

Design and Access Statement

Proposed rear extension and new front entrance.

at

Flat A
44 Mount View Road
London
N4 4HX

for

Dawn Pemberton and Kevin White

17th March 2023

Steven Pollock Architects

Design and Access Statement
Flat A, 44 Mount View Road, N4

1.0 Location

- 1.1 No. 44 Mount View Road is located approximately halfway along Mount View Road close to the junction of Granville Road.
- 1.2 Mount View Road is a quiet residential street comprising a mixture of terraced houses and apartment buildings.
- 1.3 No. 44 Mount View Road lies within, and on the northern boundary, of the Stroud Green Conservation Area.
- 1.4 Stroud Green Conservation Area does not have a current adopted appraisal or Article 4 directions.

2.0 Description of property

- 2.1 No. 44 Mount View Road is a bay-window fronted three storey over lower ground floor Victorian house which forms part of a terrace of matching houses on the south side of Mount View Road.
- 2.2 At some point in the past the house has been split into four self-contained flats: one flat per floor. In addition, non-original roof windows have been added to the steep / mansard front elevation roof slope and the, assumed, original slate tiles with concrete tiles. The sliding sash windows in the lower ground floor bay window have been replaced with timber casement windows.
- 2.3 Flat A is the lower ground floor flat.

3.0 Planning history

- 3.1 In 2012 a planning application was granted for the 'Creation of single storey rear extension at lower ground level',
- planning application reference no. HGY/2012/0896.
- 3.2 In April 2017 a planning application was granted for the "Demolition of the existing rear ground floor terrace and proposed construction of a lower ground floor rear extension including alterations to front elevation to relocate the entrance door to the lower ground floor flat",
- planning application reference no. HGY/2017/0561.
- 3.3 No other planning applications for No. 44 have been recorded on the Haringey Planning Public Register.

4.0 Proposed alterations

- 4.1 This planning application seeks to renew the planning permission granted in 2017, with some minor amendments. Due to the pandemic the Applicants were unable to enact the 2017 planning permission before it had lapsed.

4.0 Proposed alterations cont'd.

- 4.2 Permission is sought for a single storey rear extension, to create additional living accommodation for the existing lower ground floor flat, and the relocation of the front entrance door.
- 4.3 The proposed single storey rear extension will extend 5.9m into the rear garden and not extend over the full width of the house. The floor level of the extension will be two steps lower than the existing lower ground floor level to follow the fall of the rear garden and to minimise its height. By not extending the full width and by minimising the height the proposed extension will be subordinate to the main house.
- 4.5 The current application has two amendments to the rear extension granted in 2017. The current application omits the rear corner window and a flat plateau double-glazed rooflight has been added.
- 4.6 The overall footprint and the bulk of the proposed rear extension matches the rear extension granted permission in 2017.
- 4.7 The materials for the proposed rear extension will match those proposed for the rear extension granted permission in 2017. The rear extension is to be constructed from brickwork matching the existing brickwork with dark grey powder coated metal framed double-glazed sliding doors and full height window and a single ply membrane roof covering with a sedum/ green roof surrounding a dark grey metal framed double-glazed plateau rooflight.
- 4.8 Matching the planning application granted in 2017, new traditionally detailed timber framed double-glazed French doors are proposed for the new opening formed in the existing rear elevation.
- 4.9 The proposed alterations will require the demolition of an existing brick and metal terrace construction, which provides an external area for the upper ground floor flat, and the demolition of the external stair which provides a link from the upper ground floor flat to the rear garden which is no longer in shared ownership.
- 4.10 As approved in 2017, it is proposed to reinstate the terrace area for the upper ground floor flat by providing a new decked platform with black metal railings on the roof of the new rear extension.
- 4.11 The extent of the proposed terrace will match the extent of the existing terrace and the floor level of the proposed terrace area will match the floor level of the existing terrace. Both these measures will avoid any additional overlooking.
- 4.12 The proposed double-glazed flat plateau rooflight is to maximise the amount of daylight into the new rear extension and into the proposed kitchen / dining room.
- 4.13 The sedum/ green roof covering the remainder of the rear extension roof will provide visual amenity to the adjoining properties which will overlook the proposed extension.
- 4.14 The existing front entrance steps to the lower ground floor flat are steep and the entrance has insufficient width for easy use, restricting access for children's buggies, disabled use etc. It is therefore proposed to relocate the front door to improve access.

