



Land to rear of 10-12 St James's Lane

London N10 3DB

Design & Access Statement

January 2024

Matthew
Lloyd
Architects

Contents

1	Introduction 03		4	Access 26		
	1.1	Executive Summary	04	4.1	Accessibility	27
	1.2	Introduction	05	4.2	Refuse & Waste Managment	28
				4.3	Transport	29
2	Site Analysis 06					
	2.1	Site Location	07			
	2.2	Site Analysis	10			
	2.3	Site Photographs	12			
	2.4	Planning Context	14			
3	Design 15					
	3.1	Design Approach	16			
	3.2	Height & Massing Evolution	17			
	3.3	Proposed Massing	19			
	3.4	Appearance	20			
	3.5	Landscape	22			
	3.6	Sustainability	24			
			Appendices 30			
			A	Area Schedule	31	

Reference :	10SJL
Prepared by:	EL
Checked by:	ASp
Issue Date:	26/01/24
Revision No:	P01

1 Introduction

1.1 Executive Summary

1.1.1 Land at rear of 10-12 St James's Lane

This Design & Access Statement has been prepared by Matthew Lloyd Architects as part of a planning application by Mr & Mrs Hempenstall ('the Applicant'). The proposals include the construction of a detached single family dwelling on an infill site to the rear of 10-12 St James's Lane, Muswell Hill along with associated landscaping and site works.

1.1.1 Matthew Lloyd Architects

Matthew Lloyd Architects is a progressive, award-winning, design-led practice established in 1992. They are adept at creating successful contextual projects that meet the needs of the community.

The practice has worked on numerous church and heritage projects which have won acclaim for their sensitive, innovative and well-designed solutions. They have considerable experience in delivering projects within London, often within constrained sites or historic settings.

Throughout the design process Matthew Lloyd Architects look to develop a contextual architectural language which focuses on a rich materiality and refined detailing. Some examples of this approach can be seen at The Schlee House, Grade II* St Mary of Walthamstow



Figure 1.1: St Marys Walthamstow, restoration and cafe' extension.



Figure 1.2: The Schlee House, Interior view towards rear garden.



Figure 1.3: St Marys Walthamstow, elevation detail.



Figure 1.4: The Schlee House, view from back garden to facade.

1.2 Introduction

1.2.1 Introduction

Matthew Lloyd Architects were appointed in Autumn 2023 to develop design proposals for a revised planning application following purchase of the site by the Applicant. The proposals build upon the principles established by the Full Planning Permission granted for the site in 2011.

The aims of the application are to:

- Provide a high-quality contextual architectural response to a constrained infill site within the Muswell Hill Conservation Area.
- Reconfigure the building plan to support the requirements of the Applicant and contemporary living standards to enable the property to become their long-term family home.
- Upgrade the design to comply with current Building Regulation in terms of accessibility and sustainability.



Figure 1.5: Google earth, north west aerial view with boundary line.

 Site Boundary 475 Sqm

2 Site Analysis

2.1 Site Location



Figure 2.1: Aerial photograph of Muswell Hill.

2.1 Site Location



Figure 2.2: Aerial North view



Figure 2.3: Aerial East view



Figure 2.4: Aerial South view



Figure 2.5: Aerial West view

2.1.1 Wider Context

The site (outlined in red) is situated at the western end of St James's Lane, approximately 60m from Muswell Hill Broadway. Muswell Hill is characterised by steep topography and Edwardian Architecture. At the corner of Muswell Hill Broadway and St James's Lane sits the Grade II listed Church of St James and Vicarage. The entirety of the site and its immediate surrounds are within the Muswell Hill Conservation Area.

2.1 Site Location



-  Site Boundary
-  Conservation Area
-  Grade II Listed Building
-  Locally Listed Building

Key

Figure 2.6: Location Plan.

