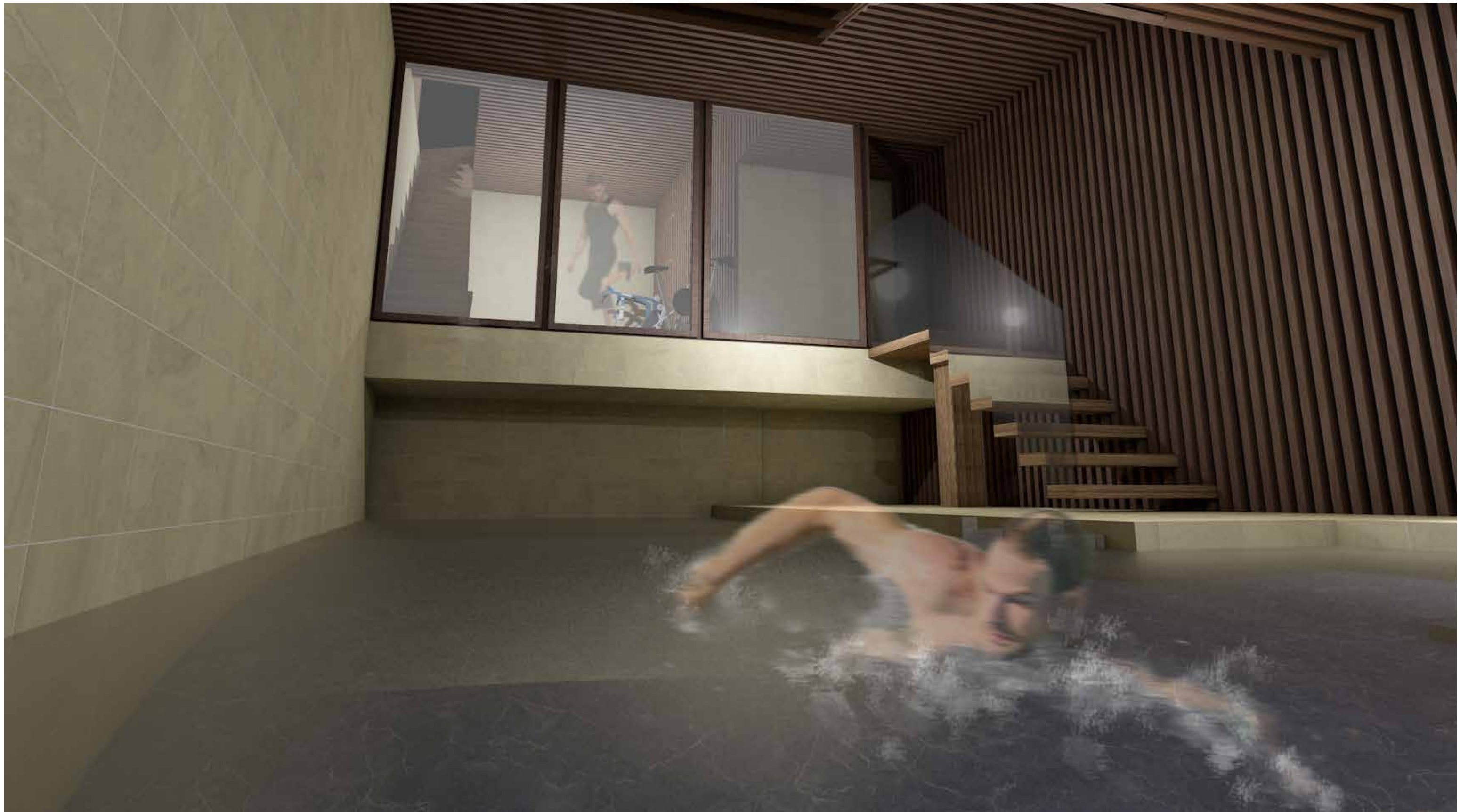




139 Cranley Gardens Basement Extension | N10 3AG

Design and Access Statement

0.0 | Contents

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6.0 Visuals	20	Crawford Partnership Architects
7.0 Details	23	David Mullaly
8.0 Precedent	25	dmullaly@crawfordpartnership.co.uk
		Planning Authority
		London Borough of Haringey

Note: The images in this document are representational and are NOT to scale. For Scaled Drawings please refer to the separate numbered drawings. Images in this document are intended to provide supplementary information only.

1.1 | Introduction

Located in Muswell Hill, this planning application proposes the creation of a new underground swimming pool, gym, and associated changing room, plant room and poolside terrace excavated below the existing rear of the property, and rear garden to include the existing outbuilding basement. Providing new amenity space for the occupants, with access and egress proposed via a direct connection from the main house, and with a second access point provided from the existing outbuilding.

This Design and Access Statement provides a detailed site analysis of the proposal, and illustrates the proposed design concept and intent with commentary explaining preliminary technical information to assist in the better understanding of the proposals.

This document should be read in conjunction with all documents, drawings and reports submitted as part of this planning application.

The proposed pool has been designed in tandem a separate Permitted Development application ([HGY/2022/0270](#)) to provide a rear extension, replacing existing conservatory, approved by Haringey Planning Department.

1.2 | Crawford Partnership

Our projects are driven by a clear and concise design-led philosophy that is concerned with maximising opportunities to create interesting spaces and forms that combine dramatic use of materials and light, and address issues of sustainability and energy efficiency.

We work primarily in the residential sector, with many existing projects in Haringey and across London. Our designs range from conversion and extension of existing properties, through to conservation projects in London's historic areas, and larger new build homes and apartment blocks.



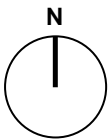
2.1 | 139 Cranley Gardens

The applicant property at 139 Cranley Gardens, Muswell Hill, is a large semi-detached house with an extensive south / east facing rear garden that backs onto North Middlesex Cricket Club playing fields.

The entire house plot occupies an overall footprint of **597m²** with both buildings occupying a ground floor footprint of 128m², and with a total gross internal area of 222m² distributed over three floors.

The property is outside of any Conservation Areas.

2.2 | Location Plan



Scale 1:1250 @A3



2.3 | Site Context

Cranley Gardens is located in a residential area surrounded predominantly by semi-detached Edwardian homes, and runs in a roughly East to West direction connecting Park Road with Muswell Hill Road, to the West.

The existing house is located on the South side of Cranley Gardens and benefits from a roughly South-East facing back garden which looks onto the extensive playing fields of the North Middlesex Cricket club, providing uninterrupted views across green parkland.

The applicant property forms the eastern half of a semi-detached pair of houses with a 4.2m gap between the next adjacent house to the east. This gap originally provided access to a garage located in the back garden of the property, which has now been converted to additional living space for the occupants split across 2 levels, including a basement.

The majority of the homes along this side of Cranley Gardens benefit from similarly extensive south facing back gardens that directly flank the cricket grounds.

2.4 | Site Ariel



2.4.1 | Looking North



2.4.2 | Looking East



2.4.3 | Looking South



2.4.4 | Looking West

2.5 | Site Photos

The existing house is comprised of a three storey, semi-detached house and benefits from a long 40.9m south facing rear garden.

The back garden slopes down towards the rear boundary from the rear of the main house and external terrace area, which is raised 1.4m above the garden.

This garden is subdivided into two main areas with a landscaped area 24.3m long closest to the house, and a 16.6m long Artificial-turf section furthest from the house and flanking the playing field adjacent.

The garden area closest to the house accommodates a 3.3m by 7.3m detached single storey brick outbuilding accessed at garden level that also incorporates a basement. The outbuilding is used by the family as an amenity area, including a bar at ground floor and a small gym in the basement.

Along the boundaries of the east and west neighbouring gardens a combination of 1.8m high close boarded fencing and tall hedges provide screening between gardens.

The rear garden can readily be accessed via the existing open private paved area at the side of the house (initially designed for vehicle access to a garage on the footprint of the existing outbuilding), which will be used for access for proposed construction works.



