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DESIGN AND ACCESS STATEMENT
Re: 5 & 7 Muswell Road, Muswell Hill, N10 2BJ

Haringey Council's original refusal on this scheme stated that a proposal including a large window in the top mansard with a juliet balcony was inappropriate in size and scale in the context of a top floor rear extension.

The client has since discussed a revised scheme with Eoin Concannon, who suggested that the proposed dormer within the new mansard should be as simple as possible to ensure that it fits in with the character and appearance of the Conservation Area .

1.0 Design Description

The proposed design is for two symmetrical mansard roof extensions on the flat roofs of the two storey rear wings of No. 5 and No. 7 Muswell Road in Muswell Hill, N10 2BJ. The proposal will include dormer windows and rooflights to the new bedrooms and the existing staircase.

2.0 Brief Planning History

The proposed site was the subject of a previous planning application submitted in March 2009. A decision notice dated the 23rd April 2009 refused permission and cited 2 main reasons for the refusal:

a. The overall design, including scale, mass and bulk, would detract from the appearance of the existing dwelling and would not be in keeping with the character of the local neighbourhood which is within the boundaries of the Muswell Hill Conservation Area.

b. The proposal would result in loss of privacy of the adjoining properties because of the new velux windows on the side of proposed elevations. The Juliet balconies could also create problems with overlooking.

3.0 Design Response

This new proposal addresses the above concerns. The velux windows and Juliet balconies have been removed and new rooflights have been provided to provide daylight to the new bedroom space and the existing staircase. The dormer window is now set well within the proposed mansard roof ensuring that there will be no overlooking or loss privacy to adjoining properties.

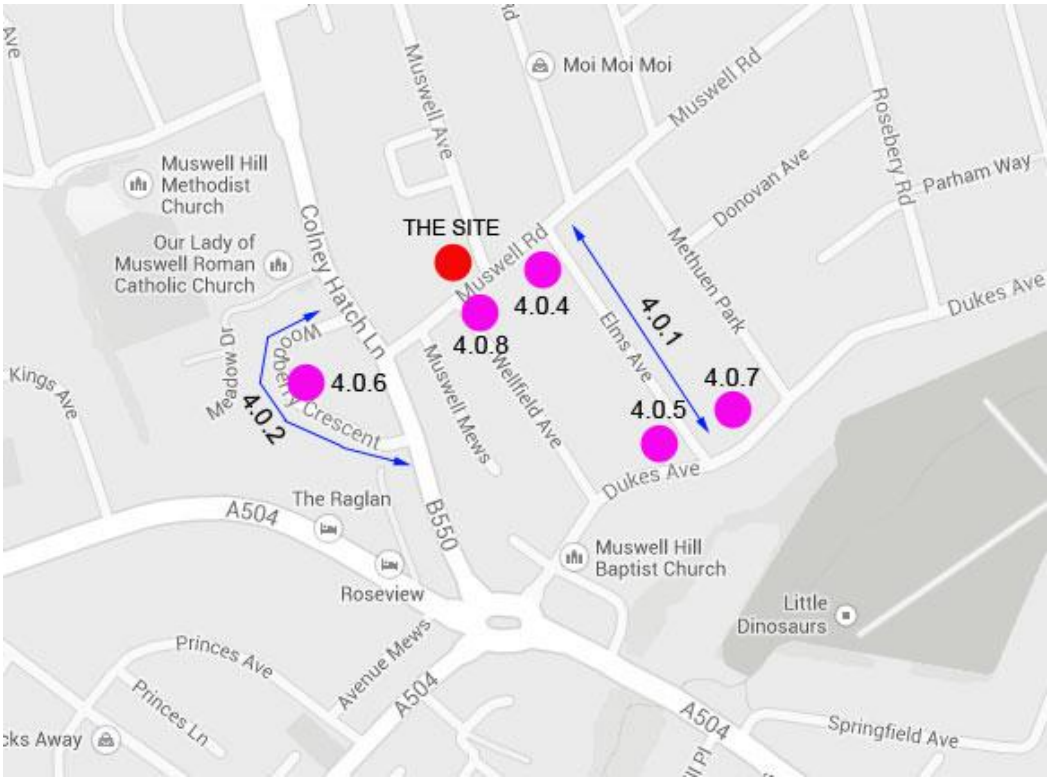
Setting the new structure deeper within the volume of the existing rear wings of No. 5 and No. 7

