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Design and Access Statement

Replacement Rear Dormer, Rear Ground Floor Extension and Refurbishment at 109 Cranley Gardens, London, N10 3AD

RIBA Stage 3 – Design and Access Statement
22048-A30-001-P2



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1.0	Introduction	Reference
1.01	This is an application for Full Householder Planning Permission regarding the proposal for the refurbishment and extension of the existing semi-detached dwelling located at 109 Cranley Gardens, London N10 3AD.	
2.0	Project Team	
2.01	The Applicant has employed Mulroy Architects as the Lead Consultant. Mulroy Architects are a locally based practice with a long track record of residential projects in the London Borough of Haringey.	
3.0	Existing Building & Locality	
3.01	109 Cranley Gardens is a semi-detached single-family dwelling. The Applicant intends to replace the existing rear dormer, ground floor extension, and internal refurbishment as outlined in Section 4.0 – Client Brief.	
3.02	The property is not in a conservation area, listed or locally listed.	
3.03	The property lies within the Muswell Hill area, on the northern side of Queen's Wood. The general character of the immediate area is residential.	22048-3-001-P1
3.04	The site is broadly flat, with the road in front sloping down towards the south.	22048-3-020-P1
3.05	The property is typical of the same type as the terraced and semi-detached houses in the area and is constructed of red brick with a projecting bay in the middle. The rear of the property is much simpler aesthetic, with pebbledash render and simple window treatments. Roof is an aged red/brown tile.	22048-3-030-P1 22048-3-031-P1 22048-3-032-P1
3.06	The neighbouring property at No. 111 Cranley Gardens has a non-original hip to gable loft conversion that retained the height of existing roof. This includes a new modern dormer extension to the rear. The neighbouring property at No.107 has an existing side window facing the boundary fence, set well back from the boundary line.	22048-3-032-P1
3.07	There has been significant past alteration to the property, in particular to the rear where there is a dormer extension. This is in poor condition and in need of replacement. The existing first and second floor levels suffer from overheating in the summer and are cold during winter, due to poor or no insulation in the building.	22048-3-032-P1

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Aerial view from the rear – property outlined in red (the dormer at No. 111 has since been completed).

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View of the rear elevation from the rear garden (No. 111 visible on the right).

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4.0 Client Brief

4.01 Ground Floor:

The Applicant's brief at ground floor level is to connect dining and living with a view to the garden.

22048-3-010-P1
22048-3-020-P1

The internal refurbishment includes retaining and decorating the primary room to the front of the house.

The Applicant's wish to reinstate the original timber painted garage door at the front as a route from the ground floor garage room to the front garden.

4.02 First floor:

At first floor, a full refurbishment will upgrade the existing rooms in largely the same arrangement as existing.

22048-3-011-P1
22048-3-020-P1

The Applicants also want to improve the thermal performance of the upper floors.

4.03 Loft level:

At loft level, the Applicants wish to upgrade the poor condition existing dormer to accommodate new master bedroom. To the front, the Applicants want more natural lighting coming into the room.

22048-3-012-P1
22048-3-013-P1
22048-3-020-P1

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5.0 Design Proposals & Amenity

5.01 Form and Massing

Ground floor rear extension:

- The extension replaces an existing single storey addition.
- The dining room has a flat roof with a smaller rooflight compared to the existing. The form and massing compliment and respect the main house rear elevation.
- The proposal is no higher than the existing extension to No. 111.
- As a whole, the proposed massing and form is proportional and subordinate to with the substantial size of the existing building and deep garden.

22048-3-010-P1
22048-3-020-P1
22048-3-031-P1
22048-3-032-P1

Loft dormer:

- The proposed dormer is well set back from the eaves, below the ridge line, and well in from the side of the roof. This form ensures the dormers read as being set within the original roof slope.
- The proposed dormer is smaller than the dormer at No. 111 which has been recently completed.
- There is precedent of similar sized dormers along Cranley Gardens and surrounding streets.

22048-3-012-P1
22048-3-013-P1
22048-3-020-P1
22048-3-031-P1
22048-3-032-P1

5.02 Materials

Ground floor rear extension:

- The proposed material will be render.
- The proposed materials will compliment those of the existing building.
- The choice of materials will provide an addition which respects the character and appearance of the existing building.
- The proposed rear doors are in painted aluminium finish.
- The boundary fence to no.107 will be timber.

