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14 CROUCH HALL ROAD N8 8HU
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DESIGN & ACCESS STATEMENT

For: **HOUSEHOLDER APPLICATION for PLANNING PERMISSION for WORKS or EXTENSION to a DWELLING**

Date: **7. FEBRUARY 2024** | Agent: **OGArch** | for the attention of: **HARINGEY COUNCIL**



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BACKGROUND

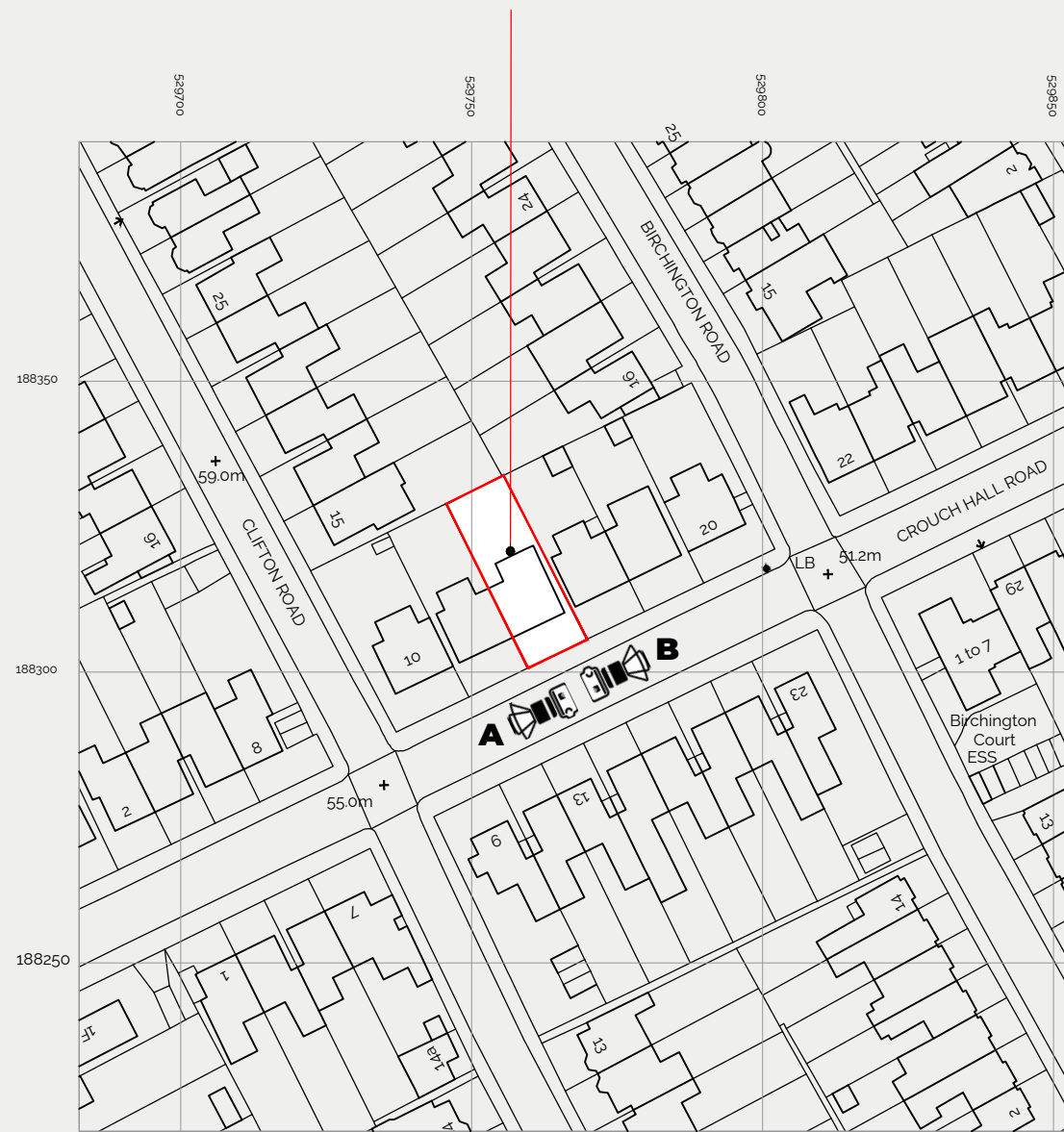
1. Introduction

- 1.1 OGArch & Deborah Josepovici have been commissioned to create proposals to improve amenity within a family dwelling at 14 Crouch Hall Road, London N8 8HU, **right**, by growing a second floor family bathroom.
- 1.2 The bathroom serves two older children and is presently not fit-for-purpose, as it is restricted in headroom and storage opportunity.
- 1.3 This report summarises research and design development as part of Householder Application for Planning Permission for Works or Extension to a Dwelling submitted to Haringey Council.



CONTEXT

**14 CROUCH HALL RD
LONDON N8 8HU, UK**



2. Location

- 2.1 The Site is along the northern edge of the generously tree-lined Crouch Hall Road, running from St Aloysius' College Sports Grounds to the southwest, terminating at Crouch End Clock Tower to the northeast, in the London Borough of Haringey.
- 2.2 It is in the Crouch End conservation area, being described in the Conservation Area No. 5: Crouch End Conservation Area Character Appraisal as making a positive contribution to the area, together with its neighbours at No.s 2 - 72.
- 2.3 The existing dwelling is late-Victorian and semi detached, part of a rhythmic series of generous family homes along this row. Predominant materials along Crouch Hall Road are red brick, slate, clay tile, leadwork, including as a dormer cladding, and materials similar in appearance to leadwork, such as zinc.





3. Urban Grain

- 3.1 The aerial views reveal the informality of the rear elevations in contrast with with formal street-facing front façades.
- 3.2 Along the north side of Crouch Hall Road, use of Second Floor level is common, and many properties have flat- and hipped-roof dormers.



4. Nearby Materials

- 4.1 The predominant material along Crouch Hall Road, and its perpendicular neighbours, is red brick.
- 4.2 Primary roofing materials tend to be clay tiles, slate, and profiled concrete tiles. In secondary roofing elements Including dormers, hanging tiles or slates are common, as is leadwork. To the rears, standing seam metal strikes a dialogue with metalwork flashings and rainwater goods.



Nominated for a **Haringey Design Award in 2016**, the residential Corner House at 2 Crouch Hall Road uses a red brick mix and **greenish-grey standing seam zinc** to the rear



This **flat-roof zinc dormer** sits at the rear of an end-of-terrace property on **Birchington Road**



The **rear view** of 14 Crouch Hall Road features **multiple** dormer **geometries & materials** including hanging tiles and lead

5. Relevant Policy

5.1 The following national and local planning policy and guidance documents, and extracted text, set the basis for design proposals.