2.2 Site Analysis

2.2.1 Site Context

The site is approximately 475 sqm (0.0475 ha) and is located to the rear (South West) of the properties at 10 + 12 St James Lane and to the rear (North West) of the properties at 20 – 24 Church Crescent

The site is accessed from the north via a private drive, which forms part of the site area, connecting to St James's Lane. It is bound on four sides by the gardens of neighbouring properties. To the south of the site is a substantial retaining wall, c.6m in height, which navigates the c.4.5m level change between Church Crescent and St James's Lane.

-  Site Boundary
-  Conservation Area
-  Grade II Listed Building
-  Locally Listed Building

Key



Figure 2.7: Historical Context OS Map.

2.2 Site Analysis

2.2.2 Site Constraints

The area is residential in character with most surrounding properties being either single family dwellings or flat conversions. Immediately adjacent to the east is an eight-storey retirement community, Bishop's View Court, which overlooks the rear of properties to St James's Lane. Generous separation distances are present between the site and all surrounding habitable rooms ensure that suitable privacy can be maintained.

Due to the site topography, there is limited direct light from the south during the winter months, however, general lighting levels to the site are good with high quality morning and evening light experienced throughout the year.

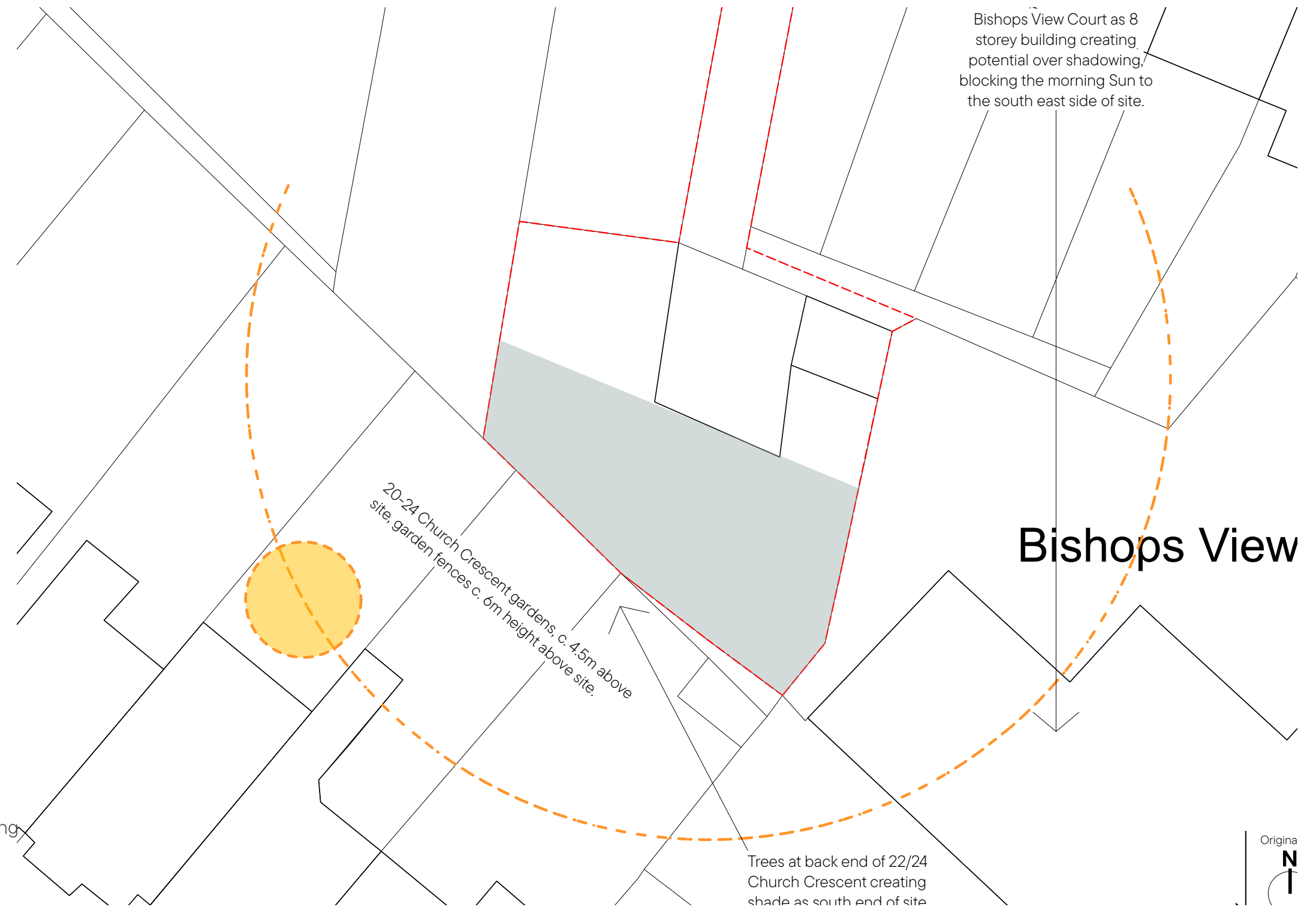


Figure 2.8: Sun Path Analysis.

■ Limited aspect and daylight due to neighbouring buildings (indicatively shown)

■ Sun Path

Key

2.3 Site Photographs

2.3.1 Site Conditions

The current site condition is levelled and cleared scrub land. A series of site works have been completed including construction of retaining walls and installation of piles.

The eastern boundary consists of a brickwork wall, which is in poor condition. At the northern end is a single storage brick garage which is also in poor condition.

The site entrance has been secured with a temporary hoarding and gate.

There are no trees present in within the site boundary or immediate vicinity. Please see full details in the Arboricultural Impact Assessment submitted separately for full details.



Photo 01: St James's Church



Photo 02: St James's lane east view

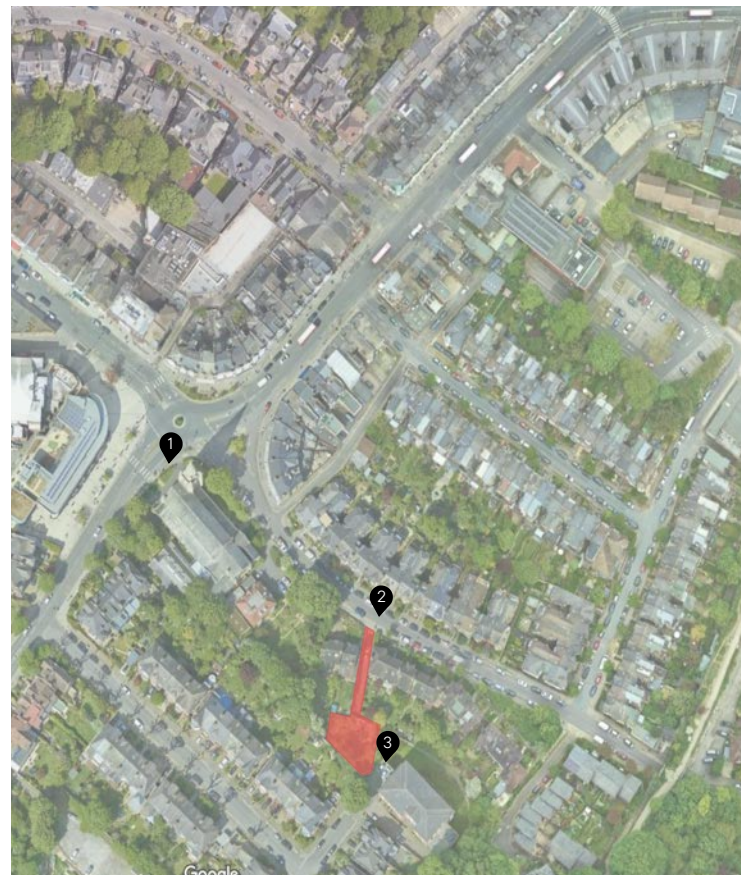


Figure 2.9: Site Ariel View



Photo 03: Bishops view court

2.3 Site Photographs



Photo 05: Existing garage within site boundary.



Photo 06: Boundary wall to Bishops View Court grounds.



Photo 07: Existing buttress retaining Church Crescent garden wall.

