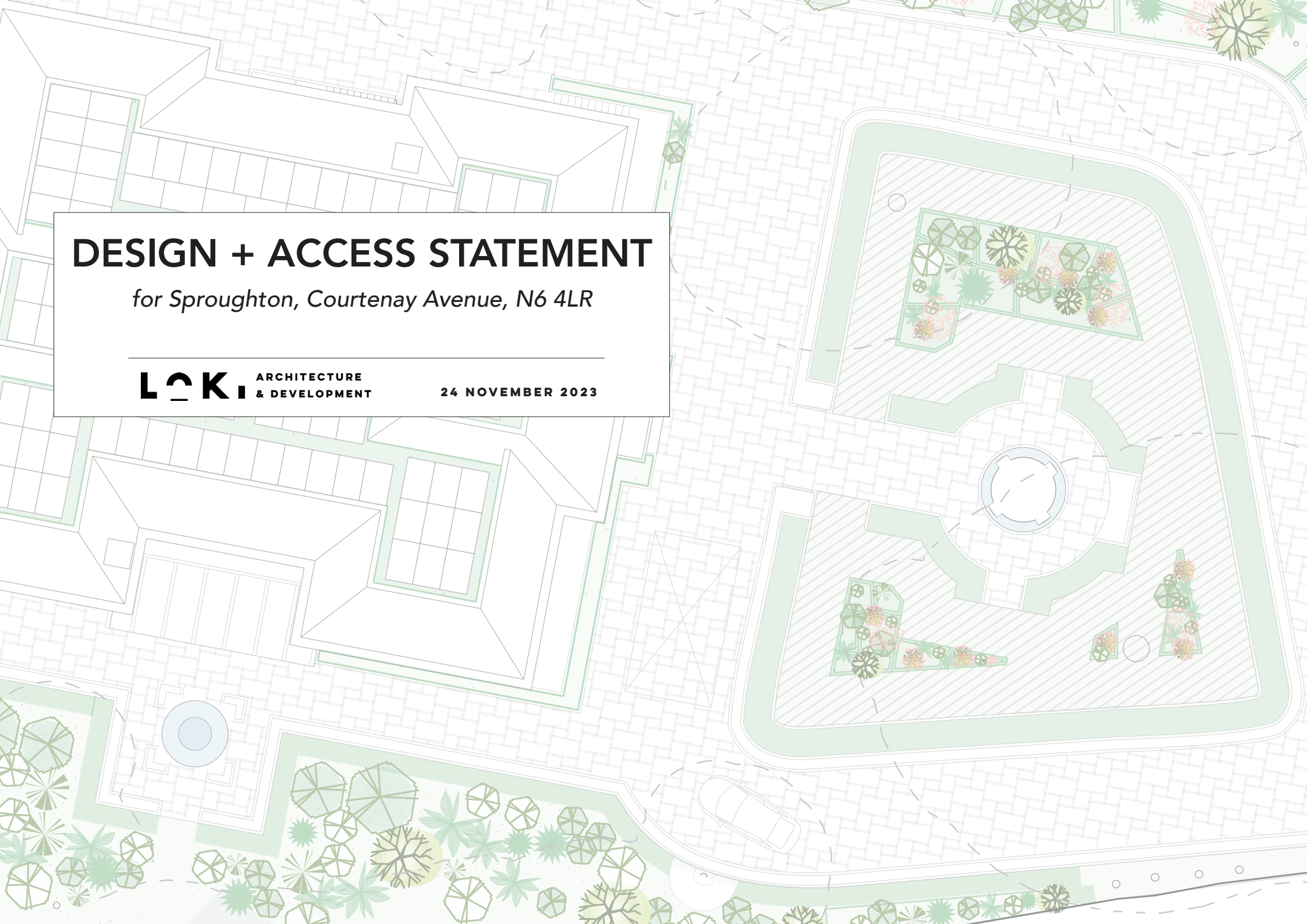


The background is a detailed architectural site plan. On the left, there are several building footprints with various rooflines and window patterns. To the right, a large rectangular area is filled with diagonal hatching, representing a parking lot. This area contains several landscaped islands with clusters of trees and shrubs. A central circular feature, possibly a fountain or a small pond, is located within the parking area. The entire plan is overlaid with a grid of dashed lines, likely representing a street grid or property boundaries. The title text is centered in a white box on the left side of the plan.

