

Our Ref: 22383/CJ/am
Your Ref: PP-11897409
Email: cjones@firstplan.co.uk
Date: 21 February 2023

London Borough of Haringey Council
Planning, Regeneration & Economy
Level 6, River Park House
225 High Road
Wood Green
N22 8HQ

Dear Sir / Madam,

PLANNING PERMISSION FOR REPLACEMENT OF FRONT DOOR, INSTALLATION OF NEW DOORS (FRONT AND REAR) TO EXISTING SIDE EXTENSION, HANDRAIL TO MAIN ENTRANCE AND EXTERNAL BIN STORE.

FORMER DUKES AVENUE PRACTICE, 1 DUKES AVENUE, MUSWELL HILL, LONDON N10 2PS

We write on behalf of our client, KMK Kinderzimmer, to submit the enclosed planning application in relation to 1 Dukes Avenue, Muswell Hill, London N10 2PS. Planning permission is sought for:

“Replacement of front door, installation of new doors (front and rear) to existing side extension, handrail to main entrance and external bin store.”

In addition to this Planning, Heritage, Design and Access statement, the following documents have been submitted in support of this application:

- Completed Application Forms;
- Community Infrastructure Levy Form;
- Site Location Plan (ref. 5056_KW_P_DR_01-01);
- Block Plan (ref. 5056_KW_P_DR_01-02); and
- Architectural drawings prepared by KWA:
 - Existing Site Plan (ref. 5056_KW_P_DR_02-01);
 - Proposed Site Plan (ref. 5056_KW_P_DR_03-01);
 - Existing Ground Floor Plan (ref. 5056_KW_P_DR_11-01);
 - Proposed Ground Floor Plan (ref. 5056_KW_P_DR_13-01);
 - Existing Elevation A (ref. 5056_KW_P_DR_31-01);
 - Proposed Elevation A (ref. 5056_KW_P_DR_33-01);
 - Proposed Entrance Door Details (ref. 5056_KW_P_DR_85-01);
 - Proposed Secondary Door Detail (ref. 5056_KW_P_DR_85-03);
 - Proposed Rear Garden Door Detail (ref. 5056_KW_P_DR_85-04);
 - Proposed External Enclosures Detail (ref. 5056_KW_P_DR_86-01);
 - Proposed Entrance Handrail Detail (ref. 5056_KW_P_DR_86-02).

This application has been submitted via the Planning Portal (Ref: PP-11897409). The requisite fee of £234 has been paid online, together with the £32.20 admin fee.

Application Site Description

The application site comprises a semi-detached two storey building with a converted attic space, situated on the northern side of Dukes Avenue. Since 1982 the building was in use as a GP medical surgery, formerly the “Dukes Avenue Practice” and more recently re-named to “Muswell Hill Practice”. The building is a converted Edwardian house, which has been extended to the rear and side at ground floor level. The site extends to circa. 0.1 ha and is situated within the London Borough of Haringey.

The site is accessed from Dukes Avenue to the south, with an existing ramp and steps up to the main entrance and ad hoc bin storage area to the front. To the northeast, the building is semi-detached with a residential property at no. 3 Dukes Avenue. To the southwest is a detached property at no. 1a Dukes Avenue in use as an independent education facility. To the rear (northwest) of the site is a former workshop which has recently undergone conversion to form five flats. Directly opposite (southeast) is the Muswell Hill Baptist Church which contains the Rainbow Pre-School. Approximately 50m to the southwest of the site is Muswell Hill Broadway, a designated District Centre and Primary Shopping Area, which hosts a mixture of uses including estate agents, pharmacy, hairdressers and restaurants, amongst others.

The application site is not subject to any specific planning designations. It is within the Muswell Hill Conservation Area and Muswell Hill Village Archaeological Priority Area. The site itself is not statutorily or locally listed, however the Muswell Hill Baptist Church (opposite the site) is Grade II Listed. The site is located just outside the boundary of the Muswell Hill District Centre and Muswell Hill Broadway Primary Shopping Area, and also outside a Critical Drainage Area boundary. There are no Tree Preservation Orders on site.

