



## INTRODUCTION

This document is submitted in support of the proposal to reconfigure and extend the existing residential units at 7 Pages Hill, Fortis Green, on behalf of the client's Paris Economou and Carmen Economou.

The proposal builds on the previously consented and currently active planning consent (ref: HGY/2005/2346) to convert the existing lower ground floor into a self contained two bedroom flat.

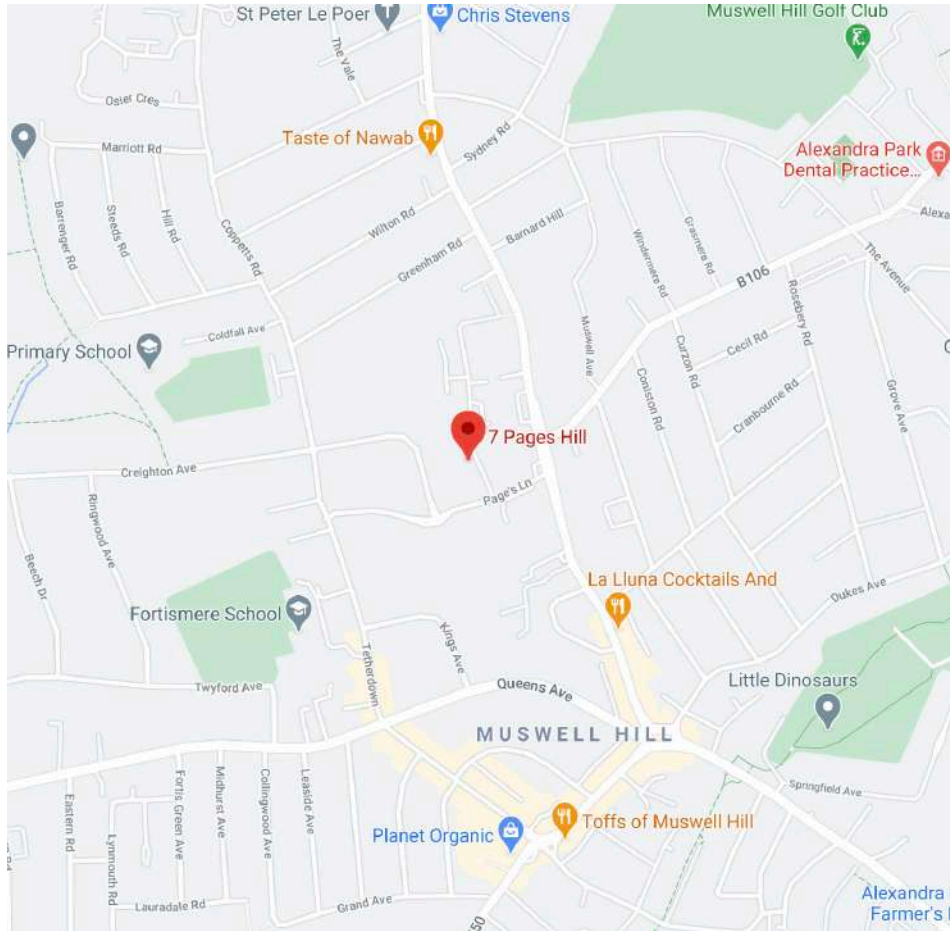
This application seeks to reconfigure and extend the approved flat layouts and demises. The existing lower floors flat is to be enlarged to include the upper ground floor, in order to provide a larger 4 bedroom unit, which optimises the connectivity to the garden.

The upper floors flat will be re-configured to include only the first & attic floor, together with the provision of a new dormer window on the rear, thus providing a 3/4 bedroom flat.

The document is set out in accordance with both local plan and development strategy and Government guidance, and examines the site and its surroundings, the proposed development, the policy context, the site constraints and opportunities and the principal design issues. From this, it sets the design rationale and explains why the development is being put forward in its current form.



