

Planning, Design + Access Statement

Flat 3, 17 Woodland Rise, Muswell Hill, Haringey, N10 3UP

November 2022



1 Mills Court, Shoreditch, London, EC2A 3BF | www.redandwhite.co



Aerial view

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1.0 Introduction

1.1 Brief

The intention of this document sets out a proposal for the conversion of the existing unused cellar into an additional bedroom space at **'Flat 3, 17 Woodland Rise, Muswell Hill, Haringey, N10 3UP'**.

The local planning history demonstrates there have been similar extensions to many of the properties along Woodland Rise and the surrounding area. The proposal would be in-keeping with the locality and constructed to a high standard to meet current building regulations. Careful consideration of the context ensures there would be no detrimental impact to any neighbouring amenity or street scene.

The Planning, Design and Access Statement introduces the proposal following formal pre-application advice and sets out in detail the existing context, architectural approach and opportunity for the extension, demonstrating how the proposal has been informed by current National and local planning policies, the local context and neighbouring planning approvals.

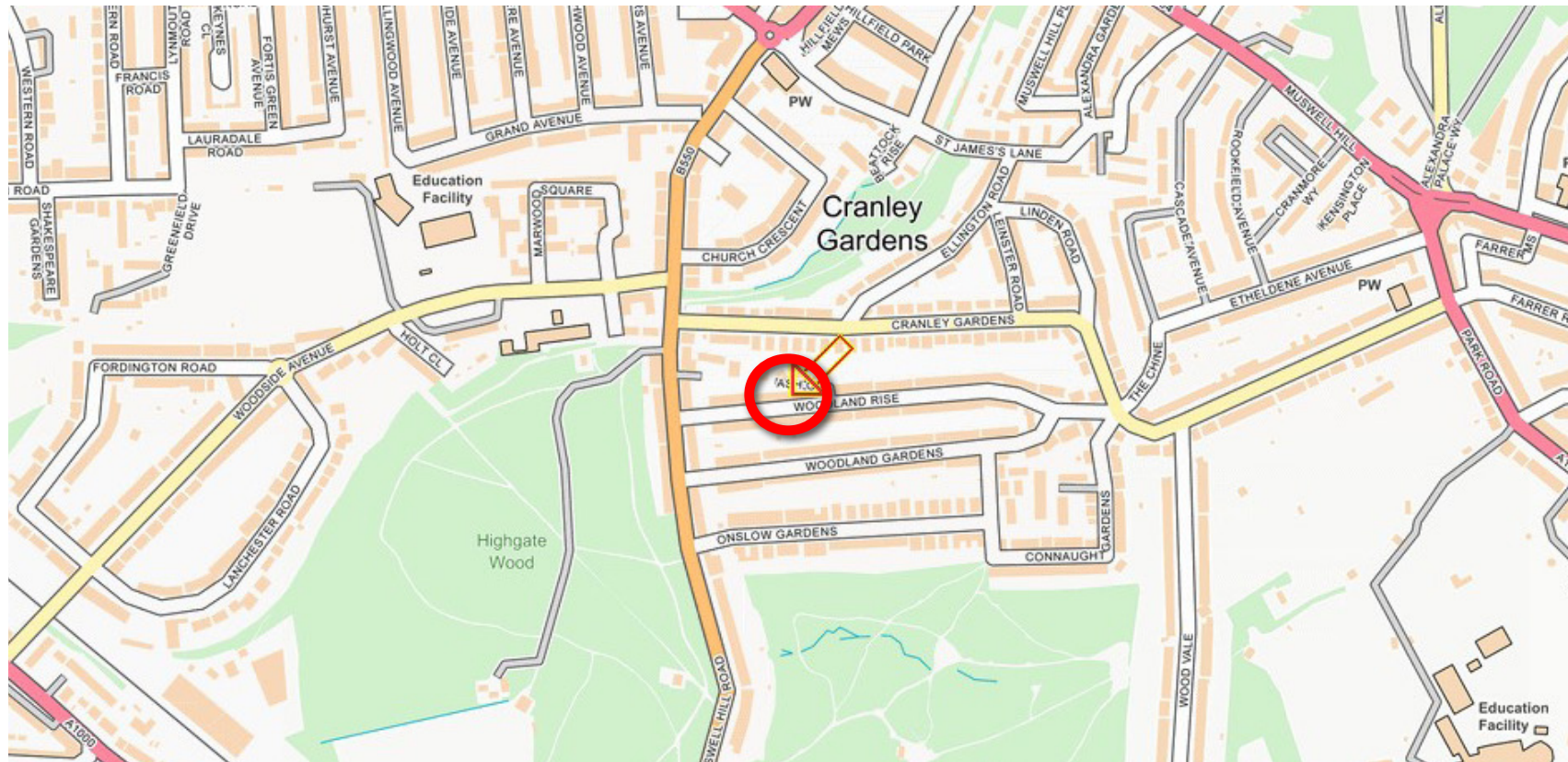
1.2 Site Description

The site is within the London Borough of Haringey within the Muswell Hill suburb, a well-established residential area, mainly consisting of two storey detached Edwardian properties.