The building has been vacant since August 2022, when the GP Surgery made a planned move to a larger premises. The site and its immediate context are demonstrated in the aerial image at Figures 1 and 2.



Figure 1. Aerial View of Site



Figure 2. Photograph of front (Google Streetview March 2022) and view of rear of the site

Planning History Summary

The existing use of the whole building within the E Use Class was confirmed via a Certificate of Lawfulness, granted on 18 November 2022 (ref. HGY/2022/2761). This further confirmed the use of the building has been in breach of conditions 4 and 5 of permission ref: HGY/25755 (OLD/1982/0323) for a period of over 10 years and that these conditions are therefore no longer enforceable.

KMK Kinderzimmer seek to occupy the building under Class E(f) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. Specifically, Class E(f) allows:

“(f) for a creche, day nursery or day centre, not including a residential use, principally to visiting members of the public”

Accordingly, planning permission is not required for this use, with the minor works proposed seeking to facilitate the successful operation of the nursery from this site.

Application Proposals

This application seeks to undertake minor works to the exterior areas of the building and deliver the improvements needed to facilitate the day-to-day operation of the nursery. An extract of the Proposed Site Plan is provided at Figure 3, with the proposed works including:

- Replacement of front door;
- Installation of new doors (front and rear) to existing side extension;
- Installation of new external bin store; and
- Installation of new handrail to entrance staircase.

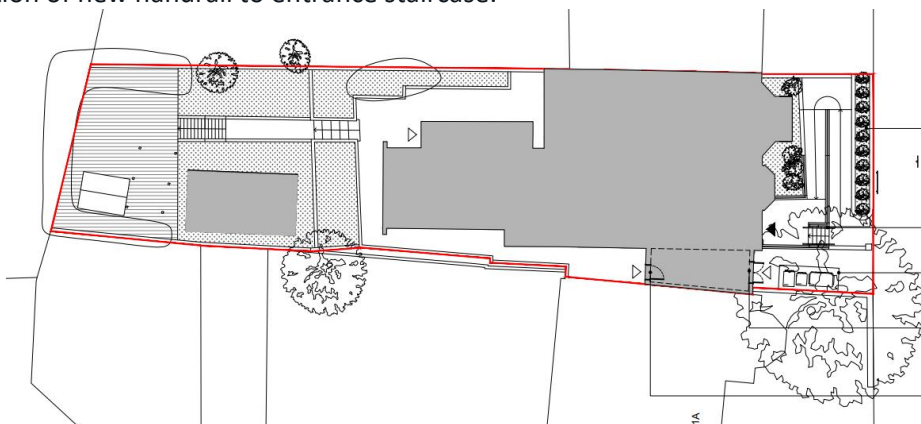


Figure 3. Extract of proposed site plan

Replacement of front door and new doors (front and rear) to existing side extension;

It is proposed to replace the existing low-quality door, which is in a generally poor state of repair and is unsympathetic to the surrounding area. The existing main entrance door is a dark green, metal, double-glazed door with a rectangular fan light above.

The proposals seek to reinstate the original-style timber double-door with fanlight above, to match those across neighbouring properties. The proposed door will have a painted dark green (RAL 6005) finish with traditional decorative detail and double-glazed panels, subdivided by small glazing bars, again to reflect details across the building and neighbouring properties.

It is further proposed to install two doors to the existing side extension, to allow for a secondary route of escape from the garden in the event of an emergency. To the front, the existing modern window opening will be reused to install a double door comprising simple timber panels. The existing arched window detail will be retained to offer natural light to the area but replaced to match the new doors. The door and window above will be of a painted dark green (RAL 6005) finish to match the main entrance door but will remain subordinate in both size and design.

Similarly, to the rear, the existing window opening will be partially infilled to accommodate the new single door. Again this will comprise a traditional panelled design with a painted dark green (RAL 6005) finish to match that of the doors to the front elevation. These doors will facilitate the provision of a secondary escape route from the rear garden only.

Extracts of the proposed front elevation, and door details are provided at Figure 4, below.



