

Land to rear of 11-13 Stanhope Gardens

DESIGN AND ACCESS STATEMENT

REVISION 3: AMENDED ISSUE FOR PLANNING

CF	MØLLER
ARCHITECTS	

Introduction

1.1 INTRODUCTION

This proposal is for a new detached two storey dwelling house with associated single storey garage, carport, garden outbuildings and landscaping.

It is the Applicant's aspiration to ensure the best use of the site and to deliver a house that carefully considers the surrounding context, whilst also drawing on the best of contemporary design.

1.2 DOCUMENT PURPOSE

This Design and Access Statement has been prepared by C.F. Møller Architects (CFM) in support of the Full Planning Application for the proposed single family dwelling house on the land to the rear of 11-13 Stanhope Gardens.

1.3 SITE ADDRESS

Land to the rear of 11-13, Stanhope Gardens, London, N6 5TT

1.4 APPLICANT

Ms Jothi Reddy

1.5 AGENT

C.F. Møller Architects

Name: Teva Hesse
Telephone: +44 (0)78 7949 5232
E-mail: th@cfmoller.com
Website: www.cfmoller.com

Design Principles

- The layout of the building is designed to create privacy for its occupants and neighbours alike.
- The main views from the building are focused towards the west end of the site, away from neighbouring properties.
- The first floor area is approximately 8% smaller than for the current consented scheme on the site (HGY/2018/0747).
- The overall area of the house is approximately 19% less than for the original planning consent for a dwelling on the site (HGY/2014/2547).
- The building is entirely outside of the tree root protection zones, and it is intended that all trees on the site are retained.
- The entire building is located at least 19.0m from any neighbouring buildings.
- The first floor of the building is located entirely at least 24.3m from neighbouring properties.
- No basement works are proposed

Contents

Site and Context 4

Existing Site 6

Design Statement 8

3D Views 10

Materials and Landscaping.....12

Submission Documents.....14

Site and Context

SITE SUMMARY

The site is owned by the applicant for this planning application.

The site has been derelict for several years and was the site of several garages. These have since been demolished, following permission under the previous consented application for this site (HGY/2017/0825) for 'Demolition of disused and derelict garages and construction of a new detached two storey dwelling house with ancillary single storey garage and carport'.

The derelict site detracts from the beauty, security and desirability of the surrounding area. The proposal to build a single family dwelling with landscaped gardens will enhance the site.

PHYSICAL ASSESSMENT

The site is currently clear of existing buildings. There are several mature trees, all of which are to be retained. The site has a total area of 2173m² and has a fall of approximately 4m across its length. The site is in a low risk flood area and in an area of low noise.

ACCESSIBILITY

The site is located approximately 800m from Highgate Tube Station (Northern Line) and in close proximity to various bus routes, including the 43, 134, 263, N20 and W5. It has a PTAL rating of 3.

The site would be accessed by both pedestrians and vehicles from Stanhope Gardens. Access would not be through the Alford House entrance, though a clear space has been retained for a utilities right of way here.

The design includes two parking spaces for vehicles on site - one in the garage and the other in the car port. Adequate turning circles have been accommodated for these. Space is also allowed for four secure cycle parking spaces as indicated in the ground floor plan.

Because of the limited width of the access road, refuse and recycling bins will be stored close to the house and moved to the Stanhope Gardens kerbside by the occupants for collection.

To aid the fire-fighting services, a horizontal dry riser can be installed on the site, if required.

The house complies with the building regulations Approved Document M and Lifetime Homes guidelines. The ground floor is level and includes a bedroom with associated bathroom facilities. There are level access living and sanitary facilities.

