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REV.00

Design and Access Statement

DEMOLITION OF THE EXISTING DWELLING; EXCAVATION OF BASEMENT WITH FRONT AND REAR LIGHTWELLS; ERECTION OF TWO-STOREY TERRACED DWELLING HOUSE WITH ROOMS IN THE ROOF SPACE; ALTERATIONS TO FRONT GARDEN HARD LANDSCAPING; AND CHANGES TO FENESTRATION.

**9 Woodland Rise
London
N10 3UP**

1.0 INTRODUCTION

This Design and Access Statement has been prepared to support a planning application for a new build house at no.9 Woodland Rise, located in the Muswell Hill suburb in the London Borough of Haringey.

The proposed scheme involves the demolition of the existing terraced house and the erection of a new two-storey terraced house with rooms in the roof space. The proposed scheme seeks to maintain visual symmetry and balance with the adjacent properties (no. 7 and no.9 Woodland Rise) in the design, appearance and mass. The scheme will see the addition of a single-storey basement extension with external lightwells, a ground-floor rear infill extension and a new dormer extension, and changes to fenestration.

The proposed alterations have been noted in this document and are shown on the attached drawings. The proposed scheme will make a positive contribution to owner-occupiers of the building by providing environmental improvements through its increased sustainability, and to surrounding areas whilst having no impact on the street scene.

The proposal has been designed to remain in keeping with the existing street facade and the proposed changes are only minimally visible from any pedestrian route or public space. The proposed alterations integrate well within the context of the existing buildings with regard to scale, layout and materials.

2.0 PLANNING HISTORY

The owners of the property at 9 Woodland Rise have received planning permission in March 2022 to refurbish the above property including rear, roof and basement extensions.

Planning Application Reference No. – HGY/2021/2969.

Since then, the Technical Design for the full refurbishment and extension has been under development. During this process, the design team met with a basement construction specialist who identified the necessity of an extensive amount of temporary works to support the existing house.

Looking at all the available alternatives on how to implement the approved design, the design team including the architect, structural engineer and basement contractor concluded that the approved scheme could be constructed safer and faster by removing the small elements of walls and roofs that would be left from the original house.

Also, demolition of a directly adjoining building and support of the retained party walls of the neighbouring buildings is a common practice and is a more effective and overall less intrusive method of constructing a building with basement and above-ground extensions than underpinning of retained parts of the existing house would be.

The current planning approval does not allow for the removal of these elements of walls and roofs.

For this reason, the owners have now decided to submit a new planning application for the full demolition and like-for-like rebuilding of the scheme approved in March 2022.

3.0 DESIGN

3.1 Use

The existing property was previously used as a residential property and the new proposal will also be used as a residential property. This use is characteristic of the area. No commercial activity will take place on this site.

3.2 Access

Due to the nature of the proposal, the existing access to the house at ground level from the street will not be affected in any way. The entrance into and out of the site will remain the same.

3.3 Amount

The main component of the proposed development is the enlargement of the existing basement floor to match the ground floor footprint.

This enlarged basement will provide the occupant with additional living spaces and functions.

At ground floor, a rear infill extension is proposed to allow for a continuous rear elevation whilst improving the quality of spaces internally.

At second floor, the loft conversion will allow for an additional bedroom with a new dormer window.

All changes would be minimally visible from public viewpoints from the street as the proposed changes are located either at the rear of the property or at the front behind the dwarf brick wall and hedge acting as a privacy screen.

The extensions and alterations have been designed to minimise the impact on the adjoining neighbours. Due to the location and design, they have virtually no impact on the immediate neighbours.

3.4 Layout

Alterations to the internal layout are proposed which will improve the use of the building for the occupants throughout the house. The general distribution and orientation of spaces across the house will be kept similar to the existing arrangement.

3.5 Scale

The proposal seeks alterations to the external envelope of the building which remain very conservative and modest in their relationship with the existing elevations and the roof. The new design is very similar in scale to the existing. All proposed exterior alterations were carefully assessed to achieve the right balance between the existing house and the proposed changes and additions as well as the surrounding area.

3.6 Landscaping and Appearance

All proposed alterations to the landscaping of the property will remain discreet.

At the front of the house, the existing steps to access the basement from the outside are proposed to be re-built to be more comfortable for users and open to a lightwell to bring natural light to this floor. New windows are proposed to bring light into the proposed boot room, replicating the design details of the ground-floor windows.