The property comprises of a flat within no. 17 Woodland Rise, a end-of-terrace, two storey Edwardian building, which has historically been sub-divided into five flats.

The application relates to flat 3, which is situated on the upper ground floor with a lower ground floor private garden to the rear.

No.15 Woodland Rise neighbours the building to the west and the lower ground floor of flat 1, no.17 Woodland Rise to the east.



Location map



Birdseye view (east facing)

2.0 Site Photographs

2.1 Property Study



Front elevation fronting onto Woodland Rise



View of the rear elevation



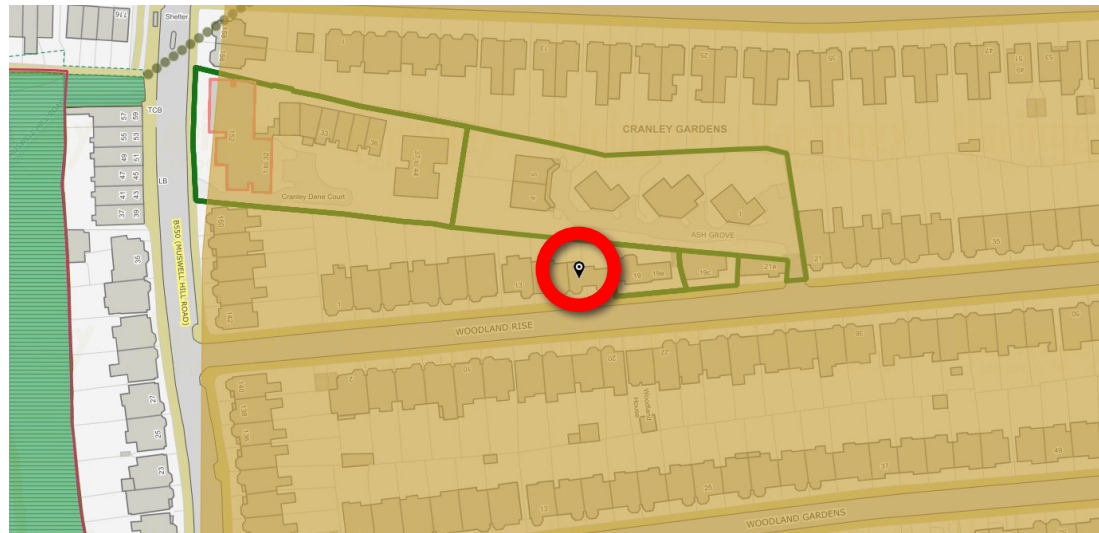
① Rear elevation & eastern boundary



② Rear elevation & western boundary

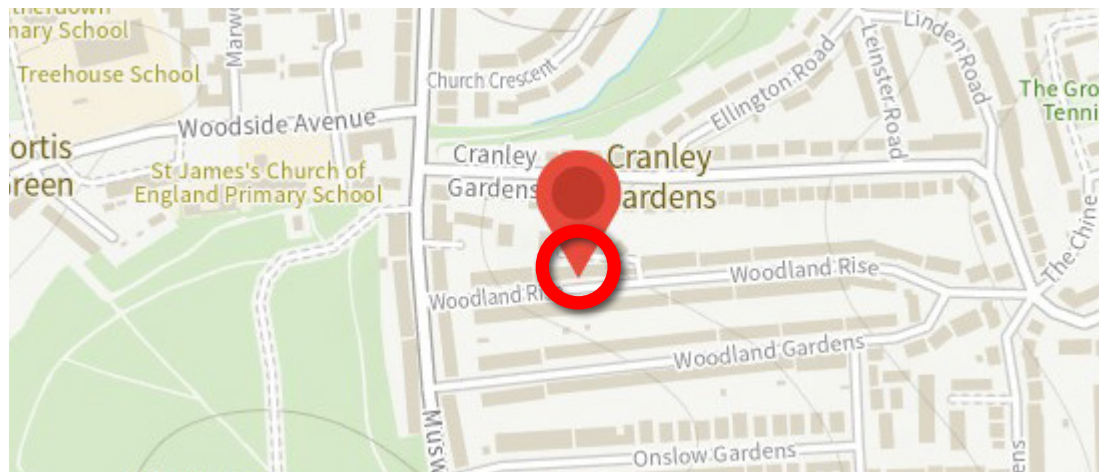


Existing unused cellar



- Conservation Area
- Neighbourhood Plan Areas
- Listed Buildings
- Locally Listed Buildings
- Ecological Corridor
- Tree Preservation Orders
- Archaeological Priority Areas
- Article 4 Direction (for alterations to front facades in conservation area)
- Metropolitan Open Land
- Historic Parks
- SINC Metropolitan Importance
- Green Chain
- Critical Drainage Area

Haringey: Local Plan adopted policies map



- Development location
- Flood zone 3
- Areas benefiting from flood defences
- Flood zone 2
- Flood zone 1
- Flood defence
- Main river
- Flood storage area

Haringey: Local Plan adopted policies map



- site boundary
- sunpath (east to west)
- local road
- site building
- existing buildings
- lower ground floors

Existing site plan

3.0 Context Analysis

3.1 Site Designation

The site is **not** designated within a Conservation Area. The property is **not** statutory listed **nor** considered a local heritage asset, **nor** subject to an Article 4 Direction.