2.5.1 | House Front View



2.5.2 | House Rear View

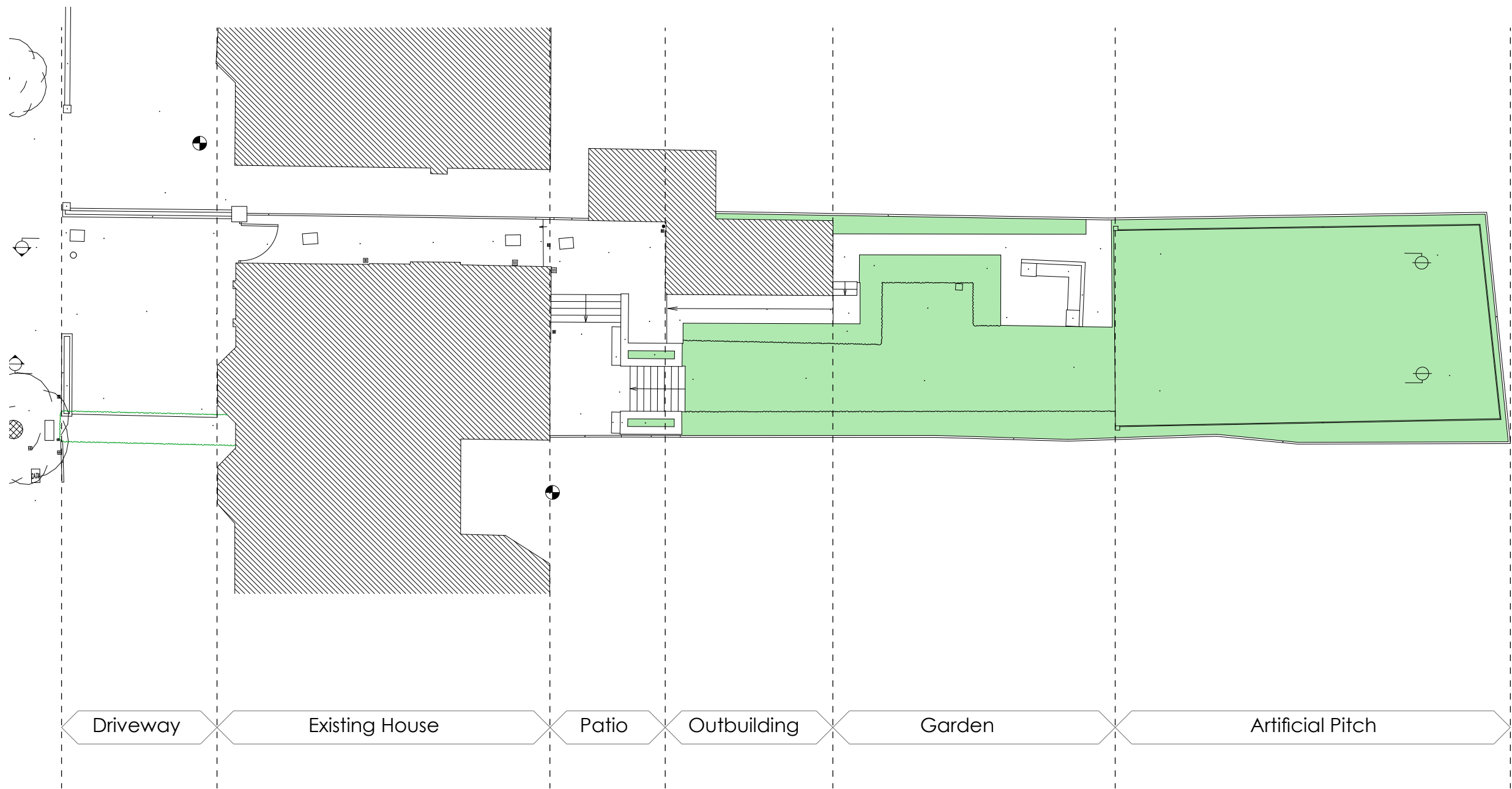


2.5.3 | Rear Patio Side Perspective

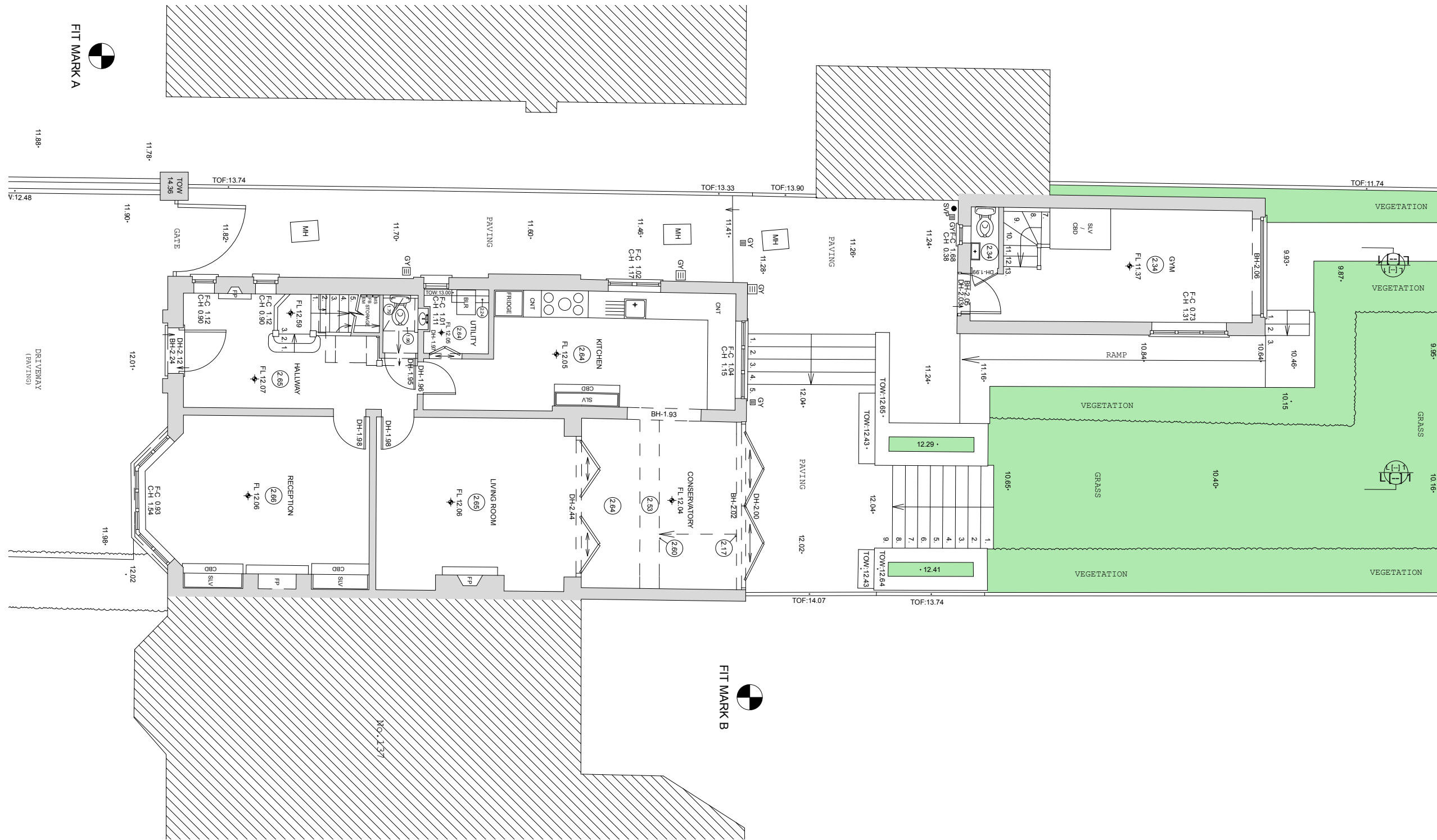


2.5.4 | View of Outbuilding

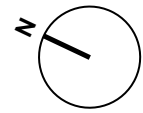
3.1 | Site Plan



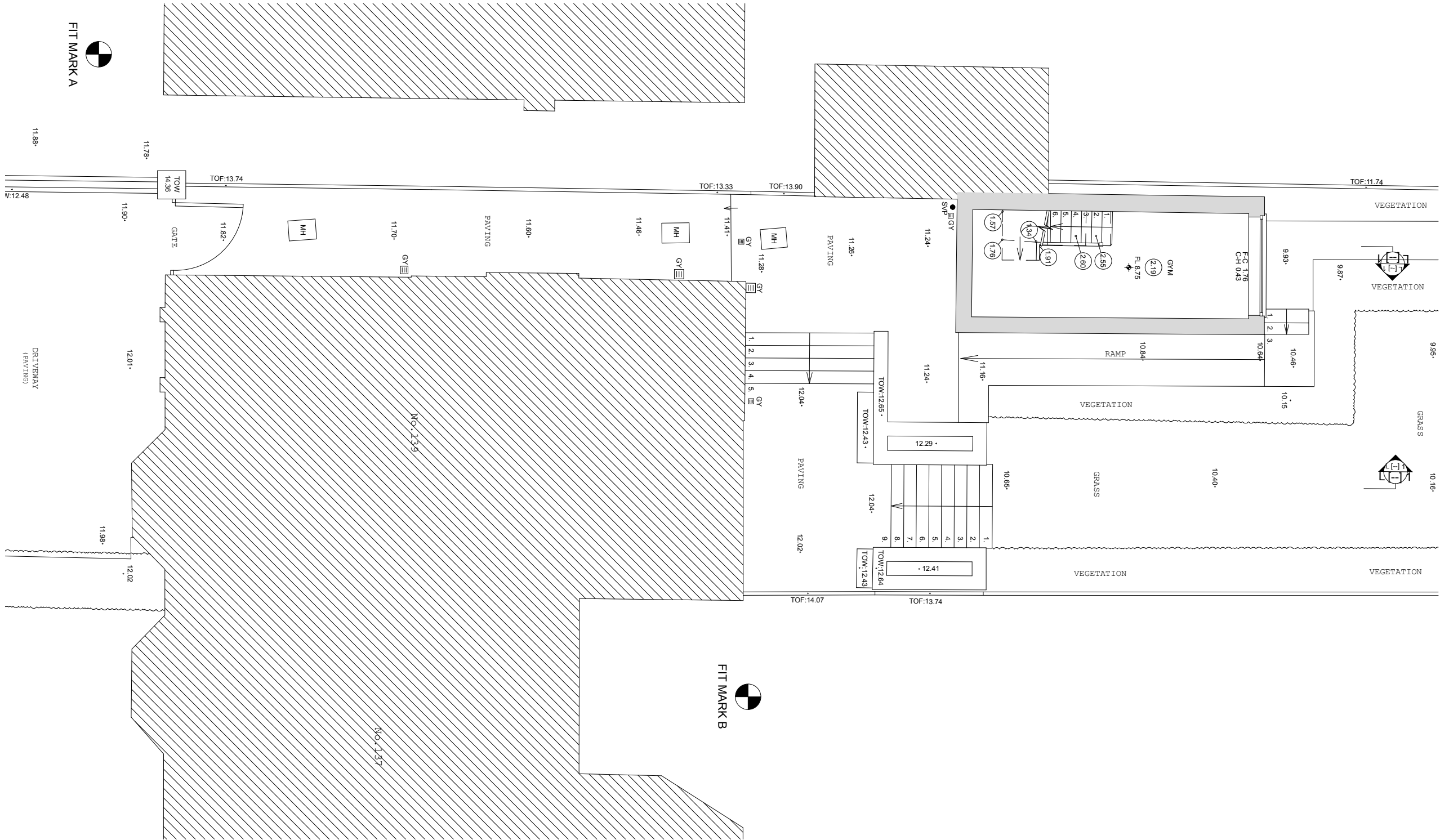
3.2 | Ground Floor



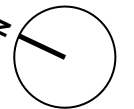
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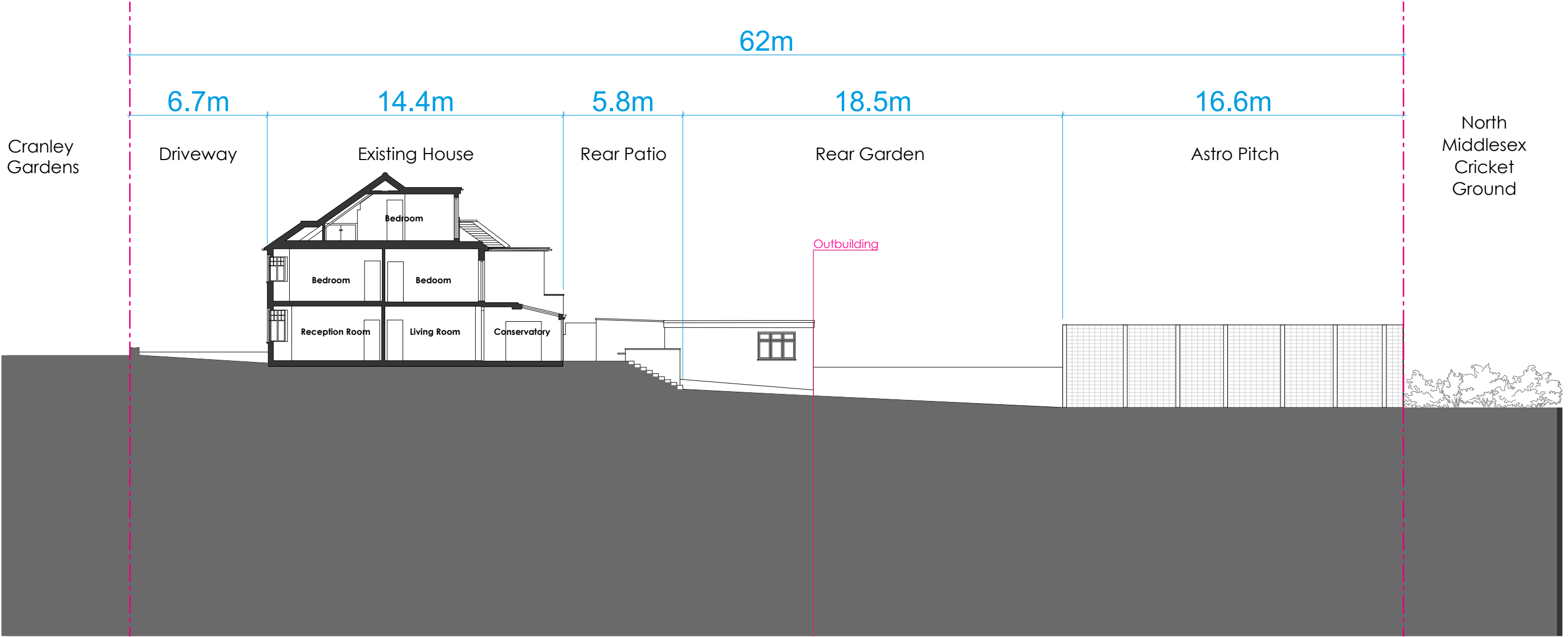
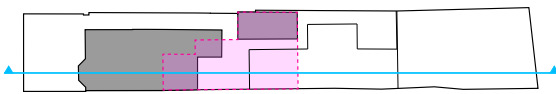
3.3 | Basement Plan



Scale 1:100 @A3



3.4 | Section AA



Scale 1:200 @A3



4.1 | Haringey Council Planning Regeneration & Economy - Draft Basement Development Guidance Note

3.0 LOCAL PLANNING POLICY

3.14 DMP8 Basements and Lightwells

In determining proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate. The Council will only permit basement and other underground development that does not cause harm to the built and natural environment and local amenity. The Council will consider whether schemes:

- a) Maintain the structural stability of neighbouring properties;
On request we will be able to provide a full method statement for the structural design and the impact of building works on the neighbouring properties. The structural stability of the neighbouring properties will be maintained at all times.
- b) Adversely affect drainage and run-off or cause other damage to the water environment;
The proposal's drainage will form part of a sustainable drainage system, avoiding any damage to the existing water environment.
- c) Have a cumulative impact upon structural stability or the water environment in the local area;
See above.
- f) Provide satisfactory landscaping, including adequate soil depth;
The existing garden will be fully planted and landscaped in order to provide an enhanced garden aspect to be enjoyed by the owners of No. 139 Cranley Gardens alongside their neighbours.
- g) Harm the appearance or setting of the property or the established character of the surrounding area. The Council will not permit basement schemes which include habitable rooms and other sensitive uses in areas prone to flooding.
The site sits in a low-risk floodplain, and therefore isn't prone to flooding.

4.0 GEOLOGY

4.7 Specific information regarding geology and hydrology will be required for each individual site to be submitted as part of any basement impact assessment.
There is a geology report included in the BIA.

12.0 PLANNING AND DESIGN CONSIDERATIONS

12.1 The Council Recognise that there can be benefits from basement development in terms of providing additional accommodation, but we need to ensure that basement schemes:

- Do not cause undue harm to the amenity of neighbouring properties;
The proposed basement extension will be hidden from view, sitting underneath both the existing building and proposed outbuilding. Subsequently, the proposals will not cause any undue harm to the amenity of the neighbouring properties.
- Do not have a detrimental impact on the groundwater environment, including ponds and reservoirs;
There is a hydrology report included in the Basement Impact Assessment (BIA) addressing the proposal's impact on groundwater environment. Details of sustainable drainage system available upon request.
- Do not have any effects on surface water run-off or ground permeability;
