



14-37 AYLMER PARADE.

C4189 DS01 DESIGN & ACCESS STATEMENT - REV #

JANUARY 2024

placemaking for life.

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Rev:	Date:	Comments:	Name:	Check:
#	29.11.2024	Issued for Planning	SKL	SoN

1.0 INTRODUCTION

- 1.1 The proposal seeks to create 4no. new 3 bedroom (4 person) townhouses to the rear of Aylmer Parade, replacing 9no. existing garage outbuildings, currently used for storage, to create a two storey mews-like development.
- 1.2 This document has been produced to support the pre-application submission for the proposed design revision to the approved application HGY/2020/2291. This pre-application concept seeks feedback related to the acceptability of the revised proposal, likelihood of approval, and aspects where the council would seek changes when submitted for planning permission.
- 1.3 This pre-application design concept has been prepared following the principles of a Design and Access Statement. It summarises the process undertaken by the design team to form the proposed development submitted and addresses the use, amount, layout, scale, landscaping, appearance and access.
- 1.4 The application site totals 181 sqm, as highlighted by the red boundary on the plan (right, figure 1.0). The areas highlighted in blue show partial ownership of some properties within Aylmer Parade. It is noted that the service road behind Aylmer Parade, in which the site is accessed, is owned by others, and therefore a Right of Way is established.

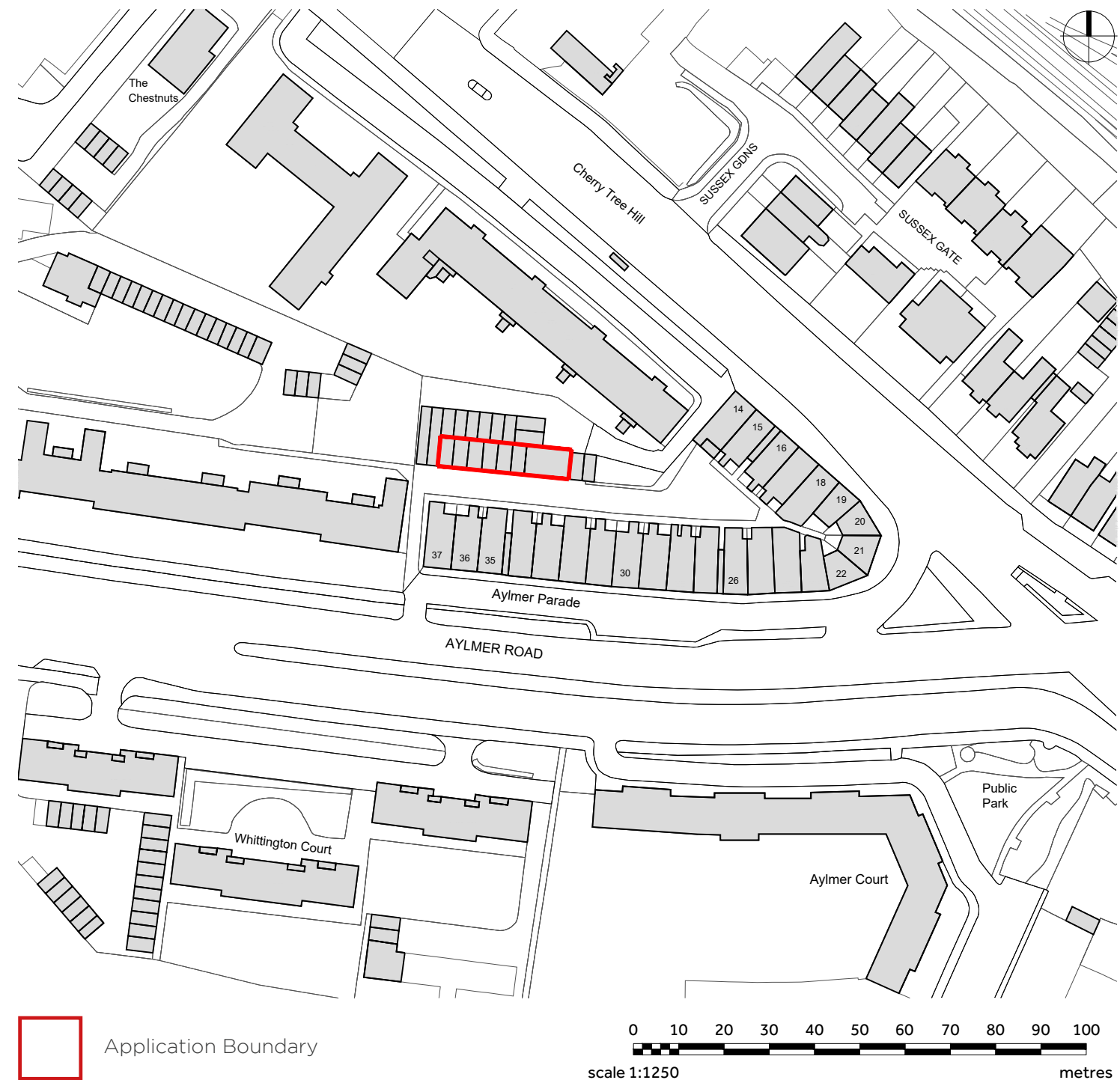


Fig. 1.0 | Site Location Plan

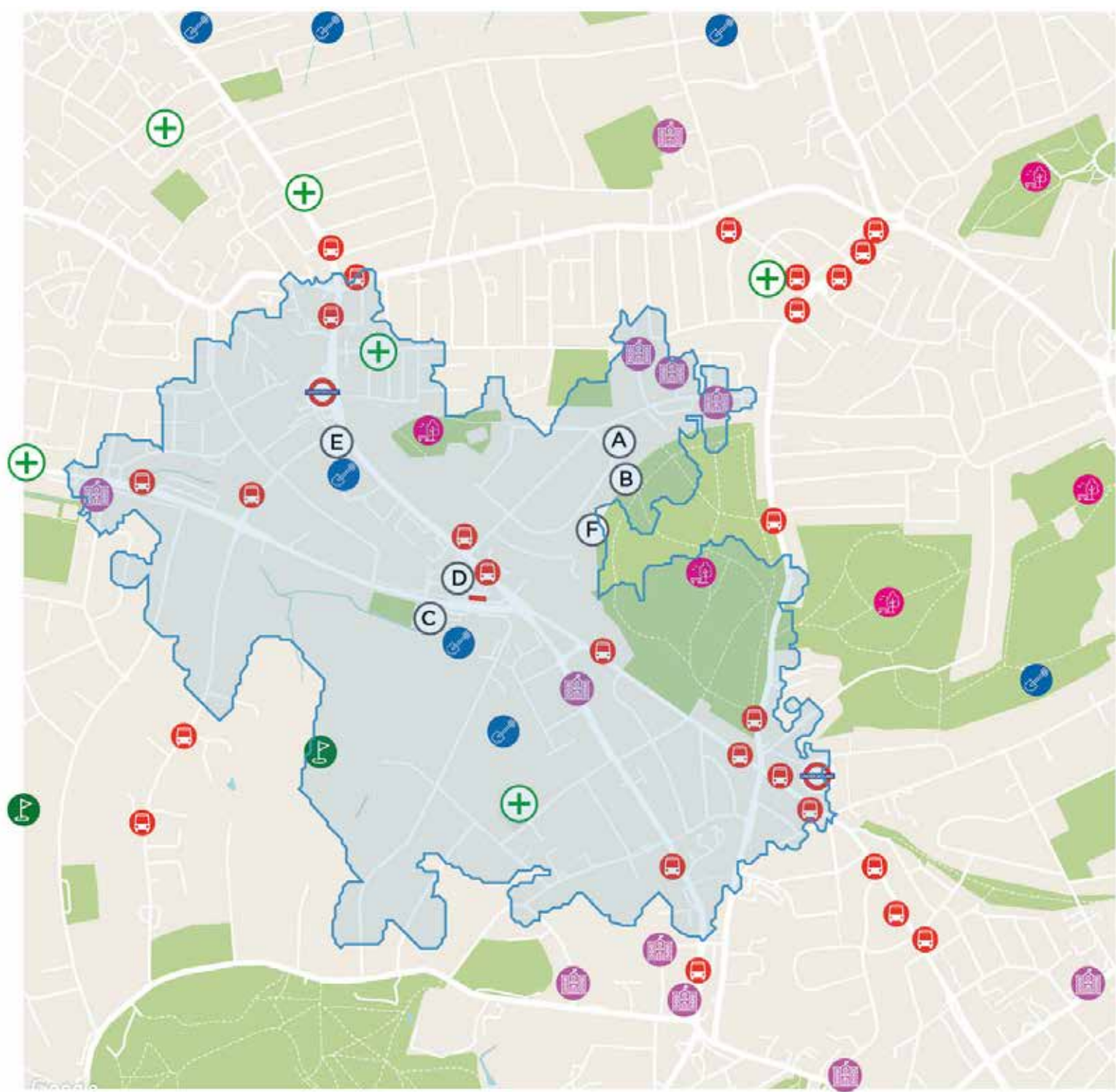
2.0 Site Context | Site Location

2.1 The site is located to the rear of Aylmer Parade, Highgate, London. Aylmer Road forms part of the A1, which runs from North West London (Hampstead) towards the centre of London. Aylmer parade has been informed by the arrangement of these arterial roads running North and south of the site.

The area is predominantly residential, with commercial premises lining the railway line. Areas of green space exist to the north and east of the site, such as Highgate wood, Highgate Allotments and Highgate Golf Club.

2.2 Figure 2.0 (right) shows that a series of local amenities are accessible within a 15 minute walk of the site. Heading South East, Highgate Underground Station, the local retail and leisure provisions afforded by Archway Road, and Highgate Wood are all accessible.

Alternatively, heading North West residents can access East Finchley, the nearby allotments and the local town centre along High Road. As can be seen a series of schools are also available within the area.



Key

— Site boundary	⊕ Medical Centre	🏡 Public Parks
🚇 Tube Station	🌱 Allotments	🎓 Schools
🚌 Bus Stop	⌛ Golf Course	

Fig. 2.0 | Site Context & Local Amenities Study

2.0 Site Context | Character Study

2.3 The built form surrounding the site ranges between two and four storeys. Within the local urban realm, there are clusters of individual developments contributing to buildings with a variety of scale, form and massing. There are also varying palettes of materials and fenestration treatment; whilst the facing materials of buildings is predominantly buff or red brick there exist more contemporary design solutions utilising timber, render and metal cladding. In instances where these more contemporary facing materials have been utilised they use tones that are sympathetic to the existing brickwork that is prevalent within the area.

It is recognised that, generally, recent developments have avoided pastiche, and moved closer to a contemporary design approach. These developments have been, broadly, more successful in complimenting their urban setting.



2.0 Site Context | Photo Study

Site Location

2.4 The site is centred on Ordnance Survey (OS) National Grid Reference (NGR) 188637 North and 527678 East. It is bounded to the North, East and West by single story outbuildings/garages, and to the South by the service road to Aylmer Parade.