22048-3-010-P1
22048-3-031-P1
22048-3-032-P1

First floor replacement windows and external insulation:

- Original features such as the rear windows will be replaced with aluminium timber composite windows.
- The pebbledash render to the side and rear facades of the main house will be replaced with external insulation and light-coloured render finish.
- External insulation is only to the rear and side walls without touching the wall next to the neighbour at No. 107.

22048-3-011-P1
22048-3-031-P1
22048-3-032-P1

Loft dormer:

- The proposed dormer is of a render finish to match the existing wall below.
- Maintaining the material palette of the original building at roof level ensures the proposal is sympathetic and subservient to the character of the building and neighbouring context.

22048-3-012-P1
22048-3-013-P1
22048-3-031-P1
22048-3-032-P1

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5.03 Amenity

Ground floor extension:

- The extension has been designed to avoid overlooking and overshadowing, resulting in no loss of privacy or amenity for either the owners of No. 111 or neighbouring houses.
- The ground floor extension is no higher than the existing extension of No. 111.
- The rooflight is smaller than the existing ensuring privacy is maintained and enhanced for both properties.
- The boundary fence and pergola are over 2m away from the neighbouring building at no.107, and sit well away from a 45 degree line measured from the existing side window.

22048-3-010-P1
22048-3-020-P1
22048-3-031-P1
22048-3-032-P1

New rear windows to the first floor:

- The proposed rear windows will follow the profile of the existing ensuring no overlooking to the neighbouring houses.

22048-3-012-P1
22048-3-013-P1
22048-3-020-P1
22048-3-031-P1
22048-3-032-P1

Loft dormers:

- The proposed rear dormer windows are very similar to the existing dormer.
- The proposed replacement windows will not increase overlooking from the existing arrangement.
- The proposed bathroom has been carefully designed to be top lit rather than have windows facing the rear garden. This ensures no overlooking to the rear, and no loss of amenity to neighbouring houses or gardens.

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6.0 Planning Policy

- 6.01 This proposal meets the local and national policies, including:
- The London Plan
 - SP11 of the Haringey Local Plan
 - Policies DM1, DM9 and DM12 of the Development Management DPD.

7.0 Planning History and Precedent

- 7.01 There is good precedent of recently granted and built rear ground floor extensions both on Cranley Gardens and neighbouring streets. Some examples nearby are referenced below.

In 2007 there was permission granted for a side infill extension with a 2,5m high

7.02 **HGY/2007/0698 – 109 Cranley Gardens (Permission Granted)**

- Ground floor side infill extension with new 2.5m high boundary wall.

7.03 **HGY/2017/0786 – 64 Cranley Gardens (Permission Granted)**

- Rear ground floor extension.
- Rear dormer roof extension.

7.04 **HGY/2019/1446 – 101 Cranley Gardens (Permission Granted)**

- Rear ground floor extension.

7.05 **HGY/2022/0501 – 111 Cranley Gardens (Permission Granted)**

- Rear dormer roof extension.
- Two front rooflights.
- Garage conversion with new ground floor window and door.
- Windows replacement.
- External insulation to the side and rear facades.

7.06 **HGY/2011/0981 – 87 Woodland Rise (Permission Granted)**

- Rear ground floor extension.

7.07 **HGY/2017/0655 – 89 Woodland Rise (Permission Granted)**

- Rear ground floor extension.
- Rebuilding of two rear dormers.
- Windows replacement.

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8.0 Trees

- 8.01 No works to trees are proposed as a part of the application, with existing trees on the site unaffected by the proposal.

9.0 Access, Refuse, Waste & Parking Provision

9.01 Access

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

9.02 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.

9.03 Waste

All soil and waste will discharge via the existing combined mains sewage connection as per the existing condition.

22048-3-010-P1

9.04 Parking Provision

The existing parking arrangements will remain unchanged.

10.0 Conclusion

- 10.01 The proposal described above and in the accompanying drawings has none or negligible impact to either the area or neighbouring properties and is in line with local and national planning policies.

The design and appearance are site specific, in proportion to the context, and complementary to the existing building.

For these reasons we believe the application should be approved.