5.2 National Planning Policy Framework December 2023 [NPPF 2023]

- Section 16. Conserving and enhancing the historic environment

5.3 London Plan 2021

- 7.1.7: Heritage significance is defined as the archaeological, architectural, artistic or historic interest of a heritage asset. This may be represented in many ways, in an asset’s visual attributes, such as form, materials, architectural detail, design and setting, as well as through historic associations between people and a place, and where relevant, the historic relationships between heritage assets. Development that affects heritage assets and their settings should respond positively to the assets’ significance, local context and character to protect the contribution that settings make to the assets’ significance.
- In particular, consideration will need to be given to mitigating impacts from development that is not sympathetic in terms of scale, materials, details and form.

5.4 Haringey Local Plan

- 6.2 SP12: Conservation: The Council shall ensure the conservation of the historic significance of Haringey’s heritage assets, their setting, and the wider historic environment. The borough’s heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest.
- Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site. The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change.
- Where possible, development should help increase accessibility to the historic environment.

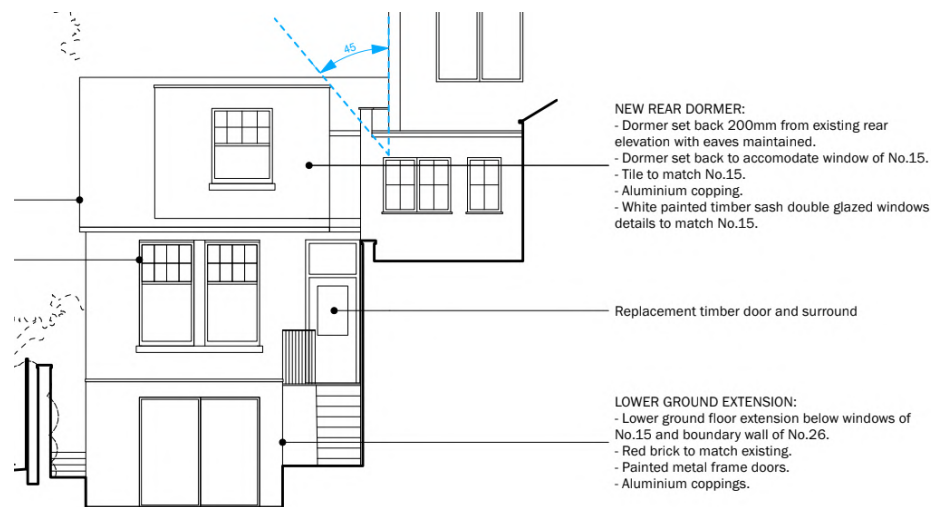
6. Crouch End Conservation Area Character Appraisal

6.1 The following extracted text also guides design proposals:

6.2 Sub Area 6: Crouch Hall Park

- ***“9.1:** The large sub area to the west of Crouch End Broadway was laid out by the Imperial Property Investment Company on the estate of Crouch Hall in the 1880s. It comprises a grid of residential streets, most of which are lined with uniform terraced and semi-detached properties of a wide range of Victorian styles. Larger and grander properties occupy the wider tree-lined streets, including Crouch Hall Road and Wolseley Road, whilst the intermediate connecting streets are lined with subordinate, plainer properties.*
- ***9.2:** Crouch Hall Road is surprisingly quiet and residential in character, despite being the principal road of this sub area linking The Broadway to the east with Coolhurst Road to the west. It is a long, wide tree-lined avenue, straight until it turns into The Broadway from the junction with Bryanston Road. The straight section is flanked with grand semi-detached properties and terraced dwellings. The large properties at the eastern end of the road are uniform and regularly spaced, providing the street with a consistent sense of scale and rhythm.”*
- ***15.14** There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.”*

6.3 Views accross rear elevations are reviewed against the character of the area later in this document.

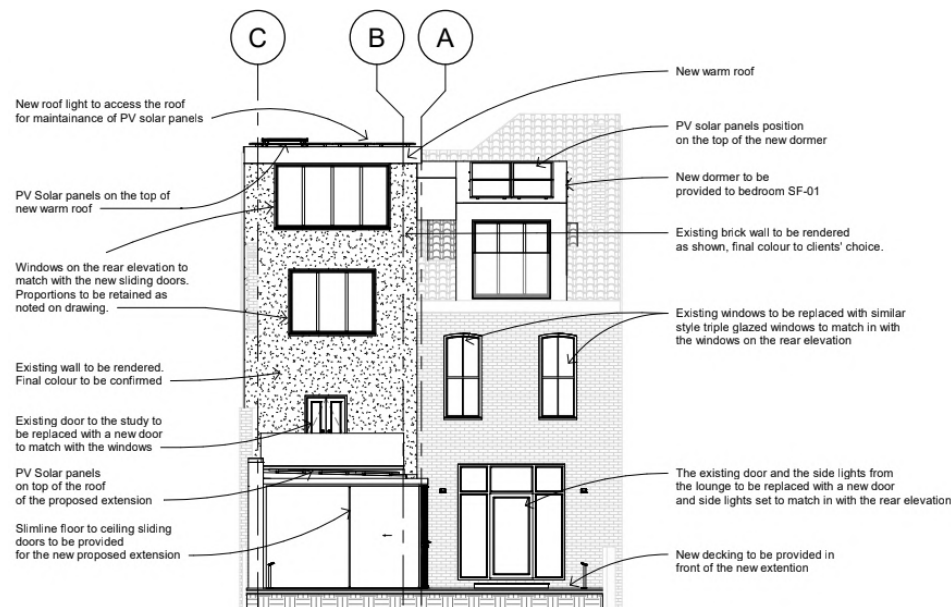


7. Comparator 1

HGY/2022/2146 | 15a Birchington Rd

7.1 On these pages are nearby, consented planning applications featuring flat-roof dormer roof extensions within in the Crouch End Conservation Area, together with extracts from Officer's Reports, which give reasons for their consent. Their logic also informs these proposals.

7.2 "The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected. The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area."



8. Comparator 2

HGY/2021/3148 | 45 Crouch Hall Rd

8.1 "The proposed rear dormer on the right-side of the building will replace a current smaller dormer. The new roof extension would be a flat roofed structure at height level in relation to the main roof. The floor to ceiling glazed triple doors would open onto a Juliet balcony with solar panels on the roof of the dormer. The size of the dormer has been revised and replaced with a more modest structure. The roof of the dormer has been pitched and the dormer cheeks reduced. The glazing will be more in keeping with the new windows that are proposed on the left side of the rear elevation. With the alterations the dormer can be considered to be proportionate and subordinate to the host property. Therefore, the proposal will preserve and enhance the character and appearance of the Crouch End Conservation Area and the street."