Fig. 2.2 | Site Location [Aerial Photo]

Levels

2.5 The site has a gradual upward slope from West to East, with a gradient shallower than 1:21.

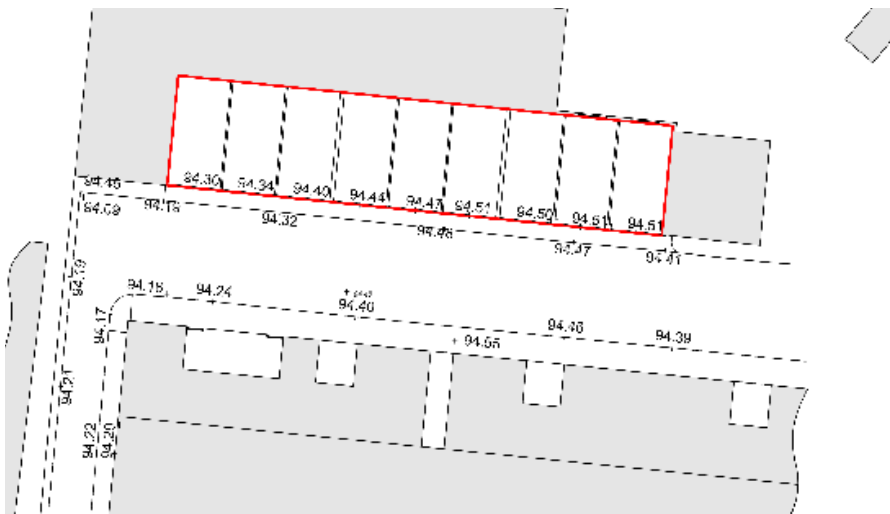


Fig. 2.3 | Site levels, as existing

Photographical survey

2.6 The photographs on the following pages provide an indication of the site at the time of the initially submitted application. All photographs were taken in March 2019 on a slightly overcast day.

The photographs demonstrate how the current outbuildings (see p.7) add little value to the quality of the environment. Image H in particular shows that with ownership of the space improvements such as planting by residents are created, improving quality of space and subsequently perception of safety. Photographs F, J & K highlight how the residents of Aylmer parade access their properties from street level. This emphasises the opportunity that providing street level access to a new residence opposite affords for chance social encounters, neighbourliness, and perception of safety.



A | View looking East down Aylmer Road



B | Site Entrance from Aylmer Parade



C | Site Entrance



E | Pedestrian access



D | Pedestrian access from Great North Road

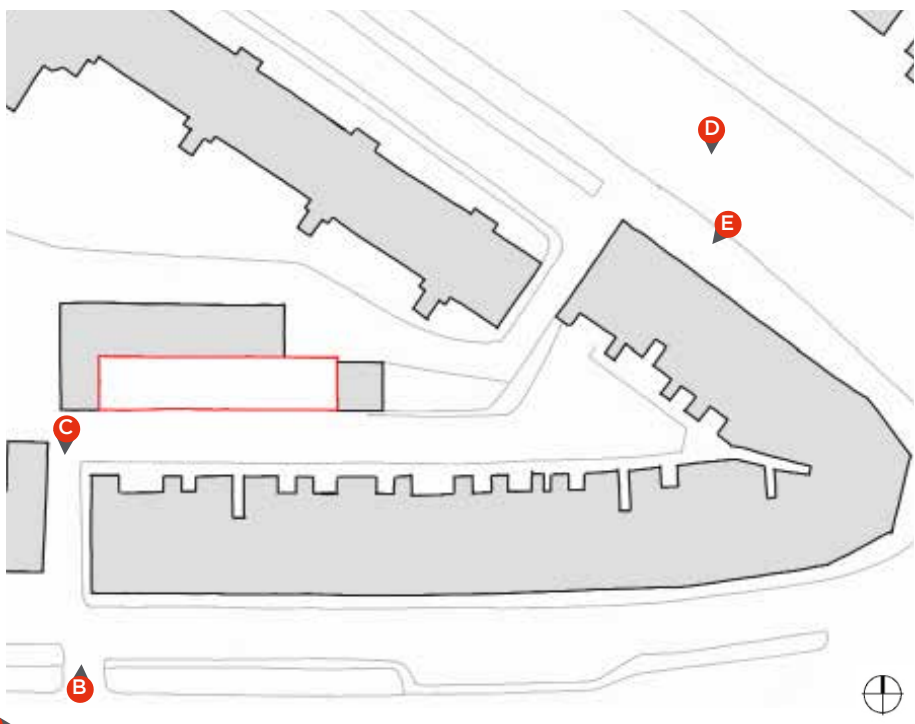


Fig. 2.4 | Site photograph legend, identifies photo locations A - E.

2.0 Site Context | Photo Study

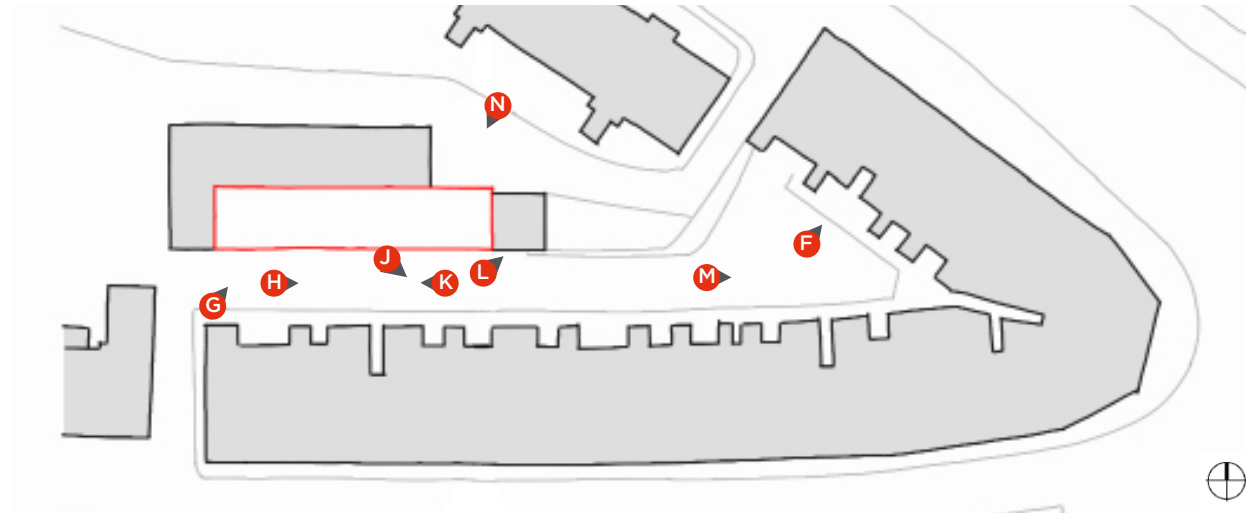


Fig. 2.5 | Site photograph legend, identifies photo locations F - N.



F | View toward pedestrian access from within Aylmer Crescent



G | View looking down Aylmer Parade at site (Green garages)



H | View looking down Aylmer Parade



J | View looking at properties opposite site



K | View looking up Aylmer Parade onto Manor Court



L | View looking at Links View properties behind site



M | View looking at properties at the end of Aylmer Parade



N | View looking at garage that back onto site

2.0 Site Context | Access & Statutory

Site Analysis

- 2.7

The site itself is currently occupied by 9no. former garage outbuilding, currently leased for storage purposes only. These are to be demolished to facilitate the development.
- 2.8

Access can be sought to the site via three existing pedestrian walkways through Aylmer Parade, or via the existing Service Road. The Service Road is a private road, owned and managed by an independent company, of which a Right of Way is established.

The site is identified as having good access to public transport. The nearest bus stop is a 115m walk from the site, serving the 143, 234 and 263 northbound services. Bus Stops with shelters exist along Great North Road and Archway Road. The site is located between a 10-12 minute walk to either Highgate or East Finchley tube stops. The Zipcar car club is also located approximately 350m from the site.
- 2.9

There there are no areas of flood risk within close proximity to the site (see figure 2.6, below), nor are there any protected tree's identified within the curtilage of the site. The site is close to, but not within the conservation area of Highgate.