We have allowed for a minimum of 300mm growing medium for the planted area above the basement, minimising the effect on the existing surface water run-off. The proposed basement only has one roof light, which projects 350mm above the adjacent growing medium. Surface water run-off and ground permeability for the area of basement that will sit under the proposed rear extension and outbuilding, will be dealt with through rainwater collection associated with new rear extension.
- Do not harm the recognised architectural character of buildings and surrounding areas, including gardens and nearby trees, and that conservation area character is preserved or enhanced;
The proposal will be hidden from view and sits towards of the rear of the building facing the garden.

- Conserve the biodiversity value of the site;
The basement has adequate growing medium accommodated in the roof build up, allowing water to drain and grass to grow. Our Structural Engineer will be able to submit a method statement for the proposal on request.
- Achieve sustainable development; and
- Do not place occupiers at risk or have any effects on the stability or bearing capacity of adjacent land generally.
All precautions will be taken to ensure that there will be no risk to the stability or bearing capacity of the adjacent land. Our Structural Engineer will be able to submit a method statement for the proposal on request.

16.0 BASEMENT WALLS, WINDOWS AND DOORS

16.3 The number, form, scale and pane size, basement windows should relate to the façade above. They should normally be aligned to the openings above and be of a size that is clearly subordinate to the higher level openings so as not to compete with the character and balance of the original building.
The roof lights to the basement in the garden are of the same style as the glazing in both the rear extension and outbuilding. Their position towards the side of the garden means they have minimal impact on the amenity of the outdoor space. By incorporating them into the landscaping their visual impact is softened by planting.

21.0 OTHER CONDITIONS WHICH MAY BE APPLIED

21.2 Drainage Systems

Details of a sustainable urban drainage system and an investigation to demonstrate whether a perimeter drainage system (or other suitable measure) is necessary to ensure any existing sub-surface water flow regimes are not interrupted.
We are proposing to incorporate a sustainable urban drainage system into the landscaping of the rear garden. This will include the existing pond. Details upon request.

5.1 | Proposal

The proposed development to 139 Cranley Garden involves the construction of a new underground swimming pool and accompanying amenity and service space, providing a below ground leisure space for the occupants of the property. The proposal is to be constructed, subject to approval, in situ with a new extension to rear of house, approved permitted development application ([HGY/2022/0270](#)).

Excavated underneath the rear of the existing house and patio, the basement also extends partially out under the garden lawn and outbuilding to incorporate the outbuilding basement. This design minimises the proposals extension below the property's lawn, whilst also limiting the impact the proposed construction will have on the existing house and neighbouring properties.

Accessible from within the existing house, with a secondary point of access in the outbuilding.

The garden will be re-landscaped, with enough planting medium between turf and structure to regrow vegetation to same standard as existing.

The pool will be day-lit through a walk-on skylight in rear garden, the skylight be disguised as a raised planter to hide signs of the basement swimming pool from the view of neighbours, preserving their amenity on completion.

