

Design & Access Statement

Planning Application Submission
October 2024

**47 Mount View Road
N4 4SS
London**

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KEY



Outline of
site for new
development



Remaining
site of no 47
Mount View
Road

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- Summary & Conclusions



Areal view of the existing property of no 47 Mount View Road looking north

This Design & Access Statement has been prepared by Neil Dusheiko Architects on behalf of the Applicant Mr & Mrs Wolff to accompany a full planning application for No. 47 Mountview Road, N4 4SS, and it provides a detailed description of the proposals for the erection of a new dwelling. It follows pre-application PRE/2024/0007 and takes on board the guidance given.

INTRODUCTION

Overview

No. 47 Mount View Road has been the Applicants’ main residence for the last 28 years but due to its scale and high maintenance the Applicants have expressed interest in developing a new build dwelling at the end of their garden for the purposes of downsizing.

The scale of the existing garden of No.47 and its potential to be accessed completely independently by a pedestrian public pathway to the North West of the site that is an extension of Dickenson Road, unlocks the site’s development potential and makes it without doubt the obvious location for the new build that will be used as the Applicants’ prime residence.

This presents a perfect opportunity to create a ‘dream home’ that is not only reflective of the Applicants’ requirements for modern living but also reflects and celebrates their aspirations for an environmentally-sustainable dwelling that withstands the test of time.

The site provides a viable land for construction that promotes residential development.

Property Details

47 Mountview Road
London
N4 4SS

Location

Mount View Road is primarily a residential street in the London Borough of Haringey, located in close proximity to several parks such as Alexandra Park & Palace, Finsbury Park and Haringey Wood, and directly opposite Crouch Hill Reservoir which provides breathtaking views over London.

The Clients’ property, No. 47 Mount View Road, is located between Mount Pleasant Villas and Womersley Road.

The site is located within the Stroud Green Conservation Area and it is not listed.

The current house is a handsome semi-detached house of the late Victorian era and it features an elevated entrance from the main road.

The North West facing garden to the rear is split into several levels with dwarf retaining walls that support the upper part of the site. There is a patio directly outside No.47 and a few raised lawn areas accessed by external steps. The existing timber fences to the side boundary lines are in bad condition in some areas and need replacing.

The Site

The overall garden of No 47 Mountview Road is approximately 740sqm (0.074 hectares)

Once the new dwelling is completed, the site would be divided into two independent sites, with the site for the new development at the north west end. One accommodating the original No.47 and the other the new development, please refer to illustrations overleaf.

Pre-planning

Pre-planning was sought through application PRE/2024/0007 with detailed response from the council through an online meeting and in writing in February 2024. This planning application has carefully considered taking on the comments given and which will be detailed throughout this statement.

CONTEXT - SITE

Site



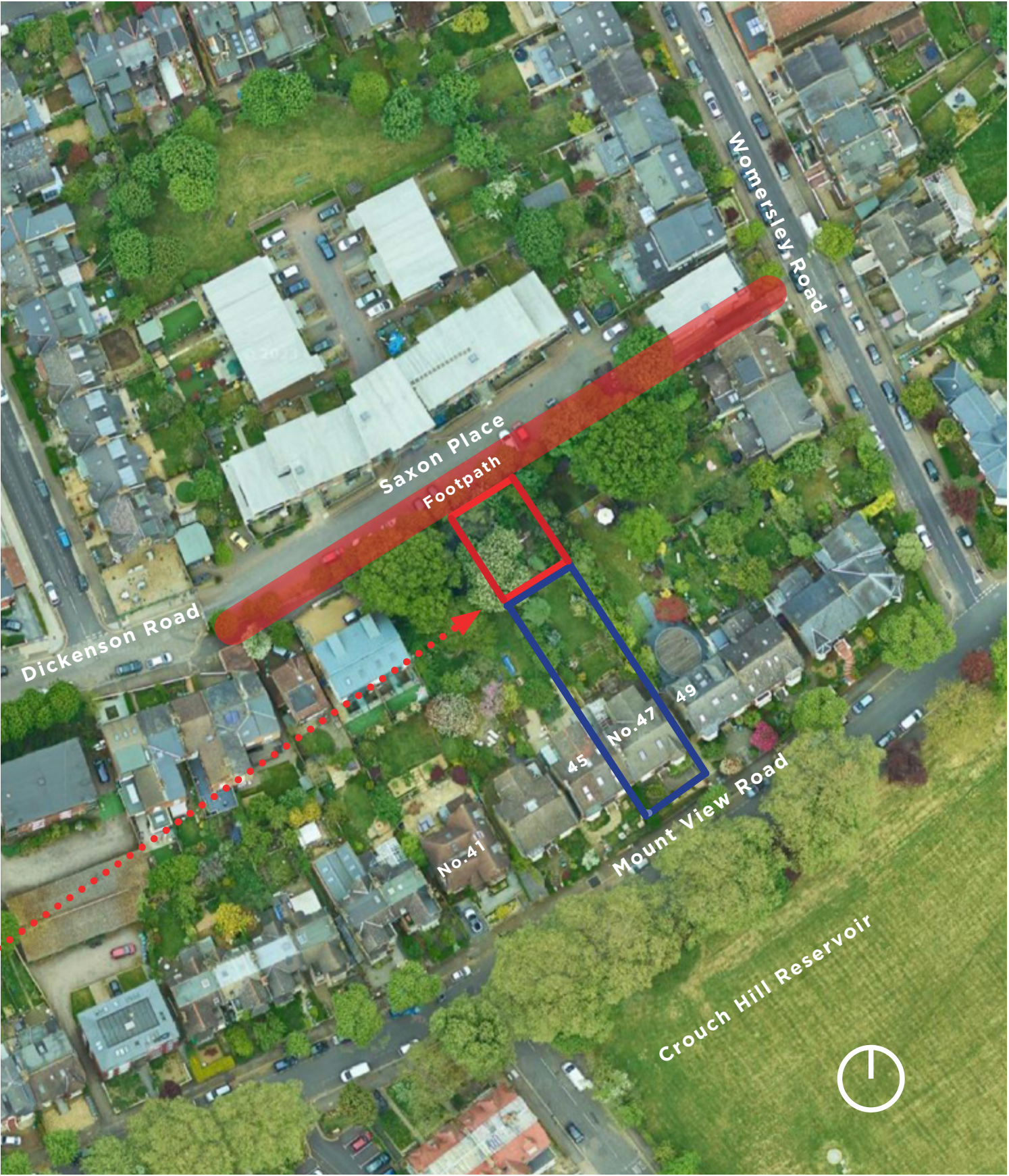
Site context

KEY

-  Outline of site for new development
-  Remaining site of no 47 Mount View Road

Area of new development in relation to the whole plot.

