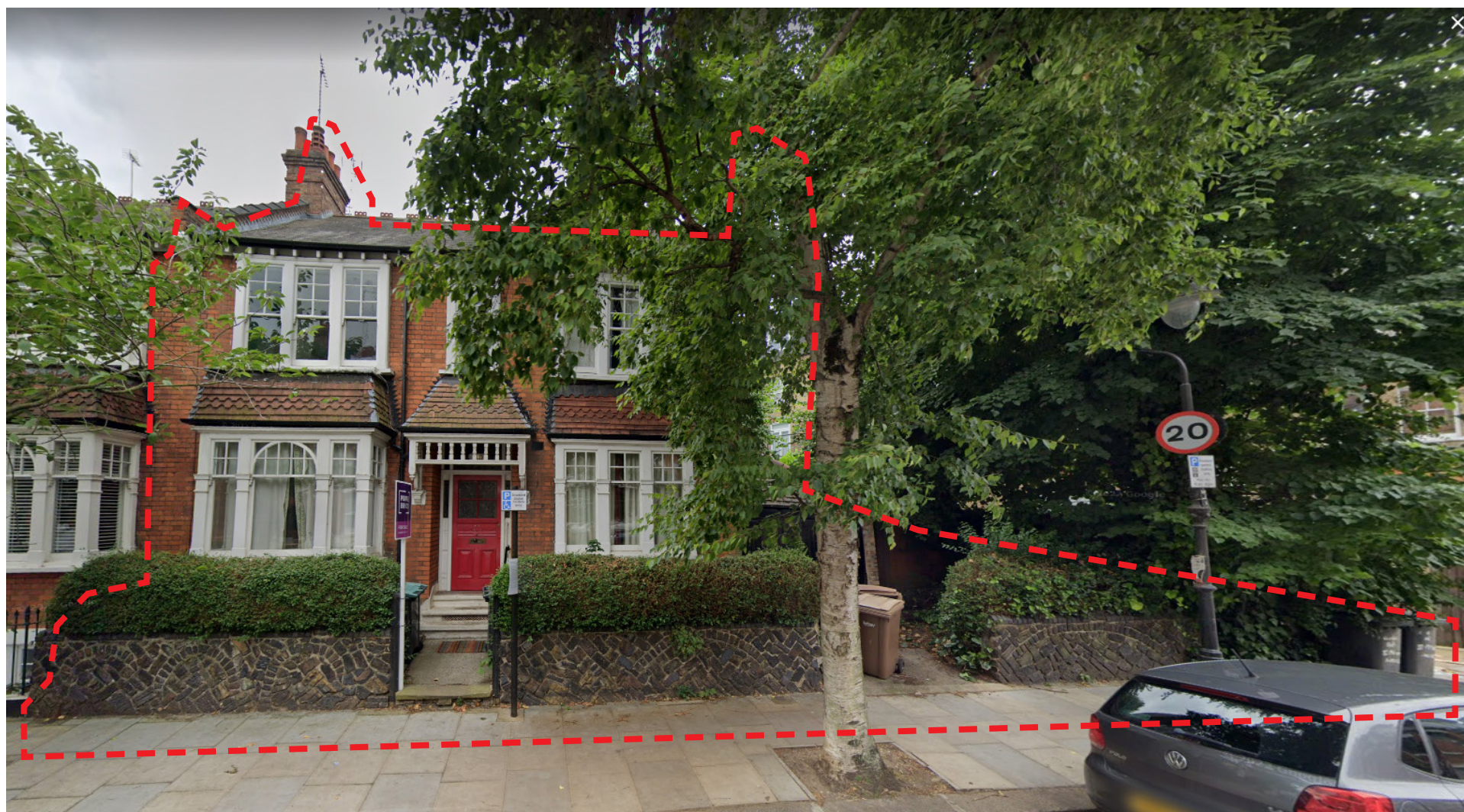




DESIGN & ACCESS STATEMENT

MARCH 2023

REFURBISHMENT, SINGLE
STOREY SIDE EXTENSION,
&
LOFT EXTENSION OF
SINGLE FAMILY DWELLING

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2. INTRODUCTION

This statement accompanies the planning application for works to a single owner-occupied house at 31 Milton Park in relation to the proposed alterations including a single storey side extension at ground floor that replaces the existing garage, and a loft extension.

