



native north

26 Birchwood Avenue
Design and Access Statement
A3
09 September 2022

Contents

1.0 Introduction

2.0 Location and Existing Situation

3.0 Existing Images

4.0 Design

5.0 Pre Application Advice

6.0 Appearance

7.0 Landscaping

8.0 Access

9.0 Conclusion



1. Existing site plan

1.0 Introduction

The existing site at 26 Birchwood Avenue, N10 3BE contains a split level two storey Victorian terraced building which is in use as C3 residential.

The following statement provides commentary on the proposals and previous pre application discussions for carefully considered enhancement to the existing building. This includes –

- 1.1 Rear facing dormer window and loft conversion.
- 1.2 5no. new rooflights
- 1.3 New rear facing window
- 1.4 Window replacement

The property is located in the Muswell Hill Conservation Area, designated in March 1974, but is not listed. The site is not subject to TPO's. Whilst the house is in the Muswell Hill Conservation Area, it must be noted that there is no consistency in the pattern of the neighbouring rear elevation.

This statement provides background information relating to the site and describes the proposed development. It also outlines the planning policy which is relevant to the proposed development and provides an assessment of the development against this policy.

This document should be read in conjunction with the architectural drawings.

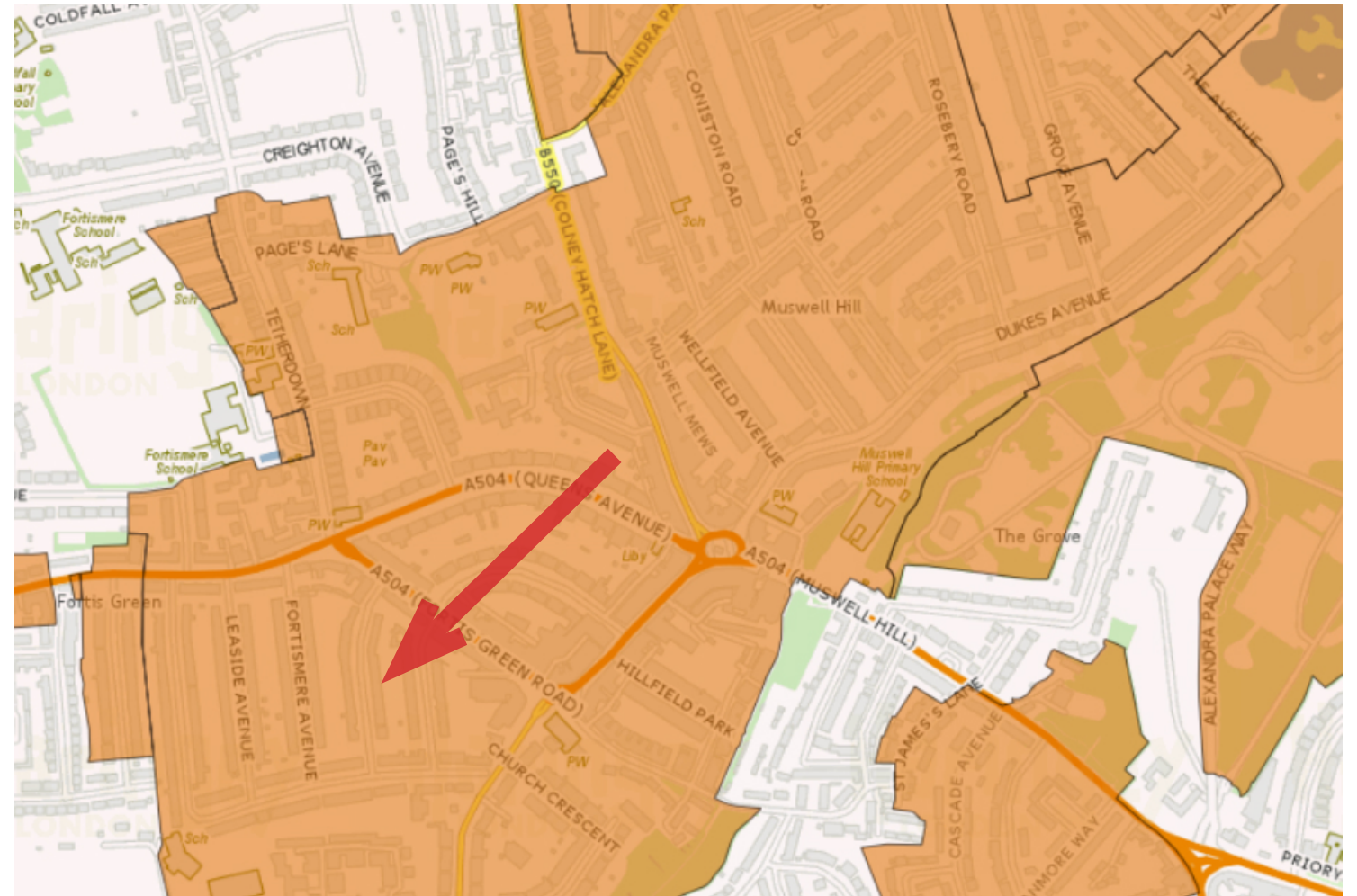
2.0 Location and Existing Situation

The application site is situated within London Borough of Haringey, on the eastern side of Birchwood Avenue. The site is located approximately 0.2 miles from Muswell Hill town centre, 0.9 miles from East Finchley underground, and 1.4 miles from Highgate underground.

The application site contains a split level two storey Victorian terraced building. The building is setback from the street, with low level planting and private path leading to a recessed entrance door below canopy.

The surrounding area is characterised by residential properties of a similar character built from the mid 1890's onwards. Dwellings are typically two to three storeys in height with pitched roofs in a run of semi-detached and terraced properties.

The house is a typical late-nineteenth century Victorian period property characterised by detailed and ornate, mainly red brick houses with two storey square fronted bay windows. The windows are a combination of timber vertical sliding sashes and casement windows with some decorative glazing bars and the inset front entrance door is panelled with glazing in upper parts including fan light. The roof is finished in a red clay plain tile.



2. Extract of the Muswell Hill Conservation Area map highlighting the site within the

The property has two previous planning applications available online;

HGY/2017/1638 | 26 Birchwood Avenue London N10 3BE
Erection of ground floor rear extension – Grant permission

HGY/1995/0077 | 26 Birchwood Avenue London N10 3BE London
