

No.11 The Avenue

Design, Access and Heritage Statement

March 2023



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The Avenue No..11

Image 01. Site Overview

1. Introduction

This Design, Access and Heritage Statement has been submitted in support of a Section 73 Planning Application. This application is being submitted following Pre Application Advice as per PRE/2023/0032.

Planning consent was granted under references HGY/2021/0682 and HGY/2021/2890. The application is to regularise the works that have been constructed.

The approved proposal for the side return pitched roof was not, in retrospect, practical or optimal to build. The detail where the pitched roof meets the parapet of the side return was awkward and the 18 degree pitch was too low for slates. The engineers redesigned, taking buildability and structural needs into consideration, creating a modest discrepancy between the approved planning drawings and the builders' technical drawings.

The detail shown in the bottom right of drawing PRE002_B shows how the roof has a steeper pitch because it sits on top of the steel in the floor of the first floor level. Having that pitched roof attached underneath the steel as per the approved drawings would have been visually awkward and a poor engineering outcome from a thermal efficiency and structural integrity point of view.

The modest change in height is demonstrated in the side by side drawing below.

This document describes changes to building's massing, proposed materials, access and amenity. It demonstrates how proposed alterations to the existing building relate to its surrounding context.

The application is accompanied by the following drawings:

2004-1- 3 - 900 Site Location Plan

2004-1-3- 901 Site Plan as existing

2004-1-3-902 Site Plan as proposed

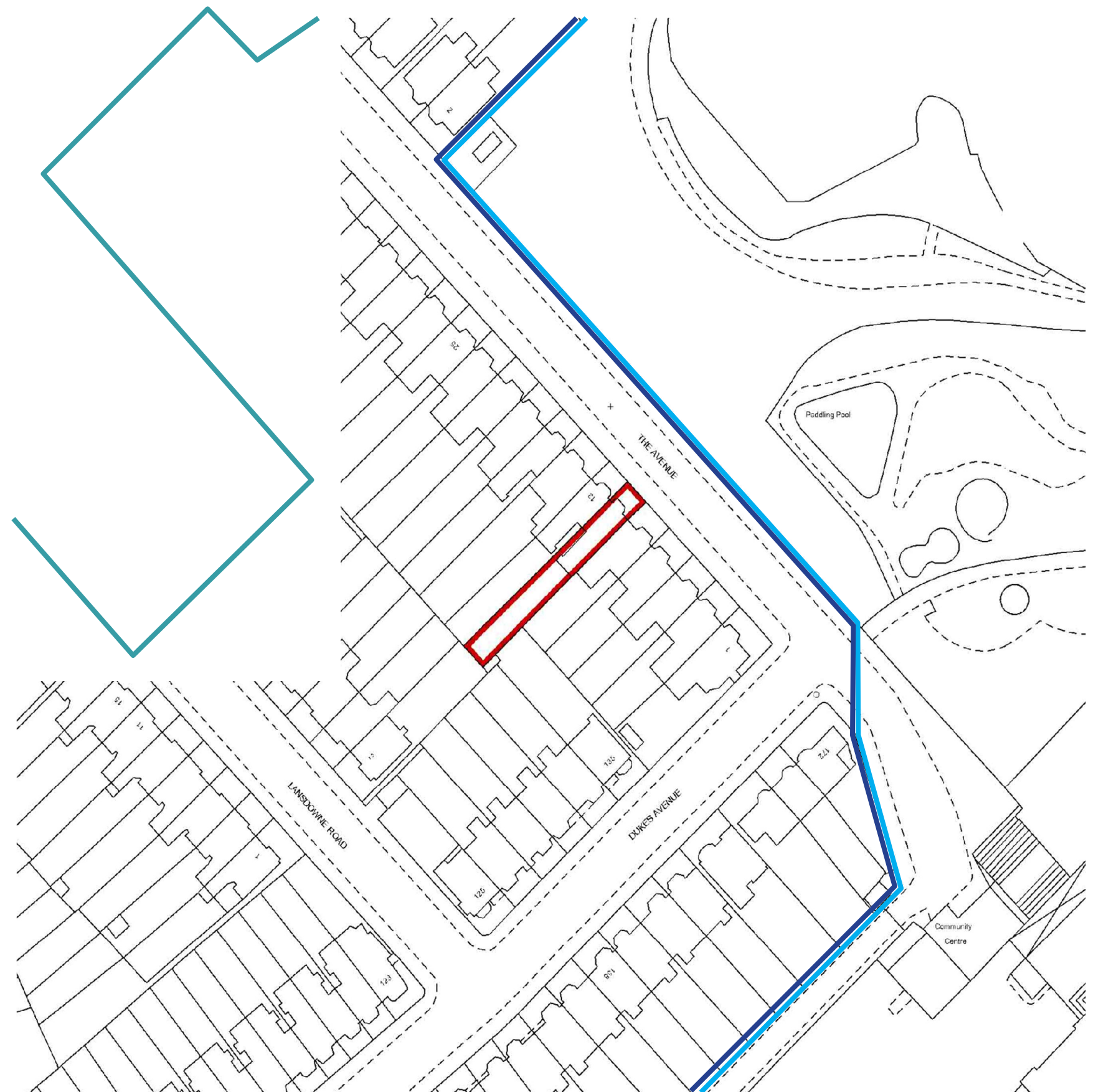
2004-1-3-010 Basement and Ground Floor as Existing