3.2 Orientation

The property is on a North-South axis. The front elevation faces south onto Woodland Rise.

3.3 Archeology

The site is **not** identified in an area of Archaeological Interest.

3.4 Flood Risk Zone

The site does **not** fall within the Environment Agencies flood zone. However it is located within a Critical Drainage Area of the London Borough of Haringey.

Any proposals sought would seek to ensure that no adverse impact would occur to site or any neighbouring properties by incorporating measures to reduce the overall level of flood risk in the CDA, and implement sustainable systems for the management and reduction of surface water run-off and waste water discharge.

3.5 Neighbouring Boundaries

Rear (north facing)

The rear boundary faces onto Ash Grove and consists of a masonry wall approximately 1.6m high.

Side (east facing)

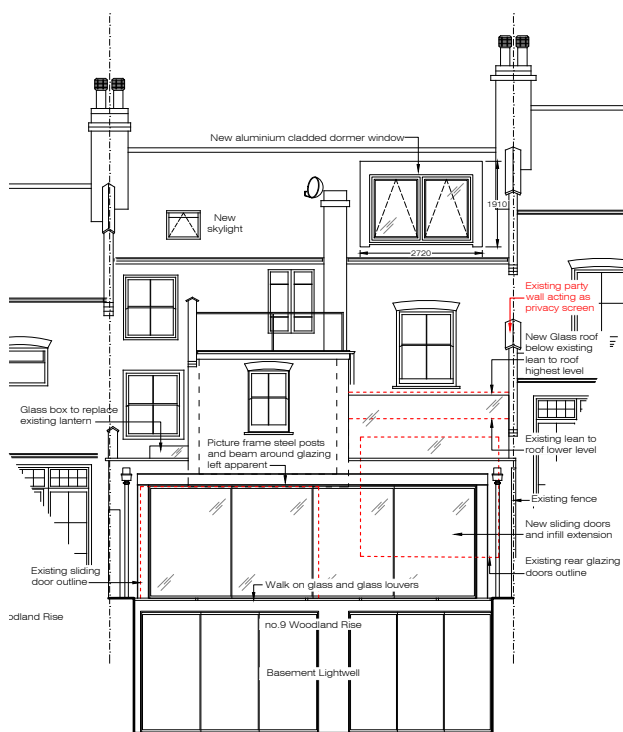
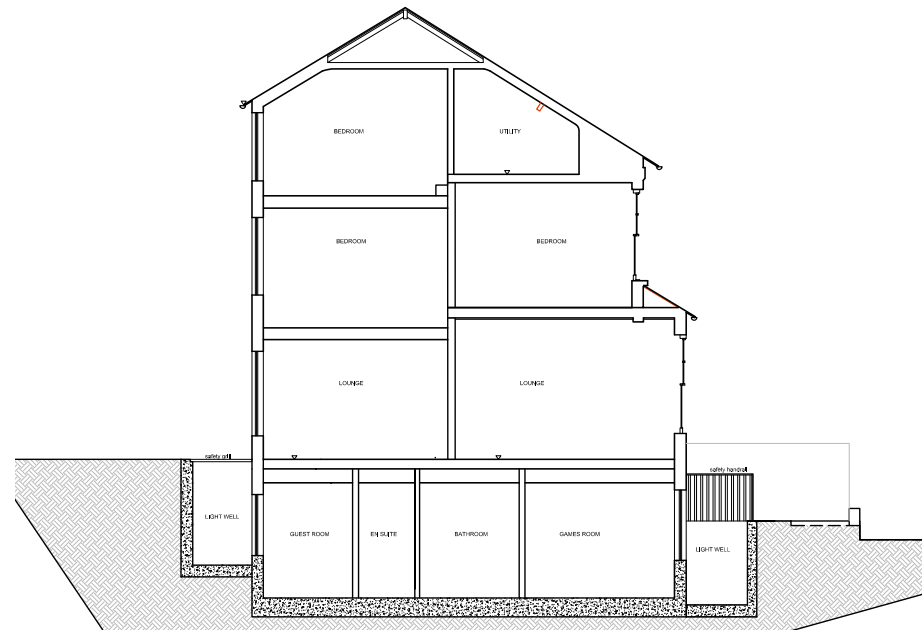
The eastern boundary adjoins Flat 1 of No.17 Woodland Rise and consists of a timber fence approximately 2.2m high.