Certificate of Lawfulness for erection of single storey rear extension. – Permission Not Required

Existing images are overleaf.



3. Existing rear elevation



4. Existing view from rear garden



5. Existing neighbouring properties to left (viewed from garden).



6. Existing neighbouring properties to right (viewed from garden).

4.0 Design

Use

The new loft extension is intended to provide an additional shower room, snug and storage space for the young, growing family.

The internal alterations, window replacements are largely driven by the need to modernise the property to better serve the family's needs.

Layout

Social areas are generally arranged on the ground floor of the building as typical. The upper levels provide more private accommodation such as bedrooms and bathrooms. The new stair connecting to the loft remains accessed within the existing circulation space of the house. This information has been provided through drawings that accompany the planning application.

Amount

The new dormer window is approximately 2.1m wide and 1.7m high. The dormer is set up from the existing eaves, down from the existing ridge and set significantly within the width of the existing parapets to maintain this feature as significantly subordinate to the original house roof.

The new rooflights are modest in size, and of a conservation style design to maintain in keeping with the character of the surrounding area. Three are proposed to the front slope and two to the rear slope.

The new rear window is to match the existing proportions and opening style of the adjacent existing windows.

The replacement windows are intended to match the opening style and materials of that of the existing windows.

Local precedent – loft extensions;

HGY/2019/1796 | 5 Firs Avenue London N10 3LY

Demolition of and erection of replacement 2-storey part lower ground and ground floor rear extension, erection of rear dormer, replacement timber windows to front elevation, insertion of 2 front rooflights. – Grant permission

HGY/2019/0090 | 6 Firs Avenue London N10 3LY

Erection of single storey rear extension and formation of rear roof dormer extension. – Grant permission

HGY/2016/1902 | 25 Firs Avenue London N10 3LY

Demolition of existing rear extension, replaced with new extension. New rooflight on main roof. Rear window in existing loft extension enlarged to include a Juliet balcony and sliding glass doors – Grant permission

native north

5.0 Pre Application Advice

The applicant took advantage of two householder pre planning application advice services (pre and post covid lockdowns);

Ref: PRE/2020/0147 – householder proposal

Date of meeting: 01/09/2020

Ref: PRE/2022/0058 – householder proposal

Date of meeting: 07/03/2022

The feedback is attached as an addendum to this document and key points raised in the feedback are addressed below. It should be noted that the pre application proposals shared similarities, but the submission is a notably more subtle proposal.