A second lightwell on the front elevation is proposed to be created in front of the lounge bay which is being extended down. This is to ensure natural light reaches the newly created spaces while extending the front elevation and window design. At basement level, the lounge opens to the lightwell with French doors. The detailing of the windows and walls at basement lightwell level will be in keeping with the appearance and design of the existing building at ground level.

Both lightwells, being hidden behind the front garden low-level brick wall and hedges and being below ground, will remain sympathetic with the existing aesthetic of the property and barely visible from the public pavement. The lightwells' proportions and sizes have been designed to ensure their related internal spaces receive sufficient daylight and natural ventilation whilst keeping the extent to the surrounding hard landscaping minimal.

In front of the bay window the lightwell extends only up to the line of the existing sandstone paving-without altering the front hedges and shrubs. The lightwell will be covered with walk-on glass louvres providing natural lighting and ventilation to the room below as well as avoiding any above-ground-level visual projection. For the lightwell with the steps down to the basement, additional planters are proposed to the front and side of the lightwell to improve the character and appearance of the front garden as well as to provide increased privacy to the occupant.

At the rear, existing fences to either side of the property will prevent visibility of the proposed alterations by the neighbours.

The external changes to the rear garden comprise changes to the patio and hard landscaping in the garden, using sandstone paving, as well as a narrow lightwell along the rear elevation in order to bring natural daylighting down to the basement spaces. This lightwell will be covered with walk-on glass and glass louvers to ensure natural ventilation and sufficient lighting is provided whilst keeping its depth and projection into the rear garden to a minimal amount.

The existing raised decking and steps outside the existing rear reception room (Lounge-08) are proposed to be removed to have a consistent floor finish level internally and externally (to match the existing Dining-10). The existing sliding doors to the ground floor rear elevation are being replaced for larger ones to match the width of the kitchen and dining areas. As the boundary fence with no.7 Woodland Rise will be retained at its current height, and the infill extension will be built at the lower level of the existing ground floor Dining room, this will in effect reduce the visual impact of the ground floor adjacent to no. 7 due to its lower overall height and visibility as seen from no. 7.

At first floor the existing WC window is proposed to be blocked with matching brick infill to the side of the bathroom volume. The existing lean-to roof is also being replaced for a glass roof above the proposed infill extension. The glass lantern above the kitchen area is being replaced with a glass box, not exceeding the parapet wall preventing the neighbours from seeing it.

At second floor new skylights are proposed to the front and rear of the roof and a new rear dormer window to allow for the loft conversion with an additional bedroom.

All proposed changes at first and second floor will be minimally visible only for any neighbours as existing brick party walls are projecting from the main house, screening these elements from neighbouring views. Please refer to the below photograph highlighting the boundary wall referred to.



As previously mentioned (see Section 2.0 – Planning History), the proposal includes the full demolition and like-for-like rebuilding of the proposed scheme approved in March 2022.

The front elevation as it can be seen from the street will remain almost exactly the same. During the demolition works, the existing materials (brick, roof tiles, etc) will be carefully removed, stored and reused to minimize/eliminate the visual impact on the streetscape.

The external appearance of the property will only have minor amendments. The new windows are to be double-glazed and executed in a way that will match the existing appearance. The rear sliding doors are to be slimline powder-coated aluminium to remain a discreet contemporary design feature. The materials used on the rear elevations are to match the existing.

4.0 SUSTAINABILITY

The accompanying Energy Statement and Life Cycle CO2 Analysis produced by Green Tiger Sustainability, confirm the proposal will meet the targets set out in Haringey's current planning policies, provide detailed information of the project's energy reduction credentials and on the proposed sustainability strategies.

4.1 Case for Demolition and New Build

New builds in Haringey should meet a minimum carbon emission target 35% beyond building regulations Part L – under the London Plan guidance and local policy requires 100% overall carbon reduction, through on-site means first and contribution to Haringey offset fund for remaining emissions.

A refurbishment of the existing single dwelling would need to meet Part L building regulations in terms of energy, which are less rigorous than the standard of new build regulations and considerably lower than the London Plan/local new build requirements.

Also, after reviewing various options for the basement construction it became apparent that to preserve the existing structure while basement excavation and construction took place, significant amounts of temporary works and steel would be required, resulting in a very long, inefficient, and expensive process.

