

CONFORM

FEBRUARY 2023

41 QUEENS AVENUE
DESIGN & ACCESS STATEMENT

HOUSEHOLDER PLANNING APPLICATION

CONTACTS

SITE ADDRESS

41 Queens Avenue
Muswell Hill
London
N10 3PE

CONTACT DETAILS

Applicant

Name	Rachel Montgomery and William Montgomery
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Agent

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CONTENTS

1.0 INTRODUCTION

1.1 Introduction

2.0 SITE & EXISTING BUILDING / ACCESS

2.1 Site & Existing Building

2.2 Access & Transport

2.3 Site Photographs

3.0 DRAWING LIST

3.1 Drawing List

4.0 CONFORM ARCHITECTS

4.1 Introduction to Architect

5.0 PLANNING

5.1 Planning History

5.2 Planning Policy

5.3 Local Precedent

6.0 DESIGN PRINCIPLES

6.1 Proposed Works

6.2 Material Palette

7.0 CONCLUSION

7.1 Conclusion

01 INTRODUCTION

1.1 INTRODUCTION



41 QUEENS AVENUE - FRONT EVEVATION

ConForm Architects have been appointed by our clients Rachel and William Montgomery to adapt their home at 41 Queens Avenue, to accommodate an additional study area and master bedroom suite within the existing roof space. This proposal looks to improve our clients' semi-detached property to suit their needs as their family grows and their use of the house evolves.

This application is therefore submitted to Haringey Council seeking planning consent for the erection of two rear dormer roof extensions. The proposal also includes replacing the 2no. existing rooflights to the front elevation with 3no. rooflights as well as 1no. new rooflight to the side elevation.

This design and access statement is provided in support of this application, in conjunction with the existing, demolition and proposed drawings.

02 SITE & EXISTING BUILDING / ACCESS

2.1 SITE & EXISTING BUILDING / 2.2 ACCESS & TRANSPORT



3D AERIAL VIEW

■ SITE

2.1 SITE & EXISTING BUILDING

The site is located at 41 Queens Avenue, N10 3PE, in the Muswell Hill Conservation Area within the borough of Haringey. 41 Queens Avenue sits on the end a consistent group of semi-detached properties (Nos 41-55 odd and 42 to 56 even) with notable features and characteristics which include semi-circular porches; slate roofs with fish-scale bands; decorative plasterwork to the gables and single storey bays. The consistency and character of this series of semi-detached properties along Queens Avenue has led to the local authority locally listing 41 Queens Avenue.

Queens Avenue was one of the first residential streets to be built within Muswell Hill between 1896 and 1910. The area is characterised by large properties fronting mainly curved avenues, many of which are lined with mature trees. There is strong consistency within the streets through the repeated pattern of two storey, predominantly semi-detached forms, and common building lines. The consistent front boundary walls give further unity to the frontages.

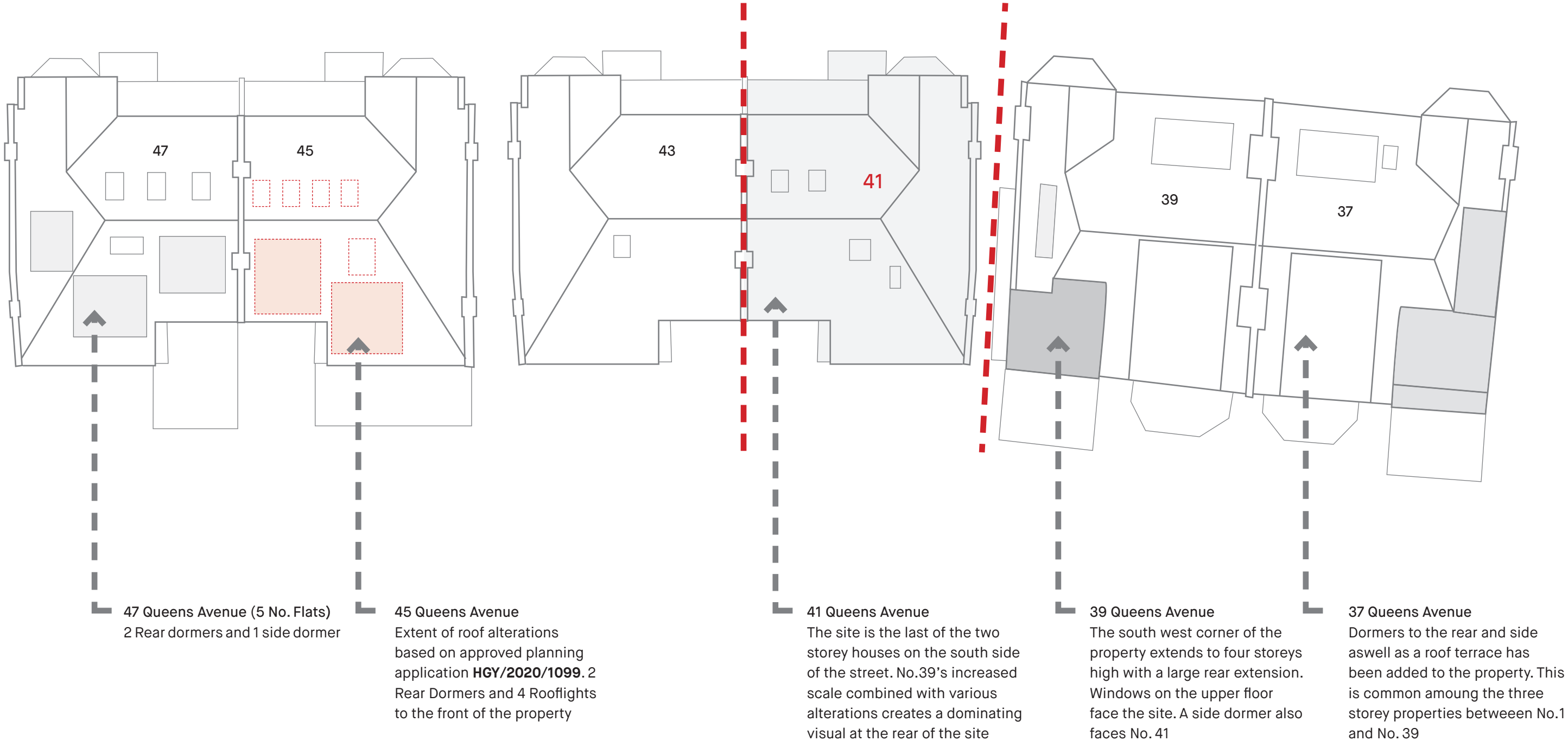
The short time period during which the properties along Queens Avenue were built has resulted in a general consistency in the architectural style and the use of common features that contribute to the distinctive appearance of the area. Features include gables; dormer windows; projecting bay windows and decorative timber porches; white painted windows with upper sashes subdivided into small panes and doors with stained glass panes. The predominant building materials are red brick for facades, white painted timber openings and natural slate roofs.