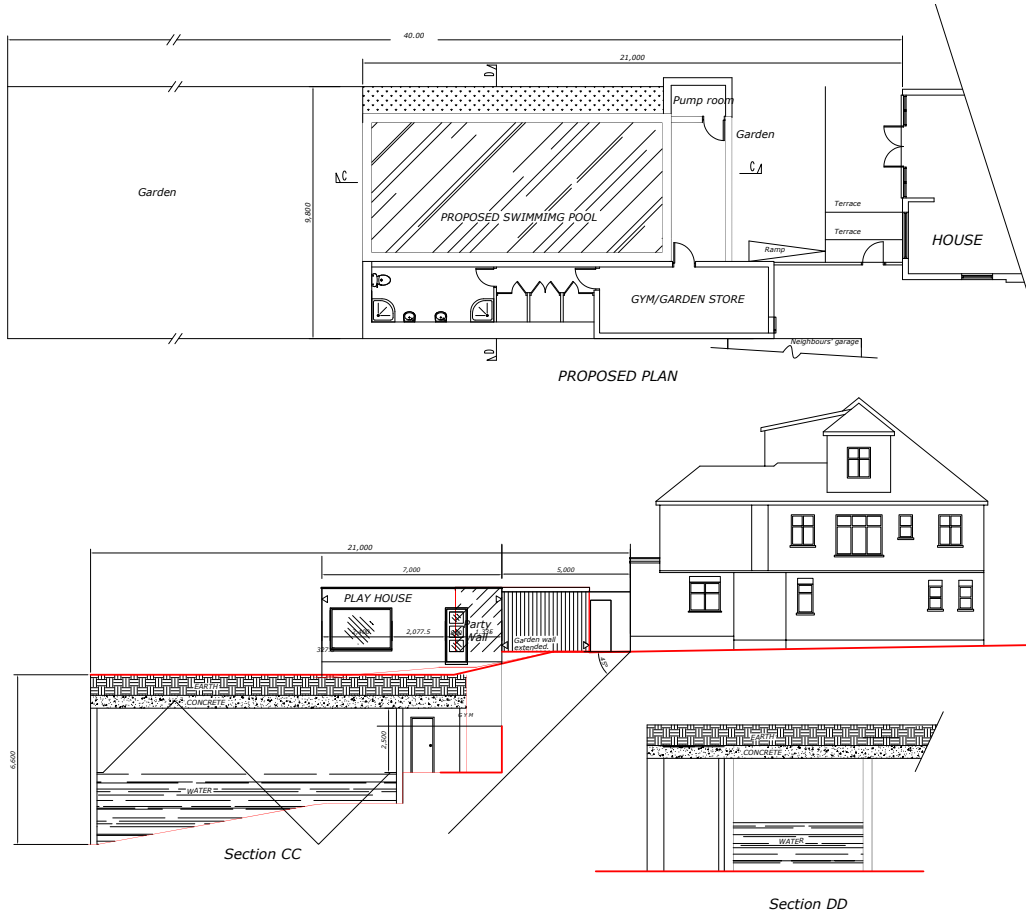
The estimated volume of excavation will be roughly a **55% reduction** on previous proposal, HGY/2022/0746.

5.2 | Ariel Footprint of Proposed Basement



5.3 | Previous Basement Planning Application(s)

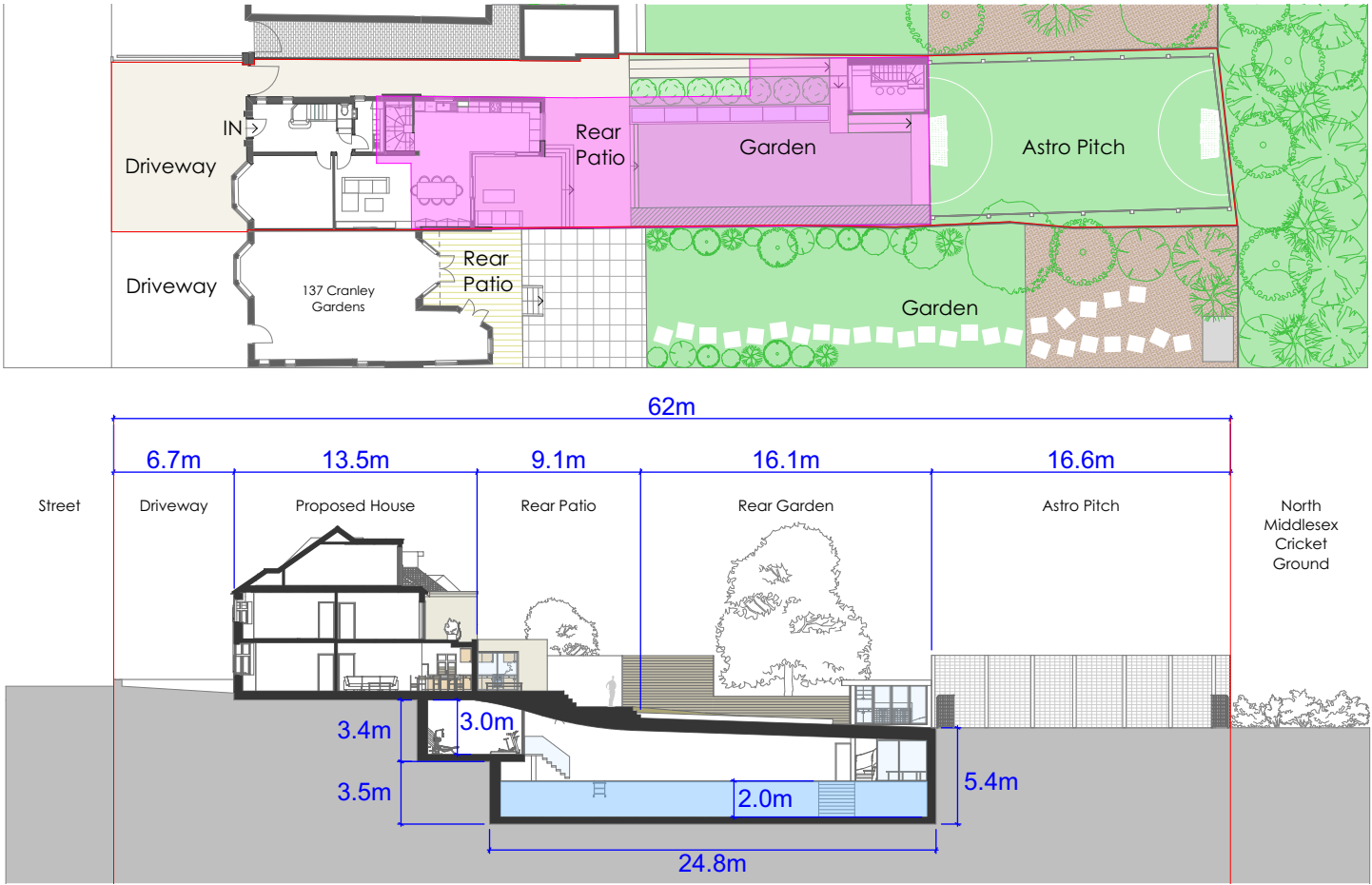
5.3.1 | HGY/2015/2989 - **Refused**



This proposal was submitted before Crawford Partnership's involvement with the project, in 2015.

Refused on the basis that a Basement Impact Assessment was not included with the application.

5.3.2 | HGY/2022/0746 - **Disposed**



Submitted by Crawford Partnership in 2022.

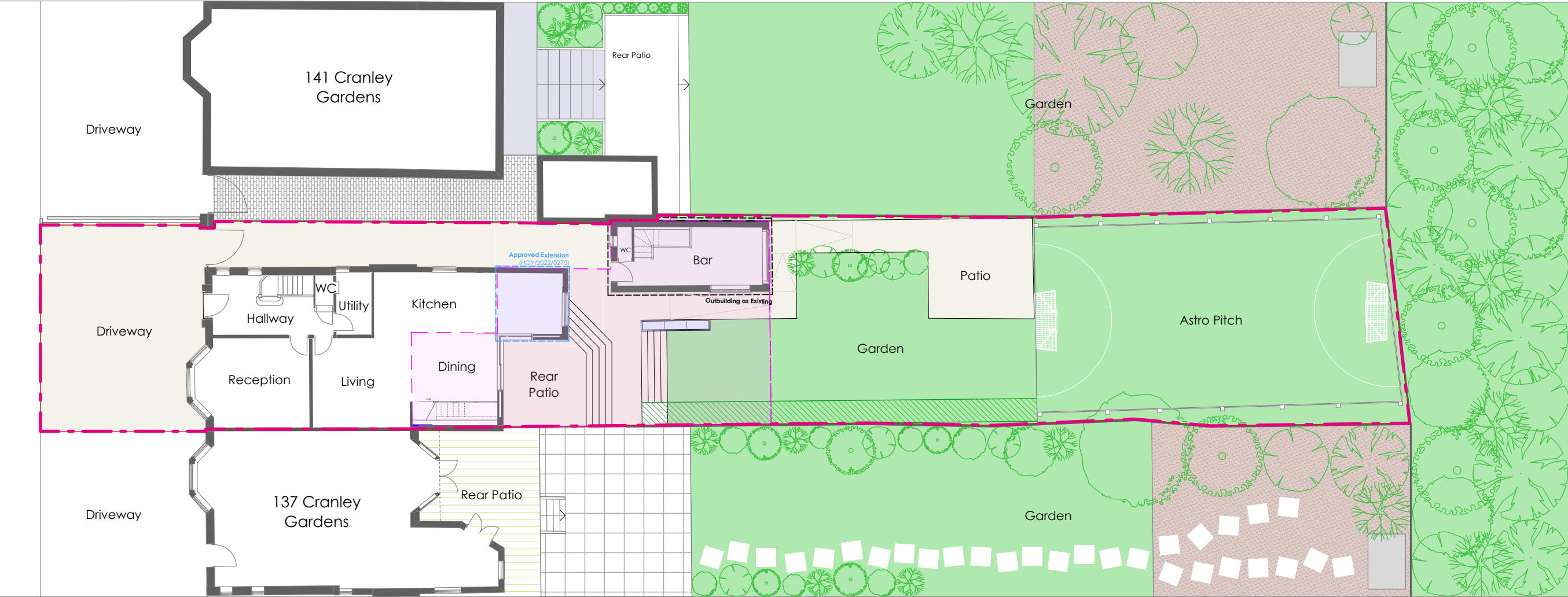
No formal decision issued by Haringey Planning Authority.

Disposed on the basis that the increased scale of proposal was too large for the location with concerns over flood risk and loss of amenity during construction.

Comments received have been taken on board application, focussing on reduced scale; reduced extension under garden lawn; & increased growing medium for vegetation.

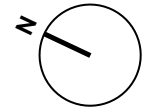
Basement Impact Assessment included with application.