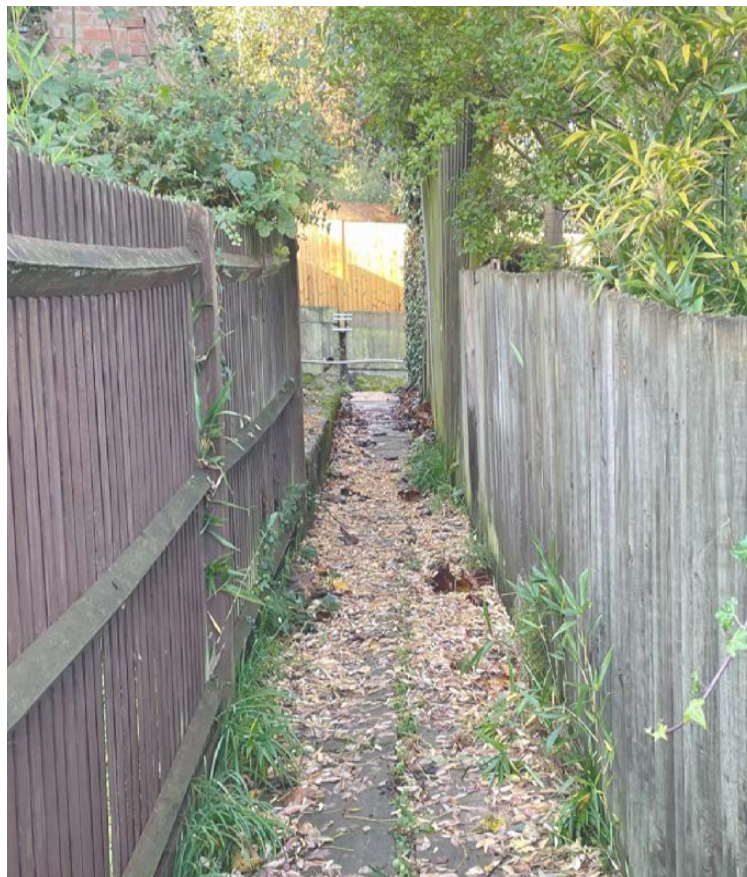


Photo 04: Pathway that leads to the site from Bishops View Court grounds.



Figure 2.10: Site overview.

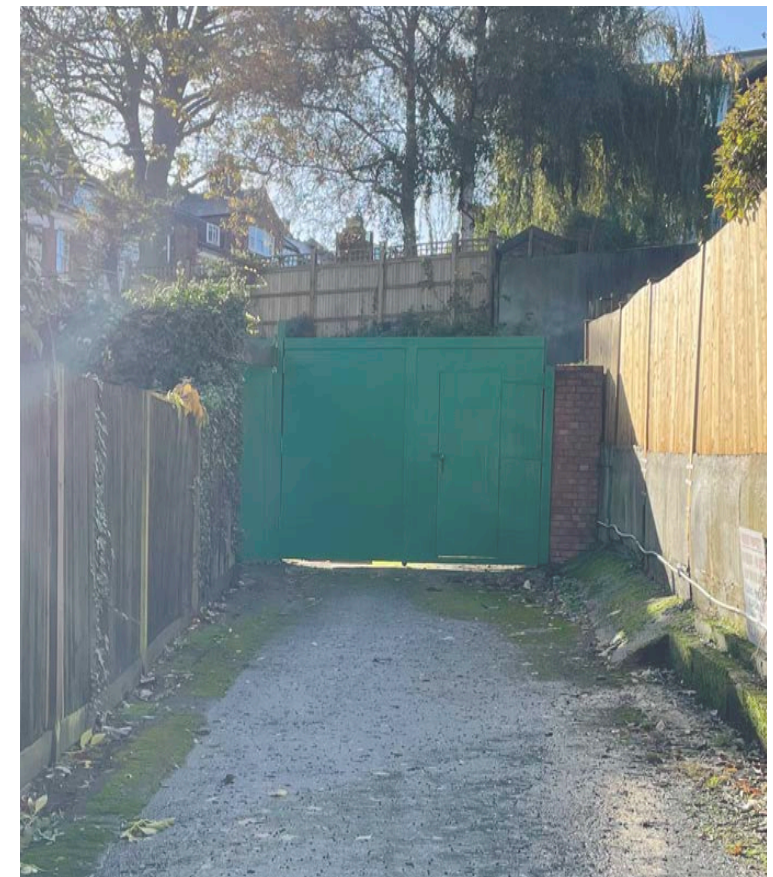


Photo 08: Site entrance view from 10-12 St James's Lane.