2004-1-3-011 Upper Floors and Roof as Existing

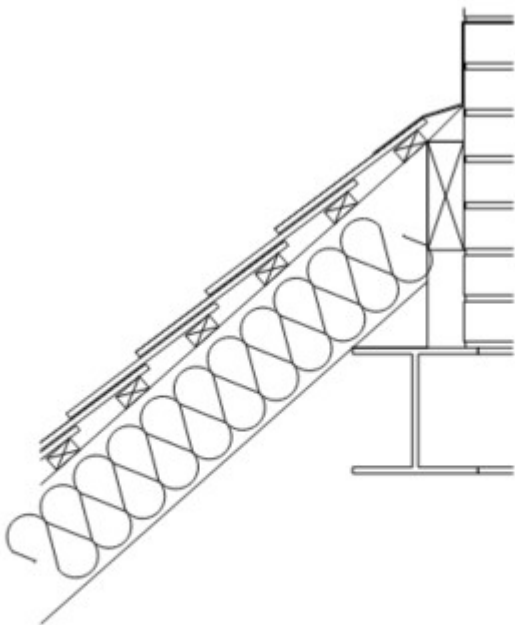
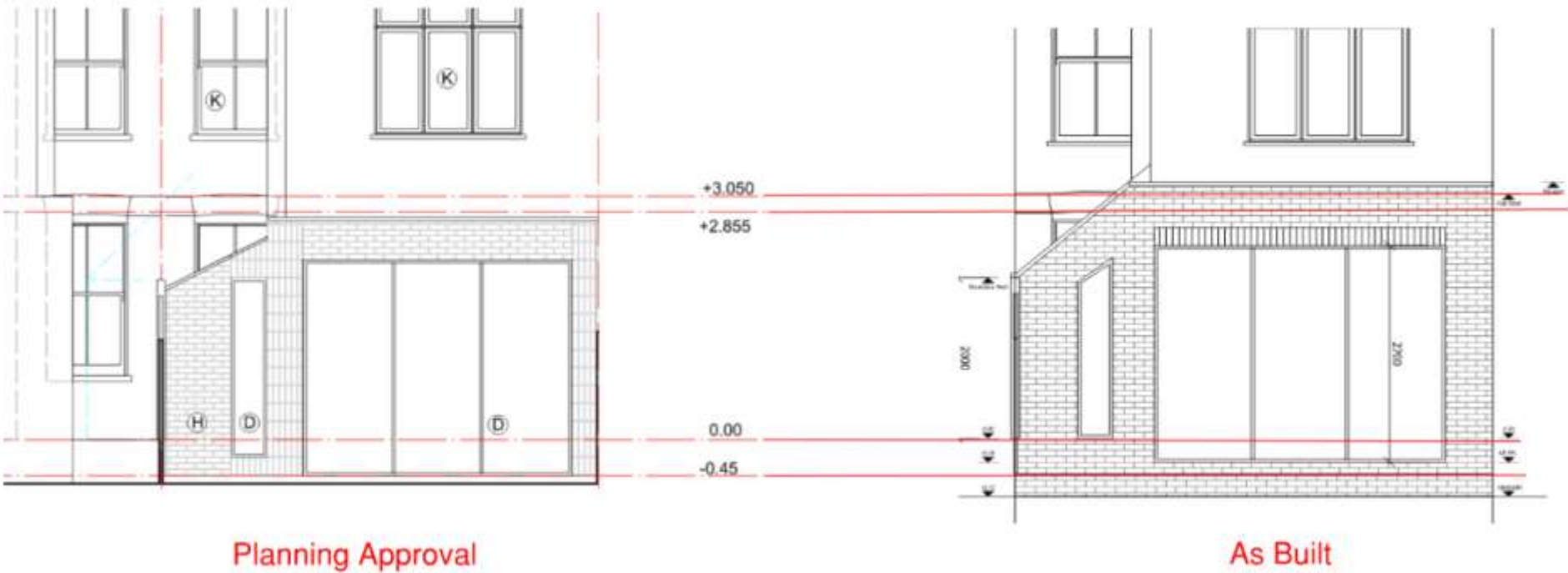
2004-1-3-020 Section as Existing

2004-1-3-030 Elevations as Existing

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2004-1-3-100 Basement and Ground Floor as proposed
OA/DG21/2-7 Upper Floors and Roof as proposed
2004-1-3-130 Front Elevation as proposed
PRE002 Rear and Side Elevation as proposed



04 Pitched Roof Abutement
Scale 1:10

2. Design Team

The Applicant has employed **paterproject** as Lead Consultant. **Paterproject** are a locally based practice with a track record of residential projects in Haringey Borough. Structemp are the Structural Engineers with Pearce and Pearce acting as Party Wall Surveyors for the project. Basement Masters has constructed the basement box with finishing works now in progress. All have extensive experience of residential and basement projects. The client is also a construction professional with vast experience of multiple storey basement construction in the City of London.



Image 03. No. 11 The Avenue Street Elevation

3. Client Brief

The applicant is seeking to create a family home that accommodates modern day living whilst respecting and restoring the character of this well defined Edwardian House.

The Client’s aspiration is to create a ‘forever family home’ that will serve the needs of a growing family for generations to come.

