



Design Statement

Submitted with a **Minor Material Amendments (Section 73) Application**
to
Planning Consent ref HGY/2022/3947

For demolition of the existing house and erection of a new detached house at

27 Aylmer Road,
London, N2 0BS

prepared by **Chassay Studio Ltd**, architects

for **Mr and Mrs Sinha**

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Introduction
Planning consent to demolish the existing house at 27 Aylmer Road and erect a new detached house on the site was granted in October 2023 under planning application ref HGY/2022/3947.

This design statement is submitted in support of a Minor Material Amendment (Section 73) Application to alter the consented design. In the design granted planning consent in October 2023 the front elevation of the house included a two-storey bay at the right hand side, which created an asymmetrical composition to the front facade.

The Section 73 application seeks consent for an amended design to the front elevation in which the two-storey bay is omitted to create a more distinctly symmetrical form and composition that creates a more elegantly formal and attractive appearance to the house yet which will remain in keeping with the character of the Conservation Area.

The amended design preserves the scale, height, architectural character, detailing and material palette of the consented design for the house, which the Council have already found to be acceptable.

We believe the new design presented here responds positively and sensitively to its setting, enhancing the character of the conservation area, while providing improved accommodation for the occupants.

When proposing a new building in a Conservation Area the fundamental obligation is that the design shall either preserve or enhance the character of the Conservation Area.

Among the 13 houses along the stretch of the south side of Aylmer Road that lies within the Highgate Conservation Area there are certain common characteristics: they are all detached, all have two storeys, all have hipped pitched roofs and all but one was built in the late 1920s/1930s. Beyond that there is no single universally consistent common characteristic of either architectural style or form. Although in earlier decades there may have been a greater degree of homogeneity, most of the houses have been altered and extended to a greater or lesser degree such that they now present a somewhat heterogeneous grouping with diverse architectural styles and palettes of materials.

Nevertheless, the proposed amended design of the new house at 27 Aylmer Road will both preserve and enhance the character of this corner of the Highgate Conservation Area.

It will preserve the character by maintaining those characteristics that are common to the twelve other houses along this stretch of the south side of Aylmer Road: it is detached, two storeys in height, with a hipped pitched roof. The proposed amended design of the front elevation has a generally overall symmetrical composition, which gives the house a dignified and elegant appearance in keeping with the character of the area.

The design for the new house also uses a palette of materials seen in several of the other houses: brown brick walls with red brick dressings around the window openings, clay roof tiles and white-framed windows.

It will enhance the character of the Conservation Area by being of very high quality. It will sit very well alongside the existing houses as a quietly elegant addition to the streetscape.

This report is accompanied by the following:

Architectural Drawings
by Chassay Studio Ltd

Planning & Heritage Statement
By DLBP Ltd

Highgate Conservation Area Note
by DLBP Ltd

Basement Impact Assessment
by JMS Group

Energy Statement
by GMS Engineering Design Ltd

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Context: Highgate Conservation Area

The site lies just within the northern edge of Highgate Conservation Area.

Highgate Conservation Area was designated in 1967 and the area covered by the Conservation Area was extended eastwards in 1990 and 1994.