reduces the overall scale of the proposed roof. This design treatment will also prevent it from being a dominant element on the back elevation. This treatment reflects both the design of original mansard roofs on the rear of nearby properties and also new mansards which have received permission within the last few years. See following section ‘4.0 Precedents’.

See drawing numbers 1473/PL/100, PL/200, PL/201 for the proposed design.

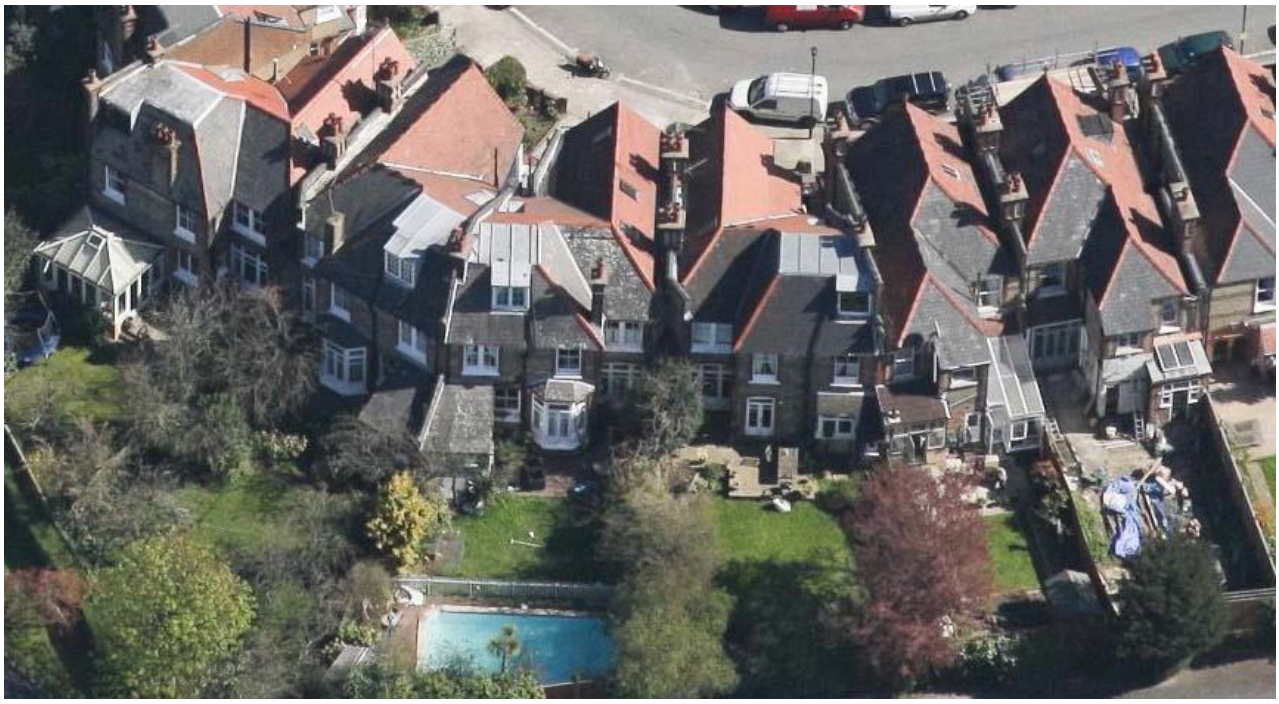
4.0 Precedents

4.1 The map below showing the location of the proposed development and a number of precedents across the local area.





4.0.1 Elms Avenue aerial view showing the rear elevational treatment of these properties with 3 storey high elements as original features of all the houses.