Area of new development in relation to the Public Footpath, Saxon Place, Dickenson Road and Womersley Road



The site's proximity to public footpath

CONTEXT

Site



a. front of host building from street



b. view from new site towards host building



c. view from host building terrace



d. view from host building 2nd floor study



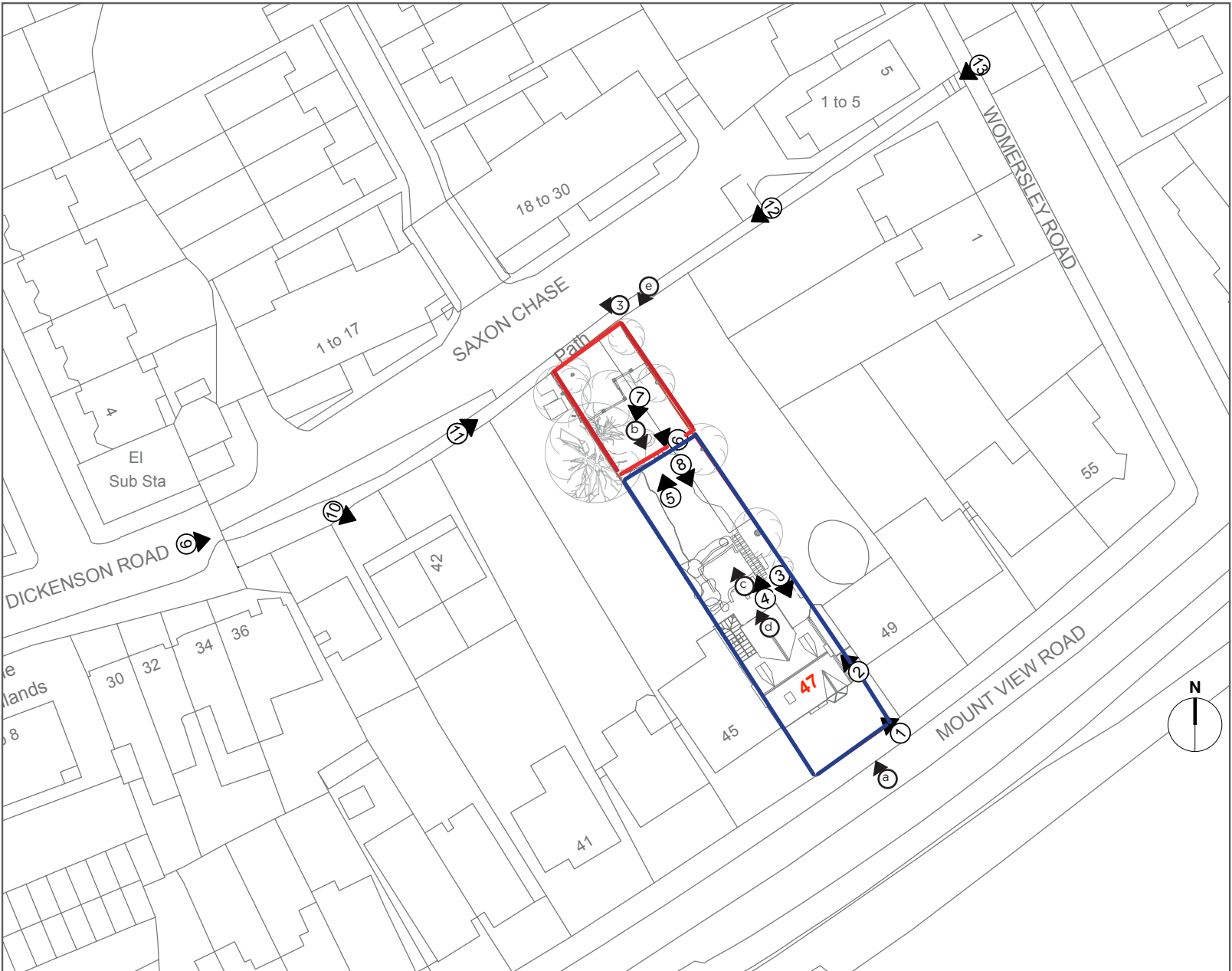
d. view from host building 2nd floor study, with new development at no 42 Dickenson Road at top left hand corner of photo



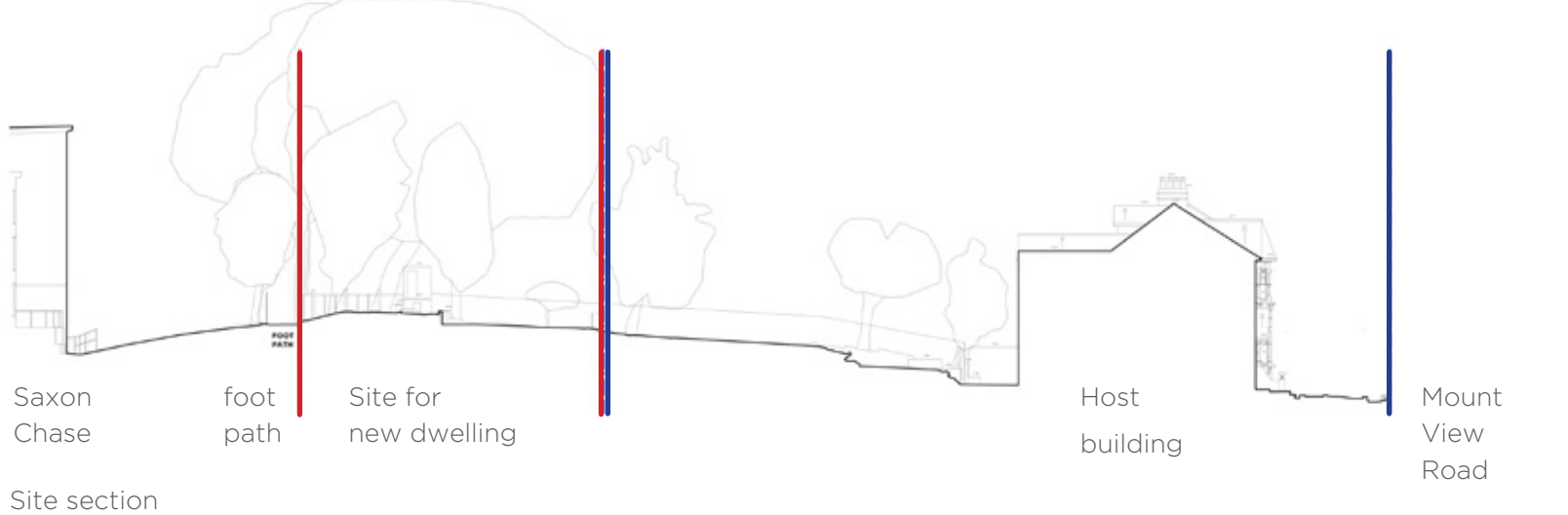
e. view from public footpath toward the site's northern boundary fence

