



BRYAN CONNOR ASSOCIATES LIMITED

DESIGN STATEMENT
FOR
ALEXANDER & EMMA JAMES
32 WESTON PARK
LONDON
N8 9TJ

REF: 2224

NOVEMBER 2022

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32 Weston Park London N8 9TJ

DESIGN & ACCESS STATEMENT

Project: **32 WESTON PARK LONDON N8 9TJ**

Project Number: **2224**

Date: **NOVEMBER 2022**

PROPOSED DEVELOPMENT

The proposal subject to this application seeks to provide a modest rear elevation roof extension with the re-instatement of a pre-existing chimney flue.

DESIGN & ACCESS

THE EXISTING BUILDING

The existing building as originally built circa 1888 has been completely renovated and restored to provide a very worthy example of a Victorian family house.

This property along with other notable properties in Weston Park have been extended and restored to a very high degree and although the property is not listed it is very much in keeping with the provisions of the Conservation Area.

The properties adjacent to the application site have been extended to the rear and have balconies, roof terraces and extensions on the upper floors which appears as a common and generally accepted unobtrusive thread.

DESIGN

THE PROPOSAL & POLICY

The principle of the design of this proposed rear roof extension is to provide a much needed bathroom on the half landing flight between first and second floors and the proposal is designed in such a manner as to negate the effect on neighbouring and local amenity.

The property is within the Crouch End Conservation area.

The external elevations of the proposed building will remain as existing save for the provision of the re-instated chimney stack being very much a prominent and important feature of the Conservation Area as can be seen from the rear elevation. The roof materials including the tiles and the leaded front side timber sash window are a classic example of the accepted design for a Victorian House.

The brickwork will be reclaimed yellow London stock bricks laid to a Flemish bond.

The proposal would be constructed of matching and natural materials.

The flank wall of 30 Weston Park extends 960 beyond the existing rear elevation of 32 Weston Park and the proposed re-instated chimney being built on the original footprint will therefore provide a full height screen from the adjoining property.

There would be no overlooking or loss of amenity as a result of this application.

The proposal complies with policy policies DM1 (Delivering High Quality Design), DM9 (Management of the Historic Environment) and DM12 (Housing Design and Quality) of the Haringey Local Plan 2017, policies SP1 (Managing Growth) and SP11 (Conservation) of the Strategic Local 2017 and policies D3 and HC1 of the London Plan 2021

MATERIAL PLANNING CONSIDERATIONS

The impact on the adjoining properties – The proposed bathroom extension would have a minimal impact on the amenities of adjoining neighbours. In particular issues were raised in a previous application which have been addressed in full notably:

- Loss of daylight to bathroom No.30 – this is not a habitable room and faces north away from the proposal site. The window has obscured glass.
- Overlooking into the garden and living room – this is not possible as the proposed bathroom window is set well back from the rear elevation of the existing roof
- Loss of light into the garden – the proposal is set below the roof of the existing roof of both 30 and 32 Weston Park the garden is to the north and therefore no loss of light would be possible due to this proposal.
- Out of keeping with CA – it has been demonstrated that this proposal is very much in the architectural style of CA
- Obstruction to roofline and that of No.30 from long views – the proposal does not extend higher than the existing parapet at No.30 and the eaves gutter line is below that of No. 30.
- Harmful to street elevations – the proposal would not be visible from the street as demonstrated in the plans
- Disturbance during construction – there are clear regulations both with Building Regulations H&SE and party wall etc. act 1996

The main planning considerations are:

1. Principle of development;
2. Design and appearance and impact on the character and appearance of the Conservation Area;
3. Standard and quality of residential accommodation;
4. Impact on neighbouring amenity

PRINCIPLE OF DEVELOPMENT

London Plan Policy D6 seeks to optimise the potential of sites, having regard to local context, design principles, public transport accessibility and capacity of existing and future transport services.

The proposed extension would clearly improve the internal layout of this single family house which would be acceptable in principle and indeed have a minimal affect within the context of this Policy.

DESIGN & APPEARANCE CONSERVATION AREA

DPD Policy DM12 'Housing Design and Quality' states that extensions or alterations to residential buildings including roof extensions will be to a high design quality. The design should respect and complement the form architectural characteristics and detailing of the original building including external features such as chimneys and porches.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building. The inclusion of the external and original chimney stack at this level complies entirely with this Policy requirement.

DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building.

6.5 London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

6.6 DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account.

In relation to extensions or alterations to residential buildings Policy DM9 requires proposals to be of a high sensitive design quality, which respect and complement the architectural characteristics and detailing of the original buildings. This includes external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

This proposal is at the rear of a property which has been improved and enhanced to a high standard highly regarded within the CA. There are no alterations to the front elevation and neither is the proposal visible from the street scene to which a demonstrable harm may be attributed. There would be no affect to the heritage asset of the Crouch End Clock Tower or the Town Hall buildings currently under construction.

This proposal seeks to confirm the use of high quality matching or re-cycled and reclaimed complementary materials throughout and in particular the design style used will be appropriate and sensitive to the host building.

IMPACT ON NEIGHBOURING AMENITY

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

This proposal would not affect amenity in terms of daylight and sunlight due to the northerly orientation. The proposed extension is set away from neighbouring windows by 1800 and the adjacent window is a non-habitable room with obscured glass.

The proposed extension set down below the adjacent parapet and set back from the rear building line at first floor by 1900. With the pitch of the roof and the reduced height it would not present an overbearing out of character addition to this imposing property and certainly would not be cause to result in a material loss of sunlight or daylight. There would be no material loss of privacy to neighbouring properties.

DESIGN & ACCESS

ACCESS

The internal arrangements will have been improved to provide a better standard of building envelope with insulation values and means of access and egress exceeding the requirements of the current building regulations for this proposal.

The access arrangements to and into 32 Weston Park remain unchanged.

There are no trees to be removed as a result of this proposal.

TRANSPORT

Currently there is a PTAL score of 0 at the proposal site and one off street parking.

CONCLUSION AND REFERENCES

The proposed rear roof extension is by reason of its modest size location and detailed design considered to be in keeping with the general and prevailing pattern of development to the rear elevation.

The proposal would not detract from the original architectural form of this Victorian family house or to the surrounding Crouch End conservation area.

The proposal would comply in all cases with the required policy and is not considered to impact serious or demonstrable harm or contrary to policies DM1 (Delivering High Quality Design), DM9 (Management of the Historic Environment) and DM12 (Housing Design and Quality) of the Haringey Local Plan 2017, policies SP1 (Managing Growth) and SP11 (Conservation) of the Strategic Local 2017 and policies D3 and HC1 of the London Plan 2021.

This positive contribution by local householders should be embraced by the Conservation Area as the housing stock is greatly improved throughout the borough. There are many similar properties within the Conservation Area with a similar design to the proposal but would the original architect have included this here in Weston Park the conservation Area would undoubtedly be embracing this design. It is but a very minor issue to permit such an addition to this family residence and I would respectfully commend this for a favourable decision in this case.

Assessment carried out by: BCA LTD



Bryan R. Connor MRICS