3.01 Basement Level

The applicant’s brief for a new basement level is to extend the existing coal undercroft in order to provide a bright and well ventilated accommodation with ceiling heights of min. 2.6m. The new basement will accommodate a bedroom with en-suite and a ballet studio for the children.

3.02 Ground Floor

At the ground floor level, the applicant proposes a side infill extension to provide additional space for a larger kitchen/ dining room facing the garden. Reconfiguration of internal spaces to provide more comfortable ancillary space is also considered.

3.03 First Floor

At first floor level, a full refurbishment to the rear is proposed to upgrade the existing rooms in largely the same arrangement as existing.

3.04 Loft Level

At the loft level the applicant wishes to extend an existing roof dormer to match the configuration of the recently constructed loft extension at No. 9 The Avenue.

The proposed loft would reconfigure the existing bedroom with the addition of a shower room with WC to the rear outrigger.

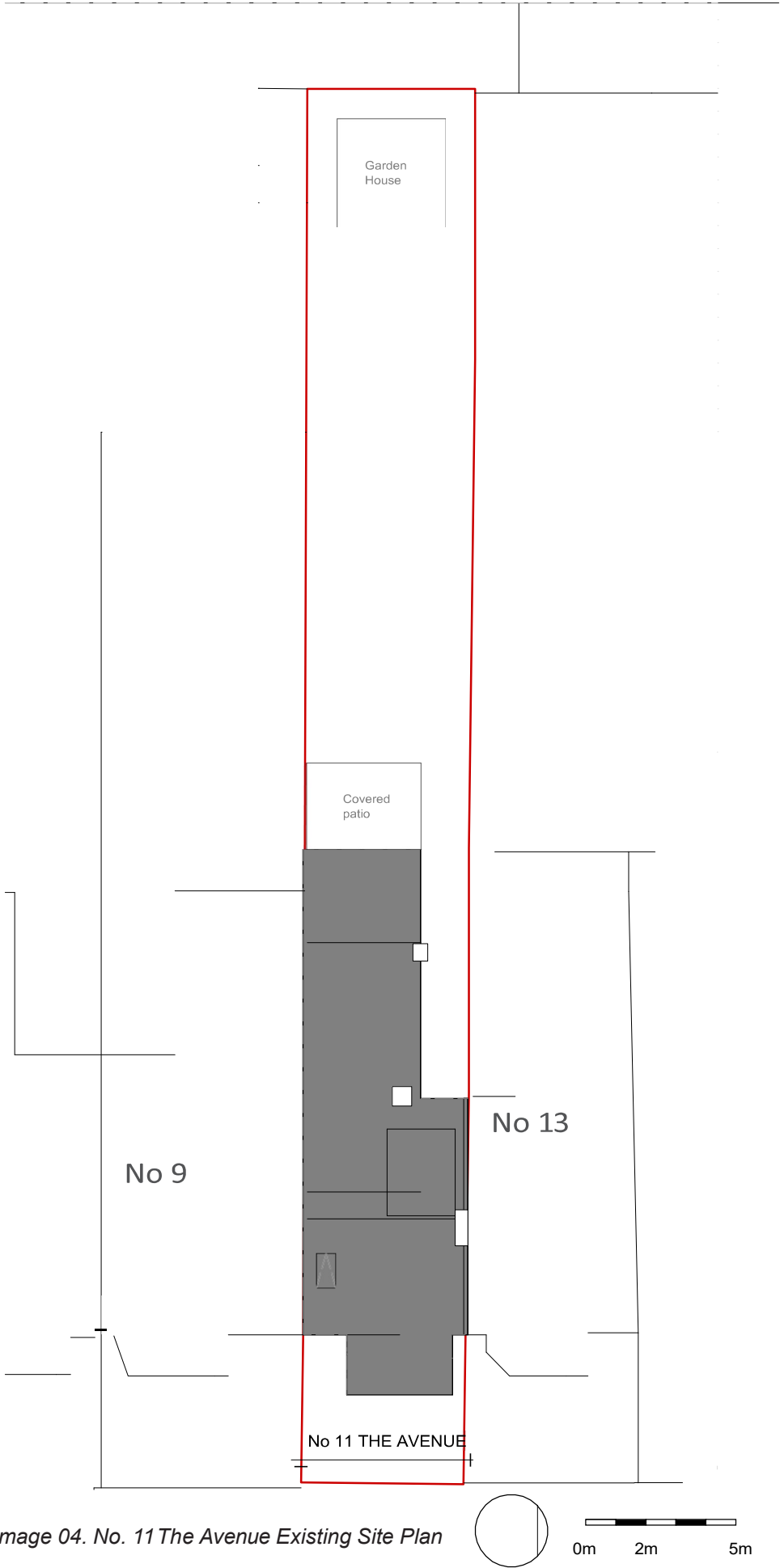


Image 04. No. 11 The Avenue Existing Site Plan

4. Site Context and Existing Building

The Avenue was built as the main axial way south east to Alexandra Palace terminating at the entrance to former Alexandra Palace train station. The parkland on the west side of the road was later developed as a grid of streets with terrace housing. The 1912 Ordinance Survey map indicates terraces along the Avenue and Dukes Avenue.