 Outline of site for new development

 Remaining site of no 47 Mount View Road



Site with photo points



CONTEXT

Site



PH1



PH2



PH3



PH4



PH5



PH6



PH7



PH8



PH9



PH10



PH11



PH12

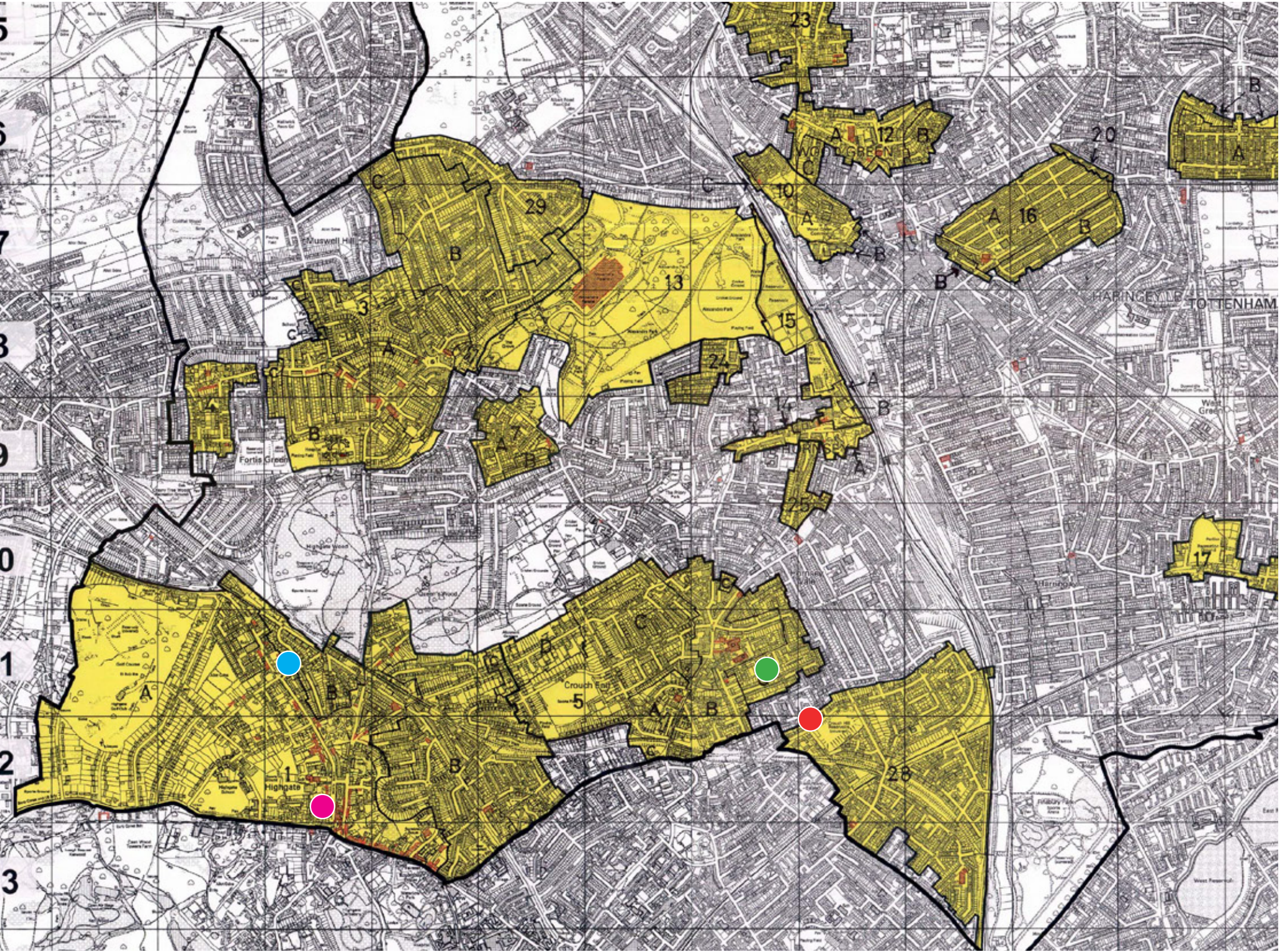


PH13

PLANNING

Haringey Conservation areas - precedents

The site is located in Stroud Green Conservation area, one of several conservation areas in Haringey.



- **47 Mount View Road**
(site of proposal)
Stroud Green Conservation area
- 6a Church Road
Highgate Conservation area
- 19 North Road
Highgate Conservation area
- 29 Haringey Park
Crouch End Conservation area

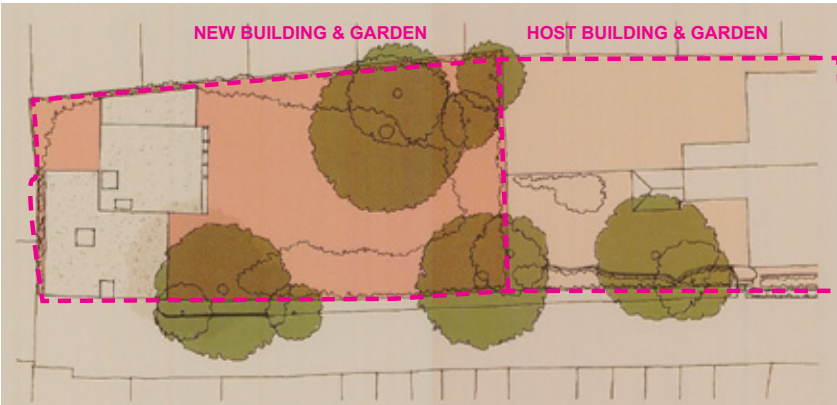
PLANNING

Haringey Conservation areas - precedents

The following sites were identified by the Local Planning Authority as similar in context to 47 Mount View Road. All are set on garden sites within the various conversation areas in Haringey. They have been analysed by architect, planning consultant and heritage consultant appointed for the proposed development of this application. Their relevance for this application varies.

