



Proposed Garden Room
97 Alexandra Park Road London N10 2DP

Design and Access/ Heritage Statement
092/ D&AS/H_PI

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FOREWORD

Executive Summary

This document sets out the proposals for the repurposing and the addition of a pitched roof to an existing garage outbuilding to 97 Alexandra Park Road N10 2DP. The building is proposed as a garden room to supplement the living space of the existing house.

This document has been prepared by Jonathan Dawes, Architect

I CONTEXT

I.1 INTRODUCTION

97 Alexandra Park Road is a single family dwelling situated in the Vallance Road Conservation Area in Muswell Hill.

The 1930s property is similar in form and style to the buildings on the adjacent side of the street from 85-109 Alexandra Park Road as a series of closely-spaced semi-detached properties.

The proposal only concerns works to the rear of No. 97 Alexandra Park Road. Demolition works only affect the garage shell.



Front View of No. 97 Alexandra Park Road

2 PLANNING

2.1 PLANNING HISTORY SUMMARY

A loft conversion has previously been carried out to the property under a previous planning consent (HGY/2016/2819).

A single storey extension has also previously been added to the rear of 97 Alexandra Park Road in 2017 under permitted development.

2.2 EXISTING OUTBUILDINGS

An existing garage outbuilding was added to the rear of 97 Alexandra Park Road in circa. 2016 and is situated to the rear garden. This building currently has a flat roof and runs full width to the rear of the garden. The outbuilding is in common with adjacent garages and outbuildings to the rear gardens of others, namely at 85, 87, 89, 91, 93, 95, 99, 105 and 107 Alexandra Park Road in this section and side of the street. All of the outbuildings can be accessed via a side passage in the adjacent Thirlmere Road.



Location Plan Scale 1:1250- Present Day



Rear View of No. 97 Alexandra Park Road



Rear elevation of existing garage to No. 97 Alexandra Park Road

2.3 SITE HISTORY

On review of historic maps of the area and setting it is apparent that the terrace formed with 97 Alexandra Park Road originated from the 1920-30s.

A series of outbuildings have been present to the rear of the majority of these properties since this period and it represents a significant part of the character of this terrace of houses.

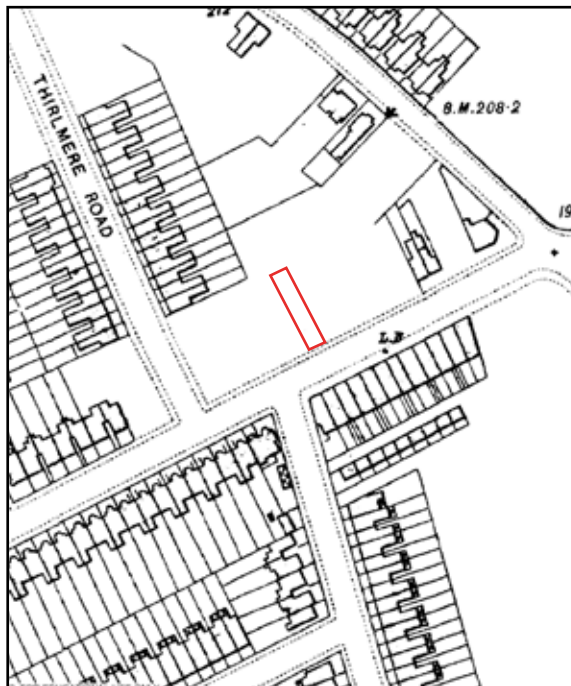
The pitched roof brick outbuilding of 85 Alexandra Park Road appears to be the only remaining and original outbuilding from this period.

Site of 97 Alexandra Park Road is outlined on each map in red.

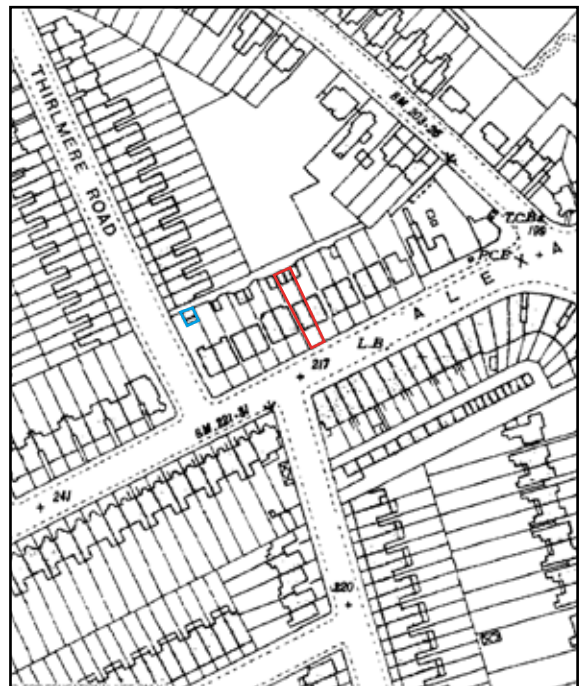
Brick pitched outbuilding of 85 Alexandra Park Road highlighted in blue



