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Design, Access and Heritage Statement

Extension and Refurbishment at 6 Creighton Avenue, London, N10 1NU.

RIBA Stage 3 – Design and Access Statement
22023-A30-001-P1



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1.0 Introduction

- 1.01 This is a Certificate of Lawfulness Application regarding the whole house refurbishment rear single storey extension with roof extension as well as outbuilding of an existing single-family semi-detached house at 6 Creighton Avenue, London, N10 1NU

2.0 Project Team

- 2.01 The Applicant has employed Mulroy Architects as the Lead Consultant. Mulroy Architects are a locally based practice with a long track record of residential projects in the London Borough of Haringey.

3.0 Existing Building & Locality

- 3.01 6 Creighton Avenue is a three-storey including lower ground floor semi-detached 1920's style property in the Muswell Hill Area in London Borough of Haringey. The Applicant intends to extend and refurbish the property as outlined in Section 4.0 – Client Brief.
- 3.02 The property is not in Conservation Area. The building is not listed or locally listed.
- 3.03 The property is 1 of 3 semi detach houses (Nos. 2 – 12) of consistent original architectural features, some of which have already been extended with front , rear and roof extensions.

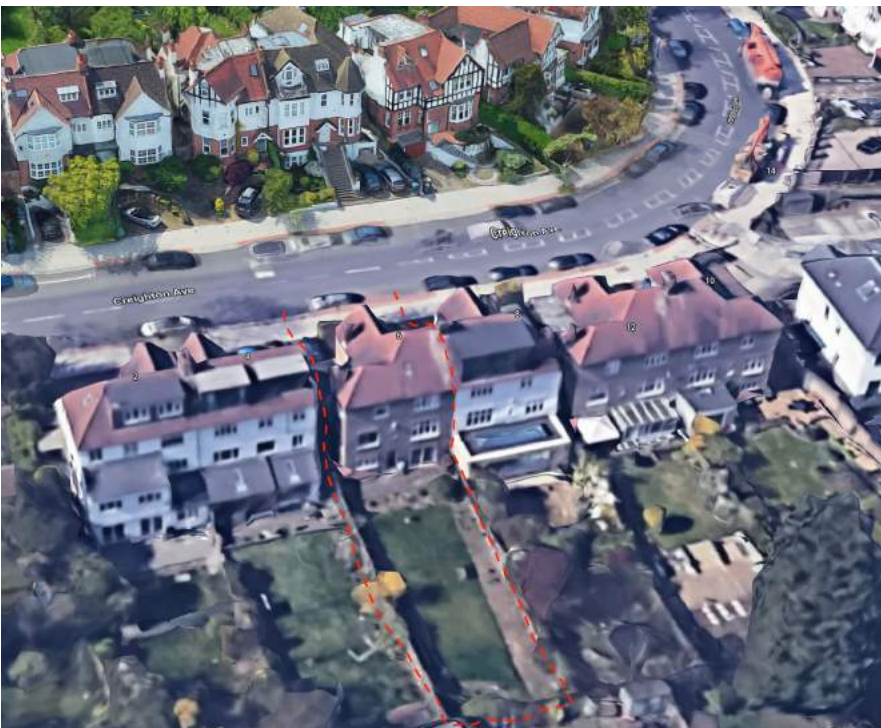


Street Elevation View

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Front aerial view of the property – property outlined in red with surrounding properties.



Rear aerial view of the property – property outlined in red and surrounding properties showing alterations to the rear elevations.

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4.0 Client Brief

4.01 Lower Ground Floor:

At lower ground floor level, the applicant brief is for a larger open plan kitchen and dining arrangement with direct and levelled access to garden.
Currently kitchen is located at upper ground floor with garden access living space at lower ground floor adjacent to utility spaces.

4.02 Upper Ground Floor:

At upper ground floor, the applicant's brief is to create separate living spaces to suit multi generation family.

4.03 First Floor and Loft Floor:

The proposal includes for refurbishment to this floor with replacement windows and new stair to loft master bedroom and ensuite.

4.04 Outbuilding:

Applicant's brief also includes for outbuilding located at the bottom of the rear garden.

5.0 Design Proposals & Amenity

5.01 Form and Massing:

Lower Ground Floor Extension:

- It is proposed to extend the ground floor area with depth to match neighbour's rear extension confirmed by applicant's survey at 3.5 m deep.

Roof Extension:

- It is proposed to extend by adding rear dormer and hip to gable extension.

The total added roof external volume is proposed at 28.2m³ (dormer) +17.7m³ (hip to gable) =45.9m³

Outbuilding:

Is proposed to be set 2 m away of both rear and side boundary of 2.5m height on 0.5m high decking.

Total floor area of rear extension and outbuilding is at 40.5 m² which does not exceed 50% of total area of land around the original house.

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5.02 **Materials:**

- The choice of material respects the character and appearance of the existing building.

Walls:

It is proposed to remove existing pebble dash render finish and replaced with insulated render finishes.

Roof:

Clay tile finishes is proposed to extended roof planes and dormer cheeks.

Glazing:

Double glazed aluminium thermally broken framed system is proposed.

5.03 **Amenity:**

Lower Ground Floor Extension and Roof extension:

- The proposal does not impact on adjacent property in terms of light loss does not restrict on protected views out.

6.0 **Planning Policy, Precedent and Consultation**

6.01 **Policy:**

- Permitted development
- There is no previous planning history for this property.

6.02 **Precedent:**

There is local precedent for the proposed works; some examples are below.

HGY/2018/2495 – 8 Creighton Avenue (Permission Granted)

Erection of dormer windows to side and rear roof slopes

HGY/2018/2495 – 8 Creighton Avenue (Permission Granted)

Certificate of Lawfulness for proposed single storey rear extension, formation of rear dormer hip to gable and insertion of rooflights

HGY/2018/2495 | 8 Creighton Avenue London N10 1NU

Certificate of Lawfulness for proposed single storey rear extension, formation of rear dormer hip to gable and insertion of rooflights

HGY/2021/1935 | 8 Creighton Avenue London N10 1NU

4 x 3m outbuilding (2.5m high) with a green roof, located at rear garden with raised decking 0.3m above existing ground level (AMENDED PLANS). Existing tree T1 to remain.

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HGY/2013/0412 | 4 Creighton Avenue London N10 1NU
Certificate of Lawfulness for erection of single storey rear extension

7.0 Trees

- 7.01 No works to trees are proposed as a part of the application, with existing trees on the site unaffected by the proposal.

8.0 Access, Refuse, Waste & Parking Provision

8.01 Access:

The access route and levels into the property from the street will remain unchanged from the existing condition.

8.02 Refuse:

The existing waste collection provision for the property will remain unchanged from the existing condition. A suitable location for standard Haringey domestic and recycling waste bins will be maintained.

8.03 Waste:

All soil and waste from the ground, first and second floors of the refurbished property will be gravity fed via the existing combined mains sewage connection as per the existing condition.

8.04 Parking Provision:

The existing parking arrangements will remain unchanged.

9.0 Conclusion

- 9.01 The proposal described above and in the accompanying drawings has none or negligible impact to either the area or neighbouring properties and is in line with permitted development design rules.
We believe, the property following proposed refurbishment and extension will balance well both front and rear street elevation.