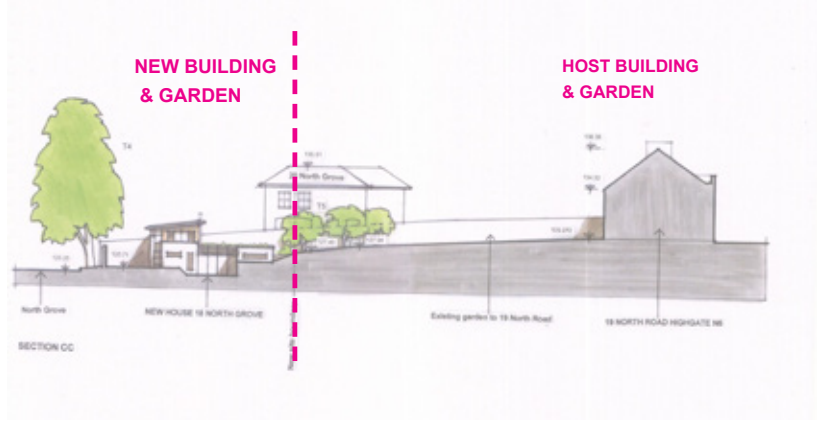
6a Church Road, Highgate

- Garden division larger for new dwelling
- New dwelling positioned at boundary line close to neighbouring properties
- Single storey



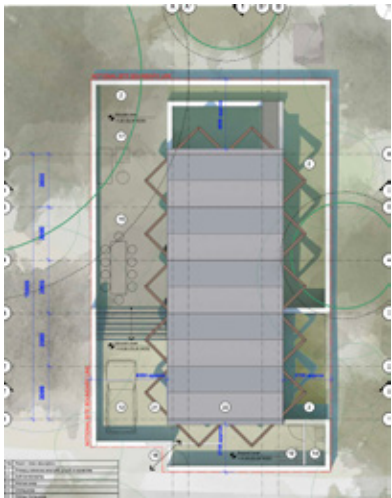
19 North Road, Highgate

- Sits naturally sunken from host building allowing part 2 storeys (opposit case from proposed dwelling in this application)
- Sits at boundary line
- Part metal roofing



29 Haringey Park

- Sits naturally lower from host building
- Site allows basement (proposed dwelling in this application does not)
- Building sits away from boundaries
- Building needs to have sprinkler system
- Dwelling needs to have private refuse



PLANNING

Pre-app

Pre-planning was sought through application PRE/2024/0007 with detailed response from the council through an online meeting and a follow up written report in February 2024. We have stated the concerns voiced at pre-app and how we have responded to them in the current proposal:

Division of garden

Concerns about the proposed 50/50 division of garden; council would like to see a larger part of the garden retained for the host building.

Response: This has been addressed by moving the division line approximately 3 m north so that it sits at the natural split between lawned and rear garden, making the allowance of garden for no 47 in line with adjacent properties of same size houses.

Subserviency to host building

Proposal is not considered to being subservient to it’s host building due to it’s scale and footprint.This is further not aided by the topography of the site with the proposed development sitting at a higher part of the site.

Response: the new propsal is now a fully 1 storey building to reduce its scale on the site. The new proposal aims to belong to the garden setting by adopting the character of a pavillion.

Character of the conservation area

General concern that the siting, footprint, and form of the scheme is not viewed as responsive to the characher and apparence of the conservation area's small scale developement and the openness and verdant character of the site.

Response: the new propsal is now a fully 1 storey building and of a character of a garden pavillion It aims to retain the verdant character further by having wintergreen climbing plats on walls and roofs, visual permeability through the building and with space to the site boundaries.



Areal view of the pre-app site area

Impact on amenities for neighbouring properties

Concerns that the scale will impact negatively on the neighbours’ views from their properties due to its height, bulk and close proximity to the site boundaries, and reduction of greenery.

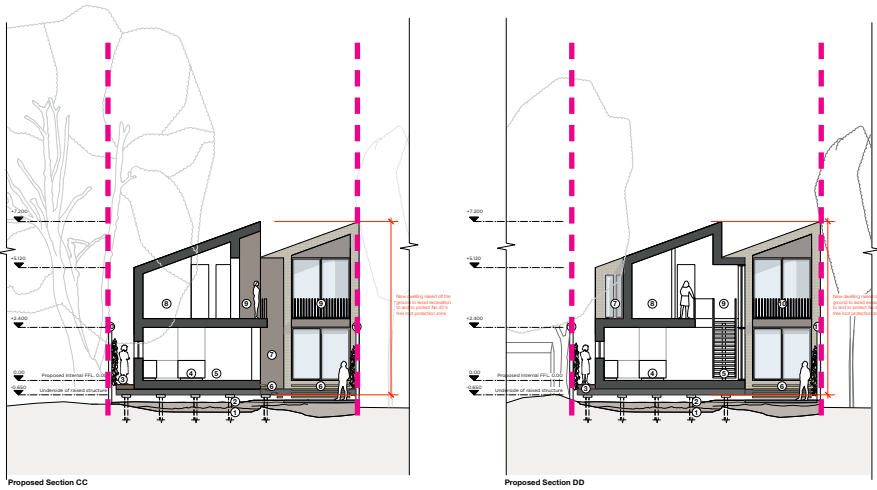
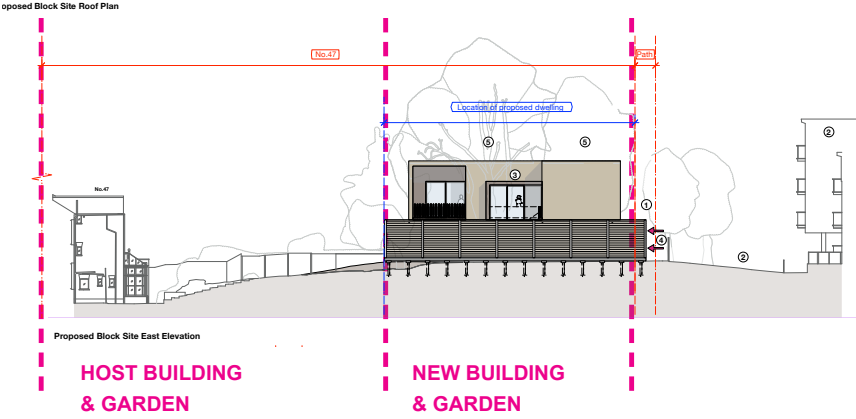
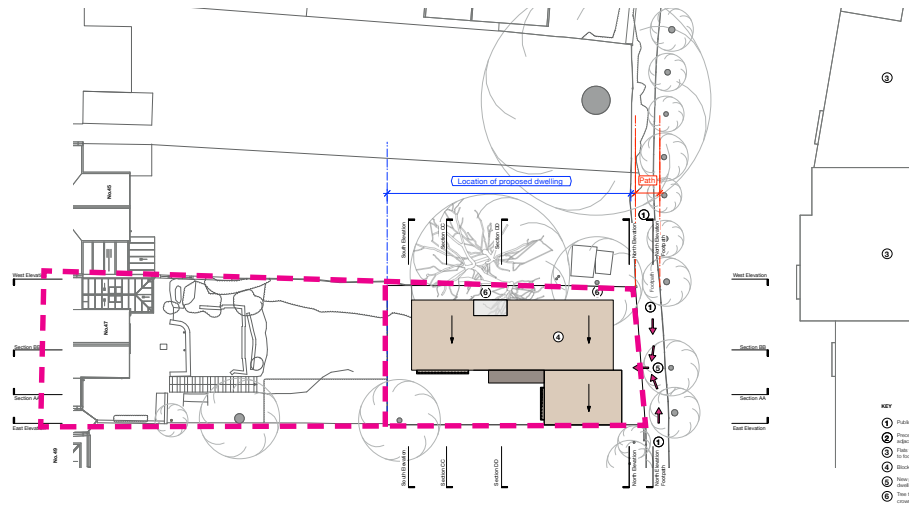
Response: the new propsal is now a fully 1 storey building and of a character of a garden pavillion. It is further entierly detached from the boundary lines and set further away from the western boundary. Its roof an walls will be covered by wintergreen climbing plants.

