

London Borough of Haringey
Planning, Regeneration & Economy
Level 6
River Park House
Wood Green
N22 8HQ
DBH-999/3.01/ADB

24 May 2023

Dear Sir/Madam,

10 Ellington Road, Muswell Hill, London N10 3DG

On behalf of the owners we would like to submit a full Planning Application for demolition of the existing buildings on this site and erection of 5 No replacement dwellings, arranged as two terraced houses and three flats.

This application follows Pre-Application Advice PRE/2022/0267 provided by James Mead, senior planning officer, on 04 April 2023. This advice has informed the design and also confirmed the requirements for the planning application documentation required for validation.

The existing buildings have no recorded use, in reality they consist of garages, storage units, small office and artist studio and residential accommodation above. The buildings cover most of the site, with concrete courtyard in the middle. There are no trees or greenery on site.

The buildings are in poor state of repair, and so is the tall concrete retaining wall surrounding the site. The site has been artificially levelled and is significantly higher than the neighbouring gardens.

The existing buildings are out of keeping with the local area and present an ugly eyesore in an otherwise elegant and peaceful residential area characterized by a mixture of houses and flats.

The proposed dwellings will be sustainable and well designed, providing high quality family accommodation and gardens, improving the local area visually and ecologically. The existing long crossover will be removed improving the pedestrian safety. The existing buildings have windows looking directly onto neighbouring gardens, these will be removed and this will improve privacy. The artificially raised ground will be removed, together with the high retaining wall which is becoming unstable. This will improve the outlook and safety for the neighbouring properties considerably.

Please find attached the following supporting documentation:

1. Full Planning Application Form will be submitted online
2. Planning Application Fee will be paid online
3. CIL Liability Form
4. New Dwellings Schedule
5. Drawings CER 209 PL - 010, 011, and 012 showing:
 - Location Plan
 - Existing Block/Site Plan
 - Existing Floor Plans & Elevations
 - Existing section
6. Drawings CER 209 PL-100, 101, 110, 111, 120, 130 and 140 showing:
 - Proposed Block/Site Plan and Crossover Arrangement Drawing
 - Proposed Floor Plans & Elevations
 - Proposed Sections
 - Drawings of Cycle Storage
 - Waste Storage Details
 - Biodiversity & Landscaping Plans
 - 3D Model Views
7. Design & Access Statement including recent Site Photographs
8. Planning Statement and 2No appendices
9. Basement Impact Assessment
10. Transport Assessment
11. Construction Management Report
12. Energy and Sustainability Statement including Overheating Assessment
13. Arboricultural Impact Assessment & Tree Survey
14. Sustainable Drainage Assessment
15. Geotechnical Ground Investigation Report and Phase 1 Environmental Report
16. Bat Emergence Survey and Preliminary Roost Assessment

We hope this will be sufficient to validate and determine the application, but please do not hesitate to contact the writer if you require any additional information.

Yours faithfully,



Aida Danon-Bavcic RIBA
For and on Behalf of
JANE DUNCAN ARCHITECTS LTD

Encs.
Cc. Clarke Property Group, file