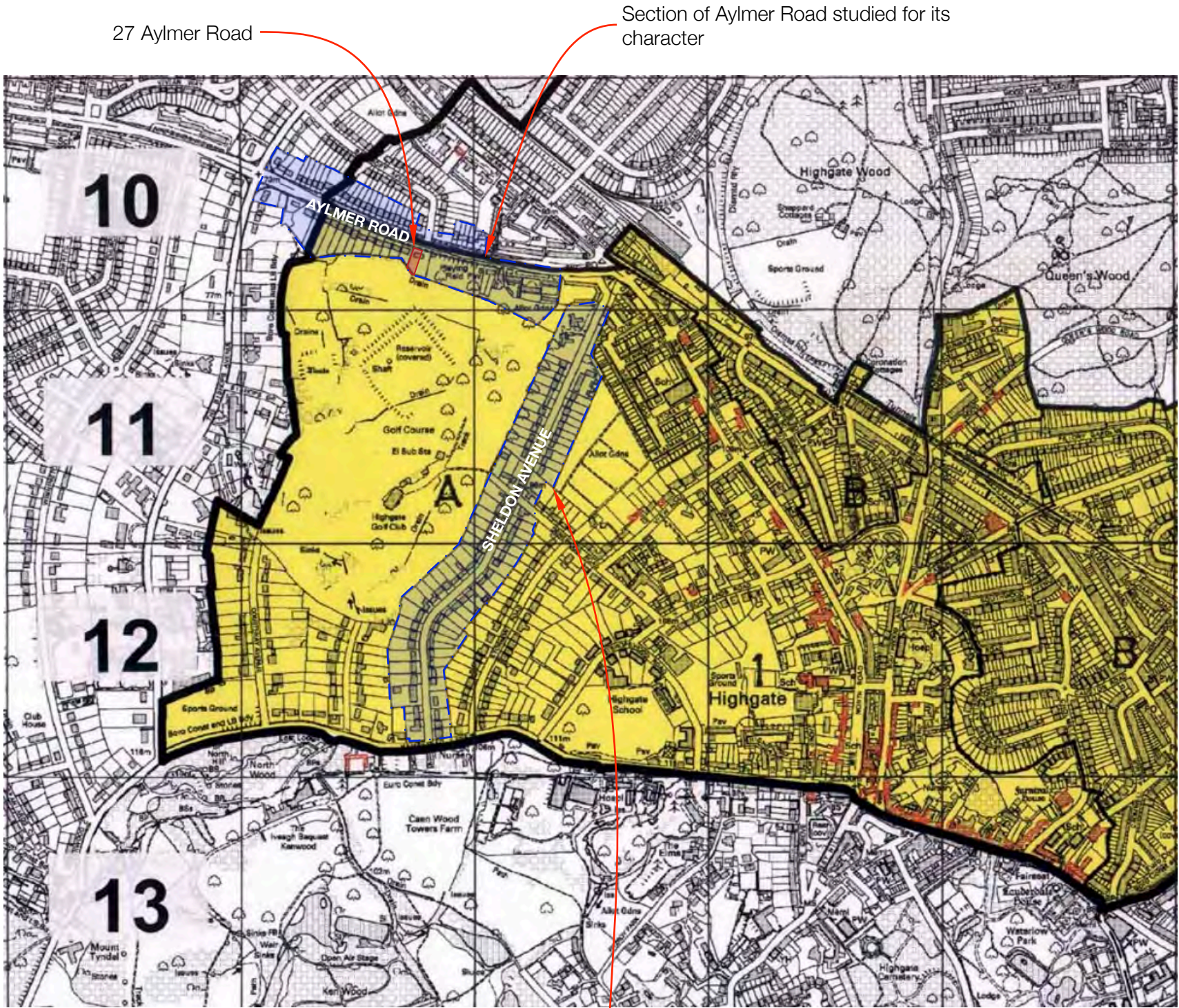
Haringey Council published the 'Highgate Conservation Area Character Appraisal and Management Plan' in December 2013. In that document the Highgate Conservation Area is divided into sub-areas. Aylmer Road is located within sub-area 7: "Bishops". Specific reference is made to Aylmer Road on page 155 of that document, including these statements:

'Aylmer Road forms part of a dual carriageway built around 1925 to relieve congestion on the Great North Road.'

'The consistent size, scale and style of the detached houses along the road, most of which have carriage driveways, and which look onto Highgate Golf Club to the rear, are a positive feature. The road also has wide verges and a handsome planting of both red and white horse chestnut trees.'

Although it may be true that there is a general consistency in the size and scale of the detached houses along the south side of Aylmer Road, it is not correct to say that the houses are of a consistent style, in fact there is a good deal of variation in style, in building materials, in date of construction and in architectural character. We have illustrated this diversity of character in the photographs on pages 5 to 7 of this report.

In preparation for creating a design for the new house that responds positively to the character of the conservation area we have studied the character of the houses on Aylmer Road and on other nearby streets within the Bishops sub-area, in particular the houses on Sheldon Avenue. Our assessment is that many of the houses on Sheldon Avenue present examples of higher quality design than those on Aylmer Road and we seek to bring some of that quality to the design of the new house proposed in this application.



27 Aylmer Road

Section of Aylmer Road studied for its character

Extract from of Haringey Council's Conservation Area Map

Sheldon Avenue was studied for its character and significance in the conservation area



1. Streetscape

Aylmer Road is a very busy trunk road and all of the houses have boundary walls facing the street to create a sense of enclosure and defensible space to their front gardens. The houses are set back behind front gardens, all of which are paved to provide space to park cars.

Although the row of houses along the south side of this stretch of Aylmer Road lie within the Highgate Conservation Area they do not individually or as a group present a character of particularly high or distinctive heritage value, either in terms of architectural quality or uniqueness.

The existing house at no.27 could be loosely described as possessing some features of Arts and Crafts style, with the gabled bay facing the street and the steeply-pitched clay-tiled roof. Nevertheless, what architectural quality it may have had in its original appearance has been greatly diminished by large scale and somewhat unsympathetic extensions and alterations to the original building.

The height of the ridge to the roof of no. 27 is higher than its immediate neighbours, but is still generally similar in height to the other houses along the south side of the road.

The houses on each side of no.27 are quite distinct from no.27 and from the other houses along this stretch of Aylmer Road.

No.27A is a relatively new house, planning permission for which was granted in August 2009. It is built of an orange-red brick with grey slate roofs and the front elevation of the house has a strongly symmetrical composition.

No.25 probably originally had a symmetrical front elevation and roof but in 2003 planning consent was granted for a two-storey extension to be added on the east side and a two-and-a-half storey gabled extension to be built onto the front elevation.