Dormer roof extension

'If pursuing such a revised dormer, its glazing should not appear disproportionately large as is the case here where it forms such a large expanse as to appear incongruous and harmful to neighbouring residential amenity in terms of overlooking and privacy loss. These amenity impacts can be managed by standard sized windows/glazed doors in any revised dormer, similar to neighbouring examples.'

native north architects feedback:

Following pre application discussions, the applicant has significantly reduced the overall scale and massing of the rear dormer. The revised design addresses adopting a more standard size of glazing, relationship to the existing roof and any sense of overlooking will be similar to that which the existing windows have.

Front facing rooflights

'Three front roof lights are acceptable where proposed provided they are 'conservation style'.'

native north architects feedback:

Three conservation rooflights are proposed as deemed acceptable.

Window replacement

native north architects feedback:

No comment has been made with regard replacement of the existing windows in the pre application feedback. It was however noted verbally, that this would generally be considered within permitted development and therefore acceptable.

6.0 Appearance

Loft dormer
The loft dormer is double glazed (stained glass pattern), and set within an thermally broken aluminium frame in dark grey/black. The dormer sides and top are to be in a similar dark grey/black aluminium cladding. See precedent images opposite;

Rooflights
The rooflights are double glazed and set within aluminium framing with internal timber finish. See precedent image opposite;

Windows
The existing timber windows are to be replaced as double glazing to match existing type and opening style.

7.0 Landscaping

Landscaping will be unaffected by the project.

8.0 Access

Access will be unaffected by the project.



1. Product example of 'eaves glazing' window



2. Precedent of similar form loft dormer glazing



3. Precedent of similar form loft dormer glazing



4. Precedent of conservation style rooflight

9.0 Conclusion

This planning application proposes alterations to the existing building which are sensitive enhancements of existing building volume. Similar alterations have been previously permitted in the local area whilst also aiming to improve quality of life for the applicant and maintain the ageing building.

The principle of the proposed alterations are considered to be acceptable. There are other examples of similar extensions on Firs Avenue opposite and the surrounding streets of the Muswell Hill Conservation Area.

The proposed extensions are considered to be well designed, of an appropriate scale and respond to pre application advice comments. The extension is subservient to the existing building and will be constructed in materials which match or are complimentary to the existing building. The proposed alterations continue to protect the heritage significance of the surrounding Conservation Area whilst acknowledging the need for development.

The proposed dwelling is considered to be acceptable in terms of size, design and amenity.

The proposal is unlikely to result in material harm to the amenity of adjoining residences. The amenity of the applicant is considered to be greatly improved by the proposal allowing the family to remain in the property and surrounding area.

Contact:

In the first instance any queries or site visit requests should be directed to:

native north architects.

Mr Justin Brown

BArch (Hons) DipArch (ARB)

t. 020 3488 1312

e. justin@nativenorth.co

As paragraph 38 of the NPPF, we expect to approach decision-taking in a positive and creative way to deliver this sustainable development. If required, we expect to look for solutions in a proactive manner with the applicant seeking to approve this application for sustainable development.



Pre-Application Planning Advice Note

Ref: PRE/2020/0147 – **householder proposal**

Date of meeting: 01/09/2020

Thank you for attending the recent Pre-Application Planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: 26 Birchwood Avenue N10 3BE

Proposal: Part loft conversion and addition of a rear facing dormer window with front facing roof lights to a Victorian terraced house (split level) at 26 Birchwood Avenue, N10 3BE.

Submitted Documents: Pre application document by 'native north' 17 August 2020

Review of submitted proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

Red = This element of the element is not currently considered to be acceptable.

Amber = This element of the proposal has not been adequately addressed within the submission.

Green = This element of the proposal is considered to be acceptable by officers.

NOTE: The rating assigned is a result of the officer's consideration of the proposal against the current planning policy (see below) and all other material planning considerations insofar as they are known at this stage (i.e before consultation with the neighbours has taken place).