9. Comparator 3

HGY/2016/2228 | 16 Birchington Rd

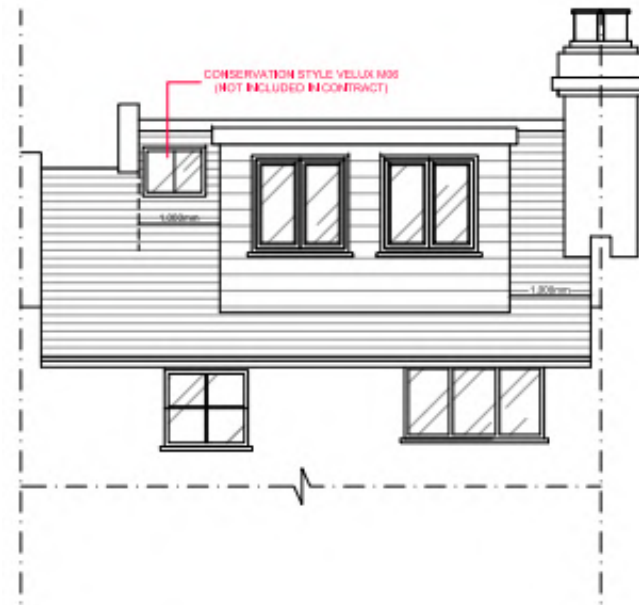
9.1 "The rear dormer to the main rear roofslope would be an acceptable addition as it retains sufficient roof margins so as to remain subordinate to the main roofslope. The proposed roof alterations will not extend higher than the existing ridgeline or chimney. Furthermore the arrangement of the glazing bars would be in keeping with the other windows in property. The partial raising of the rear eaves line will correspond with that of the adjoining building (18 Birchington Road) and therefore results in a more balanced and consistent appearance, which is acceptable."



10. Comparator 4

HGY/2016/0580 3| 4 Clifton Rd

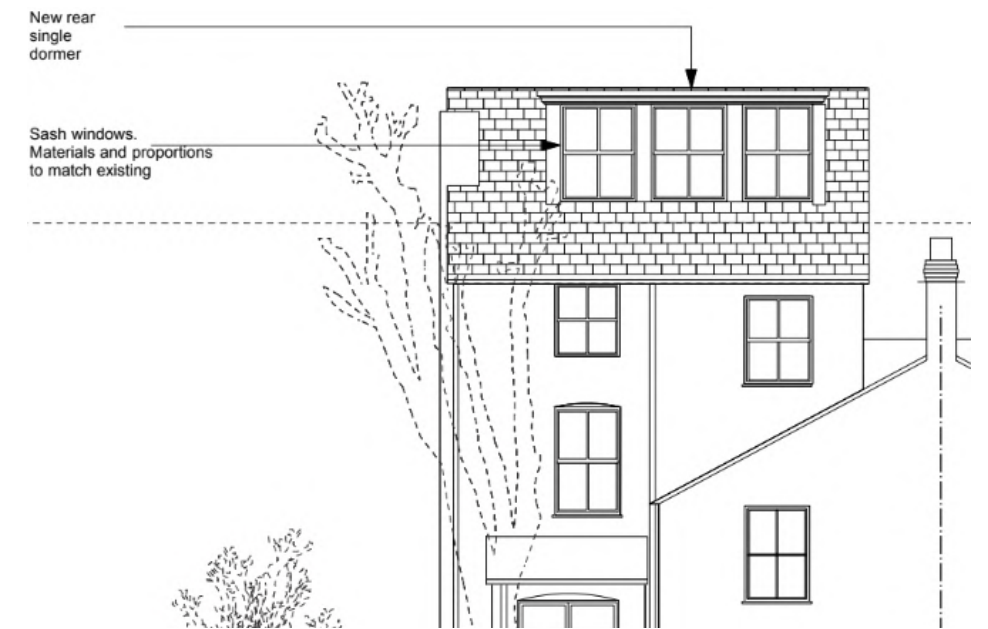
- 10.1 “The proposal is for erection of rear dormer including insertion of rooflights to front roofslope. The proposed rear dormer would be 2.5 metres wide and is finished with timber framed double glazed windows. The dormer is subordinate to the main roof and is largely hidden by the existing chimney. The rear dormer does not extend above the main roof ridge height. It is important to point out that there are a number of dormer windows in the immediate vicinity of the site some of which are of a similar scale. The proposal is therefore considered to preserve the character and appearance of the Conservation Area.”



11. Comparator 5

HGY/2014/2230 | 29 Crouch Hall Rd

- 11.1 “It is considered that the proposed rear dormer would be modest in scale and would still preserve the dominance of the main roof. The design would be keeping with the existing building in that the window proposed would be similar in style to the fenestration on second floor level. Furthermore, the dormer would be partly obscured by the two storey rear projection when viewed from garden level. The small velux to the rear would not detract from the rear elevation of the house.”



12. Comparator 6

HGY/2014/0669 | 59 Crouch Hall Rd

- 12.1 Officers report not present on Haringey website.

EXISTING DWELLING

13. Site Planning History

13.1 The property benefits from an uncontentious planning history. The existing dormer, which will be affected by these proposals, was consented in 1997, while a small, single story rear extension was certified as falling under permitted development in 2006.

Application Reference	Proposal	Application Status	Site Address	Site Address	Decision	Decision Notice Sent Date
HGY/2023/1846	3 x Limes - Remove the horizontal branches overhanging the rear garden of 15, Clifton Road back to the boundary line and to a height of 7m Maintenance works in line with good Arboricultural practice	Decision Made	14 Crouch Hall Road Hornsey London N8 8HU	11/07/2023	No Objections	14/08/2023
HGY/2006/0906	Certificate of Lawfulness for a proposed single storey side and rear extension.	Decision Made	14 Crouch Hall Road London N8 8HU London	10/05/2006	Permitted Development	26/06/2006
HGY/1997/0155	Erection of rear dormer window and installation of two rear velux windows.	Decision Made	14 Crouch Hall Road London N8 8HU London	03/02/1997	Approve with Conditions	02/09/1997