Outbuildings to rear of 85-107 Alexandra Park Road, accessed via Thirlmere Road



1910s



1930s



1950s



1970s



2.4 PRECEDENT: PITCHED ROOF OUTBUILDINGS

Existing outbuildings that share a similar scale to 97 Alexandra Park Road can be found at the rear of 85, 87 and 89 Alexandra Park Road. These buildings all have pitched roofs.

Pitched roof outbuildings are also present to the rear of 101 and 105 Alexandra Park Road. Access to properly assess these was not possible.

87 Alexandra Park Road has a prefabricated pitched roof garage to the rear of the plot running almost full width and constructed with a corrugated sheet roofing.

89 Alexandra Park Road has 2 No. pitched roof outbuildings to the rear of the property. The blockwork built elements have a tiled pitched roof with a ridge height of approximately 3.35m above ground level as measured on site. The double gable element again runs full width across the garden plot.

85 Alexandra Park Road has a brick outbuilding with a tiled roof and ridge that runs transverse across the rear garden. The apex height of the roof of this outbuilding is approximately 3.6m above ground level as measured on site. Referring to historic maps this looks to be the only remaining precedent of the original outbuildings since the construction of the terrace in the 1920s-30s.



Outbuilding to rear of 87 Alexandra Park Road



Outbuilding to rear of 89 Alexandra Park Road



Outbuilding to rear of 85 Alexandra Park Road

2.5 PERMITTED DEVELOPMENT CRITERIA

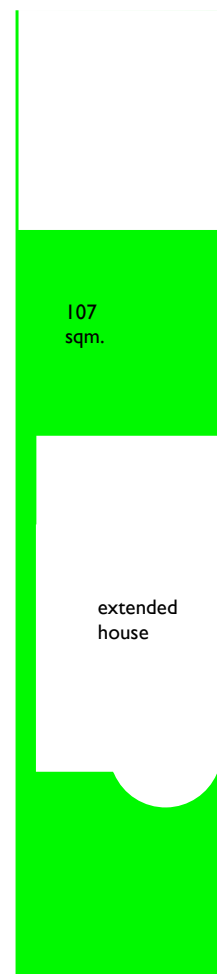
The existing garage shell complies with permitted development criteria as an outbuilding under Class E in terms of its size and height. An eaves of 2.5m height is maintained as within 2 metres of a boundary. Guidance also suggests that a ridge height of no greater than 4 m can be added to which our proposal refers. In response to pre-application advice this has now been reduced to 3.5m.

The existing single storey extension to the rear of 97 Alexandra Park Road complies with permitted development and is of 3m in depth and eaves no greater than 3m in height