As demonstrated in the long-term CO2 analysis, the new building will go far beyond building regulations, 84.5% over Part L, and contribute to much lower carbon emissions in the long term over the refurbishment scenario, in keeping with the borough's wider aims.

4.2 Life Cycle CO2 Analysis - Refurbishment vs. New Build:

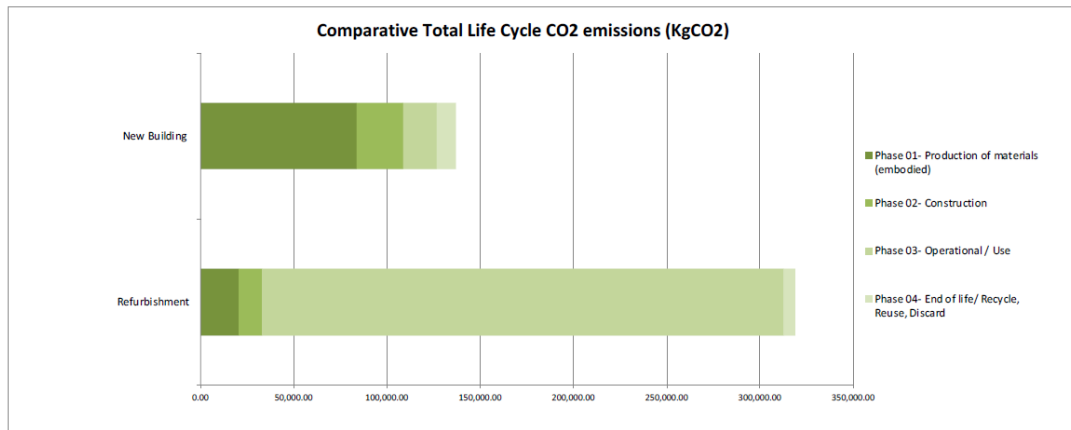
When calculating the total life cycle CO2 emissions of the refurbishment and new build scenarios, 4no variables have been considered:

1. Production of materials (Embodied)
2. Construction
3. Operational / Use
4. End of life / Recycle, Reuse and Discard

The overall carbon emissions are much lower in the new build scenario when analysed over 50 years. If looked at further in the future the carbon saving estimate would continue to increase dramatically in comparison with the refurbishment scenario.

It is estimated that the new build scenario will achieve a saving of around 180,000 metric tons of Carbon Dioxide (CO2) in comparison with the refurbishment scenario (see image 2). For illustration purposes, this saving is equivalent to:

- or, greenhouse emissions from around 38,750 gasoline powered passenger vehicles driven for one year
- or, CO2 emissions from around 416,700 barrels of oil consumed
- or, CO2 emissions from 2,350 tanker trucks' worth of gasoline



