



DESIGN AND ACCESS STATEMENT
Rear extension and modification to dwelling
WOODLANDS
14 COURTENAY AVENUE
HORNSEY, LONDON N6 4LR
2229-PL-DAS_P1

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Location Plan

INTRODUCTION

This statement has been prepared by Wolff Architects Ltd and is submitted as a Design and Access statement as additional information in support of a householder Planning Application for the extension of 14 Courtney Avenue, N6 4LR, which is in a conservation area. The applicant is proposing a modest remodelling of the rear elevation including a first-floor extension to the existing dwelling.

This report should be read in conjunction with the drawings submitted as part of the planning package, including existing and proposed layouts. Reference should be made to the latest relevant issue sheet for a full schedule of these drawing.



Woodlands, on Courtenay Avenue view looking West.

1.0 Process

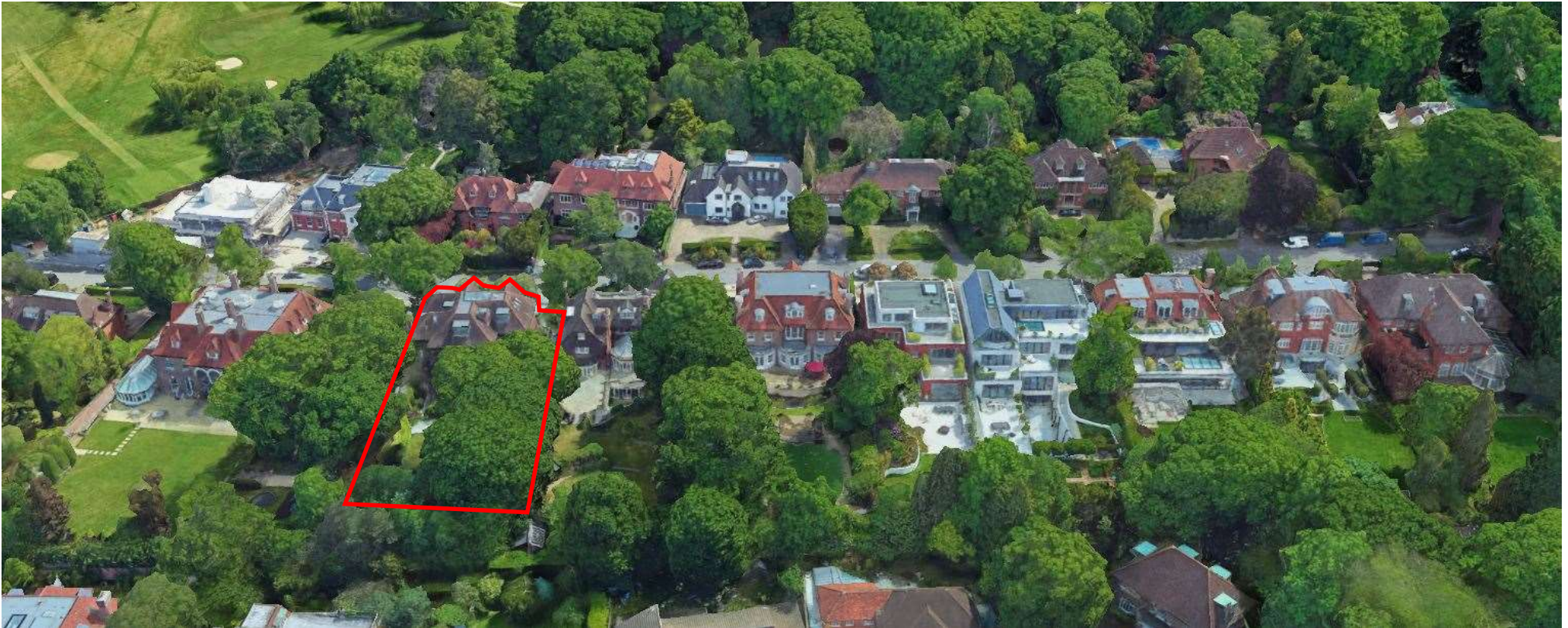
1.1 Assessment

The Design has evolved from a requirement to make the detached property dated 1989 with inherently dark interior and busy elevations into a standard akin to today's living standards.