Figure 4. Extracts of proposed front, secondary and rear doors (L – R)

Installation of new external bin store

The proposed bin store will be situated against the boundary wall within the existing bin storage area, to the front of the site. This will formalise the current arrangement and offer a discreet solution for the waste/recycling storage. This will be of close-boarded timber construction with a clear natural wood finish. Integrated sliding doors will allow access to the enclosure. Extracts of the proposed store are provided at Figure 5, below.

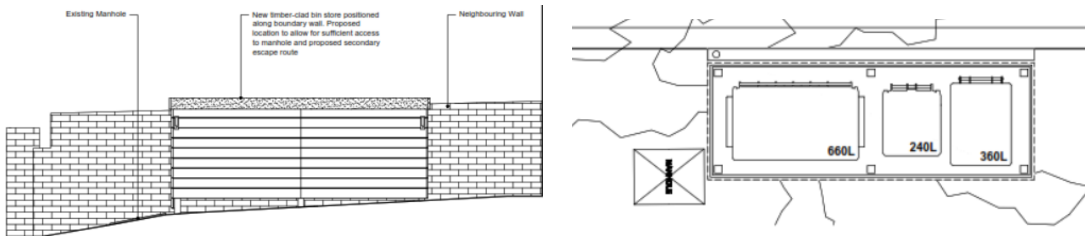


Figure 5. Extracts of proposed bin store

Installation of new handrail to main entrance

The main pedestrian entrance to the front elevation is accessed via five steps and a ramp. The existing handrails to the steps consist of unsympathetic yellow metal railings, which Google Streetview indicates were installed in 2009. These are fixed at adult height to the existing railings and brickwork.

It is proposed to install a new adult and child height handrail to each side of the steps to the main entrance, to offer safe access to and from the main entrance of the building for all nursery users. The proposed handrail will be circular profile in black PPC finish to match the existing black metal railings to the ramp and entrance. This will be fixed with minimal fittings to the existing railings and brickwork. This is outlined at Figure 6:

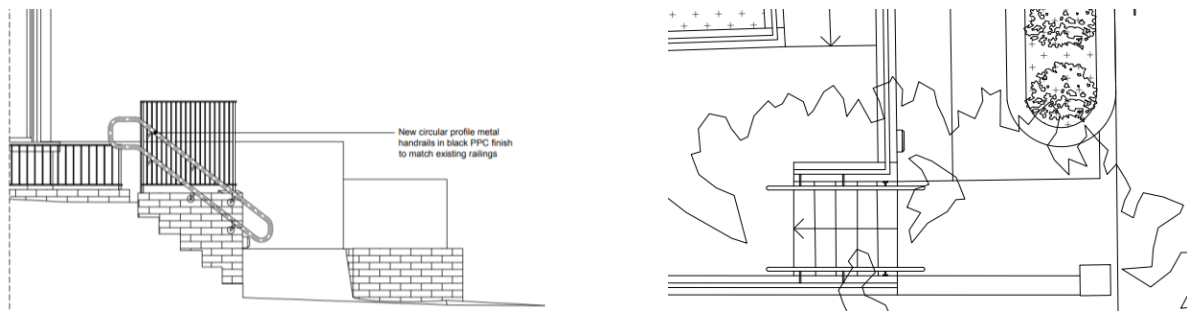


Figure 6. Extracts of proposed hand rails

Planning Policy Summary

For London Borough of Haringey Council, the Development Plan consists of the:

- Haringey Strategic Policies (2013 with alterations 2017);
- Development Management DPD (2017);
- Site Allocations DPD (2017);
- Policies Map;
- Muswell Hill Conservation Area Appraisal (2008); and
- SPDs.

Consideration must also be given to the National Planning Policy Framework (NPPF, 2021) and London Plan (2021) which are a material consideration. Section 70(2) of the Town and Country Planning Act 1990 requires that planning applications be determined in accordance with the Development Plan unless there are material considerations that indicate otherwise.