DESIGN + ACCESS STATEMENT

for Sproughton, Courtenay Avenue, N6 4LR

LOK ARCHITECTURE
& DEVELOPMENT

24 NOVEMBER 2023

CONTENTS

I. INTRODUCTION

A.CONTEXT

i. Site Location _____	5
ii. Local Context _____	6
iii. Architectural Character _____	7

B. COURTENAY AVENUE

i. Demolished + Rebuilt Properties _____	11
ii. Comparisons of Rebuilt Footprints _____	11
iii. Oversized? Houses in Comparison to Plot Sizes _____	12
iv. House Situation: Proximity _____	13

II. SPROUGHTON

A. THE PROPERTY

i. The Site _____	15
ii. The House _____	15
iii. Current State: Photographs _____	17
iv. Landscaping _____	18
v. Challenges + Summary _____	22

III. PROJECT PROPOSAL

A. DESIGN CONCEPT

i. Introduction _____	24
ii. Architectural Expression _____	25
iii. Design Intent _____	26
iv. Proposed Site Layout _____	27
v. Sun Path _____	28

IV. THE PRE-PLANNING JOURNEY

A. OVERVIEW OF PRE-PLANNING

B. CHANGES FROM PRE-PLANNING

i. Proportion _____	29
ii. Detailing _____	30

V. SUSTAINABILITY STRATEGY

A. MAIN PRINCIPLES

i. Introduction _____	31
ii. Carbon Considered Construction _____	32
iii. Whole Life Carbon _____	32
iv. Passive Strategies _____	34
v. Renewable Energy _____	34
vi. Sustainable Urban Drainage _____	35
vii. Landscaping + Biodiversity _____	37
viii. Conclusions _____	39

VI. DRAWINGS

i. Proposed Plans _____	40
ii. Proposed Section _____	47
iii. Proposed Elevations _____	48
iv. Final Renders of Proposal _____	52

DESIGN + ACCESS STATEMENT

I. Introduction

This proposal envisions the demolition of the existing detached house in poor condition to make way for a revolutionary net-zero house, a beacon of sustainability and architectural elegance. Our design philosophy revolves around a meticulous consideration of the site's context, character, and appearance. The proposed house aims not only to be aesthetically sympathetic to its surroundings but also to set a new standard for contemporary dwelling performance, aspiring to be Haringey's inaugural zero carbon high-end residence.

The grand and elegant structure planned for Soughton will harmonize seamlessly with its exquisite mature gardens, emulating the grand estates that grace the landscape. Careful attention has been given to materiality and building function, where sustainability takes center stage. In response to the climate crisis, this project pioneers an innovative approach, considering optimal building performance, low embodied carbon, and regenerative principles.

The architectural language draws inspiration from the beauty of Hampstead and Kenwood, embracing sustainability through responsible material sourcing. Unlike traditional builds in the area, this net-zero house will feature a superstructure of cross-laminated timber panels (CLT) and hempcrete, reducing embodied carbon and contributing to carbon capture. The fusion of old-world elegance and modern sustainability is evident in the design details. The facade, finished with a lime-based render, echoes regency aesthetics while allowing the building fabric to breathe. By

embracing sustainable materials and methods, this project stands as a beacon, demonstrating that elegance and environmental responsibility can coexist.

