Design and access statement

The Cornerways, Ellington Road, N10

Erection of a new build 3 storey dwelling

February 2023

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1.0 Introduction

Introduction

This Design and Access Statement is prepared on behalf of Steve Carson and Lisa Carson (the applicants) in support of a planning application for new dwelling in Muswell Hill.

Located at a prominent junction between Cranley Gardens and Ellington Road, the scheme will provide a needed revival an enhancement of the existing corner plot.

This document aims to present sufficient background information, context and illustrations to support the detailed planning application for the development.

The content sets out the following:

- Context and site analysis
- Relevant planning history
- Local building precedents
- Design proposal

2.0 Context and site analysis

Site Location

Cornerways is located in the suburban district of Muswell Hill, within the London Borough of Haringey. The area is mainly Edwardian suburb, characterised with detached and semi-detached Victorian and Edwardian town houses. Neighbouring areas include Crouch End, Highgate, Hampstead Garden Suburb and East Finchley.

The Site is surrounded by a lot of green spaces and it is in close proximity to Alexandra Park and Highgate Woods and Queen's wood and Parkland Walk(North).

2.0 Context and site analysis

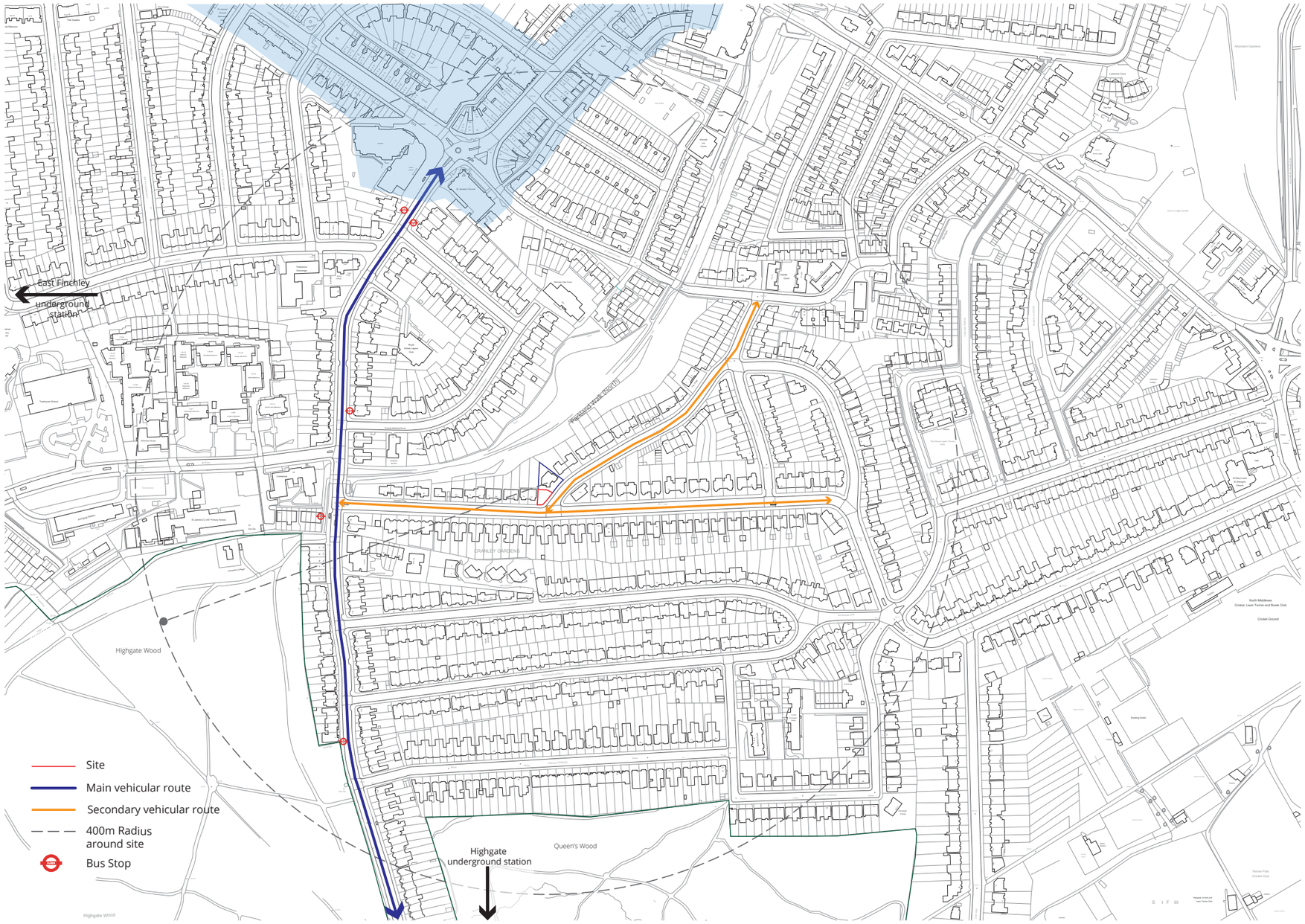
Transport links and movement

Located at the junction of Ellington Road and Cranley Gardens the site has really good transport links and pedestrian routes.

It is located within 5 minute walk from Muswell Hill Road connecting Highgate and Muswell Hill area. As indicated, bus no.43 serves Frier Barnet/London bridge and bus no.143 - North Finchley/ Warren Street.

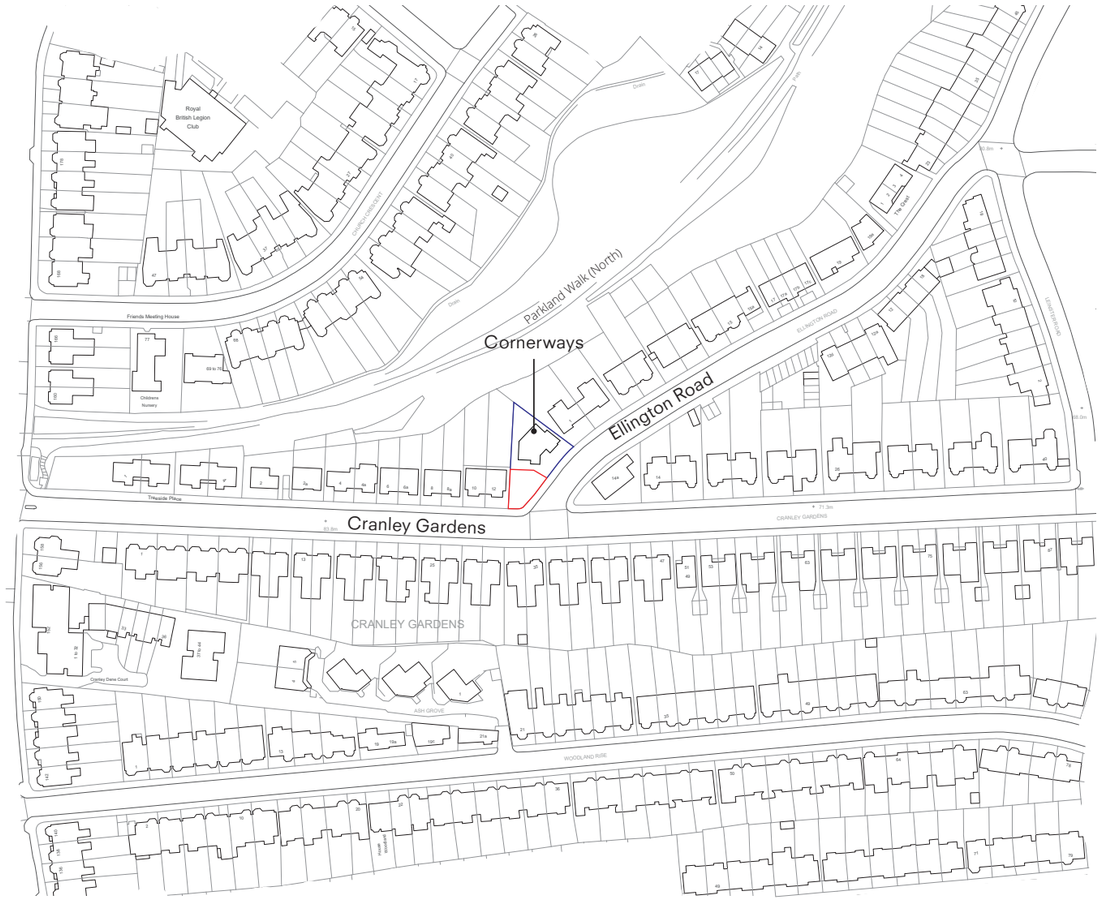
The nearest underground station is Highgate (Northern Line) located around 20 minutes walk south along Muswell Hill Road. East Finchley (Northern Line) is located roughly 25 minutes walking distance from the site.