2. Existing Street Elevation, showing Nos. 27a, 27, and 25 Aylmer Road

Character of Aylmer Road within Bishops Sub-Area



View along Aylmer Road looking west showing (from left to right) no.27A, no.27 and no.25.



View along Aylmer Road looking west showing (from left to right) no.25, no.23 and no.21.

The thirteen houses on the south side of Aylmer Road from no. 5 to no.27A (odd) fall within the boundary of the Highgate Conservation Area and, specifically, within the Bishops sub-Area.

The houses all date from the late 1920s and 1930s and all have been altered from their original form and appearance to a greater or lesser degree; in some cases altered quite dramatically.

The houses are similar in size and scale, all with two storeys above ground, with some providing additional accommodation at second floor level within the roof space, evidenced by dormer windows and roof lights. All the houses have hipped pitched roofs. Some have bays that project forward from the main volume of the house, in some cases gabled and in other cases with a hipped roof.

The palette of materials used is predominantly brown brick walls and red or brown clay roof tiles. Some houses have elevations of painted render. The windows generally have white uPVC frames although no.19 has timber frames and no.23 has aluminium frames.

The houses on the north side of Aylmer Road are separated by the four lanes of traffic on the wide and busy A1 road, and have a different scale and character. They are outside of the Conservation Area. As such, those houses are not included in this contextual analysis.



View along Aylmer Road looking east showing no.23 on the right in the foreground with no.25 to the left.



View along Aylmer Road looking east showing no.19 on the right in the foreground with no.21 in the middle and no.23 to the left.



View along Aylmer Road looking east showing no.1 on the right in the foreground with no.3 in the middle and no.5 beyond to the left.

Character of the houses on the south side of Aylmer Road



27A Aylmer Road is the immediate neighbour to the east of the application site. Haringey Council granted consent for the house to be built under planning permission ref. HGY/2009/1002. The front elevation is composed symmetrically to create a formal appearance. The grey roof tiles and red-orange brick stand out in contrast to the brown brick and red/brown clay tiles of most of the other houses on this side of the road.



27 Aylmer Road is the application site.



25 Aylmer Road is the immediate neighbour to the west of the subject house. Haringey Council granted consent for the house to be enlarged and altered by the addition of a large two-storey gabled front extension and a two-storey side extension on the east side under planning permission ref. HGY/2003/0049. The rendered walls are painted in an off-white cream colour and have false quoins on the external corners. The original main volume of the house has a hipped roof and the later additions have gabled roofs.



23 Aylmer Road is two doors west of the application site. Haringey Council granted consent for the house to be enlarged and dramatically altered under planning permission ref. HGY/2016/2041. The alterations included over-cladding the original brown brickwork with new grey brickwork at ground floor and white-painted render at first floor, replacing the clay roof tiles with new dark grey roof tiles, installing new dark grey aluminium-framed windows and installing gabled dormers at both front and rear. The result has given the no.23 the appearance of a brand-new house.



21 Aylmer Road Nos. 23, 21, 19 and 17 Aylmer Road appear to have been built to the same original design. Of the four houses no.21 seems to be the one that remains closest to the original form and appearance. It can be described as an Arts and Crafts style house, with symmetrical frontage with a classical columned porch. There is some brick detailing at the external corners and window openings that gives a sense of craftsmanship. UPVC framed windows have replaced the original windows.



19 Aylmer Road mirrors the form of no.21 but has a different character given by the different porch and much plainer fenestration. Haringey Council granted consent for the house to be altered by the addition of single-storey side extensions on both sides and the conversion of the loft including removing the chimney and inserting roof lights in the front face of the roof under planning permission HGY/2016/2973.

Character of the houses on the south side of Aylmer Road



17 Aylmer Road has the same overall form and design as no 21 and was likely built at the same time. By contrast to no.21 the original brickwork has been rendered and painted cream. The porch has a hipped roof. The left-hand bay has an integrated garage at ground floor level and a single-storey extension has been added on the east side that fills in the gap between the side elevation and the party fence line.



15 Aylmer Road has attractive red brick detailing at the external corners and around the window openings. Similar to the other houses along the row to the east the main volume of the house and the projecting bay at the front have hipped roofs but to create a central focus the two-storey bay at the position of the front door has a gable.



13 Aylmer Road and no.9 appear to have been built to the same original form and design, although each has subsequently been altered in different ways. The main volume of the house has a hipped roof and the two-storey projecting bay on the front elevation has mock-Tudor half-timbering. The form and detailing is inspired by domestic Arts and Crafts architecture and is typical of much inter-war suburban housing. The walls are brick at ground floor and rendered and painted at first floor, with tile hanging details around bay windows.



