



Design and Access Statement
Including heritage statement
**18 birchwood avenue,
London N10 3BE**

19TH September 2022

Introductory Statement

Simplicity-Designs UK Ltd has been appointed to prepare a proposal for a residential scheme located on 18 Birchwood Avenue, London N10

This Designs and Access Statement accompanies a full planning application for this site and is to be read in conjunction with all other submission documentation.

The proposal is as follows:

single storey rear extension with minor internal alterations.

1.0 Site and Surroundings

The applications site relates to a two storey, terraced property located on the western side of Birchwood Avenue. The host property is not listed, but is located within the Muswell Hill Conservation Area

2.0 Existing use and layout

The existing building is a two storey single family dwelling house

3.0 Design and character and appearance of the conservation area

DM Policy (2017) DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches.

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, Local Plan (2017) Policy SP11 requires the highest standard of design that respects its local context and character and historic significance, and this is supported by London Plan (2016) Policies 7.4 and 7.6. London Plan Policy 7.8 requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail.

Haringey Local Plan Policy SP12 requires the conservation of the historic significance of Haringey's heritage assets. Policy DM9 of the Development Management, Development Plan Document (2015) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

The proposed rear extension would be single storey, and approximately 5.5 metres in depth.

The property already benefits a single storey rear 'conservatory type' single storey extension with a depth of 2.9m that is not entirely full width. There are also a 5 meter depth, full width extension to neighbouring building Nos. 16

The property benefits from a large and wide rear garden. The extension would be locate to the rear of the site and would not be visible from public vantage points.

It is believed the proposed development would have an acceptable impact upon the character and appearance of the host property and the surrounding conservation area.

4.0 Conclusion

We believe the proposed design will achieve more than the minimum space standards needed while providing a stylish and efficient design solution for the site. The proposed spaces are designed to be in a convenient manner in terms of their use and that will be of an appropriate scale, in keeping with the area and its context. The proposed design scheme is not going to create any interferences with neighbouring buildings. The core aim is to create a more practical and profitable layout which positively interact with its surrounding context employing high quality design. The scheme is mindful of the nature of the site.