Additionally, the proposal includes the re-configuration of the internal spaces and layout to housing new living spaces tailored to the family inhabiting the property. We also aim for all new windows to be upgraded to double glazed systems that match the existing.

The report and proposals have been produced by Scenario Architecture, on behalf of the current owners of the property Matteo Milan & Olga Thompson.

3. EXISTING SITE BACKGROUND

The site is located on Milton Park in a mainly residential area. The proposal is compliant with the following guidelines as recommended by the Haringey Council. 31 Milton Park sits within Highgate Conservation area, the property is not listed.

POLICIES

- National Planning Policy Framework (2019)

Section 11. Making effective use of land

Section 12. Achieving well-design places

Section 16. Conserving and enhancing the historic environment

- London Plan (2021)

PD1 - London's form, character and capacity for growth

PD3 - Optimising site capacity through the design-led approach

PD4 - Delivering Good Design

PD6 - Housing Quality and Standards

PD10 - Basement development

PD12 - Fire Safety

PHC1 - Heritage conservation and growth

-Highgate Conservation Area Appraisal (2013)

Planning policy context, Historical development, Special interest and character assessment

-Haringey Local Plan

Core Strategy with Detailed Policies

Local Development Framework

-Supplementary Planning Document (SPD)

Residential Extensions and Alterations (2018)

P.1 Planning policy

P.3 Building Regulations

P.4 Design Issues and amenity considerations

P.5 Common forms of extensions

From the Highgate Conservation Area Appraisal

Streetscape character analysis

Milton Park, Milton Avenue and Milton Road

This is the core area of the Miltons and is a planned residential development of two and three storey terraced housing, of red facing brickwork with steeply pitched roofs and pedimented dormer windows. The streets are of distinctive architectural quality and visual cohesion, with rhythmic projecting bays and roof lines stepping up the hill to Hornsey Lane Gardens.

Along Milton Park, near Langdon Park Road, the north and south terraces are three storeys of red brick with painted render trim, ground floor bays and gabled attics. The southern terraces have raised frontages, whereas the north side has sunken areas.

At the junction with Milton Road the corner has been infilled with a garage and concreted frontage which creates a jarring note. Further east, before the road turns south, newer two storey houses have varied ground floor bays, shallow rounded first floor windows and varied finishes of brick, render or pebbledash. Unfortunately the roofline has been damaged by many large attic dormers.

As the road rises to Hornsey Lane Gardens, the three storey terraces resemble those of Milton Road, with timber porches, ground level bays and painted render trim to windows and gabled attics.

To the north of Milton Avenue, there is a view of the Parkland Walk with Shepherds Hill beyond. The stepped terraces are of two storeys in London stock brick and slate mansard attic floors with painted stucco trim to openings. At ground level there are square bays and recessed entrances with delicate fretting over.



Milton Road



Milton Park



Milton Avenue



Milton Park c1907
Photograph courtesy: Michael Hammerson

The corner houses at the southern end have distinctive turrets. Front gardens have a variety of low boundary treatments. A few retain original railings and tiled paths but some have a rather unkempt appearance.

Along Milton Road, to the north, there is a view of the Parkland Walk; the west terrace matches those of Milton Avenue (see above). The stepped east terrace is of three storeys of London Stocks with stucco trim to square bays, recessed entrances and windows with dentils along the eaves line. Part of it was rebuilt after WW2 bomb damage, with consistency of scale but loss of characteristic details.

The corner houses at the southern end have towers matching those of Milton Avenue. Front gardens have a variety of boundary treatments, such as hedges, dwarf walls with decorative coping and brick piers.

PRECEDENTS

The single family dwelling is not listed and lies within the Highgate Conservation Area .

The house currently has garage to the side. This structure is entirely deteriorates, and needs replacing to cater for the needs of the owners, but also to protect the passers by. There is a driveway in the front garden accessing the garage.