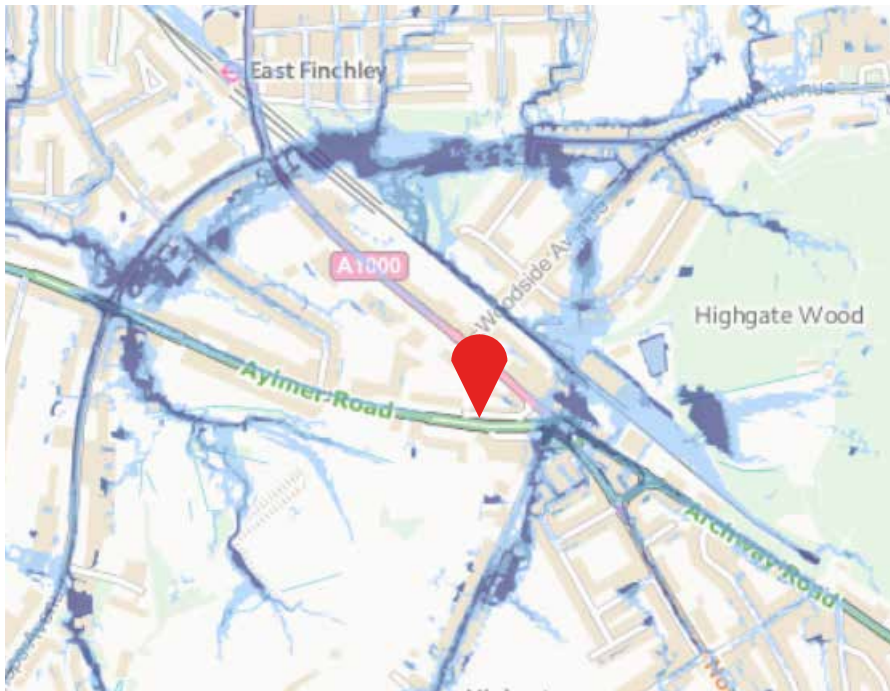


Fig. 2.6 | Flood risk, gov.uk flood map for planning

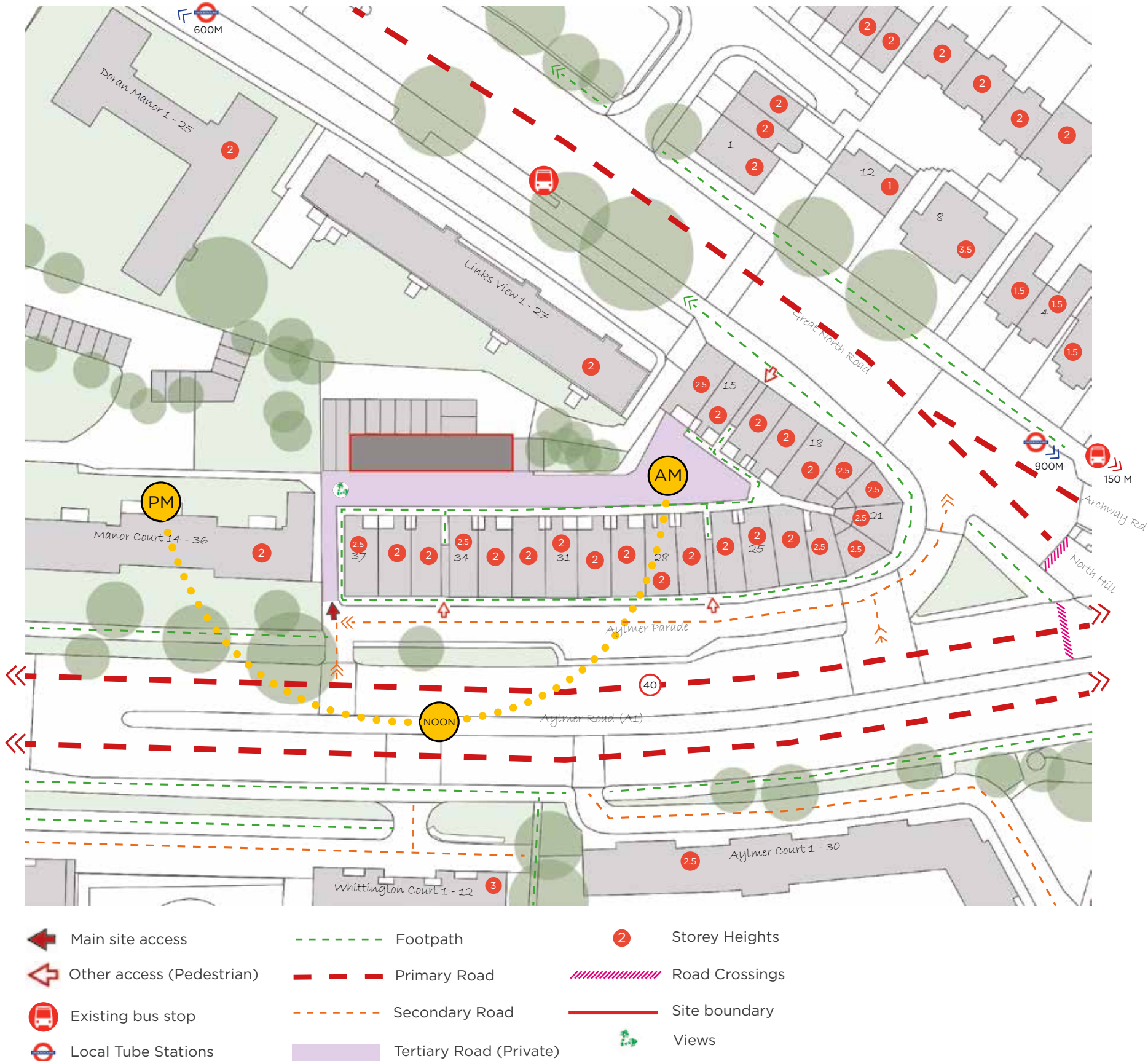


Fig. 2.7 | Site Access, views, and solar path study

2.0 Site Context | Development Response

Site Challenges

2.10 The site is a small piece of land, with party walls abutting other existing outbuildings on three sides, whilst this limits outlook, the primary facade is south facing.

The site is within close proximity to neighbouring residential properties. Creative solutions require exploration to address any massing and overlooking concerns.

Existing buildings in the area evoke the character of postwar housing. Given the discrete site location and infill character of the site it is considered appropriate to design in a contemporary manner in order to create legibility and distinction between developments.

The site is situated immediately adjacent to a shared access road. The design will need to respond in a manner that mitigates this aspect. Whilst footfall will be low, fenestration will need to consider privacy for new residents and proximity to footpaths.

Site Opportunities

2.11 The site access is already established for both pedestrians and vehicles.

The residential use class is already prevalent within Aylmer parade, the proposal seeks to transform the shared access road into a mews, generating a more convivial environment.

The proposal has the opportunity to create an improved outlook for the tenants / owners of Aylmer Parade. Opportunities exist to encourage the improvement of public realm around the Service Road, making it more pedestrian friendly with small pockets of landscaping.

There is an opportunity to create a interesting and unique development wholly responsive to the site in which it sits. Particularly responding to the existing material palette of surrounding properties.

Development Strategy

2.12 The scale of the site presents the opportunity for townhouses with individual private entrances. Bin and cycle storage in line with local policy can be provided within the curtilage.

Outlook would primarily be south facing, with opportunity to introduce top light through rooflights and garden terraces to the rear of the plot. To address proximity to Aylmer Parade, appropriate screening can be introduced where existing habitable rooms lie, and to address the proximity of the Service Road, a raised ground floor can be introduced to aid privacy.

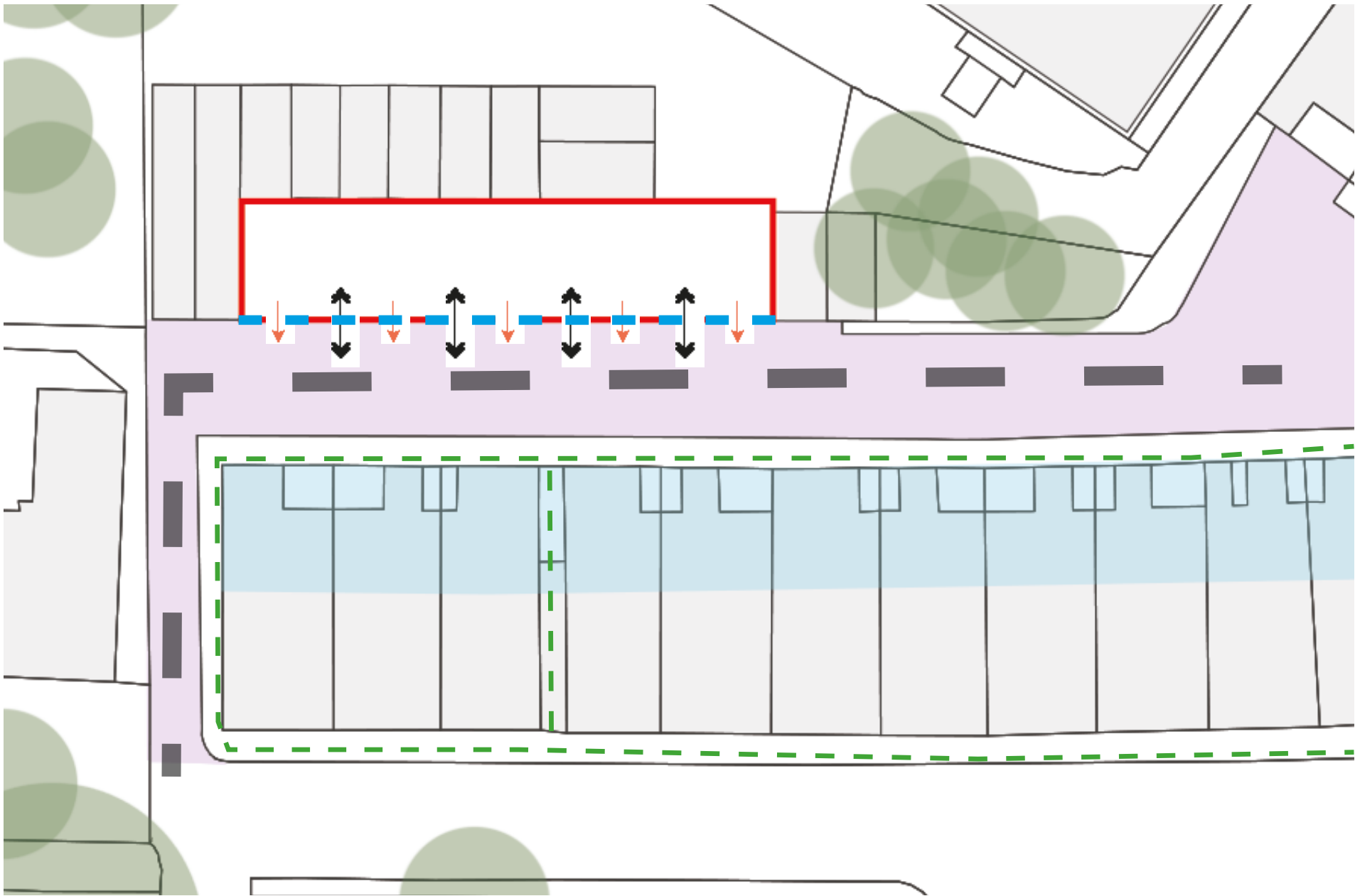


Fig. 2.8 | Development Strategy

3.0 Planning Policy | Overview



SP2: Housing

Policy SP2 states that the council will aim to provide homes to meet Haringey’s housing needs by meeting and exceeding the minimum target of 19,802 homes between 2011-2026.

In compliance with SP2 the proposal meets the housing design standards as set out in the London Housing SPG.



SP4: Working Towards A Low Carbon Haringey

Policy SP4 states that from 2011 onwards, all new residential development should achieve a minimum 25% reducing in CO₂ emissions. Developments are also required to achieve a reduction in predicted carbon dioxide emissions of 20% through on site renewable energy generation.

The proposal seeks to integrate a high level of fabric efficiency to exceed the 25% operational carbon emissions and incorporate on- site renewables.



SP7: Transport

Policy SP7 seeks to tackle climate change, improve local place and environmental and transport quality by minimising congestion and public transport. The policy promotes public transport, walking and cycling.

The proposal creates suitable parking provision for vehicles based upon census information and a parking stress survey. Cycle storage provisions are in keeping with Haringey requirements of 2no. parking spaces per home.



SC1: Highgate's Housing Need

Policy SC1, highlighted within A Plan For Highgate (2017) identifies the need for a minimum of 300 additional housing units in Highgate up to 2026, the inclusion of smaller units are welcomed.



Policy SP11: Design

All new developments should enhance and enrich Haringey’s built environment and create places that are high quality, attractive, sustainable, safe and easy to use.

Design should be of the highest standard, enhancing the sense of place and identity. Designs should promote social inclusion, and create a well connected and safe to use public realm.



SP13: Open Space and Biodiversity

New development shall protect and improve Haringey’s parks and open spaces. Development should contribute to wildlife and ecological habitats where possible, and include green and brown roofs / rainwater harvesting where possible.

4.0 Planning History | Nearby Applications

- 4.1.1 A number of applications have been made in close proximity to the site which relate to its development, these have been outlined briefly below:
- A** 22A Aylmer Parade - HGY 2006/1486 | **Approved**
The conversion of 1st and 2nd floor office accommodation into 1no. one bedroom and 1no. two bedroom apartments, including the conversion of a roof space into living space.
 - B** 29/31 Aylmer Road - HGY2012/0554 | **Approved**
Removal of the existing property, 29-31 Aylmer Road and erection of 9 residential units in one building ranging from 4/5 storeys.
 - C** 27 Aylmer Road - HGY2009/1002 | **Approved**
Partial demolition to the existing property and the erection of a 2.5 storey detached house with a garage building to the front of the site.
 - D** 7 Sussex Gardens - HGY2018/1434 | **Approved**
 - E** 50 Great North Road - HGY2015/2279 | **Approved**
Both applications sought prior approval for the change of use from an existing garage into habitable accommodation located within Sussex Gardens.
 - F** 76 - 78 Great North Road - HGY2017/1432 | **Approved**
The change of use of large a HMO to provide 2 x five bedroom houses.