Side (west facing)

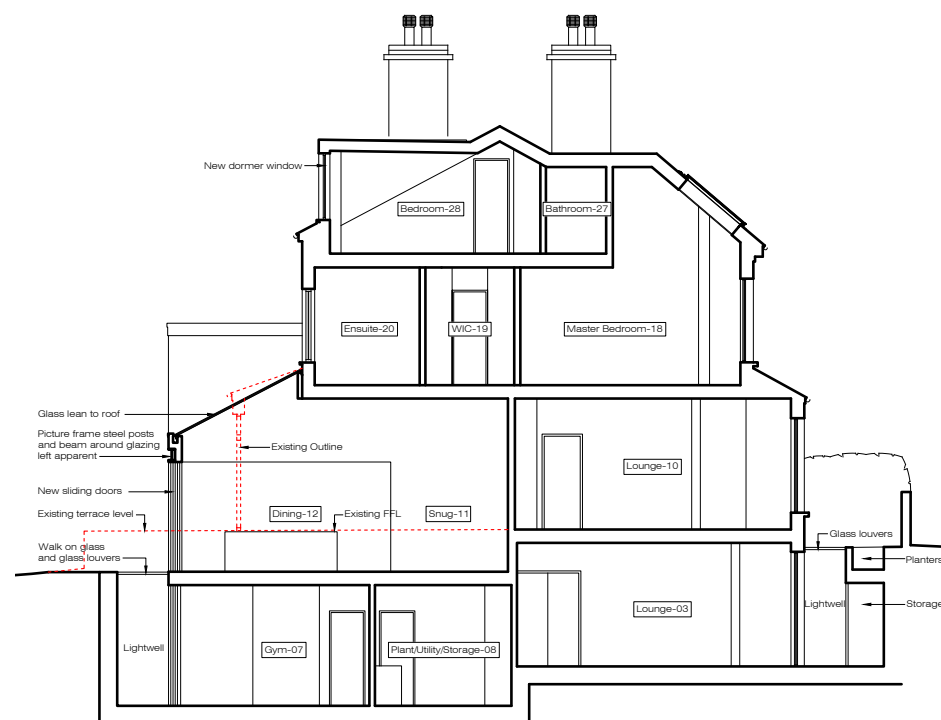
The western boundary is formed by the flank elevation of No.15 Woodland Rise and garden boundary formed by a timber fence approximately 2.2m high.



Proposed rear elevation & section - 30 Woodland Rise, N10 (HGY/2021/1125)



Proposed rear elevation & section - 9 Woodland Rise, N10 (HGY/2021/2969)



4.0 Planning History

4.1 Site Planning History

There are two recorded historic planning applications detailed below;

Ref: OLD/1976/1515

Proposal: Conversion into 5 self-contained flats.

Decision: Approved 22/11/1976

Ref: OLD/1963/1034

Proposal: Fast rebuilding with additions and provision of built in garage.

Decision: Refused 30/01/1963

4.2 Local Planning History

The adjacent drawings illustrate recently approved applications along Woodland Rise that are considered relevant precedents, details set out below;

Ref: HGY/2021/2969 | **Address:** 9 Woodland Rise, N10

Proposal: Excavation of basement; installation of front and rear lightwells; erection of single storey rear extension and alteration to existing ground floor roofs of; rear dormer, rear rooflight

Decision: Permitted 09/03/2022

Ref: HGY/2021/2166 | **Address:** 62 Woodland Rise, N10

Proposal: Enlargement of footprint of existing basement to create additional living space, creation of new front light well with associated safety railings and alterations to front garden.

Decision: Permitted 15/10/2021

Ref: HGY/2021/1125 | **Address:** 30 Woodland Rise, N10

Proposal: Enlarge floor space and height of existing basement to create additional basement area under the existing house, including creation of new front and rear light wells.

Decision: Permitted 24/08/2021

Ref: HGY/2021/0469 | **Address:** 29 Woodland Rise, N10

Proposal: Construction of a single storey, lower ground floor rear extension, front basement extension involving lightwell and rear dormer roof extension and associated roof terrace.

Decision: Approved with Conditions 31/03/2021

Ref: HGY/2019/1870 | **Address:** 42 Woodland Rise, N10

Proposal: Erection of rear roof dormer extension (replacing existing) with adjoining rear roof terrace; Insertion of front and rear rooflights; Erection of first floor rear extension and associated alterations to existing ground and first floor rear elevations; Excavation of existing cellar/basement; Alterations to external entrance stairs at front of property with associated alterations to existing access to basement level.

Decision: Approved with Conditions 12/05/2019

5.0 Pre-application Consultation

5.1 Pre-application Consultation

A pre-application consultation was sought (by others) in June 2022, a pre-application meeting was held on 27th July 2022. Written pre-application advice was issued in November 2022.

5.2 Pre-application Advice

The following pre-application extract highlight the supporting comments to the proposal.

Basement development

✓ The basement works are very minor in nature and mindful of the presence of a current cellar space and the rear garden sitting at lower ground level the nature of the works here will not trigger the need for specific information in respect of a Basement Impact Assessment.

Response: Noted.

✓ The works do not represent a significant structural stability hazard, on the grounds of using industry standard underpinning.

Response: Noted, subject to planning approval a structural engineer will be appointment to under the structural assessment & design.