## SITE LOCATION



Map showing site location

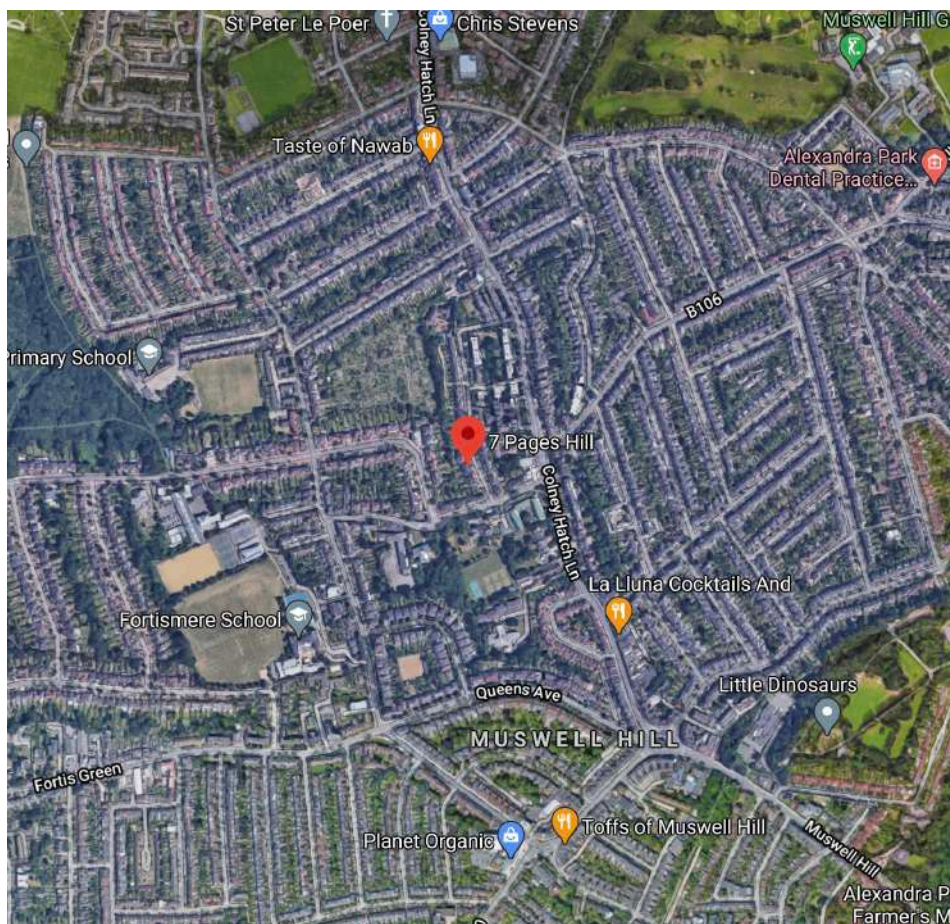


## Local Designations

The site is located in the south eastern corner of Fortis Green, on Pages Hill within the London Borough of Haringey.

The property does not lie within a conservation area, or any other planning designation.

The site sits in a largely residential area of 1930 semi-detached properties.



Aerial Photo of the site location



# SITE PHOTOGRAPHS

## AERIAL PHOTOGRAPH

The application property is a three storey 1930's semi-detached house, with roof accommodation, consisting of bay windows to the front and rear of the property.

There is a large forecourt to the front of the house with side access to a 15 metre deep rear garden.

The application site presents a pebble dashed exterior with new UPVC side hung and top hung windows.

The front garden is fully paved to allow for vehicular access to the garage and off street parking for additional cars.



