Design Appearance (front)

1.Church Crescent comprises of a number of rows of terraces, clustered in groups of 4 houses. The proposal does not affect the primary frontage of the property nor any of its original characters and would not affect the positive contribution to the conservation area that the property currently makes.

2.The facing material at basement level would be a red brick similar to that used in the existing house.

3.The area around CC benefits from a number of mature trees and vegetation both along CC and in the gardens to individual properties. There are mature trees and vegetation immediately to the front of 52 and 54CC which for all intents and purposes - conceals the view of the gap between 52CC and 54CC from the street. The proposed extension would be barely visible from the street and have no impact on the streetscape as a whole.

4.In addition to the mature planting on the street, there is a mature tree in the garden to 52CC which would act as the backdrop of the view between the properties. Due to the height of the tree, the proposed extension would not adversely impact on the view/ significance that this tree could have on the CC streetscape should the trees/ vegetation on CC be pruned/ pollarded.

5.The pitched green roof extending up from the parapet height of the previously-consented scheme has been carefully designed so as to provide a more structured and permanent green view' between the properties. This ensures that the significance of the gap between properties is maintained and, in turn, complements the character of the conservation area.

Design Appearance (rear)

1. Many of the properties along the south side of CC - where the rear gardens back on to parkland Walk - have been extended at all levels and there is no consistent profile, use of material or architectural style to these extensions.

2. The extension to Flat 1, 52CC is modern in style - the principle of a contemporary-styled extension in the Muswell Hill conservation area has been accepted in the previous application HGY/2010/1411 at Flat 2, 52CC and HGY/2004/2166 at Flat 1, 52CC.

3. The proposal is designed to take a contemporary twist on the traditional red-brick extension. It will be constructed from a red brick similar to that used in the existing house.

4. Whilst contemporary in nature, the design is conceived as something which is unique and appropriate to its unusual topography, plot and the character of the conservation area.



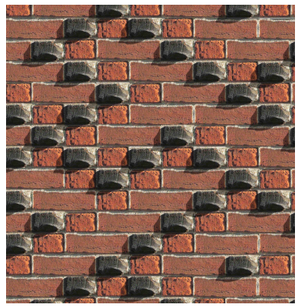
Conclusion

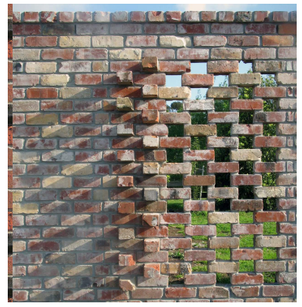
In conclusion, the design of the basement and ground floor extension is conceived as a small and simple addition to the existing building. The proposal complies with the detail of policies UD3 (General Principles), CSV5 (Alterations and Extension in Conservation Areas) and the detail set out in the SPG1a (Design Guidance). The design and scale of the proposal is contemporary yet respectful to the original building and would have no adverse effect on the occupiers of adjacent properties or the character of the Muswell Hill Conservation Area.

Access

Access to the development is to ensure equal and convenient access to the property and access for the emergency services where relevant. This application is for the extension of a single residential unit. This report documents the measures that will be taken to ensure that the provision for access under the DDA is enhanced within the scope of work. As a residential unit, the space will not be accessible to the public, but should however cater for people with varying levels of access ability. The main entrance from CC remains unaltered and the alteration to the additional side entrance to Flat 2 is seen as a valuable improvement to the property.









PLANNING ISSUE

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Project:

Extension and Refurbishment
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