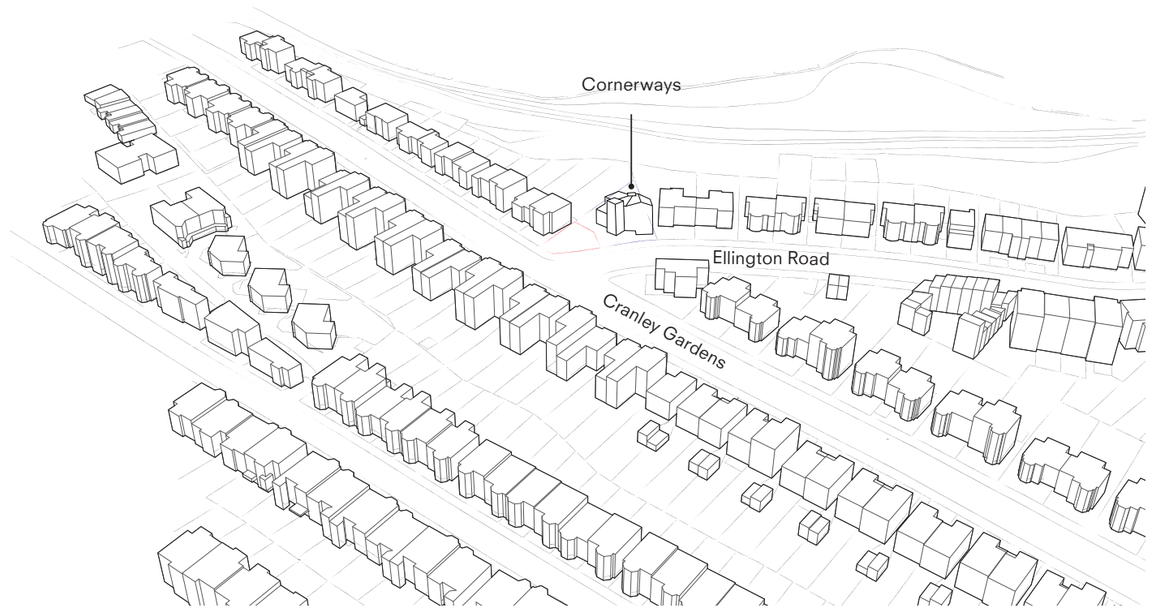
The site benefits from great walking, running and cycling routes as well. Cornerways borders with The Parkland Walk that connects Finsbury Park running through Highgate Wood connecting to Alexandra Palace. Queen's wood and Highgate wood present plenty of green walking routes. The closest shopping mall is Muswell Hill Broadway, located 15 minutes walk north on Muswell Hill Road.