Aerial photograph



Aerial photograph

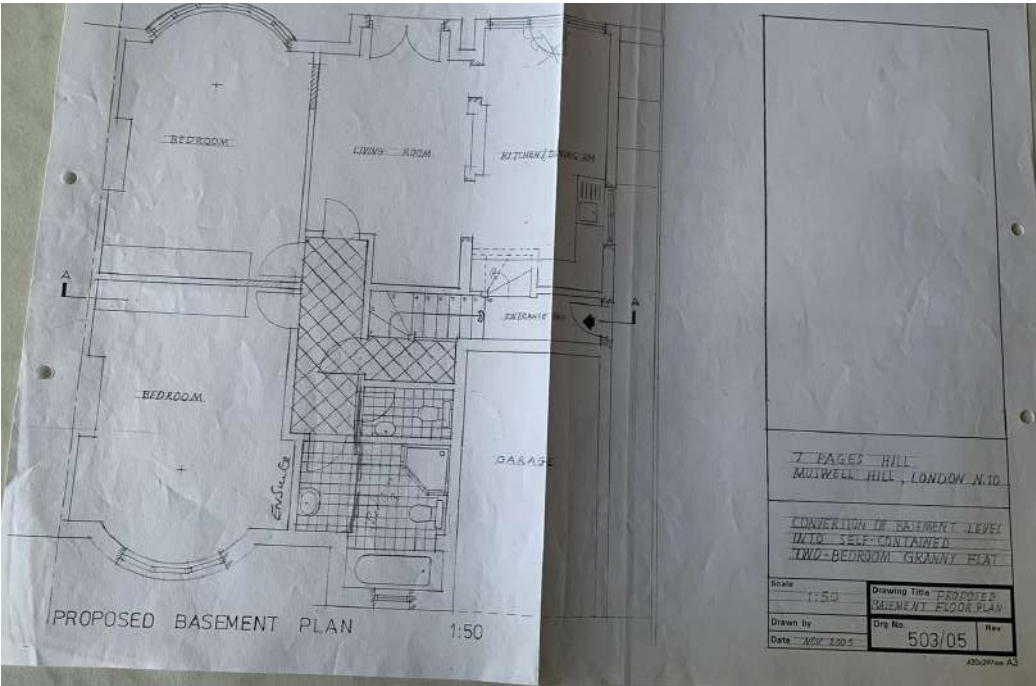


Front of Property

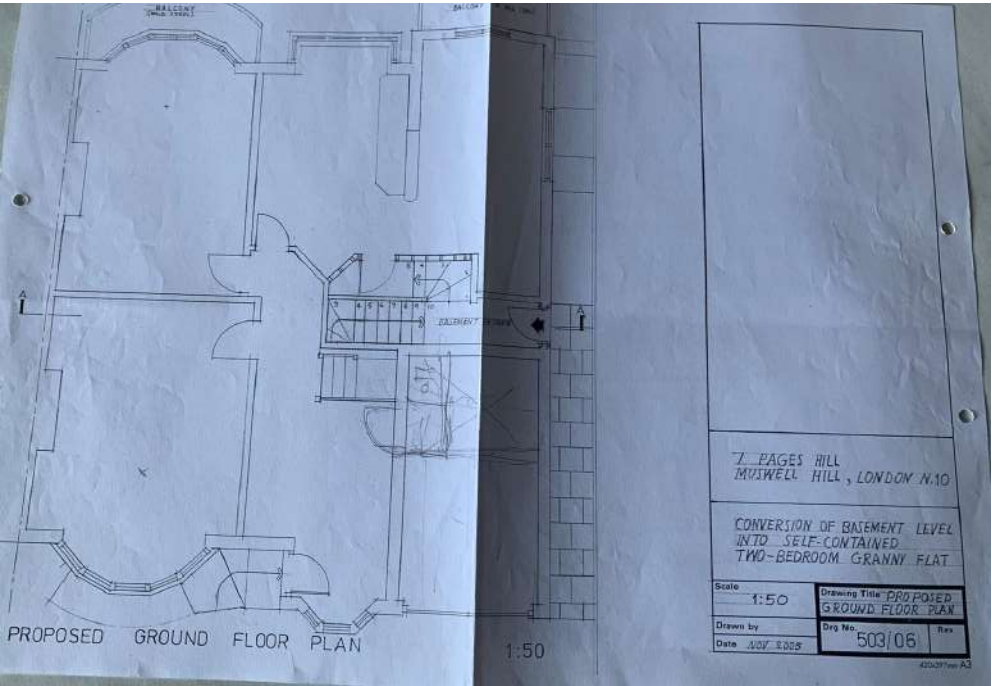


Rear of Property

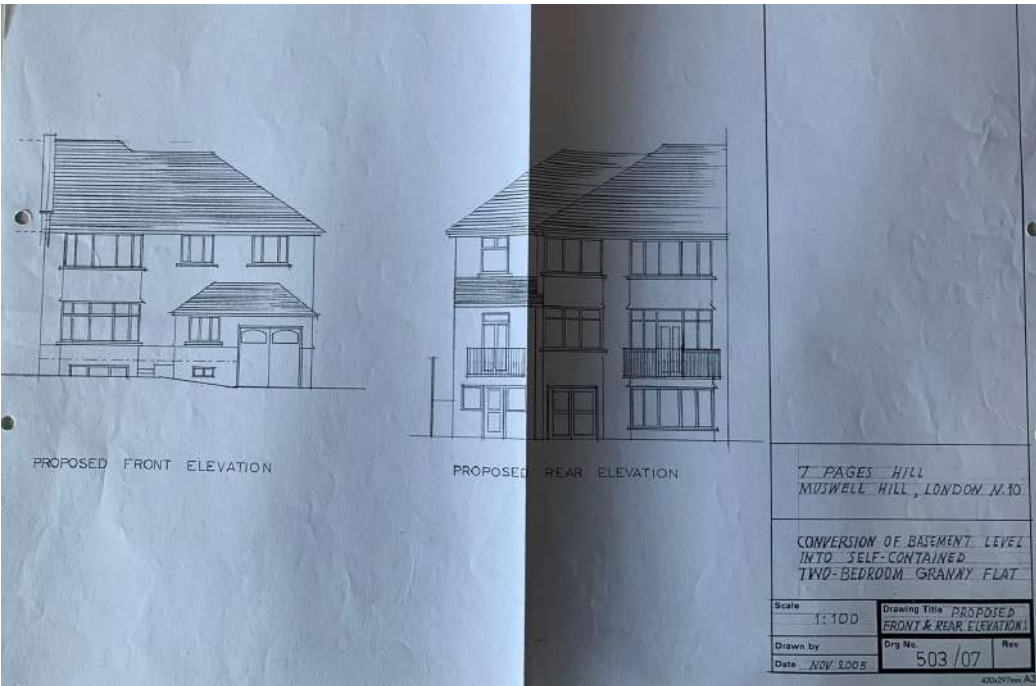
Consented planning drawings



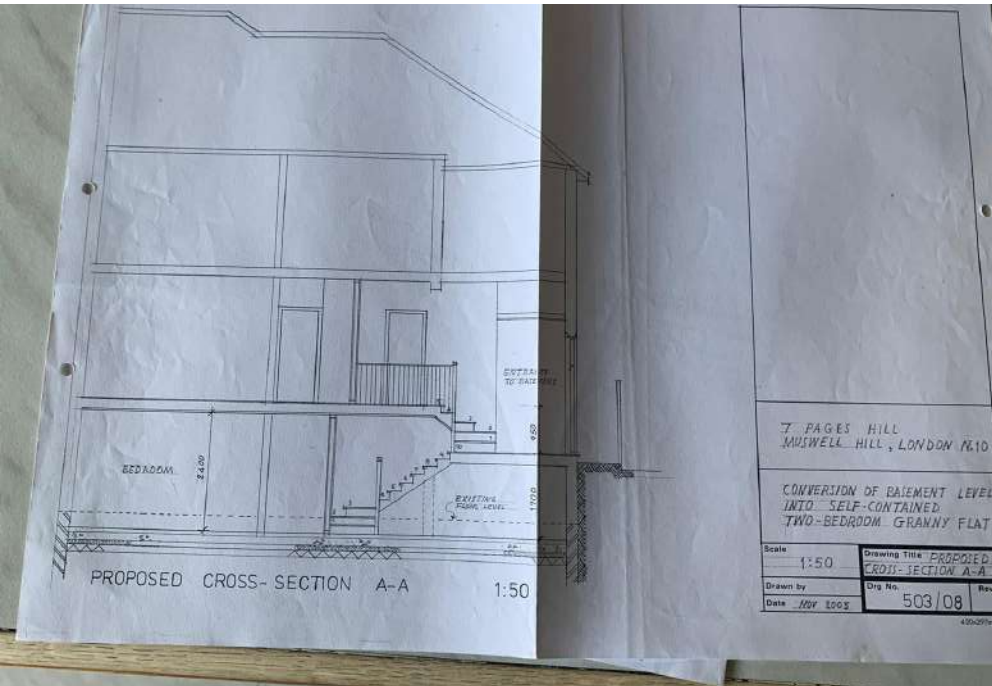
Proposed Basement Floor



Proposed Ground Floor



Proposed Elevations



Proposed Section

The site has an active planning consent (received 12/02/2006) to convert the basement into a self contained flat. The works were started on the 5 February 2009. (Building Control Reference: M040BNE/0009/0225/)

Planning Application Reference No. HGY/2005/2346  
Location: 7 Pages Hill N10  
Proposal: Minor excavation to front of property to allow insertion of new high level window to basement, creation of new windows and doors to basement at rear and new window and door in side elevation and conversion of basement to create 1 X 2 bed flat.

Officers comments:  
The scheme meets the Council's requirements for houses suitable for conversion, provides adequate garden space and off-street parking, and proposed room sizes also meet the standards. The proposal therefore complies with policies HSG 2.5 "Houses suitable for conversion", HSG 2.6 "Dwelling mix for conversions", HSG 2.7 "Layout for conversions", DES 1.9 "Design of alterations and extensions", and TSP 7 "Parking for development" of the Council's statutory Unitary Development Plan, and SPG3a "Density, dwelling mix, floorspace minima, conversions, extensions, and lifetime homes".