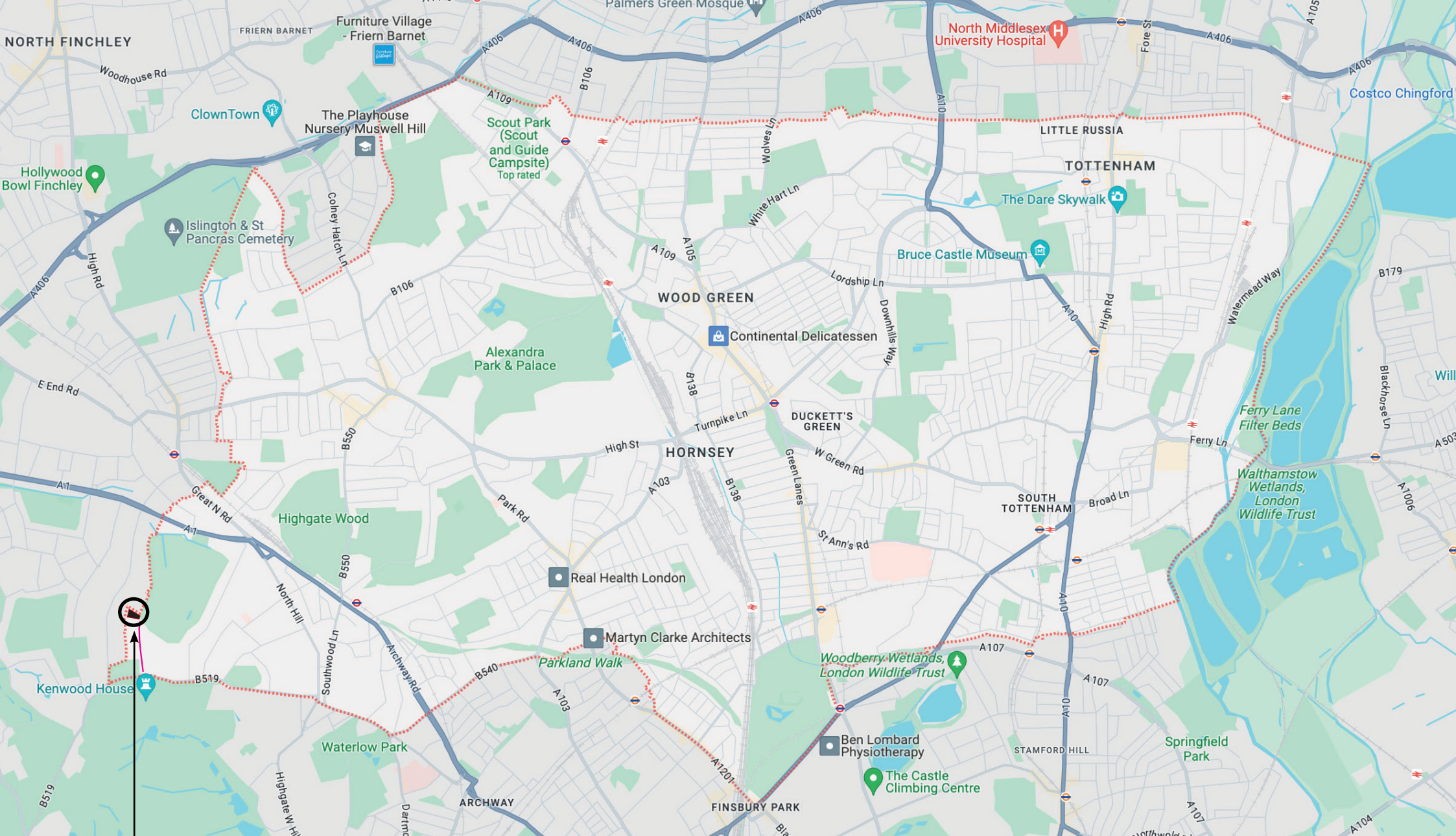
Drawing inspiration from British neo-classical architecture, specifically Kenwood House, the design incorporates timeless elements such as a grand portico entrance and symmetrical facades adorned with ornate cornices. This synthesis of historical grandeur and modern efficiency

defines the proposed net-zero house, creating a residence that is both visually stunning and environmentally responsible.

In conclusion, this planning application aspires to be a flagship project, showcasing how innovative design principles can seamlessly blend with beautiful architecture, setting a precedent for sustainable, high-end living in Haringey.