It is proposed by introducing a modest remodelling of the rear and south elevation the perception of light and volume will be greatly improved whilst minimising impact on the neighbouring properties.

A priority was to ensure a better home for modern living and an uninterrupted view of the garden and landscape.

Numerous sketch schemes were prepared in the development of the proposed scheme.



Woodlands, on Courtenay Avenue, view looking East.

1.2 Involvement/ History

Previous Planning Applications associated with this site are listed below:

Application Reference: HGY/2017/3068

Proposal: Works to tree protected by a TPO: T1 Oak: Reduce limb over house by 2m. Work being carried out to prevent failure of limb.

Decision: Approve with Conditions

Decision Notice: 17/11/2017

Application Reference: HGY/2012/0375

Proposal: Tree works to include various works to various trees

Decision: Approve with Conditions

Decision Notice: 07/6/2012

Application Reference: HGY/2011/1213

Proposal: Tree works to include formative pruning, height reduction by approx. 20% and removal of deadwood from 3 x Fastigate Hornbeam trees

Decision: Approve with Conditions

Decision Notice: 22/8/2011

Application Reference: HGY/2010/0785

Proposal: Replacement of existing security cabin with wooden security cabin and installation of fresh water supply and foul supply to new security cabin.

Decision: Approve with Conditions

Decision Notice: 22/6/2010

Application Reference: HGY/2007/2578

Proposal: Tree works to include various works to 7 x Oak trees to front and rear of property.

Decision: Approve with Conditions

Decision Notice: 01/2/2008

Application Reference: HGY/2002/1616

Proposal: Works to six Oak trees as per Arboriculturists letter dated 19/10/2002.

Decision: Approve with Conditions

Decision Notice: 29/11/2002

Application Reference: HGY/2001/0741

Proposal: Clean crown, remove shoots, cut back to suitable column of five mature Oak trees, and thin crown by 20% remove deadwood from two twin stemmed Spanish Chestnut trees.

Decision: Approve with Conditions

Decision Notice: 28/6/2001

Application Reference: HGY/2000/0552

Proposal: Lift crown to 5 m and crown thin by 20% 1 Oak tree.

Decision: Approve with Conditions

Decision Notice: 03/10/2000

Application Reference: HGY/2000/0113

Proposal: Various arboricultural works to Trees as specified in schedule dated 10 November 1999 (Tree Preservation Order).

Decision: Approve with Conditions

Decision Notice: 14/3/2000

Application Reference: HGY/1998/0267

Proposal: Reduce back overhanging laterals to 5 metres to T12. Deadwooding to T11, T12, T19, T20, T22, T24, T25, T28 & T31. T21: Cypress, T27: Hornbeam, T29: Birch, T30: Prunus, T15: Birch, T16: Holly, T17: Laburnum, T18: Holly, T1: Birch, T6: Birch, T13: Willow, T14: Willow and T33: Sycamore.

Decision: Approve with Conditions

Decision Notice: 26/5/1998

Application Reference: HGY/1998/0095

Proposal: ... and retention of remainder (Details pursuant). thirty three trees to including proposed felling of twenty two HGY/050590, granted 6 January 1998 seeking various works to Details pursuant to conditions 4 and 5 of planning permission.

Decision: Withdrawn

Decision Notice: 21/5/1998

Application Reference: HGY/1997/1493

Proposal: Erection of single family dwelling house on vacant site.