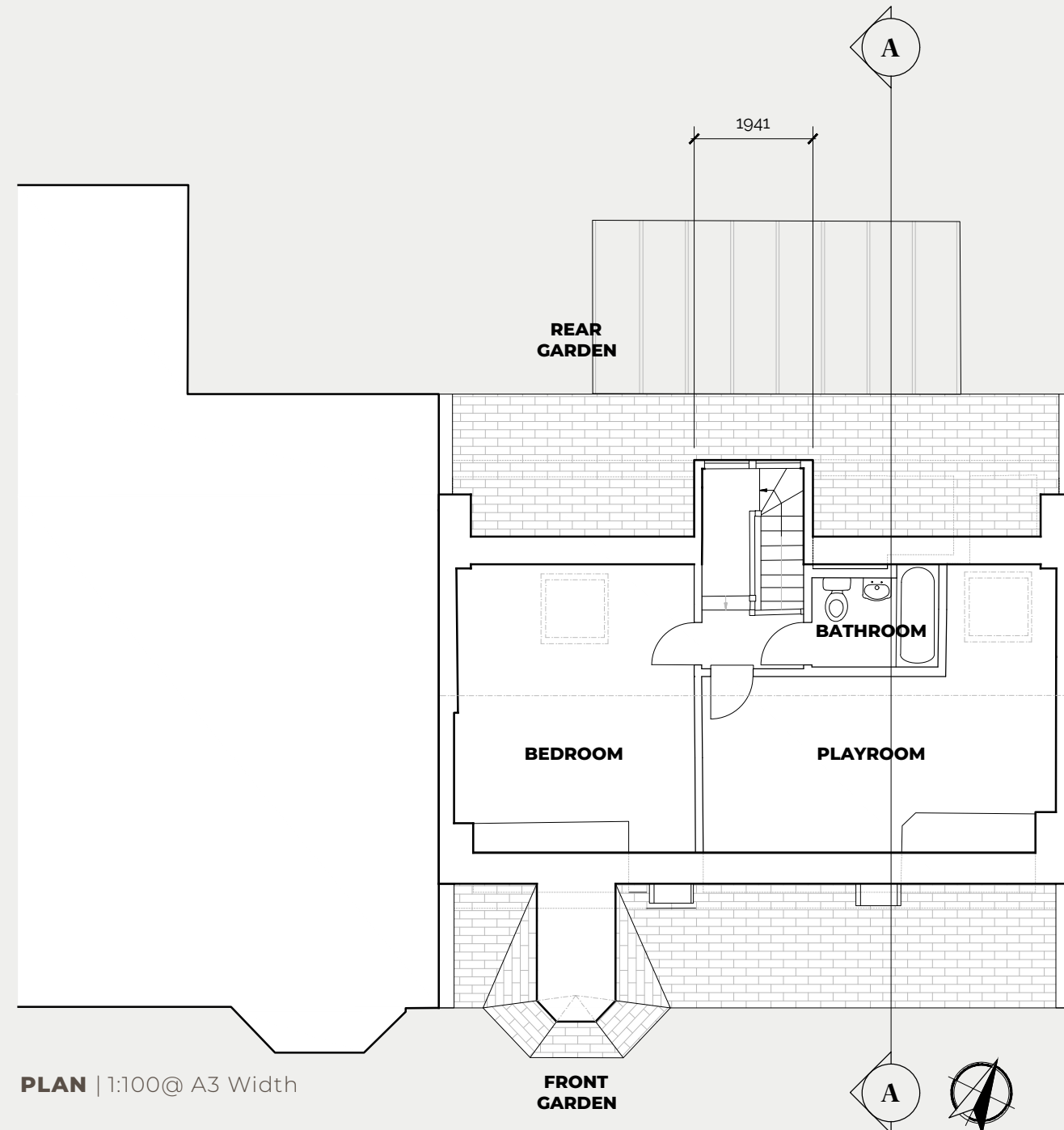


14. Rear of 14 Crouch Hall Road

- 14.1 While the predominant material in the area is red brick, the rear of 14 Crouch Hall Rd. is painted off-white, while glazing frames and bars are mostly anthracite grey.
- 14.2 This makes for a monochromatic aesthetic to the rear, strengthened by the slate roof and existing dormer roof extension, clad in lead.
- 14.3 This roof extension features two out-of-keeping and proportionally squat imitation sash windows in uPVC. They are positioned closely side-by-side, a vertical strip of lead between.
- 14.4 These uPVC window leaves sit proud of the dormer surface, an unsympathetic feature of an otherwise freeform but balanced elevation.

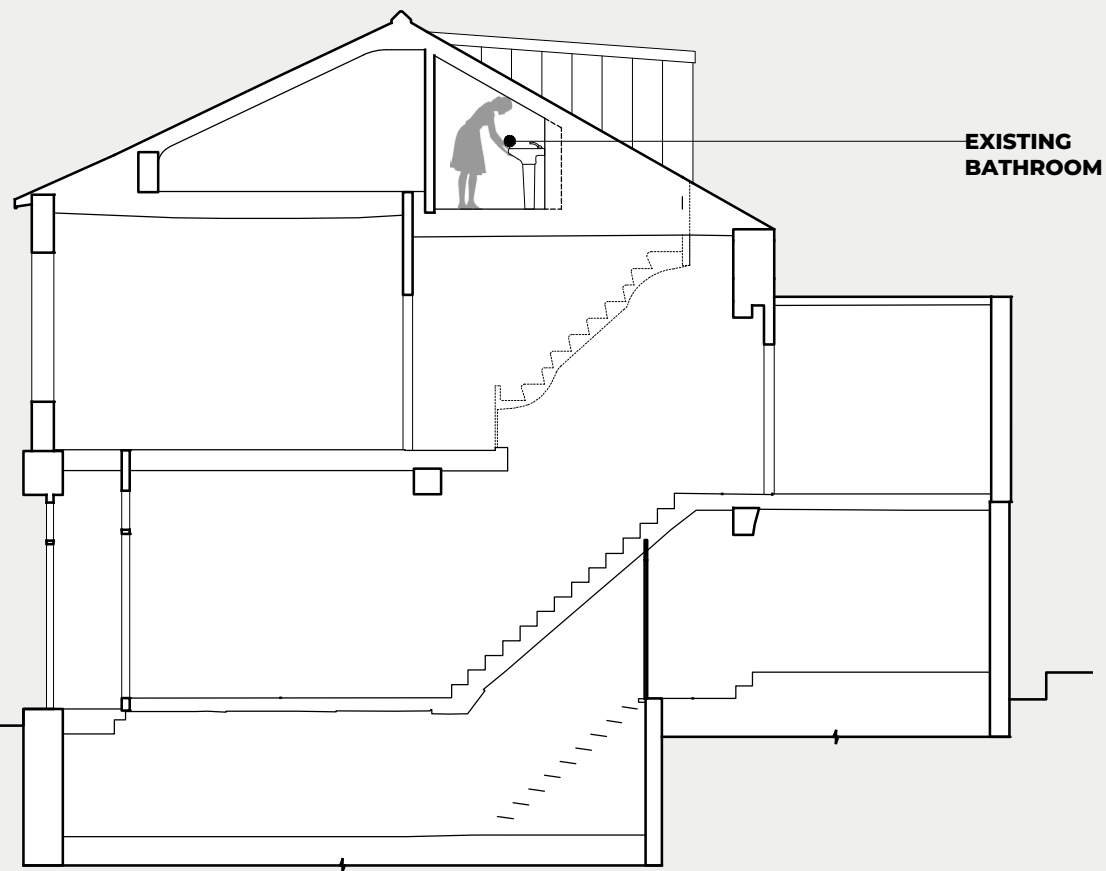
15. Second Floor Plan as Existing

- 15.1 These proposals affect Second Floor alone, and so this Design & Access Statement shows only this level. A full set of 1:100 plans can be found on the accompanying drawings, including unaffected ground and first floors.
- 15.2 At second-floor level, headroom is restricted due to a roof slope of 26°. Beyond the dormer areas of the stairwell, there is no floor space with over 2m headroom at this level.
- 15.3 As a result, the current bathroom is restricted in its use, with a washbasin tucked into the eaves and no possibility of mirror nor cabinet.