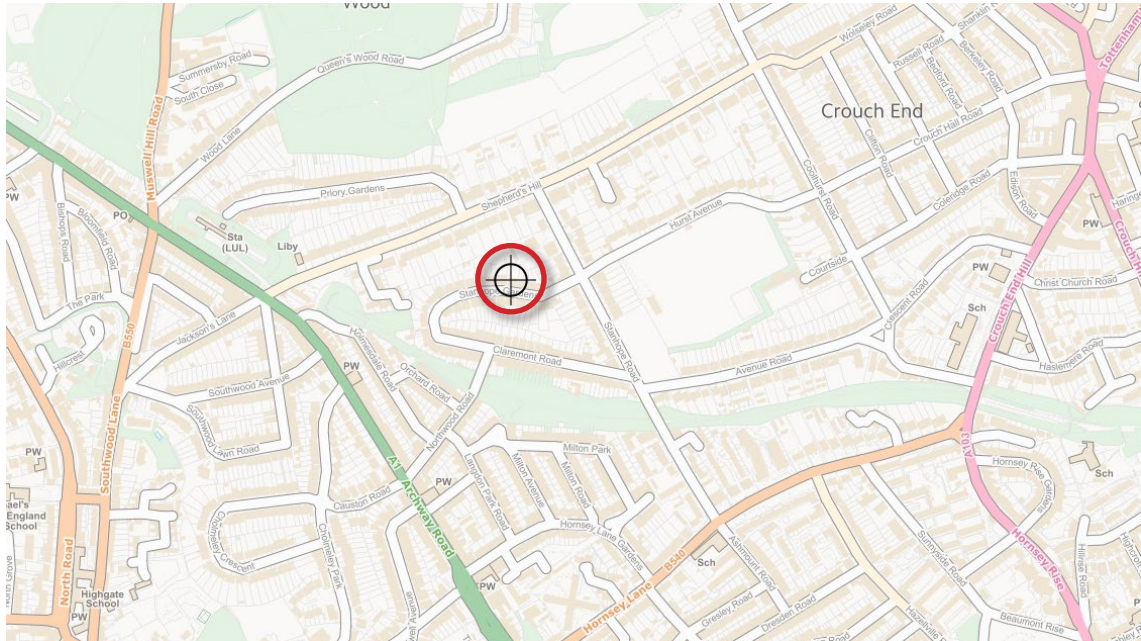
PLANNING HISTORY

(HGY/2018/0747) Permission granted on 02/05/2018 for variation of condition 2 (plans and specifications) attached to planning permission HGY/2017/0825 to add a single storey extension to the approved building

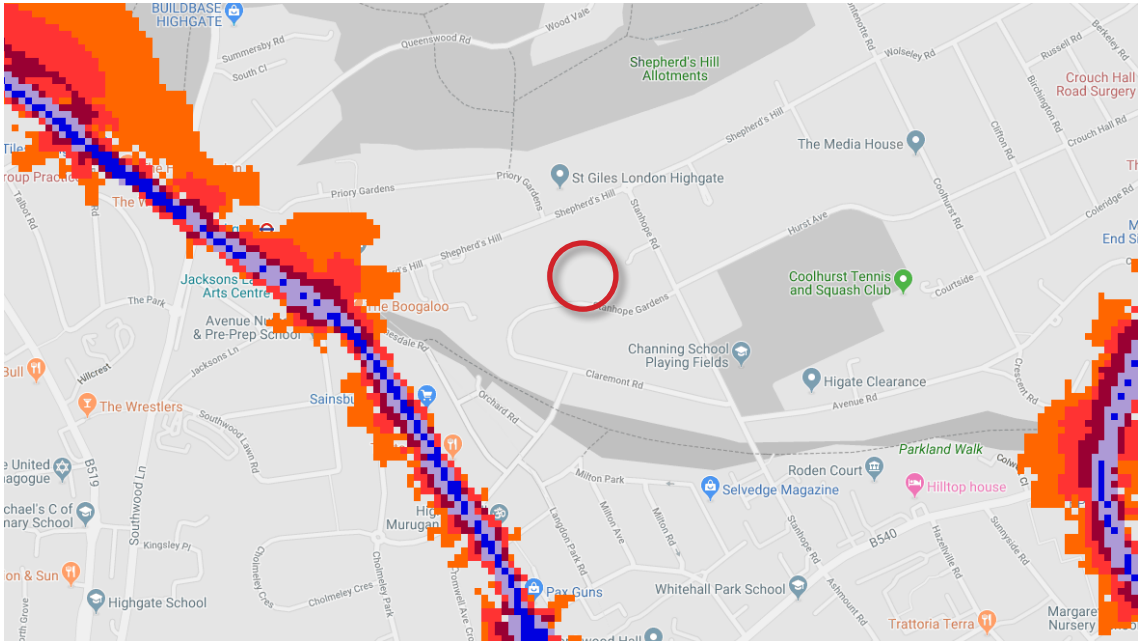
(HGY/2017/0825) Permission granted on 23/08/2017 for 'Demolition of disused and derelict garages and construction of a new detached two storey dwelling house with ancillary single storey garage and carport'.

(HGY/2014/2547) Permission granted on 07/08/2015 for 'Demolition of existing derelict garages and erection of a 3-storey, part basement single family dwelling'