2.0 Context and site analysis

Site Location





2.0 Context and site analysis

Surrounding buildings analysis

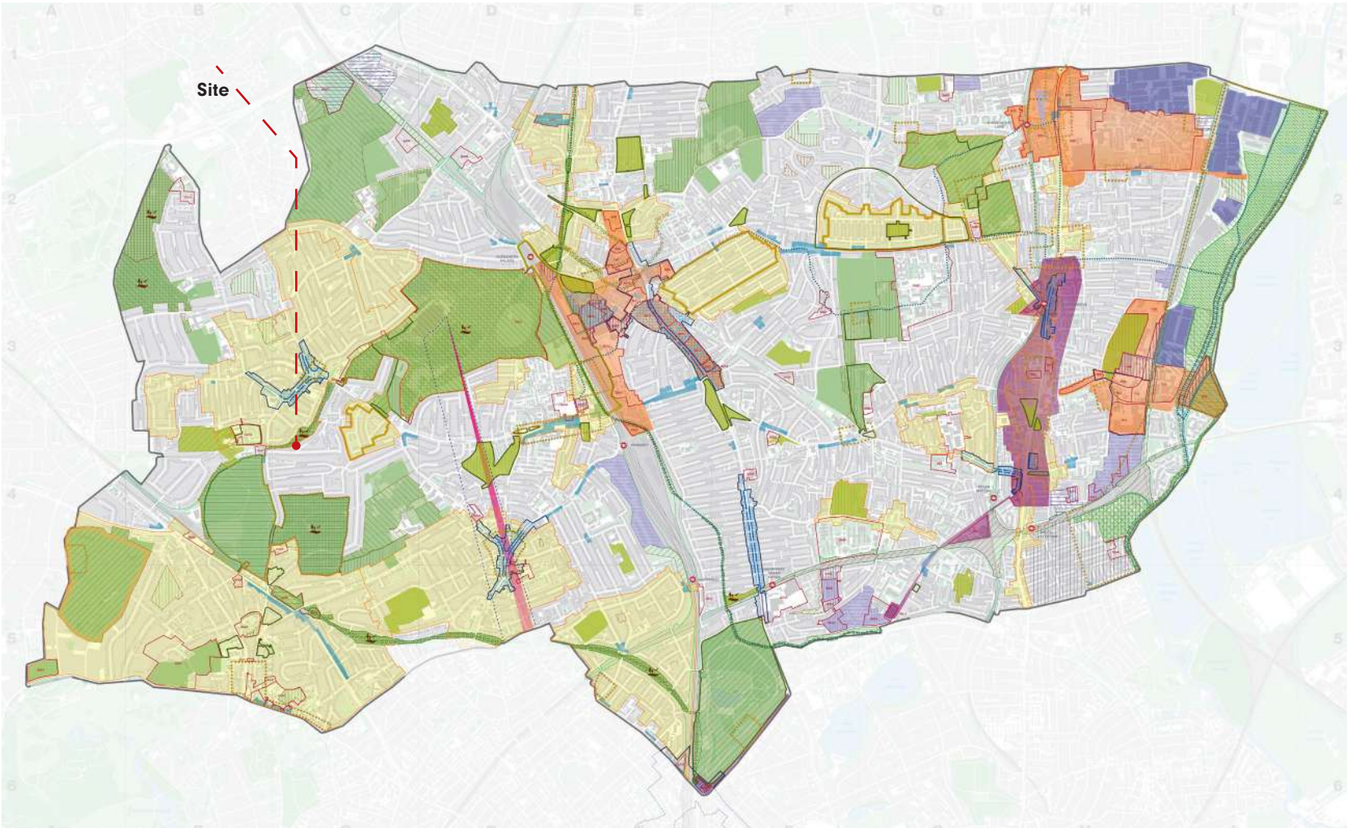
The area around Cornerways is characterised primarily with large detached and semi-detached dating between 1900s to 1950s. As seen from the photos below, dwellings along Cranley gardens and Ellington road offer a mixture of architectural styles. The two neighbouring properties at No.12 Cranley Gardens and The Cornerways are of a different architectural style.

The site and surroundings are outside Conservation area which presents opportunity for more modern additions in the area, similar to No.14A Cranley gardens where a corner site has been developed in the 1970s. Recently approved and renovated, the original building on site - Cornerways brings a modern feel to the street scenery as well.