Decision: Approve with Conditions
Decision Notice: 06/1/1998

Application Reference: HGY/1996/0188
Proposal: Erection of 3 storey 7 bedroom detached single family dwelling house with room in the roof and basement.
Decision: Approve with Conditions
Decision Notice: 25/6/1996

Application Reference: HGY/1992/1142
Proposal: Erection of three storey private dwelling with basement comprising 8 bedrooms, with games room at second floor level and gymnasium at basement level.
Decision: Approve with Conditions
Decision Notice: 24/11/1992

Application Reference: HGY/1991/0428
Proposal: Erection of 3 storey, 8 bed house.
Decision: Refuse
Decision Notice: 10/2/1992

Application Reference: OLD/1990/0204
Proposal: 8/2/89 Demolition of existing house and erection of detached 3 storey dwelling.
Decision: Approve with Conditions
Decision Notice: 30/1/1990

Application Reference: OLD/1990/0205
Proposal: 9/3/89 Demolition of existing house (Conservation Area Consent to demolish).
Decision: Approve with Conditions
Decision Notice: 30/1/1990



Woodlands, on
Courtenay Avenue,
birds eye view.

1.3 Evaluation

The scheme is located within the Highgate Conservation Area, London Borough of Haringey. The proposal has been designed to be sympathetic to the context, character and appearance of its surroundings as outlined in the Highgate Conservation Area Character Appraisal and any new additions are designed to complement the retained elements.

The application site comprises No. 14 Courtenay Avenue a single modern family dwelling. Courtenay Avenue is a private road with controlled access. The existing house is to be retained with modest remodelling of the rear and side elevations and replacing the glazing systems.

The surrounding area is bespoke housing, mostly privately owned, of similar size and style.

Courtenay Avenue is marked by large-scale single-family dwellings in traditional styles, with Neo-Georgian and appearance of buildings within the immediate surrounds of the site, as well as some in Arts and Crafts style designed buildings.

The site is within the Highgate Conservation Area. As such, the proposed changes to the existing house will be sympathetic to the context, character and appearance of its surroundings as outlined in the Highgate Conservation Area Character Appraisal.

The existing site currently includes a detached three storey dwelling (above ground).

The single-family approximately 27 m wide along Courtenay Avenue by 85 m long, with a total site area of approximately 2295 sqm.

The front building line is set back from the front boundary line by approximately 16 m allowing for a front garden and a private carriage way accessed directly from Courtenay Avenue.

The front building line sits further back to the road than the adjoining properties to either side. The existing property is marked by several large trees and is shielded to some degree by foliage.

The proposals seek to maintain these characteristics and will not alter the current setting of the property.

The existing building that sits on the site at No. 14 Courtenay Avenue, is a traditional dwelling first built in the late-1800s. Originally built on a smaller scale, the house has since been extended in keeping with the statement in character of the house.

The existing building consists of three storeys above ground plus a lower ground floor. The house site is much enclosed by large trees which add character to the streetscape along the Courtenay Avenue.

We feel that the development is well suited to the site and is a positive and appropriate use for this detached property. This will provide living space more in keeping with today's standards and requirements by the housing market.

1.4 Design

The site is located within a conservation area. This has been considered by retaining mature trees and by designing the extension in a contemporary form to match the main dwelling and the local context. It is of standard domestic details and materials to match the context of the area. The proposed work to meet building control compliance or better. As part of the design process, the alterations are designed to be of a sustainable design utilizing current insulation standards to building control specifications.

The proposal seeks to maintain the established heritage and relationship to the neighbouring properties; Courtenay House and Oakbank, by retaining the existing front facade and flanking walls, while extending towards the rear West border of the property setting the overall building in a more balanced placement on the site.

The trees and overall planting will be largely kept preserving the original setting and planting. The paving to the side and rear is to be replaced. The brick walls serving as a protective barrier to the lower terrace surround is to be replaced with a glass balustrade. The southern rooflight over the lower ground floor swimming pool is to be repurposed as a glass bottom pond.