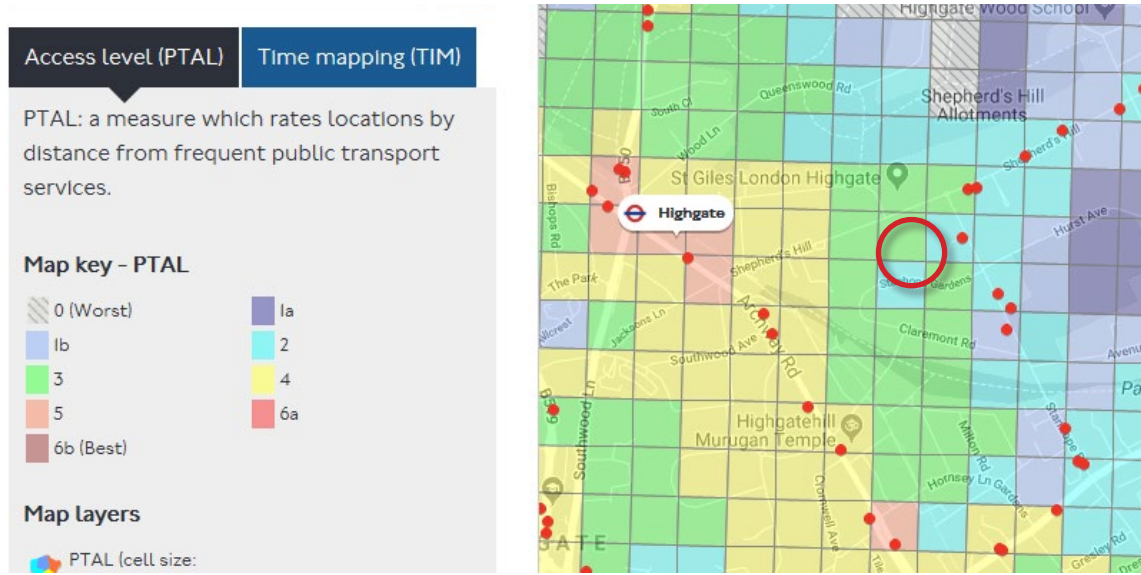
The current application seeks to engage with the local context and create a dwelling which both suits the client's requirements and is in accordance with the use as a single family dwelling house, established in the previous planning applications.



A. Environment Agency Flood Map



B. DEFRA Noise Map

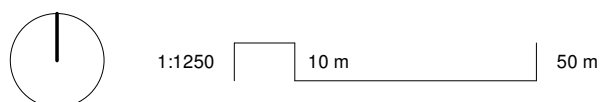
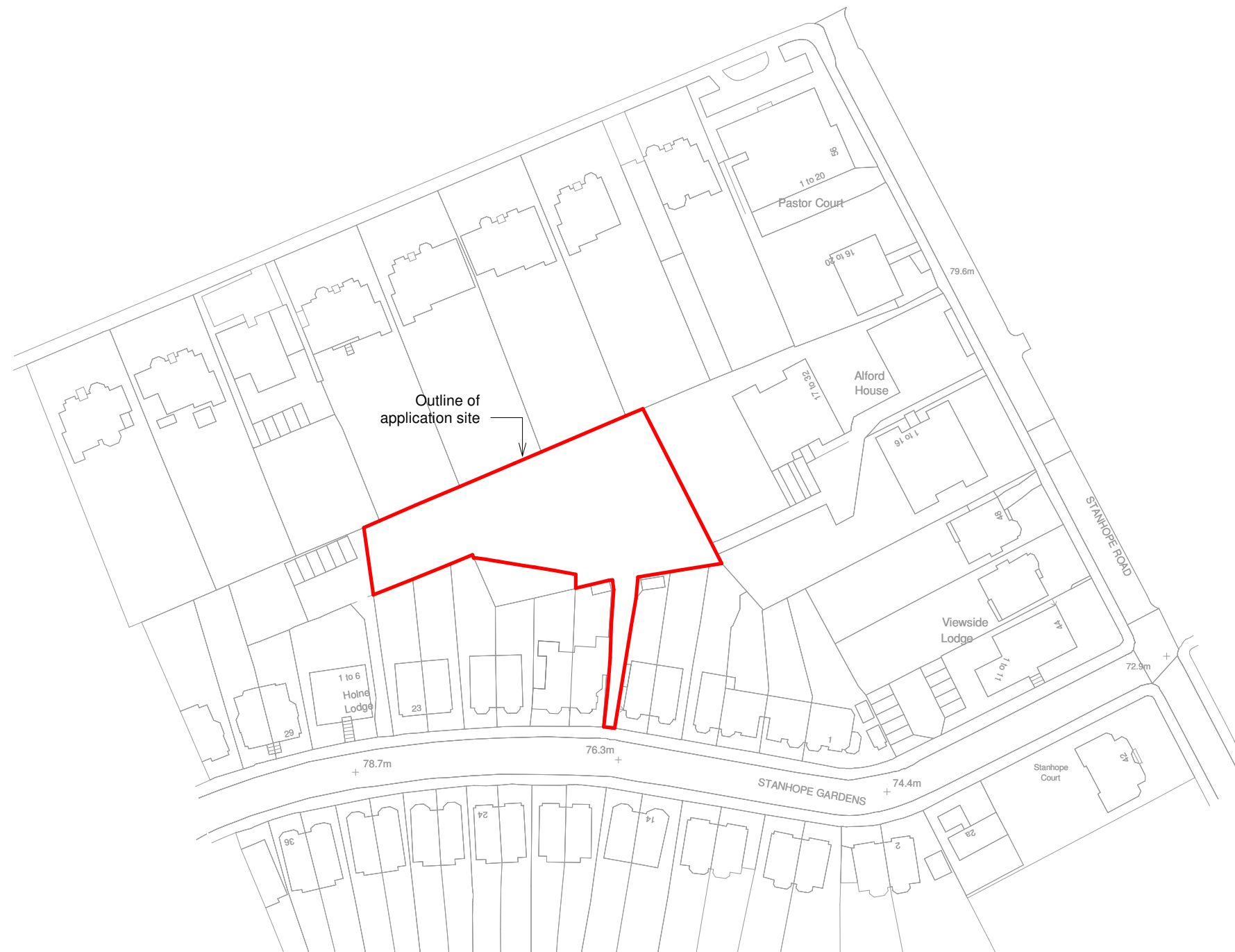