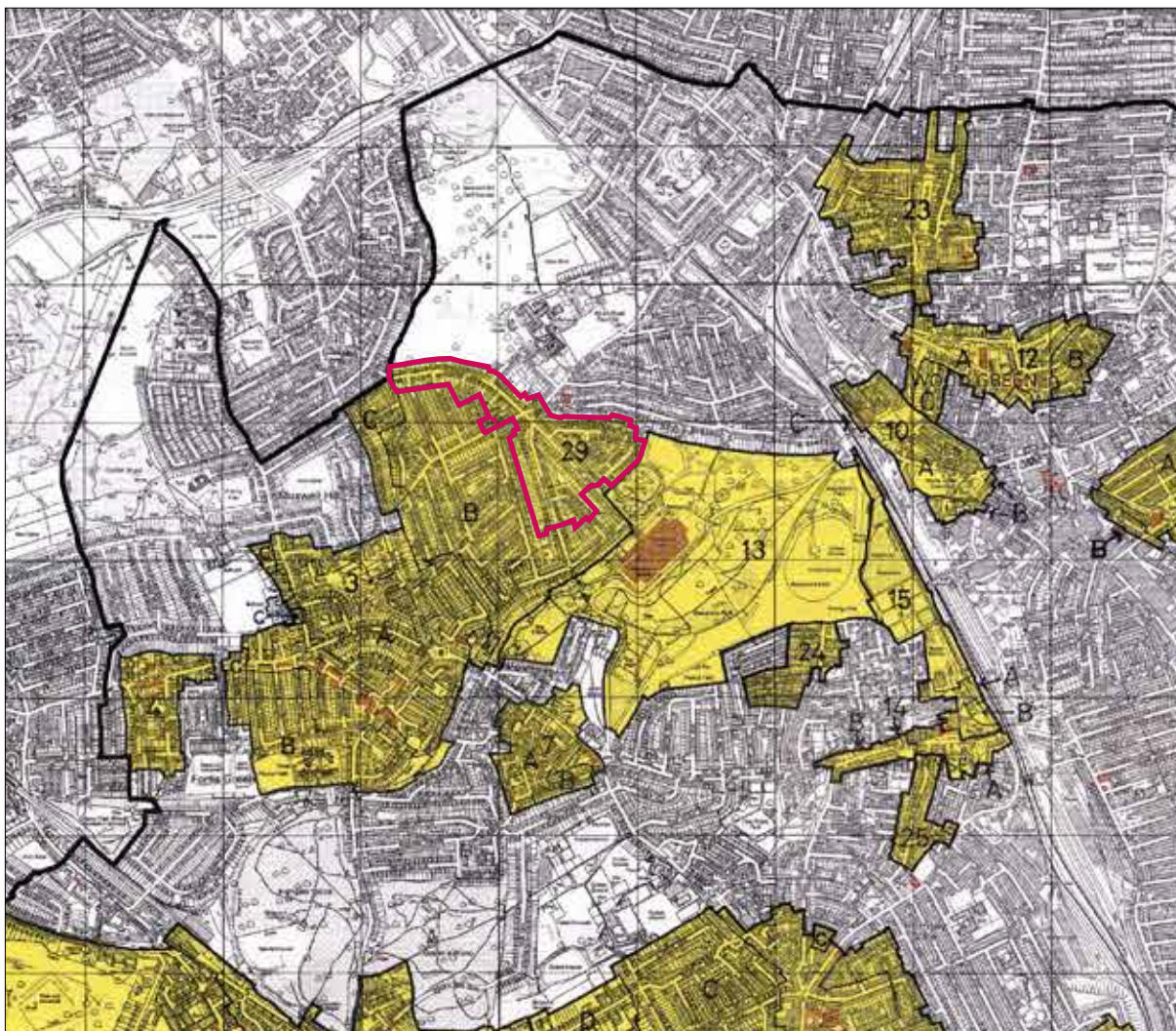
Class E stipulates that outbuildings and other additions must not exceed 50% of the total area of land around the original house. Refer to comparison diagram below confirming compliance of the proposed scheme including the footprint of the garage and existing extension.



Total area of land around existing original house



Total area of land around proposal is greater than 50%



Muswell Hill Conservation Areas- Vallance Road conservation area outlined in red

2.5 CONSERVATION AREA

97 Alexandra Park Road is a single family dwelling situated in the Vallance Road Conservation Area in Muswell Hill, which was designated as a conservation area in November 2008. Vallance Road does not have a current adopted appraisal.

2.6 PRE-APPLICATION ADVICE

A Pre-application submission was made on 19 August 2022 in order to gather feedback regarding the proposed changes to the existing garage shell. For LB Haringey Pre-app response please refer to appendix.

In response to the advice received, the height of the ridge of the proposed pitched roof has been reduced significantly to 3.5m in accordance with the guidance given in the pre-application feedback.

The ridge is now comparable with other outbuildings to the rear of the terrace serving adjacent houses as outlined in precedents above.

The height of the ridge proposed is also significantly lower than the 4m allowable under national guidance regarding permitted development for outbuildings serving domestic properties under Class E of The Town and Country Planning (General Permitted Development) (England) Order 2015 as outlined in 2.5 above.

The orientation of the roof has also been changed to maintain an eaves height of 2.5m maximum at the boundary with adjacent gardens of No.s 95 and 99 Alexandra Park Road- with no increase over its current height over the currently garage shell.