Building typologies along ellington road

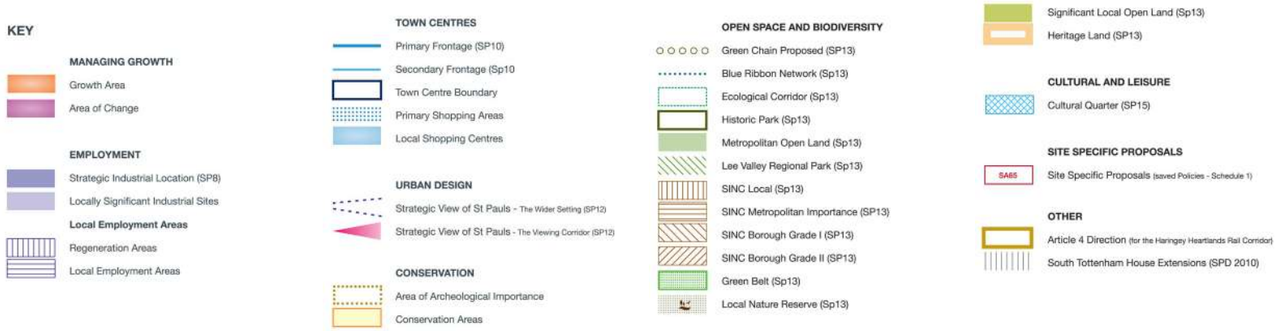
2.0 Context and site analysis

Haringey Planning Policies map



Haringey planning policy map

Muswell hill planning policy map



Relevant Planning History

Planning refused - ref. HGY/2005/0521
Detailed planning permission was refused on 17th May 2005 for 'Erection of a two storey building comprising a 1 bed house with garage, within front/side garden.'

Planning refused - ref. HGY/2006/1501
Permission was subsequently refused on 19th September 2006 for 'Erection of 1 x 2 storey one bedroom dwelling with integral garage within front/side garden.'

Planning approved - ref. HGY/2011/1868
Permission was then granted for 'Erection of a two storey building comprising of a two-bedroom house' on 11th July 2012. The development was not implemented. A number of conditions were imposed. These include:

Condition 6 – requiring details of the green roof;

Condition 7 – removed permitted development rights;

Condition 8 – prohibited the use of the roof as a garden or balcony;

Condition 10 – required the submission, prior to commencement, of a hydrological and hydro-geological impact assessment (to ensure satisfactory drainage); and

Condition 11 – required the submission, prior to commencement, of a construction management plan to consider the impact of basement development.

The decision notice referenced the reasons for the grant of permission as:

'The proposed building in terms of its siting, form and associated landscaping is considered to be designed sensitively in terms of its relationship within adjoining and neighbouring properties. The building is a more discrete building in comparison to the previously refused schemes. The proposal will not adversely affect the residential and visual amenities of adjoining occupiers and will not adversely affect parking conditions in the immediate surroundings. As such the proposal is considered to be in accordance with policies UD3 'General Principles', UD4 'Quality Design', HSG1 'New Housing Development' of the adopted Haringey Unitary Development Plan and Supplementary Planning Guidance SPG1a 'Design Guidance and Design Statements', SPG2 'Conservation and Archaeology' and the Council's 'Housing' SPD.'

The planning officer described the local context in paragraph 3.3 of their committee report as follows: 'Cranley Gardens and Ellington Road is an eclectic mixture of building styles, types, ages and materials; dating from late Victorian period to typical suburban housing of the inter war period. The application site does not fall within a conservation area.'

Planning approved - ref. HGY/2017/1388 - Permission was granted on 1st December 2017 for - Erection of 2 no. dwelling houses following the substantial demolition of the existing dwelling house.

Planning approved - ref. HGY/2018/2596
Permission was granted on for Construction of a two storey dwelling house at ground and lower ground floor.

Subject to a number of conditions the permission is granted. Although contradicting to paragraph 53 from the NPPF where developments in back gardens are widely not supported, the proposal is well justified and because of the supporting landscaping plan the proposal gains permission. Furthermore the proposal was found acceptable because:

The proposal involves the creation of an additional residential unit. The principle of additional housing is supported by the National Planning Policy Framework (NPPF) 2012 chapter 5 Delivering a sufficient supply of homes, London Plan 2018 Policies 3.3 'Increasing Housing Supply' and 3.4 'Optimising Housing Potential'. It is also supported by Haringey Local Plan Policy SP2 'Housing'. The Haringey Local Plan 2013 sets out a target of 19,820 dwellings between 2011 and 2026..