C. Transport for London PTAL Map



D. 3D Aerial Site View

Existing Site





A. View west with foundations of former garages in foreground



B. View east towards Alford House



C. View west to end of site

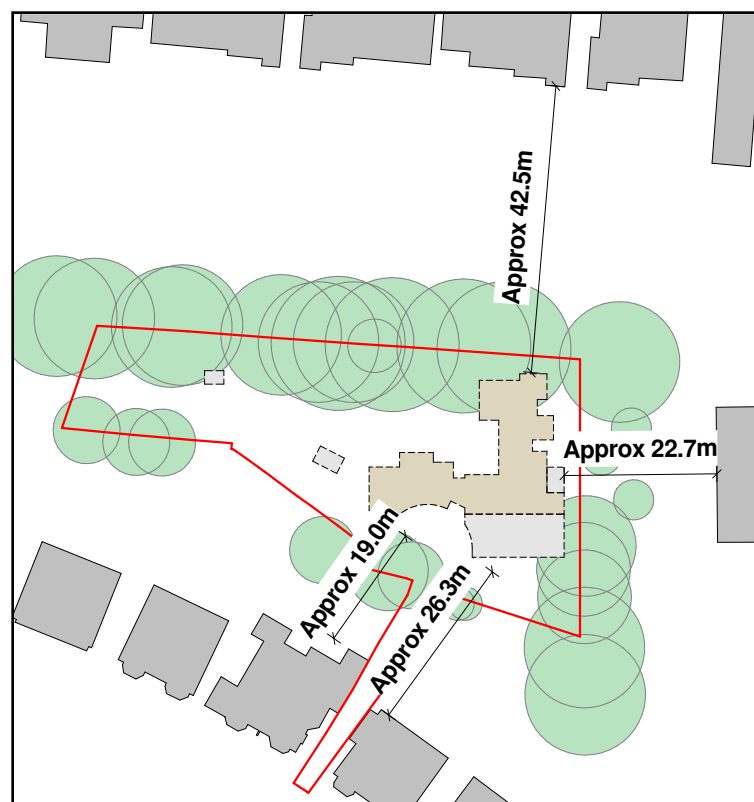


D. View north across flat area of former garage foundations

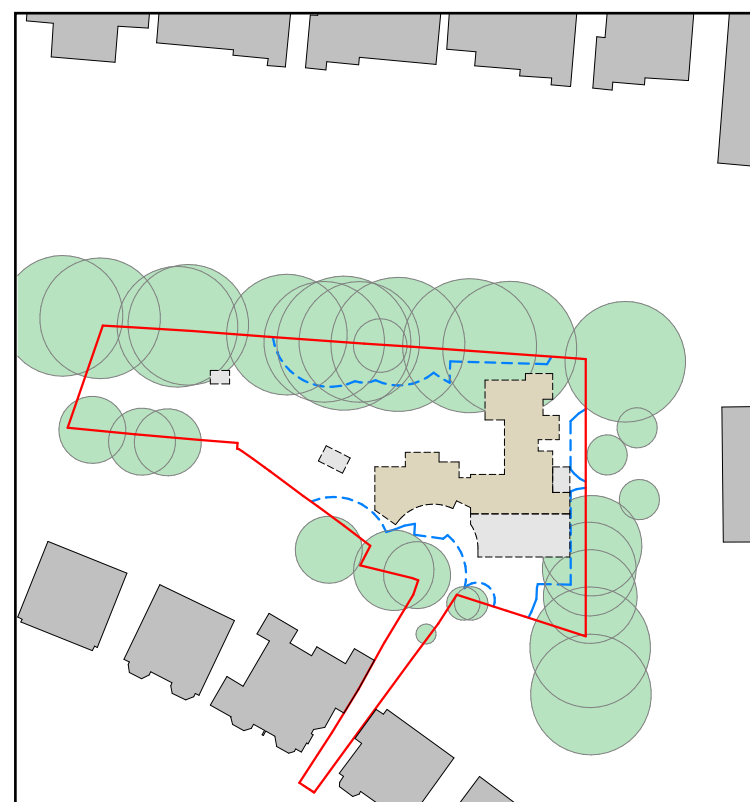
Design Statement

DESIGN SUMMARY

- The proposed residence is designed to have a low visual and environmental impact.
- The massing of the building is designed to minimise overlooking and avoid overshadowing of neighbouring properties. Views are directed primarily towards the large trees and denser vegetation at the western end of the site.
- The building is primarily based at ground floor level, with a smaller second storey level located entirely within the existing hard-standing of the site.
- The first floor of the building is approximately 8% smaller than the current approved proposal on the site (HGY/2018/0747).
- The proposed GEA is approximately 12% larger than the current approved proposal on the site (HGY/2018/0747), however it is approximately 19% smaller than the initial proposal (HGY/2014/2547).
- The dwelling includes an attached single storey parking garage and car port (two car parking spaces), refuse and recycling bin store and secure bicycle parking for four bicycles. It also includes an garden WC and a greenhouse.
- The house is accessed via the existing entrance drive off Stanhope Gardens.
- The house allows for two parking spaces, which is a great reduction from the approximately 13 spaces previously on the site.
- The dwelling is situated primarily on the level area of the site formerly occupied by parking garages and an electrical substation, thereby minimising excavation works.
- No basement works are proposed, again minimising excavation works.
- It is proposed that earth removed in required excavations be utilised elsewhere on the site in the landscaping strategy where possible, rather than be removed from the site. This will reduce construction traffic to and from the site.
- The building does not propose the removal of any trees.
- The building is situated entirely outside of the root protection areas (please refer to Arboricultural Impact Assessment).
- The western end of the site will be landscaped gardens, including an orchard, which will visually enhance the site and provide further privacy.
- The proposal has the same use class as the previous proposal for the site. The impact on neighbouring residential amenities is negligible.
- Much of the ground floor level is flat roofed, thereby reducing the height of these areas. Pitched roofs soften the visual impact of the second storey and are contextual with neighbouring properties.
- Separation distances from the ground floor of the house are approximately 22.7m to Alford House, 19.0m to 13 Stanhope Gardens and 26.3m to 11 Stanhope Gardens (closest neighbouring buildings).
