



DESIGN & ACCESS STATEMENT

FEBRUARY/2023

REFURBISHMENT AND
REAR EXTENSION OF
SINGLE DWELLING HOUSE

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2. INTRODUCTION

This statement accompanies the planning application for works to a single-owned house at 57 Woodland Gardens, Muswell Hill, in relation to the proposed lower ground floor rear extension, refurbishment and alterations to the rear facade and associated works.

Additionally, the proposal includes a reconfiguration of the internal areas and layout to provide new living spaces tailored to the owner’s needs and their lifestyle.

The report and proposals have been produced by Scenario Architecture, on behalf of the current owner of the property, Joanna Francis-Baum.

3. EXISTING SITE BACKGROUND



Property in context outlined in red

Site & Surroundings

The site is located on 57 Woodland Gardens, Muswell Hill. The site is not located in a Conservation Area.

Existing Building

No. 57 Woodland Gardens appears as a two storey house from the street scope set in a terrace of cohesive dwellings. Due to the slope of the terrain, to the rear the house appears as a three storey building with a loft. Both No. 57 and No. 59 have the side accesses adjoined between the houses. The original building on this site is believed to

have been constructed during the Edwardian period of the early 20th century with the material palette of red brick to the front and London stock brick to the rear, with white painted decorative elements on the front facade. The openings to the front are white timber sash windows and a bay window, to the rear elevation there are openings inconsistent in their size and shape. The buildings along the terrace are topped off with gable roofs with skylights to the front and rear and dormers to the rear.

The front elevations of the dwellings on Woodland Gardens seem to be similar in appearance, however on the rear side there is much more inconsistency to the architecture of the terrace.

3. EXISTING SITE



Existing front elevation



Existing front elevation



Existing front elevation



Existing street scene

3. EXISTING SITE



Existing rear view



Existing rear view

REAR ELEVATION

The rear elevations of the properties along Woodland Gardens all have the two-massing historical rear extensions with different roof slopes and types of fenestration. This pattern appears to be typical for this side of the street. The rear elevations of the dwellings in the terrace are inconsistent in their appearance due to the diversity of the openings, loft and rear extensions. The fact that the terrain is sloped only enhances the chaotic character of rear side of the terrace.

The existing windows on the rear facade of No. 57 are white PVC double glazed casement windows. The finish of the rear elevation is London stock brick with some additions of the red brick similar to the one used on the front elevation.



Existing rear view

3. EXISTING SITE

PRECEDENTS

No. 55 Woodland Gardens (immediate neighbour)
Application Ref. HGY/2014/0249
Approved with conditions on 11.04.2014.
Application for the “Erection of a side return extension and demolition of existing rear extension at basement level and replacement with new construction; replacement of various windows and doors to rear elevation; addition of balcony at rear ground floor level over part of the existing lower ground extension; creation of roof over existing void at front basement level; insertion of additional window to front basement elevation (Amended Description and Amended Plans)”

No. 60 Woodland Gardens
Application Ref. HGY/2018/2397
Approved with conditions on 05.10.2018.
Application for the “Single storey rear extension in conjunction with alterations to rear windows and patio”.

No. 76 Woodland Gardens
Application Ref. HGY/2019/3176
Approved with conditions on 17.01.2022.
Application for the “Demolition of existing and construction of a new family dwelling.”

Many alterations around No. 57 have been erected under the Permitted Development rights.

POLICIES

- **National Planning Policy Framework (2019)**
Section 11. Making effective use of land
Section 12. Achieving well-designed places
Section 16. Conserving and enhancing the historic environment
- **London Plan 2021**
Policy D3: Optimising site capacity through the design-led approach
Policy D4: Delivering Good Design
- **Haringey Local Plan 2013**
SP0 Presumption in favour of sustainable development
SP11 Design
- **Haringey Unitary Development Plan 2006 ‘Saved Policies’**
UD3 General Principles
- **Supplementary Planning Guidance / Documents**
SPG 1a Design Guidance (Adopted 2006)
SPD - Housing (Dwelling Mix, Floor space Minima, Conversions, Extensions and Lifetime Homes’)

PLANNING HISTORY

There are no planning applications registered for No. 57 Woodland Gardens. The existing loft has been built with the Building Control Application for “Loft conversion, structural alterations and new windows to front and rear of property.” (Ref. INE/0010/5922/).

This was accepted on 08.01.2013.

3. NEW PROPOSAL

BRIEF, AMOUNT AND SCALE

The aim of the project is to optimise the indoor floor space and make the living areas throughout the house more suitable and efficient, aligning them with the needs and lifestyle of the owners. The proposal consists of a single-storey rear extension at lower ground floor level, rebuilding of the rear extension, associated internal alterations and changes to the existing fenestration. The total height of the proposed extension (left one-storey volume seen on the pictures) would be 2.9 m. The upgraded rear massing would keep the same height as the existing one.

Because of the terrain slope, the levels inside the house are split. The later addition of the loft extension created the low-ceiling and low-quality spaces inside. The proposal's aim is to unify the ceiling heights throughout the house, improve connection with the garden and provide much needed space on the lower ground floor, which will serve as a main living area for the family.