4.0.2 Woodberry Crescent aerial view showing a number of extensions to the rear of the buildings with mansard roofs and dormer windows on the third floor.



4.0.3 Aerial view of No. 5 and No. 7 showing the scale of neighbouring properties.



4.0.4 Precedent 1 – original houses built with a full 3 floors at the rear – view from Elms Avenue looking at the rear of properties of Muswell Road.



4.0.5 Precedent 2 – Rear of Dukes Avenue as seen from Elms Avenue, with the originally built 3 storey element at rear.



4.0.6 Precedent 3 – Most houses on Woodberry Crescent have dormers set within mansard roofs.

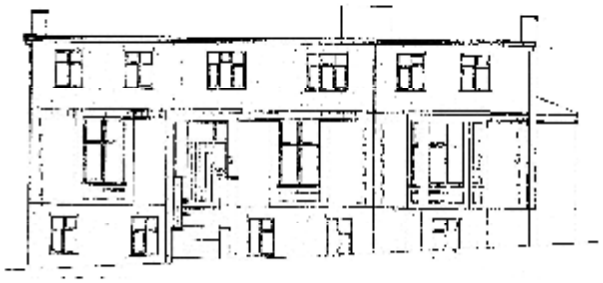


4.0.7 Precedent 4 – Original mansard on rear of houses on Elms Avenue.



4.0.8 Precedent 5 – Dormer set within mansard on corner of Muswell Road and Wellfield Avenue.

4.2 Below are examples of two related developments located in the Muswell Hill Conservation Area, in close proximity to the present proposal, which were granted full planning permission and are currently being built. Both schemes include mansard roofs as the main design treatment, and provide additional floor space within the newly created volumes.

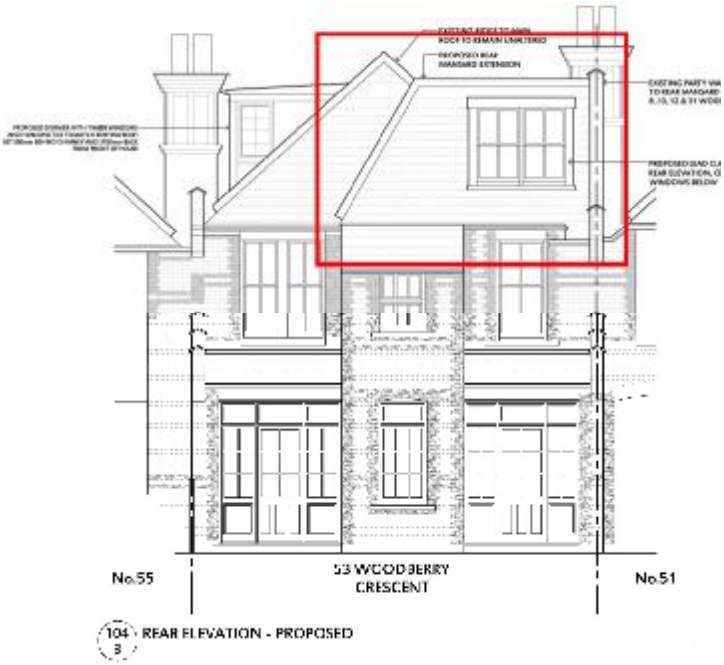


Existing elevation



Proposed elevation currently under construction

4.0.9 No. 4 Muswell Avenue (for location refer to the enclosed map above)



4.0.10 No. 53 Woodberry Avenue (for location refer to the enclosed map above)

5.0 Mansards on the main elevations

5.1 Front Mansards are inevitably grander and more of a statement than on the rear of many buildings but show that this type of construction is common in the area.