2.4 Planning Context

2.4.1 Approved Previous Planning Consent

Land at rear of 10-12 St James's Lane

Full Planning Permission for a four-bedroom detached single family dwelling was awarded on 19/12/2001 (HGY/2011/1550) with a Certificate of Lawfulness granted on 08/08/2022 (HGY/2022/1757) recognising that Material Operations have been implemented on the site.

The permission has established precedent of the following principles for the site:

- The site is suitable for C3 land use.
- A total quantum of development of circa. 280 sqm is acceptable, noting that the previous application stated an internal area of 197 sqm which disregarded an extensive garage at ground floor.
- A maximum ridge height of +106070 is acceptable.
- Development of the site will not unduly impact neighbours' privacy or amenity, subject to suitable consideration of windows and outside space.
- Vehicle and pedestrian access can be accommodated via the driveway connecting to St James's Lane.

The new proposal seeks to resolve several issues identified with the current consent:

- An architectural response which is inconsistent with the surrounding Conservation Area due to proposed form and materiality.
- Privacy issues to neighbouring gardens to the north due to a raised garden adjacent to the boundary.
- Layouts which poorly utilise the available site opportunities in relation to natural light, ventilation, and amenity.
- Updated Building Regulation requirements relating to accessibility and sustainability which have been subject to change since the initial application.

Each of the above points will be discussed in further detail in subsequent sections.