2. Comparative Total Life Cycle CO2 emissions (KgCO2)

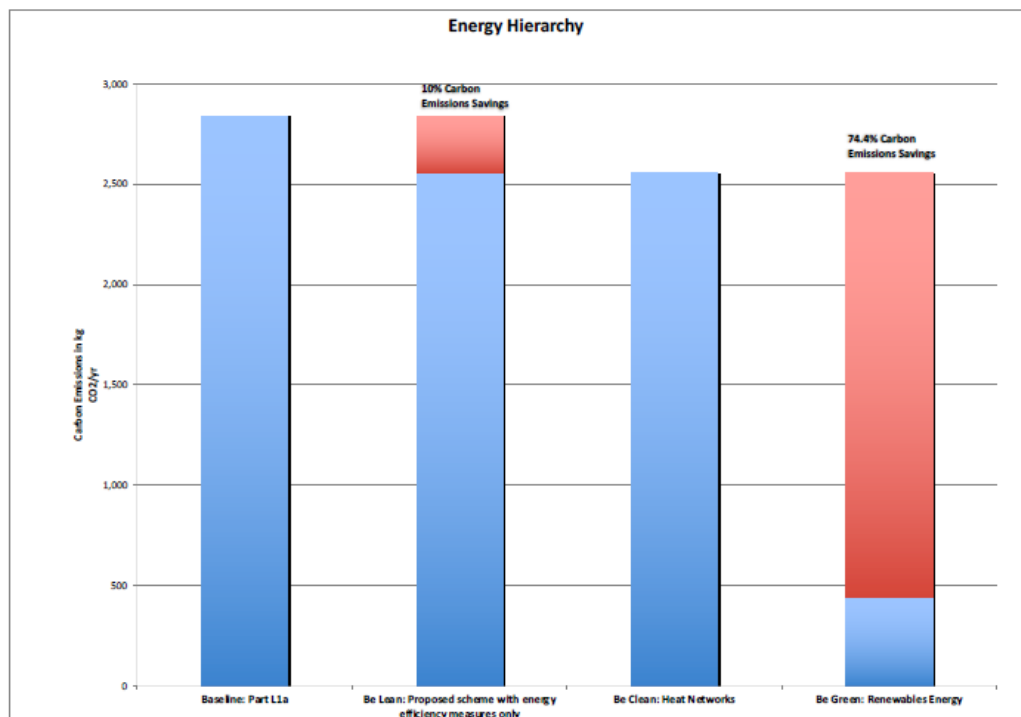
4.3 Energy

A well-insulated energy efficient building envelope is proposed and will result in a 10% reduction of CO2 emissions when measured against Part L of the current Building Regulations.

In addition to excellent u values (see image 4), good air tightness levels are to be achieved such that the proposed scheme does not exceed an air permeability level of 2.55 m3/hr/m2 at 50pa during testing.

Through the use of an air source heat pump (ASHP) to provide heating, CO2 emissions will be reduced. In addition to this, a total Photovoltaic (PV) array of 4kWp is proposed to provide additional CO2 reductions. These will be integrated on the front roof section facing South and 9 Woodland Rise, maximizing sunlight hours.

These renewable solutions will provide a further 74.4% reduction of CO2 emissions, resulting in an overall carbon saving of 84.4% over baseline building regulations (see image 3).



3. Energy Hierarchy

Element	Building Regulations Part L max U-Value (W/m ² K)	Proposed U-Value (W/m ² K)
Roof	0.16	0.12
Floor	0.18	0.11
Walls	0.26	0.14
Window	1.6	0.9/1.2

4. Proposed U-values

4.4 Overheating

The below measures have been considered in the design:

- 1) Reduce the amount of heat entering a building through orientation, shading, high albedo materials, fenestration, insulation, and the provision of green infrastructure
 - The property is having excellent u-values that help keep heat out. The more south-facing façades will have glazing with a low 0.38 G-value to limit the amount of heat radiation.
- 2) Manage the heat within the building through exposed internal thermal mass and high ceilings
 - Thermal mass to rear kitchen/basement floors
- 3) Provide passive ventilation
 - Openable windows and extract throughout.
- 4) Provide mechanical ventilation
 - Full mechanical ventilation with heat recovery specified
- 5) Provide active cooling systems.
 - There will be no active cooling on site.

4.5 Water

The following water fittings will be provided:

- 6/3 litre dual flush WC 's
- Kitchen taps flow aerated taps with flow rate of 5 litres
- Flow aerated taps with flow rate of 3.5 litres
- Showers are average max flow rate mix of max. 6 and 9 litres/minute at supplied pressure.
- Bath 200 litres max
- A/A+ rated washing machines (5kg per litre) and dishwashers (0.68 litre / place).

The above specification will equate to less approx. 103.2 litres per person per day.