- The second storey area of the house has been situated so as to further increase the separation distances between the proposed residence and neighbouring properties. The separation distances for the second storey of the building are approximately 24.3m to Alford House, 26.1m to 13 Stanhope Gardens and 31.6m to 11 Stanhope Gardens (closest neighbouring buildings).
- There is no adverse effect on daylight and sunlight to neighbouring properties in accordance with BRE document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011).
- Existing mature trees and hedges provide screening along most edges of the site. The proposed landscaping strategy further enhances this, by adding further trees, hedges and fences to site boundaries, thereby improving the views from neighbouring properties towards the site.
- Windows have been carefully placed to minimise overlooking.
- Windows at ground floor level look primarily inwards towards the garden, with overlooking minimised by the orientation of openings and the form of the dwelling.
- Ground floor windows close to the site perimeter are at right angles to the main walls, thereby allowing light into the building but restricting views in and out of the building and reducing overlooking.
- Upper storey windows are positioned primarily to look out onto the western end of the site, away from existing properties.
- Many windows on the upper floor level are high level clerestory windows, which allow light into the building but avoid overlooking.
- Remaining upper storey windows have been placed with reduced overlooking in mind - generally placed where there is good tree coverage, or on right angles to the main walls.
- Bathroom windows are small and obscured.
- As a contractor has not yet been procured to build this residence, it is not possible to provide a Construction Management Plan (CMP) at this stage of the project (pre-planning). However the applicant commits to all the principles of the previously approved CMP and will ensure that the chosen contractor will sign up to the Considerate Constructors Scheme to minimise any disruption and impact on neighbouring properties.



Building separation distances



Root protection zones (blue line)

FLOOR AREAS

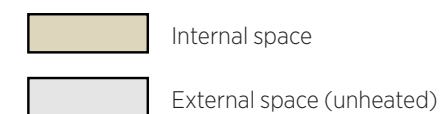
- House Ground Floor: 297.2 sqm (GEA)
- House First Floor: 191.0 sqm (GEA)
- **House Total: 488.2 sqm (GEA)**

Unheated spaces

- *Garage/ Carport/ Plant room: 102.4sqm (GEA)*
- *Garden Outbuildings (excl. greenhouse): 6.0sqm (GEA)*

Comparison to previous consented schemes

- (HGY/2018/0747) Permission granted on 02/05/2018
House Total: 436.04sqm (GEA)
- (HGY/2017/0825) Permission granted on 23/08/2017
House Total: 417.34sqm (GEA)
- (HGY/2014/2547) Permission granted on 07/08/2015
House Total: Approx. 600sqm (GEA)