View of the proposed net-zero house



Plan of Haringey

Site: Sproughton, Courtenay Avenue, N4 6LR

..... Haringey Boundary

 Sproughton

A. CONTEXT

i. Site Location

This application is for the site Sproughton, on Courtenay Avenue. The proposal is for demolition of the existing detached house and erection of a new build net-zero house.

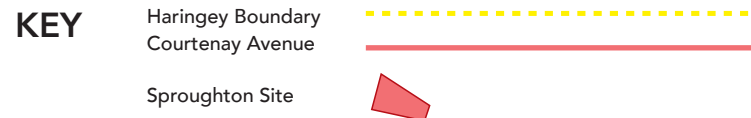
The property is located within the Highgate Conservation Area. Courtenay Avenue is marked by large high-end single family dwellings in various styles, with predominantly Neoclassical and Neo-Georgian buildings within the immediate surroundings of the site, as well as some Arts and Crafts influences. There are a couple of properties on the street that are of a more contemporary style.

The new build proposal has been designed to be sympathetic to the context, character and appearance of its surroundings as outlined in the *Highgate Conservation Area Character Appraisal*. The design approach has focused on achieving a sympathetic redevelopment of the site with an architectural language that relates to the context, character and appearance of the area.

In addition, this proposal seeks to be not only aesthetically sympathetic, but is designed with the highest sustainability standards with the ambition to be a Net-Zero flagship project to set a new standard of contemporary dwelling performance.



Figure 1. Aerial view of area surrounding Courtenay Avenue



ii. Surrounding Context

Courtenay Avenue, Compton Avenue, and Sheldon Avenue constitute a notable inter-war development from the 1920s and 30s, with Courtenay Avenue largely finished by the mid-1930s. Situated on the periphery of the expansive Highgate Conservation Area and adjacent to the Hampstead Garden Suburb Conservation Area in Barnet, the residential development along the northern section of Hampstead Lane, formerly part of Bishop's Wood, began with Stormont Road and The Bishop's Avenue.

Courtenay Avenue, located within the Bishop's sub-area of the Highgate Conservation Area in the London Borough of Haringey, is a gated private road featuring twenty-two detached houses exhibiting traditional styles such as Neo-Georgian, Neoclassical, and Arts and Crafts. The site, including Soughton at the northern and western extremity of Courtenay Avenue, has a 6-degree downward slope. Constructed around 1930, Soughton displays a curious blend of Arts and Crafts and Neo-classical architectural styles.

Courtenay Avenue is a self-contained, gated cul-de-sac, distinctly separate from other developments in the Conservation Area currently without any listed or locally listed buildings. Its appearance is independent of the rest of the Conservation Area and its historic link to the immediate Conservation Area is significantly reduced because

the original broad consistency of Quennell and Cooper's vision has been significantly eroded, generally by the replacement of two thirds of the houses and the alteration of the rest and particularly by the recent large and prominent neo-classical houses that dominate the road. The Conservation Area is the only relevant designated Heritage Asset. The CAS makes the following relevant comments::

Courtenay Avenue is a gently sloping private cul-de-sac that falls from the junction with Hampstead Lane down to the boundary of the Highgate Golf Club, which provides a view over a rolling landscape and a semi-rural setting. The houses are spaced out in large plots, and set back behind mature gardens with mature trees and hedges; many of which are original mature oak trees which remain from the former Bishop's Wood. Both Courtenay Avenue and Compton Avenue, located immediately to its east, are similar in terms of layout and style of houses, the width of the road and the number of frontage trees. Both have large detached houses with views into Highgate Golf Club at their northern end. Courtenay Avenue has no formal pavements, just grass verges, which gives it a semi-rural feel. It has a slope of 6% from north to south, and there is also a slope across the road from west to east, with houses on the west side being above road level whilst those on the east side are below or level with the road. Courtenay Avenue is located within Highgate Conservation Area which includes a wide area of historic character with Highgate Village as its core. Courtenay Avenue lies within the Bishops Sub-Area of the Conservation Area which lies to the west of Highgate Village. On its western side the line of its rear gardens forms the borough boundary with the London Borough of Barnet.

