



DETAILED **PLANNING**

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Design & Access Statement

79, Muswell Hill Road, Hornsey, London, N10 3HT

Client: **Stefan Filip**
Client Ref: **2211SF**
Agent: **Ross Slater**
Date: **January 2023**

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Introduction

This planning application is on behalf of Stefan Filip.

The documents included are:

- Planning Form
- Heritage Statement (this document)
- CIL Form
- Detailed Drawings - including Location and Block Plan, Existing and Proposed Drawings, Elevations and Section
- Site Photographs

Site Use & Heritage

The site comprises a mid-terrace dwelling located to the south of Muswell Hill Broadway. The surrounding area is predominantly residential in character and appearance consisting mainly of semi-detached dwellings. The property is located within the Muswell Hill conservation area but does not fall within the curtilage of a listed building. There are no TPOs recorded onsite.

The site is situated within the Muswell Hill Conservation Area; this conservation area is designated as an area of archaeological importance in the council's UDP. It was identified as the convergence of several mediaeval roads and a settlement. However most of the buildings that are identified as creating the character of the area were built within a 20 year period (1896-1913)

The current appraisal was approved and adopted by the Council on 11th February 2008.

Planning History

There is only one planning application registered to the site address. Application no CON/2005/0413 - Works to trees in Conservation Area to fell a cypress tree. This is evident when visiting the building as it is in dire need of maintenance and repair.

Proposal

The proposal consists of a ground floor rear extension which will provide an open plan kitchen/dining area with direct access to the garden via a large set of sliding doors. There is an existing outrigger which will not be exceeded in depth but the right hand side wall (when

viewed on plan) will be extended to the boundary. There will also be internal improvements made throughout including a larger family bathroom, Loft mezzanine and two additional roof lights.

The entrance to the property will remain unchanged with the original path tiles retained and fenestration upgraded with like-for-like replacements that comply with the current building regulations.

The Door into the front room will be changed to a set of double doors to match the grand nature of the entrance path and front door. This front room will be opened up to the rear reception room to create a large Living/dining area.

The main focus of the renovation will be to the rear extension. This has been carefully considered to maximise the potential improvements to the existing space. The widening of the outrigger provides enough space for a modern kitchen with a large island, this increase in square footage will also allow for a utility room.

The scale and massing of the extension has been designed to not distract from the original property and largely matches a recent approval at 77 Muswell Hill Road (HGY/2017/3588). The extension will be finished in brick to match the existing with some modern details which will help tell the story of the building. The slim aluminium frame glazing will provide a modern touch and will extend past the internal ceiling to provide a slim profile to the roof.

The proposed dimensions of the rear element would measure 4.6m wide x 5.08m deep (from the principal elevation) x 3.0m high to the highest point of the proposed roof. The extension would include 1no rear elevation sliding doors, 1no. full height side facing window and 1no rooflight.

The first floor will be largely unchanged, with general redecoration and new windows to improve thermal efficiency of the property. The existing bathroom and separate toilet to the front of the property will be combined to create a large family bathroom.

The loft floor will be reduced in footprint to allow for a large void to the first floor, increasing the amount of natural light flooding down to the landing. This will be achieved by reducing the size of the storage room and increasing the amount of rooflights. One additional rooflight is proposed to the front pitch, this will match the size of the existing one and be placed in line with the existing but closer to the ridge. The two existing rear facing rooflights will be replaced with one large one.

The loft floor will also be reconfigured to provide a luxury principle bedroom with a dedicated dressing room and en suite. And a small low level mezzanine will be introduced to the hallway to provide a fun light filled space for relaxation.

The impact to rainwater runoff will be minimised by the use of a soakaway subject to soil conditions.

Amenity

The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. This has been achieved by keeping the maximum height of 3m along the boundary matching the extension at no 77 Muswell Hill Road (HGY/2017/3588).

The flat roof is to be accessed for maintenance purposes only.

This demonstrates that consideration has been taken for both neighbours amenity and that the extension would not cause loss of natural light, overshadowing, overlooking or overbearing complying with Policy DM1 of the Development Management DPD adopted July 2017.

Summary

The development will respect the character and appearance of the area, complying with Policy DM9 of the Development Management Plan 2017, while increasing the standard of living. Allowing a more modern approach to living with an open plan Kitchen/dining area with direct access to the garden. Therefore, there should be clear justification that this application should be recommended for approval.

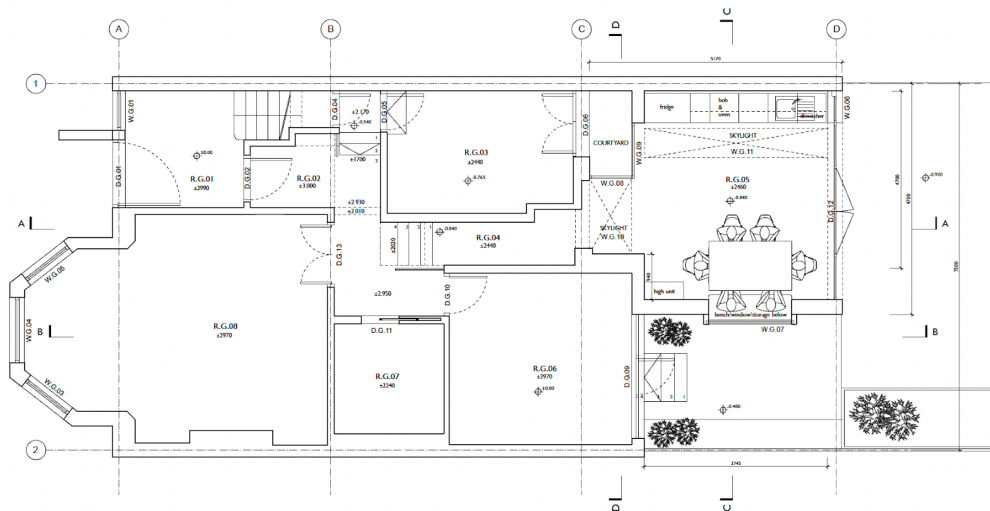
Detailed Planning Ltd (The Agent), look forward to any discussions with the planning department throughout this application. I trust that the enclosed information is sufficient to approve the application, however, should you require any further information, please do not hesitate to contact our office.

Kind Regards,

Ross Slater BEng (Hons) ACIAT
Architectural Technologist
January 2023

Approved application

77 Muswell Hill Road
HGY/2017/3588 - Approved



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