EXISTING PLANS

ALL FLOORS

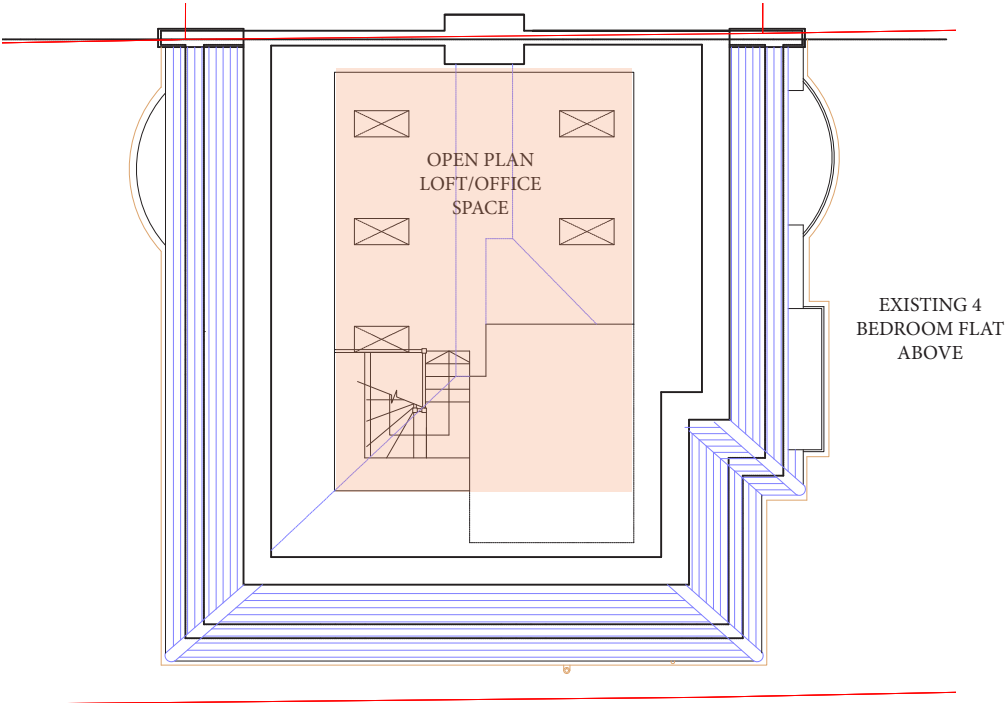
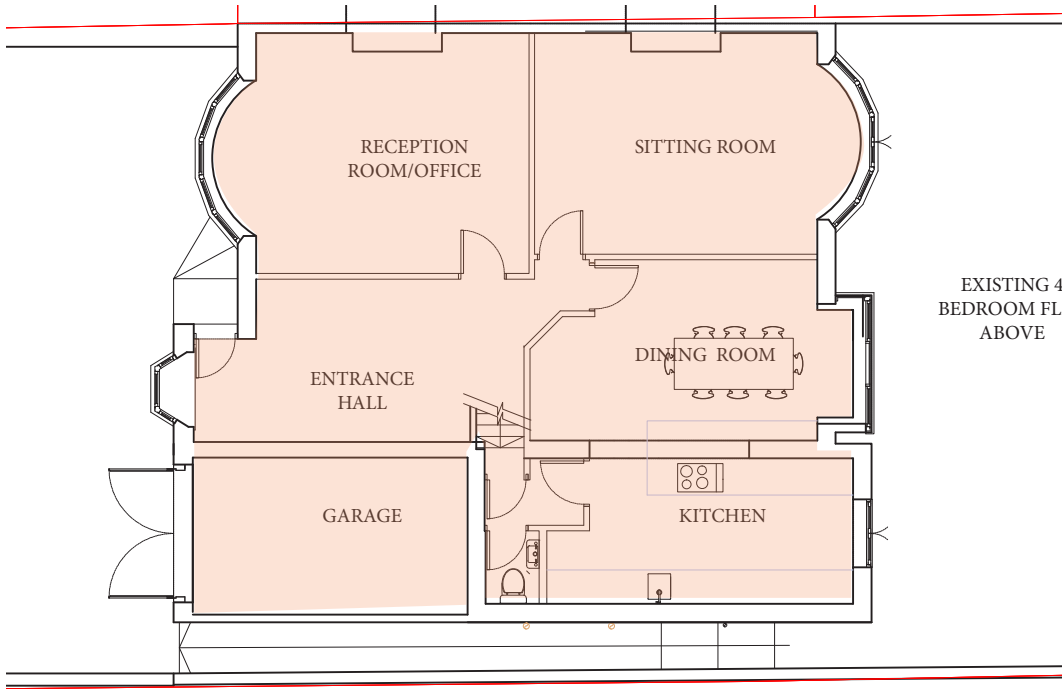
The existing property covers 4 floors in total, from Basement to loft.

The basement floor currently allows for a separate 2 bedroom unit, under previous planning consent, and the upper floors currently provides a 4/5 bedroom family unit.

There are a number of issues in the existing layout, which does not adequately serve the needs of the occupants.