The potential impacts of development are all relatively low in terms of Root Protection Area (RPA) encroachments of trees retained. No trees will be effected by the extension of the building towards the rear.

The design concepts for the proposal have been developed based on the requirements of the future end users. Driven by much of the site analysis that has been undertaken on the site and its surrounding context.

The proposal makes use of the existing building footprint and extends to the rear. The proposed extension width matches the existing property. The full height glazing to the Garden Room will connect the internal spaces with the landscaped garden.

The existing access, driveway boundary treatment are all to remain as existing.

We feel these proposals are in keeping with the scale of similar developments in the area.

All development is carefully hidden from public view and the works are detailed to harmoniously balance with the existing conditions.

The Haringey's Local Plan has been reviewed in detail to further understand and apply the Development Management Policies that will inform the development.

In addition, the site is within the Highgate Conservation Area. As such, the changes proposed to the existing house has been designed sympathetically to the context, character and appearance of its surroundings as outlined in the Highgate Conservation Area Character Appraisal.

This document is to be read with the planning drawings and design and access statement prepared by Wolff Architects and other supporting statements included in this planning application. The proposal is to retain the existing property with minor alterations and a modest rear extension.

In detail this comprises:

Plans:

Lower ground: Swimming pool glass doors to be replaced. Gym and spa to be reconfigured. The garage to become a home cinema. The toilet is to be accessed internally.

Ground floor: Minor external works to rear terrace. Canopy added to rear elevation. Rooms at back of house reconfigured with new full height glazing and new roof with three rooflights. Rooflight repurposed as glass bottom pond with perimeter seating. The Kitchen and breakfast room windows to be full height with Juliet balconies. The brick walls providing a protective barrier to the lower terrace are to be replaced with glass balustrading. The external paving is to be replaced.

First floor: new window to north (side elevation). Small rear extension (incorporating the rear balcony). Alteration to roof to southwest corner. Minor internal alterations including master bedroom and dressing room.

Second floor and roof: no work.

Elevations:

Front: no work.

Rear elevation: Rear glazing to be replaced. Lower ground floor door to WC to be infilled. Ground floor windows to be full height with Juliet balconies to the Breakfast room. The existing glass enclosure is to be replaced with a flat roof and full height glazing with a tapered stone surround. Three new windows on the first floor to the master bedroom (in place of the balcony doors).

North elevation (side): One door is to be bricked up. One window added at first floor to the master bedroom.

South elevation (side): Ground floor glazing to the Drawing Room is to be replaced and the lintel raised. Window to the first floor to the master bedroom to be replaced.

1.5 Use

The proposed use is for a residential property.

1.6 Amount

The internal footprint of the building is to remain the same, save for incorporating the balcony into the master bedroom providing an additional area of 11.2 square meters and greatly improving the circulation.

The proposed massing and elevations have been carefully considered to be in keeping with the original design and the surroundings.

The building has been designed to encourage views out over the landscaped garden and away from neighbouring properties.

The existing front facade is proposed to be retained. The roof to the rear to accommodate the new flat roof over the master bedroom incorporating the former balcony.

1.7 Layout

The Design provides an improved circulation and open living area providing better sight lines internally and views out of the garden. The lower ground floor provides a secure and private areas separating the children's play area, spa, and accommodation. The first floor has been altered to provide better master bedroom and dressing room facilities.

1.8 Scale and Impact

The design of the first floor extension is to incorporate the rear balcony over the existing footprint below, using brick to match the existing. Four new windows to match the windows adjacent allowing evening sunlight into the master bedroom. The brick coping aesthetics provides equal margins around the newly formed openings. The depth also allows for a level internal ceiling and to accommodate the required amount of insulation to meet current building regulations.

The lintel to the Drawing Room is to be raised allowing the morning sunlight in.

The glass structure to the rear elevation is to be replaced with a single ply membrane roof with roof lights and new full height glazing system with minimal sight lines and a tapered cast stone surround.