5.4 | Site Plan

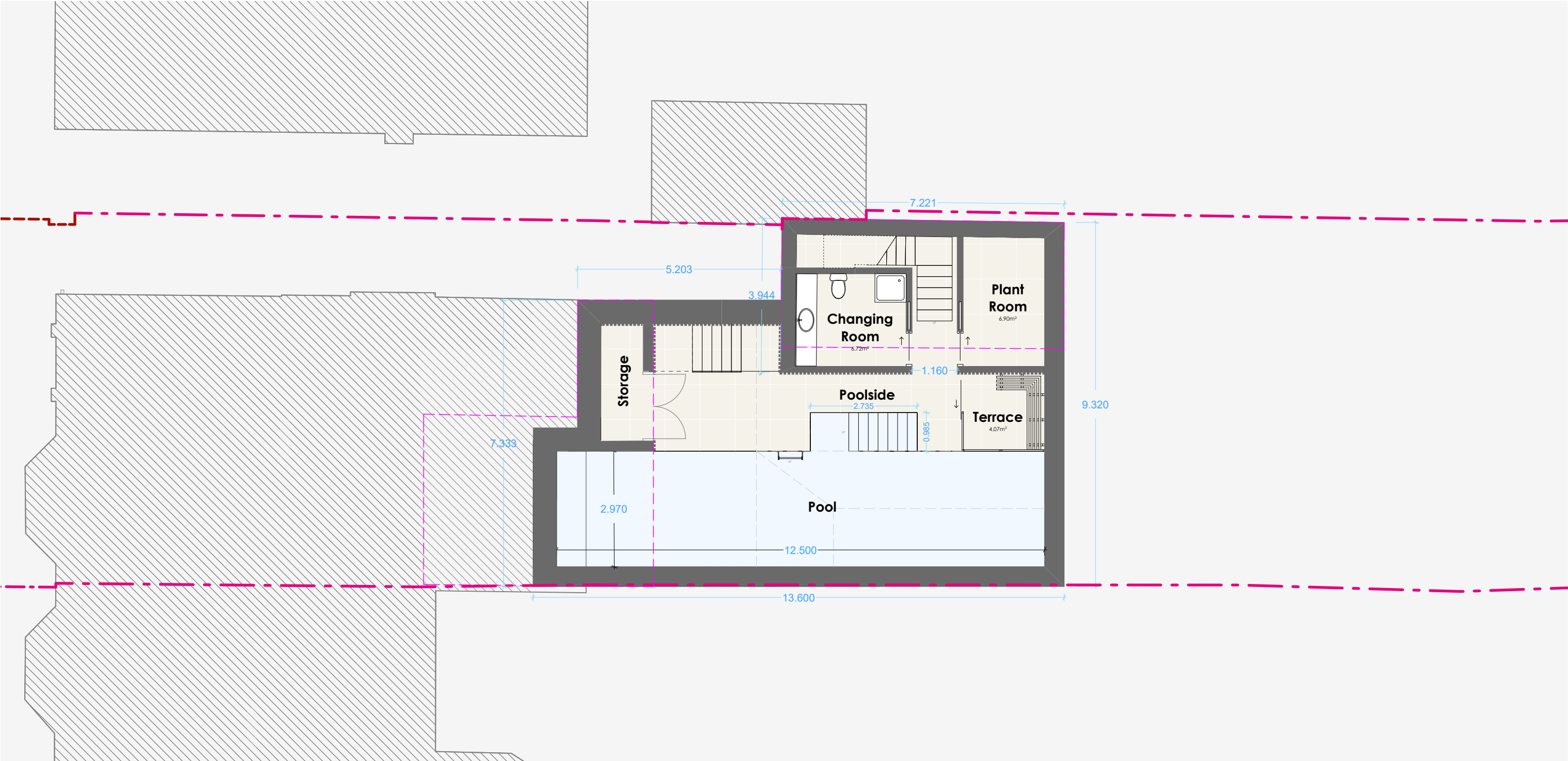


- Site Boundary (Overall Plot Area: **597m²**)
 - Approved Extension ([HGY/2022/0270](#))
 - Original Outbuilding (Basement Area: 17.6m²)
 - Proposed Basement Area : 122.8m²
- 20.6% of total site area**

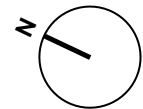
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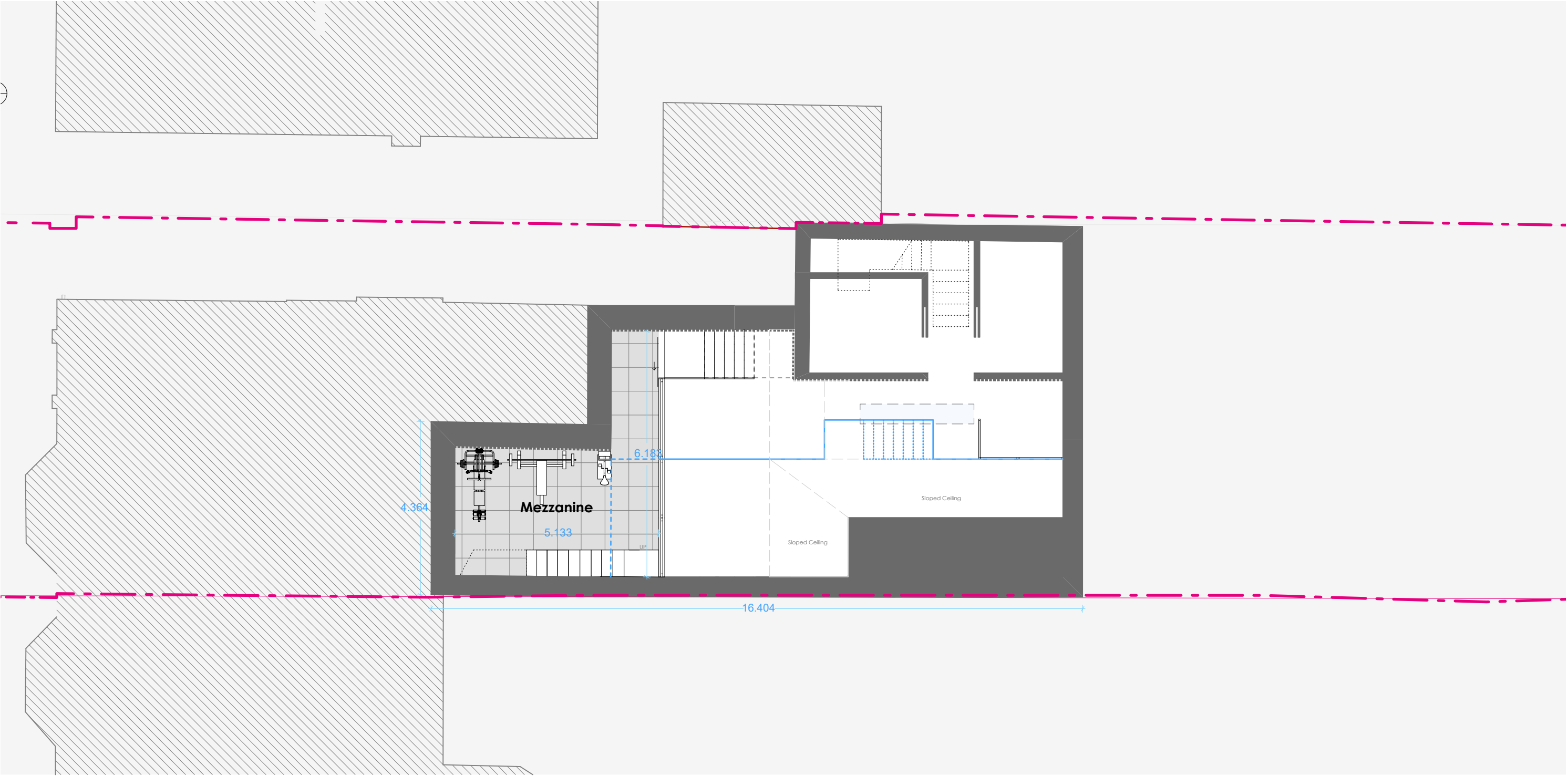
5.5 | Basement



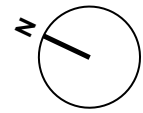
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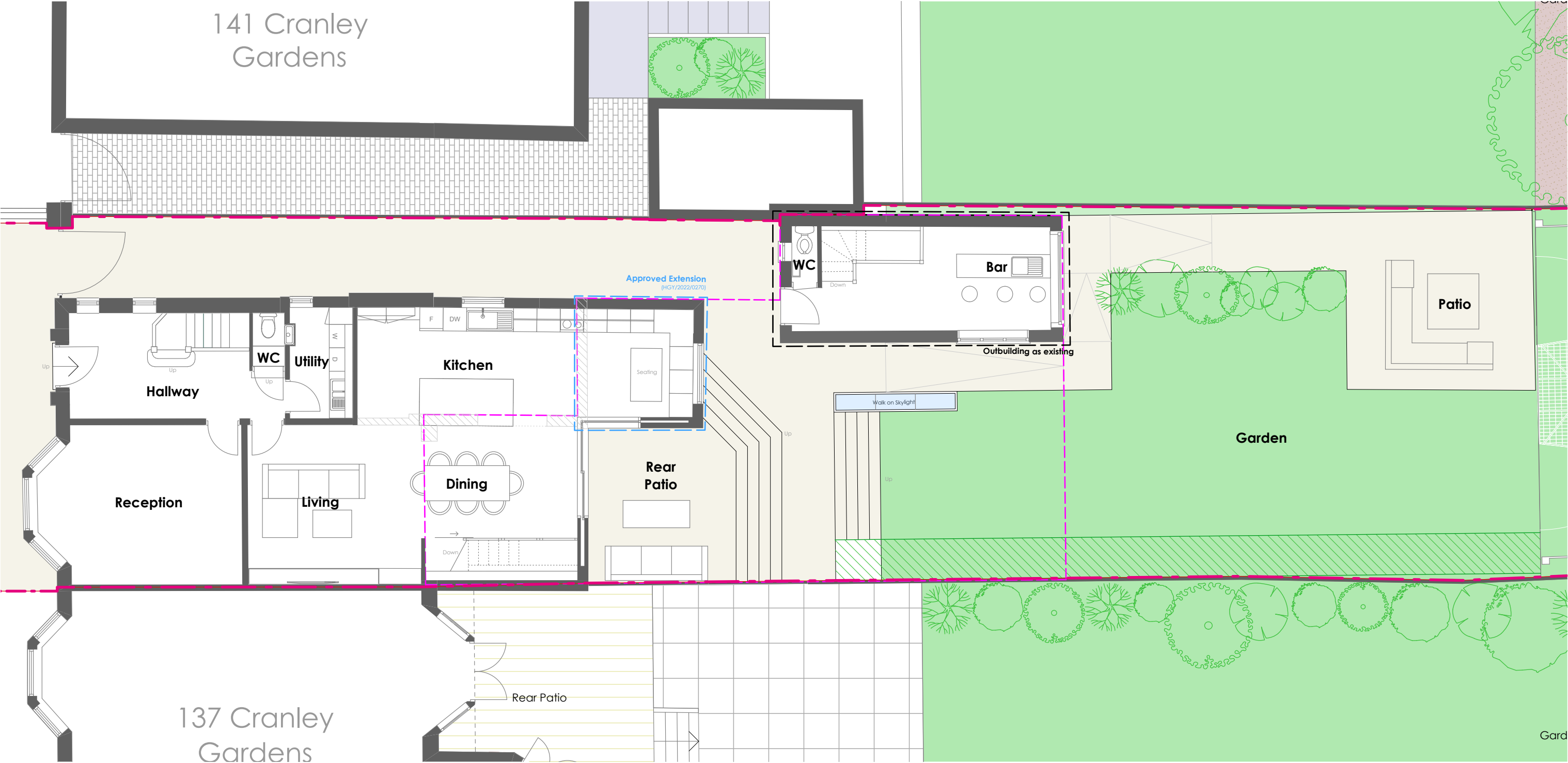
5.6 | Basement Mezzanine