2.2 ACCESS & TRANSPORT

Access to the house is via Queens Avenue with rear garden access also via through the side alley. Queens Avenue is significantly wider than other avenues in this area and acts as a direct link between Fortis Green and Muswell Hill. 41 Queens Avenue is a 19 minute walk from East Finchley Underground Station. There are excellent bus links in close proximity to the property towards Muswell Hill.

02 SITE & EXISTING BUILDING / ACCESS

2.1 SITE & EXISTING BUILDING



02 SITE & EXISTING BUILDING / ACCESS

2.3 SITE PHOTOGRAPHS



EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION - BAY WINDOW AND ENTRANCE



EXISTING REAR ELEVATION

03 DRAWING LIST

3.1 DRAWING LIST

Drawing	Title	Scale	Size
572_001 / P1	Site Location Plan	1 to 1250	A3
572_010 / P1	Block Plan	1 to 500	A3
Existing Drawings			
572_101 / P1	Existing Ground Floor Plan	1 to 100	A3
572_102 / P1	Existing First Floor Plan	1 to 100	A3
572_103 / P1	Existing Second Floor Plan	1 to 100	A3
572_104 / P1	Existing Roof Plan	1 to 100	A3
572_111 / P1	Existing Section AA	1 to 100	A3
572_112 / P1	Existing Section BB	1 to 100	A3
572_113 / P1	Existing Section CC	1 to 100	A3
572_114 / P1	Existing Section DD	1 to 100	A3
572_121 / P1	Existing Front Elevation	1 to 100	A3
572_122 / P1	Existing Rear Elevation	1 to 100	A3
572_123 / P1	Existing Side Elevation	1 to 100	A3
Demolition Drawings			
572_154A / P1	Existing Roof Plan	1 to 100	A3
572_161A / P1	Existing Section AA	1 to 100	A3
572_162A / P1	Existing Section BB	1 to 100	A3
572_171A / P1	Existing Front Elevation	1 to 100	A3
572_172A / P1	Existing Rear Elevation	1 to 100	A3
572_173A / P1	Existing Side Elevation	1 to 100	A3
Proposed Drawings			
572_201A / P1	Proposed Ground Floor Plan	1 to 100	A3
572_202A / P1	Proposed First Floor Plan	1 to 100	A3
568_203A / P1	Proposed Second Floor Plan	1 to 100	A3
572_204A / P1	Proposed Roof Plan	1 to 100	A3
572_211A / P1	Proposed Section AA	1 to 100	A3
572_212A / P1	Proposed Section BB	1 to 100	A3
572_213A / P1	Proposed Section CC	1 to 100	A3
572_214A / P1	Proposed Section DD	1 to 100	A3
572_221A / P1	Proposed Front Elevation	1 to 100	A3
572_222A / P1	Proposed Rear Elevation	1 to 100	A3
569_223A / P1	Proposed Side Elevation	1 to 100	A3



04 CONFORM ARCHITECTS

ConForm Architects

We care deeply about how things come together. The intricacies of key junctions, materiality and craftsmanship are the conceptual basis for every one of our projects.

ConForm is an award-winning studio designing and delivering architecture and interior projects across the residential, arts and culture, retail, public, conservation, commercial and office sectors. We have established a reputation for original, transformative, and considered designs and built work that investigate and interrogate both context and form.

Context is not just the physical surroundings but also the social, personal, cultural, and historical uniqueness of place. Each project is approached analytically; testing and pushing the design through digital media, exploratory models, and precision mock-ups. This rigorous method ensures clear, confident design and is an effective tool in negotiating the complexities of the building process, with unique concepts that challenge our clients, their brief, and ambitions.

Whatever the nature of the project, the core and resolute objective of our work is to contextually define an essential design concept that drives direction, decisions and details, resulting in a truly unique design.

Awards

Interior Architect of the Year 2022
 Winner - AJ Retrofit Awards 2022 (Workplace Fit-Out)
 Winner - AIA Emerging Practice 2022
 Shortlisted - RIBA London 2022
 Longlisted - Dezeen Awards 2022
 Interior Architect of the Year 2019
 Winner - Blueprint Awards 2019 (Best Residential Project)
 Winner - AJ Retrofit Awards 2019 (House under £250k)
 Finalist - Dezeen Awards 2019
 Finalist - Sunday Times British Home Awards 2019
 Shortlisted - Brick Awards 2019
 Shortlisted - Archiboo Web Awards 2019



5.1 PLANNING HISTORY

Planning History – 41 Queens Avenue

41 Queens Avenue has a short planning history, with only three applications. None of these are relevant to the proposal contained within this application. The details of the applications are as follows:

- HGY/2012/0379 – Single storey rear extension including alterations to rear elevation – Approved
- HGY/2011/1954 – Creation of vehicle crossover – Withdrawn
- HGY/2003/1689 – Erection of Garden Shed – Refuse

Planning History – Local Area

Similar dormer roof extension of comparable scale have been consented at the following properties:

45 Queens Avenue, London, N10 3PE

Application Ref: HGY/2020/1099 Permission Granted (with conditions) 22/06/2020

Full Planning Permission

Proposal: Erection of single storey rear extension; 2 x rear dormers; installation of 4 x front rooflights; replace and enlarge existing rear rooflight and existing rear windows; and replace existing windows and doors throughout.

18 Kings Avenue, London, N10 1PB

Application Ref: HGY/2014/0743 Permission Granted (with conditions) 09/05/2014

Full Planning Permission

Proposal: Provision of a rear facing dormer roof extension with terrace and insertion of rooflights

31 Grasmere Road London N10 2DH

Application Ref: HGY/2022/0600 Permission Granted (with conditions) 16/05/2022

Full Planning Permission

Proposal: Construction of rear and outrigger dormer extensions to facilitate loft conversion with associated rooflights

5.2 PLANNING POLICY

National Planning Policy Framework (NPPF)

- NPPF12 – Achieving well-designed places
- NPPF16 – Conserving and enhancing the historic environment

National Planning Practice Guidance (NPPG)

Haringey Development Management, Development Plan Document (2017)

DM1 Delivering High Quality Design (Haringey Development Character)

'All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area.'

DM9 Management of the Historic Environment

'Development that conserves and enhances the significance of a heritage asset and its setting will be supported.'

DM12 Housing Design and Quality

'Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.'

Haringey's Local Plan: Strategic Policies (2017)

SP11: Design

'All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use.' 'To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.'