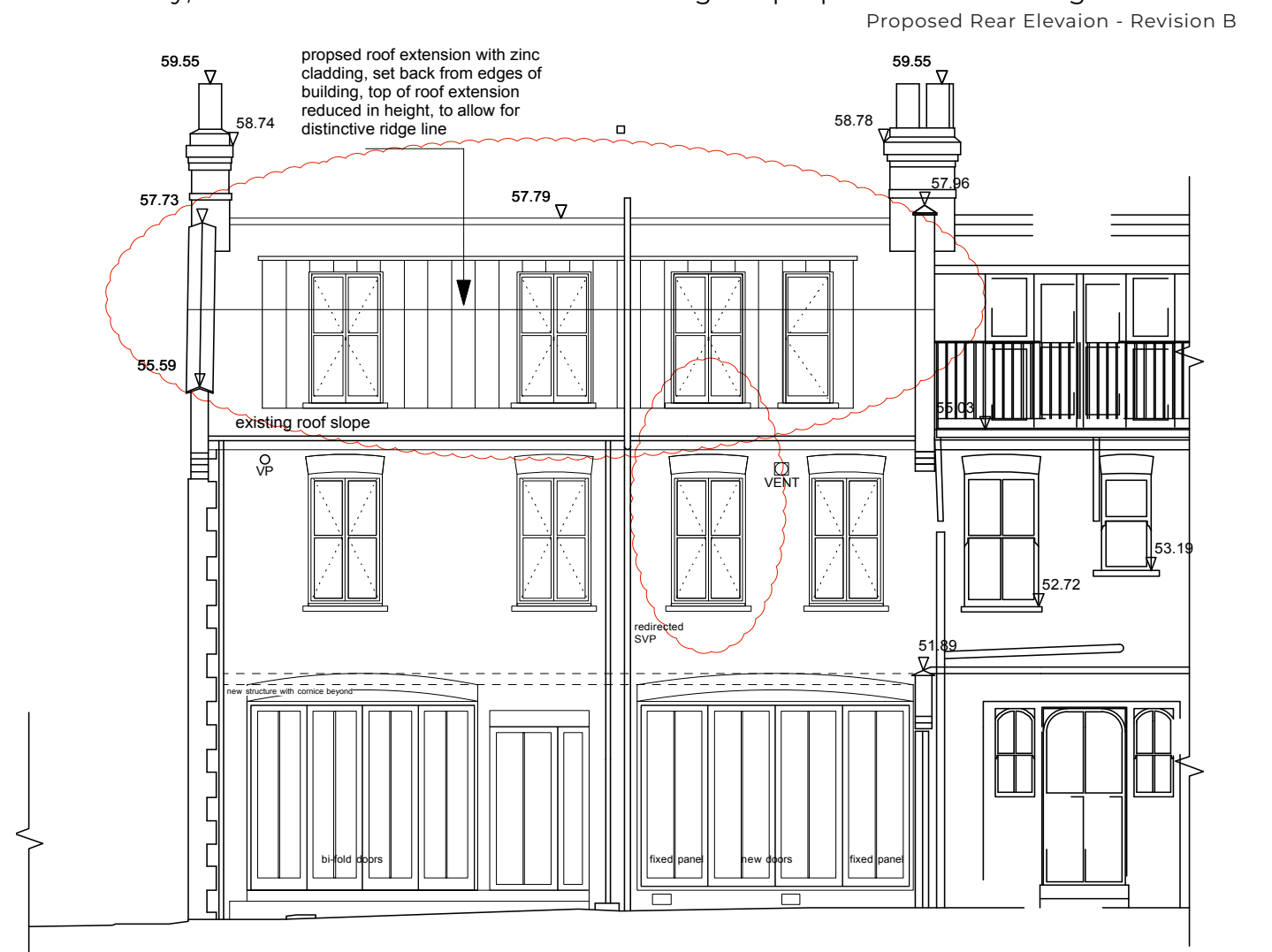
The house sits in a plot that narrows towards the garden, and is characterised by the red brick front elevations and roof clay tiles. Those materials are quite dominant in the area. Many alterations were brought to the properties around the Miltons, throughout the years including numerous roof extensions, garage conversions, and several other side rear extensions. Most alterations show respect towards the conservation context while reflecting each owners unique requirements and needs.