Materiality

Desired materiality to be timber and green roofs rather than brick as to aid in the subservient garden setting.

Response: The new proposal is of a lightweight construction, clad part in timber, part in sheeted metal with vegetation growing on it.

Neighbours have been consulted with positive feedback.



Drawings from the pre-app scheme showing a 2 storey house

PLANNING

Permitted development rights

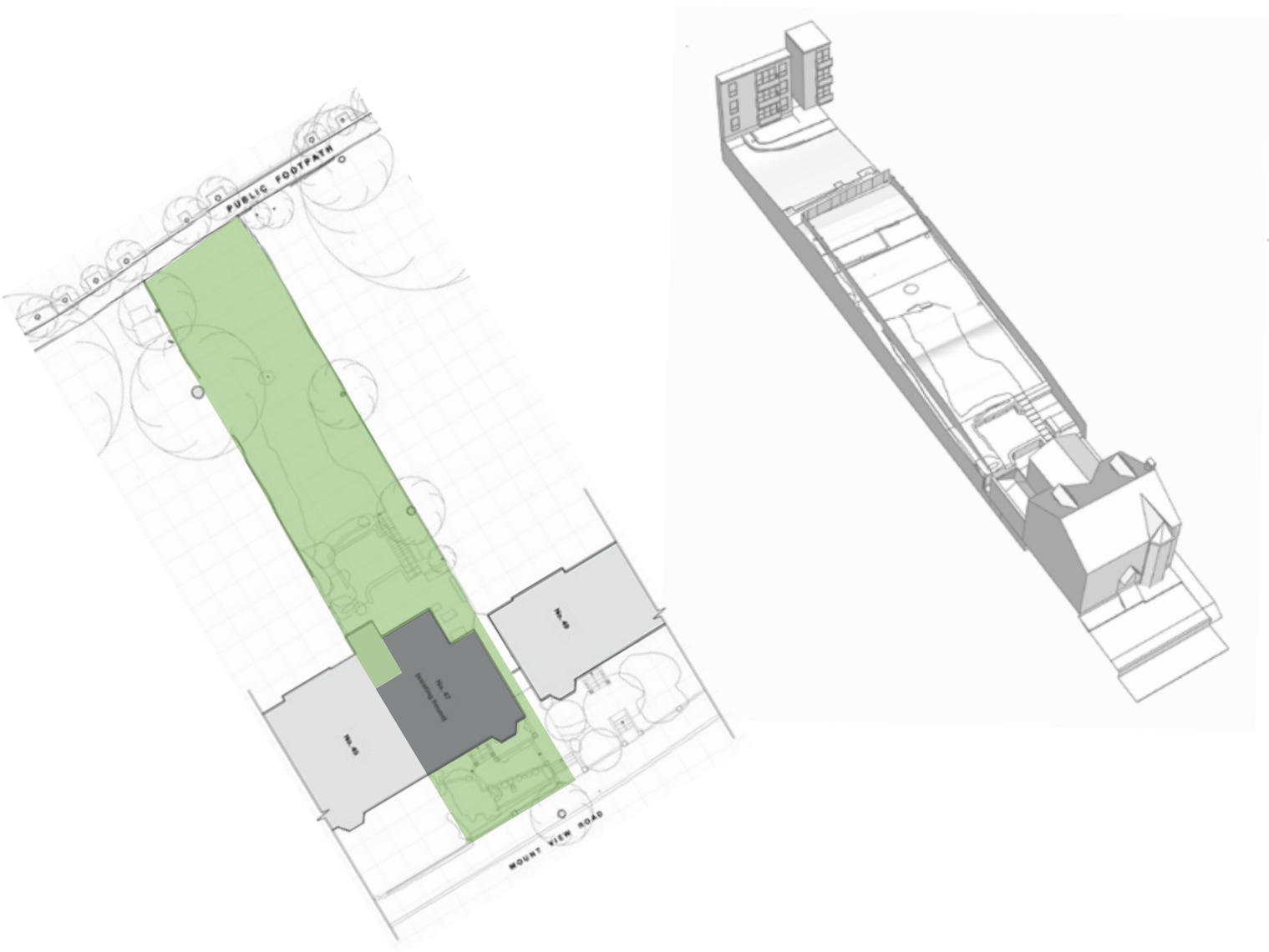
It should be noted that Permitted Development for Householders Class E allows 50% of curtilage of the original house to be developed. For No 47 Mount View Road this would result in the below area and volume.

