



**38 Midhurst Avenue
Hornsey
London
N10 3E2**

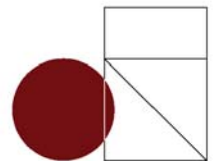
Design and Access Statement

Version: P0 (November 2022)

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Examples of our works

1.0 Introduction

1.1 Executive Summary

1.1.1 This is a Design and Access Statement prepared by kAD Architects on behalf of the applicant, Mr Rob King, in support of the Householder planning and demolition in a conservation area application at 38 Midhurst Avenue, Hornsey, London N10 3EN.

1.1.2 Permission is sought for the following works:

- Erection of rear roof dormer extension to facilitate a loft conversion with 2no. timber-framed windows and 1no. aluminium-framed conservation-type rooflight
- Insertion of 3no. conservation-type rooflights on front roof slope.

1.1.3 The purpose of the proposed development is to provide increased accommodation and improve amenities for the applicant and his family by way of a loft conversion.

1.1.4 This Design and Access Statement aims to explain and justify the proposed alterations. In doing so, it will be demonstrated that the proposals have been

carefully considered and that the development will not cause harm to the appearance of the building and this part of the city, nor have unacceptable effect on the amenities of the neighbouring properties.

1.2 Design Team

1.2.1 kAD Architects are a London-based architectural practice founded by Nan Atichatpong in 2009. Nan was a project architect for Eric Parry Architects on the award-winning renovation works at St Martin-in-the-Fields, Trafalgar Square. Since then, the practice has been involved with a number of successful, high quality residential developments in tight urban sites, as well as projects on statutory listed buildings, and in conservation areas.

1.2.2 Our practice focuses on exploring the potential of spaces and places through thoughtful and careful assessment of the project brief. All our developed designs are rooted in in-depth process of research and exploration into the materiality, physicality, and psychology of the site which enables us to deliver the optimum solution to each design challenge we are presented with.



2.0
Assessment

2.1 Site Location

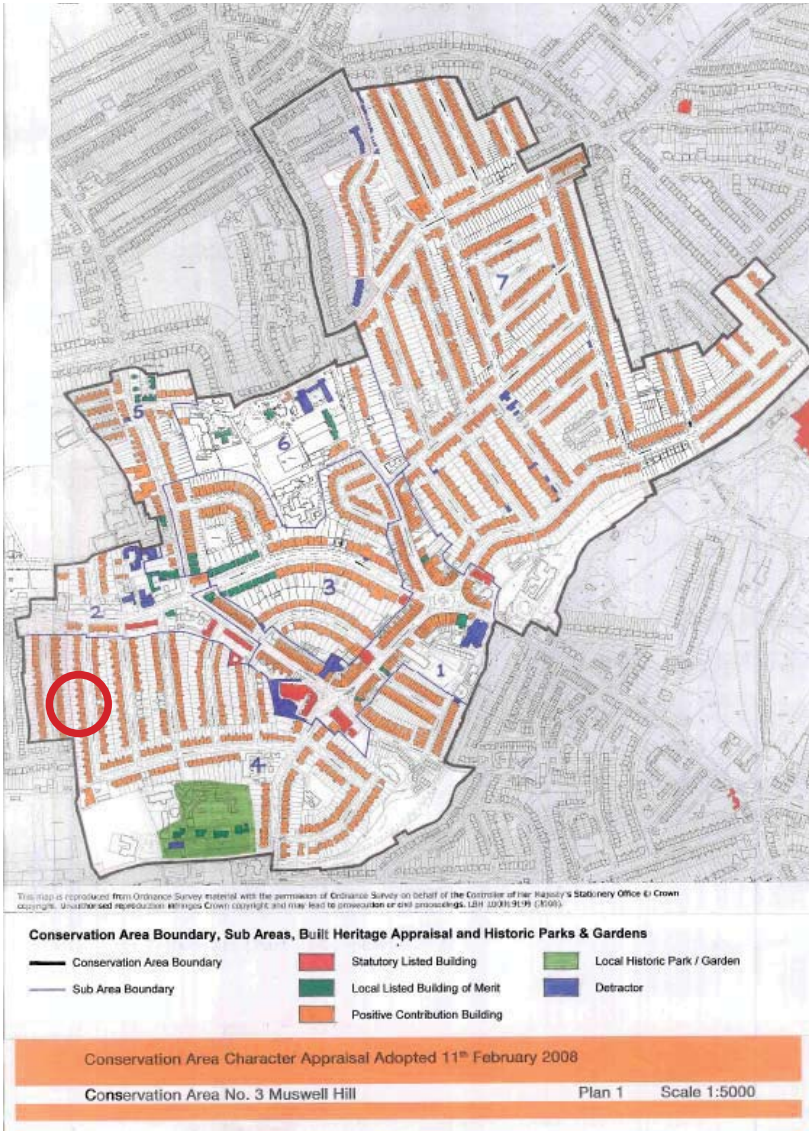
2.1.1 38 Midhurst Avenue is a two-storey mid-terrace dwellinghouse on the east side of Midhurst Avenue – a street that is characterised by terraced properties of similar designs.