The width of the existing outbuilding is maintained but there is a precedent for other full width outbuildings to the rear of this terrace on Alexandra Park Road with pitched roofs as outlined in 2.2-2.4 above.

Concerns were raised regarding the impact of the proposed pitched roof on the house and also its neighbouring amenity.

In response to this issue as with the previous proposals submitted in the pre-app, the impact of the proposed roof has been assessed in accordance with BRE guidance and has no detrimental affect on daylighting- refer 3.4 below.

2.7 RELEVANT POLICY

Please refer to the following responses in relation to the key relevant Haringey planning policies of the adopted DPD 2017 that have been referred to, considered and adopted within the development of proposals:

DMI DELIVERING HIGH QUALITY DESIGN

- The proposal to ground floor level maintains the existing massing of the garage shell and is similar in mass to the adjacent and surrounding garden outbuildings of the neighbouring properties as outlined in 2.1 above.
- The proposal relates positively to neighbouring structures- as outlined by historic precedents- refer 2.2-2.3 above.
- High quality materials are proposed to make a positive contribution and improve character- refer details in Section 3
- Adjoining properties are protected from unacceptable overshadowing and avoid overlooking or loss of privacy both for neighbouring residents and the residents of 97 Alexandra Park Road as outlined in 3.4 & 3.5 below
- The proposals has addressed feedback from the pre-application consultation- refer 2.6 above and appendix.
- The proposal is inclusive in layout with level access and incorporates sustainable design principles in materials and services provision- refer section 3
- Building heights have been considered and precedents followed and prevailing form and scale considered and assessed to current guidelines, refer 2.4 above.

DM9 MANAGEMENT OF THE HISTORIC ENVIRONMENT

- Materials selected will be of high quality and durable in order to preserve and enhance the character of the building and conservation area- refer Section 3 and below.
- Sustainable larch close boarded cladding replaces plywood temporary cladding to the rear of the garage.
- Slim profile matt-finish powder coated metal windows and doors replace painted blockwork and wide profile UPVC doors.
- Concealed rainwater gutters and downpipes will replace black UPVC rainwater goods and accessories.
- Impact on amenity has been considered as assessed and outlined in 3.4 and 3.5 below

DM21 SUSTAINABLE DESIGN, LAYOUT & CONSTRUCTION

- The proposal uses a fabric first approach by improving the thermal performance of building elements using insulation of high environmental performance.
- The proposal retains an existing shell that is retrofitted instead of being rebuilt to reduce the impact of building waste and the embodied carbon of building materials.
- A high efficiency gas boiler or electric air source heat pump will be used for heating and hot water to the building.
- The potential for overheating has been considered by providing overhanging for solar shading in key areas of glazing and the orientation of rooflights.
- Increased planting and permeable paving to the rear garden are proposed to increase biodiversity and limit surface water run-off.

3 DESIGN APPROACH

3.1 SCOPE

The proposal includes:

- Proposed external cladding of the existing garage building to the rear of 97 Alexandra Park Road, (constructed c. 2016 under permitted development) to become a habitable garden room.
- Proposed addition of a pitched roof to the existing garage building

3.2 GARDEN ROOM

It is proposed to convert the existing garage building into a habitable garden room. New openings are proposed to the garden side of the garage to increase daylighting and provide connection with the garden space. In addition a solid double door opening will be formed to access the roadway to the rear.

