

23 DONOVAN AVENUE, LONDON, N10 2JU

01.03.2023

DESIGN AND ACCESS STATEMENT

1.0 Introduction

- 1.1 This is a supporting statement prepared by Bigger House Design on behalf of the applicant in relation to a planning application for single storey side and rear extension, removal of chimney stacks in the side elevation of the outrigger and changes to the windows of upper floors in the rear elevation and enlargement of rooflight in main rear roof and the construction of a bicycle store in the garden in front of the house at 23 Donovan Avenue, London, N10 2JU.



Figure 1.0 Street view

2.0 Location & Context

- 2.1 The application site is located on the north-east side of Donovan Avenue. The whole road slopes downward in east direction. Donovan Avenue is characterised by residential terraced dwellings. The period terrace features double storey window bays, porches with hipped roofs and stucco details on exposed brick work front walls.
- 2.2 The existing property is a two storey single family dwelling house. There is an original two storey rear outrigger, single storey rear bay window and a generous front and back gardens.
- 2.3 The application site belongs to the Muswell Hill Conservation Area and is not listed Building. No.21 Donovan Avenue has been extended by a single storey side rear extension.



Figure 1.1 Ariel view



Figure 1.2 Existing rear elevation

No.23 Donovan Avenue →



No.21 Single store side rear extension

← No.23 Donovan Avenue



Figure 1.3 View of side elevation and next door neighbour

3.0 Planning History of Site

HGY/2018/3693 - Non-material amendment following a grant of planning permission

HGY/2017/3374: revision of approved side extension roof from pitched to flat to suit adjacent neighbour's extension. – Permitted

HGY/2017/3374 - Single storey rear side extension – Permitted

HGY/2009/1138 - Erection of single storey rear infill extension with internal alterations. – Approved

4.0 Proposed Works

- 4.1 Amount: The proposal relates to the demolition of the lean-to boiler room, two chimney stacks and rear bay window and the construction of a single-storey side and rear extension, internal renovation including the installation of like for like double glazed sash windows on upper floors of rear elevation, enlargement of the rooflight in the rear main roof and the addition of a bicycle store in the garden in front of the house.
- 4.2 Layout: The new extension is a slight modification of the previously approved applications; for amendment of side extension roof - appl. No. HGY/2018/3693 and for extension of rear bay window – appl. No. HGY/2018/3694. New layout allows for an open kitchen and dining area with a handy toilet and ancillary area. The proposed skylights provide natural light throughout the space. Large glass sliding doors allow panoramic views and easy access to the garden. The refurbished sash windows and a rooflight replicate character of the existing street architecture. New bike store is of moderate size, similar to many proposals that are common across the Borough.



- 4.3 Scale: The scale and proportions of the side and rear extension respect proportions and layout of the existing elevation and close by properties. The consent of the flat roof bay extension is amended with a parapet wall to make the whole addition united. The planning grant to the side infill extension protrudes only one brick towards the garden. The proposal is considerate and allows utilization of the optimum viable space, therefore it benefits the heritage asset. The proposed single storey addition is consistent with the scale and character of the main building and adjacent layouts. New bike store is of moderate size, similar to many proposals that are common across the street.
- 4.4 Amenities: The height of the proposed extension matches the height of the extension at No. 21 and the previous planning permits. The adjacent side elevation of No. 21 is windowless, and the new bay window extension is offset from the boundary by the same distance as from No. 25. In this way, the sunlight and the daylight of the neighbors will not be affected. The design of the new side and rear extension of the ground floor is neither overbearing nor intrusive. It successfully mitigates the impact on adjacent amenities and improves the quality of living conditions both indoors and outdoors. The proposed skylights will not cause much more oversight than the existing homes have already experienced. For these reasons, the proposed development will have no impact on amenities for neighbours.
- 4.5 Appearance: The appearance of the rear elevation will be keeping with original features such as London stock brick and precast coping. New high quality uPVC sliding doors, double glazed timber sash windows and double glazed skylights will combine traditional aesthetics with 21st Century levels of performance. The glass features in the elevation will make the new elevation visually lightweight, open, transparent.
- 4.6 Sustainability: Use of double glazed insulated doors and glass roof with gas filled spaces and low emissivity (low-E) coatings will minimize the loss of heat through glass. New cavity construction walls and insulated roof build-up will not only protect the dwellinghouse from cold temperatures and large heating bills, but also from everyday wear and tear. The combination of controlled and uncontrolled ventilation will provide a healthy environment without unnecessarily losing too much heat. The proposed development will make use energy-saving lighting with some use of automatic switches and switches controlled by motion and daylight sensors. The proposed works are mindful in taking account of climatic effects
- 4.7 Landscape: Proposed rear garden landscaping will be enriched with some low maintenance shrubbery or evergreen plants. The final design will match existing layout's style. The front garden will accommodate softwood, treated bike store.
- 4.8 Use: The use of the house will remain as residential.
- 4.9 Parking and Access: The proposal does not make any impact on any highway or public route. Access and parking for the existing house will remain unchanged

5.0 Policy references

5.1 Haringey's Local Plan 2013-2026

5.1.1 Policy 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.

5.1.2 Policy SP12 – Conservation

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.



Response

The proposal for extension, alterations to existing building in historic area comply with the Policies SP11 and SP12 in respecting local context and character. Many local properties have undergone alterations. The proposed single storey side and rear extension is secondary to the host building and enhances the historical heritage. The development is not overbearing but of a balanced and proportionate scale. The high quality finish materials and details complement the host building.

5.2 Haringey's Development Management Plan 2017

5.2.1 Policy DM1 – Delivering High Quality Design

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.

5.2.2 Policy DM9 – Management of the Historic Environment

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

5.2.3 Policy DM12 – Housing Design and Quality

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.

Response

The proposal complies with Haringey's DMP Policies in appreciating the local character, adopting subservient to the host building design in terms of location, form and materials. Scale and finest detailing will improve the host building and make conservation area more desirable. The amenities of occupiers/users and nearby properties will not be harmed through overshadowing, overbearing, unsatisfactory outlook, privacy or sunlight/daylight.

6.0 Impact on the appearance and character of Area

- 6.1 The scale and form of proposal will be sympathetic and subservient to the existing style of the existing area and will not affect the area character. The next door owner's amenity and privacy will remain unharmed and the amount of daylight and sunlight will not be affected. The most importantly the proposal appreciates the surroundings and enhance the significance of the heritage assets of the Muswell Hill Conservation Area.

We trust that the application will be supported with recommendation for approval.

Prepared by

Bigger House Design