The Avenue is located within the Muswell Hill Conservation Area extended in 1991 and is adjacent to the Alexandra Palace and Park Conservation Area, which forms a landscape edge to the south east side of the street. The North section of The Avenue is located within Vallance Road Conservation Area.

For Conservation areas boundaries - please refer to Image No.2.

The houses along the frontage have repeated patterns of detailing and forms. They create a homogeneous character of the street. The continuous low front boundary walls give further uniformity to the frontage.

No.11 The Avenue is part of a consistent terrace of two storey properties overlooking the park. It is constructed in red brick and has a tiled roof. The party wall upstands and chimneys are part of a pattern created by chimney stacks along the street at roof level. The street elevation has two

storey canted bay with a gable roof. There is an existing roof light adjacent to a chimney stack. The ground floor windows have cambered heads and the entrance door has a small stone hood with brackets and pediment aligning with a moulded string course at first floor level.

The house rear elevation reveals two storey outrigger terrace with a brick finished ground floor and a tiled roof. The upper floor is finished with pebbledash render.

The row of rear chimney stacks creates a characteristic feature when viewed from the back gardens.

The property has an existing dormer which is flanked by a loft extension at No. 9 The Avenue.

No.11 The Avenue has three levels of accommodation consisting of ground and first floor and a converted loft space. The ground floor is on one level opening into a wooden patio, which currently steps down by approximately 600 mm to the rear garden. There is an existing non-habitable half height coal basement, approximately 1300 mm high, underneath the hallway portion of the main house.