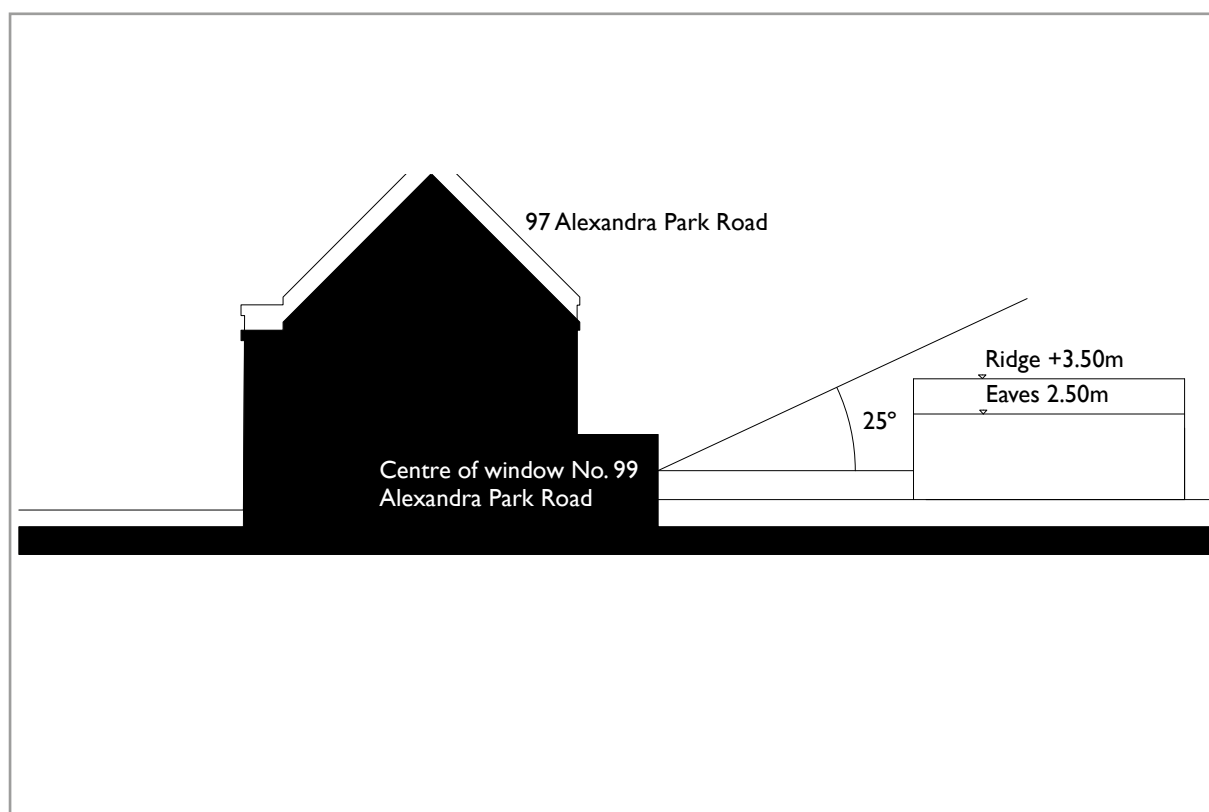
3.3 PITCHED ROOF

It is proposed to remove the existing flat roof on the current garage outbuilding which is uncharacteristic of the conservation area as outlined in 2.2-2.4 above. The proposal replaces this with a pitched roof which is a more appropriate form for the setting and surroundings.

Precedents of pitched roofs to rear outbuildings are referred to earlier in the report.

3.4 DAYLIGHTING IMPACT

In accordance with (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011)' the roof line of the proposed garden building will not have any detrimental affect on any neighbouring properties- see impact outlined to 99 Alexandra Park Road below.



Sectional diagram outlining no detrimental impact in relation to neighbouring property at 99 Alexandra Park Road, adjacent



Axonometric view of 97 Alexandra Park Road and outbuilding to rear

3.5 PRIVACY

The roof and rooflight locations proposed are also designed to ensure the adequate privacy for the occupants and the neighbours. There is no direct overlooking to the neighbouring properties to Alexandra Park Road.

3.6 ACCESSIBILITY

The existing main entrance to the front of the house is maintained. Access to the new garden room will also be at level access from the area of the courtyard. Internally the wc will also be accessible.

3.8 ENERGY

In order to maintain the external height of the existing garage and overall width, the thermal performance of the walls and floor will be upgraded internally to provide thermal comfort and reduce energy consumption.

All new roofing elements and glazing will be designed to meet current building regulations under Part L of the approved documents.

4 MATERIALS



View from house to garden outbuilding

4.1 PROPOSED MATERIALS

High quality materials are proposed to make a positive contribution and improve the character of the existing outbuilding to the rear of the property.

Larch vertical timber overcladding is proposed to the front and rear elevations. Larch timber is a high quality sustainable natural material that will weather to a muted shade of silver/grey.

Powder coated metal windows and doors are proposed to the garden building, with powder coated rooflights forming part of the new proposed pitched roof element.

Standing seam metal cladding is proposed to the shallow pitched roof.

4.2 MATERIAL PRECEDENTS



larch overcladding



Metal cladding to shallow pitch roof



Slim powder coated aluminium doors- maxlight



larch overcladding

5 APPENDIX

5.1 PLANNING PRE-APPLICATION ADVICE

Householder/ minor express PRE-APPLICATION ADVICE
NOTE. Ref: PRE/2022/0222



Date of Submission: 19/08/2022

Thank you for your recent Pre-Application Planning query. The points you sought advice on are outlined below, along with advice from the Planning Service. We hope this summary will provide you with useful guidance about what to do next.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a formal pre-application advice meeting.