2.1.2 The application site is in the Muswell Hill Conservation Area.

2.2 Wider and Historic Context

2.2.1 The Conservation Area was designated on March 1st, 1974 and is notable for its unspoilt character and appearance as an Edwardian suburb developed for large family houses for people working in central London.

2.2.2 Midhurst Avenue in particular was developed primarily by William Collins between 1896-1909 and has a homogeneity in appearance that resulted from being developed by a single developer in a short period of time. There is a considerable consistency in architectural styles, use of materials, and common details.



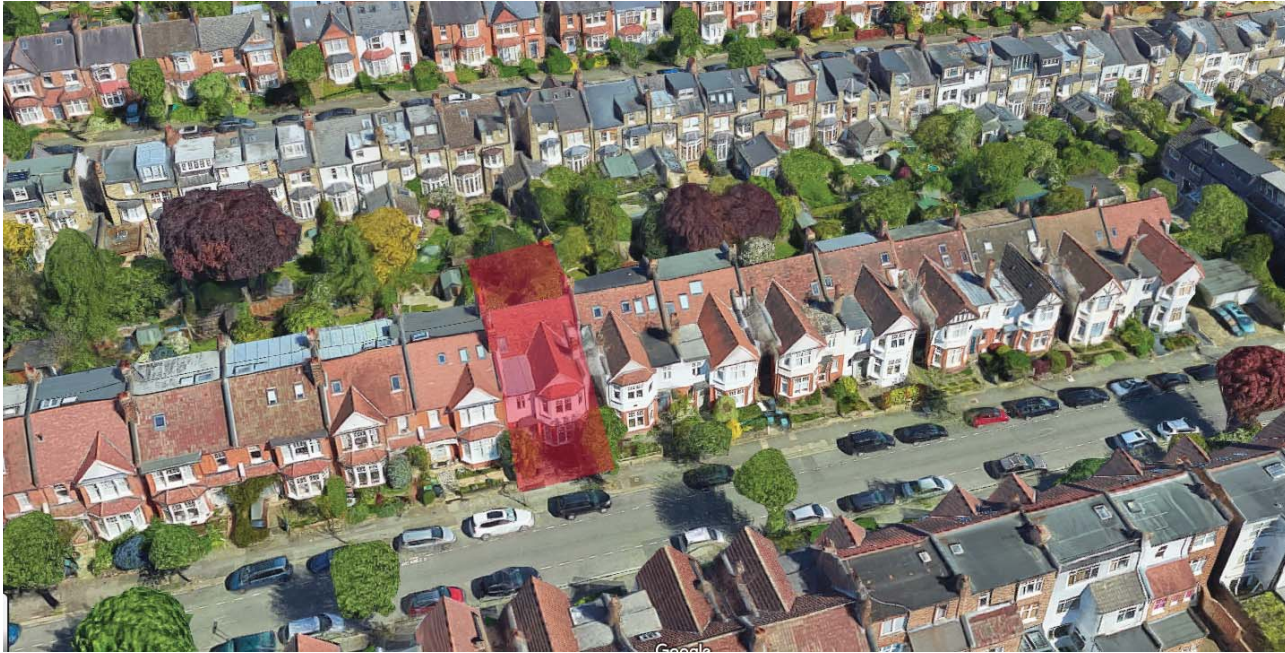
Conservation Area map showing the application site as a positive contribution building (circled red)