11 Aylmer Road appears to also be inspired by domestic Arts and Crafts architecture with a large asymmetrical gable on the left hand side and low eaves at the front. The brickwork detailing is simple but well crafted. Similar to the immediate neighbouring houses the ground floor is in brick with painted render above.



9 Aylmer Road and no.13 appear to have been built to the same original form and design, although each has subsequently been altered in different ways. The main volume of the house has a hipped roof and the two-storey projecting bay on the front elevation has mock-Tudor half-timbering. A single-storey extension has been added at the front to enlarge the integrated garage.



7 Aylmer Road is very similar in appearance to no.9 and no.13, the main difference being that the two-storey gabled projecting bay on the front elevation, rather than being set just off centre, is set to the left hand side. Haringey Council granted consent for the new porch that extends across the front elevation to be added under planning permission ref. OLD/1989/0084.

Character of the houses on the south side of Aylmer Road



5 Aylmer Road was likely built to match No. 1 Aylmer Road, and has undergone some alterations since. The new alterations feature a classical-style porch with columns and entablature.



3 Aylmer Road is similar in form to its immediate neighbours, but with a hipped gable to the two-storey bay at the left hand side and with different fenestration.
(Note: 3 Aylmer Road is outside the boundary of the Highgate Conservation Area.)



1 Aylmer Road
(Note: 1 Aylmer Road is outside the boundary of the Highgate Conservation Area.)



Wallbrook House (next to 1 Aylmer Road). The house has a character which can be described as Arts and Crafts, and the original composition appears symmetrical with a matching pair of two-storey curved bays set on either side of the entrance porch. The porch has classical columns supporting an entablature with balustraded parapet above. A two-storey extension appears to have been added at the east side, which has broken the original strict symmetry of the composition.
(Note: Wallbrook House is outside the boundary of the Highgate Conservation Area.)

Site Plan - Comparison



Site Plan - Consented under planning permission HGY/2022/3947



Site Plan - Proposed amended design

In the design granted planning consent in October 2023 there is a two-storey bay at the west side of the front elevation, projecting forward from the main volume of the house.

In the proposed amended design this two-storey projecting bay is omitted, thereby creating an elegantly symmetrical overall form.

The main volume of the house remains in the same position on the site as the design already consented and hence the front elevation still aligns with the front of the neighbouring house at no.27A, thus respecting the building line.

The existing house has an integrated garage large enough to accommodate one car and the proposed house is also to have an integrated garage. In addition, the new house is to have a car lift that will take a car down to a second garage at basement level. In the consented design the integrated garage and the car lift are positioned at the east side of the frontage. In the proposed amended design the integrated garage and the car lift are positioned at the west side of the frontage. The car lift will be paved with the same stone paving as the rest of the forecourt and hence will be almost invisible when viewed from the street.

The footprint area of the proposed amended design for the house is only slightly less than the footprint of the design already consented. By omitting the two-storey projecting bay at the front elevation the overall depth of the house from front elevation to rear elevation is reduced, both at ground and first floor levels.

There are no changes proposed to the design of the external spaces at the sides and rear of the house.



1. Streetscape elevation - As consented under HGY/2022/3947



2. Streetscape elevation - Showing proposed amended design of the front elevation

In the design granted planning consent in October 2023 there is a two-storey bay at the west side of the front elevation, projecting forward from the main volume of the house.

In the proposed amended design this two-storey projecting bay is omitted, thereby creating an elegantly symmetrical overall form.

The proposed amended design of the front elevation has a general overall symmetry. The windows at first floor level are arranged in a regular composition. The three taller windows set at the centre of the upper floor serve the double-height entrance hall and staircase.

The porch is set at the centre of the elevation, with the flat roof of the porch canopy supported on a pair of columns at each corner.

The integrated garage is repositioned to the west side of the elevation.

The material palette of clay tiles to the roof and brown brick to the external walls, with red brick dressings at the external corners and around the window openings remains the same as the consented design.

The amended design of the proposed house respects the scale, form, height and massing of other houses on the street. The house will be a graceful presence on the street, in keeping with the character of the Conservation Area.



1. 3D view of the streetscape showing the new house as consented under planning permission HGY/2022/3947

In the design granted planning consent in October 2023 there is a two-storey bay at the west side of the front elevation, projecting forward from the main volume of the house.

In the proposed amended design this two-storey projecting bay is omitted, thereby creating an elegantly symmetrical overall form.

The proposed amended design of the front elevation has a general overall symmetry. The windows at first floor level are arranged in a regular composition. The three taller windows set at the centre of the upper floor serve the double-height entrance hall and staircase.

The porch is set at the centre of the elevation, with the flat roof of the porch canopy supported on a pair of columns at each corner.

The integrated garage is repositioned to the west side of the elevation.

The material palette of clay tiles to the roof and brown brick to the external walls, with red brick dressings at the external corners and around the window openings remains the same as the consented design.

The amended design of the proposed house respects the scale, form, height and massing of other houses on the street. The house will be a graceful presence on the street, in keeping with the character of the Conservation Area.



