

DESIGN & ACCESS STATEMENT

**34 GRAND AVENUE
LONDON, HARINGEY, N10 3BP**

Proposed Lower Ground Floor and Ground Floor alterations



PLANNING APPLICATION ISSUE

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1.0 Introduction

This Design and Access Statement accompanies our submission for the planning application for the provision of the Lower Ground Floor Level alterations and associated internal alterations, to 34 Grand Avenue N10 3BP.

The proposals have been prepared to consider Haringey's guidelines for house extensions and seeks to improve the standard of living accommodation and amenity of this house, whilst respecting the existing context and character of the area.

The application site 34 Grand Avenue previously submitted a Permitted Development application for the erection of a single storey kitchen extension to the rear of the property in 2008 (Ref: HGY/2008/0216).

2.0 Existing Building and Site

No. 34 Grand Avenue is a 3-storey terraced residential building in Muswell Hill. The application site is located within the Muswell Hill conservation area.

The application site is located near the junction between Grand Avenue and Fortismere Avenue and enables views of St James Church to the East. The houses on Grand Avenue are mainly terraced, constructed in red brick with pitched slate roofs and rendered coving to the eaves and bays. They have similar elevation treatment which creates a pattern of single storey bays, two storey projections and gables along the street and generally consistent detailing of doors and windows. There is a narrow access between Nos. 28 & 34 that leads to Marwood Square.

The North-facing front elevation to No.34 faces Grand Avenue. This elevation includes a two-storey projecting bay with windows at ground and first floors, and access to Lower Ground level. The front elevation of the building is composed of white painted brick from Lower Ground to first floor. The windows are white timber sash, and the roof is a slate tile pitched roof.

The South-facing rear elevation is painted white brick to the Lower Ground and first floors with slate tile lean-to roofs at ground floor. The rear kitchen/dining room is in facing brick with a zinc-clad pitched roof.

The application site No.34 is accessed from the front driveway providing access to Ground and Lower Ground levels. Accessed from the front driveway, the Lower Ground level opens into the utility room. This leads onto the WC and front storage areas, which has partially lowered access. There is a rear storage area at Lower Ground Floor which leads onto the rear garden. There are steps from the Lower Ground Floor level that lead up to the kitchen/dining/family room.

At ground level, the hallway leads onto the study, drawing room and living room. Steps lead down from the ground floor hallway to the kitchen/dining/family room and there are steps leading up from the rear garden that lead onto the ground floor rear living room. A set of stairs lead from the ground floor hallway up to the first floor. The first-floor half-landing level provides access to a bedroom and bathroom. Steps leading up to first floor from the half-landing level provides access to three separate bedrooms.

3.0 Heritage

Grand Avenue is referred to in the Muswell Hill Conservation Area Character Appraisal, as a street with 'considerable consistency along the street resulting from the uniform height of the properties, their relationship to the street, elevation

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treatment and detailing'. The houses are described as 'mainly terraced, constructed in red brick with pitched slate roofs with rendered coving to the eaves and bays. They have similar elevation treatment which creates a pattern of single storey bays, two storey projections and gables along the street and generally consistent detailing of doors and windows'.

The proposals described below have taken note of the relevant sections of the Conservation Area appraisal and have been designed to relate sympathetically to the positive characteristics of the existing host building and to preserve or enhance the character and appearance of the Conservation Area.

4.0 The Proposed Design

The application proposals are in summary as follows:

- Proposed lightwell at Lower Ground Floor level to the front of the property.
- Proposed reductions and underpinning of the existing Lower Ground Floor level to provide habitable spaces, with steps leading from the rear Lower Ground Floor level to the garden.
- Proposed garden store at Lower Ground level.

The owners of No.34 Grand Avenue wish to alter the layout of their house at Lower Ground Floor level to provide additional accommodation primarily for visiting elderly parents.

Policies relevant to the application include:

- Policy DM1 'Housing Design and Quality' of the Haringey Development Management DPD (2017), requiring development proposals to relate positively to their locality.
- Policy DM12(E) 'Housing Design and Quality' of the Haringey Development Management DPD (2017), where extensions or alterations to residential buildings will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing or original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The internal layout of the house at Lower Ground Floor level will be partially reconfigured. At Lower Ground Floor level, a lightwell is proposed to the front, and the excavations will allow for two new habitable rooms and an ensuite. External steps to the rear from Lower Ground Floor level leading into the garden.

A garden store is proposed at the rear along the boundary of No.36, accessed from the rear garden.

A powder-coated aluminium-framed glazed door and window is proposed on the rear elevation at Lower Ground Floor level.

The proposed garden store will be designed in keeping with the character of the existing house. The proposed garden store will project forward partially of No.36 but there will be no impact on the daylighting and sun lighting of the neighbouring property.

The proposed design and appearance of the proposed front lightwell will be in keeping with the existing house.

We note the relevant planning precedent for similar nearby extensions and alterations as follows:

18 Grand Avenue N10 3BB – Ref: HGY/2003/0379

Installation of new front windows to basement area in connection with the refurbishment of the basement



No. 18 Grand Avenue front lightwell

26 Grand Avenue N10 3BB – Ref: HGY/2006/1017

Creation of lightwell to front of property including insertion of new bay window to basement



No. 26 Grand Avenue front lightwell

30 Grand Avenue N10 3BB – Ref: HGY/2004/2588

Demolition of existing building and erection of two storey three-bedroom dwelling with rooms at basement level and in roof with conservatory to rear and balcony at rear first floor level.



No. 30 Grand Avenue front lightwell

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42 Grand Avenue N10 3BB – Ref: HGY/2007/0229
Creation of lightwell to front elevation.



No. 42 Grand Avenue front lightwell

28 Grand Avenue N10 3BB – Ref: HGY/2022/2106
Demolition of existing rear extension and erection of a single storey rear extension, replacement of external staircase to rear garden with rear balcony and associated external alterations.

5.0 Use, Layout, Scale, Appearance

Use:

The property is a residential dwelling, and its use will be retained as such.

Layout:

The proposed reduction of levels at Lower Ground Floor level will provide additional living and sanitary accommodation and will be primarily for visiting elderly parents.

Scale:

The design of the proposed works is of a high quality. The external alterations will be subservient to and in keeping with the character of the host building. The proposed alterations are in keeping with the scale of the existing and surrounding buildings.

Appearance:

The proposed front lightwell and rear garden store extension will not have any impact on the public street scene. The alterations to the front and rear of the property will be of an appearance responding to the character of the existing building and surrounding area.

6.0 Amenity

Planning policies relevant to the application's amenity include:

- The London Plan (2021) Policy D3, where development proposals should deliver appropriate outlook, privacy, and amenity.
- Policy DM1 'Housing Design and Quality' of the Haringey Development Management DPD (2017), where development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

The proposals will not have a material impact on the amenity of the adjoining properties at No.36 and No.32, whilst significantly improving the quality and use of the existing dwelling.

7.0 Access Statement

The application site is a residential dwelling. The existing primary and secondary accesses to the building will remain unaltered via the existing front doors. There are no changes proposed to the existing access arrangements.