SP12 : Conservation

'The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.' The boroughs conservation assets include Conservation Areas and locally listed buildings, both of which apply to our site.

SUPPLEMENTARY PLANNING DOCUMENTS(SPD)

Haringey Planning Obligations SPD (2018)

Muswell Hill Conservation Area Character Appraisal (2008)

Nos. 41 to 55 (odd) and 42 to 56 (even) Queens Avenue are a consistent group with notable semi-circular porches; slate roofs with fish-scale bands; decorative plasterwork to the gables and single storey bays. Nos. 57 & 58 at the west end of the avenue are detached houses, but share similar elevation treatment. All of these buildings are included on the Council's local list of buildings of merit.

5.3 PLANNING - LOCAL PRECEDENT



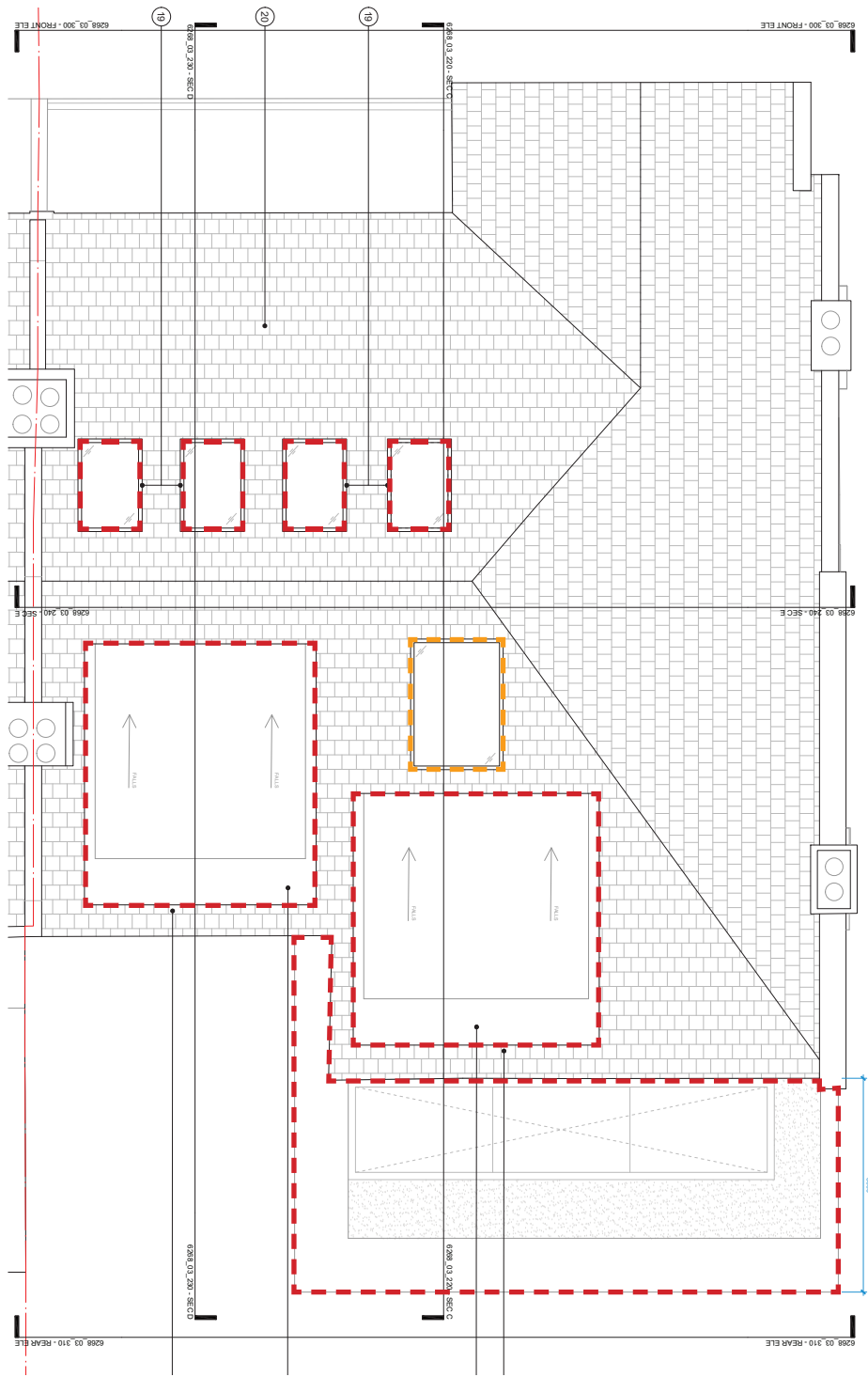
45 QUEENS AVENUE - PROPOSED REAR ELEVATION

45 Queens Avenue, London, N10 3PE

Application Ref: HGY/2020/1099 Permission Granted (with conditions) 22/06/2020

Full Planning Permission

Proposal: Erection of single storey rear extension; 2 x rear dormers; installation of 4 x front rooflights; replace and enlarge existing rear rooflight and existing rear windows; and replace existing windows and doors throughout.



