



Homes Design Ltd
40 WISE LANE
MILL HILL
LONDON NW7 2RE
Mobile: 07946 872 537
Email: info@homesdesignltd.co.uk
website: www.homesdesignltd.co.uk

London Borough of Haringey
planning Department
River Park House, 225 High Rd
London N22 8HQ

Date: 21/03/2023

Re: single storey side-rear extension to single dwelling residential house.

Project: 44 Sheldon Avenue – Highgate N6 4JR.

Dear Sirs:

The proposed planning application is for ground floor rear-side extension to single dwelling of detached house inside a residential street which has other properties with similar extensions. The proposal are in keeping with immediate neighbours in the street.

The proposed roof over side-rear extension is formed as matching design to existing rear extension roof to existing premises with matching height and brick finish. The proposal for rear-side extension to rear part of existing utility room to form Passover kitchen with new roof light over flat roof to keep in line with current roof design and matching structure to comply with planning policies. The site is located with Highgate conservation areas and such proposal is in line with conservation design policies set within Haringey Core Planning Strategy.

The proposed rear-side extension designed to replicate current structure façade and line up with immediate adjoining properties which benefit from identical schemes extensions. The scheme designed to avoid impact to immediate adjoining premises as the neighbouring house having a single storey side-rear extension adjacent to existing side boundary and therefore such development will not impact the amenity of adjoining sites and privacy. The applicant is the owner of single dwelling house. Please see attached copies of relative drawings with forms & fee for the proposed works. We hope the information provided is satisfactory and should you have any queries please do not hesitate to contact us.

Yours truly,

R. Lakani
Director

Re: single storey side-rear extension to single dwelling residential house.

Project: 44 Sheldon Avenue – Highgate N6 4JR.

DESIGN ACCESS STATEMENT:

AMOUNT:

The existing SITE is a detached single dwelling family house building that has rear and side extensions with flat roof which benefit structural parapet along the façade. The proposal for rear – side extension to back of the utility room to form Passover kitchen as part of single dwelling family house. The main dwelling has been extended in past under previous approved scheme. The scheme to carry corner rear-side extension to set inward from main building to permit easy side access to premises plus line up with immediate adjoining premises which has similar side extension therefore proposal will not impose any impact to adjoining sites.

The principal design adopted to create the new rear-side extension back from rear and side walls setting a matching flat roof design in matching design to main dwelling roof to meet Haringey policies and compliance with Conservation areas. The scheme designed to reflect immediate adjoining houses which having same extensions to host properties.

The proposed extensions are designed to replicate host properties which benefit from identical roof extensions. The proposed scheme to meet Haringey Planning Policies for setting and sizes of new side extension as defined on policies; (Residential development management DPD) & Haringey Planning Guidance (SPD5).

The proposal as demonstrated on proposed section will involve internal renovations to single dwelling house that will meet compliance with London Regional Plan policies and also Local Planning Policies for maintaining clear headroom to habitable areas of residential units within 2.4m

The EXISTING & PROPOSED areas of the terraced residential house:

Existing 3-storey residential use unit: 380m-SQ

Proposed scheme to ground floor rear-side extension provide Gross internal area: 14m-sq and result to the main dwelling to be 394m-sq

These areas meet planning standards and also to create suitable living accommodations. The proposed side-rear extension at back of the utility to form a Passover kitchen to form as part of single dwelling residential house.

LAYOUT:

The proposed scheme of new internal renovation and changes will provide suitable living accommodation for a residential detached house and also new renovated designated areas for family house with new extension to reflect and replicate immediate adjoining premises. The objective to create new Passover kitchen to rear-side extension at back of the utility room to form part of single dwelling house.

SCALE:

The Length, Height, and the Width of the existing building will be altered by the proposed scheme at main elevation extension by changes to side-rear extension to reflect the immediate adjoining houses which is reflected on proposed plans and elevations to replicate immediate neighbouring premises dormers and also in compliance with Conservation Design Guidance.

LANDSCAPING:

The current terraced house has a rear and side amenity and front areas used as gardens areas to family house. The proposal to carry side – rear single storey ground floor extension to maintain the current landscaping to premises and will not alter by the proposal.

APPEARANCE:

The external appearance of the existing buildings will be altered at rear by creating new rear-side extension at rear of the dwelling house and forming Passover kitchen over side extension and the extension to set back from main rear and side elevation and replicating the adjoining houses and also in compliance with Haringey Planning Policies and also meet the London Regional Unit Sizes.

All proposed new windows to match current site areas and the extension to have matching colours and bespoke construction plus matching material to current dwelling to suit neighbouring sites to meet Planning Policies.

USE:

The existing site is defined as single dwelling self-contained residential mid-terraced house defined as C3-usage and proposed to retain existing use as C3-use for residential house located within a residential mews.

ACCESS:

The building will be designed with energy efficient electrical lights and also sufficient amount of internal insulation to be provided to give the thermal conductivity of the structure in compliance to Building Control Guidelines. All new windows to be double glazed and in compliance with Building Regulation for thermal capacity (Min U-Value to be 1.6 for windows).