In response to the above policy requirements the proposed additional dwelling on site is low level in form, has a green roof and extensive landscaping to ensure that it will be subordinate to existing properties and respects the openness of the immediate corner.

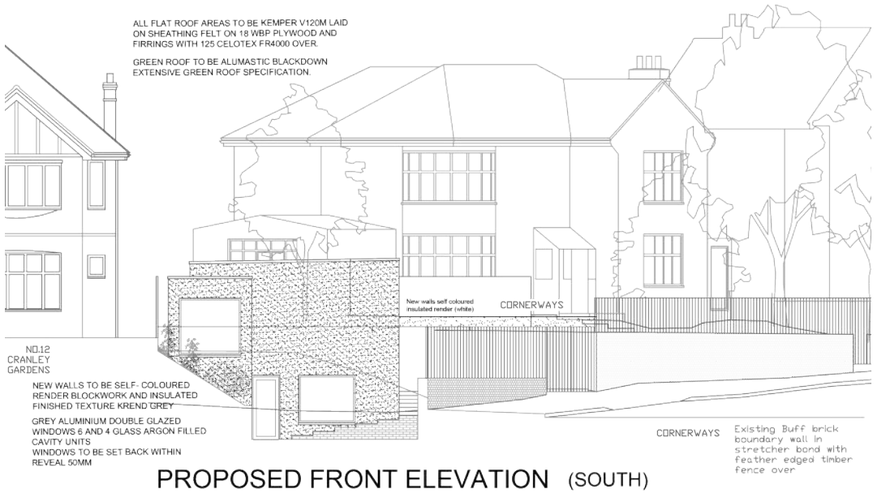
The plot of land is of sufficient size in terms of both its depth and width given its triangular shape. As such, it is considered that the orientation of the proposed dwellings, combined with the retention of the views through towards Parkland Walk, would not result in over-development of this site. DM Policy (2015) DM1 'Delivering High Quality Design' states that development proposals should relate positively to their locality, having regard to, building heights, form, scale & massing prevailing around the site, urban grain, sense of enclosure and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing and materials. Local Plan (2017) Policy SP11 states that 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. 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 which is supported by London Plan (2016) Policies 7.4 and 7.6.