Policy aspect				Comments
Heritage and conservation issues		✓		The proposal seeks to erect a near full-width rear dormer and install front rooflights. Whilst no proposed rear elevation has been submitted, a sketch drawing of the rear dormer has been included in the submission which show the dormer set-up 0.3 metres from the eaves and set-in 0.3 metres from the side parapet wall shared with no. 24 Birchwood Avenue. The property belongs to a group of properties nos. 2 – 28 Birchwood Avenue of consistent scale and design, consisting of two-storey frontages with 3-storey rear elevations due to the asymmetrical front and rear roof planes, with double-fronted house designs, built in red brick with rendered panels on the upper floors. Whilst there is scope to erect a rear dormer to this property, there are no rear dormers of the scale proposed within this group of properties. Its excessive width would dominate the rear roof plane and would fail to appear subservient in appearance to the building. A rear dormer of approximately two thirds the width of the rear roof plane, with a majority glazed rear elevation that has a glazing design sympathetic to the host building is more likely to be considered of an acceptable scale the preserves the character and appearance of the Muswell Hill Conservation Area. It appears from the submitted information that 4 front rooflights are proposed. This would result in an unacceptable cluttering of the front roof plane, so the number should be reduced to 2 that are 'conservation-style', flush with the front roof plane.

Next steps

If you decide to proceed with applying for Planning Permission, the following information will be required when you submit your application:

1. The completed householder application form or full application form if the property is a flat (available on our website or from the [Planning Portal](#))
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
5. Fee.
6. Energy Statement (all new buildings) which must demonstrate compliance with Local Plan Policy SP4.

The planning application process

Once you have submitted your planning application, it goes through a number of steps:

1. **Validation/Checking**
Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.
2. **Registration**
The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.
3. **Consultation** (a minimum of 21 days following registration)
Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.
4. **Decision** (Usually as soon as the consultation has ended).
The planning service can deal with most householder applications under delegated powers and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

Carrying out building works

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

List of relevant contacts

Planning Officer: Roland Sheldon
Phone: 020 8489 2038

Building Control Officer: Bob McIver
Phone: 020 8489 5500

INFORMATIVE

Please be advised that this response is given at officer level and does not form a formal response or decision of the Council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the Council.



Pre-Application Planning Advice Note

Ref: PRE/2022/0058 – householder proposal

Date of meeting: 07/03/2022

Thank you for attending the recent Pre-Application Planning advice meeting with Haringey Council to discuss your proposal. We hope you found the meeting useful. The points discussed at the meeting are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a second pre-application advice meeting.

Site Address: 26 Birchwood Avenue N10 3BE

Proposal: Erection of a rear facing dormer window, window replacement and front facing roof lights to a residential dwellinghouse at 26 Birchwood Avenue.

Attendees: Conor Guilfoyle (Planning Officer)

Summary of Council's response

The proposed dormer would not be supported.

A revised dormer could be supported, however, it would need to be reduced in size, set clearly within the roof slope with clear set-backs from either side, set above the eaves and below the ridge line, with an associated reduced extent of glazing, so as to appear a subordinate roof addition. This should enable it to respect and relate to the original architectural style of the original property and enable it to comply with the statutory test to 'preserve or enhance' the Muswell Hill conservation area.

Review of submitted proposal

The assessment of the proposal submitted uses a RAG rating system (see below). Comments are provided on the reasons for the rating given.

Red = This element of the element is not currently considered to be acceptable.

Amber = This element of the proposal has not been adequately addressed within the submission.

Green = This element of the proposal is considered to be acceptable by officers.

NOTE: The rating assigned is a result of the officer's consideration of the proposal against the current planning policy (see below) and all other material planning considerations insofar as they are known at this stage (i.e before consultation with the neighbours has taken place).

Policy aspect				Comments
The principle of the proposal		✓		The principle of the development is supported by relevant planning policies, provided the design is high quality, which respects the character and appearance of the property and surrounding Muswell Hill conservation area in which the property lies, and protects neighbouring residential amenity (living conditions). In a conservation area (CA) such as this, the Council must comply with the statutory requirement to ensure that proposals preserve or enhance the CA.