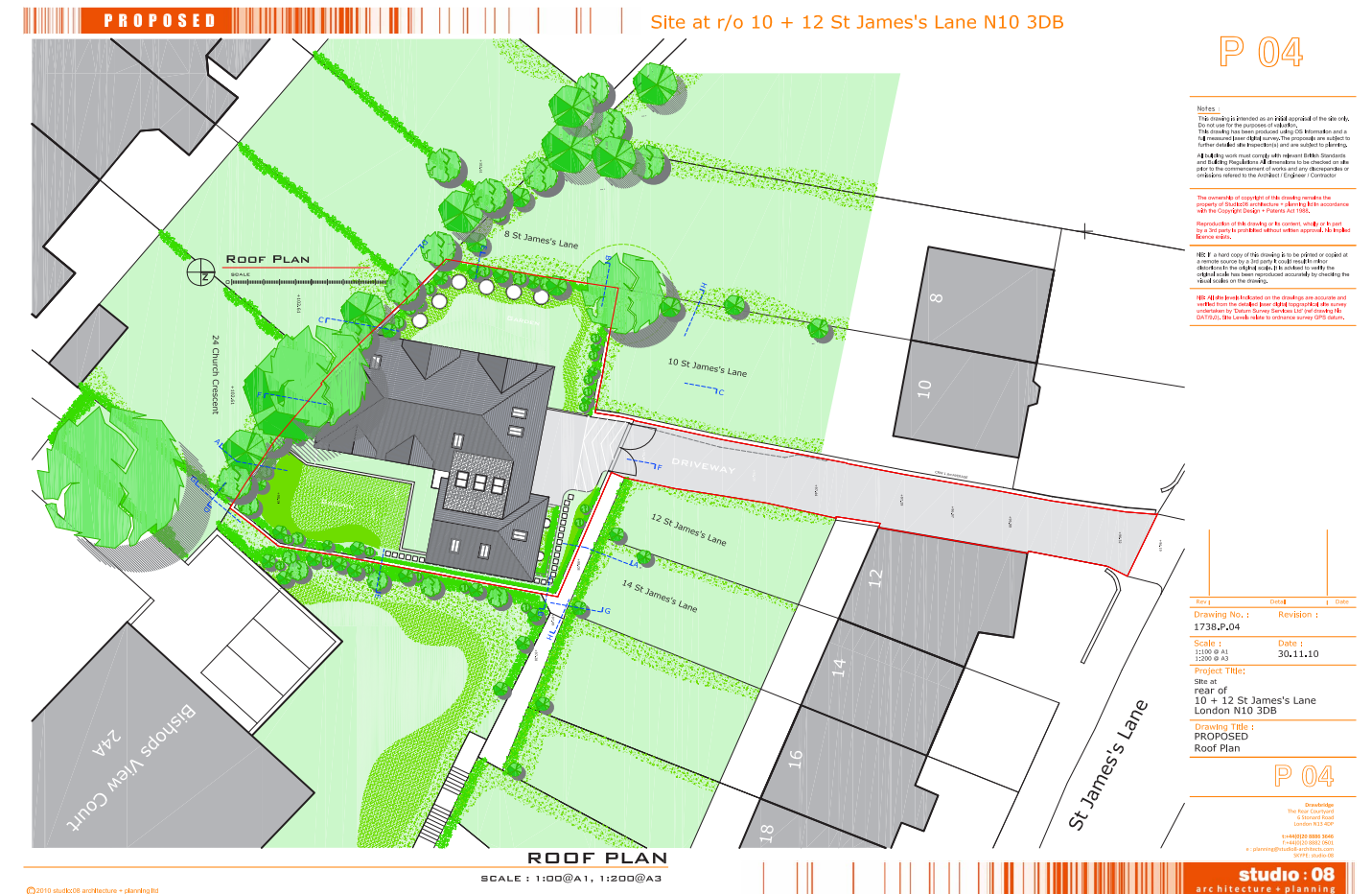


Figure 2.11: 3D Roof plan of existing consent by Studio: 08.



Figure 2.12: Rendering of existing consent 3D model (north west view).

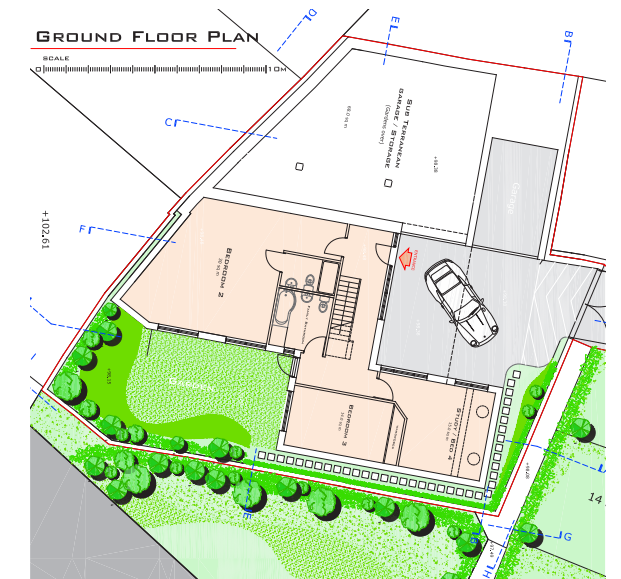


Figure 2.13: Ground floor plan of existing consent.

3 Design

3.1 Design Approach

3.1.1 Design Approach Summary

The proposed design has been carefully considered to ensure an architectural response which is specific to the site context, both in terms of how the layout responds to the constraints and opportunities of the immediate site, and how the design responds to the wider Conservation Area.

3.1.2 Concept

London has a rich history of utilising back land sites between terraces of houses. Historically these sites would be utilised for light industrial uses. Based on this local precedent the use of industrial forms, such as saw tooth roofs, was interrogated as an appropriate architectural response.

Saw teeth were used to bring stable light into deep plans via clear storey windows. The proposals seek to utilise this approach to ensure effective management of overlooking issues whilst ensuring high quality internal lighting.

Often entered via narrow passages, these historic back land sites add texture to the cityscape through layering of architectural forms and framed views. The sculptural form of the proposed roof acts as a focal marker at the end of the long entrance drive, whilst punctuation through the use of courtyards creates layered views across the site.