45 QUEENS AVENUE - PROPOSED ROOF PLAN

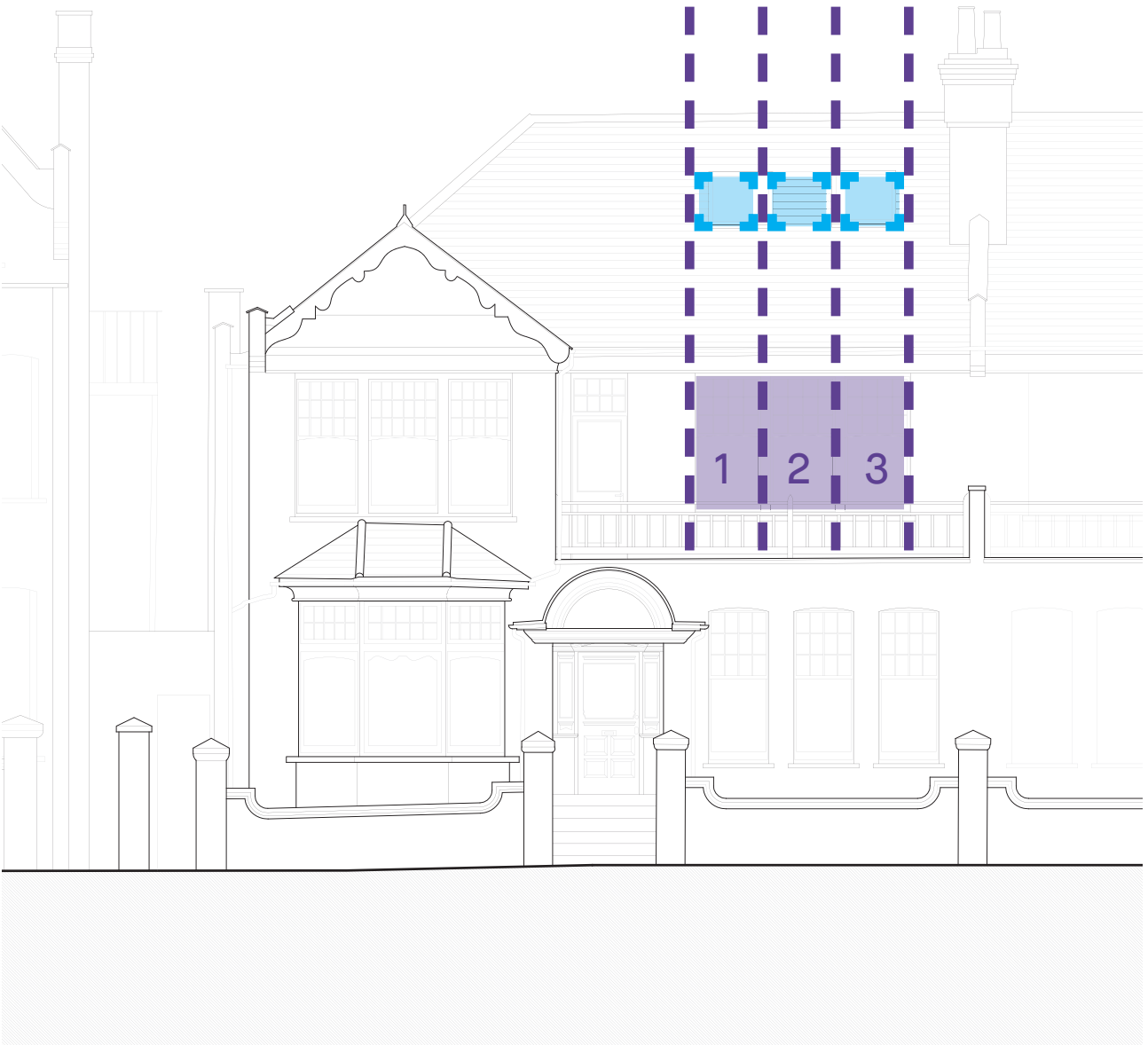
The successful planning application at 45 Queens Avenue creates two new dormers to the rear elevation which are similar in proportion and massing to the proposed design for 41 Queens Avenue. The glazing for each dormer is divided into three which is contextual to the front elevation openings. The scale of the dormer extensions aligns with the neighbouring property of No. 47 which also has two dormers to the rear. The proposed design for 41 Queens Avenue uses the successful application of No. 45 as well as the existing dormers at No. 47 as a contextual reference ensuring the design respects and complements the form and massing of the surrounding locally listed buildings.

6.1 DESIGN PRINCIPLES - ROOFLIGHTS



EXISTING NORTH ELEVATION - TRIPTYCH PROPORTIONS

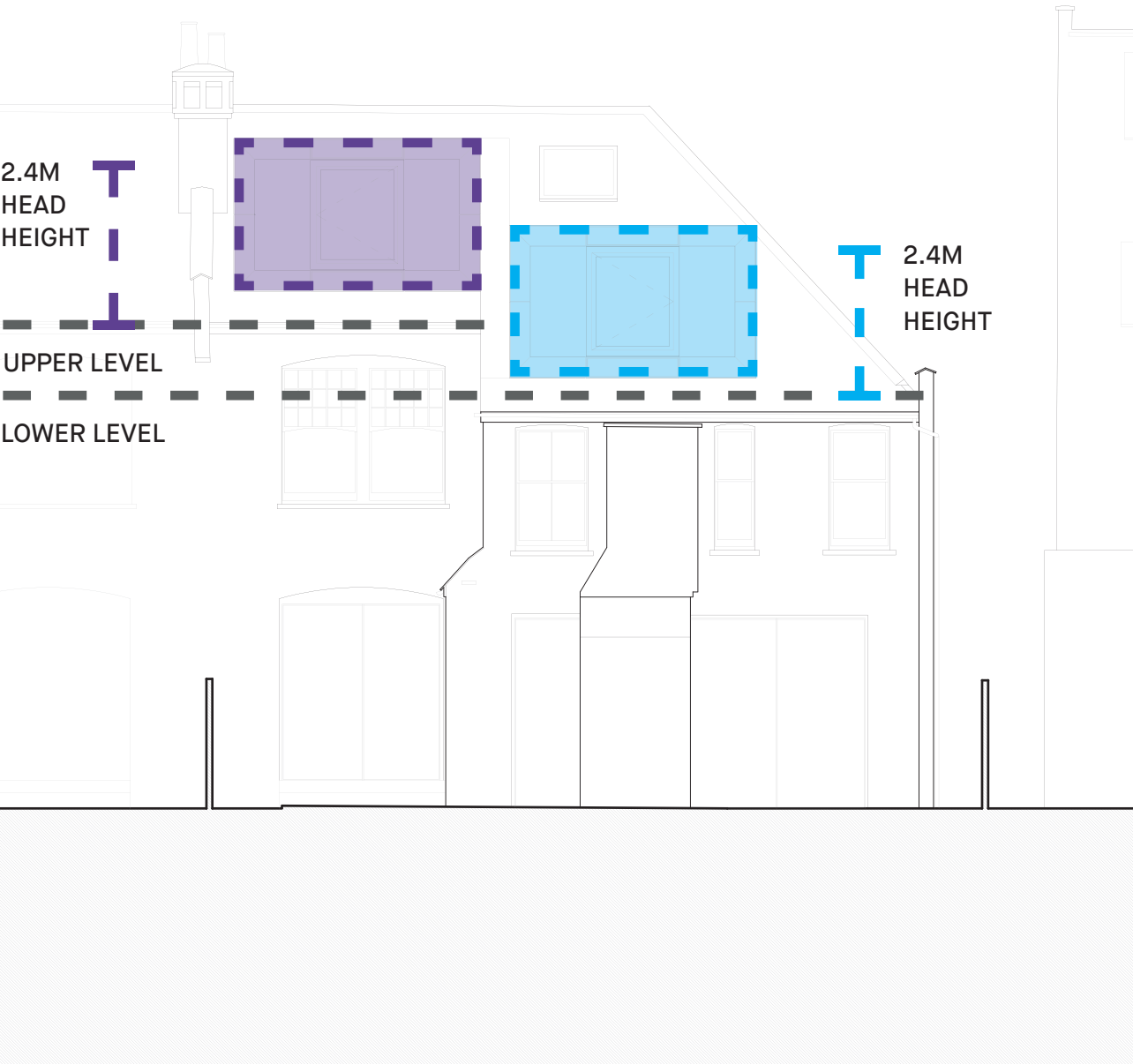
The front elevation of 41 Queens Avenue has a central element which is used as access via the front entrance door while also providing access on the upper floor to the recessed first floor balcony. All openings which sit on either side of the central element are divided into sets of three which create symmetry and uniformity.