KEY

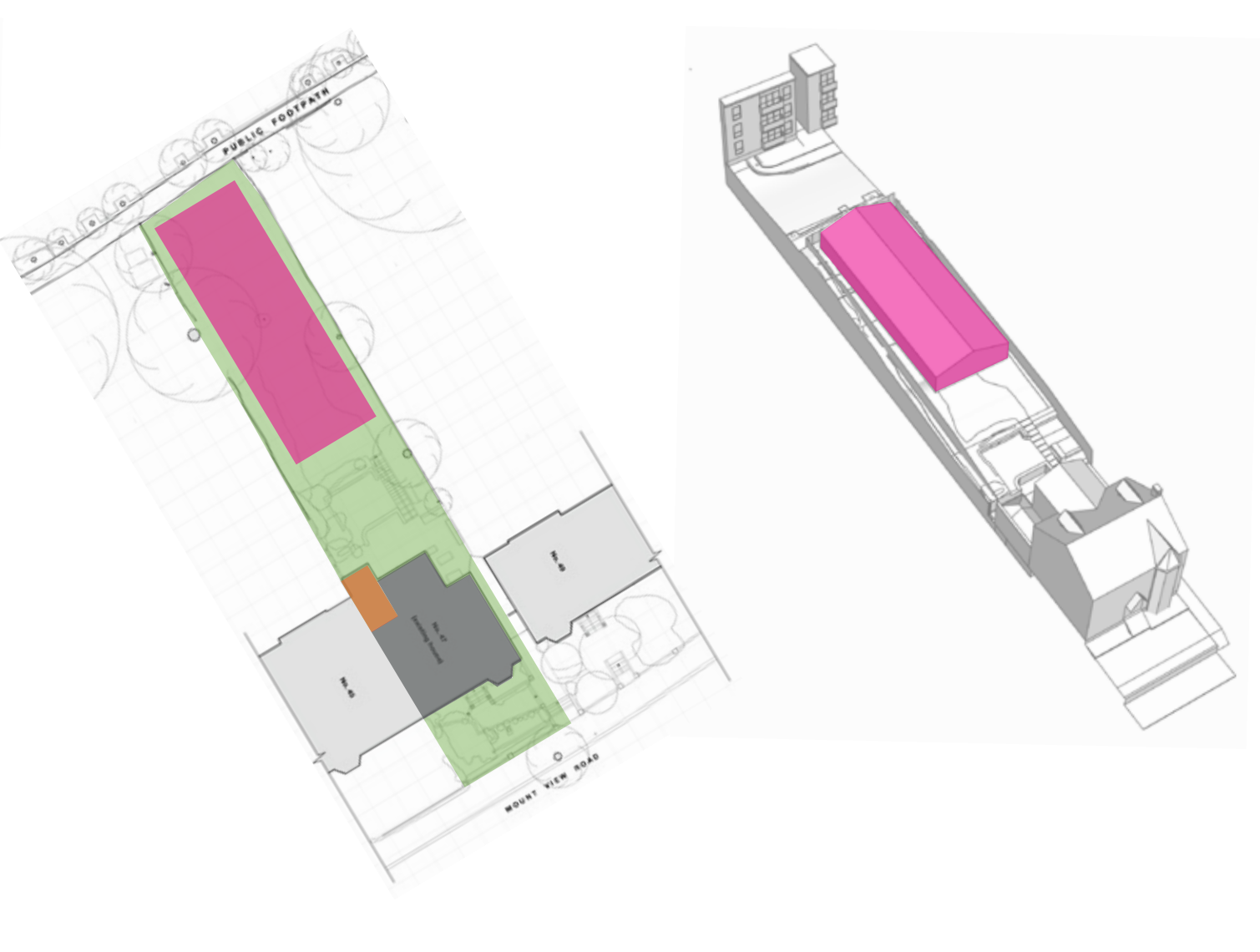
Curtilage of the original house: 600m2

Existing extension: 17m2

Remaining building permittable under PD class E: 283m2



Original house and curtilage.



Original house and curtilage with maximised outbuildings under PD rights Class E, axionometric volume.

DESIGN STATEMENT

Garden sizes

Garden areas of similar style and size properties on Mount View Road



New division of gardens set at the already existing division of the garden where the lawned garden transfers into the raised rear part of the site. Views from host building 2nd floor study and terrace.

DESIGN STATEMENT

Massing development

Following the Council's pre-application response, a series of massing developments were tested on the site in collaboration with. Heritage and Planning consultants. Although a part one part two storey building was deemed acceptable by the Council, the design team opted for a single storey building with a distinct roof form as to appear as a pavilion in the garden.