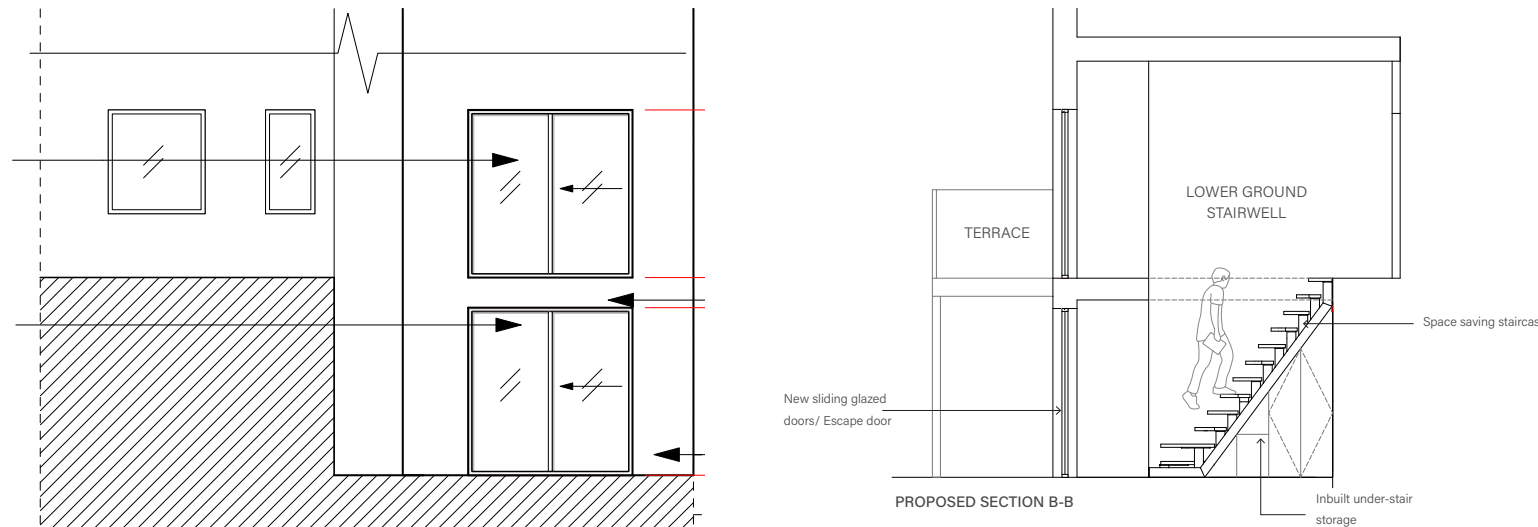
✓ As recognised, the structural integrity of the proposed basement would need to satisfy modern day building regulations and separate permission would be required under Building Regulations. In addition, the necessary party-wall agreements with adjoining owners would need to be in place prior to commencement of works on site.

Response: As per the pre-application consultation and statutory requirements, all Building Regulations and Party Wall Act matters will agreed & approved prior to the commencement of any work.

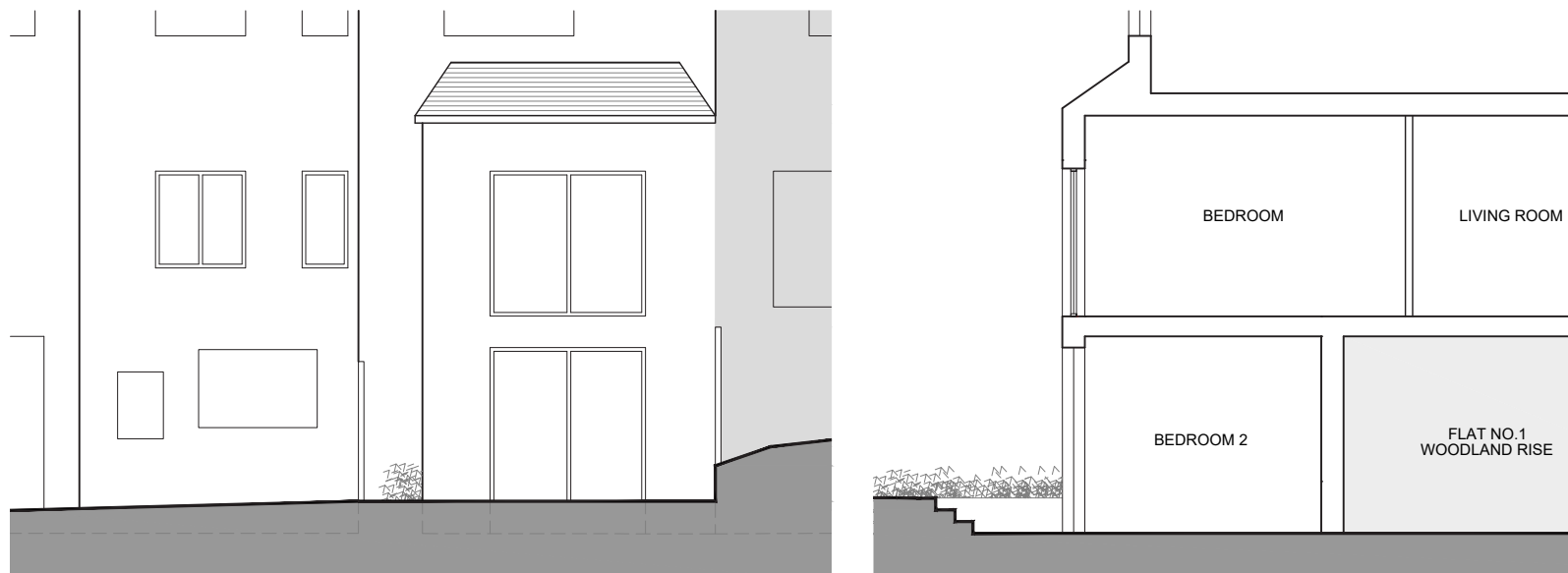
Other points

✓ In terms of material planning considerations of design, impact on the character of the area and impact on amenity, the works here do not present any issues.