16. Section & Elevation as Existing

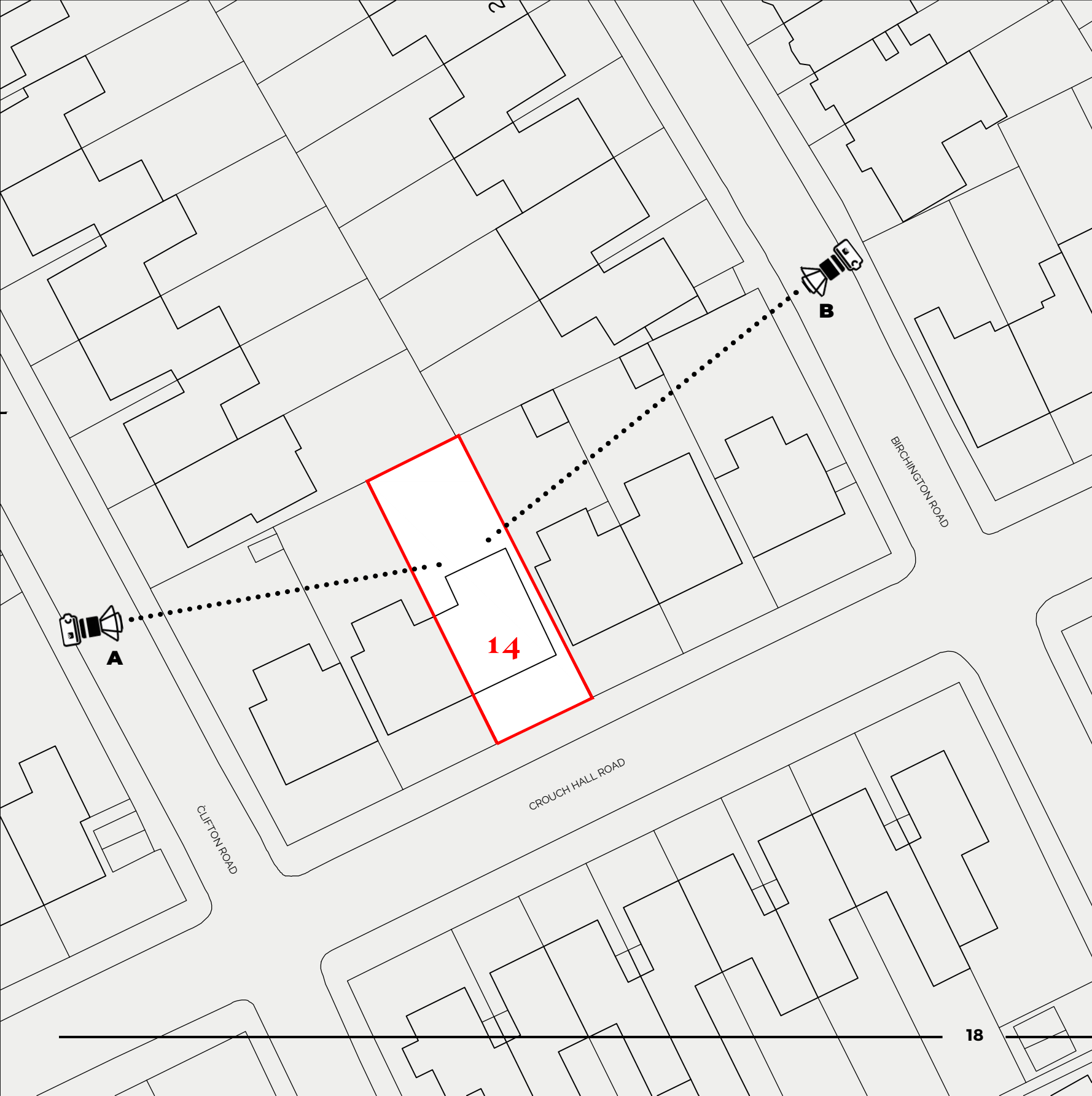
- 16.1 A centrally positioned dormer allows the stairwell to reach the third floor. It is clad in lead, and contains imitation sash windows in uPVC, whose frames are generous and recognisable from a distance as a modern addition, by being in neither timber nor metal.
- 16.2 Non-conservation rooflights near the gables serve Bedroom and Playroom, while the second floor bathroom has no natural light at all.