The internal doors to be fire checked and all designated areas to have smoke detectors that are connected to independent circuits. The structure will be constructed in compliance by Building Control, in order to enhance the life time of the building and also to retain a stable structure. The floors & entrance level will not be altered since it is in compliance for usage of ambulant person's accessibility under part-M.

The site has main access to all areas via existing entrance doors which will be retained under proposal to meet fire regulations.

SUSTAINABLE STATEMENT:

The proposed development designed to meet Local Plan Policies for Sustainable Design and Construction.

The roof extension and side extension over first floor of single dwelling terraced house to utilize the existing water meter to existing unit as means of water efficiency measures. The proposal for internal renovations to have water filter allocated as part of heating system and also it will incorporate water saving measures to comply with Regulations 36(2)(b) of Part-G 2 of the building regulations in order to ensure that maximum of 105 litres of water is consumed per person per day.

The construction design to incorporate recycling surface water recycling by diversion of roof rain water to refill the toilets for flushing as means of water efficiency measures to meet Building Regulations Part-H.

The designated internal stairs will be constructed in compliance with Ambulant Accessibility. The mansard roof extension to have access via new internal stairs with risers at minimum of 170MM and goings of 250MM to meet ambulant accessibility and to compliance with Building Regulations Part M4(2).

The single dwelling house as part of the renovations will have carbon dioxide emission with reduction percentage of 25% in accordance with policies 5.2 and 5.3 of the London Plan (2015) and in compliance with Part-L. The windows for new mansard to match existing windows to main elevation and will be manufactured with a double glazed clear unite, 4mm clear – 20mm worm edge spacer – 4mm Low E: (Soft coat) – Argon.

CONSTRUCTION METHOD STATEMENT FOR NEW DEVELOPMENT

- (a) The site parking is designated along the main Road with provision of off on site and private meters.
- (b) The designated storage of site material and plants are defined at inside premises which provides adequate access and at no disturbance to adjoining sites and set away from boundary lines.
- (c) The new construction to have protective scaffolding with sheeting as means of dust protection during the construction. All cutting of material (timber, bricks & etc.) to be within new development to avoid any disruption to Adjoining Sites.
- (d) The site do not require any significant demolition works and predominately site clearance of internal partitions and debris and therefore has no significant noise pollution to adjoining sites. The Noise Pollution from general construction development anticipated between 40 to 38db within restricted working shifts, since the major works involved brick works and timber material. The working hours are restricted between 08.00AM till 18.00PM Mondays to Fridays and 09.00AM till 13.00PM on Saturdays. No construction works to be carried out outside these hours and no works to be carried out on Sundays or Public Holidays. All deliveries to be restricted between the agreed working hours stated as Main Construction Working Shifts and all works within Local Council's By-Laws.
- (e) Any pneumatic drills or noisy instruments should be muffled in order to keep the noise to a bare minimum.
- (f) Whole of the works referred to this Project shall be carried out in conformity with the regulations and requirements of the Building Regulations, and the requirements and Bye-Laws of all of any other properly constituted authorities, including the District Surveyor/Building Control Officer, and shall be executed in a proper and workmanlike manner in sound and suitable materials in accordance with the terms of this project, to the reasonable satisfaction of the District Surveyor and Planning Approval, in accordance with the current Local Council Environmental Health Section Construction Site Guidelines. The proposed works do not involve any excavation as all works involved for roof extension and therefore it is not required to provide wheel washing system by means of manual cleaning the vehicle tyre (all vehicles) prior to leaving site.
- (g) The site area of the designated extension area to be fully hoarded and fences provided with only single entrance from current entrance door as means of entrance into & out of site. Provide signage to the main entrance and also along the boundary fence to main road, defining the name of contractor and details plus all relevant contact numbers. The site to have staff accommodation inside the premises for the works.

- (h) Provide main scaffolding with screen to the new mansard roof extension to the proposed development. The scaffolding is to be alarmed at all times when not in use and any ladders required should not be left unlocked at night. The scaffolding is to be removed as soon as works are completed so as not to cause any nuisance to the Adjoining Owners. The site to benefit from full-time security with 24-hours contact number stated at the main front signage. All first aid provided on site and all staff to be trained to comply with Construction Logistic and Health + Safety measures applicable to the development. Name and details of Construction Manager to be available as means of contact at all times (24-hours availability). All access and exit from site via single gates and approved by site security.
- (i) No material to be burnt on site and all wastes to be stored inside the allocated areas to the premises at designated part of the house and collected and cleared from site when necessary within restricted working hours by waste collection teams with license.
- (j) The development site must have adequate water supply at all time, so that any dust from site can be dampened down during dry periods.
- (k) The Main Contractor must ensure that all roads are to remain free from mud; debris associated with the construction site and should be cleaned via a road sweeper at all times.
- (l) Any waste or skip Lorries leaving site to be sheeted. Cutting operations using grinders should have water suppressant either attached to the grinder or an operative is to use water and a hose pipe during cutting operations preferably away from existing buildings. The developer must ensure that they follow the Mayor of London's best practice guidance during construction & demolition in relation to dust.
- (m) The works do not involve any soil excavation and therefore not impacting site constraints for mud and soil excavation works.
- (n) All works for services to be carried out by licensed and approved contractors with certifications to be provided upon completion of works for all services in compliance with Building Regulations.