Response: Noted.



Pre-application: proposed rear elevation & Section



Proposed rear elevation & section

6.0 Proposal

6.1 Description

The application seeks planning permission, following positive pre-application advice, for the conversion of the existing unused cellar into an additional bedroom space.

The works involve a minor excavation to increase the headroom from 2.1 to 2.8m, to comply with Policy D6 of the London Plan and allow for the laying of a new structural slab and means of escape via the proposed rear garden, in accordance with Policy DM18 of the Haringey Development Management Plan DPD (2017).

6.2 Design and Appearance

The proposal would incorporate composite aluminium windows/doors to the rear, aligned with the existing window at the upper ground floor.

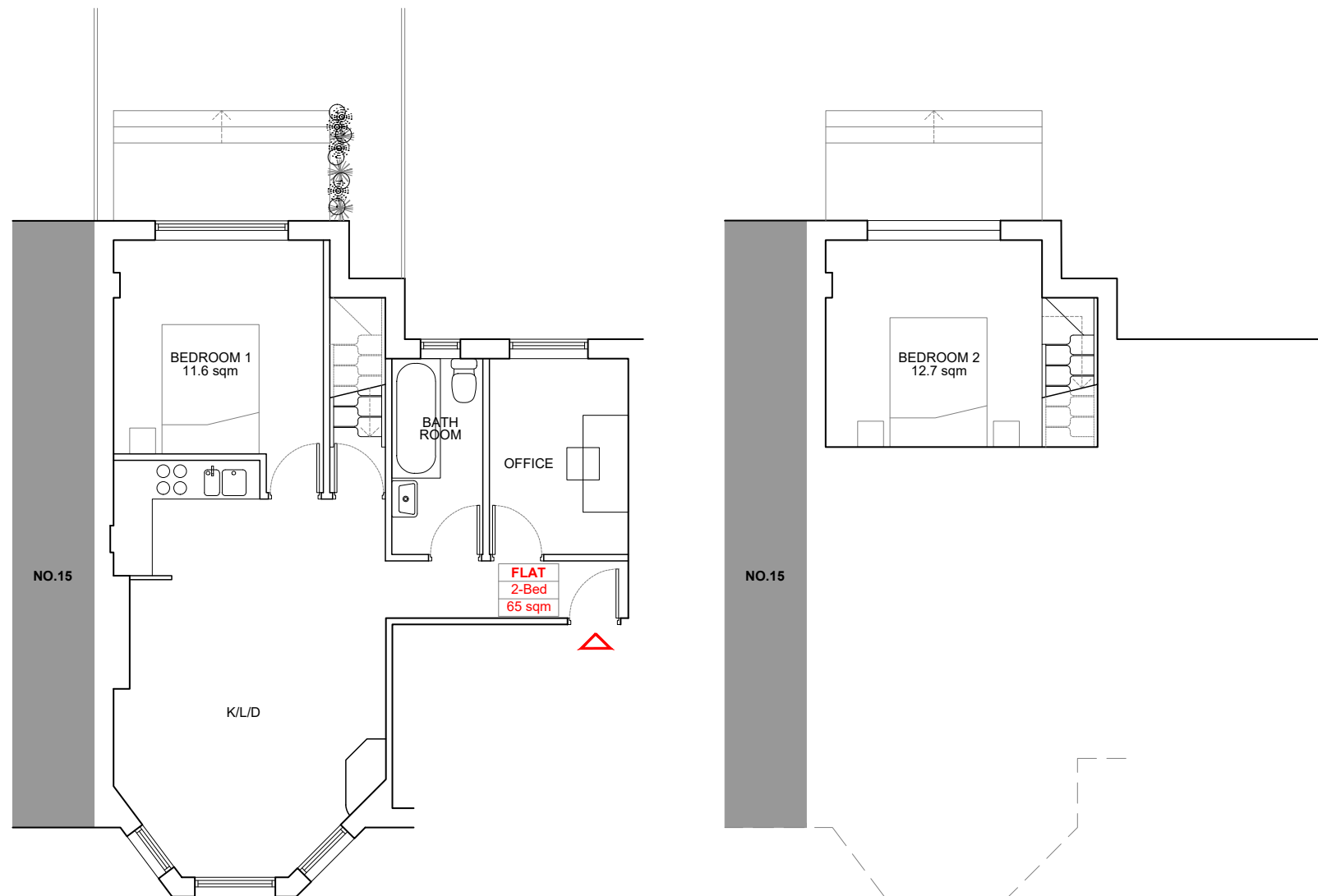
The opening would maximise the daylight to the proposed bedroom and link to the rear garden. The design is considered consistent with the existing building fenestration and therefore with the character and appearance of the area.

The proposed development would not project beyond the rear elevation of the original building and is comparable in design, height and depth to other lower ground extensions in the locality, and therefore with the character and appearance of the area.