SECTION A-A | 1:100@ A3 Width



ELEVATION | 1:100@ A3 Width



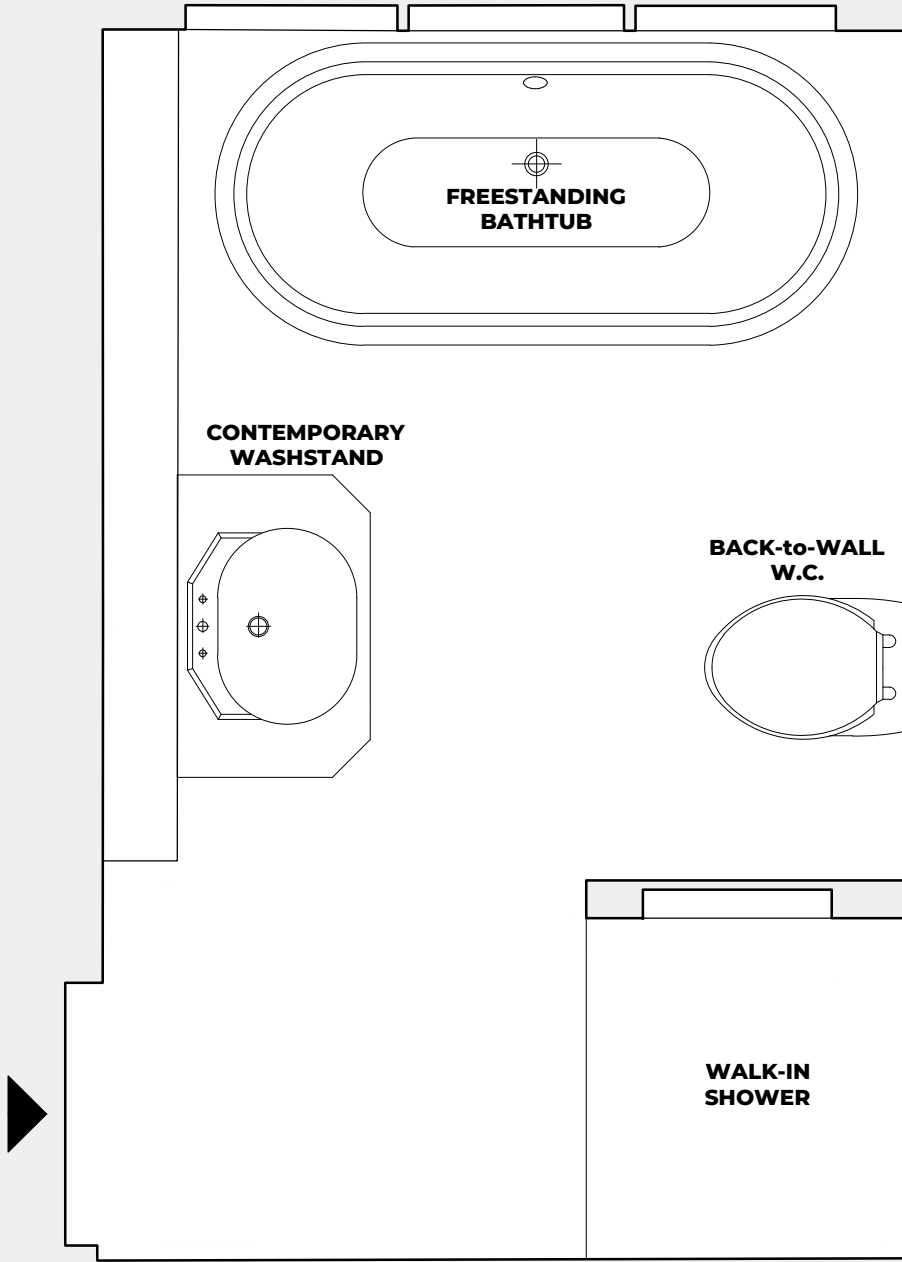
17. Key Views

- 17.1 *The Crouch End Conservation Area appraisal notes: “careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets.” [15.14].*
- 17.2 Two such key views exist from the perpendicular streets Birchington Road and Clifton Road, each gently rising to the north, making the rear of the row more visible. These views are reviewed later in this document.

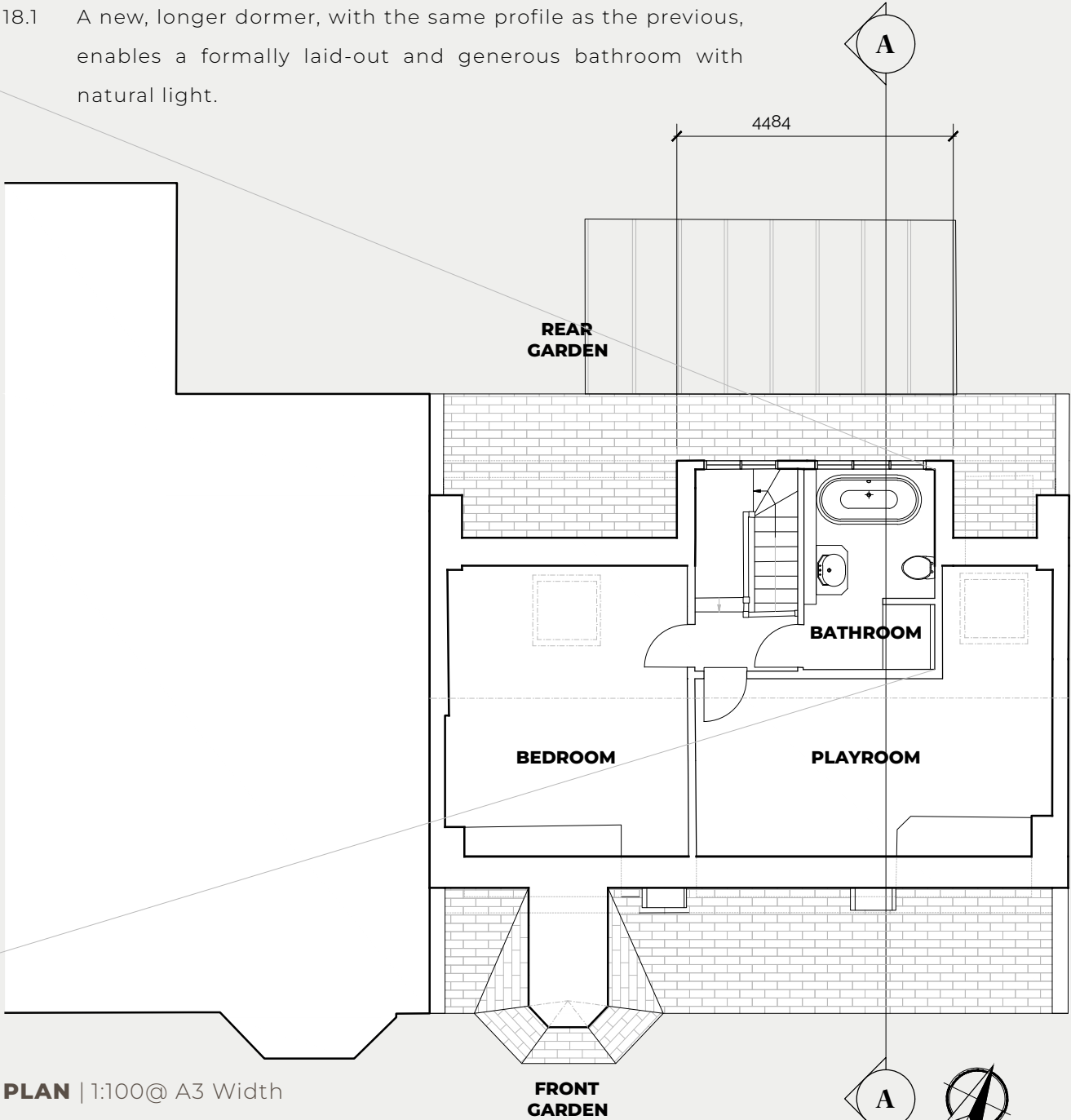
PROPOSAL

18. Second Floor Plan as Proposed

18.1 A new, longer dormer, with the same profile as the previous, enables a formally laid-out and generous bathroom with natural light.