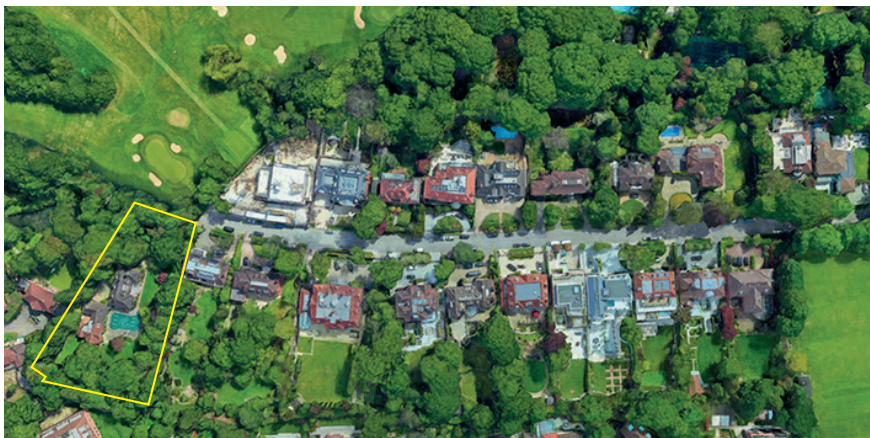


Figure 2. Aerial View of Courtenay Avenue

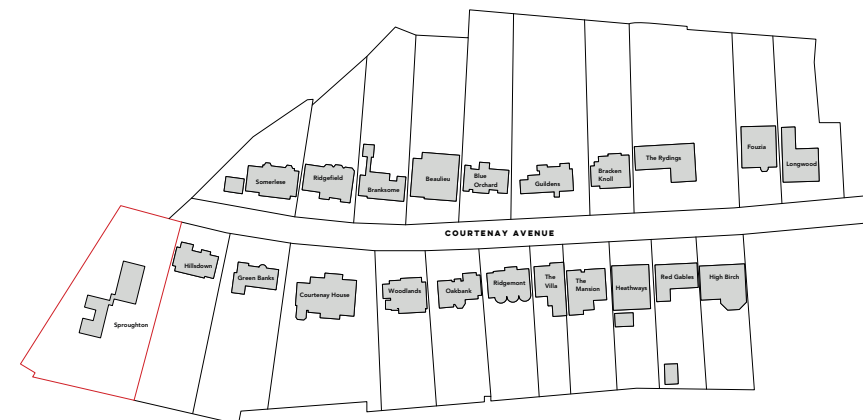


Figure 3. Location Plan. (Appendix II: C1_Courtenay Avenue)

iii. Architectural Character

The predominant form of development of the area shows large detached houses on wide fronted plots, each with substantial gardens along Courtenay Avenue and the neighbouring streets. Hipped and gabled roofs are finished in clay tile, some in slate, and frequently feature tall brickwork chimneys. The original style of architecture along Courtenay Avenue showed a mixture of designs by CHB Quennell and Christopher Cooper. Quennell is believed to have designed 4 of the original houses on the road: High Birch, Guildens, Blue Orchard and Courtenay House. Cooper, a draughtsman, designed many of the remaining houses.

On Courtenay Avenue there are grass verges and no formal pavements lining the street. The road was originally a relatively visually coherent Avenue of large detached Cooper and Quennell style houses. The houses on the street were situated on large plots and set back from the street featuring a front drive with mature gardens to the rear with mature trees and hedges. However, of the 22 houses on Courtenay Avenue, 15 have now been demolished and have replacement houses on them. The replacement houses fundamentally differ from the original character and appearance of Courtenay Avenue because they are of a larger scale and more visually prominent and assertive than the original 1920's Cooper and Quennell-style houses. In addition, the 'house on a mini-estate' feel has been all but eliminated, as the houses sit shoulder to shoulder with each other. There have also been a significant number of replacement houses in recent years along Courtenay Avenue, particularly on the western side of the road, such as, 'High Birch', 'Red Gables', 'Oak Bank', 'Woodlands' and 'Courtenay House', all of which replace original Cooper and Quennell style designs.