Given the modest works of the proposal, there would be no material harm to the character and appearance of the host dwelling, nor the wider locality. The proposed extension would remain subordinate to the existing property and would not be visible from Woodland Rise, therefore it would have no discernible impact on the street scene.

6.3 Impact upon Neighbouring Amenity

There would be no detrimental impact to any neighbouring properties or amenity space given that the proposed development would not project beyond the rear elevation of the original house, there would be no loss of daylight, overlooking, overshadowing, privacy or sense of enclosure to any neighbouring properties.



Proposed upper and lower ground floor plans

7.0 Flood Risk Statement

7.1 Critical Drainage Area (CDA)

North London Strategic Flood Risk Assessment (SFRA): Haringey Map no12 indicates that the area is not at risk from groundwater flooding. It is therefore considered that the proposed excavation, minor in scope, for the laying of a new structural slab, would not have an impact on the hydrogeological setting.

In addition, there would be no increase in surface water as the proposal does not seek to increase the proportion of hard standing across the site, and any surface water would not be re-directed from the existing drainage routes/falls.

The proposal is therefore judged to be consistent with the Haringey Development Management Plan DPD (2017) Policy DM24 for the management and reduction of surface water run-off and management of water and waste water discharge; Policy DM25 for the implementation of Sustainable Drainage Systems (SuDS) into new developments; and Policy DM26 for the incorporation of measures to reduce the overall level of flood risk within a CDA.

7.2 Basement Impact

Pre-application advice states;

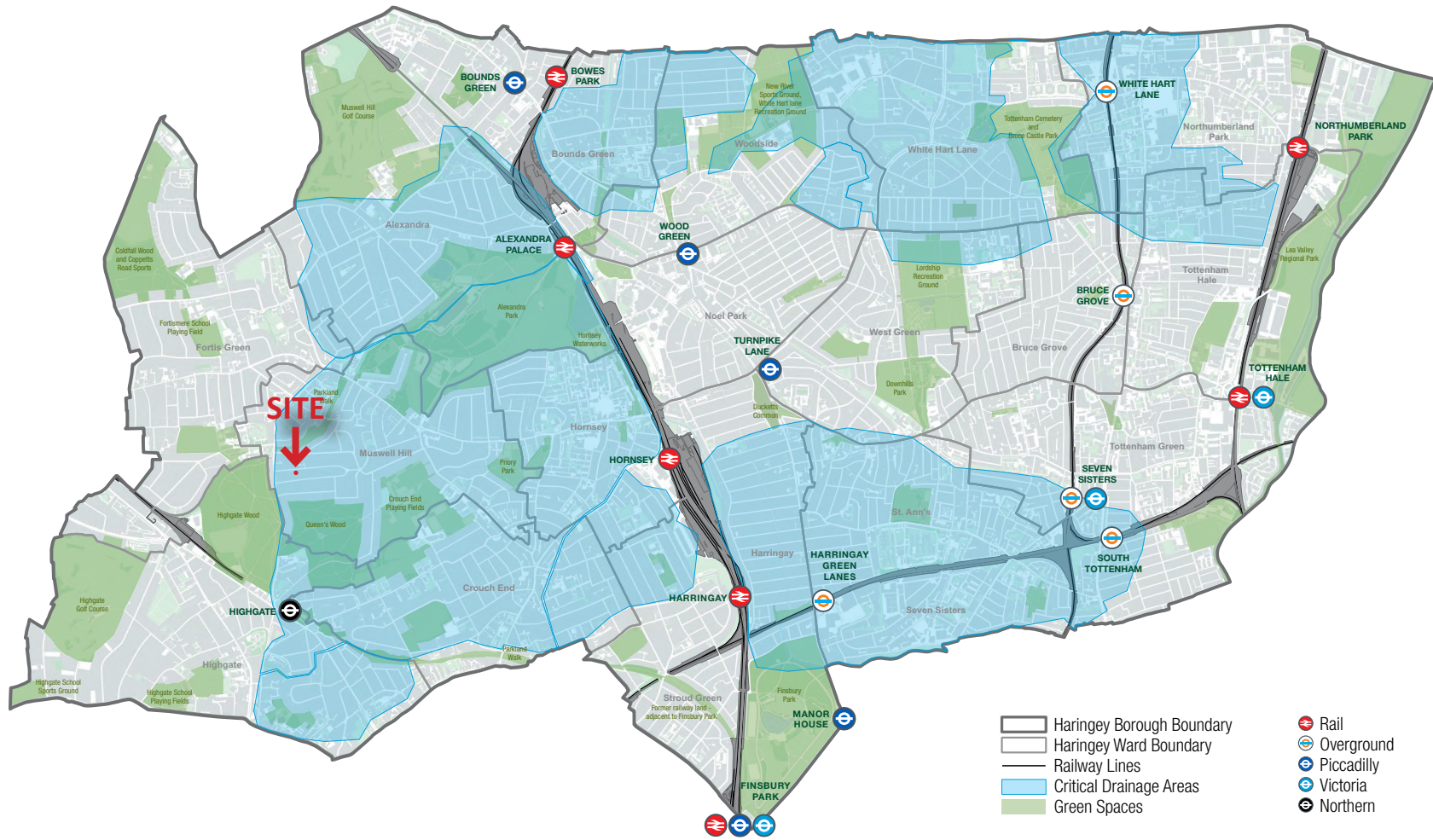
"The basement works here are very minor in nature and mindful of the presence of a current cellar space and the rear garden sitting at lower ground level the nature of the works here will not trigger the need for specific information in respect of a Basement Impact Assessment."