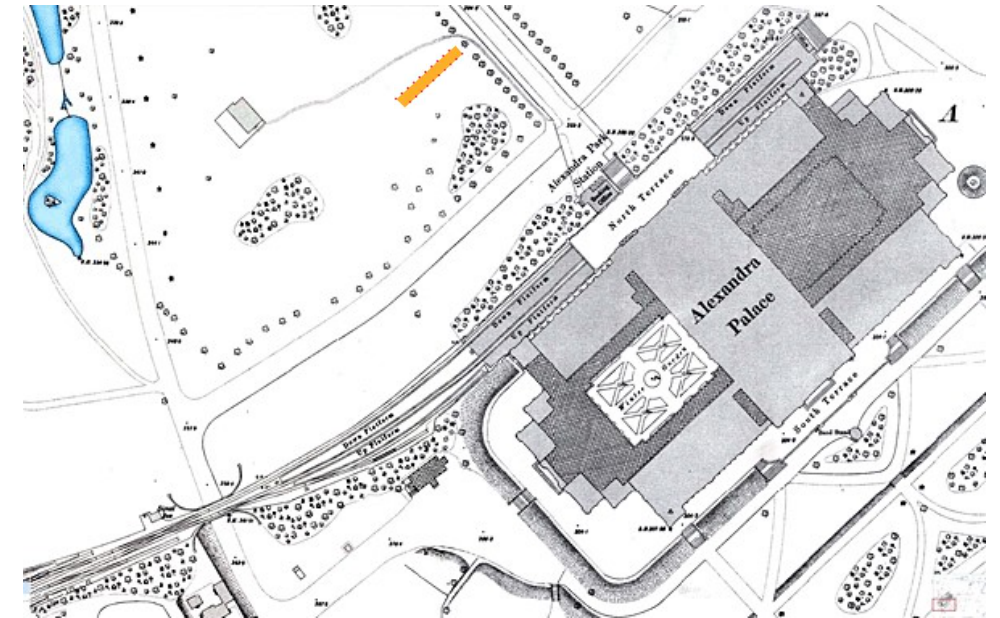


Image 05. OS map 1985

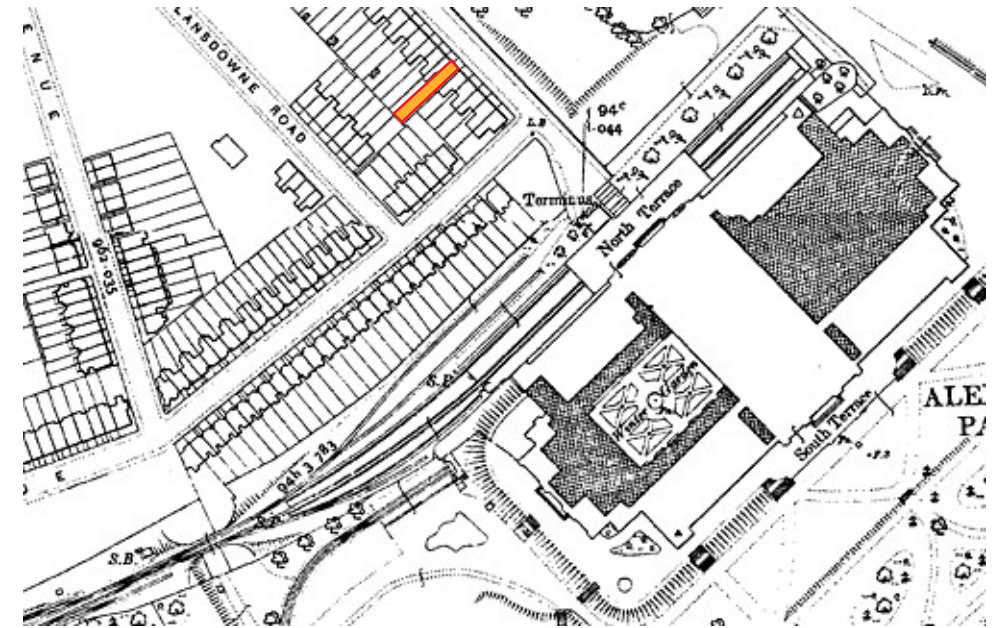


Image 06. OS map 1912

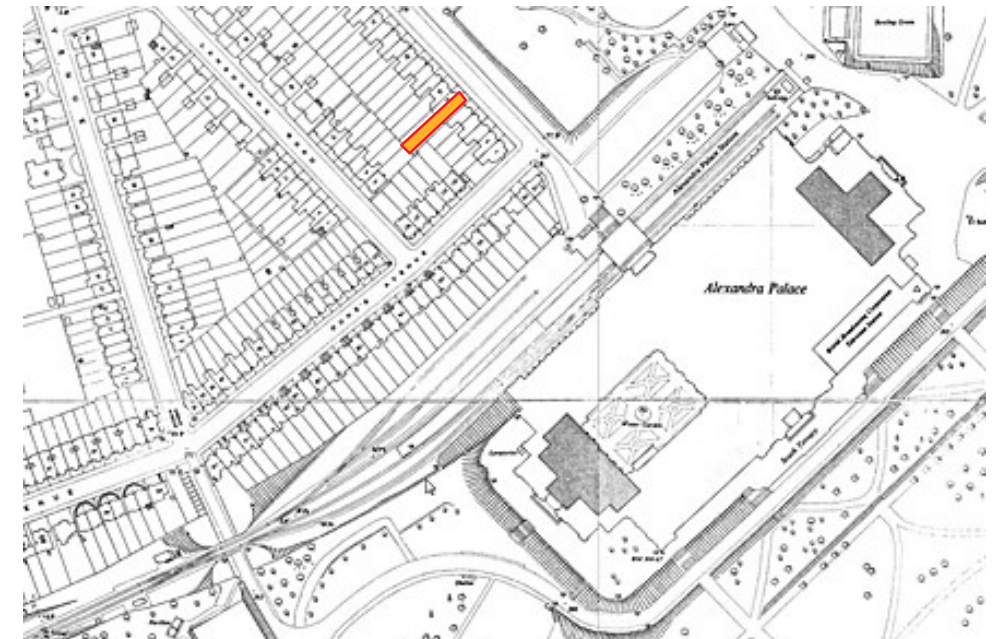


Image 07. OS map 1951



Image 09. No.11 The Avenue street view



Image 08. The Avenue, view towards north entrance to Alexandra Palace



Image 10. View to the rear of the property



Image 11. Existing rear elevation

5. Design Proposals & Amenity

5.02 Massing

Ground Floor Extension

Proposal comprise of a partial single storey side infill extension and a single storey rear extension.

The rear extension is designed as a dining room with a roof light and a large glazing opening into the rear garden. Finish floor level of the rear extension has been lowered to provide level threshold access to the rear amenity space.

The side infill is proposed to accommodate a new kitchen alongside new dining space. The eaves have been lowered and angled to minimise impact onto adjacent property at No.13 The Avenue.

Loft Dormer

The existing dormer is proposed to be extended to improve access to the loft level and accommodate a new shower room. The proposed dormer is set back from the party wall upstands to maintain existing visual character of the terrace. The dormer's roof level is set below the main building ridge line. The dormer will not be visible from the street level and from the elevated footpaths along the Alexandra Palace Boating Lake and Playground.

5.03 Form

Ground Floor Extension

The area of a proposed rear extension, replaces existing elevated terrace and a wooden pergola.

Side Infill Extension

At the junction of the main house it is proposed to retain a 2.2 x 1.5 m open courtyard extending to the basement level. The remainder of the existing side return will be in-filled with a pitched roof extension with finished floor level set 300 mm below existing ground floor level at the front of the property. The rear garden level is set 450 mm lower.