PROPOSED FRONT ELEVATION - ALIGNED ROOFLIGHTS

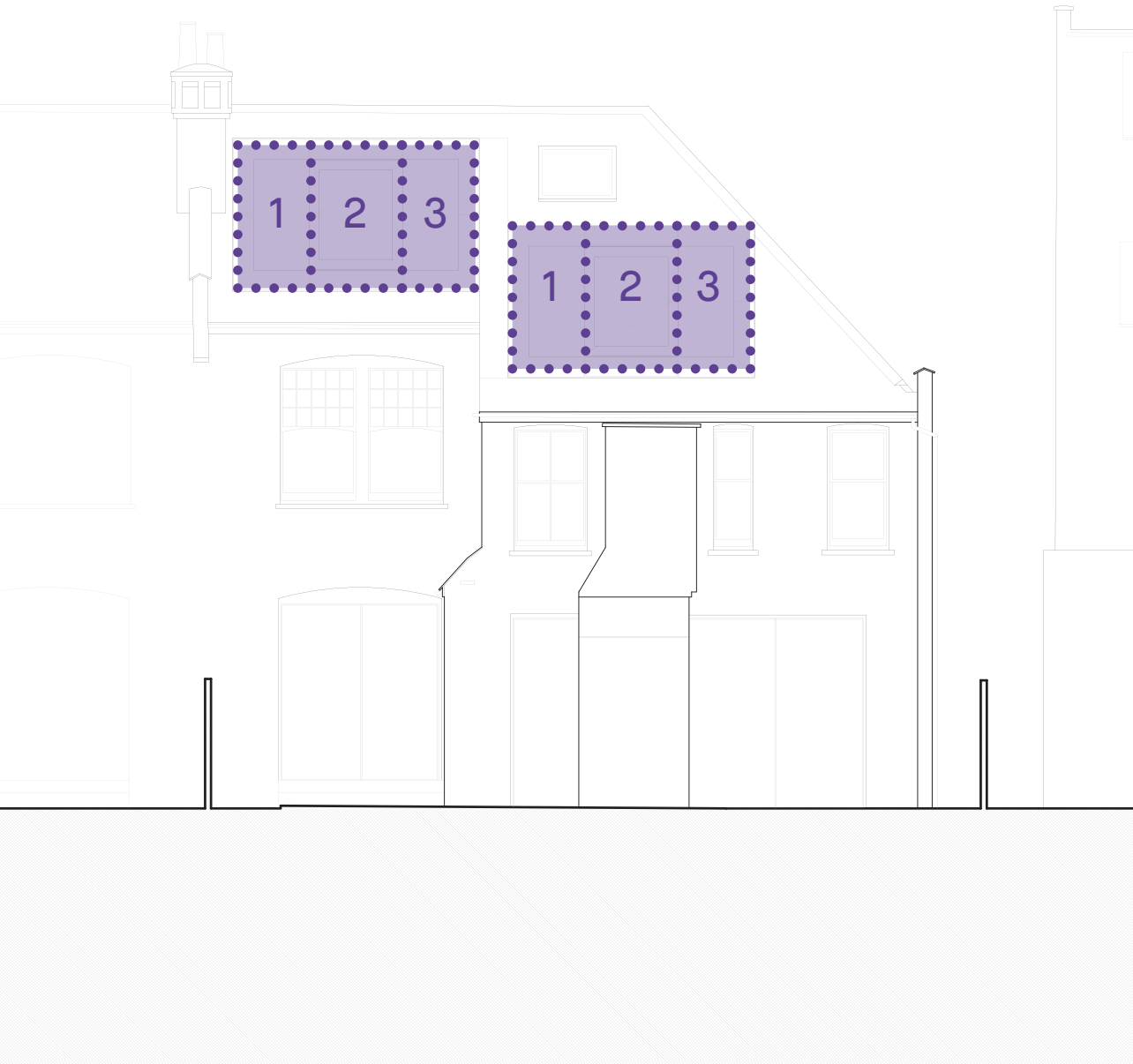
The existing rooflights on the front elevation do not match the triptych proportions of the facade which is visually distracting. The proposed design looks to incorporate 3 rooflights which align with the openings on the lower floors, enhancing the distinctive character of the building in relation to the hierarchy of the triptych style windows.

6.1 DESIGN PRINCIPLES



PROPOSED REAR ELEVATION - MAXIMISING HEAD HEIGHT

The stepped nature of the rear façade creates split levels on the second floor as shown on the elevation diagram above. The lower portion of the second floor has very limited head height and the majority of this level can only be used as storage. The upper level has good head height in the center of the plan but is quickly limited by the sloped angle of the roof. The addition of two dormers will increase headlight in areas which are currently uninhabitable. This will improve the usability of the second floor and maximize habitable space, while remaining within the existing footprint of the property.



PROPOSED REAR ELEVATION - TRIPTYCH PROPORTIONS

The design looks to enhance and enrich the character of the existing building by applying the design principles of the front elevation openings to the new openings on proposed rear dormers. The triptych style openings match the front elevation windows which are all split into sets of three, the division of the glazing also matches the openings for the proposed rear dormers at 45 Queens Avenue (Planning Application HGY/2020/1099). The proportion and scale of the new dormer windows are similar to the existing first-floor openings to the rear facade below.