The conservation of Courtenay Avenue has changed as two-thirds of the properties have been replaced by neo-classical or modern houses, evolving from the original street's language. The area's Heritage Asset significance is diminished due to this intensive redevelopment, which has transformed the language and character of the street. Consequently, this Heritage Asset's weight in conservation decisions should be restricted.





Figure 4. Street View (Heathways, The Mansion, The Villa)



Figure 5. Street View (Somerlese and Ridgefield)



Figure 6. Aerial View of Heathways, The Mansion, The Villa



Figure 7. Aerial View of Somerlese and Ridgefield

Spatial Presence: little space between houses



Figure 8. 1:500 Location Plan showing the transformation of Courtenay Avenue

* Note that The Guildens has been demolished all but for the front facade.
The new house is not built yet, although it has a consent for this footprint.

KEY	
	Demolished Properties
	Sproughton (Current)
	New Build (Current)
	Original Property
	Sproughton (Proposed)



Figure 9. Aerial View of Courtenay Avenue

B. COURTENAY AVENUE BUILT FORM

i. Demolished and Rebuilt Properties

As shown on the plan below, the replacement of, and significant changes to properties on Courtenay Avenue has been ongoing for in excess of 30 years with other houses also constructed or modified/extended prior to this time that did not reflect the original style established in the 1920s and 1930s.

The updated character of Courtenay Avenue has therefore been altered to a street of enlarged houses that almost fully fill their frontages with a prevalent style incorporating Neo-Classical, Neo-Georgian, and some Arts & Crafts features. These elements now characterise the street to a much greater extent than any other character that may have existed previously. Courtenay Avenue is also a completed self-contained element within the Conservation Area. As a gated cul-de-sac it does not contribute to general experiences of the Conservation Area and sits separate from even immediately neighbouring streets. Development in this area should therefore be considered in that limited context only.



Figure 10. Plan showing the changing character of Courtenay Avenue. The green plots are properties that have been demolished and rebuilt. See Appendix for full graphic.

ii. Comparisons of Before and After Rebuilt Building Footprints

The table below compares the before and after footprints of all the rebuilt properties on Courtenay Avenue. In comparison to other new houses on the street, the proposal for Sproughton is only marginally bigger than the existing footprint, coming in at only 9% larger (with only 30m² added). The average increase of footprint on the street is 50% and half the houses on the street which have been rebuilt, mostly sitting on smaller plots that SpWroughton, have more than doubled their original footprint.

Property	Original Footprint (m ²)	New Footprint (m ²)	Area Added (m ²)	% Increase
Beaulieu	206	614	408	198%
Branksome	215	593	378	176%
High Birch	179	473	294	164%
Somerlese	217	525	309	142%
Three Oaks *	184	425	241	131%
Red Gables	204	432	228	112%
Heathways	215	437	222	103%
Oakbanks	171	342	171	100%
Courtenay House	338	653	315	93%
White Lodge *	183	334	151	83%
Ridgemount	247	392	145	59%
Ridgefield	276	413	138	50%
Bracken Knoll	264	371	107	41%
Woodlands	256	355	99	39%
Hilldown	218	276	58	27%
Sproughton	435	475	40	9%
Guildens	541		To be redeveloped	
Blue Orchard	351		Not Redeveloped	
Greenbanks	296		Not Redeveloped	
The Rydings	446		Not Redeveloped	
Fouzia	383		Not Redeveloped	
Longwood	387		Not Redeveloped	

Figure 11. The chart compares the before and after footprints of houses on Courtenay Avenue. The grey boxes are properties that have not been demolished and are thus not comparable. * Previously one plot of 367m² before becoming two plots: Three Oaks & White Lodge. For simplicity, the merged values of both the plot(s) and the new footprints have been calculated to give a total value for comparison.