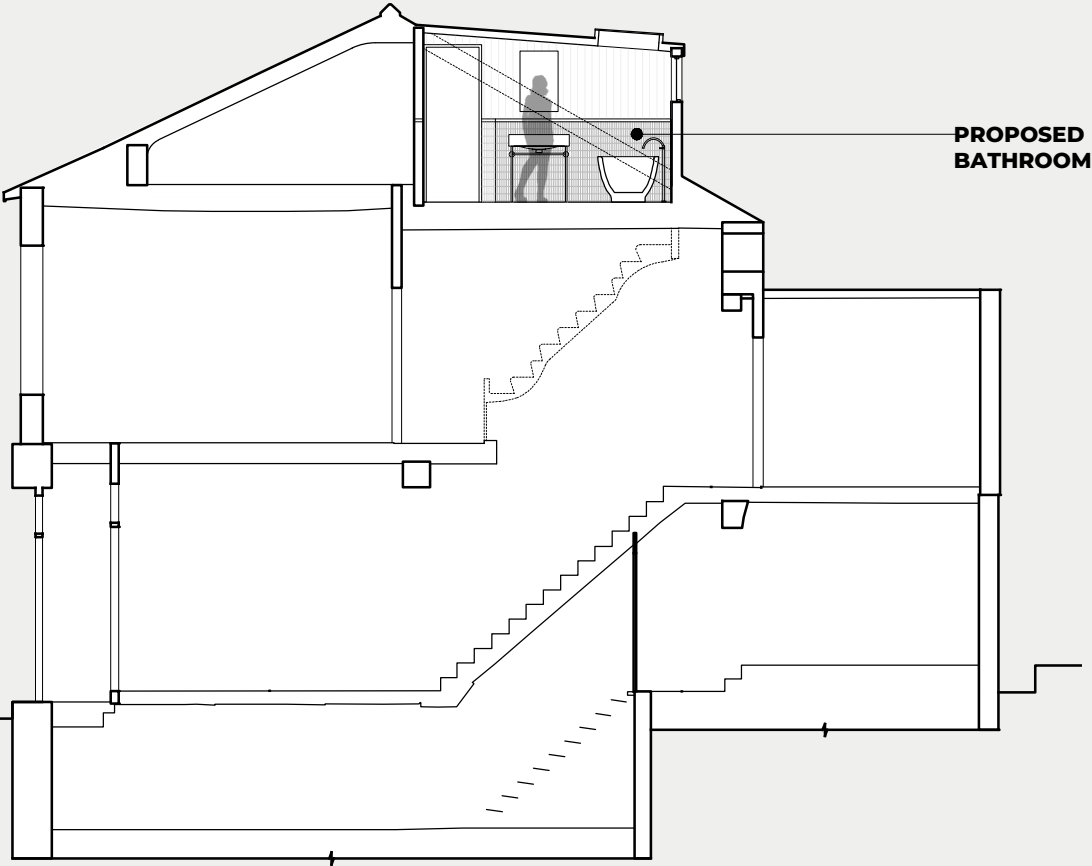
PLAN | 1:20@ A3 Width



PLAN | 1:100@ A3 Width

19. Section & Rear Elevation as Proposed

- 19.1 The new dormer profile delivers near full-height space to the bathroom, with a 4° roof. A horizontal, steel-framed window runs the length of the bath, divided into three panes with narrow steel mullions.
- 19.2 Over the bath, a low profile flat rooflight delivers toplight. Privacy of bathroom occupants is preserved while views and light are maximised.
- 19.3 A new steel-framed picture window to the stair creates a directional view from the landing and encourages light deep into the home.