2. 3D view of the streetscape showing the proposed amended front elevation of the new house, illustrating how well it will sit between the neighbouring houses



1. Front (North) Elevation - As consented under planning permission HGY/2022/3947



2. Front (North) Elevation - Proposed amended design

The two-storey projecting bay is omitted, thereby creating an elegantly symmetrical overall form and a more formal and regular composition to the front elevation



3. Rear (South) Elevation - As consented under planning permission HGY/2022/3947



4. Rear (South) Elevation - Proposed amended design

Front Elevation (North)

In the design granted planning consent in October 2023 there is a two-storey bay at the west side of the front elevation, projecting forward from the main volume of the house.

In the proposed amended design this two-storey projecting bay is omitted, thereby creating an elegantly symmetrical overall form.

The proposed amended design of the front elevation has a general overall symmetry. The windows at first floor level are arranged in a regular composition. The three taller windows set at the centre of the upper floor serve the double-height entrance hall and staircase.

The porch is set at the centre of the elevation, with the flat roof of the porch canopy supported on a pair of columns at each corner.

The integrated garage is repositioned to the west side of the elevation.

The material palette of clay tiles to the roof and brown brick to the external walls, with red brick dressings at the external corners and around the window openings Remains the same as the consented design.

Rear Elevation (South)

The only change to the rear elevation is a very slight alteration to the flat roofs of the lead-clad box dormers in the rear-facing roof slope.

The three dormer windows remain arranged symmetrically on the rear slope of the roof.



1. Side (West) Elevation - As consented under planning permission HGY/2022/3947



2. Side (West) Elevation - Proposed amended design

West Elevation

Where the amended design omits the two-storey projecting bay on the front elevation this results in a reduction in the width of the west elevation.

In the consented design of the west elevation there are two windows at ground floor level. In the proposed amended design one of the two windows at ground floor level will be omitted.



3. Side (East) Elevation - As consented under planning permission HGY/2022/3947



4. Side (East) Elevation - Proposed amended design

East Elevation

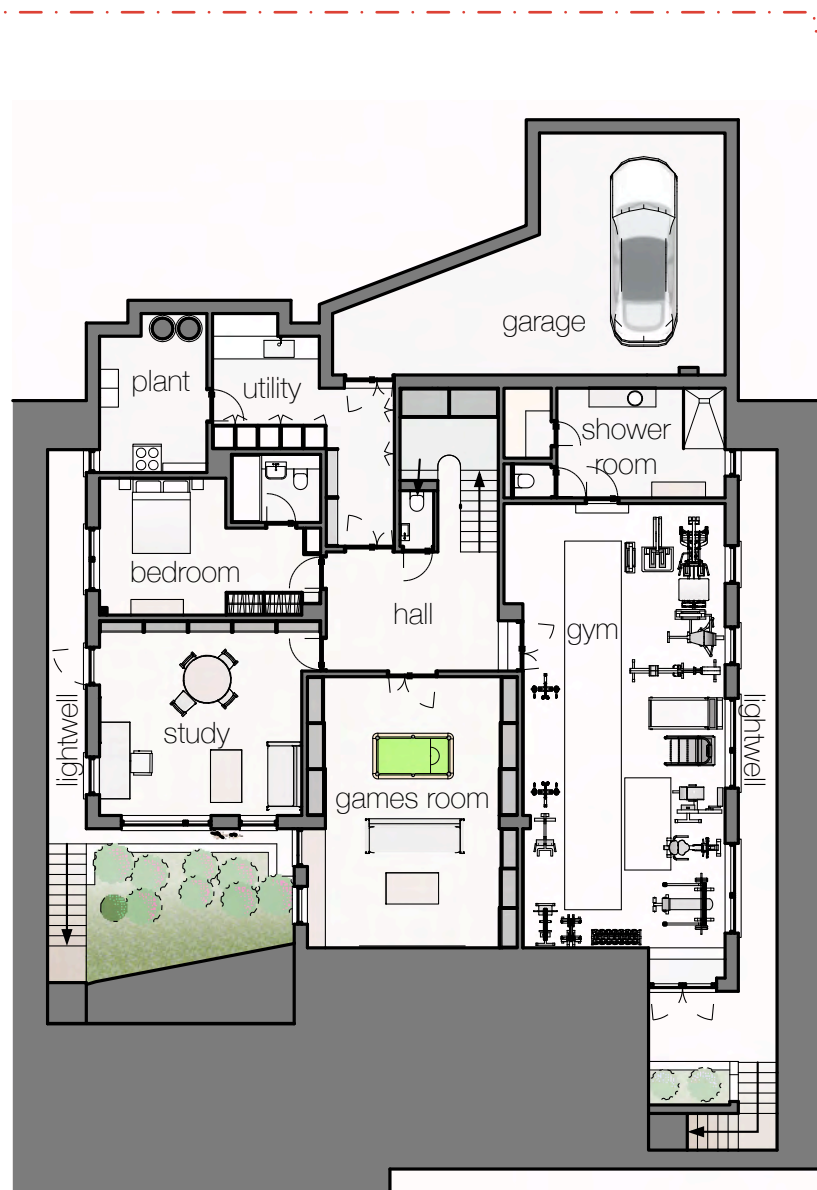
The only proposed alteration to the design of the east elevation is the slight repositioning of one window opening at ground floor level.