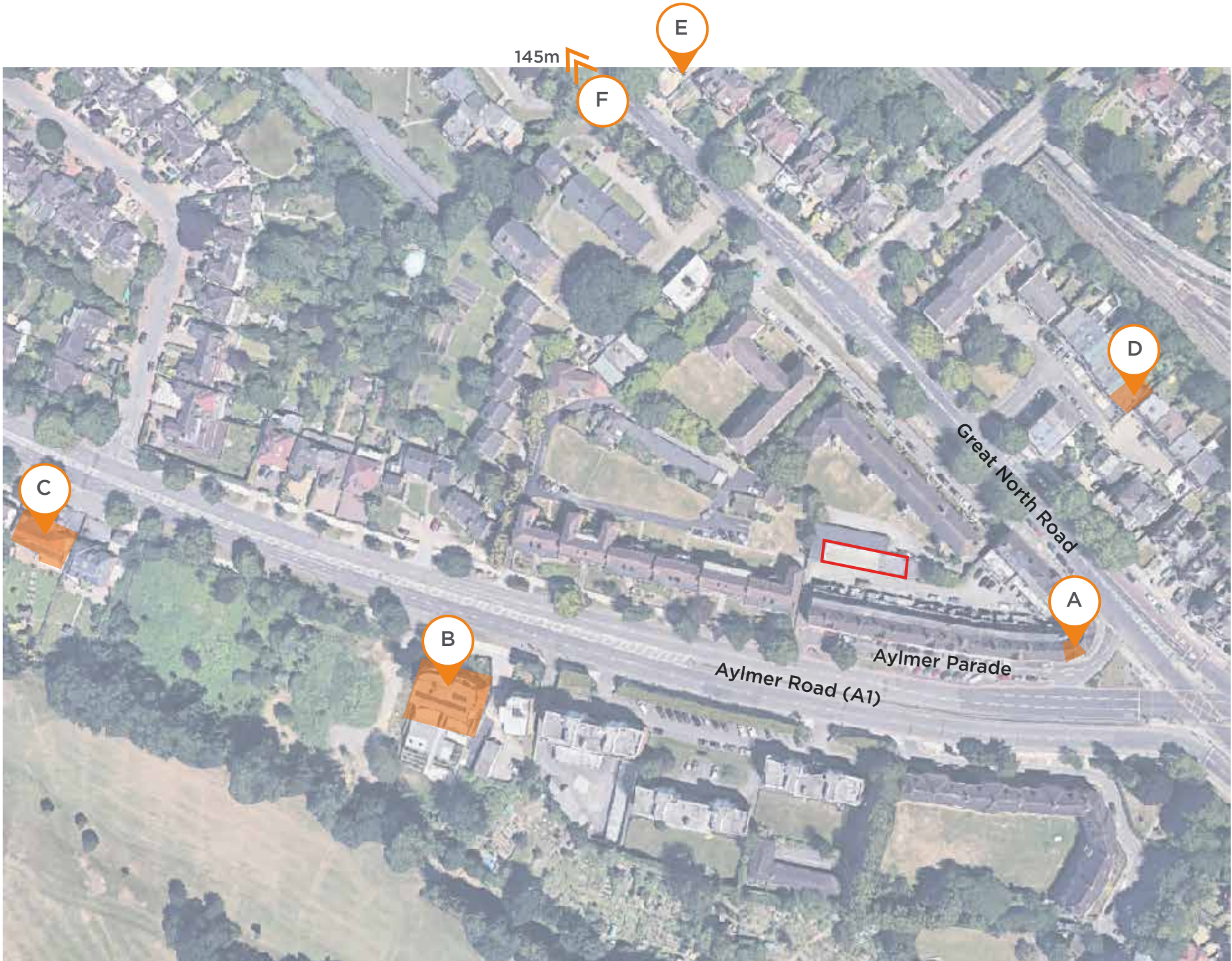


Fig 4.1 | Nearby Planning Applications



A | 22A Aylmer Parade



B | 29/31 Aylmer Road



C | 27 Aylmer Road



D | 7 Sussex Gardens



E | 50 Great North Road



F | 76 - 78 Great North Road

4.0 Planning History | Planning Consultation

Pre-Application Submission August 2019

- Initial consultation regarding the development of the garages to the rear of Aylmer Parade began in August 2019 (Ref: PRE/2019/0190). Two options were put forth.

Option 1 was based upon 7no. mixed size flats accessed via a single entrance, and Option 2 proposed 4no. 2 bed/4 person townhouses with individual entrances and associated car parking. Both options explored a contemporary, 3 storey design language with timber clad elevational treatment.

Pre-application discussions identified that the townhouse approach was the preferred option. Suggested revisions included breaking up the massing, demonstrating a qualitative approach to aperture implementation, and ensuring the unit mix is compatible with proposed parking provisions.

Pre-Application Submission March 2020

- In response to the pre-application feedback received the design was further developed, comprising of 2no. 2bed/3 person dwellings and 2no. 2bed/4person dwellings, the latter of which incorporated vehicular parking.

The proposal incorporated a staggered form adding vibrancy to the facade, with folding screens enabling residents to control privacy of the upper floor terraces. The units also incorporated a raised ground floor, providing privacy for residents by ensuring windows were above head-height at street level.

Application ref: PRE/2020/0051



Planning Application September 2020

- A full application was submitted in September 2020 for the demolition of garage 1-9 to the rear of Aylmer parade, and the creation of four 2-3 storey townhouses comprising 2no. 2 bedroom 3 person properties and 2no. 2 bedroom 4 person properties (Use Class C3a).

During, and beyond, the statutory consultation period a number of queries were raised. These included the use of the existing garages, the parking arrangement of the service road, the design of the roof terraces and proposed massing of the development. The massing, as initially submitted, was not identified as an issue during pre-application consultation, however.

Liaison with the case office related to the revised design was held in January 2021, with a formal addendum and revision for re-consultation being issued in March 2021.



Pre-Application Response April 2020

The formal response to the revised application was received more favourably by the case officer. The feedback stated that the design was generally satisfactory, subject to better understanding external facing materials and the relationship and impact on the amenity of neighbouring occupiers. It was also resolved that instead of a masterplan to include the neighbouring garage units supporting information to show that future residences to the northern garages would have access to daylight.

Feedback indicated that the revised design was successful in breaking the massing of the top floor and in providing privacy at ground floor level. Additional information was requested, such as a sunlight and overshadowing report, to demonstrate that the proposal did not prejudice the amenity of neighbouring residences.

Further requested information required for a planning application included; a parking stress survey, a supporting Transport Technical Note, and an Energy statement.



Approved Application October 2021

Approval (with conditions) was granted for application Ref: HGY/2020/2291 on the 20th October 2021.

The approval was based upon the revised scheme submitted in march, comprising of 4no. 2bed / 3 person dwellings of 77sqm. The approval incorporates a shallow pitched roof to improve existing resident outlook and keep the building below the 25 degree line from the one habitable ground floor window of Aylmer Parade.

It is noted within the decision notice that the removal of balconies, reduction of glazing, and use of fins has helped mitigate privacy loss, and that regardless 13.5m separation distance is not uncharacteristic of a conventional residential street.

4.0 Planning History | Planning Consultation

Pre-Application Submission

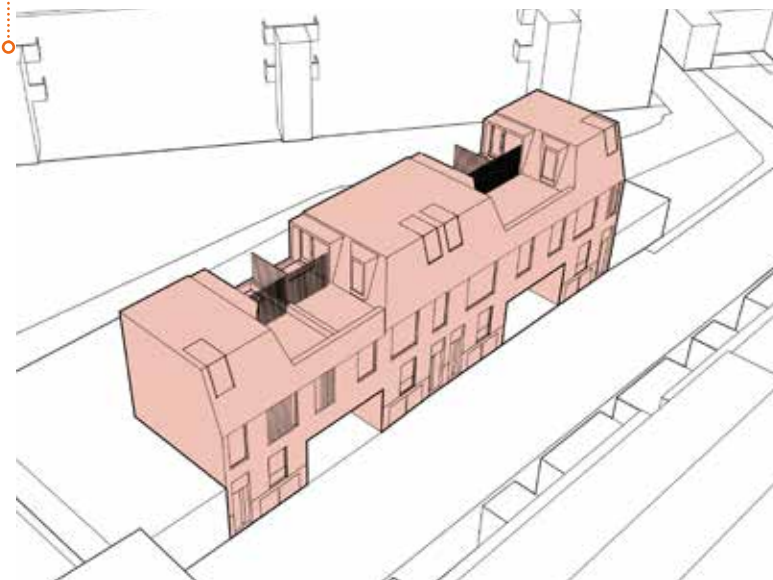
January 2023

- In January 2023 a revised design proposal was submitted to Haringey Council, seeking pre-application advice in relation to creating 4no. 2b4p homes within the same curtilage as the approved application HGY/2020/2291.

Retaining agreed principles such as the raised ground floor, screened fenestration and window locations, the three storey homes were designed to provide additional bedroom space for family home use. In accordance with the family sizing of the proposed homes 4no. vehicular bays were provided within ground level undercrofts.

A pre-application meeting between IDP (Filip Florczak, Sam Lewis) and Haringey (Mark Chan, Richard Truscott & Matthew Gunning) was held on February 13th. A formal response was not issued in response to the submitted proposal, instead a follow up meeting was agreed, on the basis of responding to the following feedback:

- A change of parking policy means parking bays are not mandated for 3 bed homes.
- A consistent habitable frontage is preferable.
- A roof terrace is acceptable where discrete access can be provided.



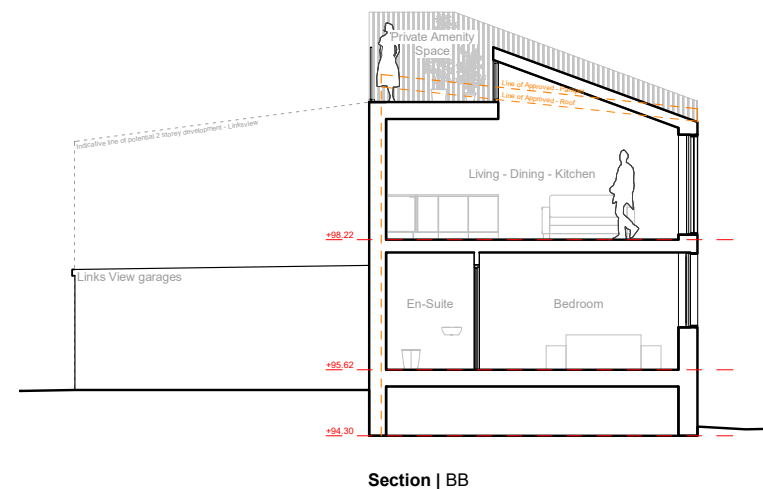
Pre-Application Revision

March 2023

- The revised proposal, incorporating the comments given February 13th, was submitted in early March. The revised proposal sought feedback for the creation of 4no. 3b4p homes, with additional space and a reduction in massing being afforded by the removal of the previously proposed vehicular parking.

The proposal retained many of the approved application principles, including a two storey massing with a monopitch roof, a raised ground floor level and carefully arranged fenestration to retain privacy.

Key changes included the incorporation of a private amenity space at roof level, accessed via a glazed skybox rooflight, and a high level window to the Living, Dining, Kitchen space, improving daylighting and natural ventilation opportunities.



Pre-Application Response

September 2023

- The formal response to the pre-application submission was received in September 2023 and was favourable towards the proposal and the revisions, with a small number of recommendations identified for a formal planning submission. The salient points are identified below:

- The amended plans addressed the concerns raised by officers within the February meeting, keeping as far as practicable the design, form and layout of the extant scheme.
- The private amenity at roof level is a discrete and innovative feature, improving accommodation and delivering mixed and balanced communities.
- The slightly higher scale and steeper pitched roof is still acceptable and subordinate in scale to Aylmer Parade.
- The proposal does not prejudice the development of Linksvie garages, were these to come forward for development.
- The fenestration has largely been retained, and shares the same architectural language as the previously approved scheme HGY/2020/2291.
- It is recognised, based on the extant application, that there is capacity for on street parking provision to accommodate any demand in car parking generated. A short transport statement should be provided to demonstrate of-street provision is not required.