National Planning Policy Framework (NPPF) (2021)

The NPPF provides the overarching planning policy guidance for development across England. In terms of decision taking, **Paragraph 38** states that decision-makers at every level should seek to approve applications for sustainable development where possible. **Paragraph 47** requires that applications be determined in accordance with the development plan, unless material considerations indicate otherwise.

Paragraph 126 outlines that good design is one of the fundamental elements in ensuring sustainable development and contributes to creating better places to live and work, helping make development acceptable to communities.

Paragraph 197 sets out that when determining applications affecting heritage assets, they should take account of:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

the desirability of new development making a positive contribution to local character and distinctiveness.”

Paragraph 206 relates to conservation areas and sets out that local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance. It states that proposals that preserve those elements of the setting that make a positive contribution to the asset should be treated favourably.

Haringey Strategic Policies (2013, alterations 2017)

Policy SP1 Managing Growth states that Muswell Hill is seen as an ‘Area of Limited Change’, and therefore development should respect the character of its surroundings and provide environmental improvements.

Policy SP4 Working towards a Low Carbon Haringey seeks to reduce energy use and carbon emissions in buildings during design, construction and occupation.

Policy SP5 Water Management and Flooding requires all development in Haringey to be water efficient during construction and operation and to reduce all forms of flood risk.

Policy SP6 Waste and Recycling requires integrated, well-designed recycling facilities to be incorporated into all new developments.

Policy SP11 Design sets out that development should enhance, enrich and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. Proposals should be of the highest standard of design that respects its local context and character and historic significance. They should minimise impacts on climate change and biodiversity by adopting sustainable design and construction techniques, and incorporate high quality landscaping. Designs should be flexible, adaptable and accessible.

Policy SP12 Conservation seeks to ensure the conservation of heritage and archaeological assets and their setting, including listed buildings and conservation areas.

Policy SP16 Community Facilities seeks to improve and enhance provision of community facilities in Haringey. Supporting text paragraph 8.1.2 confirms that community facilities include community facilities include childcare. Supporting text paragraph 8.1.19 notes the importance of childcare provision stating that it “is critical in supporting parents and carers to pursue work, training and education opportunities.”

Haringey Development Management DPD (2017)

Policy DM1 Delivering High Quality Design states that proposed development should demonstrate a high standard of design and contribute to the distinctive character and amenity of the local area, through use of distinctive local architectural styles, detailing and materials. Development should be inclusive and incorporate sustainable design principles. Proposals should relate positively to neighbouring structures and their locality and ensure a high standard of amenity, including privacy, overlooking and potential issues of noise.

Policy DM2 Accessible and Safe Environments seeks development that can be used safely, easily and are accessible by all.

Policy DM4 Provision and Design of Waste Management Facilities sets out that proposals should consider how to sustainably manage waste during the design, construction and occupation phases; and make on-site provision for general waste, recycling and composting. Stores should be accessible and safe to access both for occupiers and collection operatives; and be located and screened to avoid nuisance and adverse impact on visual and other amenity.

Policy DM9 Management of the Historic Environment seeks to sustain and enhance the significance of heritage assets. It sets out that development that that conserves and enhances the significance of a heritage asset and its setting will be supported. It states that proposals affecting a designated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. It confirms a heritage assessment should accompany the application. Proposals for alterations to existing buildings in Conservation Areas should not detract from the character and appearance of the Conservation Area, and should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive. Proposals affecting a designated Archaeological Priority Area will be considered having regard to the impact of the proposal on archaeological assets.

Policy DM21 Sustainable Design, Layout and Construction sets out that development is expected to consider and implement sustainable design, layout and construction techniques.

Policy DM24 Managing and Reducing Flood Risk seeks to ensure that all proposals for new development avoid and reduce the risk of flooding to future occupants and do not increase the risk of flooding.

Policy DM34: Driveways and Front Gardens states that all proposals will be considered having regard to their impact on the historic environment, in line with Policy DM9.

