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Design and Access Statement

Replacement side and extensions and internal refurbishment at 82 Woodside Avenue,
London, N10 3HY

RIBA Stage 3 – Design and Access Statement
22081-A30-001-P1



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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 82 Woodside Avenue, London, N10 3HY.	
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	82 Woodside Avenue is a semi-detached single-family dwelling, built in 1971.	
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 Highgate Wood. The general character of the immediate area is residential, with some educational facilities including St. James C of E Primary School and the TreeHouse School.	22081-3-001-P1
3.04	The site bears a significant level change from the front of the property to the back, with the ground at the rear of the site being a storey above the natural ground level at the front of the dwelling.	22081-3-020-P1
3.05	The property forms one end of 2 terraces, the second of which forms Holt Close, which collectively represent a development of 14 residential properties built simultaneously in 1971, all reflecting the same architectural aesthetic and typology which is distinct from the surrounding area.	22048-3-030-P1 22048-3-031-P1 22048-3-032-P1
	82 Woodside Avenue is characterised by a dark brown brick finish with white window frames and painted white bands to the front façade. The roof has a pitched face to the front and back with a section of flat roof in the centre, and to either side of the building are raised brick parapet walls which extend above the main roof and form the boundary with the neighbouring property. The main elements to the existing roof are GRP, while the faces and sides of the front and rear dormers are finished with a grey tile. In the centre of the main roof is a small extension which straddles the boundary with 84 Woodside Avenue, providing loft storage to both properties. This element is finished with grey GRP roofing and white horizontal timber effect cladding to all faces.	
3.06	The attached neighbouring property at No. 84 Woodside Avenue, is of the same typology built of dark brown brick with tiled elements to the main roof. The property has not been altered with front or rear dormers to the main roof structure, however the roof to the rear has been altered to include a small	22048-3-032-P1

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section of pitched roof while retaining some of the original roof terrace. The property also has a rear extension which mirrors the depth and overall style of the existing rear extension to no. 82 Woodside Avenue.

The neighbouring property at 80 Woodside Avenue is a detached dwelling of a significantly different architectural aesthetic and typology. The property consists largely of red brick, pebbledash, and a red clay tile. At ground level the dwelling has a side window facing the brick boundary wall with 82 Woodside Avenue.

- 3.07 There has been significant past alteration to the property since it's construction in 1971 including front and rear dormers to the main roof, a ground floor rear extension, as well as construction of the timber side extension/storage to the side of the property.

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Aerial view from the rear – property outlined in red.

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No.80 Woodside Avenue is set away from the boundary



Significant flank wall of no.86 Woodside Avenue

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4.0 Client Brief

4.01 Ground Floor

22081-3-010-P1
22081-3-020-P1
22081-3-120-P1

The Applicant's brief at ground floor level is to:

- Improve the arrangement and flow of entrance spaces
- Providing additional kitchen space
- Provide a new side door into the house from the garden
- Upgrade the energy performance of the existing house.

4.02 First floor

22081-3-011-P1
22081-3-020-P1
22081-3-120-P1

The Applicant's brief at ground floor level is to:

- Provide an additional bedroom space in order to have a small office and room for a growing family.

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5.0 Design Proposals & Amenity

5.01 Form and Massing

Rear extension

- The rear extension replaces an existing single storey addition.
- The extension is part single storey, part two storey, with flat roofs.
- The single-storey element will be lower than the highest point of the existing rear extension, while the two-storey element is lower than eaves level of the property and references the eaves level of the adjacent property at No. 80.
- The form and massing compliment and respect the main house rear elevation.
- As a whole, the proposed massing and form is proportional and subordinate to the substantial mass of the existing building.
- The rear extension will be built very similar to permitted development rights, with only small differences proposed in order to line up with the existing building and surroundings more neatly.
- The form is in keeping with the varied depths and stepping/flank walls of the surrounding buildings.