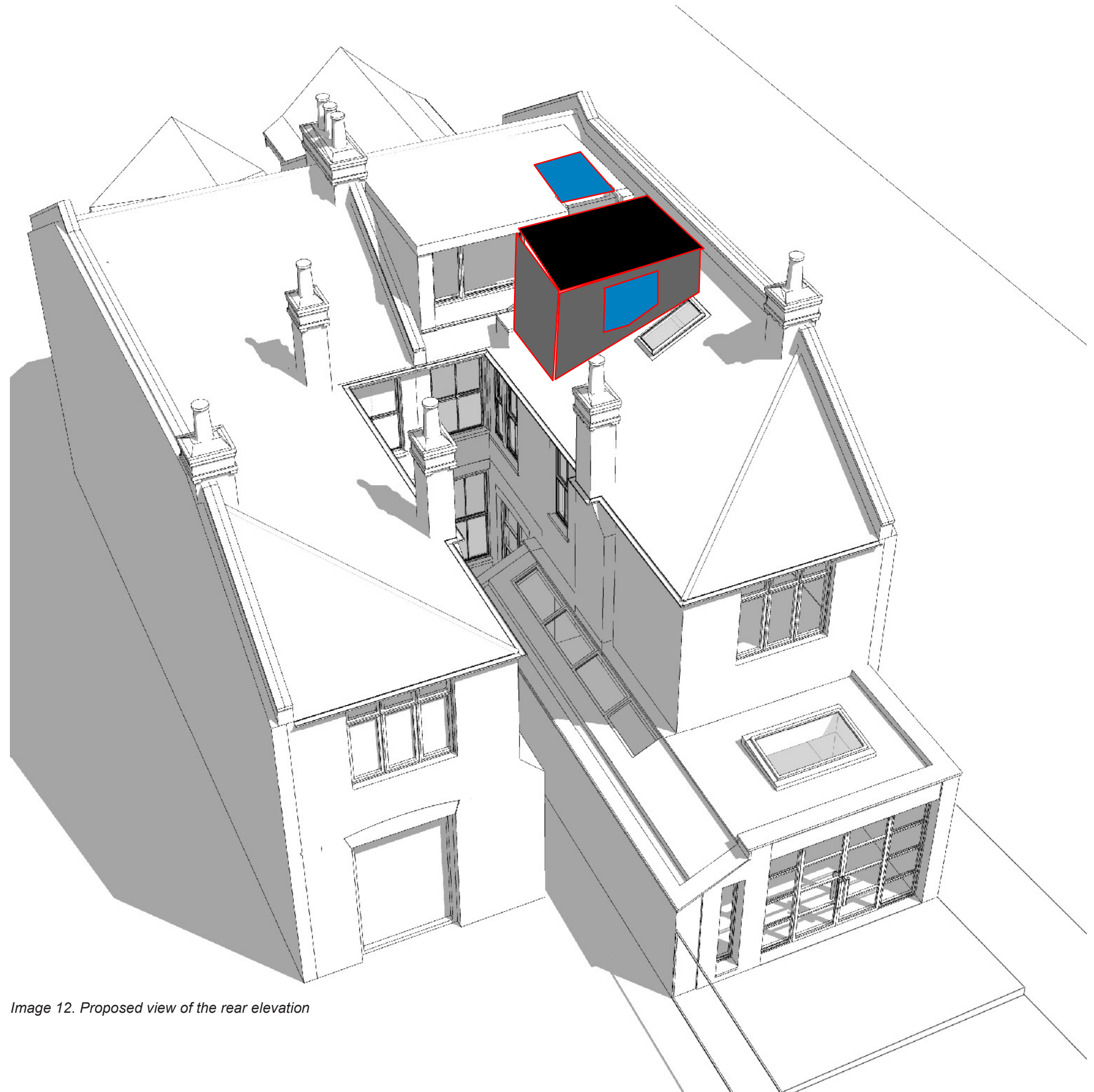


Image 12. Proposed view of the rear elevation

Loft Dormer

The form of the proposed loft dormer is set to match that of the dormer at No.9 The Avenue with a small projection in the outrigger.

The dormer has two windows providing additional daylight.

5.04 Materials

Ground Floor Extension

The side return infill and a return section of the rear elevation is proposed in brickwork to match the existing house.

Garden doors and fixed glazing frames will be finished in PPC finish metal.

Loft Dormer

The proposed loft dormer is clad in vertical natural slate tiles similar to that of the existing dormer at No.9 The Avenue. The front roof and rear outrigger roof will also be restored in natural slate to align with neighbouring properties, removing the dark red tiles that are currently out of character. Windows frames will be in a metal PPC finish.

Front Lightwell

As is typical of similar basement projects, all visible walls within the proposed lightwell will be a white rendered finish. The horizontal joint line between the rendered finish and the existing brickwork will line through with the existing low level rendered skirting. Existing front elevation sash windows will be retained and refurbished. Proposed windows to the basement facing the lightwell, will be a double glazed modern sash windows matching character with ground floor bay windows.

5.05 Amenity

Ground Floor Extension

The amenity of the neighbour at No.13 The Avenue has been considered at all points of the design.

At the ground floor a 2.2 m wide and 1.5 m deep courtyard extending to the basement level, has been retained at the house end of the side return. This ensures adequate light, natural ventilation and a good aspect to the rooms, and also allows for a nominally lower boundary wall. The lower wall ensures that there is no loss of visual and light amenity to the rear kitchen window of No.13 The Avenue.

Loft Dormer

The set back of the loft dormer behind the eaves ensures that neighbouring gardens close to the property are not overlooked. In any event, the overlooking from these proposed windows is no worse than that of the existing windows to the existing loft or the side flank wall at first floor.

6. Planning Policy - Basement

This proposal meets the following criteria as laid out in policy DM18 of the Haringey Development Management DPD 2016:

A – Will not adversely affect the structural stability of the application building, neighbouring buildings and other infrastructure, including the adjoining highway, having regard to local geological conditions

The basement will be constructed through industry standard construction techniques and is being designed by a qualified Engineer with extensive experience of basement design and construction.

Refer to Basement Impact Assessment issued with this application.

B – Does not increase flood risk to the property and nearby properties from any source;

The site of the proposed basement extension is not in a high flood risk area being high up on The Avenue. Refer to Basement Impact Assessment by issued with this application.

C – Avoids harm to the appearance or setting of the property or the established character of the surrounding area;

As outlined within the proposals chapters, the changes to the front garden to facilitate a lightwell will have no adverse effect on the setting or character of the property.