PLANNING STATEMENT:

Site Description

The application site relates to a residential single dwelling detached building on the residential street at Sheldon Avenue. The property is located at Highgate Conservation Area.

The site classification as C3-Use residential family detached dwelling house. The works to roof extension is designed in keeping with street scene and replicating the immediate neighbouring houses to meet Nation & Local planning Policies.

Proposal:

- (A) Single storey side-rear extension to back of the utility room to form Passover kitchen as part of the single dwelling house.

Planning Considerations

NPPF

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'.

The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2016

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050.

It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan. The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Local Plan (2012)

Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012 (Relevant Core Strategy Policies: Haringey Council).

Core strategy policy aims to maximise housing choice by providing a range of sizes and types of accommodation that can meet aspirations and increase access to affordable and decent new homes. London Borough of Haringey growing and increasingly diverse population has a range of needs that requires a variety of sizes of accommodation.

Supplementary Planning Documents

The proposal is for new extension at ground floor rear-side elevation with new roof to extension to match existing rear extensions to form Passover kitchen to serve single dwelling family residential house. The scheme within conservation areas and unit sizes meet Local Policies and London Plan sizes. The roof extension height proposed to be at limited extension height replicating adjacent premises to meet local planning policies.

The new extensions will meet policies set out by Haringey Council guidelines in order to be in keeping with adjoining premises and extensions with no impact to neighbouring sites. The proposal is for internal renovation to incorporate the new habitable areas for detached residential house. The principal windows and opening retained to serve designated room arrangements and existing window opening sizes and characters to first floor side extension matching existing façade openings.

As part of the site survey it is confirmed that the existing premises has rear and front and side garden and outdoor amenity and the proposal to create side extension will not compromise the outdoor amenity areas.

The scheme to design the first floor side extension with crown roof extension also matching the neighbouring houses in the residential street with similar characters. The distance and height of roof extension is designed to avoid impacting adjoining sites light and outlook. The proposed increase unit will be in compliance with London Plan unit size and also to Haringey Planning policies for unit sizes as outlined on policies' standards for unit size and for bedroom sizes which the bedrooms are greater than sizes stated in the table.

The main issues for consideration in this case are:

- i. The principle of roof extension in this location to match immediate neighbouring premises and in compliance with local
- ii. The impact on the amenities of neighbouring occupiers
- iii. The Impact on the character of the area
- iv. Whether the proposal provides satisfactory living accommodation for future occupiers.
- v. Accessibility

Assessment of proposals

The scheme meets planning policies for extensions and also unit sizes. The proposed new extensions at ground floor side extension level to replicate immediate neighbouring site. The flat roof extension over side extension to match existing main design structure that will serve single dwelling detached residential house. The increased area will create suitable living areas with new Passover kitchen as part of the residential unit.

Principle of use

The application site is located within the Grange Avenue characterised by unique residential terraced houses within Highgate Conservation Area.

The site is conveniently located adjacent to the main high street.

The site will have access to public transport and immediate local buses at short walking distance.

The unit can benefit from front drive way and private garage to serve parking spaces to single dwelling house.

Character

ground floor rear-side extension and new flat roof extension to be constructed as part of detached Residential single dwelling. The extension as demonstrated on plan (proposed) to be utilized as part of current unit to form Passover kitchen as part of existing living accommodation of single family dwelling in compliance with local planning policies and national policies for housing conversions

Impact on amenity of adjoining neighbours

As discussed above, the site extensions to be in keeping with immediate neighbouring premises and also to take into account neighbouring extensions. The proposal is mindful of adjoining premises extensions and set as part of new design to their extension. The new window are designed to replicate immediate houses within Mews that have similar openings and characteristics.

Impact on amenity of future occupiers

The Council has the following minimum room standards for rooms are provided with a separate kitchen:

- 1 person bedroom: 7.5sqm
- 2 person (double) bedroom: 13.0sqm

Accessibility and highways

Any proposal will need to demonstrate that it has complied with the relevant development plan policies in respect of parking and highway related matters. The council will expect development to provide parking in accordance with the London Plan standards, except in the case of residential development, where the maximum standards will be:

- i). 2 to 1.5 spaces per unit for detached and semi-detached houses and flats (4 or more bedrooms);
- ii). 1.5 to 1 spaces per unit for terraced houses and flats (2 to 3 bedrooms); and
- iii). 1 to less than 1 space per unit for development consisting mainly of flats (1 bedroom).

The proposed site plan identifies the premises within short walking distance of public transports and buses.