3D Views

VIEWS FROM NEIGHBOURING PROPERTIES

View 1

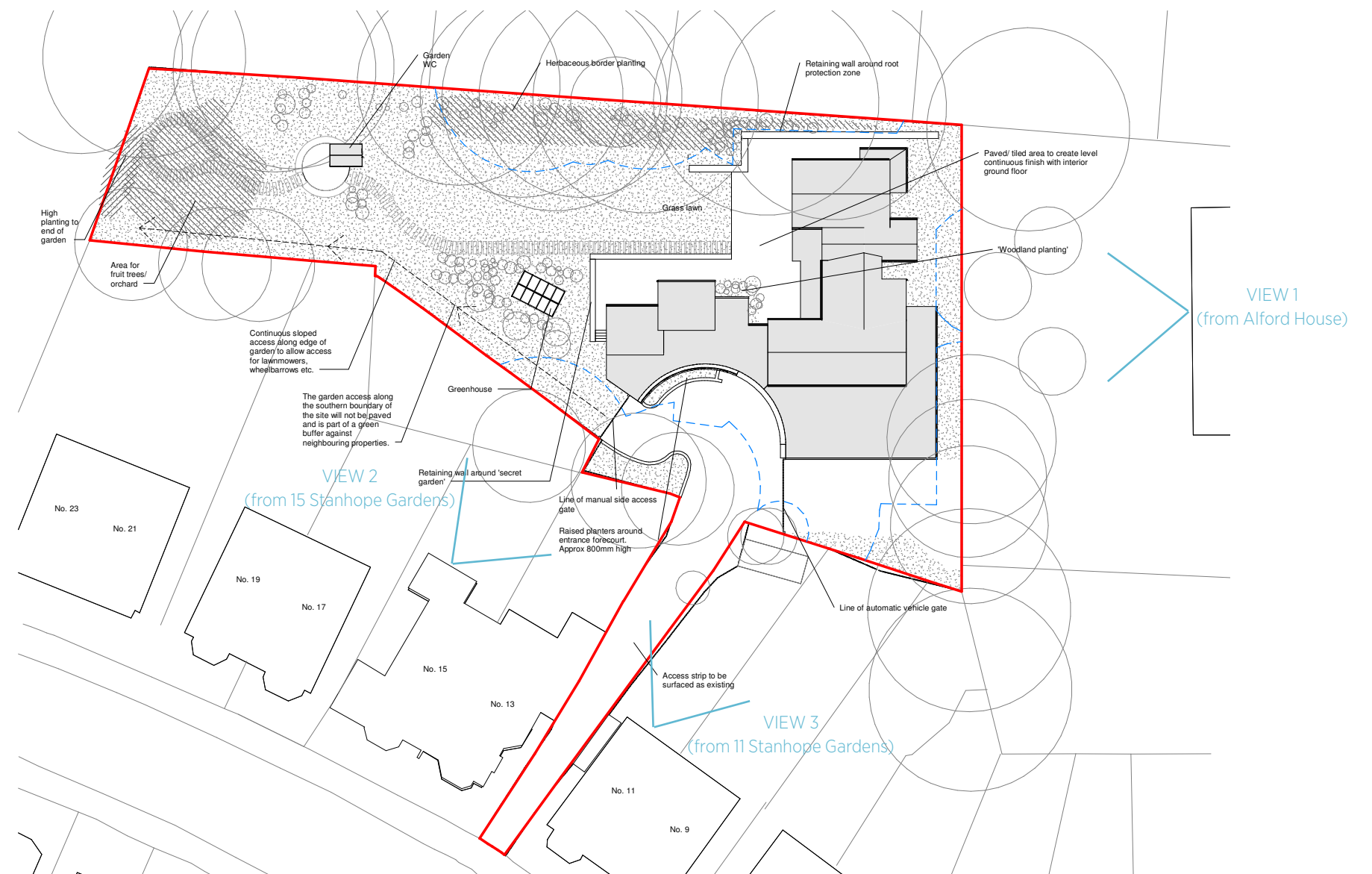
- View has some significant tree coverage.
- Ground floor level of building is obscured by the fenceline.
- Bathroom window is obscured glazing.
- Most other windows on this facade are at a 90 degree angle to the building and don't directly overlook Alford House.

View 2

- View of the new dwelling is obscured by tree coverage.
- The single storey area of the building closest to this location is well obscured by greenery and the fenceline, and is an improvement on the former electrical substation which was previously on the site.
- The window in the foreground of the view is a clerestory window and will not result in any overlooking.
- Upper storey windows are at a similar distance to the previous consented scheme.
- Much of the glazing visible on the upper storey is also clerestory windows, which avoids overlooking.

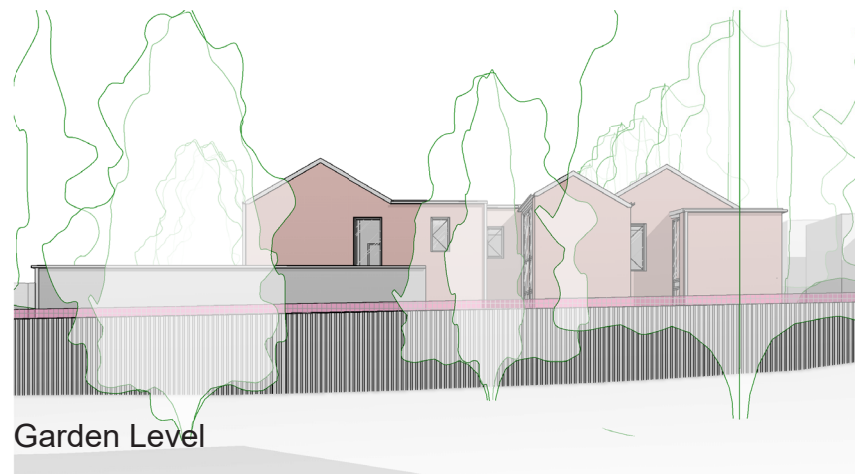
View 3

- View of the new dwelling is obscured by tree coverage.
- Garage and carport are set back further from the site boundary than the previous consented scheme.
- Garage and carport are obscured at garden level by the existing garage, fences and foliage.
- Upper storey windows are at a similar distance to the previous consented scheme.
- Perceived width of building is reduced from this viewpoint, compared to the previous consented scheme.