4.0 Proposed alterations cont'd.

- 4.15 The existing entrance door opening will be built up in brickwork to match existing with a new traditionally detailed timber sliding sash window with a cill height to match the existing bay window cill height.
- 4.16 The proposed relocation of the front entrance door to the lower ground floor flat and its treatment will match the permission granted in 2017.
- 4.17 The existing non-original timber casement window in the centre of the front bay will be removed and the wall beneath the window opening will be demolished to create the new front entrance door opening.
- 4.18 The proposed new front entrance door will be a traditionally detailed part timber part glazed door. The 'cill' of the upper glazed part of the new entrance door will match the cill height of the existing retained bay window openings maintaining a consistent glazing line with these windows and the adjoining properties.
- 4.19 To improve the appearance of the front of the house the non-original timber casement windows in the retained bay window openings will be replaced with traditionally detailed timber sliding sash windows.
- 4.20 The proposed front area slightly larger than the one granted permission in 2017.
- 4.21 The existing front garden area excluding hardstanding and paths is approximately 20 sq. m. the proposed front garden area excluding hardstanding and paths will be 13.4 sq. m., more than 50% of the front garden is retained as soft landscaping area.
- 4.22 The front area has been enlarged to allow easy access and manoeuvring of children's buggies and the Applicant's mother's wheelchair. It is also to provide a secure and concealed storage area for bicycles.
- 4.23 The enlarged front area will increase the amount of daylight to the lower ground floor bedroom and entrance hall and improve the aspect from the bedroom.
- 4.24 New white painted rendered walls to match the existing rendered external walls enclose the new front area. A set of stone clad steps complying with Building Regulations Part M Disabled Access requirements for an external stepped approach will be provided.
- 4.25 The existing front garden wall which has fallen into disrepair and has been removed will be reinstated. This, together with the higher front garden level and proposed new hedging, will conceal the new entrance area and will minimise the impact on the group appearance of the terrace.

5.0 Sunlight & Daylight

- 5.1 The proposed single storey rear extension will have a minimal impact on the daylight and sunlight to No. 42 Mount View Road, and no impact on No. 46 Mount View Road. The Officer's report for the 2017 application noted that the positioning of the single storey rear extension would not cause significant harm to the adjoining occupiers.

6.0 Access and Servicing

- 6.1 Apart from the proposed relocation of the entrance to the lower ground floor flat there are no changes to the access arrangements of the flats occupying No. 44 Mount View Road.
- 6.2 There are no proposed changes to current arrangements for bin or refuse storage for the lower ground floor flat or the flats in the upper floors.

7.0 Flood Risk

- 7.1 The GOV.UK Flood map for planning website places No.44 Mount View Road within Flood Zone 1 and within an area of low / very low long term flood risk.

8.0 Sustainability

- 8.1 The construction of the proposed rear extension will comply with current Building Regulations requirements regarding heat loss and insulation.
- 8.2 The replacement windows and glazing will be double-glazed complying with current Building Regulations requirements.
- 8.3 The area of the proposed green roof will match the area of lawned garden covered by the rear extension and will reduce rainwater runoff.

9.0 Parking

- 9.1 There are no proposed changes to the current arrangements for parking.

10.0 Conclusion

- 10.1 Planning permission is sought to renew the planning permission for the proposed single storey rear extension and new front entrance, with some amendments, which was granted consent in 2017.
- 10.2 The proposed lower ground floor extension is to provide much needed additional living accommodation for the Applicants and their family. The full width double-glazed sliding doors will provide improved access and visual connection to the garden.
- 10.3 The new entrance to the lower ground floor flat is to replace the current narrow and steep hazardous entrance steps, which, due to their location cannot be widened. The new entrance will provide the Applicants and their family including the Applicant's elderly mother safe access to their home.
- 10.4 The proposed new extension will have no significant impact on the daylight and sunlight enjoyed by the adjoining houses.

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