Typical street elevation on Midhurst Avenue



Looking down Midhurst Avenue



Aerial view of site (highlighted in red) from west (front)



Aerial view of site (highlighted in red) from east (rear)

2.2.3 The designs for Nos. 1-27 and 2-36 were submitted and approved in 1903 by Steeds & Son. No. 38 therefore is the first of the next phase of the development, with a different, though harmonious, design by Chesterton & Sons. Plans for Nos. 38-40 were submitted and approved in 1907.

2.3 Existing Building

2.3.1 The application site has been modernised in the past, but still retains many of the original features and layout.

2.3.2 However, despite being a large family home with generous reception spaces and 4no. bedrooms, the house lacks a good family bathroom.

2.3.3 What once was the scullery and coal store by the original kitchen on the ground floor was converted to a modern bathroom, but it is obviously not the right location for a shared bathroom. And the original bathroom layout on the first floor is not sufficiently well laid out for a growing family.

2.3.4 Given the generous proportion of the landing and scale of the loft space, we are quite certain that the ability to extend into the loft would have been the intention of the original architect.

2.3.5 By converting the loft into a habitable space, we are able to increase the amount of accommodation and at the same time create a new family bathroom to improve the amenities for the occupants.

2.4 Site Photos - Exterior



Front elevation



Front boundary



Rear elevation - with rear dormer at No. 40



Rear elevation