Basement Plan

In the consented design the basement garage and the car lift are positioned at the east side of the frontage. In the proposed amended design the basement garage and the car lift are moved to the west side of the frontage.

This change involves minor amendments to the adjacent plant room and utility room but the rest of the basement plan remains as the consented design.

The basement garage and the car lift are repositioned to the west side of the frontage



1. Basement Plan - Consented under planning permission HGY/2022/3947



2. Basement Plan - Proposed amended layout



Ground Floor Plan - Comparison



1. Ground Floor Plan - Consented under planning permission HGY/2022/3947



2. Ground Floor Plan - Proposed amended layout

Ground Floor Plan

In the consented design the integrated garage and the car lift are positioned at the east side of the frontage. In the proposed amended design the integrated garage and the car lift are re-positioned to the west side of the frontage.

This change involves relocating the learning/therapy room to the front east corner of the ground floor plan and moving the guest WC and coat cupboard.

The rest of the ground floor plan remains the same as the consented design.

An additional planting bed is added at the east side of the front elevation

Second Floor Plan

In the consented design there are two box dormers on the front-facing roof slope, which are the windows to two shower rooms.

In the amended design these two box dormers are omitted and replaced by glazed roof lights. This change involves minor alterations to the internal layouts of these two bathrooms. Other than that there are no changes to the second floor plan.



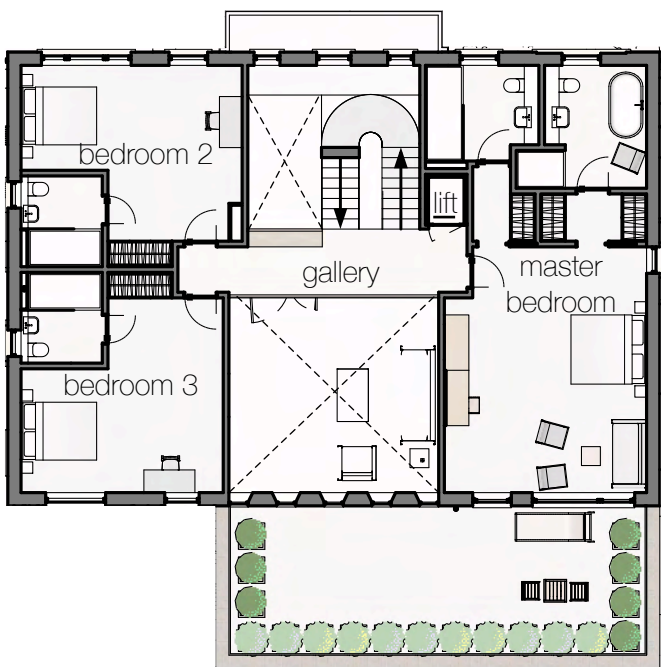
1. Second Floor Plan - Consented under HGY/2022/3947



2. Second Floor Plan - Proposed amended layout



3. First Floor Plan - Consented under HGY/2022/3947



4. First Floor Plan - Proposed amended layout

First Floor Plan

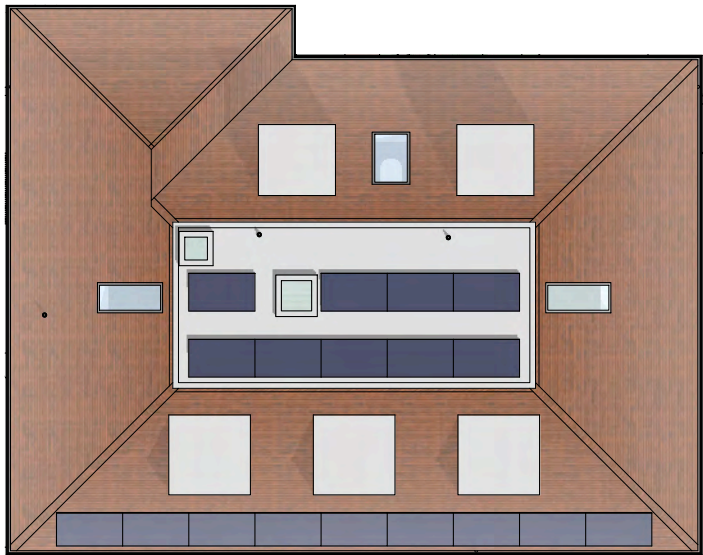
In the consented design there is a two-storey projecting bay at the west side of the front elevation. In the proposed amended design this is omitted, creating a regular rectangular plan outline at first floor level. This results in a slight reduction in the size of bedrooms 2 and 3, but both rooms remain spacious with floor areas well in excess of the minimums defined in the Nationally Described Space Standard.