5.0 PLANNING REFERENCES

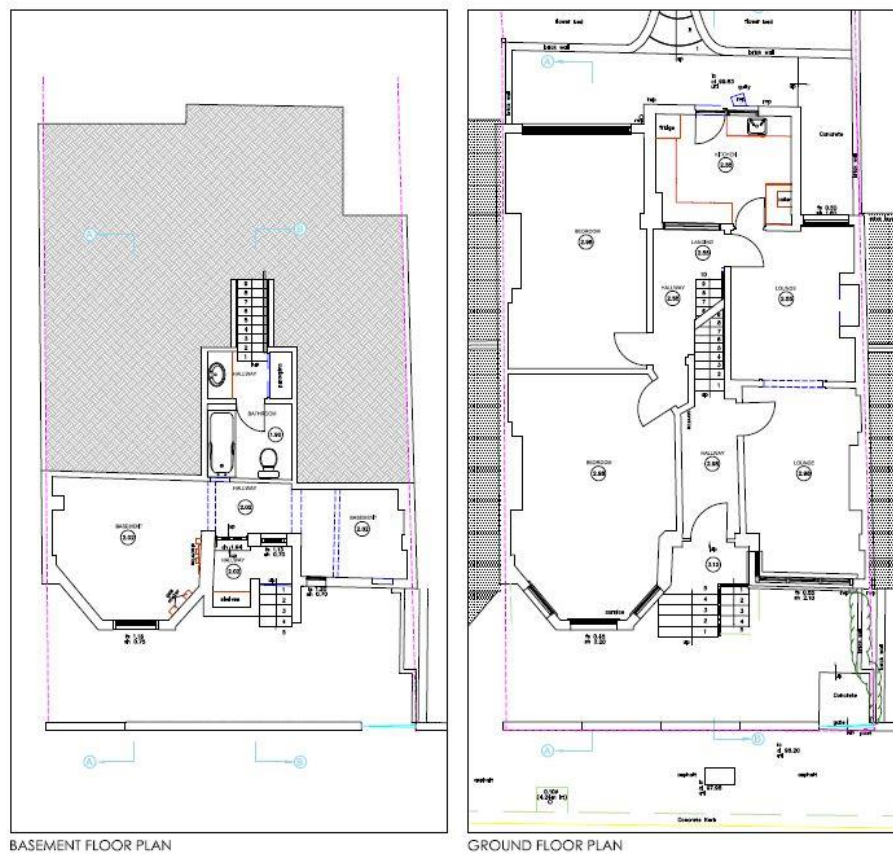
There are several similar applications in Woodland Rise, which are relevant and comparable to our proposal for the application site, which have been granted planning approval by Haringey Council previously.

The below reference applications are a few examples to demonstrate the similarities with the proposal at no.9 Woodland Rise and support the case for this application to be granted approval:

5.1 30 Woodland Rise, N10 3UG - HGY/2020/1418

FULL PLANNING PERMISSION

Extension of existing basement and creation of new front light well and rear light wells.



Application document extract - Existing basement and ground floor plans



Application document extract - Proposed basement and ground floor plans

No.30 Woodland Rise, only a few houses down the road, is a similar property (terraced house) and presents similar architectural features (including front bay window and other front elevation features, existing basement level etc.), making this property a relevant comparable project.

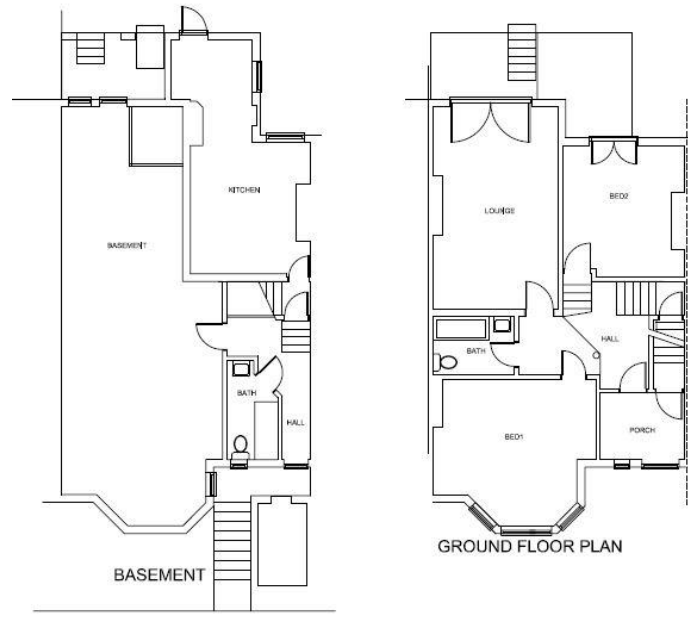
The application comprises very similar proposed alterations which have been approved, including the enlargement of the basement to match the footprint of the ground floor level, and the use of front and rear patio to provide natural lighting downstairs.

The application for no.30 Woodland Rise has been approved further to a refusal being issued for a similar scheme. The reasons for the initial refusal were 1) in regard to the vehicular access (as it was proposed to have an underground parking space, which this application at no.9 does not propose) and 2) the *“loss of a healthy street tree that would have an unacceptable impact on the visual amenities of the street scene, contrary to the policy DM1 of the Haringey Development Management DPD 2017.”* It is worth mentioning that the application at no.9 only proposes new or enlarged lightwells where they are not impacting on trees or hedges.