Policy DM35 Cycle Storage in Front Gardens relates to cycle storage, however sets out that storage on front gardens should be of high quality design, should not be visually intrusive and should not harm the amenity of surrounding properties, having regard to the size, location, level of screening and materials used. Supporting text paragraph 5.15 states that if the storage unit is painted, dark or subdued colours, or those already used on the property will help to minimise visual impact. Access doors must not overhang the highway and the height should be the same or less than the boundary treatment where feasible.

Policy DM49 Managing the Provision and Quality of Community Infrastructure supports provision of community facilities in principle. Supporting text paragraph 7.3 confirm that ‘community infrastructure’ includes childcare facilities such as crèches and playgroups.

Policy DM51 Provision of Day Nurseries and Child Care Facilities supports provision of nurseries, with supporting text paragraph 7.24 recognising the value and importance of provision of suitable day care facilities for preschool children, and notes that demand is likely to increase over the plan period.

Muswell Hill Conservation Area Appraisal (2008)

The site is located within Sub Area 7 ‘Colney Hatch Lane & Wellfield Avenue to The Avenue’.

Paragraph 4.48 notes that Muswell Hill Baptist Church (opposite the application site) is a Grade II listed building which is a local landmark that can be seen in views across the Muswell Hill junction and provides a transition between the town centre and adjacent residential area.

The remainder of Dukes Avenue is described as largely residential, with roofs of houses prominent in views along the street, and patterns created by chimneys and gables listed as notable components of the character of the area. It notes that “Although there are a variety of different house types, development is predominantly two storeys in height and terraced. The properties are generally constructed in red brick with a pitched slate roof and have contrasting coving, decorative plasterwork and timber work.”

The western end of Dukes Avenue has considerable consistency, and it is noted that there is interest in details that have been retained, such as the timber doors with stained glass panels and the repeated use of window frames with upper sashes subdivided by small glazing bars.

No.1 Dukes Avenue is referenced as:

“At the western end of Dukes Avenue there is considerable consistency in the style and elevation treatment of the development. On the north side, Nos. 1 to 9 (odd) and Nos. 11 to 23 (odd) have decorative pargetted plaster coving at eaves level, porches with hipped roofs on timber brackets, and a pattern of paired gables (also with pargetting), two storey projections, ground floor bays and arched heads to the ground floor windows.”

Nos. 2 to 24 (even) to the south side of Dukes Avenue are noted to have the same architectural details as the houses on the north side.

Planning Assessment

This application forms part of the refurbishment of this vacant building, which has been confirmed to be in Class E use. The nature and extent of the works are minor, seeking to bring the site back into use, upgrade its appearance and ensure its longevity. The proposed works will facilitate the operation and provision of a high-quality childcare setting, in line with Haringey Policies SP16, DM49 and DM51.

Design and Heritage

Adopted national and local planning policy requires that development proposals preserve or enhance the character of heritage assets. Haringey Policies SP12 and DM9 set out that proposals should sustain and enhance the significance or of heritage assets and their settings, in this case the Muswell Hill Conservation Area, and the Grade II Listed Muswell Hill Baptist Church (opposite the application site). Policy SP1 further sets out that Muswell Hill is seen as an ‘Area of Limited Change’ and development should respect the character of its surroundings.

The Muswell Hill Conservation Area Appraisal notes a number of features which characterise the western end of Dukes Avenue. The proposals are not considered to have any impact on these character features, as they will not extend the existing building upward, there will be no change to the roof pitch or covering, and there are no alterations to the chimneys, gables or bay windows. The existing coving, decorative plasterwork and timber work to the front façade and existing front boundary walls will be retained, ensuring the consistency between no.1 Dukes Avenue and the remainder of the street is preserved.

The alterations proposed to the building frontage are minor and will not detract from the character and appearance of the Conservation Area. The proposed new main entrance door will replace the existing modern and unsympathetic metal door with a design that is reflective the original timber double-doors seen elsewhere on Dukes Avenue (including neighbouring no.3 and opposite no.2). The proposed door will incorporate the decorative timber work and glazing pattern that is a character feature of the area. The use of double glazing will also enhance the building's thermal and acoustic efficiency. There are no changes proposed to the existing front porch. This upgraded design will better relate to the adjacent buildings and contribute positively toward the distinctive character and consistency of the street and wider Conservation Area, which is the building's key contribution to the Conservation Area.