Comments on design and conservation area and impact on amenity		✓		No.26 is a mid-terrace dwelling house on the east side of Birchwood Avenue. It lies in the Muswell Hill Conservation Area (CA). These properties have two storey front elevations and three storey rear elevations. Many properties on this terrace, including adjacent properties in either direction on this side, have single storey rear extensions. Their prevalence and established nature mean such additions inform the established character and pattern of development of this part of the CA. However, this is not the case with rear roof dormer extensions/alterations, with these limited in number and size, with examples at Nos 34, 32 and No.30. There are no full-width rear dormer roof extensions, or examples of comparable size, volume, glazing extent, or design where it sits flush with the rear elevation, extruding the existing second floor windows like that proposed. These size and design aspects make this proposal unacceptable. The second floor already effectively forms a loft level accommodation at the rear, noted by the position of the eaves just above its rear windows. Extruding windows upwards as proposed would, alongside the overall width, height, and volume of the dormer, result in a dormer and rear glazing which appears disproportionately large and top-heavy. It would not sit comfortably with appearance or proportions of the original house, subsuming its original upper floor rear elevation and roofscape. This would detract from its character and appearance and fail to meet the statutory test to preserve or enhance the CA. Precedent reference: The example referred to at No. 4 Curzon Road is in another street and built context in the CA, and notably followed a 2015 planning permission for a full-width dormer that was a material consideration in its approval. Its context is different to this site, set in a small element of standalone terrace between two historic full-width dormers, and as such its approval was not uncharacteristic of that part of the CA and did not cause material harm to the CA compared to existing. Alternative options:
--	--	---	--	---

				In coming to the above view, Officers note that a small number of houses on this side of the street have rear dormers/roof alterations, Nos 32 and 34 in particular, but however, unlike this proposal, they are clearly proportionate and respectful of the architectural integrity of the original property in terms of size/volume, set-back within the roof slope and siting above/below the respective eaves/ridge heights, as well as due to their limited glazing extent. Notwithstanding the internal restrictions that it may pose, a rear dormer of similar form and glazing extent as these could be acceptable, consistent with the previous pre-application advice given. Three front roof lights are acceptable where proposed provided they are 'conservation-style'.
Impact on neighbouring amenity		✓		If pursuing such a revised dormer, its glazing should not appear disproportionately large as is the case here where it forms such a large expanse as to appear incongruous and harmful to neighbouring residential amenity in terms of overlooking and privacy loss. These amenity impacts can be managed by standard sized windows/glazed doors in any revised dormer, similar to neighbouring examples.

Next steps

If you decide to proceed with applying for Planning Permission, the following information will be required when you submit your application:

1. The completed householder application form or full application form if the property is a flat (available on our website or from the [Planning Portal](#))
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section where appropriate). All plans/elevations must have a scale bar and dimensions.
5. Fee (£206).

The planning application process

Once you have submitted your planning application, it goes through a number of steps:

1. **Validation/Checking**

Applications are checked to make sure all required documents and fees are there, and checked for any potential issues which need addressed to ensure compliance with policy, if considered 'valid' and likely to be acceptable they are registered, applications are only checked when an officer is available so there can be a number of weeks before an application is validated and checked.

2. **Registration**

The application is entered into the register of applications and customers are informed formally that their application is registered, their application reference number, their case officer and the deadline they can expect to hear back by.

3. **Consultation** (a minimum of 21 days following registration)

Details of the application will be provided to neighbours in line with our consultation policy and they will have the opportunity to comment on the proposed development. Consultees are given a minimum of 21 days to comment on an application.

4. **Decision** (Usually as soon as the consultation has ended).

The planning service can deal with most householder applications under delegated powers and will issue a decision notice to stating whether the application has been approved or refused, and if there are any conditions that must be met.

Carrying out building works

Once you have planning permission, it is recommended that you obtain technical advice regarding building control matters. Building Control services ensure that the works carried out by your appointed builders are done safely. Building Control services can be found through your local council or an Approved Inspector service.

Haringey Building Control has extensive experience in working with clients on a wide range of projects. Should you wish to discuss your project and how Haringey Building Control may best advise you regarding compliance with relevant building control regulations, please contact Building Control on 020 8489 5504 or by email on building.control@haringey.gov.uk

List of relevant contacts

Planning Officer: Conor Guilfoyle
Phone: 079 89 13 52 18

Building Control Officer: Bob McIver
Phone: 020 8489 5500

INFORMATIVE

Please be advised that this response is given at officer level and does not form a formal response or decision of the Council with regard to future planning application(s) or other formal approaches. The views expressed above are given in good faith, to the best of ability, and without prejudice to the formal consideration of any future planning application, which will be subject to formal consultation and ultimately decided on by the Council.