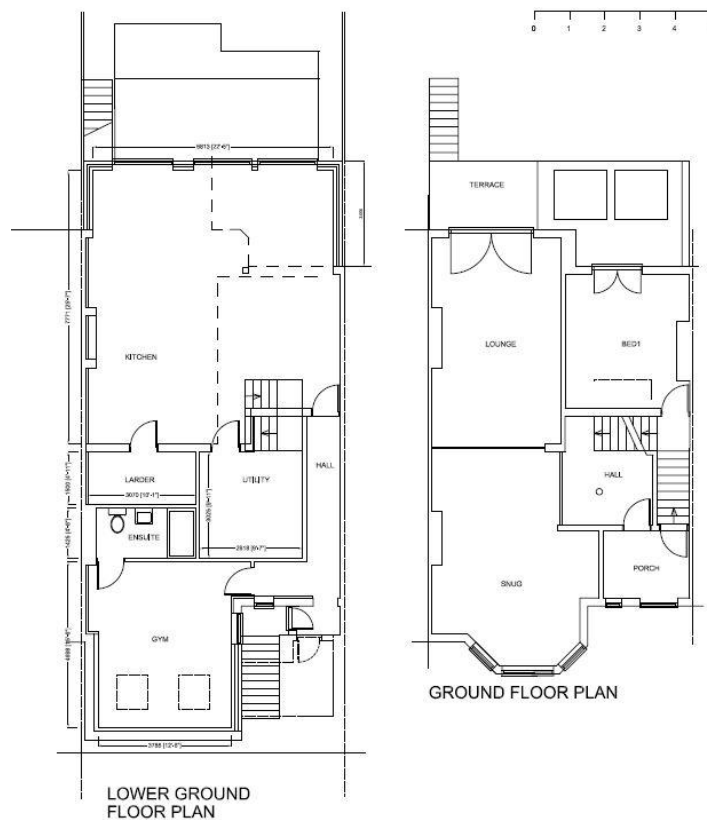
5.2 29 Woodland Rise, N10 3UG - HGY/2021/0469

FULL PLANNING PERMISSION

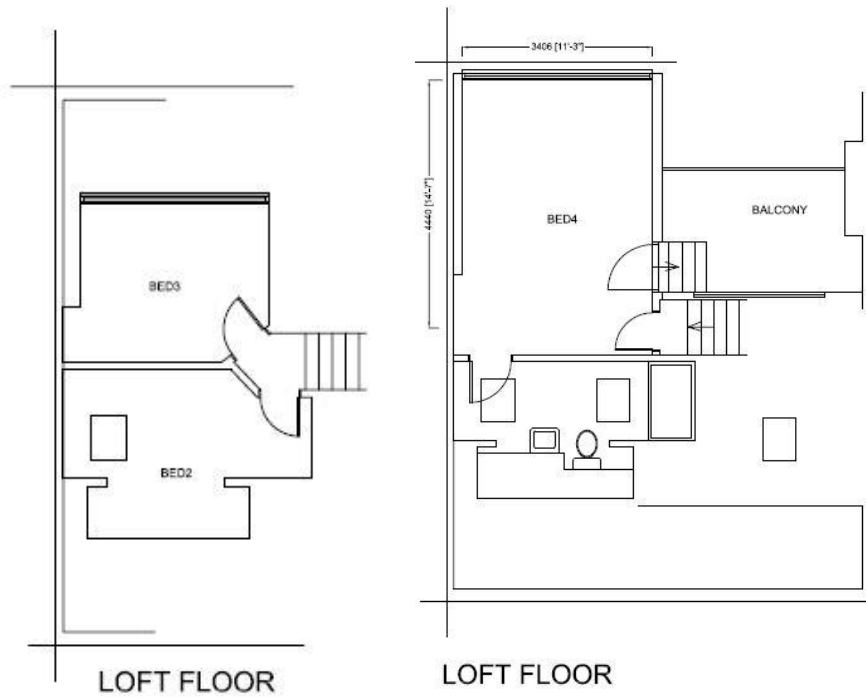
Construction of a single storey, lower ground floor rear extension, front basement extension involving lightwell and rear dormer roof extension and associated roof terrace.



Application document extract – Existing basement and ground floor plans



Application document extract – Proposed basement and ground floor plans



Application document extract – Existing and proposed loft floor



Application document extract – Existing and proposed rear elevations

No.29 Woodland Rise, again not far from the application site, is a similar property (terraced house) and presents similar architectural features (including rear elevation features, existing basement level etc.), making of this property a relevant comparable project.