In 2017, the neighbour at No.27 Milton Park N6 5QB has received approval under Reference No. HGY/2017/2655 for the: Erection of a rear roof dormer extension, two front roof dormer extensions, and enlargement of one first floor rear window openings (amended description). The drawings have been revised a couple of times, where part of contentious elements (ie frond dormers) in the description above were omitted.

The rear elevation has gone through 2 alterations, these revisions are shown below: Revision 1 presents a dormer that is full height and full width, that extends all the way to the rear eaves. The first floor windows are enlarged and Juliet balconies are introduced.

Revision 2, on the other hand, shows the approved version, where the dormer in reduces in size from the top, sides and rear projection.

Additionally, the first floor windows now following the proportions of the original house.



4. NEW PROPOSALS

BRIEF AND STRATEGY

The aim of the project is to optimise the indoor space for the family and make the living areas on ground, first and loft level more suitable and efficient aligning them with the need of the entire family. This scheme will allow for the continued use of the building in a manner appropriate to the high quality living standards expected today. The property has not been renovated since its construction.

The proposed intervention seeks to reconfigure and optimise the spaces on ground, first and second floor.

This will be achieved via:

A. The demolition of the single storey side garage extension and construction of a slightly enlarged replacement. This volume will be used as internal space, not a garage. The volume will not exceed in height the existing one (see proposed elevations). Towards the rear it extends towards the garden while following the inclination of the site. A 1m side passage is maintained.

B. The new rear dormer housing the master suite. This dormer is reduced in size, following the guidance and the precedent approved in 2017 at No. 27.

Reference No: HGY/2017/2655

The dormer will be marginally noticable from Milton Park, as you walk up the street. It sits aside the drastic interventions brought to No.30 (to which we are attached).

C. The glazing replacement of the existing front and rear openings with upgraded double glazed timber glazing systems. Furthermore, in order to connect the ground floor with the garden, two large bifold doors are proposed. In between these features a double sided gas fireplace will be installed. This will cater for both the internal and external spaces.

The house will remain a single dwelling house and the main residence of our clients and their family. The house comprises of four bedrooms, a single bedroom/study room. The layout the ground floor allow the front room to convert and cater for guests with reduced mobility.



Existing aerial view



Proposed aerial view

AMOUNT AND SCALE

Following the policies presented above, this proposal seeks to provide well designed spaces that encourage contemporary interventions sensitive to the host building, amenity of the neighbourhood and the conservation context. The rear projections and loft extensions of the houses on the Miltons are inconsistent in size, form and expression.

The proposed loft is discreet and barely noticeable from Milton Park road. See image attached.

The side extension remains subservient to the main house as it sits on the footprint of the existing volume. It extends slightly towards the rear, following the site's boundary. Other semidetached pairs on the street have similar extensions (converted garages), this being a common element of the typology.