The proposed new door to the existing side extension is intended to provide a secondary means of escape from the garden in the event of an emergency. This timber double-door will reflect the panelled design of the main entrance door but be subordinate in both its positioning and simplified features, to ensure the prominence of the main entrance is retained. The arched window detail above the door will be retained to provide natural light to the internal area, and interest to the front facade, but the existing frame will be replaced alongside the new door to provide a higher quality and harmonious appearance. The window, secondary and main doors will have a consistent painted dark green finish, providing a traditional, uniform appearance across the building frontage, that is in keeping with the wider area.

Secondary doors to frontages are a design feature of various buildings to Dukes Avenue, including at adjoining no.3 Dukes Avenue, and nearby nos. 6, 7, 10 and 22, as demonstrated below at Figures 7 and 8. These are all noted to be subservient in size and detail to the main entrances, but with matching materials and finishes. These secondary doors are also located at a lower level to the main entrance, with access taken from driveway / parking area.



Figure 7. Photograph of existing secondary door to no.3 Dukes Avenue



No. 6 Dukes Avenue



No. 7 Dukes Avenue



No. 10 Dukes Avenue



No. 22 Dukes Avenue

Figure 8. Photographs of existing secondary doors to Dukes Avenue Frontages.

The Conservation Area Appraisal also notes the importance of views to and from the Grade II listed Muswell Hill Baptist Church. These views will be preserved, with the proposed works resulting in no change in scale or massing of the building. The works to the building frontage, including reinstating the original-style entrance door and formalising the bin storage area, will both improve the external street appearance of the application site and enhance the wider setting of the listed building. It is therefore considered that the proposals will not result in any detrimental impact to views to or from the listed building, the building itself, or its setting.

The site is also noted to be in an Archaeological Priority Area. The proposals do not require any below-ground or foundation works, and therefore will not result in any impact to any archaeological assets.

The proposed works will be of high-quality design, materials, and finish, which will reflect and enhance the local context and character of the Conservation area. As noted above, the dark green painted finish of the proposed new doors will provide a consistent and uniform appearance across the building frontage and reflect the character of the Conservation Area.

The proposed adult and child height handrails will be of a black PPC finish in a minimal circular design, to match the surrounding black metal railings and fixtures to the building. These will maintain a consistent design appearance across the site and appear more in keeping with the character of the Conservation Area

than the unsympathetic yellow handrails currently in place. The proposed handrail will provide safe and inclusive access to and from the main entrance of the building for all nursery users, in line with Policy DM2. In conjunction with the reinstatement of the traditional design of the main entrance door, this will offer a significant improvement over the existing.

The proposed store will rationalise the existing unsightly ad-hoc bin storage to the front of the building, and provide secure on site storage for bins. The store will be of high-quality timber construction with a clear natural wood finish, and discreetly located to the site boundary, creating a sleek and uncluttered appearance and minimise its visual impact. The store will have integrated sliding doors, providing easy access for both nursery staff and collectors which will not impede on the highway. The proposed timber store is robust and durable, to ensure its longevity and security. The store will offer a clear visual improvement from the street and are entirely proportionate to the host building and would not represent an overdevelopment of the plot, in line with Policies SP6, DM4, DM34 and DM35.

In light of the above, the proposed works are considered to be fully acceptable in heritage terms. They seek to complement the architectural style, scale, proportions, materials and details of the host building and will not appear overbearing or intrusive. The proposals will both sustain and enhance the significance of both the Conservation Area and the nearby Grade II listed building including its setting. In addition they will have no impact on the Archaeological Priority Area. This is in line with Haringey Policies SP1, SP11, SP12, DM1 and DM9.

In design terms, the proposals incorporate high-quality design and materials, provide secure waste storage and offer a safe and accessible environment for all nursery users. The works are considered to be minor in extent and nature, and have been designed to minimise impacts on climate change, through re-use of the existing vacant non-residential building by a long term occupier. The proposals are therefore considered to be in full accordance with Haringey Policies SP4, SP6, SP11, DM1, DM2, DM4, DM9, DM21, DM34 and DM35.