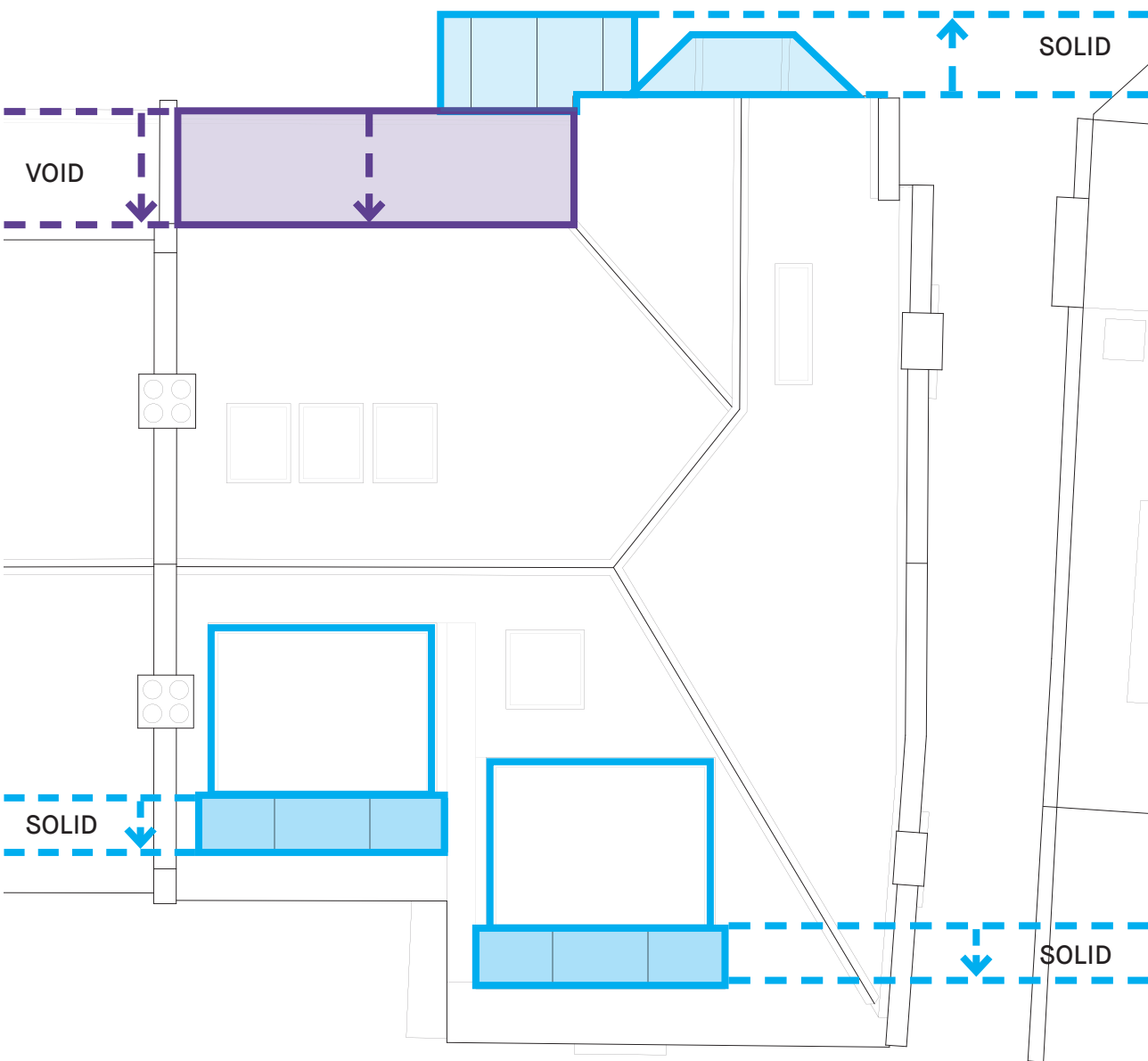
06 DESIGN PRINCIPLES

6.1 DESIGN PRINCIPLES



EXISTING FRONT ELEVATION - DEPTH AND INTRIGUE

Key characteristics which contribute to why 41 Queens Avenue is locally listed are the single-storey bays windows and notable semicircular porches which have decorative stucco detailing. The recessed balcony on the first floor also adds depth and intrigue to the front elevation. The combination of these elements creates a unique and distinctive front elevation.



PROPOSED ROOF PLAN - DEEP WINDOW REVEAL TO DORMERS

The proposed rear dormers incorporate deep window reveals, which will be clad in a stone finish to match the natural slate roof, ensuring the proposal complements the existing building fabric. Deep window reveals create depth and intrigue, bringing characteristics of the distinctive front elevation and incorporating this aesthetic to the rear, enhancing the quality of the rear elevation. The deep reveals have been incorporated within the scheme to help shade the second-floor rooms from south light, reducing the chance of these spaces overheating.