4.0 Planning History | Current Approval

4.2.1 This pre-application submission builds on the principles of approved application HGY/2020/2291. A summary of the approved application is outlined below.

Use

4.2.2 The approved design creates 4no. 2bed /3 person dwellings. Each home provides 77sqm GIA over two floors. Each home includes a master bedroom with en-suite, a second bedroom, family bathroom, additional storage and an open plan LDK with a garden terrace to the rear. Figure 4.2 (right) demonstrates the typical approved layout.

Amount

4.2.3 The approved design are for a two storey building, with a raised ground floor level. The scale is sufficient for a car free residential typology, and is subservient to the three storey properties that form the local shopping parade and flats above.

Layout

4.2.4 Layout design is restricted to the tight site boundaries defined by the existing garages and service road. Accordingly, the layouts are responsive and sympathetic to existing conditions, rather than seeking broad changes to the context and site approach.

The 4no. homes have a replicated layout. Each home has an individual front entrance and raised ground floor level, enabling cycle and refuse storage beneath the floor plate, and privacy from street level.

The fenestration design at first floor level, in accordance with LPA consultation and habitable room studies, been design to provide screening or raising of cill levels to preserve privacy.

Each home has an outdoor terrace located at the northern edge, providing amenity and improved daylighting conditions internally.

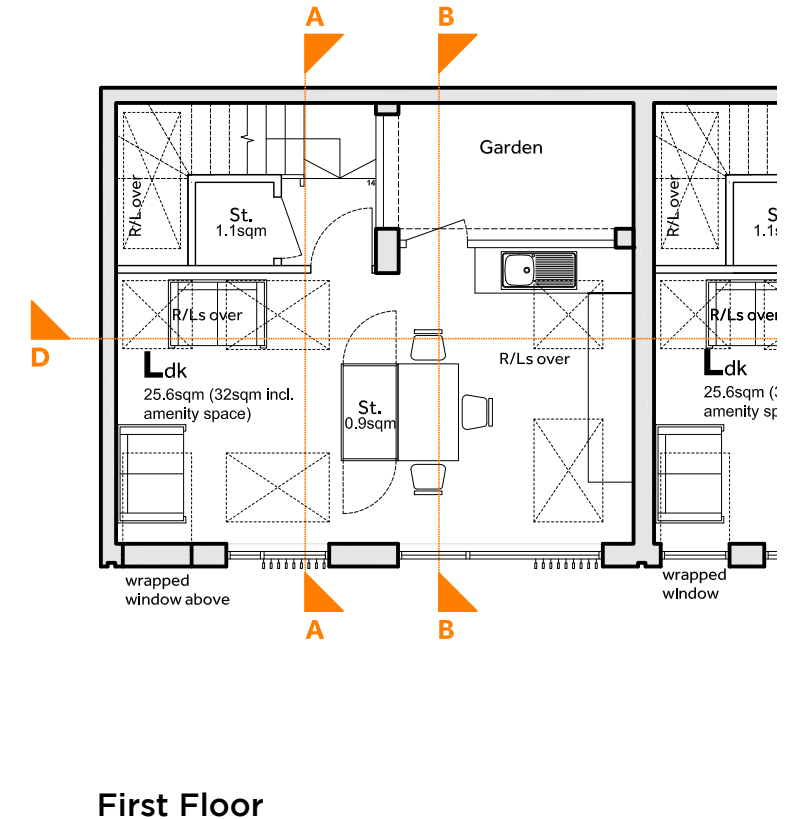
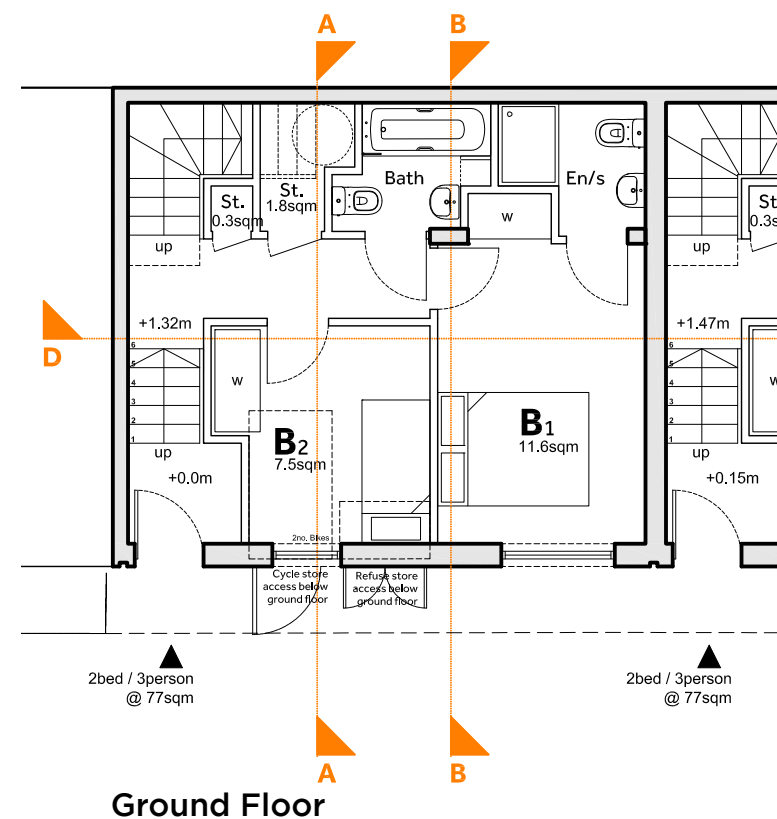


Fig. 4.2 | Typical layout, as per Approved Application

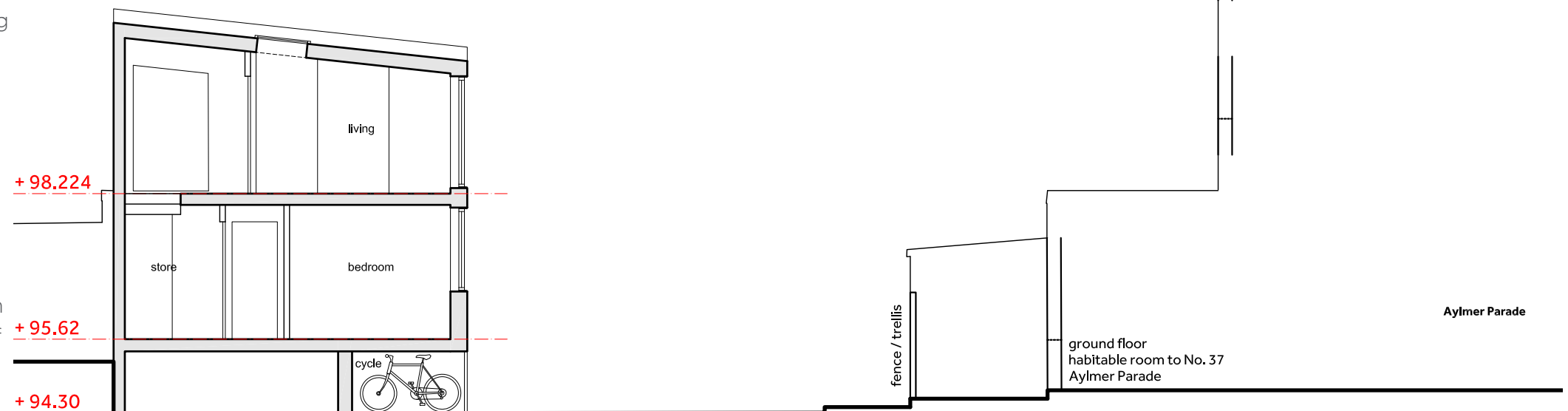


Fig. 4.3 | Typical Cross Section (AA) Approved Application

4.0 Planning History | Current Approval

Scale

4.2.5 A two storey proposal, the approved design is situated to the rear of a three storey parade of shops and flats, where it's scale is by comparison, compact. Figure 4.4 (right) shows the approved proposal in context.

A shallow monopitch roof of 25° enables the retention of taller internal spaces closer to London Design Guide standards to the rear of the premises, whilst observing the 25 degree line from the only ground floor dwelling to Aylmer Parade. It should be noted however, that initial DSO (Daylight Sunlight, Overshadowing) reports demonstrate that a partial three storey development, as per drawing C4189-020, have a negligible effect on daylighting for the existing residents of Aylmer Parade and Linksvie.

Landscaping

4.2.6 Scope for landscaping, given the size of the site and ownership boundary, is limited. Within the private terrace spaces opportunity is given to create planted spaces with outdoor seating.

Appearance

4.2.7 The approved proposal follows Good practice guidance, and precedent, which suggests that new development should create development reflective of its time, rather than imitating the surroundings. To balance this aim with complementing the context a material palette of primarily timber was proposed.

Timber was opted for to soften the backdrop to the road, and create a more natural environment within the urban setting. With durability a pertinent consideration, a non-combustible rainscreen cladding such as Alucobond was chosen. This material can be routed within the panel to create the effect of individual planks, satisfying the aesthetic and maintenance requirements of the site.



Fig. 4.4 | Visualisation of approved application HGY/2020/2291

Design Brief		Site Development Strategy	Schedule of Accommodation	
The development seeks to achieve the criteria of the following design brief:		In response to the brief and pre-application consultation a strategy was considered to meet the targets for the proposal:	4no. residential (C3) homes, comprising of:	
A	To design high quality, purpose-built, residential homes. To comprise of 4no. 3 bedroom 4 person homes (C3).	1. To maintain a two storey massing, subservient to Aylmer Parade, that minimises impact on neighbouring residents.	Home 1	GIA 112.2 sqm
B	Each home is to meet the Nationally described space standards, and provide quality amenity space for residents in an area frequently without this quality.	2. Ensure no north facing windows to habitable rooms along the site boundary that could prejudice neighbouring development.	Home 2	GIA 113.2 sqm
C	Ensure the proposal does not prejudice future development of the adjoining garages to the North, East and West of the site.	3. Incorporate high level windows to provide dual aspect to habitable spaces, providing opportunities to bring light deep into the plan and give natural ventilation opportunities.	Home 3	GIA 113.2 sqm
D	Develop a massing appropriate to the context, reducing overshadowing of the neighbouring properties.	4. To provide high quality amenity spaces to each home, suitably set back from Aylmer Parade to maintain privacy.	Home 4	GIA 111.1 sqm
E	To ensure where possible comfortable daylighting and ventilation is achieved.	5. Cycle parking should be located within close proximity to the entrance of the home for ease of access, and prevention of damage in the home.	Each homes comprises of the following areas:	
F	The proposals are to satisfy the requirements of M4(1).	6. To retain agreed upon principles, including a raised level ground floor to maintain privacy, and fenestration arrangement that also maintains privacy.	Ground	
G	An opportunity to create a sustainable development,utilising low embodied carbon materials and renewable and low carbon technologies to deliver heating and electricity where possible.		Bedroom 1 & Bedroom 2 Bathroom	
H	To provide cycle parking on site, and to promote cycling through provision of easily accessible storage.		First	
J	To improve the character of the rear of Aylmer parade, creating a more convivial environment with a sense of community.		Bedroom 3 Living, Dining, Kitchen	
K	To provide car parking on site to support the increased number of residents incurred by the creation of family units.		Second	
			Private Amenity Space	
			Basement	
			Home Cinema Store x 2	
			Though there are no strict requirements on unit mix for the site, the creation of family units is seen to be of benefit to the area, allowing residents to grow into the homes, or utilise the additional space provided for flexible work scenarios etc.	
			M4(1) Compliance	
			The proposed development has been designed in accordance with M4(1): Visitable Dwellings, as discussed at during pre-application consultation.	