Terrace rear elevation



View from garden

2.5 Site Photos - Interior



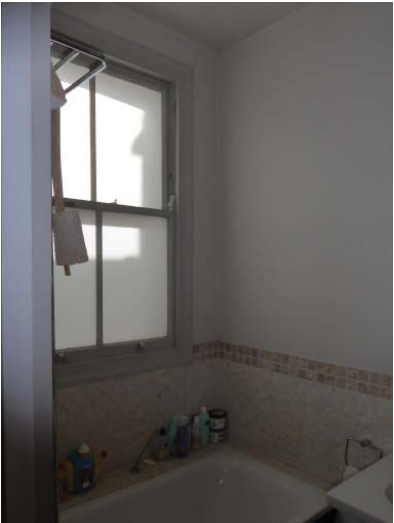
First floor landing



Existing staircase



Loft space looking north



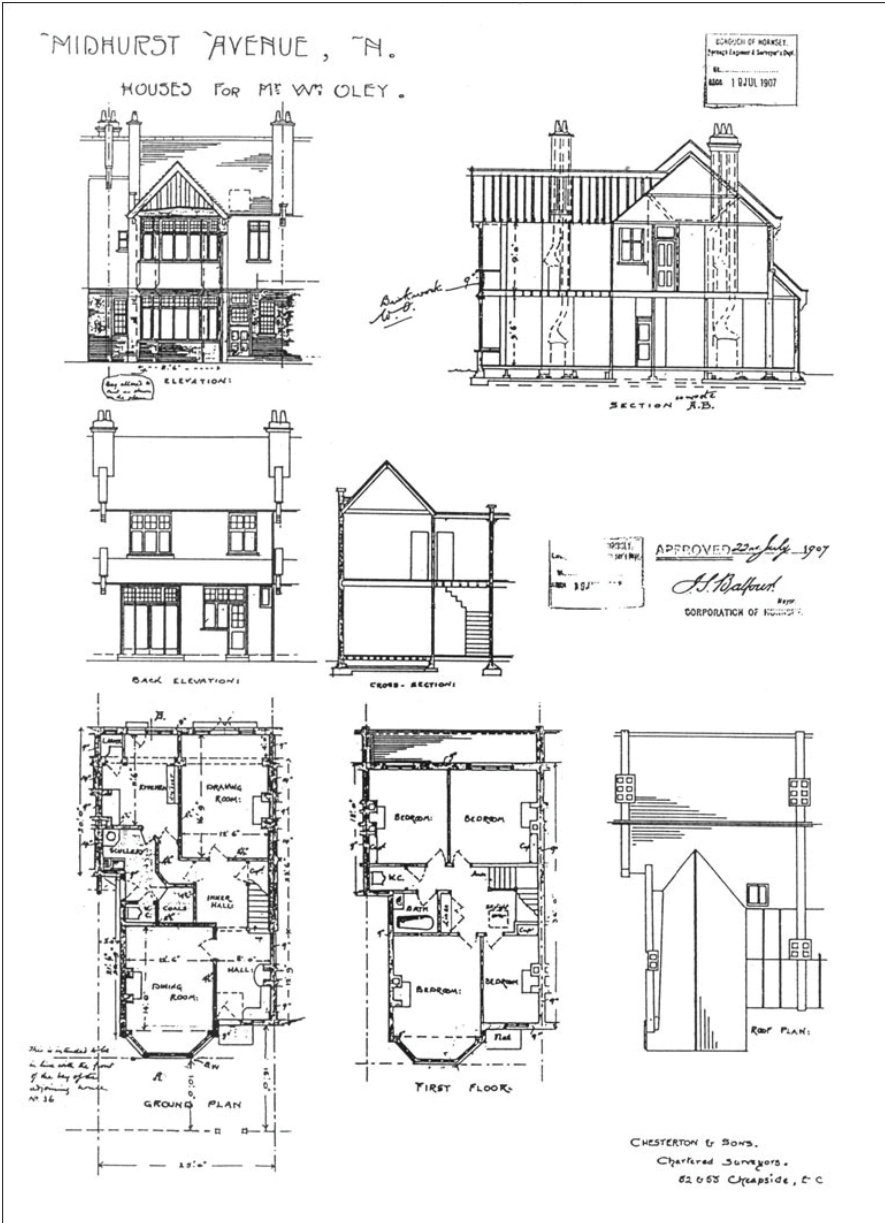
Existing bathroom



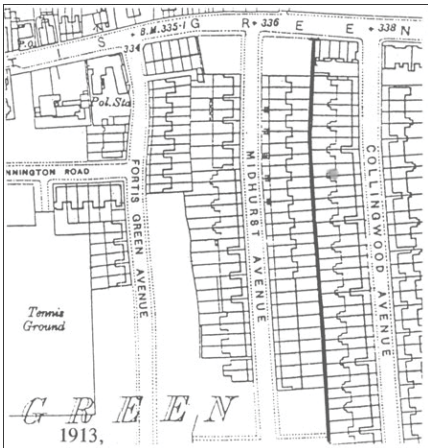
Loft space



Loft space looking south



Original drawings by Chesterton & Sons (not to scale)



OS map from 1913

3.0
Planning Context

3.1 The following planning policies and planning document guidance's have been consulted during all stages of the design process and in preparation of this document:

- The National Planning Policy Framework (NPPF)
- The London Plan (2016)
- The London Plan Housing SPG (2016)
- Haringey Local Plan (2013)
- Haringey Development Management DPD (2017)
- Conservation Area No. 3 Muswell Hill CA Character Appraisal (2008)
- Haringey Urban Character Study (2015)

3.2 Planning History and Considerations

- 3.2.1 There is no planning record for the application site.
- 3.2.2 There are numerous examples of rear roof dormer extensions following a loft conversion in the vicinity of the application site that are similar in design, scale, and appearance.
- 3.2.3 In particular, the erection of a rear full-width dormer window was permitted at No. 40 Midhurst Avenue, adjacent to the application site (app. ref: HGY/2006/0924, dated 04/07/2006). Our proposals are similar in design, scale, and appearance to this development.
- 3.2.4 The addition of a rooflight to front roof slope was permitted at No. 42 Midhurst Avenue (app. ref: HGY/2021/2771, dated 29/11/2021).