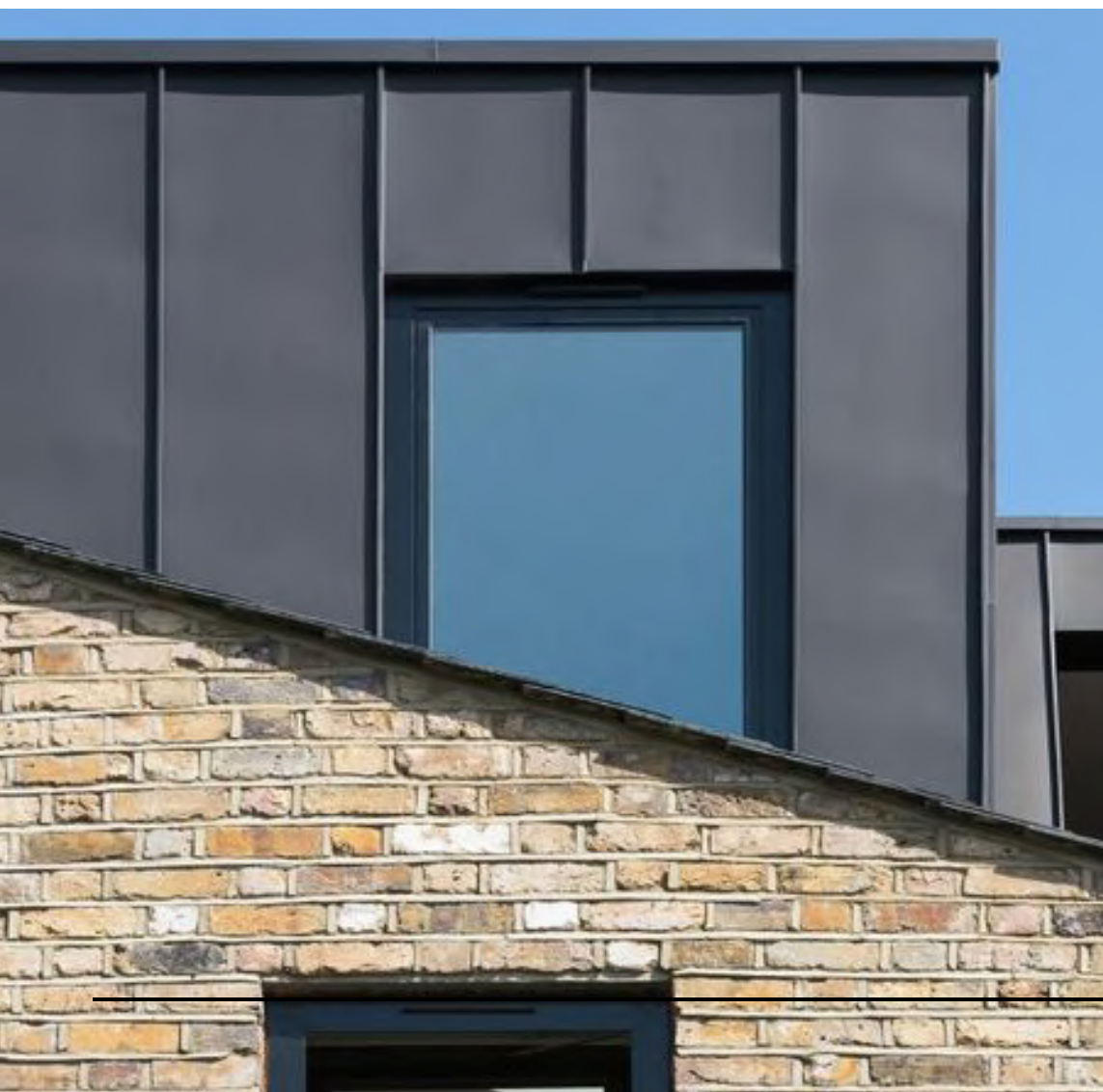


PROPOSED
BATHROOM



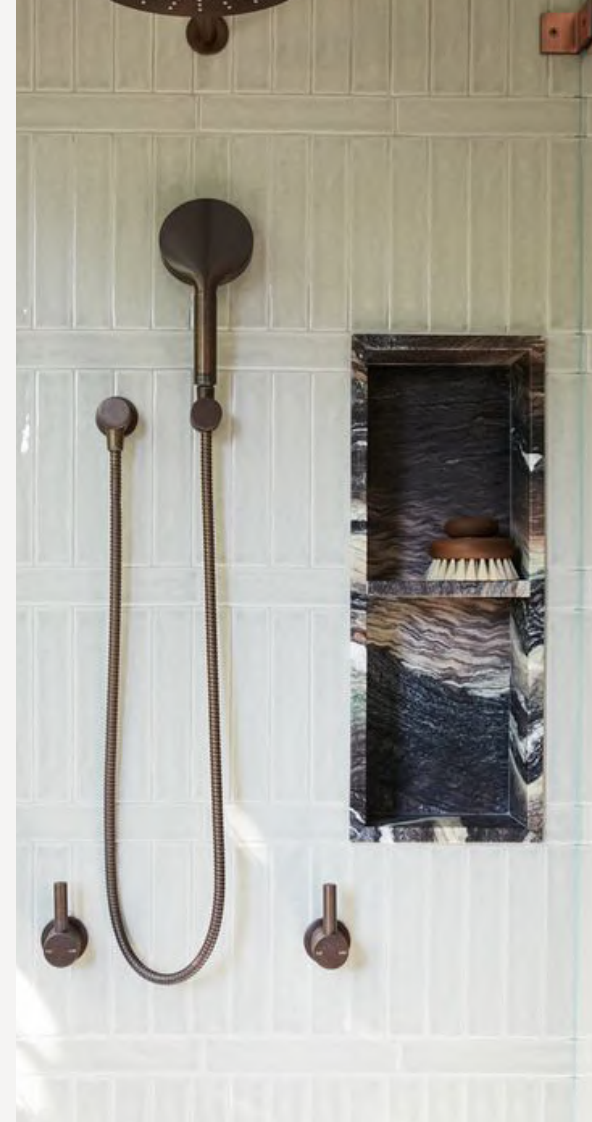
SECTION A-A | 1:100@ A3 Width

ELEVATION | 1:100@ A3 Width



20. Exterior Design Language

- 20.1 Dark, vertically-oriented standing seam metal cladding, with narrow panel of W300mm, break down the longitudinal dormer volume.
- 20.2 In lieu of the previous, clunky uPVC imitation sash windows, steel windows with similarly coloured frames sit within the panel rhythm. Window shapes are deliberately freeform but carefully arranged.
- 20.3 The flat skylight sits on top of the dormer, upstand H150mm. It will be largely unseen, as seen later in this document.



21. Interior Design Language

- 21.1 Vertical lines influence the bathroom interior also, with vertically-oriented tiles or panels emphasising the sloped roof form.
- 21.2 A dado-level change in materials breaks down the walls in dryer areas, making the room feel larger.
- 21.3 Sanitaryware is classically-shaped but unornamented. This references, but does not overstress, the heritage of the building.



22. Key View A

22.1 The view from Clifton Rd. shows the existing family of flat-roofed dormers, the nearest two of which, including that of No. 14, is clad in lead with vertical seams.

22.2 The furthest from this vantage is the dormer to No. 16. It is the longest, clad in imitation slate tile. All windows in the arrangement are uPVC, non-heritage style.

22.3 While the effect from this vantage point will be similar, these proposals seek to elevate the quality of the existing dormer at No. 14, whose colour will be similar to its partners, but with higher-quality materials and more thoughtful detailing.



23. Key View B

- 23.1 The view from the lower end of Birchington Road. is at a greater distance to No. 14 Crouch Hall Road, but the pre-existing family of flat-roofed former roof extensions can still be seen.
- 23.2 Here, the very long roof extension to No. 16 stands in contrast to the existing narrow width of that of No. 14 .
- 23.3 By improving the material and design quality of the dormer roof extension to No. 14, and by increasing its length, it can act as a higher-quality, geometric intermediary between those of No.s 16 & 12, improving the arrangement.



SUMMARY

24. Planning Statement

- 24.1
- In developing these proposals, OGArch has engaged with the planning considerations of:
 - Principle of development,
 - Design and visual impact
 - Neighbouring amenity.
- 24.2
- As outlined in Section 4, we expect the proposed development to be considered against the policies set out in the National Planning Policy Framework (NPPF), the London Plan (2021) and the Haringey Local Plan (2017).
- 24.3
- We understand that council are currently in the process of developing a new Local Plan which is expected to be adopted in late 2024. We understand that the policies in the new local plan are currently applied modest weight, however, for the avoidance of doubt, we expect the application to be considered against the currently adopted local plan.
- 24.4
- With respect to **principle of development**, Haringey’s Local Plan is generally supportive of household extensions. The principle of development is therefore supported, subject to further material planning considerations outlined below.
- 24.5
- With respect to **design and visual impact**, The Haringey Local Plan provides specific guidance on the feasibility of roof extensions. Policy DM12 states that;
 - *“Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting period, architectural characteristics, detailing of the original buildings, including external features such as chimneys and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.”*

- 24.6
- Paragraph 3.16 provides further guidance, specifically regarding dormer windows;
- 24.7
- ‘Extensions to the roof, such as dormer windows, should be restricted to the rear and their size, location and design should be such that they appear subordinate on the roof. Front dormers would not normally be permitted unless they are already part of the established local character and sensitively designed to contribute positively to the roofscape.’*
- 24.8
- Effort has been made to align the design with the guidance set out in the local plan, specifically regarding the design quality and scale of development.
- 24.9
- Furthermore, as the site lies within the Crouch End Conservation Area, Local Plan Policy DM9 sets out that special consideration will be taken to ensure that design in conservation areas is of the highest quality and states that poorly designed proposals will be refused. The endeavour is toward at well-designed replacement to a poorly designed and detailed existing extension, longer, but of the same profile as the previous, and therefore subordinate to the main dwelling.
- 24.10
- In respect to visual impacts, the visibility of the proposals from Clifton Road and Birchington Road has been assessed via photomontage studies. Rear mansard roof extensions are evident along Crouch Hall Road and form part of the established character of the area, and so these studies seek to ensure compliance in regard to the retention of the area’s character.
- 24.11
- With respect to **neighbouring amenity**, effort has been made to scale the roof extension to ensure that it does not harm neighbour amenity. Of the two newly proposed windows, one has been positioned in the same location as existing, and the second is a narrow horizontally-oriented window, positioned at high level, bringing no new vantage points to the occupants of No 14. while ensuring their privacy.

25. Development Principles

- 25.1 CARBON FOOTPRINT:** a core issue in the proposal is the wish to minimise environmental impact of the development in its construction and occupancy, it does this via the use of natural timbers from sustainable sources to the maximum practical degree.
- 25.2 HEATING & COOLING:** using advanced vacuum panel insulation with an exceptional thermal conductivity of 0.007 W/m·K, the development will higher-than-neccessary roof and wall u-values Of 0.14 W/m²K to the new roof extension, lessening the heating and cooling load of the Second Floor, and house as a whole.
- 25.3 ECONOMIC:** the proposed development will provide employment to local building firms for approximately two months. A number of people will be working full-time on the project, as well as a number of subcontractors and suppliers. Wherever possible, building materials will be sourced locally..
- 25.4 ACCESS:** access to the main living space of the property remains from the street, where two steps give access to the ground floor level. A WC exists on the accessible level, making the property M4(1): Categrory 1 - Visitable Dwelling. If the need should arise in future, the house could be converted to optional requirement M4(2): Category 2 - Accessible and Adaptable Dwelling. Full disability access is not possible without substantial change affecting the historic nature of the building.

26. Closing Statement

- 26.1 For matters of clarification, agent OGArch invites dialogue from the council and is committed to a cooperative approach during delivery of these proposals.
- 26.2 OGArch intends these proposals as well-designed and policy compliant, and hopes Haringey Council also views them favourably.

THANK-YOU

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