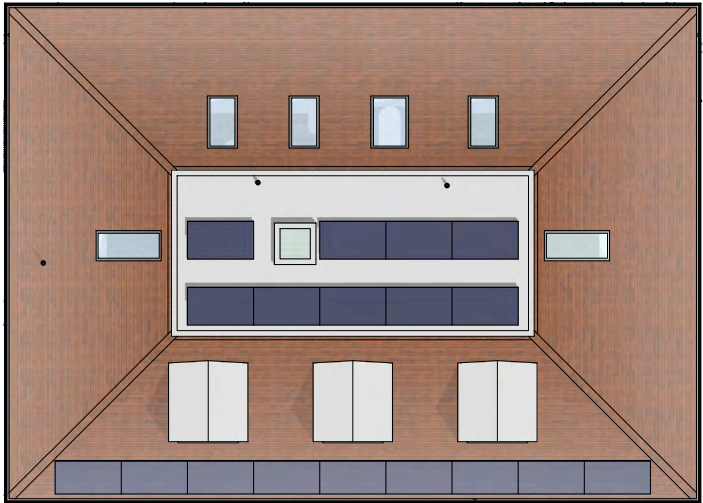
Roof Plan

Where the amended design omits the two-storey projecting bay on the front elevation this results in a simpler symmetrical composition of the roof.

In the amended design the two lead-clad box dormers on the front-facing roof slope are omitted and replaced by low-profile glazed roof lights.



1. Roof Plan - Consented under planning permission HGY/2022/3947



2. Roof Plan - Proposed amended design



Cross Section

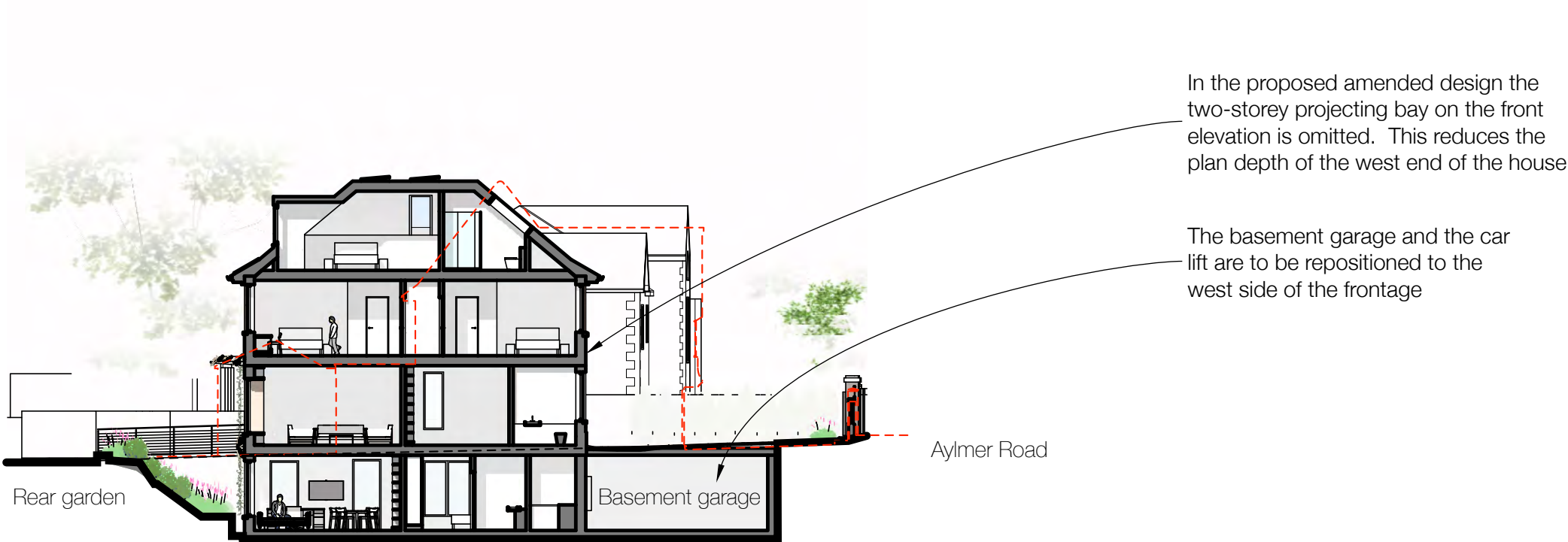
In the consented design there is a two-storey projecting bay at the west side of the front elevation.

In the proposed amended design the two-storey projecting bay is omitted. This reduces the plan depth of the west end of the house.

The storey heights, eaves height and roof height remain the same as the consented design.