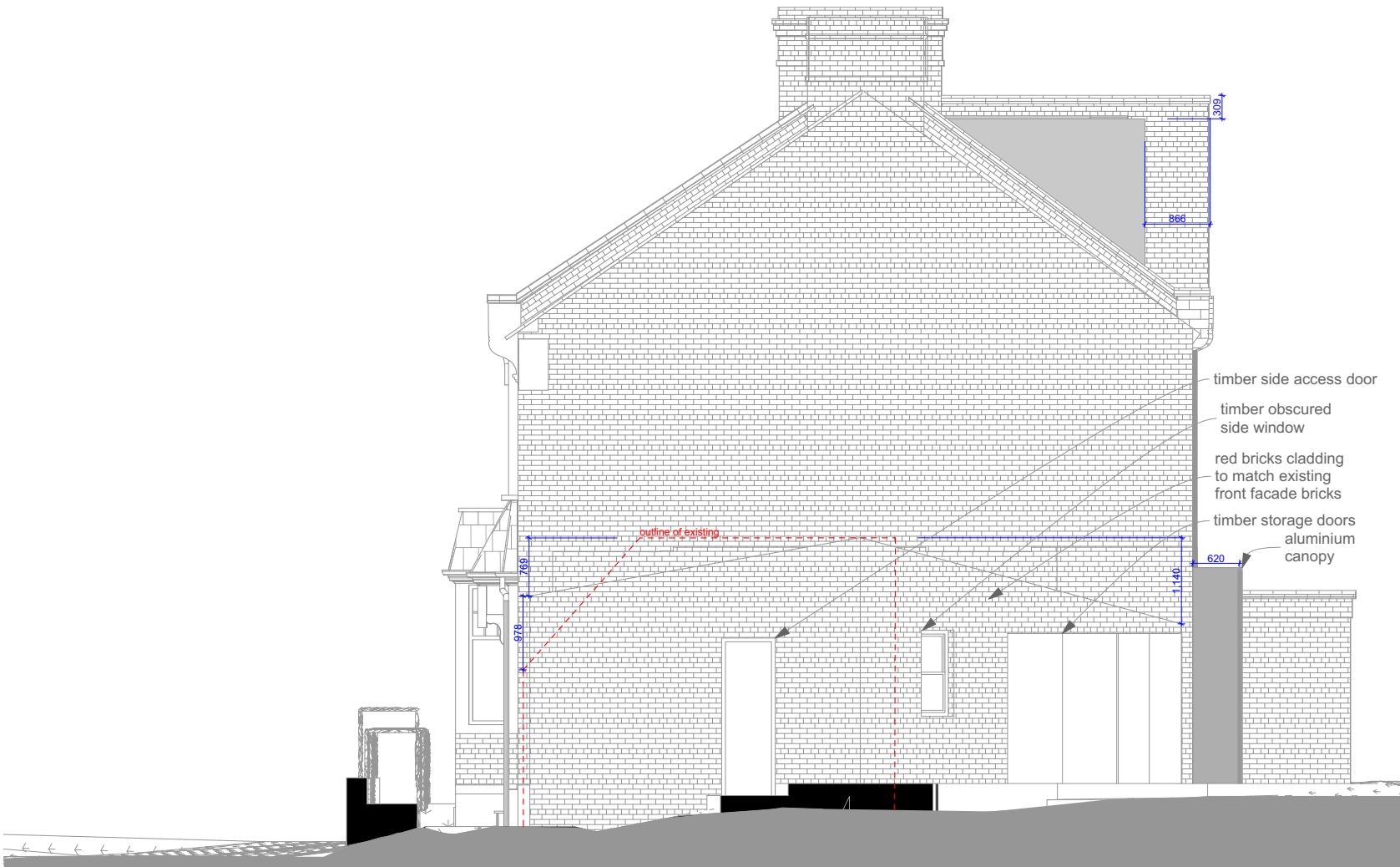
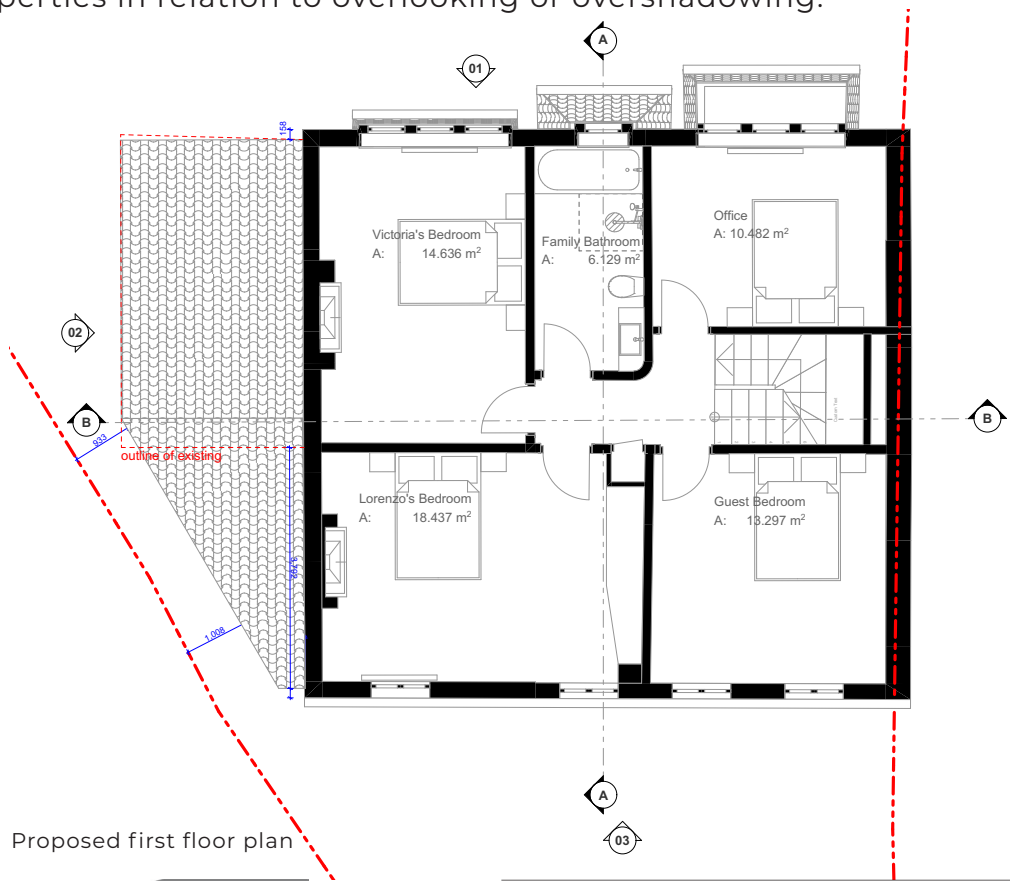
The proposal will not impact the neighbouring properties in relation to overlooking or overshadowing.