The application has similar proposed elements which have been approved, including the enlargement of the basement (extending beyond the footprint of the ground floor level whilst this current application at no.9 only matches its ground floor level footprint), and the erection of a dormer window at loft floor.

As part of the officer's report granting planning permission for the application for no.29 Woodland Rise, the following reasons were referenced:

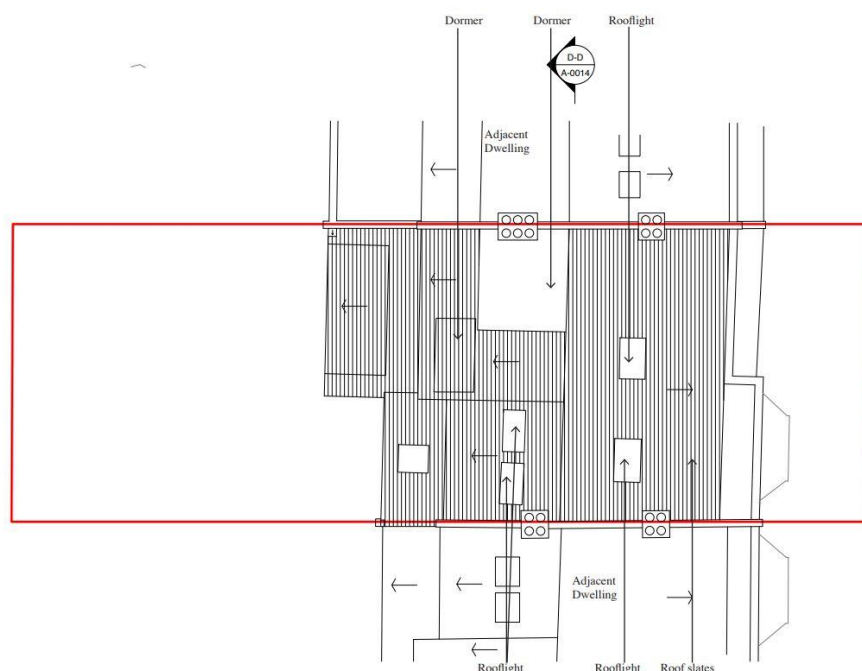
- 1) *"The proposed front lightwell would serve an existing lower ground floor level and would not involve any projection above ground level. As such, the proposed lightwell would be largely screened from view by a front boundary wall and would not be highly visible from street level.*
- 2) *The proposed rear extension would be single storey in scale and located at lower ground floor level, appearing subordinate in scale in relation to the main building and would not project excessively into the rear garden area.*
- 3) *The proposed rear dormer would be larger than the existing in terms of its depth and height, but would only take up half of the width of the main rear roof slope, similar to the existing and would appear sufficiently subordinate in scale. The proposed roof terrace would effectively be inset within the roof slope and therefore would not result in an excessive projection from the main roof."*

We believe these reasons for approval (among others) are also applicable to the proposed application at no.9 Woodland Rise.

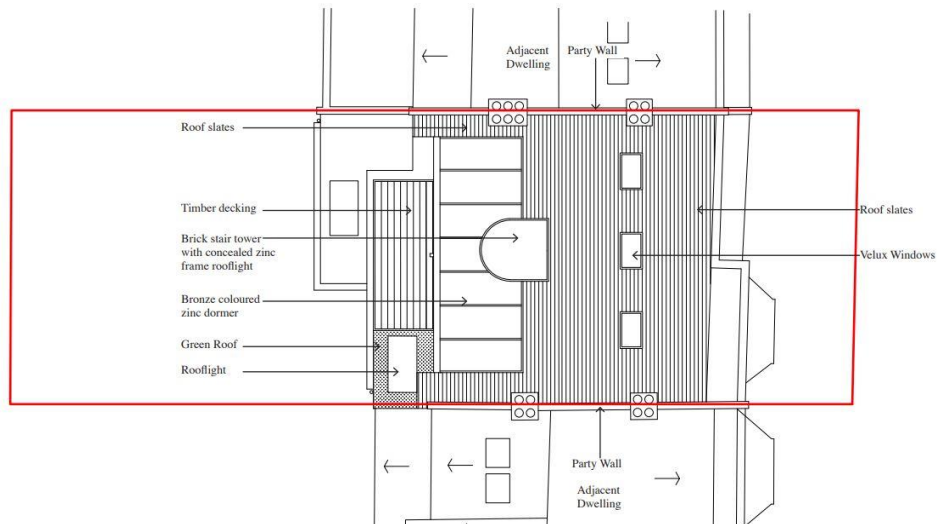
5.3 42 Woodland Rise, N10 3UG - HGY/2019/1870