1.9 Landscaping

The landscaping is to remain. The paved areas are to be replaced. Associated recessed and low-level path finder lighting are to be replaced.

1.10 Appearance

New brick and roof tiling are to match the existing.

The rear elevation windows generally are to be replaced with metal framed doubled glazed casement windows without intermediate glazing bars.

Proposed new glazing system to the swimming pool doors, Drawing Room and the Garden room and ground floor windows are to be metal framed double glazing with enhanced performance and minimal sight lines.

It is proposed the windows to the breakfast area are to have frameless glazed Juliet balconies.

The first floor extension over the balcony is to have four new windows to match the windows adjacent, and a single ply membrane behind a coping similar to the ground floor roof.

The preferred colour of the glazing frame is Anthracite RAL 7016.

Chapter 2 Access

2.0 Vehicular and transport links

The site is served by good road infrastructure and is highly accessible by car and bicycle. Its location is close to the local bus network and trunk roads / motorways.

Several bus services run within proximity of the site along Hampstead Lane. The nearest Underground Station is Hampstead, 1.5 miles away - via Hampstead Lane, Spaniards Road, and Heath Street a ca. 30-minute walk. Additionally, the next Underground Station is Golders Green on the Northern Line, which is ca. 1.8 miles away, this is approximately a 35-minute walk.

2.1 Inclusive access

The existing frontage of the house is well planned and lit, easily accessible from the private road. There is level access to the lower ground floor and stepped access to the main entrance. Access to the rear of the house is via a secure gate using a side path which leads to the rear of the property. Level access is proposed from the Garden Room to the garden.

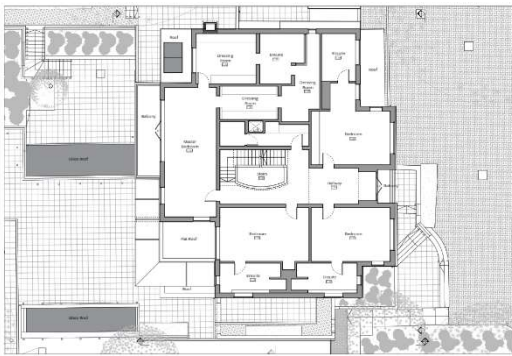
Existing Plans



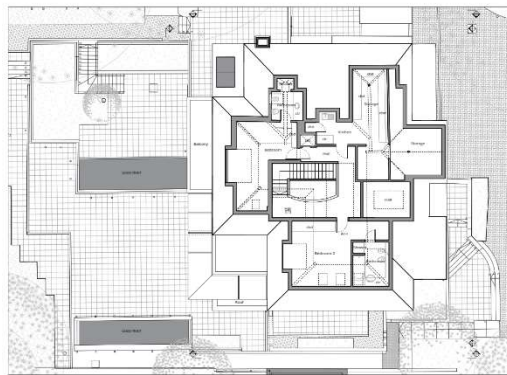
Existing Lower Ground Floor Plan



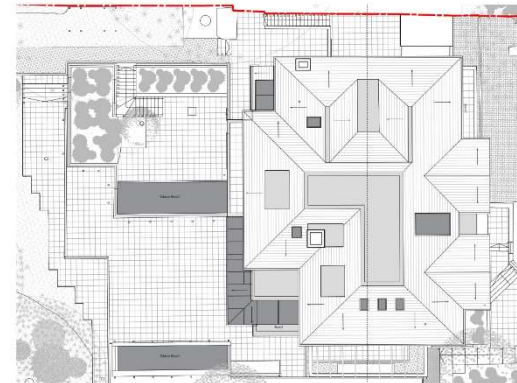
Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan



Existing Roof Plan

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Existing Elevations



Existing Front Elevation (North) Existing



Side Elevation (North)



Existing Rear Elevation (West)



Existing Side Elevation (South)