Existing side extension viewed from Milton Park



Proposed side extension viewed from Milton Park



Proposed side elevation

MATERIALS

Side Extension

The new extension aims to respond and enhance what is already presented in the original house, while being respectful of the conservation area.

The existing house is yellow London stock brick, except for the front facade. This is clad in red brick. Following the above, the new side extension will be clad in red brick.

The new front windows in place of the garage door will match the ground floor sash window. The new roof is to be clad in clay tiles that match the existing.

Dormer

The dormer will be clad in dark grey zinc, all dormer windows and skylights will have aluminium frames.

Ground Floor

The large garden doors will have aluminium frames, dark grey, to match the dormer glazing systems.



Proposed side view



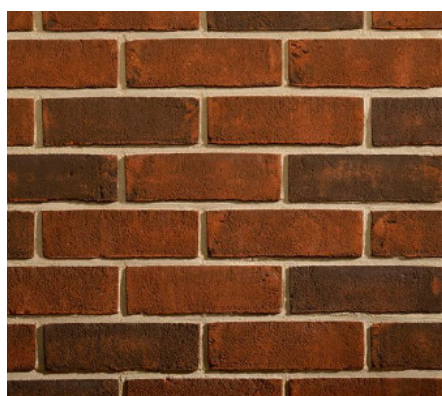
Aerial rear view



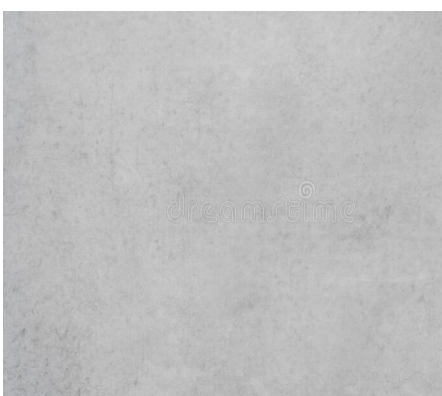
Dark grey zinc cladding



Dark grey aluminium windows



Existing red London Brick



Concrete tiles patio flooring



Existing rear view



Proposed rear view



Existing front view



Proposed front view

ACCESS

Access to the house remains unchanged.

USE

The property is to remain as a single family dwelling (C3 residential). The alterations are necessary to enable the continued use of the property by a family.

ENVIRONMENTAL IMPACT

Regarding the conservation of energy and materials, there are the following design considerations:

- The proposals seek to maximise direct daylight to the ground, floor level, which are likely to be occupied in daylight hours. This leads to improved solar gain, reducing the heating requirement, and to higher natural light levels.
- Insulation levels will meet the requirements set by Building Regulations, also, the windows to the extension will be double-glazed units.
- External materials are self-finishing; they are unlikely to need renewal for years.
- The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.

The proposal is for a high quality extension of the existing structure; its design is contextually sensitive and aims to have minimal impact on neighbouring dwellings. The proposed massing is in keeping with both the contemporary additions and the building to which it is attached.