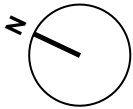
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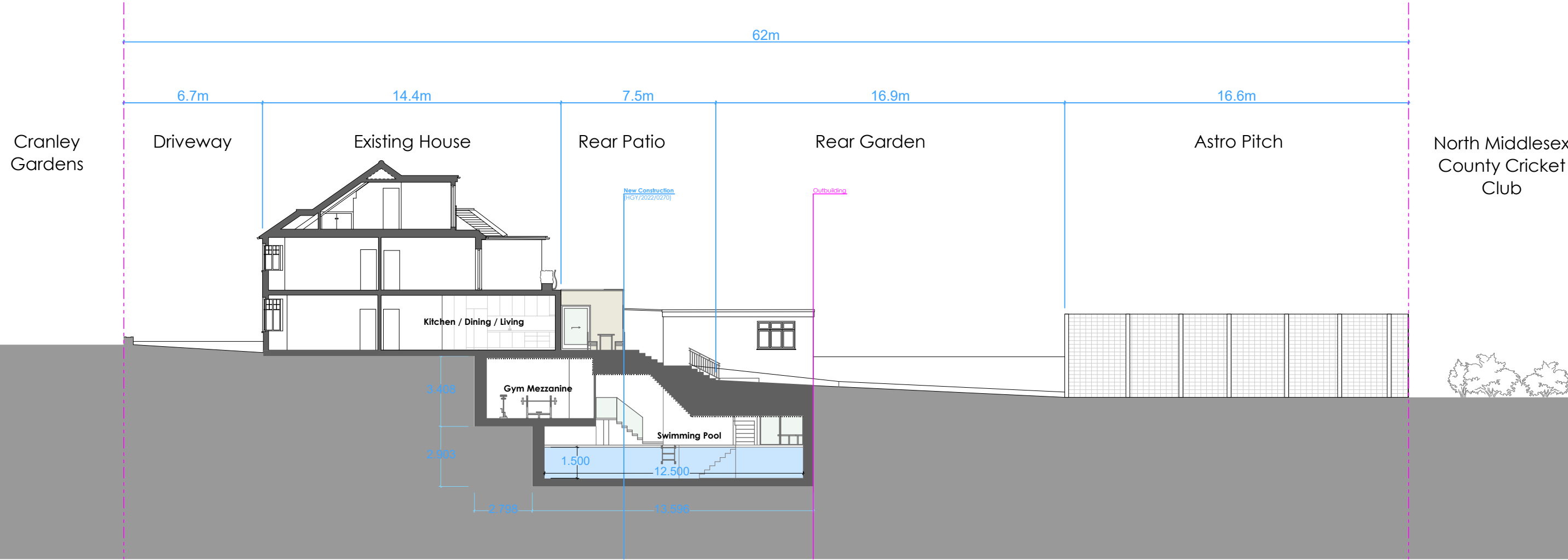
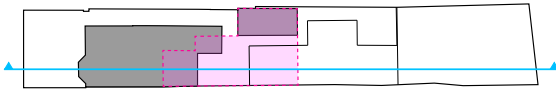
5.7 | Ground Floor



Scale 1:100 @A3



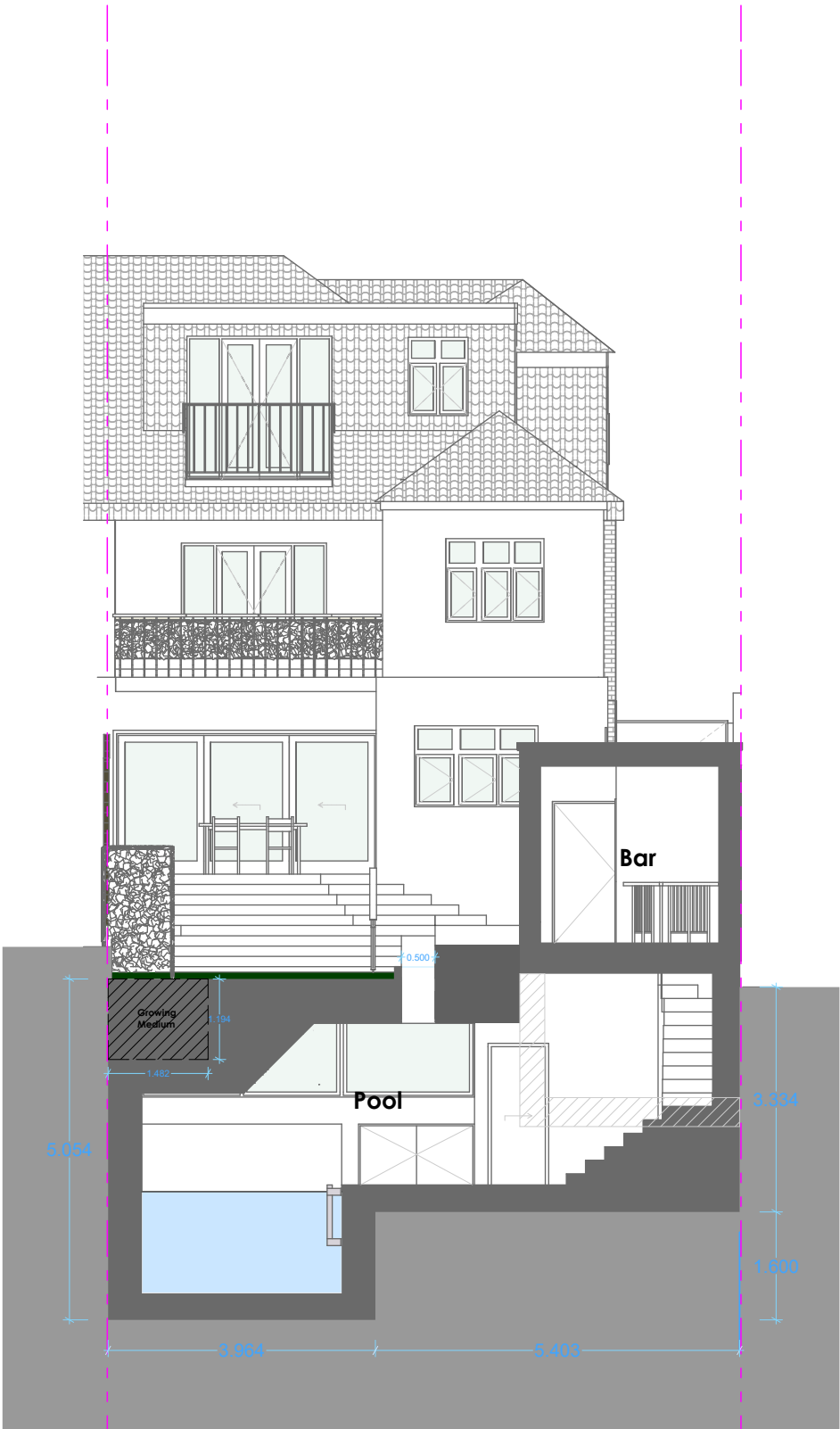
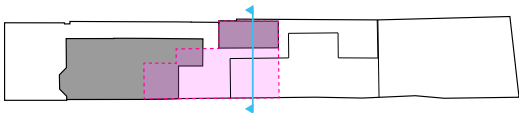
5.8 | Section AA



Scale 1:200 @A3



5.9 | Section BB



Demolished

Scale 1:100 @A3



6.1 | Rear Garden and Outbuilding



6.2 | Swimming Pool and Mezzanine Gym from Terrace



6.3 | Swimming Pool and Mezzanine Gym from Pool



7.1 | Flooding and Waterproofing

7.1.1 | Flooding

As requested by Haringey Planning Authority, a specialist drainage report is included with this application, alongside the Basement Impact Assessment. Surface water flooding will be carefully managed and mitigated, as detailed in attached report, provided by Symmetrys.

7.1.2 | Waterproofing

The basement retaining walls will be constructed with reinforced concrete underpinning and/or piling, incorporating a proprietary waterproofing admixture, which are the primary choices for basement construction.

In addition we are proposing to use the Delta membrane proprietary cavity drainage system (or equivalent product) which is a British Standard approved solution for waterproofing of basements. We have completed a number of projects utilising this product as illustrated in Section 8.2. The products specified will be Delta MS 500 on the walls and Delta MS-20 on the floor.

7.2 | Plant Room Design and Services

As part of the design development, we have been in discussion with a specialist swimming pool consultant to determine the extent of plant room area and services required.