2.0 Context and site analysis

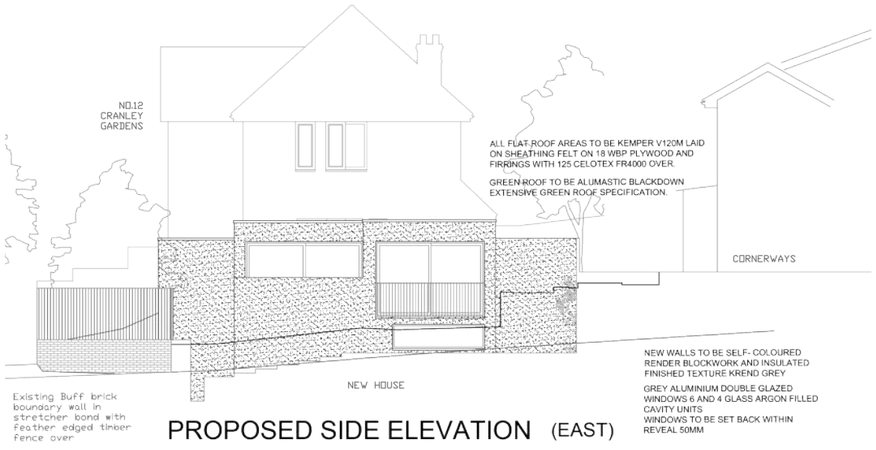
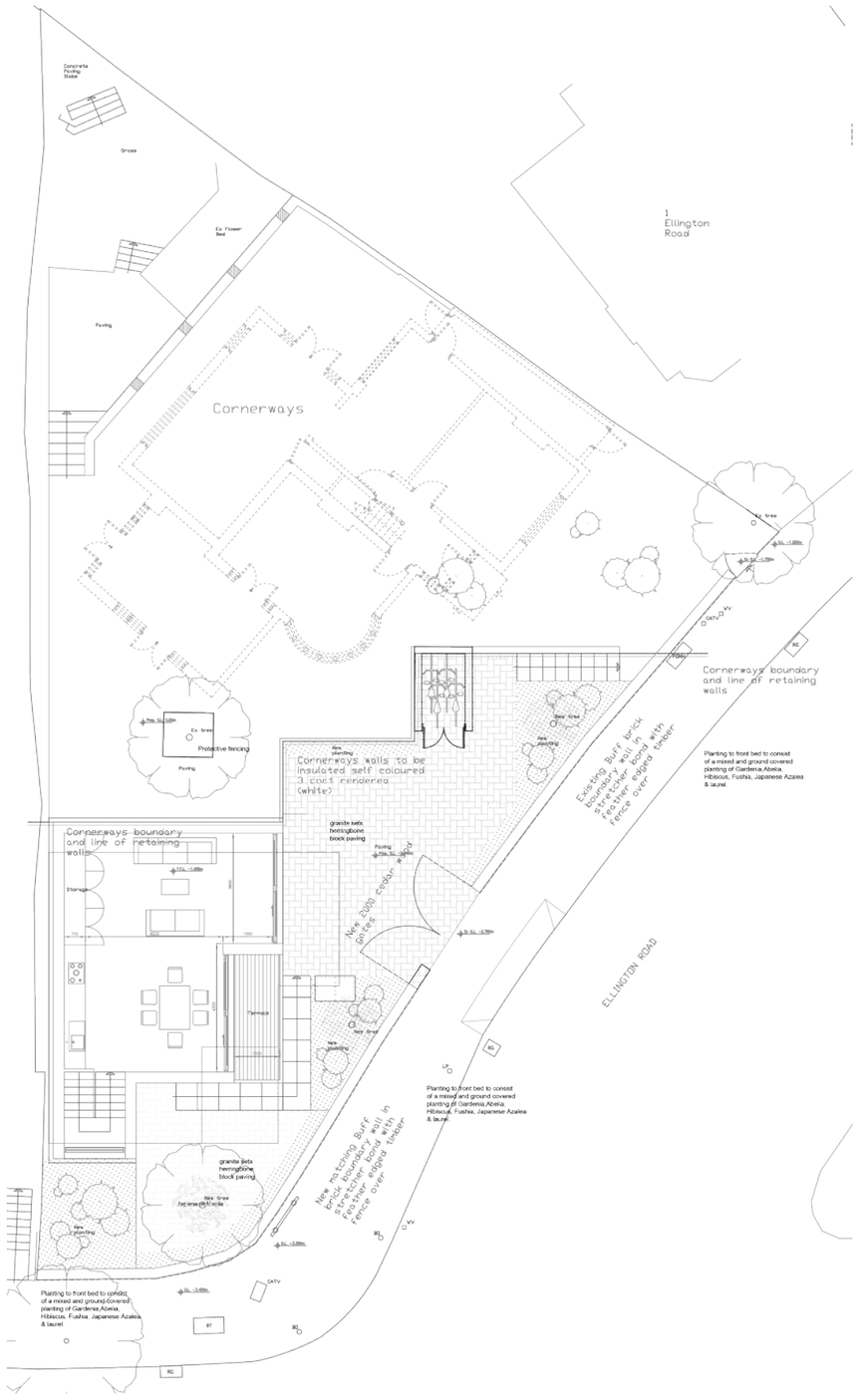
Relevant Planning History

HGY/2018/2596

Construction of a two storey dwelling house at ground and lower ground floor.



PROPOSED FRONT ELEVATION (SOUTH)



PROPOSED SIDE ELEVATION (EAST)