Existing front elevation (1:100)



Proposed front elevation (1:100)

4.0 Proposals

4.1 Erection of rear roof dormer extension to facilitate a loft conversion with 2no. timber-framed windows and 1no. aluminium-framed conservation-type rooflight

4.1.1 The existing loft space will be converted to accommodate a new bedroom and a new appropriately sized family bathroom.

4.1.2 The dormer has been designed to comply with permitted development conditions. Therefore the materials used externally will be of a similar appearance to the existing house (terracotta tiles). The dormers are set back more than 200mm from the eaves of the original roof. No part of the dormer is higher than the highest part of the original roof. And the cubic content of the roof space is less than 40 cubic metres.

4.1.3 There will be 2no. painted timber-framed windows on the rear elevation and 1no. aluminium-framed fixed roof light on the EPDM-clad flat roof that will not project more than 150mm beyond the plane of the roof.

4.1.4 Both Nos. 40 and 42 adjacent already have full-width dormers, and all of the Nos. 2-36 have full-width second storey accommodation, therefore our proposals would not appear out of place and will not cause harm to the character and appearance of the conservation area.



Existing rear elevation (1:100)



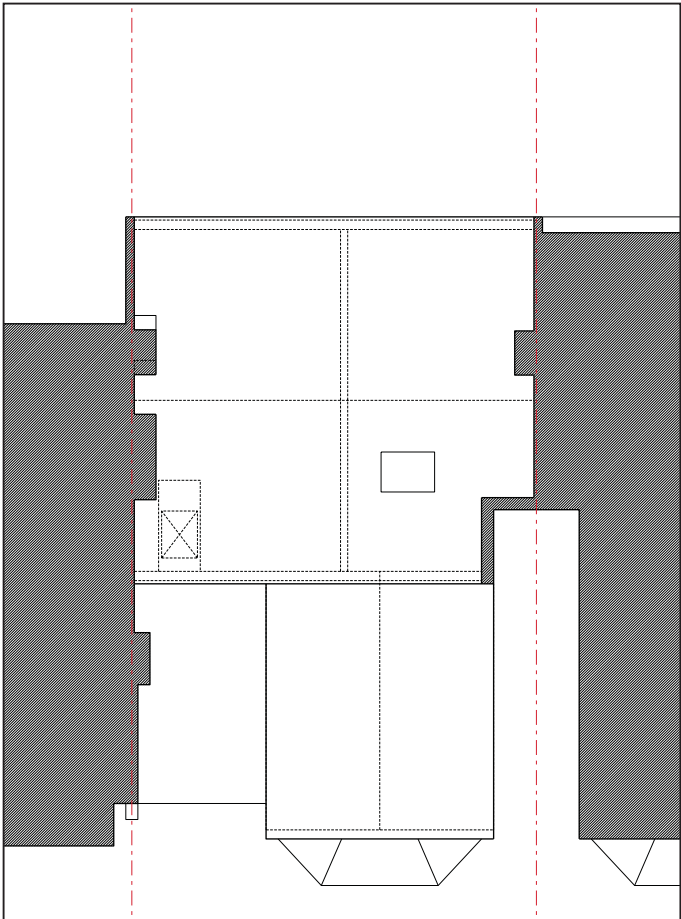
Proposed rear elevation (1:100)

