

IQONICA



70 ALEXANDRA PARK ROAD
GROUND FLOOR
London N10 2AD

DESIGN AND CONSERVATION STATEMENT

Planning Application - Householder Application

16th MARCH 2023

IQONICA

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Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

Description	Doc N.	Rev	Issue Date
Site Location and Ownership LOCATION PLAN	A-P-020	D	16/03/2023
Plans, Sections and Elevations EX-PR SITE PLAN/ GROUND FLOOR PLAN / SECTION	A-P-100	D	16/03/2023
EX-PR 1ST FLOOR PLAN & PLANNING AREAS	A-P-101	D	16/03/2023
EX-PR GARDEN ELEVATIONS	A-P-201	D	16/03/2023
EXTENSIVE ROOF (SEDUM ROOF) TYP DETAIL & GENERAL/ ANNUAL MAINTENANCE PROCEDURES	A-P-501	D	16/03/2023

1. Introduction

1.1. Site address

Ground Floor Flat, 70 Alexandra Park Road
London Borough of Haringey.

1.2. Proposal Outline

This is a Planning and Conservation Area Consent Application associated with general improvement and alteration works envisaged for this property. The design has aimed at blending, matching, or sympathetically complementing, the architectural features and materials of the original house.

1.3. The Brief

Nr. 70 Alexandra Park Road is a ground floor flat, mid terraced, single family home owned by the applicants Miss Zykova and Mr. Fenu. The applicants are planning to undertake alterations to their home. The proposed external works concerning planning relate to a side infill extension to an existing utilitarian single storey outrigger. The owners have decided recently to add a garden outbuilding to the proposal.

1.4. Previous Works & Planning History

The property is a terraced house, part of the Muswell Hill Conservation Area but is not listed. The original dwelling house has been subdivided in three separate flats via a previous Planning Application in 2014 [ref: HGY/2014/1193].

1.5. Pre Application Consultation

The proposed works have been submitted to Haringey Council to seek their view and work collaboratively with the Local Planning Authority. The Pre Application Written Advice has been received on the 25th May 2022, the proposal has been considered generally acceptable, pending public consultation and complementing the information at full planning stage with what has been highlighted below in the officer's notes.

BACKGROUND & POLICY: I understand that you wish to acquire pre-application advice on the erection of a ground floor single-storey rear extension to an existing ground floor flat. The flat forms part of a Victorian terraced residential building, converted into 3 flats. The property sits on the south-east side of the road. The site lies within Muswell Hill Conservation Area. There is no recent planning history relating to this site. The most relevant policies with regards to this proposal and site are: DM1 (Delivering high quality design), DM12 (Housing design and quality), DM9 (Management of the historic environment), DM21 (Sustainable design, layout and construction).

COMMENTS ON QUERY: The following points are made by Officers in response to the plans submitted:

Principle of development: The principle of the extension as proposed at this site is considered acceptable, subject to the detailed advice below and public consultation following a full application.

Design, layout & heritage: The extension is proposed at full-width (by infilling the rear set back) at 3.2m height, including a small further extension beyond the no. 68 building line (at g/f) with a green roof. The scale and height of the extension is considered acceptable. Please submit contextual drawings with properties on either side shown clearly for full assessment.

The extension is unlikely to be visible from the public realm.

Materials: all materials in conservation areas are recommended to match the existing building with painted timber for windows and doors as the preferred material. Therefore, the proposed materials are acceptable.

Amenity: as the property is facing to the south-east and in combination with the height proposed, it is not considered to result in adverse impact on neighbouring properties amenities. However, in order to determine this in full, it is recommended to submit plans and elevation in context with your full submission. As your proposal projects forward to both your neighbours rear elevations (at ground level) it is important to be able to assess any impacts on their windows (especially if the neighbouring properties are converted to flats). This should include boundary fences and walls. However, due to the property's orientation and the relatively small extension, I envisage this to be minor and acceptable. Sufficient garden space is proposed to remain at this site.

Biodiversity and sustainability – you are proposing a green roof. This is welcome. However, you are encouraged to submit a 1:20 section with a maintenance plan at full application stage to ensure early planning of construction, fit-out and long-term maintenance is considered.

Trees – please remember to clearly show any existing trees within the rear garden, in proximity to the extension area (if relevant).

Transport & parking – no impact is considered to result from this development.

1.6. Context & Historic Heritage

Alexandra Park Road is a busy road, dominated by traffic that passes through the northern part of the conservation area. Together with its adjoining roads it was laid out in the late 19th Century and as a result there is greater variation in the age and the style of the properties than in the later parts of this sub-area. Alexandra Park Road has a notable fall from west to east that has led to the development along it being stepped down the slope.

Nr. 70 Alexandra Park Rd. belongs to the group of terraced houses between nrs nos. 36 to 86, a long consistently detailed terrace of paired large two storey red brick houses with a third attic storey within a slate roof. They have a forward projection with a gable end and large ground floor canted bay. Some have arched recessed entrance porches, others have decorative timber hoods. Small dormers, porches and doors with decorative stained glass panels are generally consistent features along the terrace. No. 86 is a double-fronted property that terminates the terrace, but has lost its gables.