5.0 Design | Benefits of Proposal

Benefits of the proposal

5.1.1 IDP are proud of their involvement with the approved planning application HGY/2020/2291, however, the revised proposal outlined within this Design & Access Statement brings forward benefits beyond the original approval. These benefits are outlined on the right.



Increase in family housing

Whilst there is no formal requirement in policy for family housing within the site area it is recognised that family housing confers many benefits, including the ability for couples to grow into homes, or to utilise additional space for work related activities such as work from home office spaces.



Improved amenity space

With the amenity space located at the second floor the private amenity space will receive more daylighting than the approved application, enabling a broader variety of uses and gardening opportunities.



Dual Aspect Units

The high level windows at roof level, which face north, create a dual aspect. Carefully staggered and orientated to minimise overlooking, these windows provide dual aspect benefits to residents and a feature seating space.



Improved material specification

The new application more extensively utilises materials such as brick to the perimeter wall of the proposal, a durable low maintenance material that is in keeping with the context of the site and that minimises construction issues should future development to neighbouring garages be approved.

5.0 Design | Site Layout & Access

Layout | Development Boundaries & Access

5.2.1 Guiding principles for the site layout have been identified in sections 2.7 - 2.12 of this Design & Access Statement (see pages 6 & 7). Figure 5.1 (right) demonstrates how these principles have been realised within the proposed development.

Parking Strategy

5.2.2 The proposal seeks approval for a car free development scheme in line with the findings of application HGY/2020/2291 which identified suitable provision for on street parking within close vicinity to the site.

Cycle Strategy

5.2.3 Each home provides secure storage for 2 push bicycles, in accordance with the London Plan. Located beneath the ground floor of the property, storage dimensions are based upon existing market products such as the Cyclehoop Double Bike Locker.

Refuse Strategy

5.2.4 The proposal incorporates a secure refuse store for 2no. 240L Eurobins, located beneath the ground floor of the property.

Existing garages, & a concrete access verge, define the boundaries immediately adjacent to the site. Over time the existing garages have deteriorated, and the perceived sense of safety is lessened. The proposal seeks to demolish the 9 garages within this boundary and introduce 4no. homes, conferring the benefits of residential occupation, such as passive surveillance and sense of pride in area.

Front entrances, and windows face south, over the access road, invigorating a formerly isolated road and creating a street. Ground floor windows are raised above street level to retain privacy for residents of the development.

The right of way off of Aylmer Parade is to be retained, permitting vehicular, cycling, and pedestrian access.

Cycle storage and refuse are secured and easily accessible, utilising a ground floor void space to maximise the quality of internal spaces.

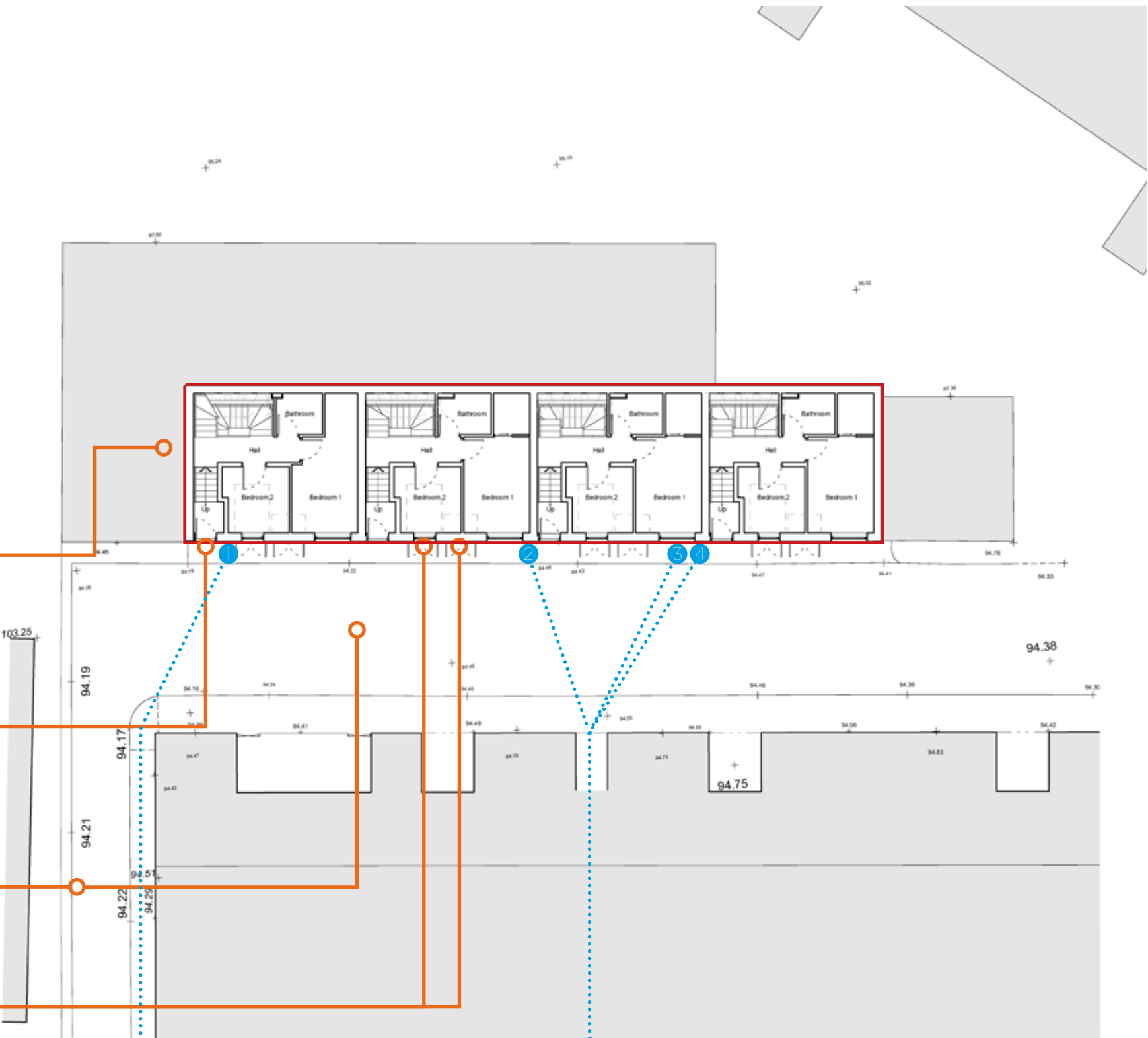
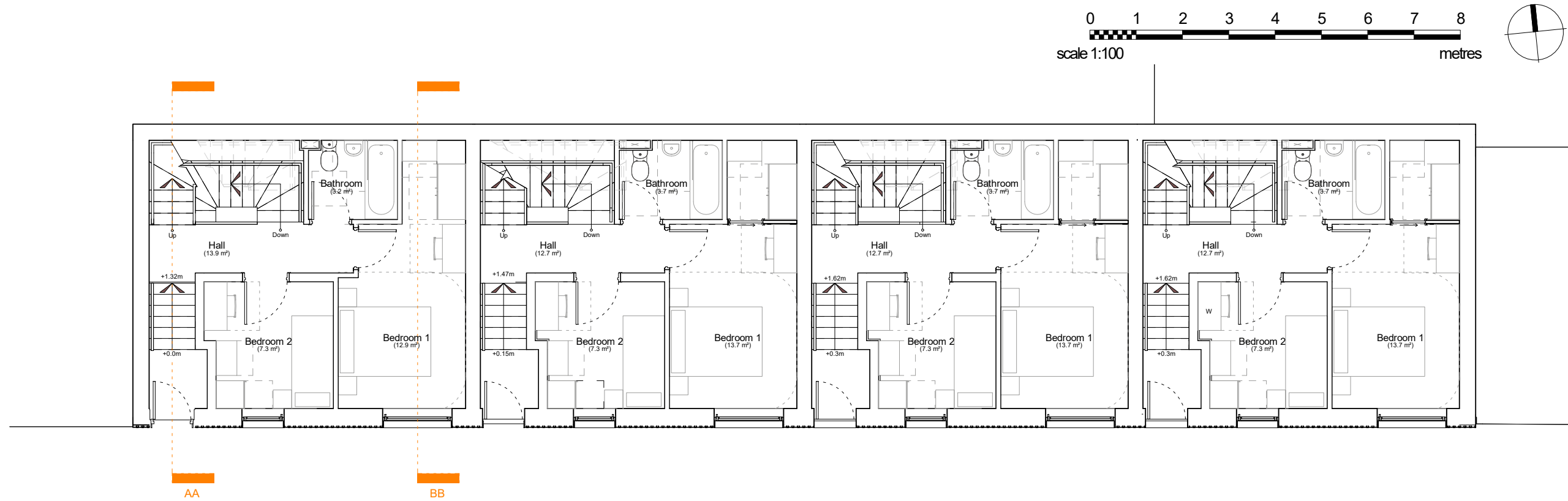


Fig. 5.1 | Layout Principles 1 Refuse collection point Refuse collection route (by foot)



Ground Floor Plan

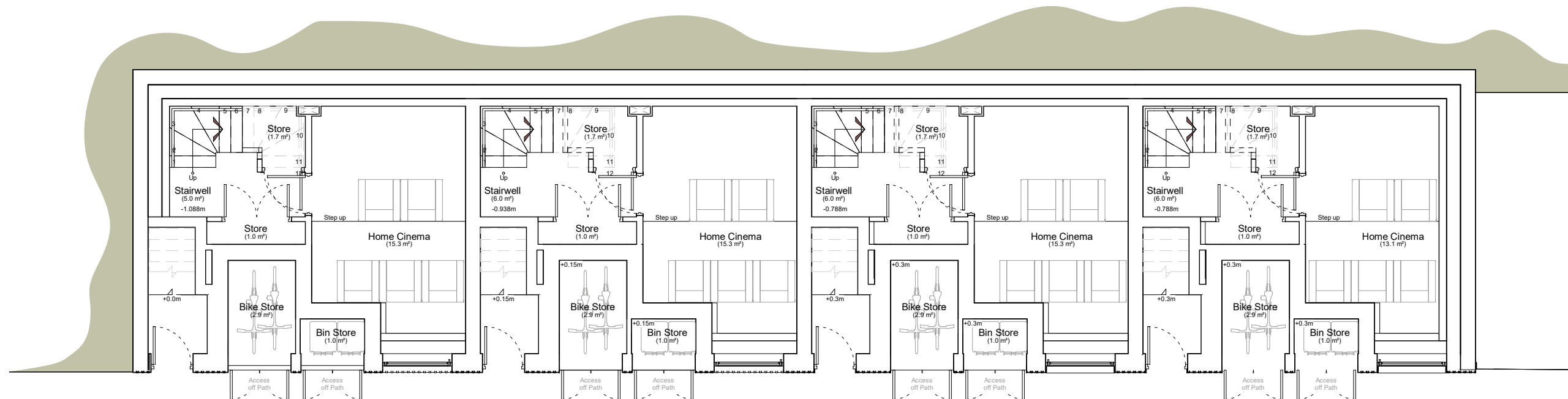


Fig. 5.2 | Basement & ground floor layouts

Layout | Internal Configuration

5.3.1 The development has been designed to provide a sense of ownership and identity. A small development of four homes, the legibility of each home is clearly identifiable by the repeated fenestration arrangements, parapet detailing, and rainwater downpipes of a contrasting material.