Furthermore, the proposal was designed to retain the existing typical pattern of the massings to the rear, enhancing and upgrading the fabric but appreciating the existing character. The proposed design seeks to significantly improve the rear elevation of the building, with as little impact on the neighbouring properties and surroundings as possible. Using high quality materials and details matching the existing, and being simple and laconic in its expression, this intervention would enhance the quality of the property.



Proposed rear elevation

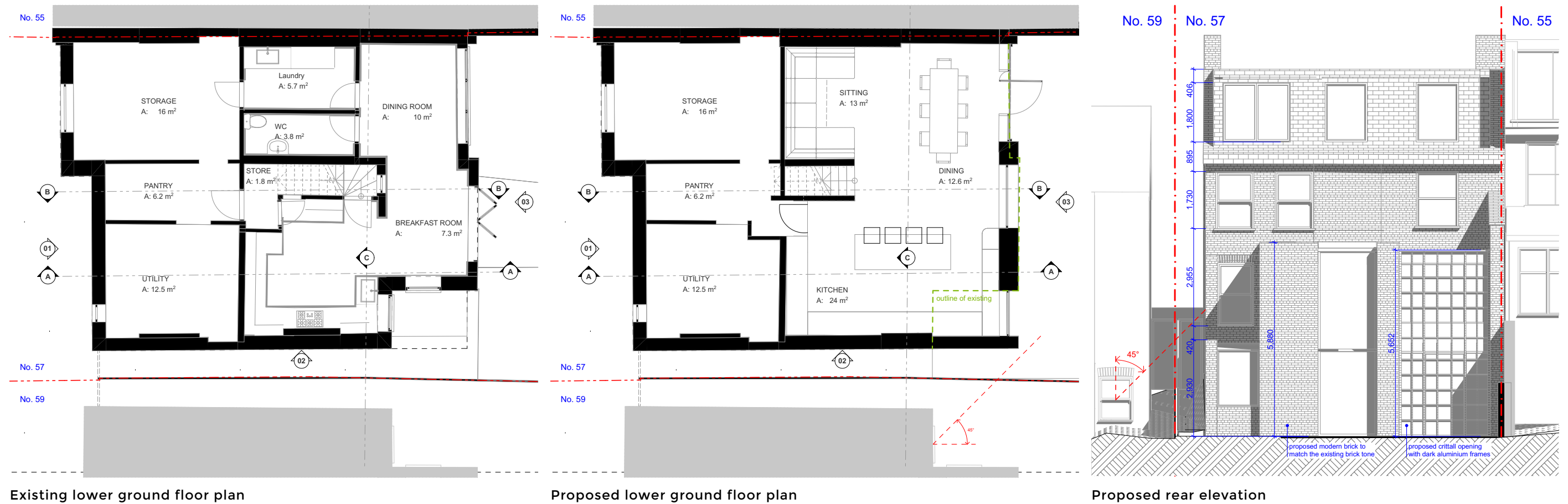


Proposed rear elevation



Proposed rear elevation

NEIGHBOURING AMENITY



The proposed side extension is compliant with the 45 degree rule both on plan and elevation. The side wall of the extension would not have any openings.

The proposed massing would be almost in the line with the existing volume.

Because the levels of the house are proposed to be changed and unified, the existing window's levels in the rear would have to be changed accordingly (shown on the Existing Rear Elevation and Proposed Rear Elevation drawings). This would not have any impact on the neighbouring amenity.

MATERIAL STRATEGY

The materials, detailing and form of the ground floor extension are proposed to be sympathetic to the host building.

Front Elevation

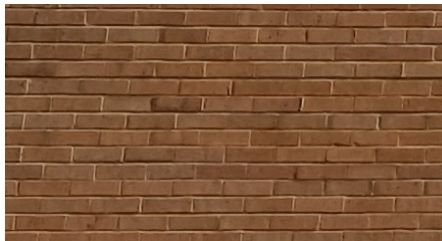
The front elevation of the existing house stays exactly as the existing, preserving the original character of the house from the street. The front fenestration will be upgraded like for like from single glazed to double glazed.

Rear Elevation

The approach is to match the existing historical property in terms of materials. The elevation will consist of brick matching the original and dark painted slim framed glazing.

The proposed roof would have a sedum green roof that is mindful of the sustainability aspect of the proposal.

Modern brick matching existing



Sedum Green Roof



Powder coated frame in a dark grey tone



Proposed Rear View

ACCESS

Access to the house remains unchanged.

USE

The property is to remain as a single owned dwelling (C3 residential). The alterations are necessary to enable the continued use of the property by the owner.

PARKING

The on-street parking is the only available type of parking at No. 57 Woodland Gardens.

ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, there are the following design considerations and strategies:

- The proposal seeks to maximise direct daylight to the lower ground floor level which is likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and to higher natural light levels.
- Insulation levels will meet the requirements set by Building Regulations.
- The design incorporates a sedum covered green roof on the rear extension that has a considerable effect on the overall sustainability of the project. Green roofs have been shown to impact positively on a building's energy consumption by improving thermal performance, although the level of difference this makes depends on daily and seasonal weather conditions. They can also improve local air quality by mitigating the urban heat island effect and providing suitable habitat for wildlife.
- External materials of extensions are self-finishing; they are unlikely to need renewal for years.
- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.

The proposal is for a high quality extension of the existing structure; its design is contextually sensitive and aims to have minimal impact on neighbouring dwellings.