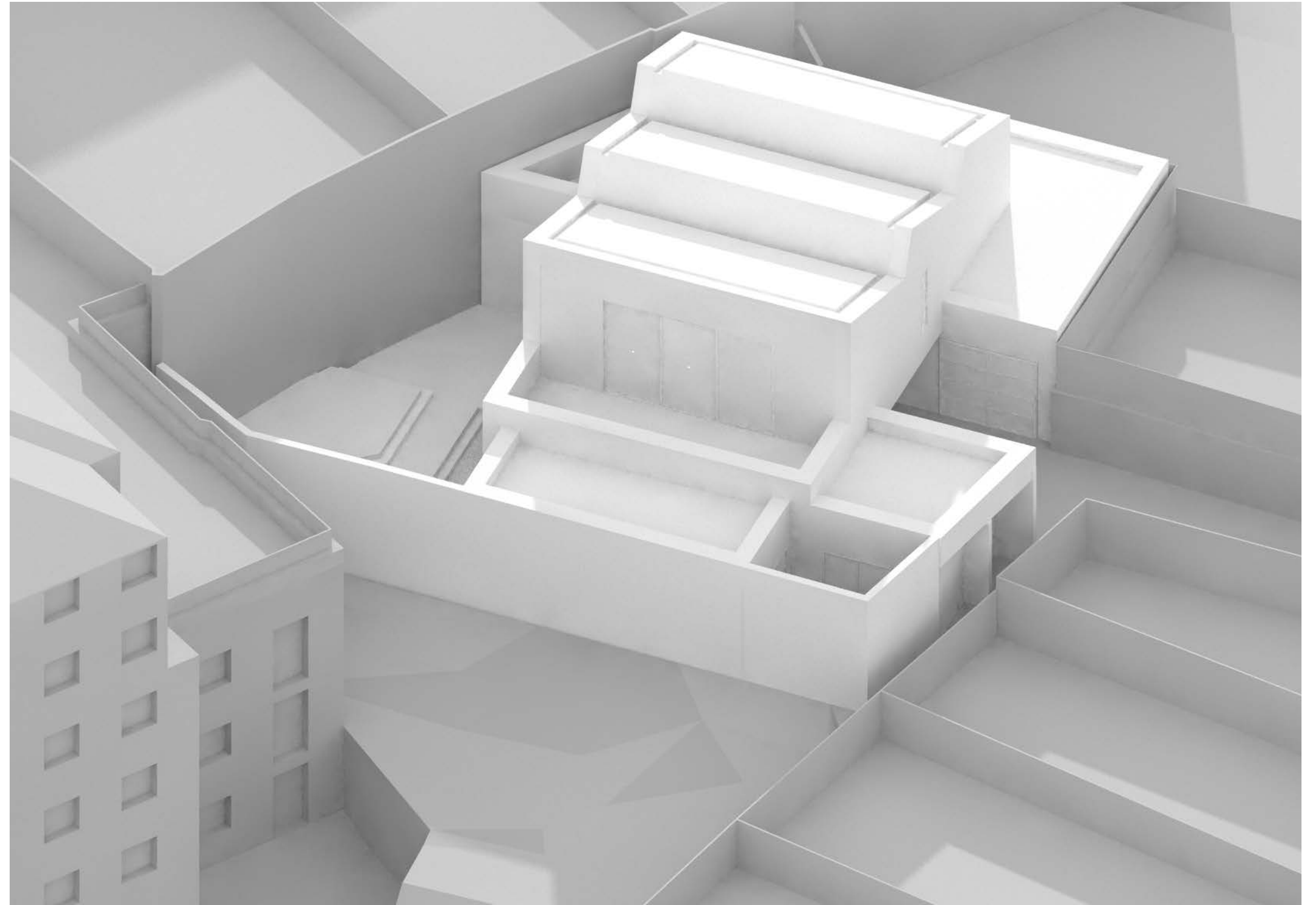


Figure 3.1: Render of massing model and context in 3D, north east view.