5.3.2 At ground level bin and cycle stores are conveniently located directly fronting the adjacent footpath, maximising convenience and minimising the tracking of debris into the home. Both bedrooms at ground level have raised windows to maintain privacy, and accommodate the London Housing Design Guide requisite furniture schedule.

5.3.3 At basement level additional storage spaces are conveniently located close to the stairwell, so items can be hidden away but easily accessible. The home cinema space utilises the inbuilt acoustic benefits and lesser daylighting provision of subterranean space to maximum effect.



Fig. 5.3 | First & roof level layouts

5.3.4 Each home benefits from dual aspect outlooks with apertures at the first floor. Strategically located windows looking south, maximising outlook and daylighting whilst minimising impact on the amenity of neighbours. High level windows to the northern edge of the mono-pitch roof above allow additional daylighting with minimal solar gain, and the ability to create cross ventilation through opening.

5.3.5 The open plan living arrangements proposed enable multi-functional, flexible use. For instance, the provision of an open plan Living-Dining-Kitchen enables residents to host friends or family members within one space beyond that which could typically be accommodated within independent living and dining spaces.

5.3.6 Each home also has access to a private outdoor amenity space at the second floor level, these spaces are generous and comfortably surpass minimum space standards required. These have been located to the rear of the home, giving greater separation distance and privacy between existing and new residents.

5.0 Design | Layout

Layout | Residential Amenity

- 5.4.1 Approved application HGY/2020/2291 sought to minimise impact on the privacy of existing residents. A key aspect of respecting this dynamic was to create a study of the habitable rooms and corresponding window locations along the rear elevation. The study was utilised to determine at which locations to incorporate hit and miss screening, a design solution that offers privacy and screening whilst permitting internal daylighting.
- 5.4.2 At ground floor level, there is only one property with a habitable room overlooking the site, this is located at the westernmost end of the Parade, and is obscured by trellis fencing to the rear garden.
- 5.4.3 Figure 5.4 (right) identifies the location of the first floor windows along the rear of Aylmer parade, those that are habitable, and their sight lines. Where these sight lines from habitable rooms overlook the proposal the introduction of hit and miss treatment to the fenestration has been provided to maintain privacy for both new and existing residents.
- 5.4.4 This planning submission seeks to retain as far as practicable the fenestration arrangement of the approved application, retaining agreed upon principles. In keeping with this approach screening has been maintained to locations where previously identified as a requirement.

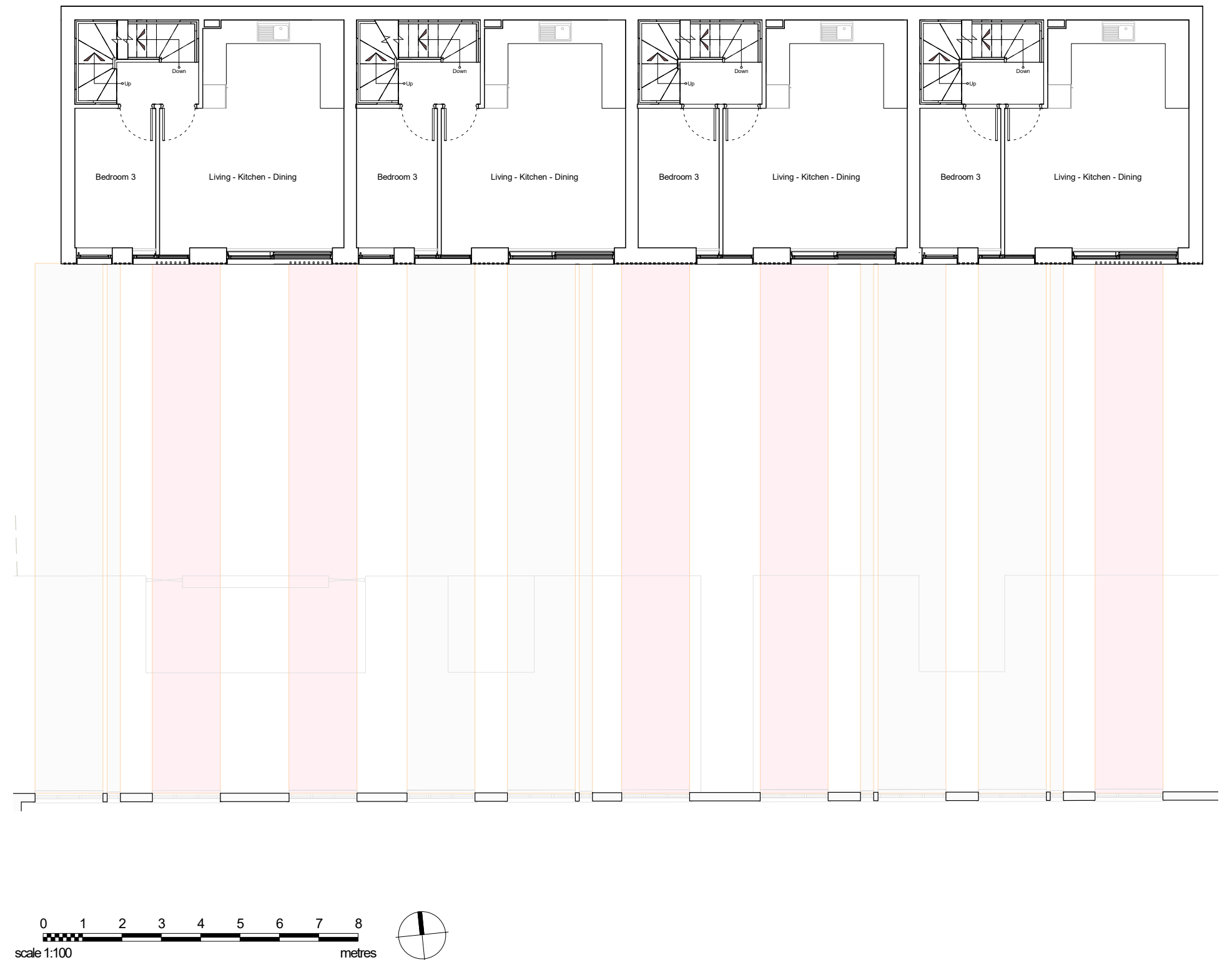


Fig. 5.4 | First floor overlooking study

5.0 Design | Scale & Massing

- 5.5.1 The approved application permits two storeys, as shown in figure 4.3 (p.12). During initial pre-app consultation in February 2023 Haringey LPA identified that they could not support additional volume in the form of a second storey. The revised pre-application scheme incorporated this feedback, instead including a discrete roof terrace and skybox rooflight access. The revised pre-application was suitably discrete and innovative, and improves accommodation.
- 5.5.2 This planning submission proposal seeks to create four no. two storey houses, each with a mono-pitch roof in keeping with the extant application. The benefits of the increased pitch of the roof are three-fold, providing greater internal volume, enabling high level window installation, and providing discrete access to roof level private amenity spaces.
- 5.5.3 The eaves of the proposal is lower than the 25 degree line taken from ground level of Aylmer Parade, see figure 5.5 sections AA and BB. It should be noted however that only one property at ground floor level has a habitable room.
- 5.5.4 The proposals subservient massing in relation to Aylmer parade is considered appropriate. At 2 stories the proposals maintain a similar massing to the extant permission, and is sympathetic to the requirements of neighbouring amenity, such as daylighting and privacy.

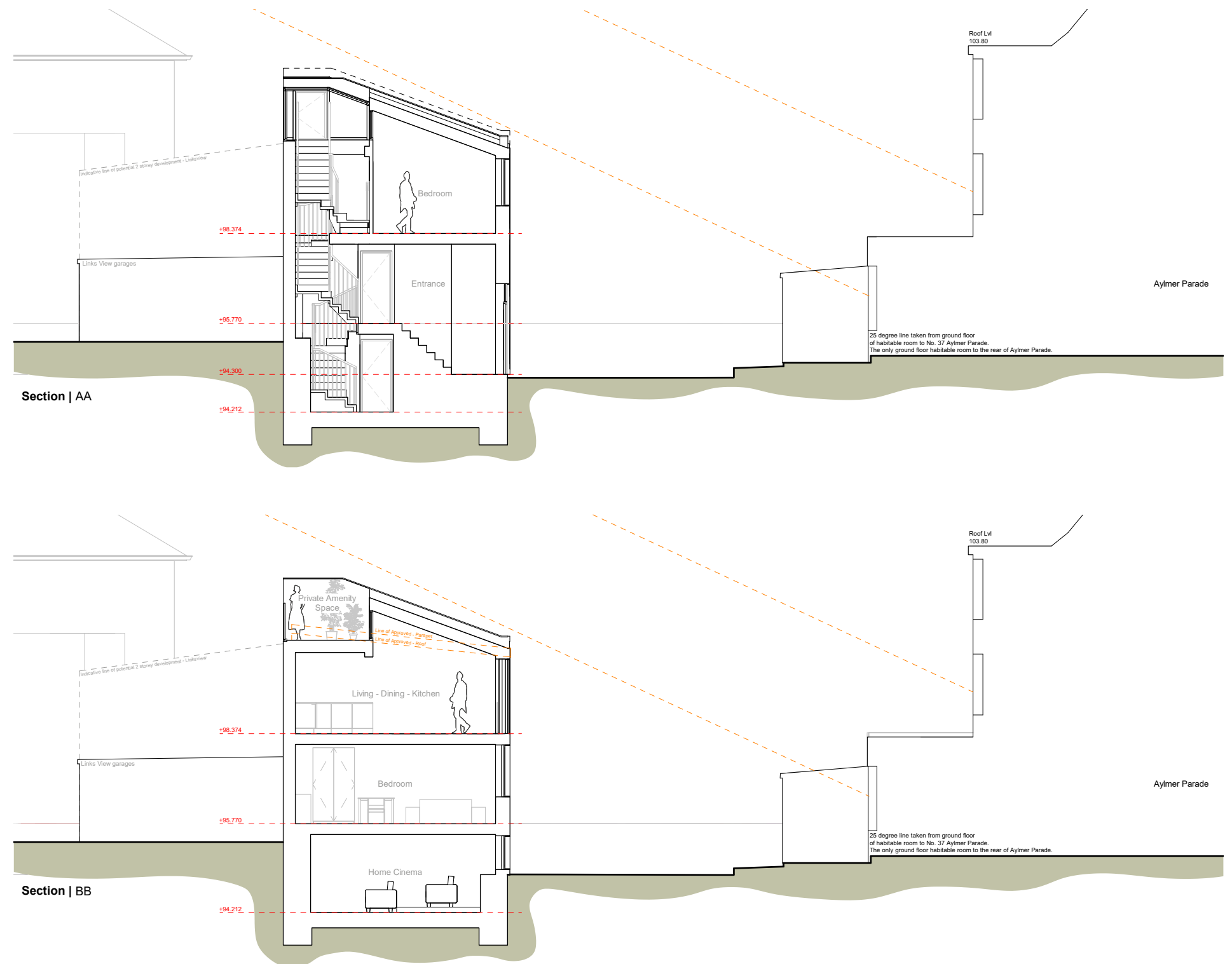


Fig. 5.5 | Cross Sections, showing relationship between proposal & Aylmer parade

5.0 Design | Scale & Massing

5.5.5 The site slopes upwards at a shallow gradient from West to East. In response to this the development is stepped to keep the primary entrance as close to existing ground level as is practicable. Section 01 below demonstrates how the step varies from Home 1 to Homes 2, 3 & 4, the relation between Aylmer parade and the slightly higher units is also represented within sections BB & CC of figure 5.5.