22081-3-010-P1
22081-3-011-P1
22081-3-020-P1
22081-3-031-P1
22081-3-032-P1
22081-3-120-P1
22081-3-131-P1

Side Extension

- The proposed side extension replaces an existing timber storage room to the side of the property.
- To ensure the main house front elevation remains the principal element, the side extension is set back to remain subordinate.
- The side extension will be constructed within the parameters of permitted development, the eaves level is to be no higher than 3m from the natural ground level and the material will be brick similar to the main house.

22081-3-010-P1
22081-3-030-P1
22081-3-031-P1
22081-3-032-P1
22081-3-131-P1

5.02 Materials

Side and Rear extensions

- The proposed material will be brick similar to the existing property.
- 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.

22081-3-030-P1
22081-3-031-P1
22081-3-032-P1
22081-3-131-P1

New windows

- New windows to the proposed rear extension will be painted aluminium frame.
- New windows to the side of the main house will match the style of the existing windows, openable only over 1.7m from the internal floor level.

22081-3-010-P1
22081-3-011-P1
22081-3-031-P1
22081-3-032-P1
22081-3-131-P1

5.03 Amenity

The proposal has been developed in order to limit any potential loss of privacy or amenity for immediate neighbours.

Rear extension

- The rear extension has been designed to avoid overlooking and overshadowing whilst not sacrificing the additional natural light required within the property.
- The ground floor element projects no further than the existing extension, and is no higher than the highest point of the existing form.
- The first floor element is set well in from both boundaries, very similar to Permitted Development Rights.
- The first floor element falls outside of a 45degree line drawn in both plan and section from the first floor windows of no.80. The impact at ground floor level is negligent from no.80 due to the form and orientation of the neighbouring extension here.

22081-3-010-P1
22081-3-031-P1
22081-3-032-P1
22081-3-130-P1

22081-3-010-P1
22081-3-011-P1
22081-3-031-P1
22081-3-032-P1
22081-3-131-P1

Side extension

- The proposed form has been designed to fall outside of a 45 degree line taken from the centre of the existing side window of no.80, ensuring no feeling of enclosure or loss of amenity.

Windows

- The proposed side windows at first floor level will have obscured glazing, and be fixed up to 1.7m from the internal floor level, ensuring no loss of privacy or amenity to neighbouring properties.
- The rear window of the first floor extension will have a very similar outlook than the existing windows at this level, and less than the existing windows of the second floor above.

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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.
 - Highgate Neighborhood Plan (the site falls outside of this)

7.0 Planning History and Precedent

- 7.01 There is good precedent of built alterations to all 14 originally matching dwellings including a range of rear extensions. As well as a series of relevant local built and approved schemes, some of which have been identified below.
- 7.02 **HGY/2019/2346 – 71 Fordington Road (Permission Granted)**
- First floor and ground floor rear and side extension
- 7.03 **HGY/2018/2273 – 52 Lanchester Road (Permission Granted)**
- 2 Storey rear extension
- 7.04 **HGY/2018/0019 – 70 Woodside Avenue (Permission Granted)**
- Single storey side and rear extension
- 7.05 **HGY/2018/1302 – 67 Lanchester Road (Permission Granted)**
- 2-storey side/front extension
 - Double height rear extension

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8.0 Trees

- 8.01 Included within the proposed works is the removal of an existing tree within the rear garden (T1). This does not restrict the proposed works directly however it has been identified as a tree of particularly poor quality and is expected to die within 10 years. This has been dropping large branches recently and is becoming unsafe.

22081-3-010-P1

The applicant therefore proposes to act proactively and remove the tree during the construction of the proposed works. Please refer to the tree survey and report completed by Bartlett Consulting submitted with this application for further details.

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.

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 designs are very close to Permitted Development, with any small variation from this being made only to be able to better blend in with the existing building and context by lining up with key elements of these.

For these reasons we believe the application should be considered for approval.