--- Division between lawn garden and backland garden

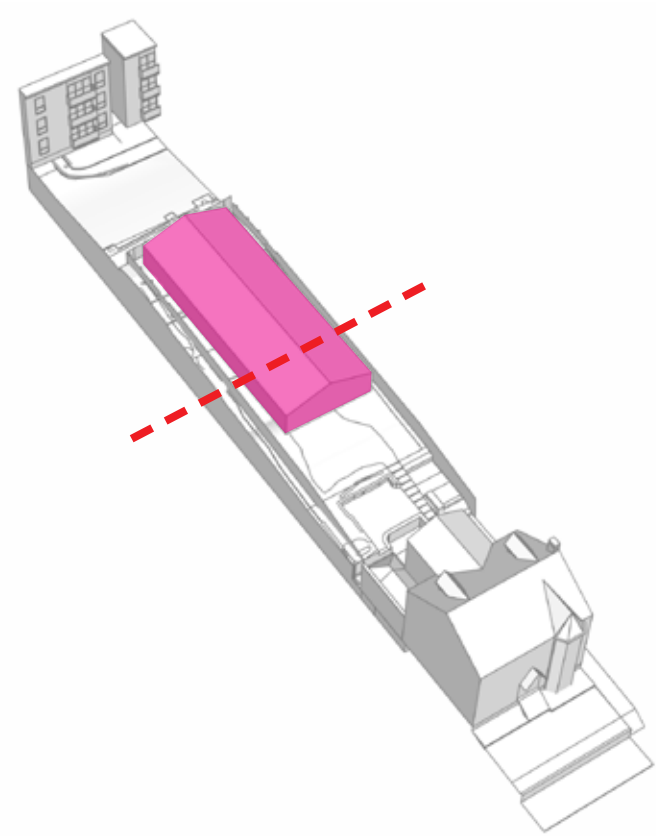
■ New building volumes



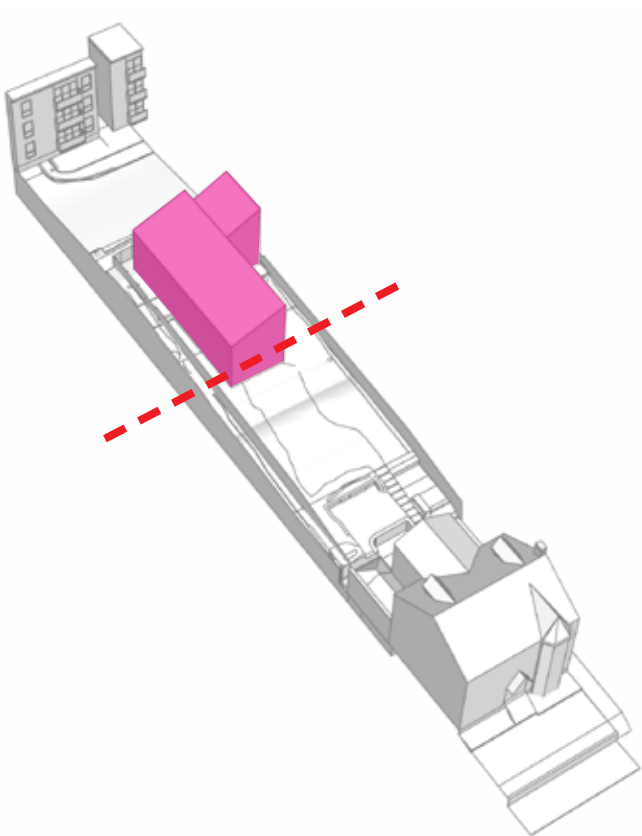
View from host building terrace



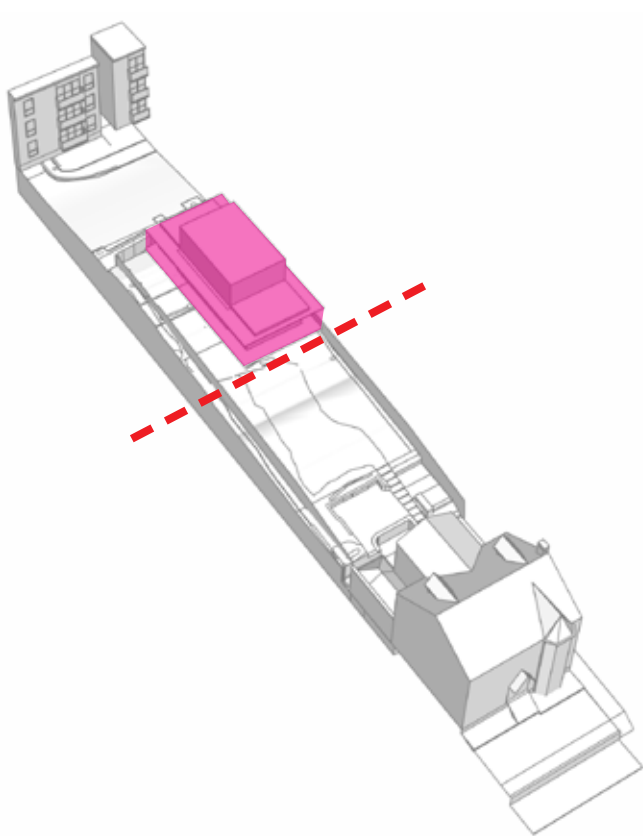
View from host building 2nd floor study.



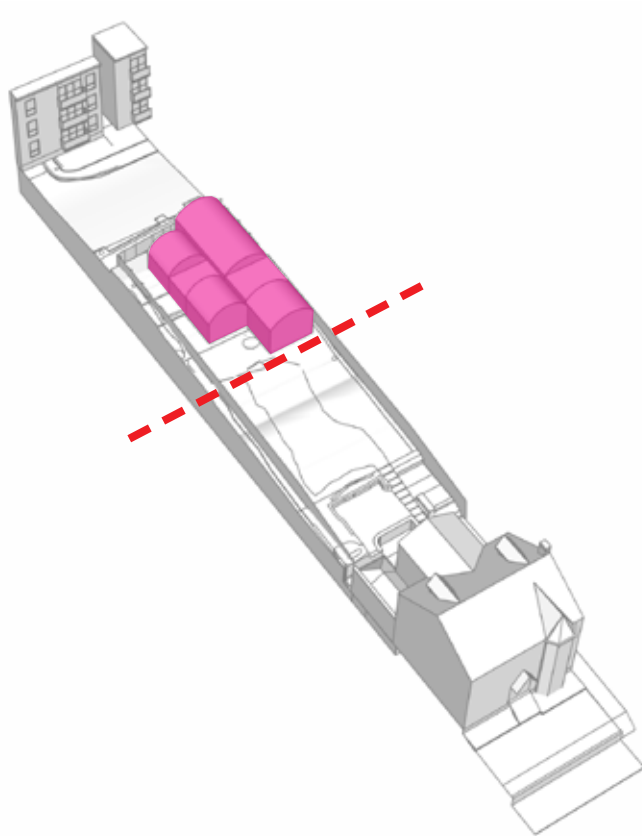
PD
Building volume in curtilage as maximum permitted under PD Class E: building can extend into a large part of the lawned garden.



Pre-app
Building volume as prososed in pre-app PRE/2024/0007: a two storey building extending into the lawn area of the garden.



Development
Building vome in development: a part one part two storey building sitting entirely on the raised rear part of the site along the eastern boundary.



Proposal
Building volume proposed i this application: a single storey building sitting entirely on the raised rear part of the site and close to the eastern boundary.

DESIGN STATEMENT

Architecture

The new proposed building is a single storey garden pavilion sitting entirely on the current partly hardscaped section of the garden with a frontage to a public footpath. Its mass is broken up in 4 vaulted volumes positioned to create a series of external and internal ‘garden’ spaces with a strong connection of the verdant context it is in. Further emphasised by blossom and evergreen climbing plants, it aims to create a building which enhances its surroundings; the vaulted forms gives it a sense of own identity, offering views through the building and the greenery beyond. The form of the vaults allow for light ingress along the approximate north south axis while reducing the mass and height along neighbouring boundaries on the eastern / western edges.

To protect the roots of the existing trees, the building sits raised from the ground and well detached from the boundaries. This allows tree roots to breath, plants to grow, and surface water to run beneath it, as well as providing shelter for wildlife. The building is to be made out of a light weight timber based construction, aiding both in minimising impact on existing trees, ground, and water table. The form of construction is a low carbon one where a majority of the shell of the house being fabricated off site to reduce the impact and carbon emissions on site construction.

The configuration of the vaulted forms spacially aids the functional brief of the client; the two bedroom dwelling offers an open plan yet clearly defined spaces which can be closed off if desired. The vaulted forms gives visual connections through the building and the greenery beyond, and the intersected glazed ‘garden’ spaces a sense of contact with the tree crowns and the sky above them.

The internal program consists of a more private bedroom wing, intersected by a central snug, and a more public wing consisting of a connected kitchen - dining - living where the living space is lowered as to follow the slope of the site. This wing also houses a generous bathroom, a toilet, a cloakroom / utility and a technical space, all spatially arranged to a higher level of accessible living. An outdoor terrace sits between the principal bedroom and the living room,

suspended above the ground and enjoying the shade of the trees.

The main entrance is set back from the boundary along the existing public footpath through a small private forecourt that contains a space also housing the refuse collection and bike storage. A secondary accessible entrance is provided by a ramped route set in the gap to the boundary fence along the eastern side of the building.

The garden of the property contains partly permeable paved areas and areas dedicated to vegetation and trees.

Boundary Conditions

The current boundary lines throughout the perimeter of No.47 showcase several different treatments with dilapidated fences towards the rear of the garden to the East and West sides where the new proposal will sit due to their proximity to vegetation or tree roots.

The boundary fence, with a timber trellis at a high level, adjacent to the public footpath, formerly featured a pedestrian gate providing direct access from the garden to the footpath that was later blocked off. The proposal includes its reinstatement.

The proposals include a timber boundary fence that will define the perimeter and size of the new site. It was crucial to the brief that privacy was implemented from all four sides and from the public footpath and Saxon Chase. A new gate to the North side of the development and adjacent to the public footpath will be the only point of access to the new site and will lead to a private front garden of the new dwelling which will give a sense of privacy and enclosure and will be on the same level as the footpath. A dedicated waste enclosure will also be on the north boundary wall.

There will be climbing wintergreen climbers to the trellis to all boundary fences. The southern fence, creating the boundary between the new site and the existing garden to the host building, will be incorporated into a hedge as to soften the appearance to the far wall of the host garden.

DESIGN STATEMENT

Materiality

Creating a by vegetation camouflaged building underneath the canopies of the mature existing trees, which adds to the biodiversity and flora on the site.