4.2 Insertion of 3no. conservation-type rooflights on front roof slope.

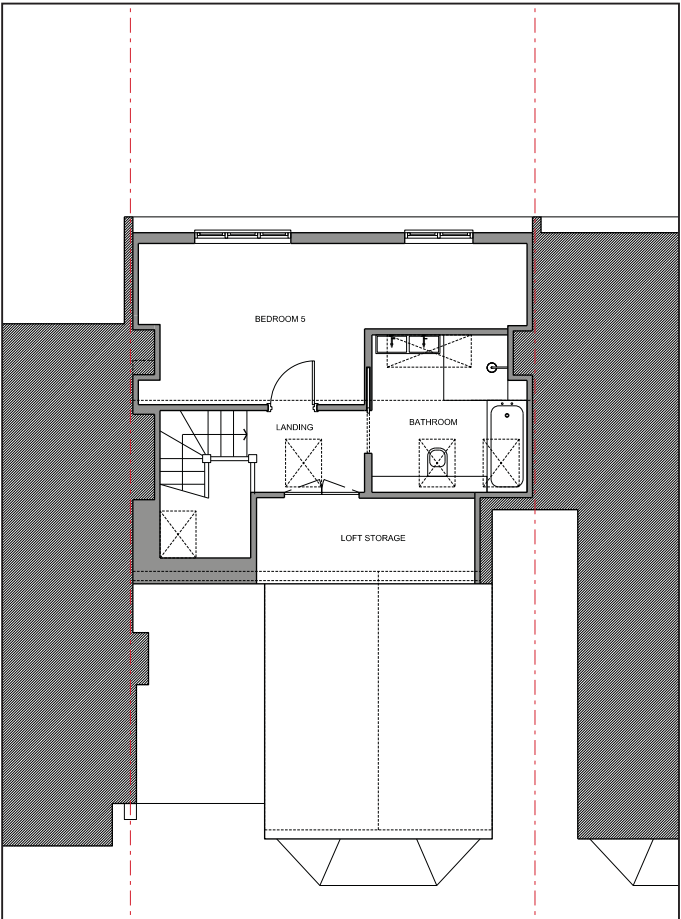
4.2.1 Rooflights were part of the original design of these buildings. We propose to insert 3no. additional conservation-type rooflights to the front roof slope. Though they are aluminium-framed, they will be of similar shape and size as the existing rooflight.

4.2.2 The rooflights will be high above street level and sitting on the part of the roof that is set back approximately 11m from the front boundary, thus limiting their prominence.

4.2.3 The principle of addition rooflights on front roof slope has been established elsewhere in the vicinity, such as at No. 15 (app. ref: HGY/2019/3100) and more recently at No. 42.