7.2.1 | Plant & Machinery:

- Boiler: ASHP system fed to the plant room to supply a heat exchanger
- Air handling system to control the climate in the space (This will also require fresh air and exhaust to the outside)
- Circulation Pump
- UV/ Ozone generator
- Control Panel
- Dosing system
- Sand filter

7.2.2 | Chemical storage:

- A chemical storage room is provided with ventilation at 10 Air changes per hour
- A drain will for general spills will also be required.

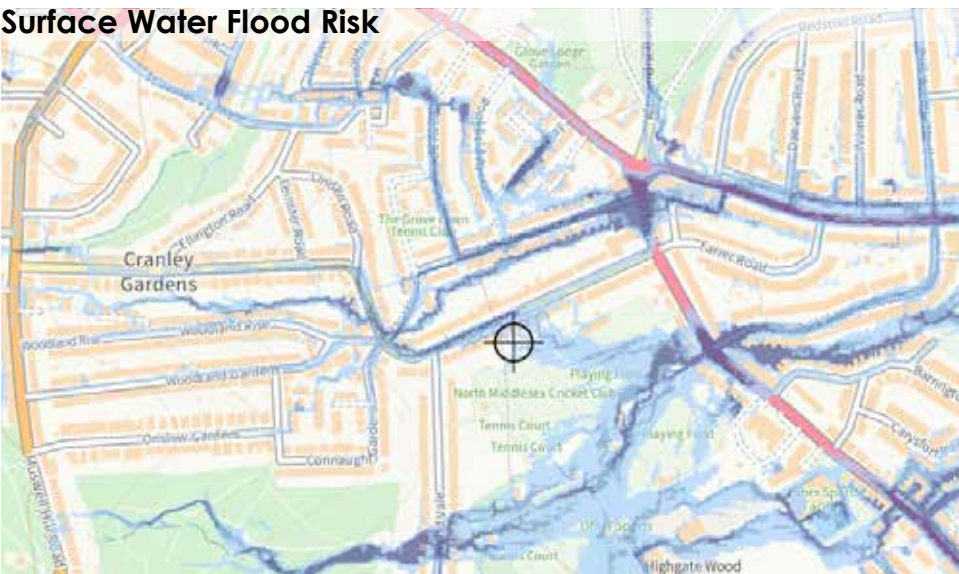
7.3 | Access and Egress

Illustrated below is ground floor access and egress locations to the basement swimming pool.

A new staircase will connect the existing house to a mezzanine level, overlooking the proposed swimming pool. Located in the existing conservatory, which is to be converted into a flat roof extension under permitted development application (HGY/2022/0270).

Secondary access / egress to the basement is through the existing outbuilding, connecting the pool to the bar and garden.

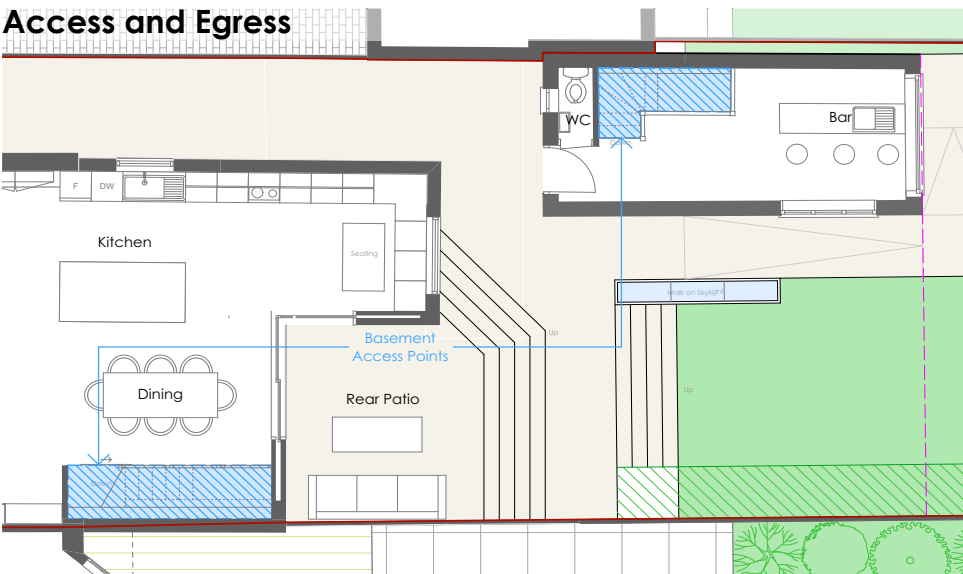
Surface Water Flood Risk



Example Plant Room



Access and Egress



7.4 | Addressing Neighbour's Concerns

The applicant is an owner-occupier who does not wish to jeopardise their relationship with their neighbours by constructing this proposal.

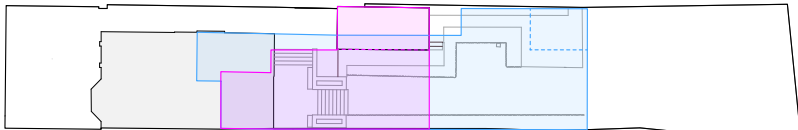
The following section outlines how their comments and concerns, on the previous application (HGY/2022/0746), have been taken on-board and addressed when revising the scheme.

7.4.1 | Disruption & Pollution

As outlined in multiple comments, the resultant disruption & pollution caused by the proposed construction works is of primary concern to many of the surrounding residents.

The scope of works has been greatly reduced from the previous application (HGY/2022/0746), which in turn will reduce the amount of vehicles moving the excavated soil.

Additionally, a construction management plan will be included with this application / available on request to mitigate and minimise the impact of the works on the neighbours.



HGY/2022/0746
Revised Proposal

7.4.2 | Flooding & Drainage

As previously mentioned in 7.1, the concerns of exacerbated flooding and impact on drainage are addressed in the attached Basement Impact Assessment, (which has been amended for the reduced size) and specialist drainage report.

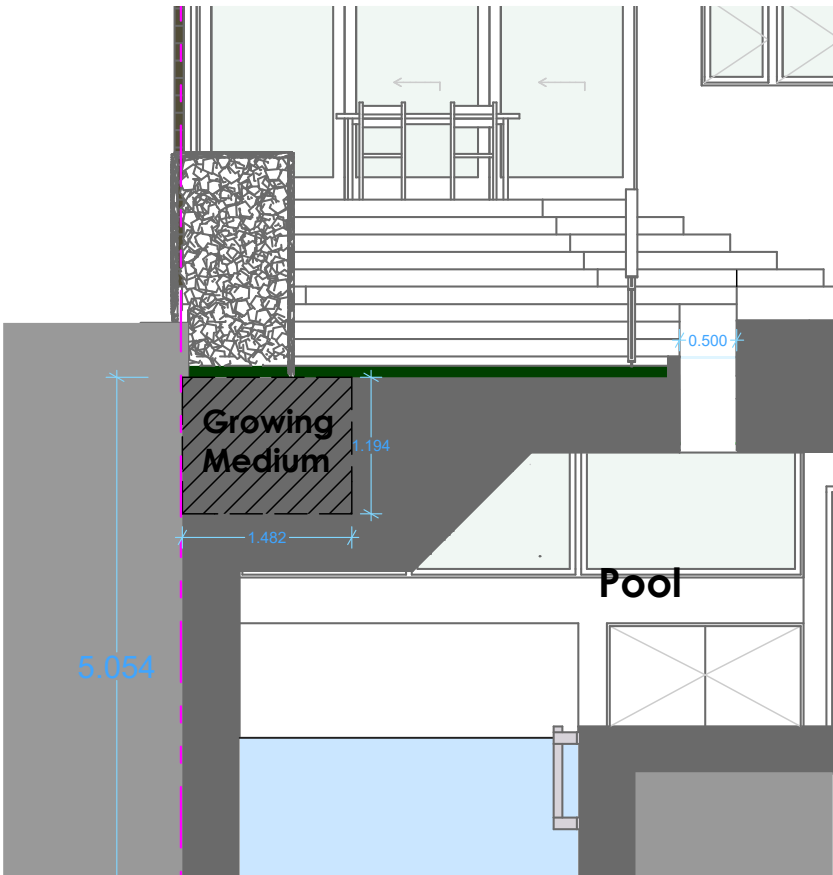
Outlined in the Basement Impact Assessment the soil surrounding the site is predominantly clay, which is a non-aquifer so there is no ground water flow for the proposal to hinder and therefore will not 'act as a dam', causing flooding in the surrounding area.

7.4.3 | Loss of Vegetation & Greenery

The reduction of the size of the proposal means that the majority of the footprint is located below existing buildings, the patio or pathway, minimising the impact on the existing turf and vegetation in the rear garden on the property. There will be ample planting medium for the existing turf to grow so that it is not impacted above the proposal.

To preserve the planted boundary between 139 Cranley Gardens and 137 Cranley Gardens, increased planting medium along the boundary is allowed for.

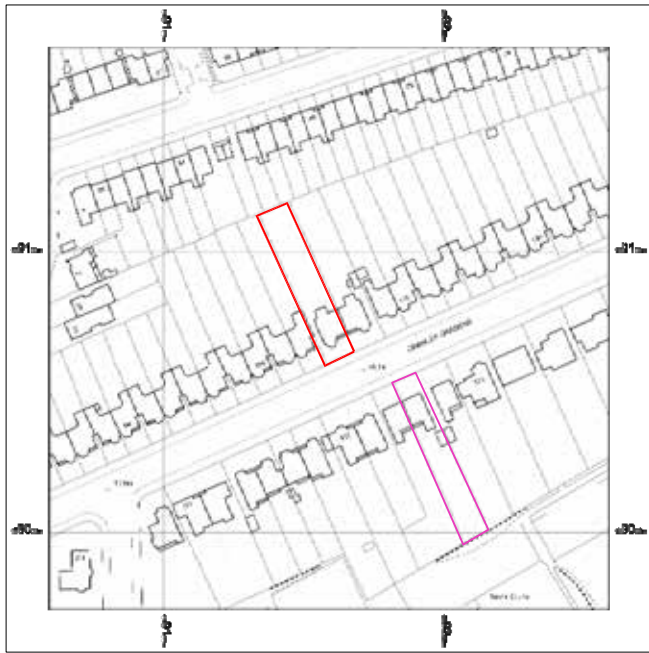
In order to prevent detrimental impact upon the mature trees in the neighbouring gardens, the reduction of length of the proposal means that route systems will remain unaffected.