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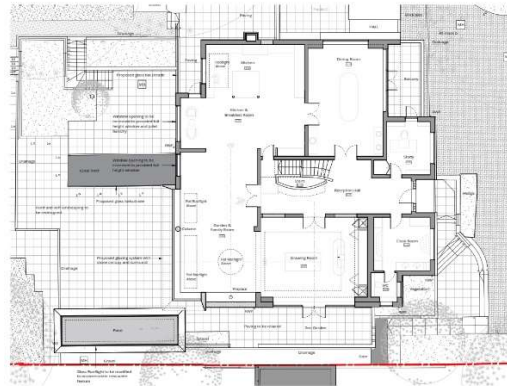


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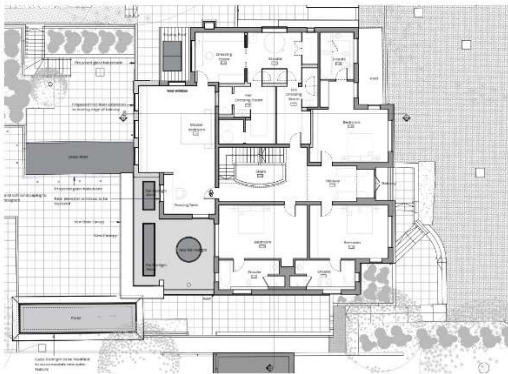
Proposed Plans



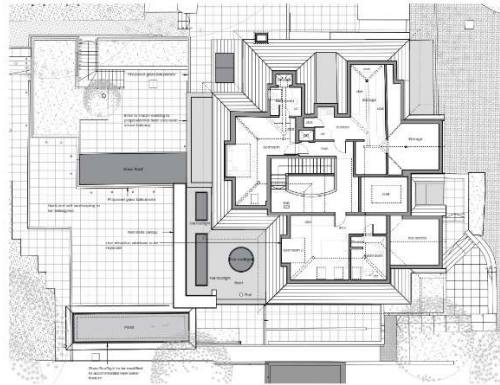
Proposed Lower Ground Floor Plan



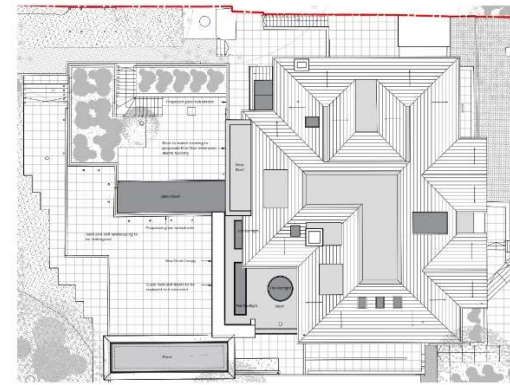
Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan



Proposed Roof Plan

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Proposed Elevations



Proposed Front Elevation (North) Existing



Proposed Elevation (North)



Proposed Rear Elevation (West)



Proposed Side Elevation (South)

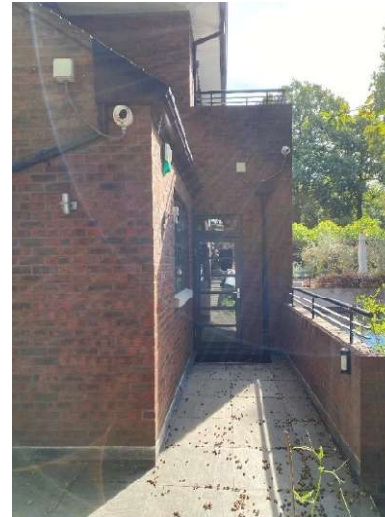
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Site Photographs



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Precedent Images



1. Rear extension showing precast stone surround



2.



2.



2.



3.



2.



2.



3.

Precedent images showing:

1. Stone/ cast stone/ concrete window surround
2. Juliet balcony
3. Minimal frame glass balustrade