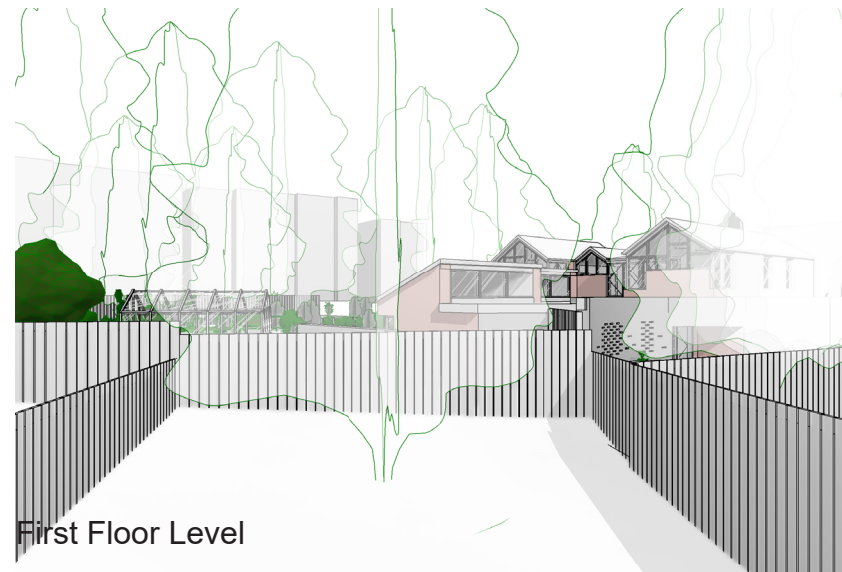


Note: Refer to the Variation of Condition 2, REV 04 for details regarding the treatment of the boundary

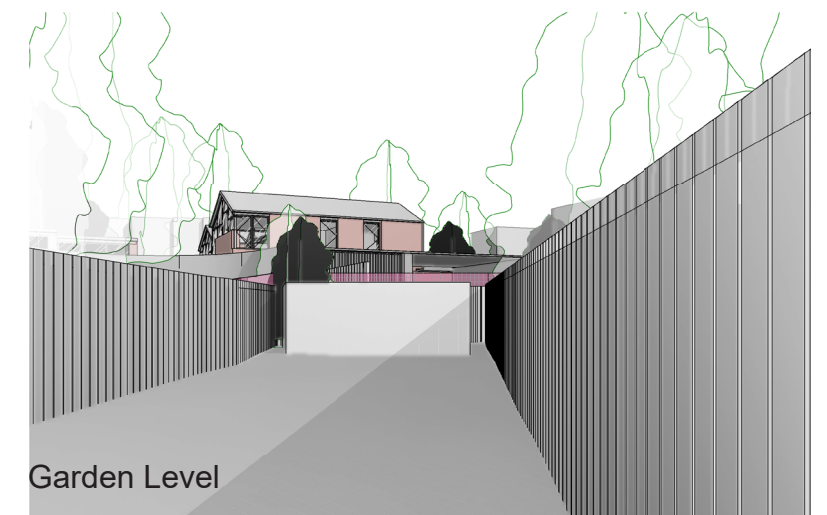
Proposed trellis



VIEW 1 - From Alford House



VIEW 2 - From 15 Stanhope Gardens



VIEW 3 - From 11 Stanhope Gardens

Materials and Landscaping

MATERIALS

Materials have been selected to be in keeping with the context of the surrounding buildings.

- A light red brick will be used for the main two-storey house, in keeping with properties on Stanhope Gardens and Shepherd's Hill.
- White brick will be used on the single storey elements of the house including the garden outbuildings, to reduce the apparent scale of the house. The combination of red and white brick draws on the colour palette of the red brick and white rendered buildings on Stanhope Gardens.
- Roofs will be standing seam zinc.