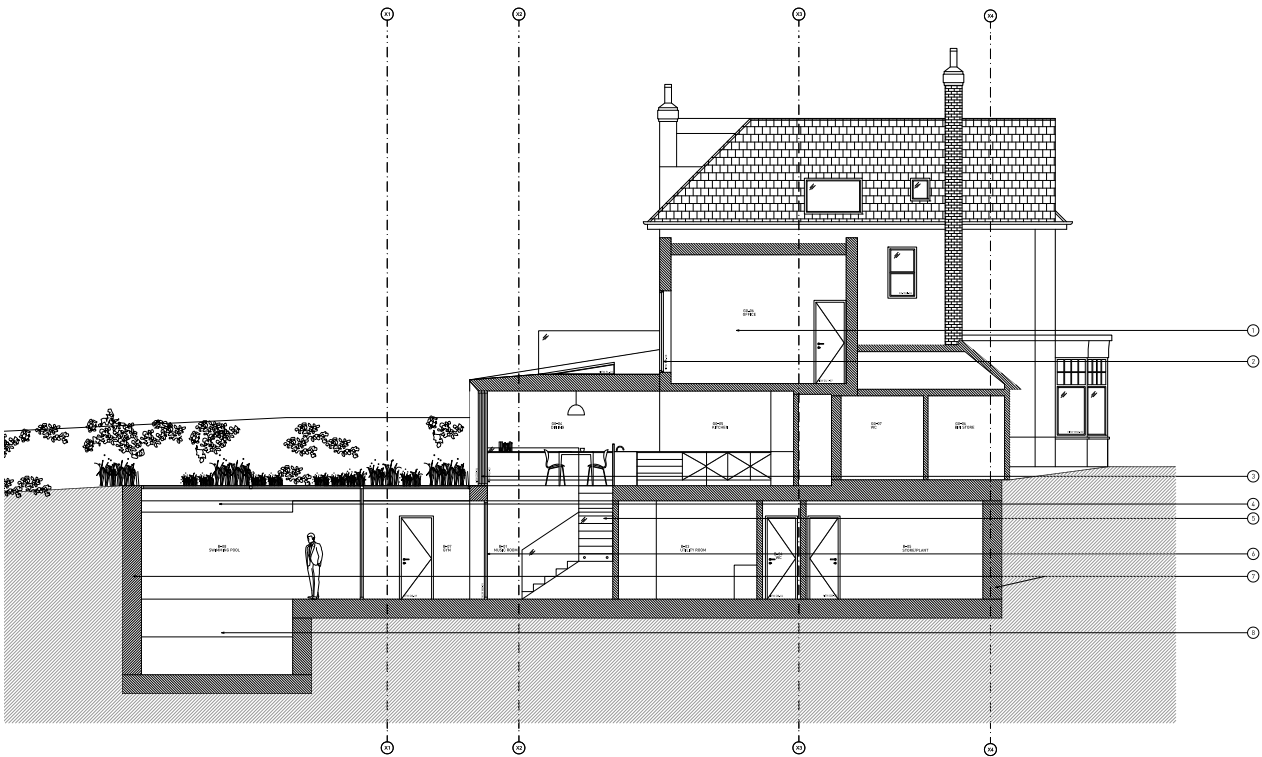
8.1 | 112 Cranley Gardens

112 Cranley Gardens is a semi-detached house, located over the road from the site, which has secured planning approval on multiple instances within the last decade. Approvals include demolition of the existing property; to be rebuilt like for like with the approved additions of a basement; sub basement plant room; ground floor level rear extension; first floor level side extension & rear dormer modifications.

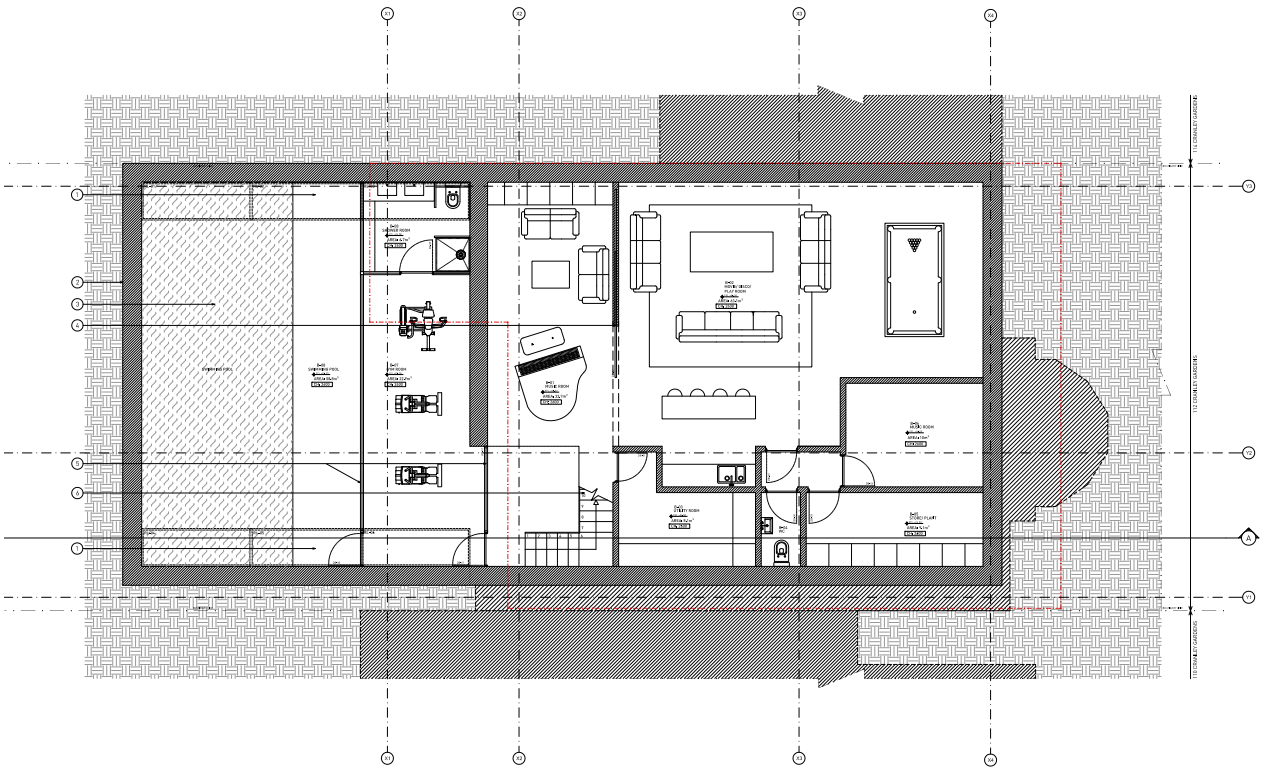
For the purposes of our application, we will focus on their basement swimming pool proposal. Approved by Haringey Planning in 2013 (HGY/2013/0742) and again in 2014 (HGY/2014/1847), the total footprint of this basement is 265m², **143m² larger than our proposal.**



Site plan illustrating Site and 112



Aerial View of 112 & 139 Cranley Gardens



8.2 | Crawford Partnership

We have successfully designed and delivered many houses which share similar site and design characteristics with this project. Often sites are relatively tight, urban in-fill plots looking to provide for better commercial and residential accommodation.

Provision of space, light and comfort are essential alongside the protection of neighbouring amenity which is why the design proposal responds to this through controlled views and barriers to maximise the use of space.

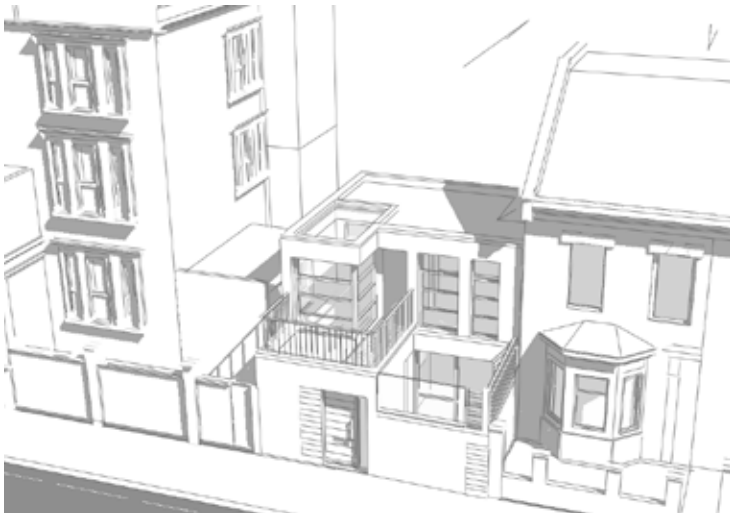
This page shows some examples of our previous and current projects similar to the proposed.



Darling House, Haringey



Redmore House, Hammersmith



Shepherd's Bush Road



Fairfield Road, Crouch End
- Winner 'Best Home' Haringey Design Awards 2012



Wood Vale, Muswell Hill
(Above: Model, Right: Bird's Eye View)



Snowdon House - Street View

8.2 | Crawford Partnership Cont'd

We have successfully completed numerous small residential schemes throughout London. We have used flexible design and innovative technology to make even the most difficult sites into wonderful new homes. These opportunities benefit both the end user and the wider context by creating new residential space from sites of very little architectural merit - helping to improve the street scene and encourage new use of derelict sites.

These kinds of properties have become part of our signature design ethos. Most of them come from land which would previously have been occupied by disused building stock.





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