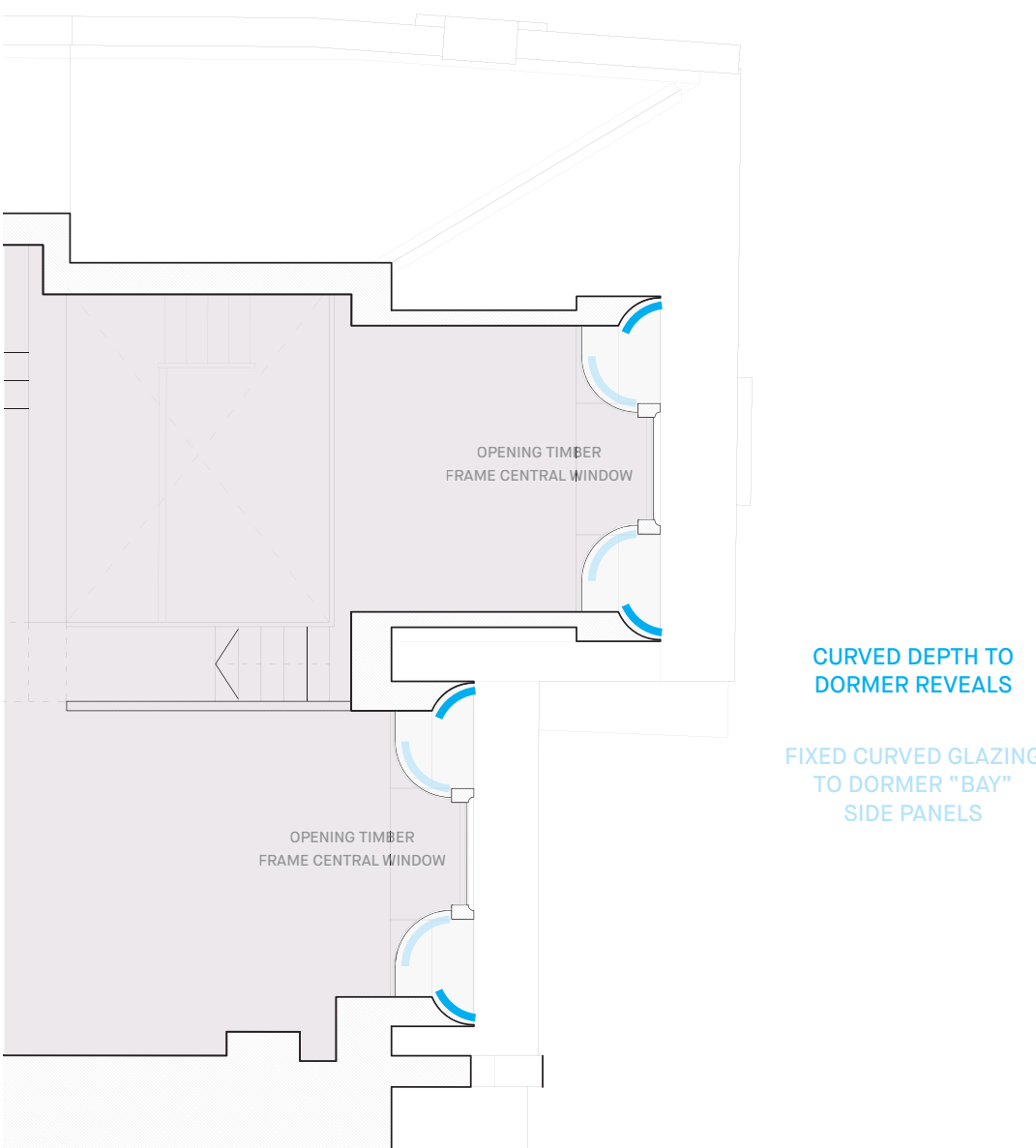
06 DESIGN PRINCIPLES

6.1 DESIGN PRINCIPLES



EXISTING FRONT AND REAR ELEVATION - CURVED ELEMENTS

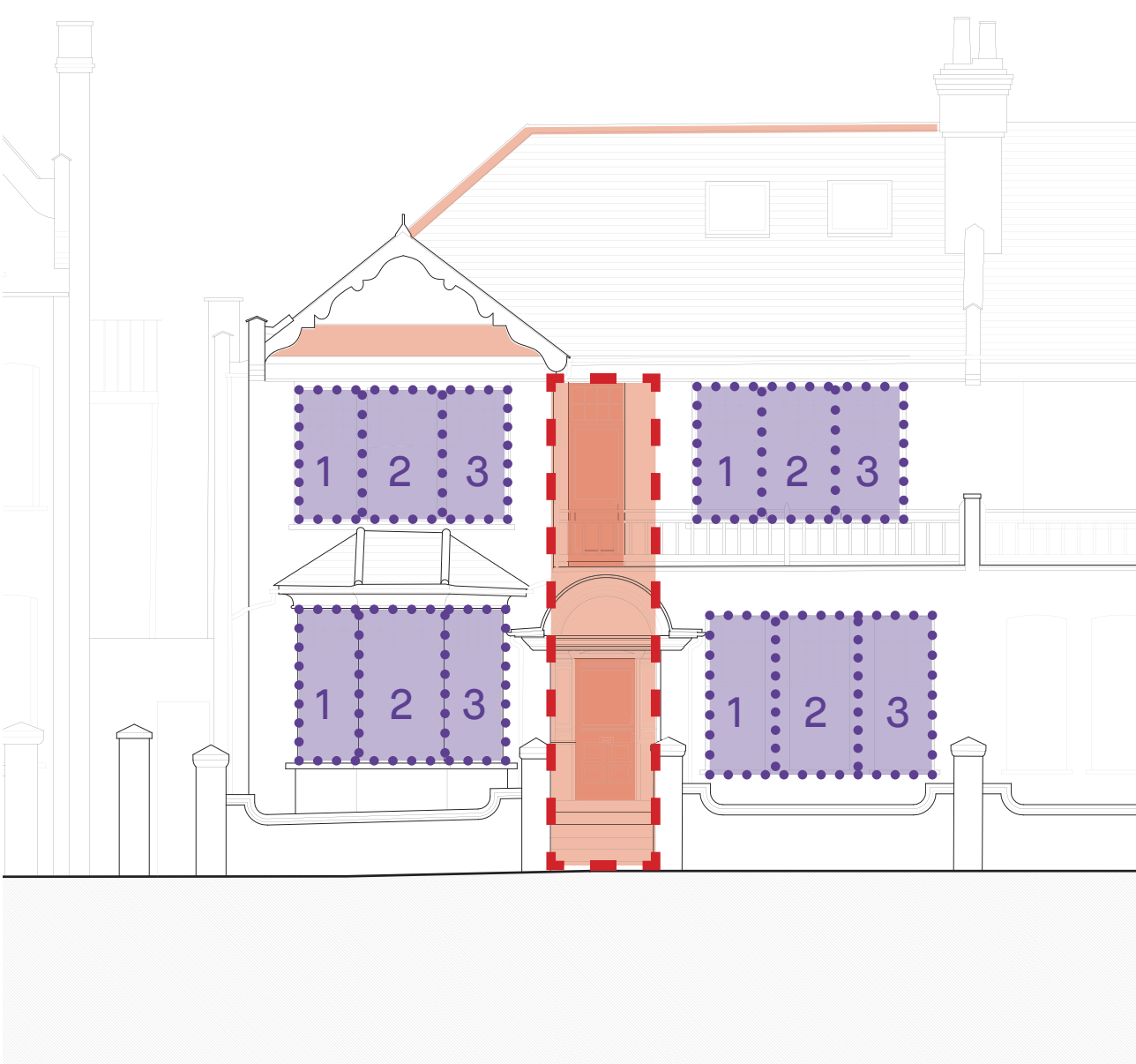
Many of the windows and detailing at 41 Queen’s Avenue use curved elements. Most of the façade openings on all elevations are arched, other details such as the semi-circular porch and the fish scale roof tiles on the front elevation also incorporate curves. The consistent use of curves throughout the façade adds to the distinctive character of No. 41 and the identical semi-detached properties along Queens Avenue.