Impact on Residential Amenity

In terms of residential amenity, the proposed works will have no impact in terms of privacy, sense of enclosure, overlooking or noise. The replacement of the front door will reinstate a traditional feature improving the visual amenity of both the building and the wider street scene. Furthermore, the bin store to the front will provide a sleek and uncluttered appearance to the front boundary, avoiding any nuisance or impact to surrounding amenity, in line with policy DM4.

Other Considerations

The use of the existing front parking area for secure and accessible bin storage will result in an improvement in pedestrian safety, as it removes the potential for vehicles to cross the pavement in order to park in front of the building. In addition, the access doors for the bin store will be sliding, causing no pedestrian or highway impact. These proposals are in accordance with Haringey Policies SP6 and DM2.

In terms of trees and landscaping, there will be no change to the existing planting, and no impact on any trees on or near to the site. The existing landscaping to the front boundary will be retained.

In terms of flooding, there is no increase in the level of hardstanding on site, and none of the works require below-ground works. There would therefore be no increase to the risk of flooding on site or elsewhere, in line with Haringey Policies DM24 and SP5.

Design and Access Statement

This Design and Access Statement is prepared in accordance with guidance set out within the NPPG (Online, 2022) and is proportionate to the complexity and nature of the application which is very minor.

Use

The site's longstanding use was confirmed as a medical and healthcare facility (Class E) as confirmed with the issuing of a Lawful Development Certificate on 18 November 2022 (ref: HGY/2022/2761). As both the existing and proposed uses fall under Class E, no change to the use of the building is proposed as part of this application.

Scale and Amount

The proposals relate to minor external works and will result in no increase to the scale or amount of development on site.

Appearance

The proposals will significantly enhance the external appearance of the building, through reinstating the original-style entrance doors, and formalising the unsightly bin storage area to the front. This will further contribute to the character and appearance of the wider Conservation Area, and the setting of the nearby grade II listed building.

Layout and Access

The proposed new handrails to the main entrance will provide safe and inclusive access for both children and adults. The proposed doors to the side extension will enhance the layout of the building, providing secondary means of escape in the event of an emergency. The proposed store to the front will offer formalised safe and secure storage for bins, which can be easily accessed by both nursery staff and collectors.

Landscaping

No changes to landscaping are proposed as part of this application.

Conclusions

This assessment has been prepared by Firstplan and is submitted in support of a planning application made on behalf of KMK Kinderzimmer at 1 Dukes Avenue, Muswell Hill, London N10 2PS. The works will facilitate the operation of this new community facility, in line with Haringey Policies SP16, DM49 and DM51.

The proposals offer a well-considered and appropriate response to the long-term operational requirements of the building's use as a children's nursery, whilst preserving and enhancing the character, appearance and significance of the site and surrounding heritage assets, namely the Muswell Hill Conservation Area and the nearby Grade II listed building. They will have no impact on the Archaeology Priority Area. This is fully in accordance with Haringey policies SP1, SP11, SP12, DM1 and DM9.

The proposals offer a high-quality design which will enhance the condition, appearance and longevity of the site, providing a safe and accessible space for all nursery users. They offer a sustainable re-use of this existing vacant non-residential building. The proposals also incorporate attractive and secure waste storage, and will contribute to the character and amenity of the area, in line with Policies SP6, SP11, DM1, DM2, DM4 and DM21.

There will be no harmful impact on neighbouring amenity, highways/servicing, flooding/drainage, or trees/landscaping, in line with Haringey Policies SP4, SP5, DM4, DM24, DM31, DM32, DM34 and DM35.

In light of the above, the application proposals are consistent with all of the relevant planning policies and guidance at both national and local level. We therefore respectfully request that planning consent is granted without delay.

Yours faithfully

A handwritten signature in black ink, appearing to read 'Chris Jones', written in a cursive style.

CHRIS JONES

Director

Enc.