The proposed works will be waterproofed to Grade 3, under the requirements set out in BS 8102 and National House Building Council (NHBC) for basements that are to be used for habitable accommodation. Where applicable and subject to the basement impact assessment all property thresholds will be built up to improve the flood resilience of the property, in accordance with BS 8102 (Clause 6.1).

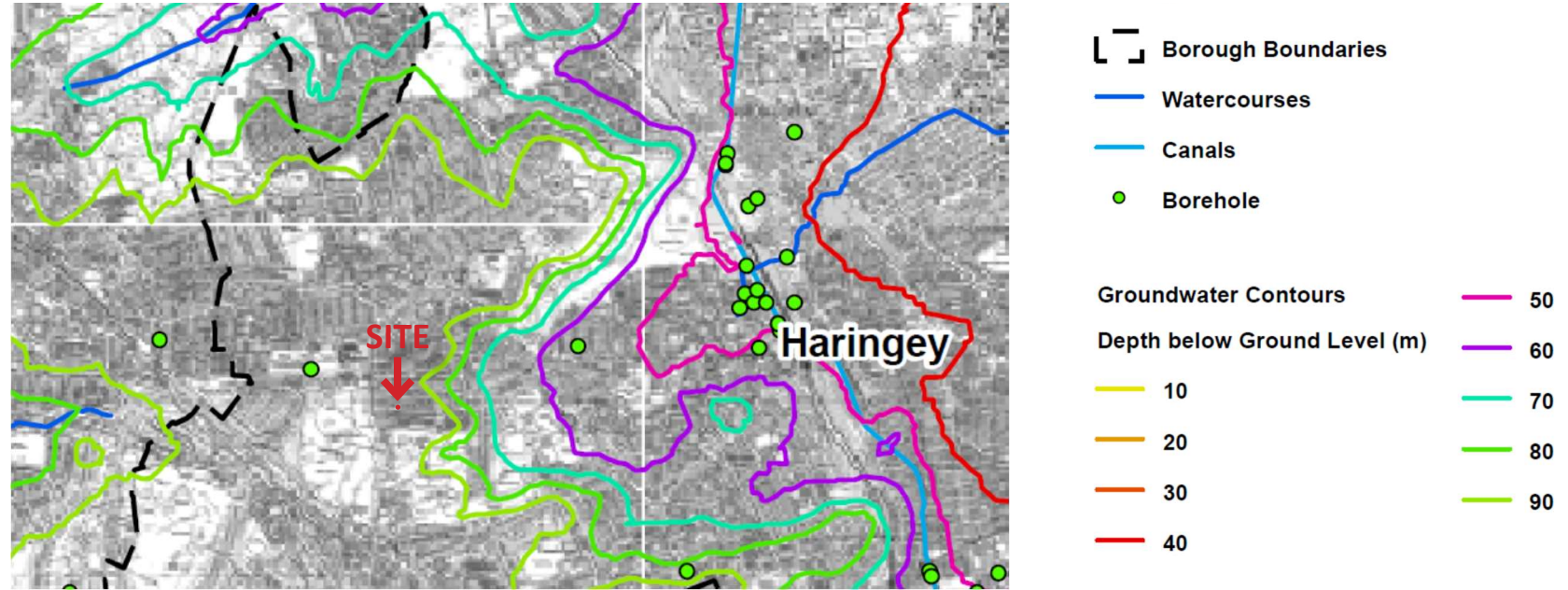
During construction, the provision will be made to keep the excavation dry, particularly if undertaken during winter. The well-documented best-practice methods for waterproofing basement structures will be followed, to prevent ingress of groundwater to the built structure, and to counter the effects of soil moisture, as outlined in BS 8102:2009 'Code of practice for protection of below ground structures against water from the ground.'

The basement structure, such as underpinning if deemed necessary, and temporary works will be designed by a structural engineer (member of the Institute of Civil Engineers) with Professional Indemnity insurance.

The basement waterproofing will be designed by a basement waterproof specialist with Professional Indemnity insurance. All works, where applicable will be subject to a Party Wall agreement in accordance with the Party Wall Act 1996.



Haringey Local Plan: Critical drainage map (Development Management Plan 2017)



Haringey Map no12 (North London Strategic Flood Risk Assessment)

8.0 Conclusion

8.1 Opportunity

The proposed works are considered to be in-keeping with the existing building and the surrounding area, and would not result in a detrimental loss of residential amenity. As such, the proposal is judged to be consistent with the aims of the relevant policies of the Haringey Development Management Plan (2017), Haringey Strategic Policies (2013), The London Plan (2021), Relevant Supplementary Planning Guidance, the National Planning Policy Framework (2019) and emerging planning policy documents.

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