1. Cross section - As consented under planning permission HGY/2022/3947



2. Cross section - Proposed amended design



1. View of the front of the house - As consented under planning permission ref. HGY/2022/3947



2. View of the front of the house - Proposed amended design

In the design granted planning consent in October 2023 there is a two-storey bay at the west side of the front elevation, projecting forward from the main volume of the house.

In the proposed amended design this two-storey projecting bay is omitted, thereby creating an elegantly symmetrical overall form, which gives the house a more formal, elegant and attractive appearance yet which remains in keeping with the character of the Conservation Area.

The proposed amended design of the front elevation has a general overall symmetry. The windows at first floor level are arranged in a regular composition. The three taller windows set at the centre of the upper floor serve the double-height entrance hall and staircase.

The porch is set at the centre of the elevation, with the flat roof of the porch canopy supported on a pair of columns at each corner.

The integrated garage is repositioned to the west side of the elevation.

The material palette of clay tiles to the roof and brown brick to the external walls, with red brick dressings at the external corners and around the window openings remains the same as the consented design.

The amended design of the proposed house respects the scale, form, height and massing of other houses on the street. The house will be a graceful presence on the street, in keeping with the character of the Conservation Area.



1. View of the front of the house - As consented under planning permission ref. HGY/2022/3947



2. View of the front of the house - Proposed amended design

In the design granted planning consent in October 2023 there is a two-storey bay at the west side of the front elevation, projecting forward from the main volume of the house.

In the proposed amended design this two-storey projecting bay is omitted, thereby creating an elegantly symmetrical overall form, which gives the house a more formal, elegant and attractive appearance yet which remains in keeping with the character of the Conservation Area.

The proposed amended design of the front elevation has a general overall symmetry. The windows at first floor level are arranged in a regular composition. The three taller windows set at the centre of the upper floor serve the double-height entrance hall and staircase.

The porch is set at the centre of the elevation, with the flat roof of the porch canopy supported on a pair of columns at each corner.

The integrated garage is repositioned to the west side of the elevation.

The material palette of clay tiles to the roof and brown brick to the external walls, with red brick dressings at the external corners and around the window openings remains the same as the consented design.

The amended design of the proposed house respects the scale, form, height and massing of other houses on the street. The house will be a graceful presence on the street, in keeping with the character of the Conservation Area.

View of the front of the house



- The amended design of the front elevation maintains the same palette of construction materials as in the design already consented under planning permission ref. HGY/2022/3947.
- Low-profile roof lights
 - Clay tiles to the roofs
 - Panels of patterned brickwork flanking the bathroom window
 - Pitched roof to have swept eaves
 - Stepped soffit detail at the eaves
 - Double-glazed windows with white powder-coated aluminium frames
 - Garage doors to the integrated garage
 - Entrance porch with paired columns at each corner to support the flat roof of the porch canopy
 - New metal railings on top of the new brick front boundary wall, to match the heights of the existing walls and railings
 - New gate piers and walls to match the height of existing, built in brick to match that of house
 - New sliding gates to match the height of the existing sliding gates
 - New planting bed
 - New garden wall in matching brick with garden gate for access to the side of the house

View of the front of the house - Proposed amended design

	Existing House	New House - Consented under HGY/2022/3947	New House - Proposed Amended Design
Gross Internal Area (m2)			
Second Floor	53.8	94.9	94.9
First Floor	116.9	142.7	134.8
Ground Floor	214.9	232.5	221.8
Basement	0	284.2	272.4
Total GIA (m2)	385.6	754.3	723.9
Footprint (m2)	241.8	Footprint at ground floor: 260.6 (Footprint at basement) 316.4	Footprint at ground floor: 254.7 (Footprint at basement): 310.5
Plot Area (m2)	1139.4	1139.4	1139.4
Plot Ratio (Ground floor footprint ÷ Plot area)	21.22%	22.87%	22.35%
Height to ridge of the roof (measured from ground level at front porch)	9.4 m	9.3 m	9.3 m
Maximum depth from front to rear at ground floor:	16.2 m	16.7 m	16.3 m
Max depth from front to rear at first floor:	9.4 m	13.4 m	12.0 m

The proposed amended design will result in a slight reduction in the floor area and footprint of the house and also a reduction in the maximum depth of the house at ground floor and first floor levels.

All the bedrooms will exceed the minimum dimensions stipulated in the Nationally Described Space Standard.

The floor area of the proposed amended design for the new house is smaller than the design consented in 2023

The footprint of the proposed amended design for the new house is smaller than the design consented in 2023 and is only very slightly larger in area than the footprint of the existing house

The plot ratio of the proposed amended design house for the house is very slightly less than the plot ratio of the design already consented

The overall height of the proposed amended design for the new house matches the height of the design already consented

The overall depth of the proposed amended design for the new house measured from front elevation to rear elevation is slightly less than the depth of the design already consented