D – Will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity;

The proposals are for additional kitchen area at the rear ground level and a bedroom and dance room in the basement with additional en suite to the loft. These are uses considered normal for a domestic property and will not increase typical noise or activity levels.

E - Will not adversely impact the local natural and historic environment;

The proposals will have no negative impact on the local natural and historic environment. The refurbishment of the building will improve the local environment and will further help to secure the historic aspect for the foreseeable future.

In determining applications for lightwells, the Council will consider whether:

- a - The architectural character of the building is protected;
- b - The character and appearance of the surrounding area is harmed; and
- c - The development results in the loss of more than 50% of the front garden or amenity area.

The only impact on the original house is the introduction of a modest lightwell to the front garden. This will have a secure grillage flush with the level of the front garden. The existing low front boundary wall and hedge will be retained.

As such, the proposal will have no adverse effect on either the architectural character of the house or the surrounding area. As indicated on Image No.19 the introduction of the lightwell to the front garden still maintains a minimum of 50% of the original garden footprint.

7. Local Precedent

Application - HGY/2017/2320 – 97 The Avenue, N10 (Permission Granted)

An application for insertion of rear roof dormer extension and enlargement of roof rear of, and alterations to, existing front/side dormer; erection of single storey rear extension; full-depth basement excavation formed from enlargement of existing cellar, to match enlarged ground floor above.

This application, granted in 2017, is for a basement conversion which proposes a front light well similar in size to that of No.11 The Avenue.

Application - HGY/2017/2842 – 111 Dukes Avenue, N10 (Permission Granted)

An application for a basement to the original floor plan of this terraced house on Dukes Avenue with lightwell at the front of the house.

This application, granted in 2018, is for a basement conversion to a house, rear and side extension and a loft dormer, similar in size to No.11 The Avenue.

Application - HGY/2019/1453 – 9 The Avenue, N10 (Permission Granted)

An application for erection of a rear dormer for a loft conversion and insertion of 3 number of roof lights to front roof slope.

This application, granted in 2019, is for a loft extension that is very similar in size and appearance to that of No.11 The Avenue.