Existing loft plan 1:50



Proposed loft plan 1:50

5.0

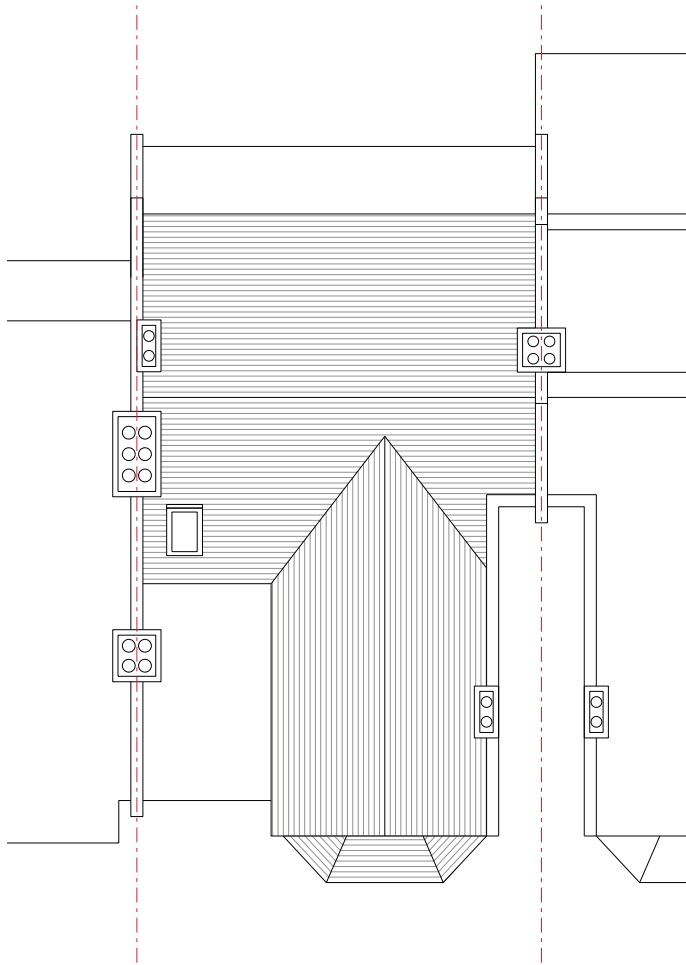
Use

5.1 We proposed a change of use from two properties to one single residential family dwellinghouse.

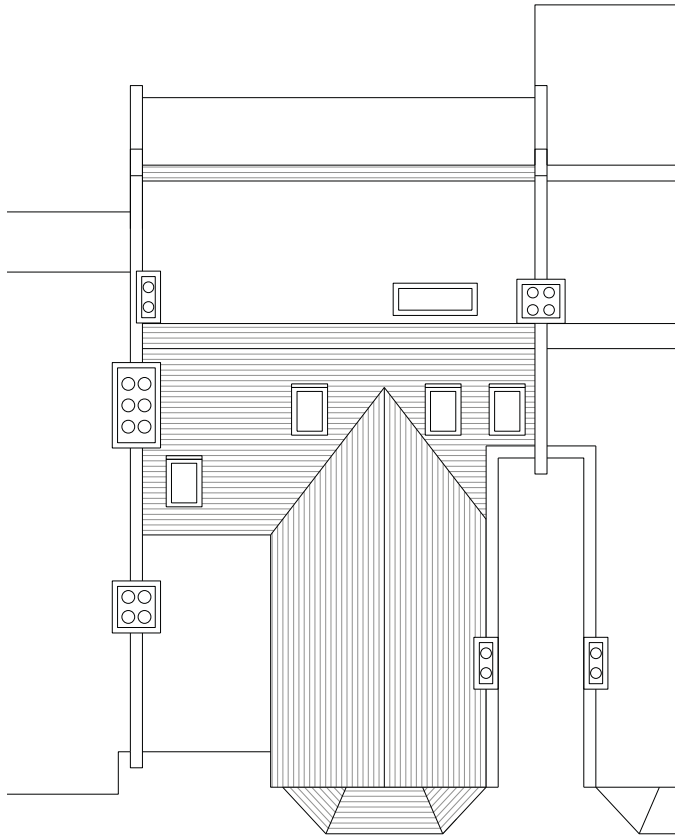
6.0

Amount

- 6.1 The application site has an area of 229 sqm.
- 6.2 The existing GIA is 160.9 sqm.
- 6.3 The additional habitable floor area of the loft is 29.6 sqm.



Existing roof plan(1:100)



Proposed roof plan(1:100)

7.0

Layout

7.1 The existing staircase and first floor landing is generous and a new loft staircase is easily accommodated.

7.2 The loft conversion and rear dormer will allow for an additional bedroom, a large family bathroom, and storage space.

7.3 The dormer will require the parapet wall to be increased in height. However, although the rear elevation of No. 36 is set back from the rear elevation of the application site, the 45 degree line from the midpoint of their window will not be encroached – as illustrated in our drawings.