Fig. 5.6 | Longitudinal section through all four homes

5.0 Design | Scale & Massing

5.5.6 Figure 5.7 (below) provides indicative visuals as to how the proposal is seen from street level, as approached via the access road off of Aylmer Parade. As shown, the retention of the approved eaves level maintains a massing that is perceived similarly to the approved application.

5.5.7 The fenestration of the approved scheme has been largely retained. Key features include the raised “plinth” with ground level windows being raised accordingly, providing residents with privacy from pedestrian passer-bys.



Fig. 5.7 | Comparative Perspective Study - View East From Access Road

5.0 Design | Scale & Massing

5.5.8 Figures 5.8 and 5.9 provide further indicative visuals of the proposal from street level, looking from the rear of Aylmer Parade and Linksvie respectively.

5.5.9 These illustrative visualisations demonstrate that the proposal has been sensitive to neighbouring properties, and that the retention of the approved eaves and raised pitch of the roof provides a small increase in massing that is barely perceptible from the primary access routes.

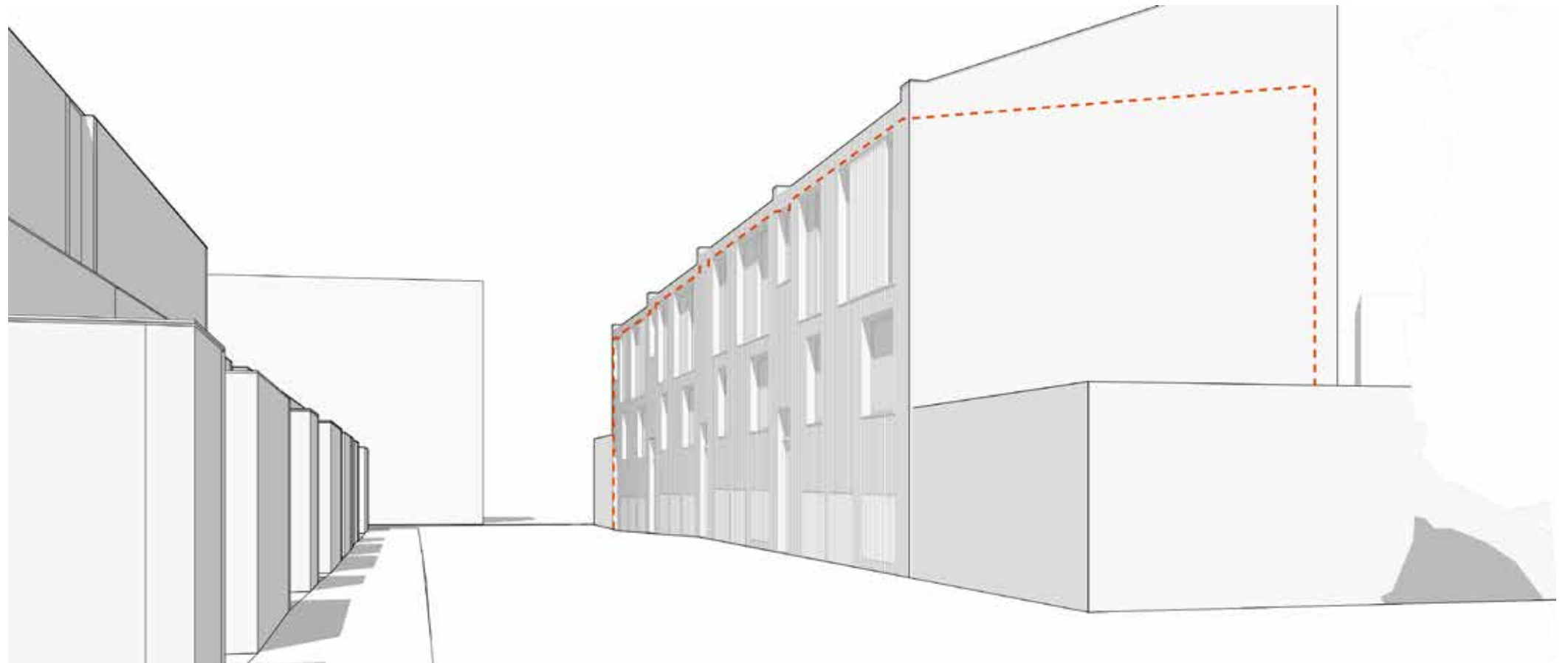


Fig. 5.8 | Comparative Perspective Study - View West from rear of Aylmer Parade

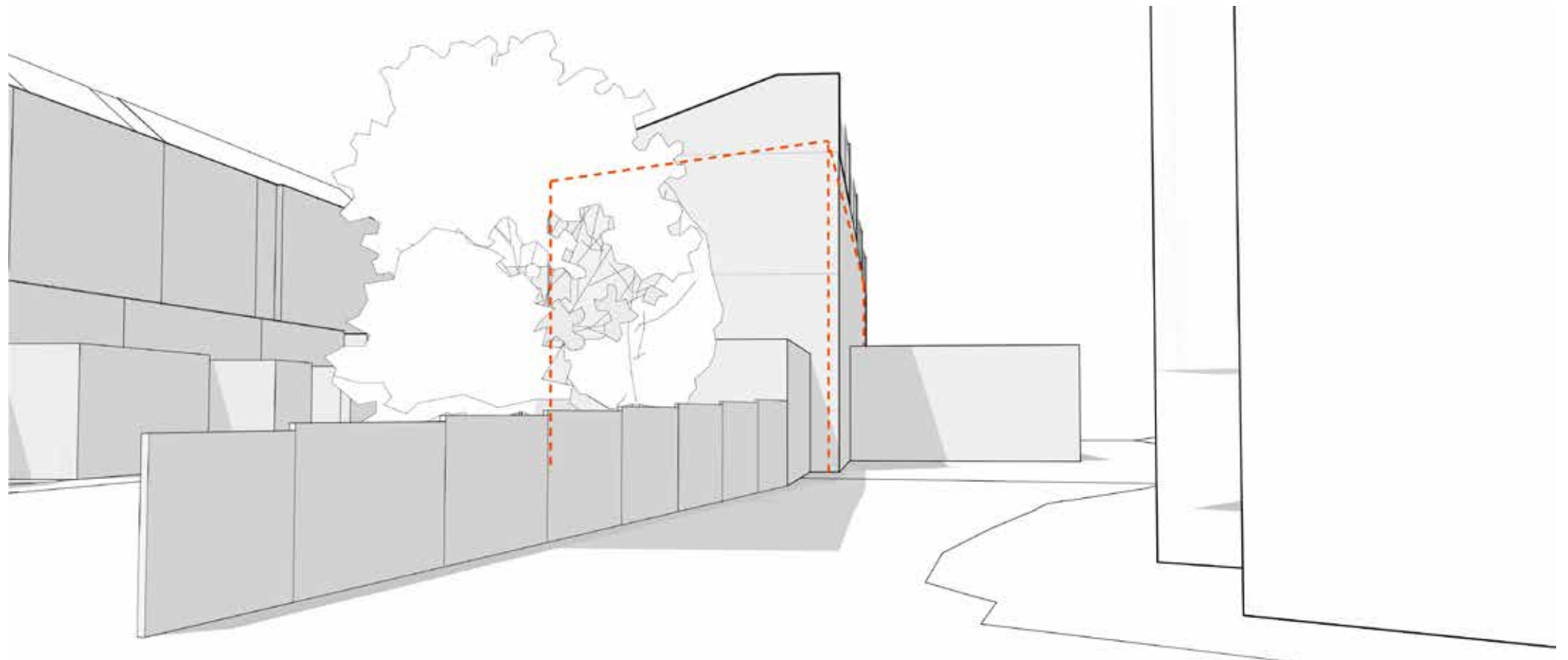


Fig. 5.9 | Comparative Perspective Study - View from rear access of Linksvie

— — — Outline of approved application HGY/2020/2291

5.0 Design | Appearance

- 5.6.1 The proposed development seeks to follow the established language of approved application HGY/2020/2291, utilising high-quality finishes such as a battened rainscreen cladding to the primary elevation, creating a timber effect that masks low level access to the bike and refuse stores.
- 5.6.2 Aluminium framed apertures punctuate the timber effect cladding, contrasting with both the timber detailing. The fenestration maintains the hit and miss screening solution of the previously approved application, offering privacy whilst admitting daylight.
- 5.6.3 Fenestration is generally kept to squares or vertically oriented rectangles in keeping with the vertical language of the proportions of the terraced homes.
- 5.6.4 To the rear and flanking walls of the proposal a multi brick forms the primary material. The material is durable, low maintenance, and compliments the surrounding context in both pattern and tone has been opted for.
- 5.6.5 To the private amenity spaces to the rear of the proposal glazing is maximised to retain a lightweight appearance, and to permit as much daylight as possible.
- 5.6.6 Figure 5.10 has been provided to provide precedent and example of material finishes to be incorporated.



Hit and miss batten privacy screening



Timber effect batten cladding



Brickwork - utilised with contemporary detailing



Specialist items - Openable glazed skybox

Fig. 5.10 | Material & finishes precedents

6.0 Summary | Closing Comments

Use

The Application seeks approval for the development of 4no. 3 bedroom 4 person townhouses (Use Class C3a).

Amount

Each home proposes a total GIA between 111.1 - 113.2sq.m over three floors (measured to RICS standards - GIA)

Layout

Each home includes open plan Kitchen, Living, Dining space, private amenity space, storage, Master bedroom, 2no. single bedrooms, family bathroom, home cinema, and separate cycle and refuse storage.

Scale

The scale of the proposal is 2 storeys, with incremental steps based upon the site topography. Previously agreed massing principles are closely followed, with the proposed massing being subservient to the existing Aylmer Parade. A roof level private amenity space to the rear (north) of the proposal is largely masked by the profile of the monopitch roof, and massing is kept minimal through use of rooflight access and glazing.

Landscaping

Each property is provided with its own private garden terrace to the rear of the plot, at roof level. Opportunity is present for vertical planting, hanging pots as well as stand-alone planters within the space. It is anticipated that the terrace will be finished with a high quality, slip resistant, porcelain tiles.

Appearance

The development proposes a contemporary design solution utilising high-quality finishes such as a timber effect batten rainscreen cladding and brick facades, punctuated by generous aluminium frame windows. Whilst tonally complementary to the existing built form which surrounds the site, the design seeks to offer a building that is invigorating to the locality, contrasting with the existing parade in design and providing of a much improved outlook for neighbouring properties.



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