2. Planning Policies

Haringey's Planning department must assess any proposed development in accordance with its development Plan. Key Planning Policies and guidance have been taken into consideration while developing the proposed design for the site. A summary of these is listed below. The Development Plan for the site comprises the current London Plan and the New London Plan, Haringey's Supplementary Planning Documents (SPDs) policies:

- 2.1. SP12: Conservation / Development in Conservation Areas: "The Council will require that proposals affecting Conservation Areas: a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area; b) recognise and respect the character and appearance of Conservation Areas; c) protect the special interest of buildings of architectural or historic interest;
- 2.2. SP11: Quality Design (was UD4): "Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality. The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often interrelated, elements should be addressed in a positive way: a) urban grain and enclosure; b) building lines; c) form, rhythm and massing; d) layout; e) height and scale; f) landform, soft and hard landscape, trees and biodiversity; g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall); h) architectural style, detailing and materials; i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas; .../..."
- 2.3. CSV5: Alterations & Extensions in Conservation Areas: "The Council will require that alterations or extensions to buildings in Conservation Areas: a) preserve or enhance the character of the Conservation Area; b) retain or reinstate characteristic features such as doors, windows or materials of buildings.
- 2.4. Other documents taken into account are: London Plan (2021) Policy D3(5)(6)(7)(11)(12), Local Plan (2017) SP11, SPG1a Design Guidance, DM Policy (2017) DM1 (Delivering high quality design), DM12 (Housing Design and Quality).

3. The existing Building

- 3.1. Nr. 70 Alexandra Park Road belongs to the group of terraced houses, between Curzon Road and Rosebery Road, stepping down from Colney Hatch Lane towards Prince Albert Road.

The terrace is a consistent enfilade of red bricks, three storeys houses with projecting ground floor main bays that step back at the first floor and at the gabled second floor. Common features are clay and timber canopies alternating with arched recessed entrances; dormers are aligned to the main circulation bays at the top level, to the side of the gabled top floor.



View of the Alexandra Park Road Elevation

- 3.2. The rear facade is predominantly constructed in London Stock bricks with red lintels details. The internal house hierarchy and transversal split level between *main* and *subservient* rooms, is also clearly expressed on the rear elevations through a grander ground floor patio door and aligned windows at the upper floors, counterpointed by the utilitarian ground floor projecting outrigger and upper floor protruding asymmetrical bay.
- 3.3. Raised access to the garden is provided via the main patio door as well as the outrigger at lower garden level. The side boundaries are timber fenced at times covered in dense vegetation.



Current View of the Rear Elevation

4. Design Proposal.

4.1. Summary of the Proposed Works

Ground Floor Flat (rear garden areas):

- 4.2. Extend/infill to the side of the projecting outrigger, form new openings towards the rear garden, form new sedum roof with rooflights.



3d view of the proposal

Garden Outbuilding* (*added subsequently to the pre application advice).

- 4.3. Erect a Garden Outbuilding to the far end of the garden, for purposes incidental to the enjoyment of the dwellinghouse such as personal enjoyment of the occupants of the dwellinghouse (not living accommodation or business purposes).

4.4. Character

The proposed works would not alter the overall character of the dwelling which will remain one family home. It is submitted that the proposal would be complementary but yet subordinate to the original dwelling and would constitute an enhancement of the dwelling's rear elevation generally.

The proposed works would be in keeping with several rear extensions undertaken along the terraced houses between Curzon Road and Rosebery Road,

4.5. Materiality

Main Roof: The existing outrigger felt roof would be replaced with a sedum roof merging the outrigger and new infill areas.

Walls: The new or rebuilt masonry portions would aim at matching/complement those of

the original dwelling as far as reasonably practicable.: the outer leaf of the proposed rear garden walls would be built of bricks.

Fenestration: The new patio doors would complement the original white sash windows via the use of Georgian bars to the glazed panels.

4.6. Amenity and Adjoining Owners

The proposed works would enhance the owners' privacy and amenity and would not adversely impact the adjoining owners. The use of a sedum roof would not only provide thermal performance and rainwater management benefits, but also enhance the neighbours' perception from the upper floors who would see the new green roof blending with the rest of the garden. The alterations have been done taking into careful consideration the features of the original house.

4.7. Accessibility/ Site

The existing basis of access to the dwelling will not be changed by the proposal. The building works would be accessed via the main entrance of the flat at ground floor or basement level. There would be no permanent implications to waste collection or car parkings, whilst skips may be temporarily located nearby for the duration of the works.

4.8. Garden & Planning Areas

There would not be any significant loss of the existing garden amenities. The proposed side infill would use circa 37 square metres of the existing 214 square metres of the whole rear garden (or of the circa 242 overall land areas).

4.9. Trees:

No existing trees would be affected by the proposed development.

4.10. Drainage.

The side infill has been designed with consideration around the existing foul and rainwater drainage system.

4.11. Neighbouring Properties

No overshadowing, daylight loss, or significant overlooking issues to neighbouring properties would occur as a consequence of the proposed works.

4.12. Local Precedents

A number of neighbouring properties have been granted planning approval for rear extensions of similar scale. A selection of these is listed below for reference.

°	HGY/2016/1360	82 Alexandra Park Road
°	HGY/2017/2762	86 Alexandra Park Road
°	HGY/2007/0949	52 Alexandra Park Road
°	HGY/2021/2033	48 Alexandra Park Road



From left to right: birds eye view of extensions at nrs. 76, 78, 52 & 82

5. Conclusions

✓ It is respectfully submitted to Haringey Planning that the relevant policies and officer's feedback have been taken into account and that careful consideration has been taken so that the design proposed is of a form, materiality, quality and scale, sympathetic to the existing dwelling house as well as to the surrounding area and pattern of developments and constitutes an enhancement to the same.

Daniele A Diana RIBA

Director & Founder
IQONICA
London 16th March 2023