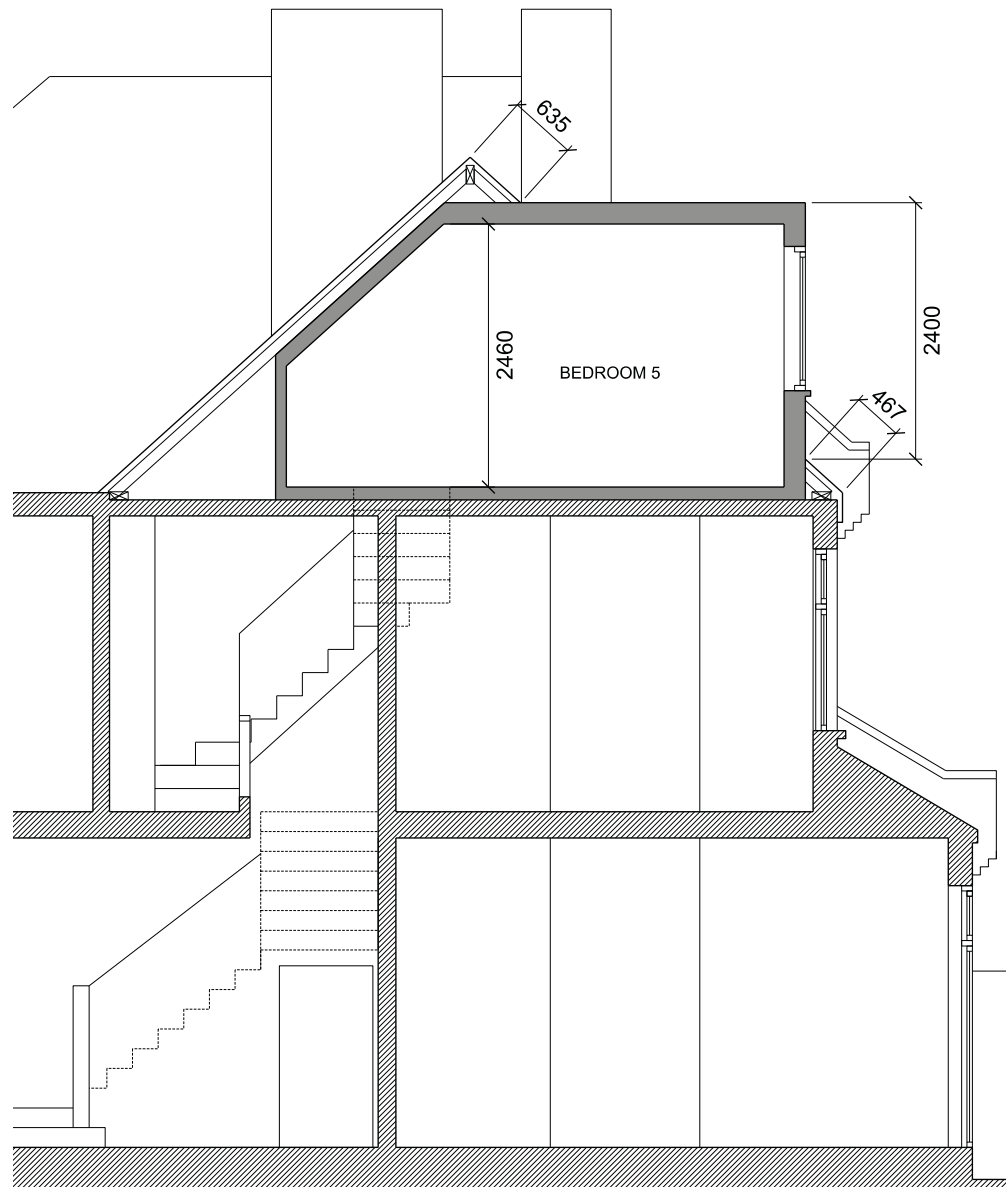
7.4 The additional windows and rooflights will not affect the amenity of neighbouring properties, most of which already benefit from such additions.

8.0

Scale

8.1 The scale of the dormer extension is subordinate to the original house, with the cubic volume within the required limits of permitted development rights (additional volume is 23.5 cubic metres).

8.2 The proposed dormer is similar in scale and size to the dormer at No. 40 Midhurst Avenue.



Proposed dormer section (1:50)

9.0
Appearance

- 9.1 The form and materiality of the proposals have been designed to be in keeping with the host building and the surrounding properties.
- 9.2 The fenestration pattern on the rear elevation is duplicated in the dormer elevation to be harmonious with the original design.

10.0
Access

- 10.1 There is no change to the accessibility of the application site.

11.0
Conclusion

- 11.1 The information detailed in this Design and Access Statement demonstrates that the proposed development has been designed not only to improve the layout, amount, and quality of the accommodation at the application site, but also with respect to the appearance and scale of the conservation area as well as the amenities of the neighbouring properties.
- 11.2 The proposals aim for the highest standard in design and execution and will use high quality materials. The development to the rear of the building and does not visually dominate the existing building. The materials chosen are in keeping with those of the existing buildings and immediate surroundings.
- 11.3 The extension will not harm the outlook, privacy, daylight, or general amenities of adjoining residential properties.
- 11.4 The proposed development has been considered to be in according with local and national planning policies as outlined above.
- 11.5 For all the above reasons, we respectfully request the Design and Conservation team at the London Borough of Haringey planning department to view the development favourably and grant householder planning permission for the proposed works.