Site Address: 97 Alexandra Park Road, London, N10 2DP

Proposal: The applicant proposes removal of existing flat roof and construction of new pitched roof and cladding to existing garage to become garden room.

1. QUERY

- What is the query
- Brief comments on site / immediate context
- Principle of proposal
- Design and appearance
- Impact on the character and appearance of the conservation area
- Impact on neighbouring amenity

2. COMMENTS ON QUERY

The following points are made by Officers in response to the plans submitted and discussions at the pre-application meeting.

Depending on the nature of the query please raise

- **Site and Surrounding**

The application site is a two-storey mid terrace property situated on the northern side of Alexandra Park Road. The property has existing single storey rear extension and loft conversion with rear dormer, including a large rear outbuilding. The surrounding area is wholly residential in character.

The application site is located within the Vallance Conservation Area and does not fall within the curtilage of a listed building.

- **Principle of the proposal**

The principle of enlarging the existing dwellinghouse to rear of this property with alterations to the roof is acceptable, subject to it having a good design, being subordinate in scale to the existing building and it is having no adverse impact on the character and appearance of the area or on the amenities of adjoining occupiers.

The proposed removal of existing flat roof and construction of new pitched roof over the existing outbuilding, the additional height would appear unacceptable in appearance and character terms, out of character or incongruous with the appearance of the host terrace and the conservation area, due to the scale of the existing structure and the increase massing proposed. While, the council do not object to cladding to existing garage in this instance.

- **Design and appearance**

The application involves removing the existing flat roof detail and extending the sides of the outbuilding upwards by 1.5m creating a pitched roof. The total height of the outbuilding as extended would be 4.0m from ground level to the ridge height to the proposed pitched roof.

As noted, the proposal adds further bulk to already existing large unsympathetic outbuilding and the as such the proposed pitched over would be a substantial garden building with footprint bigger than host property. Its scale and massing would be that of a medium/large bungalow.

From the adjoining properties the proposed outbuilding with a new pitched roof would appear out of scale with the domestic sheds and outbuildings in the neighbouring gardens. Furthermore, the additional height would sit uneasily with the more traditional flat roof form of modest structures. As a result the proposed new pitched roof would have a significant adverse effect on the character and appearance of the surrounding area, contrary to the objectives of Policies DM1 and DM12 of the adopted DPD 2017.

- **Impact on the character and appearance of the conservation area**

When considering whether to grant planning permission for development in a conservation area the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.

Case law has held that the desirability of preserving or enhancing the character or appearance of a conservation area must be given "considerable importance and weight"

In terms of the surrounding context, there are consistent roof form to the rear of these properties along these row of terrace. Most of the rear outbuilding being of a flat roof design. Therefore, the change from a flat roof form to a pitched roof

is considered unacceptable in design and heritage terms and would materially harm the appearance and character of the Vallance conservation area.

- **Impact on neighbouring amenity**

The outbuilding is sited approximately 6.5m within the site of the host property. In light of this distance, the additional height would appear unacceptable in appearance and character terms. It is of a sufficient scale to be overly obtrusive or appear dominating or overbearing from the window or garden of host property and the immediate adjoining neighbours sufficient to cause material harm to residents living condition in respect of outlook.

3. INFORMATION TO ACCOMPANY A FUTURE APPLICATION

Should you wish to submit a planning application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

The following information will be required for registration of the planning application in respect of this site.

1. Householder application form.
2. Ownership certificate and notices.
3. Location Plan - based upon up-to-date map and ideally at scale of 1:1250, with the site boundary identified in red, and a blue line drawn around any adjacent land owned by the applicant.
4. Site Plan - clearly indicating north, at a scale of 1:200 or 1:500, showing footprints of all buildings existing on site in relation to site boundaries and neighbouring buildings.
5. Planning Application Fee (£420 for householder application; others vary). Please submit your application via the [Planning Portal](#).
6. Fully annotated and scaled (1:50 or 1:100) drawings showing, floor plans, elevations of the existing and proposed buildings as well as drawings showing site sections and a 'streetscene elevation' showing the relationship with the neighbouring buildings. **Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software.**