Surrounding context - material palette



C. Zinc



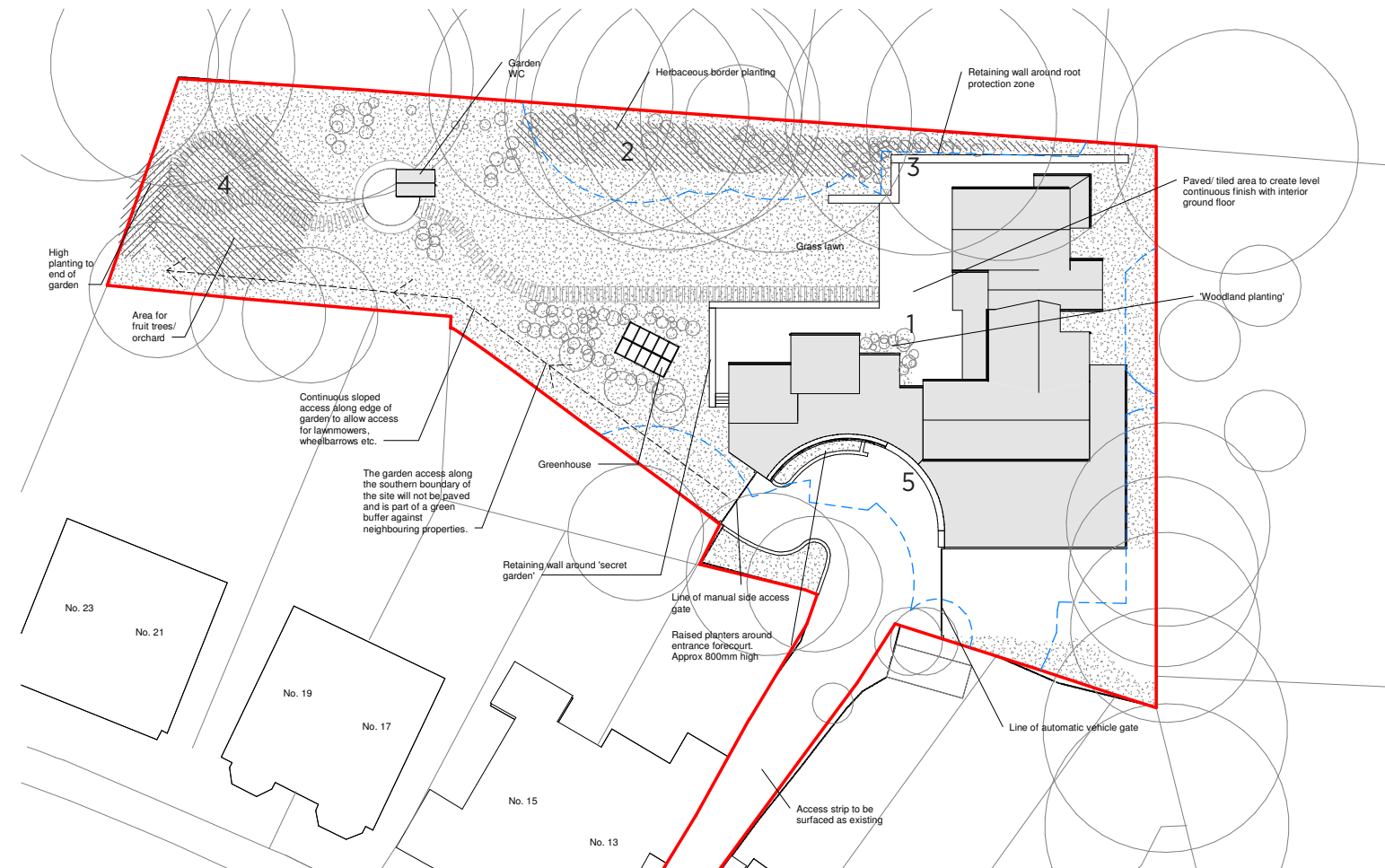
B. White Brick



A. Red Brick

LANDSCAPING PRINCIPLES

- The site already features many established trees and these are retained.
- The landscaping strategy will build upon the existing greenery, with new trees, shrubs and fencing to minimise overlooking and to enhance the outlook for neighbouring properties.
- The building is located mostly on the flat area to the east of the site, thereby minimising excavation work.
- Earth which is excavated will be used within the landscaping towards the west end of the site where possible, which reduces the need for this to be removed from the site. This will reduce construction traffic to and from the site.
- Indicative concept landscape images are shown below.



1. Green 'woodland' landscaping



2. Herbaceous border



3. Gabion terracing/ retaining walls



4. Orchard



5. Climbers to entrance curve

Submission Documents

by C.F. Møller Architects

- 85447-CFM-A-GL-20-101 - Proposed Ground Floor Plan (1:100 @ A1, 1:200 @ A3)
- 85447-CFM-A-L01-20-102 - Proposed First Floor Plan (1:100 @ A1, 1:200 @ A3)
- 85447-CFM-A-RL-20-103 - Proposed Roof Plan (1:100 @ A1, 1:200 @ A3)
- 85447-CFM-A-SEC-20-201 - Proposed Section A-A (1:100 @ A1, 1:200 @ A3)
- 85447-CFM-A-ELE-20-301 - Proposed East/ West Elevations (1:100 @ A1, 1:200 @ A3)
- 85447-CFM-A-ELE-20-302 - Proposed North/ South Elevations (1:100 @ A1, 1:200 @ A3)
- 85447-CFM-A-SIT-08-500 - Site Location Plan (1:1250 @ A3)
- 85447-CFM-A-SIT-08-501 - Proposed Site Plan (1:250 @ A1, 1:500 @ A3)
- Design and Access Statement

by Harper Tree Consulting

- Arboricultural Assessment Report