Climbers on roofs and walls:
Star jasmine: evergreen with flowers from spring to autumn, Clematis, Wisteria.

Corten coloured sheet metal clad vaults - referencing a materiality often used in landscaping whilst connecting to colours of clay tiled roofs and red bricks of the conservation area it is in.

Fine light timber cladding inside the vaulted forms on solid walls and window frames.



Material palette



Blooming star jasmine, clematis, visteria



Color used in landscaping, and also drawn from the palette of the surrounding buildings



Climbing evergreen planting on rods or mesh



Fine light timber cladding

DESIGN STATEMENT

Visuals

Areal view



Existing view



Proposed view

DESIGN STATEMENT

Visuals

View from host building second floor study



Existing view



Proposed view

DESIGN STATEMENT

Visuals

View from host building terrace



Existing view



Proposed view

DESIGN STATEMENT

Visuals

View from public footpath



Existing view



Proposed view

DESIGN STATEMENT

Sustainability

The proposed building is designed to minimise its impact on its site and on the environment. It is constructed from a light-weight and low carbon construction system, and raised above the ground to protect the tree roots and vegetation underfoot.

The building is positioned on the site so that it allows openings and cross ventilation to all spaces, whith glazed openings optimized to orientation and floor space to gain from the heat of the sun but not be overheated.

Through a combination of a thermally high performing and an air-tight building envelope, a mechanical heat recyling air intake, heating from air source heat pump and electricity from photovoltaic panels, it achieves an 81% reduction of its operational carbon emissions compared to a nominal building.

The design of the building was carried out in collaboration with Energy and Sustainability consulants Twenty Eighty; the data can be found in their separeate Energy report.

Protection of existing trees

Assessing the effect of the development on the trees and ensuring the proposals had no adverse impact on them was essential. Neil Dusheiko Architects liaised directly with Crown Tree Consultancy and Price & Myers Structural Engineers to come up with a viable approach and a delicate scheme/structure for that purpose. A separate report by Crown Tree Consultancy has been commissioned for the application and is included within this submission.

The site lies in London clay and due to the tree roots present in the near vicinity of the proposed site, the approach would be to raise the new dwelling off the ground with the use of carefully placed pile foundations. This would prevent excavations as well as miss the tree roots below ground while ensuring the new dwelling sensitively sits on site.

A detailed ground survey will be commissioned to understand the tree root depths before finalising pile depths and locations.

Daylight & Sunlight - impact on neighbouring properties

A Daylight & Sunlight analysis has been carried out by Herrington Consulting, showing no impact on neighbouring properties' provisions of daylight and sunlight to their internal spaces, nor any over-shadowing of their amenity spaces and gardens.

Services

A Thames Water Survey will be carried out to identify the location of the existing drains/sewer on site and nearby as well as a CCTV survey that will locate all runs and invert levels, including those of the sewer. The above information will assist in developing a strategy for incoming water supply to the new development.

Electricity connection are not considered an issue bearing in mind the site is within a very well-populated area. The same goes for telephone and broadband connections.

The advantage of the site is that some of those services could expand on the existing runs/ cables that serve No.47.

ACCESS STATEMENT

Current Building Access Status

Currently, access to the rear garden of No.47 can be achieved through the property and directly from Mountview Road through a side access that runs between No. 47 and No. 49 that is also gated (refer to photos PH1, PH2 & PH3 on p7).

At the rear, the site is adjacent to a public footpath (refer to photos PH9, PH11, PH12 & PH13 on p7) that is perpendicular to Womersley Road and, in a way, an extension of Dickenson Road (refer to photos PH9 & PH13 on p7). The footpath to its south runs parallel to the back gardens of some of the properties on Mount View Road including No.47 and, to its north, to the car park of Saxon Chase; a recent development of flats.

The boundary fence adjacent to the public footpath formerly featured a pedestrian gate providing direct access from the garden to the footpath that was later blocked off. The proposals include its reinstatement.

Precedent for Access

At present, the only property that can be accessed by the footpath is a new development of two semi detached residential properties (no 42 Mountview Road,with Planning Reference: HGY/2014/2342) located to the rear garden of No.41 Mount View Road (refer to photos PH9 & PH10).

Access during Construction

Please refer to Construction Method Statement provided by our contrators Talina who will be responsible for the build.

OTHER CONSIDERATIONS

Parking

Due to the limited access of the new development which can be achieved solely through the public footpath, on-site parking will not be possible.

Fortunately, the site is located close to public transport (buses W3 and W7) with services to Finsbury Park where both overground and underground are available, and Crouch Hill Station. Considering the above, the Clients are keen to continue using those public travel modes to and from the site as they have done over the years.

From visiting the site and its surrounding area on several occasions and during different times of the day it is evident that there is adequate on-street parking in the vicinity to accommodate another residence with the benefit of a resident’s parking permit.

Bins & Cycle Storage

Neil Dusheiko Architects has liaised on several occasions with Ms Ann Baker Haringey’s NLWA & Waste Strategy Manager in order to establish options that will be accepted by the Council in regard to waste collection and we would appreciate the planning officer’s advice here.

The options that have been discussed and considered accepted are:

_To engage with Saxon Chase and ask permission for the introduction of an access gate on the boundary fence. This arrangement will allow the waste collectors while visiting Saxon Chase to be able to access the bins of the new development on foot via the footpath.

_A private collection of the bins to be arranged by the Applicants directly. This is accepted by the Council and is also the Applicants’ preferred option.

Fire Access

Consideration has been given to Section B5 of the Building Control Regulations and its relevant requirements. The proposed scheme with the incorporation of a suppression system will be able to comply with Building Control Regulations.

Planning Contributions - Community Infrastructure Levy (CIL)

Although CIL is chargeable on all new residential floorspace, in this case, the Client would like to secure an exemption considering the project will be classified as a self-build for their own use.

Flood Risk

The site is located within Flood Zone 1 a ‘very low risk’ area and has a chance of flooding of less than 0.1% each year.

This percentage refers to flooding from rivers and the sea as well as surface water.

SUMMARY AND CONCLUSION

Summary and conclusion

This proposal for a single storey dwelling in a leafy rear garden on Mount View Road in Harringey has been carefully developed from the pre-app scheme, aiming to address the concerns arissen from the planning authority.

The dwelling has been drastically reduced in both accommodation and bulk; from a two storey 243m2 building to a single storey 117m one. It has further, rather than matching it's host building in materiality, been developed as a light-weight and free-standing garden pavilion with a strong sense of own architectual identity, belonging to and enhancing the verdant context and conservation area it is in.

The new proposal sits entirely on the rear section of the garden with a frontage to a public footpath, leaving the lawned garden of the host building fully intact. Its visual appearance from the host building and the neighbouring properties will be camouflaged by blooming and evergreen climbing plants on its walls and vaulted roofs, which also adds to the flora and wildlife on the site.