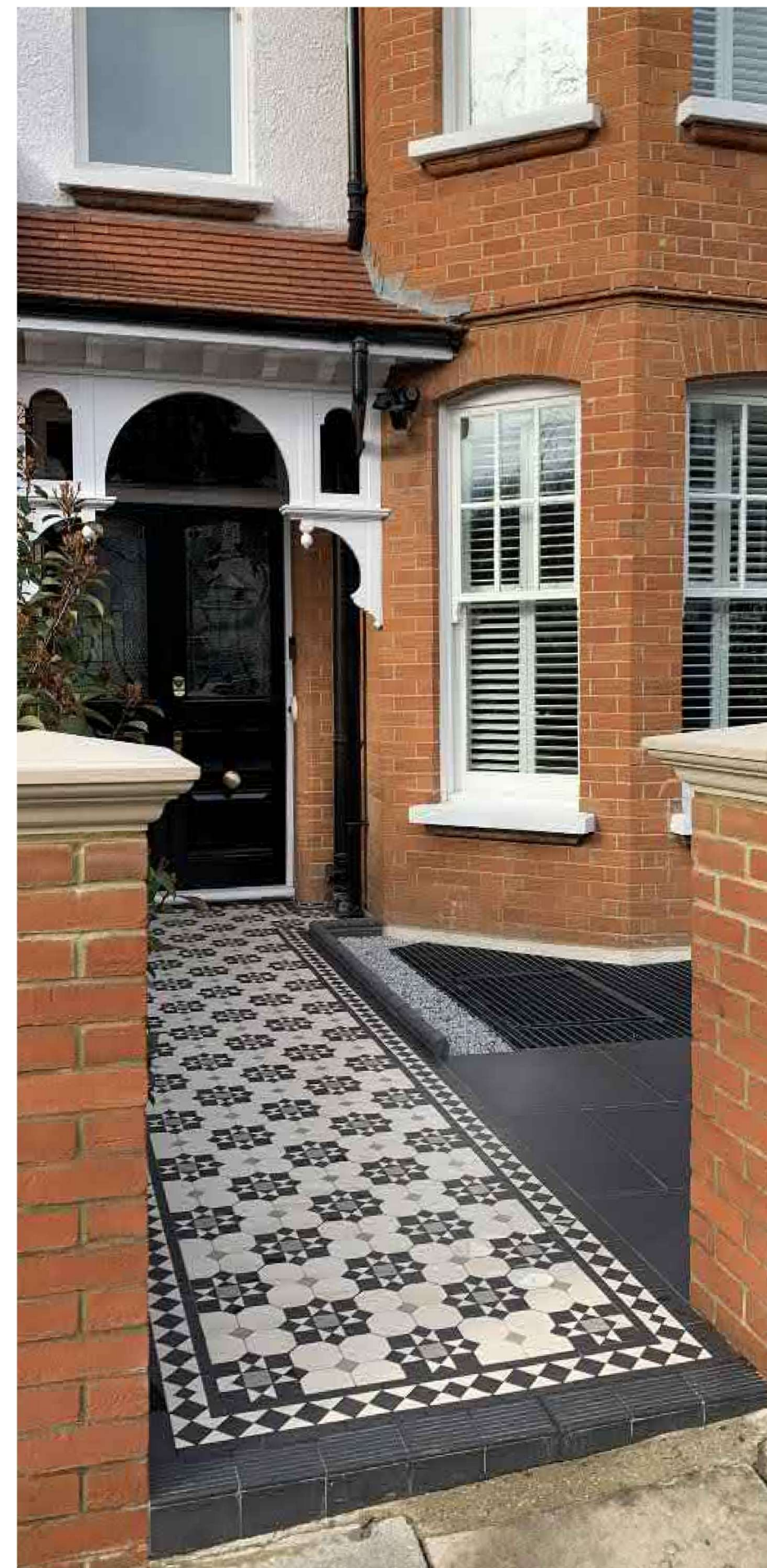


Image 18. No.111 Dukes Avenue front garden by Murloy Architects

Access, Refuse, Waste & Parking Provision

Access

The access route and levels into the property from the street will remain unchanged from the existing condition.

Refuse

The existing waste collection provision for the property will remain unchanged from the existing condition. A suitable location for standard Haringey domestic and recycling waste bins will be maintained.

Waste

All soil and waste from the ground, first and second floors of the refurbished property will be gravity fed via the existing combined mains sewage connection as per the existing condition. New waste connections at basement will be directed via a sump pump (accessible from the new front area) into the existing manhole in the front garden.

Parking Provision

The existing parking arrangements will remain unchanged. No off-street parking is proposed.

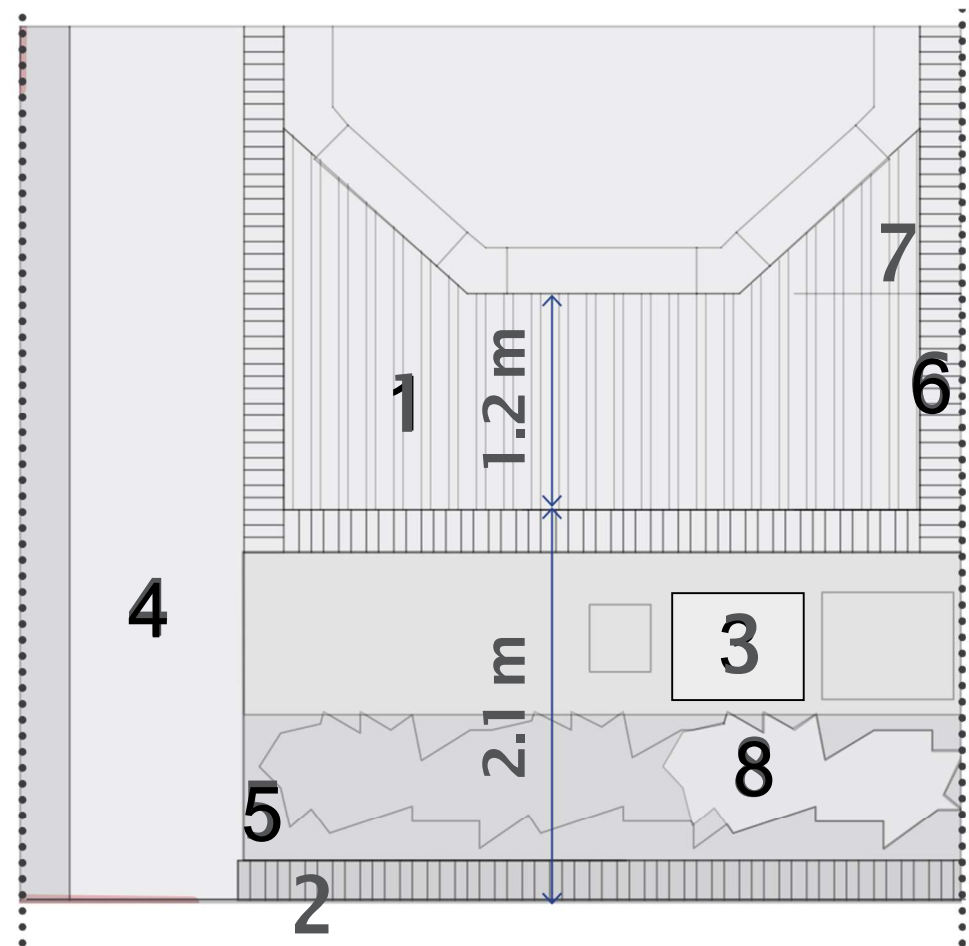


Image 19. Front garden layout



- 1 Metal grill deck over front lightwell
- 2 Low level brick wall to match neighbour's
- 3 2 No. Euro Bins + 1No. food waste caddy
- 4 Hard surface
- 5 Soft surface
- 6 Brick kerb
- 7 Gravel margin
- 8 Hedge with height above the existing front wall to conceal bins behind

- I 2 No. of roof light to outrigger roof
- J 4 No. of roof light to site extension roof
- K roof
- L Lead finish to side extension roof Aluminium frame, thermally broken glazing to back courtyard

8. Consultation

We can confirm that no prior consultation has been made with Haringey Council regarding this application.

9. Conclusion

The proposal described in the accompanying drawings is of a sympathetic form and scale to the existing house and is wholly appropriate within the Muswell Hill Conservation Area. Qualified consultants with relevant experience have been involved in the design and site investigations relating to the proposed basement, with a basement impact assessment supporting the application.