FULL PLANNING PERMISSION

Erection of rear roof dormer extension (replacing existing) with adjoining rear roof terrace; Insertion of front and rear rooflights; Erection of first floor rear extension and associated alterations to existing ground and first floor rear elevations; Excavation of existing cellar/basement; Alterations to external entrance stairs at front of property with associated alterations to existing access to basement level; Replacement of front boundary wall with boundary fence, pillars and gates to serve the house and a bin store in front garden.



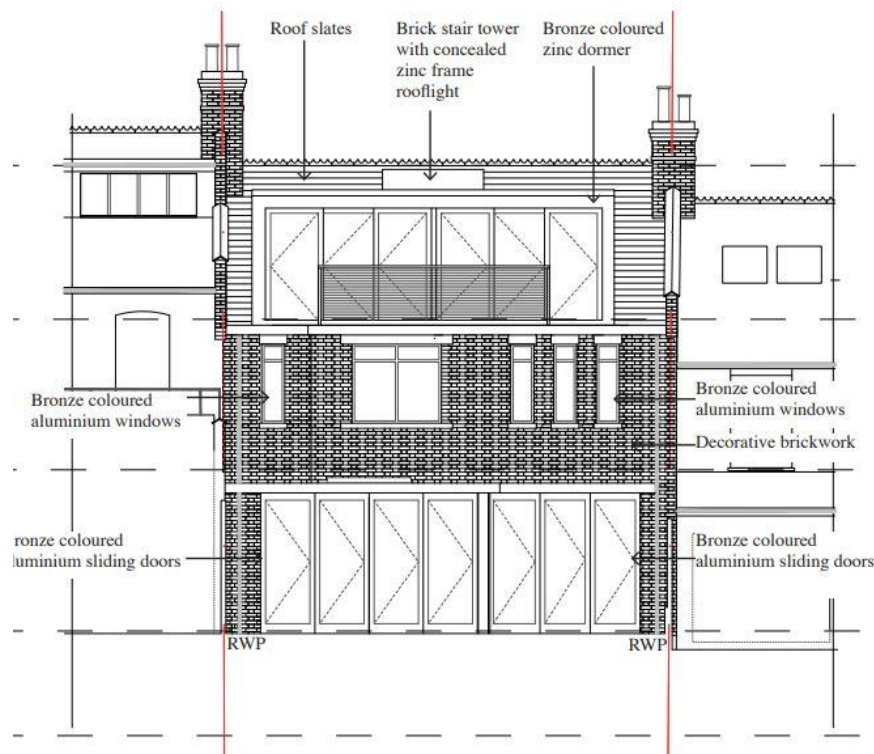
Application document extract – Existing roof plan



Application document extract – Proposed roof plan



Application document extract – Existing rear elevation



Application document extract – Proposed rear elevation

No.42 Woodland Rise, only a few houses down the road, is a similar property (terraced house) and features similar architectural details making this property a relevant comparable project.

The application has similar proposed elements which have been approved, including the erection of a dormer window at loft floor, substantially larger than the one proposed in the application for no.9 Woodland Rise and thus, despite objections made regarding amenity, loss of privacy, character and appearance, size and scale etc., all addressed by Haringey Council as being acceptable.

As the proposed dormer for the application at no.9 Woodland Rise is much smaller, does not include a terrace and has smaller windows, it is our opinion that this would be deemed acceptable.

The above are examples of applications within the same street referring to similar properties. The applications for these buildings have proposed the same type of alterations. Whilst we understand that every project is determined based on its own merits the above applications serve as precedents for the current application.

We, therefore, believe that this application should be granted approval on the same basis.

6.0 CONCLUSION

The principle of redeveloping the existing site with a high-quality replacement house accords with the local and national planning policy requirements.

The high-quality design, and the appropriate scale, massing, height and use of materials for the proposed house will ensure the very highest form of development is delivered, in accordance with the National Planning Policy Framework.

Overall, it is believed that the proposal will provide a positive contribution to the area whilst satisfying the requirements of its future users.