PROPOSED DORMER PLAN DIAGRAM - A CONTEXTUAL THRESHOLD

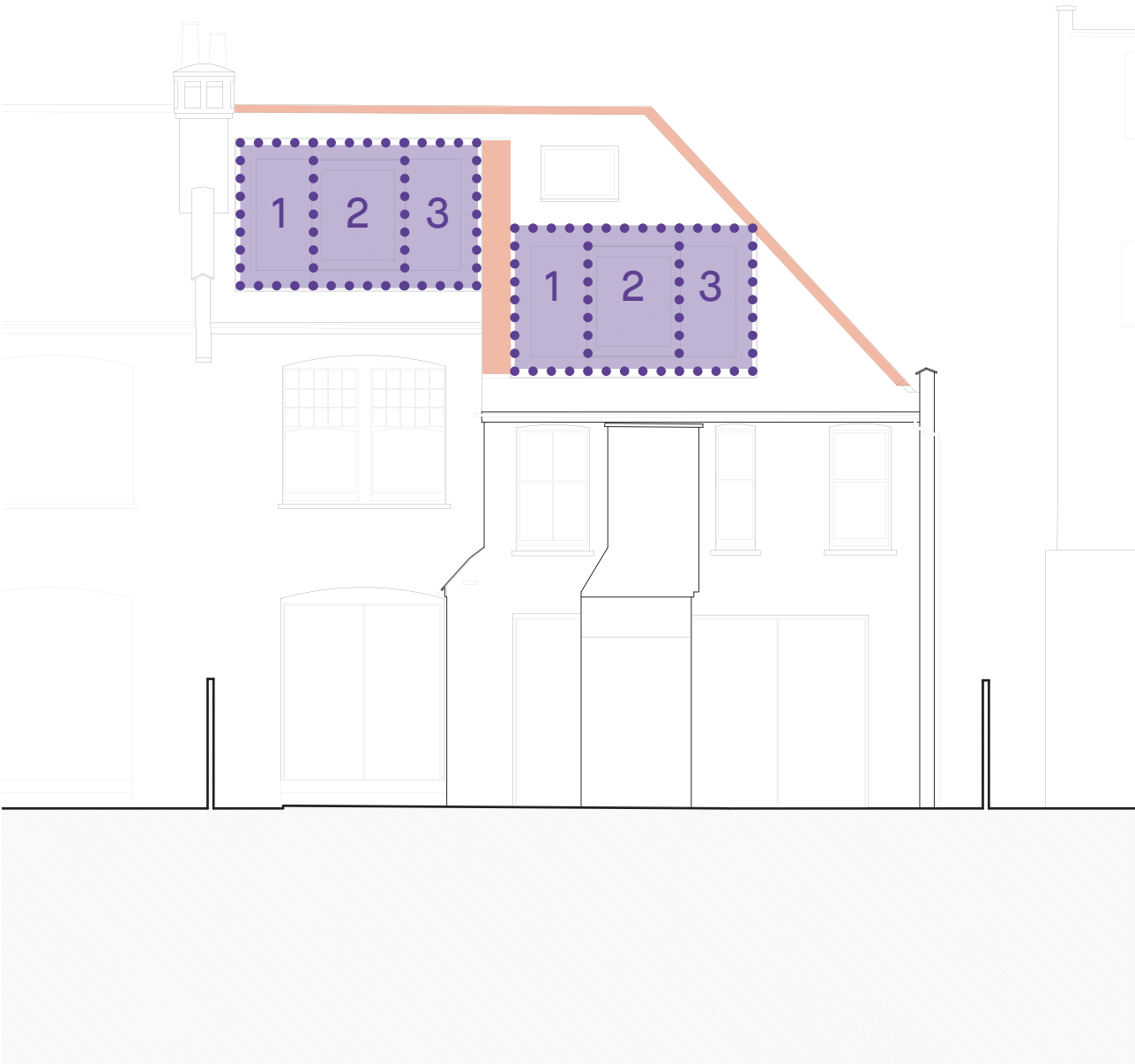
The openings of the proposed dormers look to incorporate curves within the design of the deep window reveal. The curved nature of the new dormer window threshold is a contemporary interpretation of the existing arched openings. The curves helps contextualise the new roof extension while also creating an interesting addition to the property which is carefully considered and of high design quality.

6.1 DESIGN PRINCIPLES



EXISTING FRONT ELEVATION - DECORATIVE CLAY TILE FEATURES AND FORMAL HIERARCHY

The gable at the front of 41 Queens Avenue has distinctive red / clay horizontal banding which is made of clay toned tiles. This noteworthy feature is common amongst the two-storey houses on Queens Avenue. Red clay ridge tiles are also used to enhance the existing roof profile, turning a mundane building detail into an opportunity for decoration and embellishment.



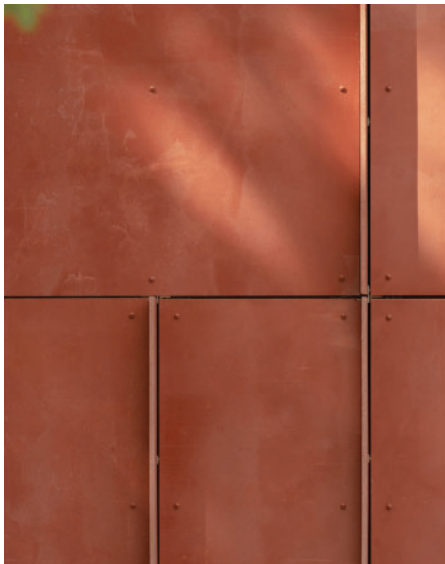
PROPOSED REAR ELEVATION - DECORATIVE RED FEATURES AND CENTRAL CONNECTING ELEMENT

The design proposal looks to combine the red clay decorative features of the existing front façade with the formal hierarchy of the front façade. Rather than typical lead or similar as the required flashing between the dormers a flush, clay toned flashing material has been chosen, providing decorative embellishment to the design proposal (as the historical clay ridge tiles do as the flashing at the ridge). This also helps to anchor the design, creating a singular cohesive intervention that is both contextual and of high quality.

6.2 PROPOSED WORKS - MATERIALS



STONE CLADDING MATCHING SLATE
Dark stone cladding will be used on the dormer threshold and reveals. This will provide a quality finish which will match and complement the tone of the existing natural slate roof finish. The stone surround will be curved to be 15mm thin at the edge to allow depth and subservience to the existing building



CLAY TONED FLASHING
Clay toned flashing will be used for the required flashing along the roof between both dormers. The material is a contemporary interpretation of the decorative features used for the ridge tiles and the front gable.



CURVED FIXED GLAZING
Curved fixed glass panels either side of central window referencing depth of bay windows



FRAMELESS GLAZING
Opaque glazed wall finish to dormer cheeks allowing the rear dormer thresholds to be read a contemporary "bay" along with ensuring dormer massing are subservient to the existing building.



TIMBER WINDOWS
Timber framed opening window to central window of each dormer



LOW PROFILE ROOFLIGHT
Low profile rooflights will be used on the front and side elevation. These rooflights were selected so there is minimal impact on the existing building.



MASTIC ASPHALT
Mastic asphalt will used on the flat roof of the proposed extension.

07 CONCLUSION

7.1 CONCLUSION

The scheme is for a high quality roof extension which includes 2 No. Dormers and 4 No. Rooflights . The proposed design is to be constructed with high quality finishes and materials that respect and enhance the character of the existing building. The massing has been carefully developed and is sensitive to the form and scale of the existing building and its context, with concerns to materiality, privacy, local building vernacular and characteristics.

The proposal represents an enhancement to the existing building and will significantly improve its performance for its inhabitants, with minimal impact on the surrounding environment. These proposed works will prolong the useful life of the building, as well as preserving and enhancing it's character and that of the wider Conservation Area.

It is therefore respectfully submitted that the proposed extension should be granted planning permission.