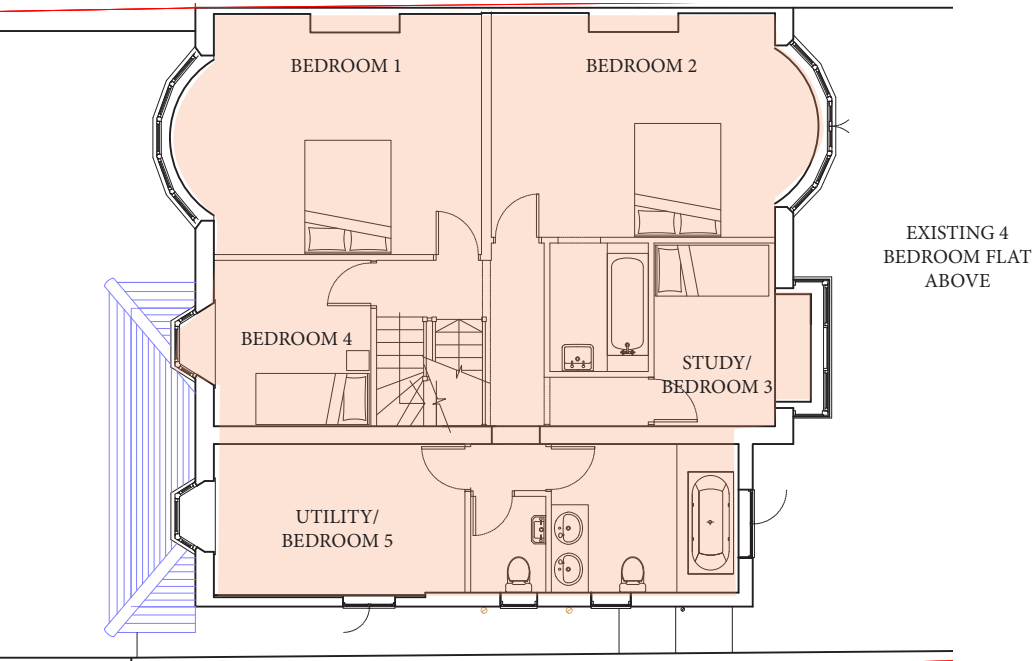
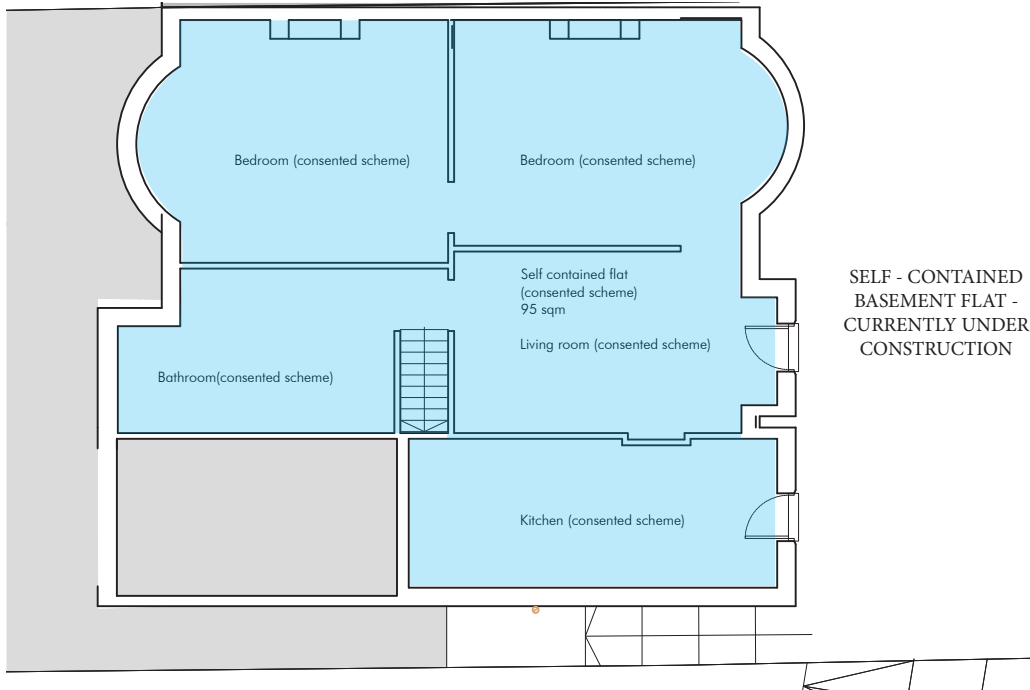
Namely the distribution of space between the two flats, the disconnection to the garden, the quality and functionality of the living/bedroom spaces.

The existing rear elevation is visually and physically disconnected from the garden.



EXISTING UPPER GROUND FLOOR NTS

EXISTING SECOND/LOFT FLOOR NTS



EXISTING LOWER GROUND FLOOR - currently under construction NTS

EXISTING FIRST FLOOR NTS

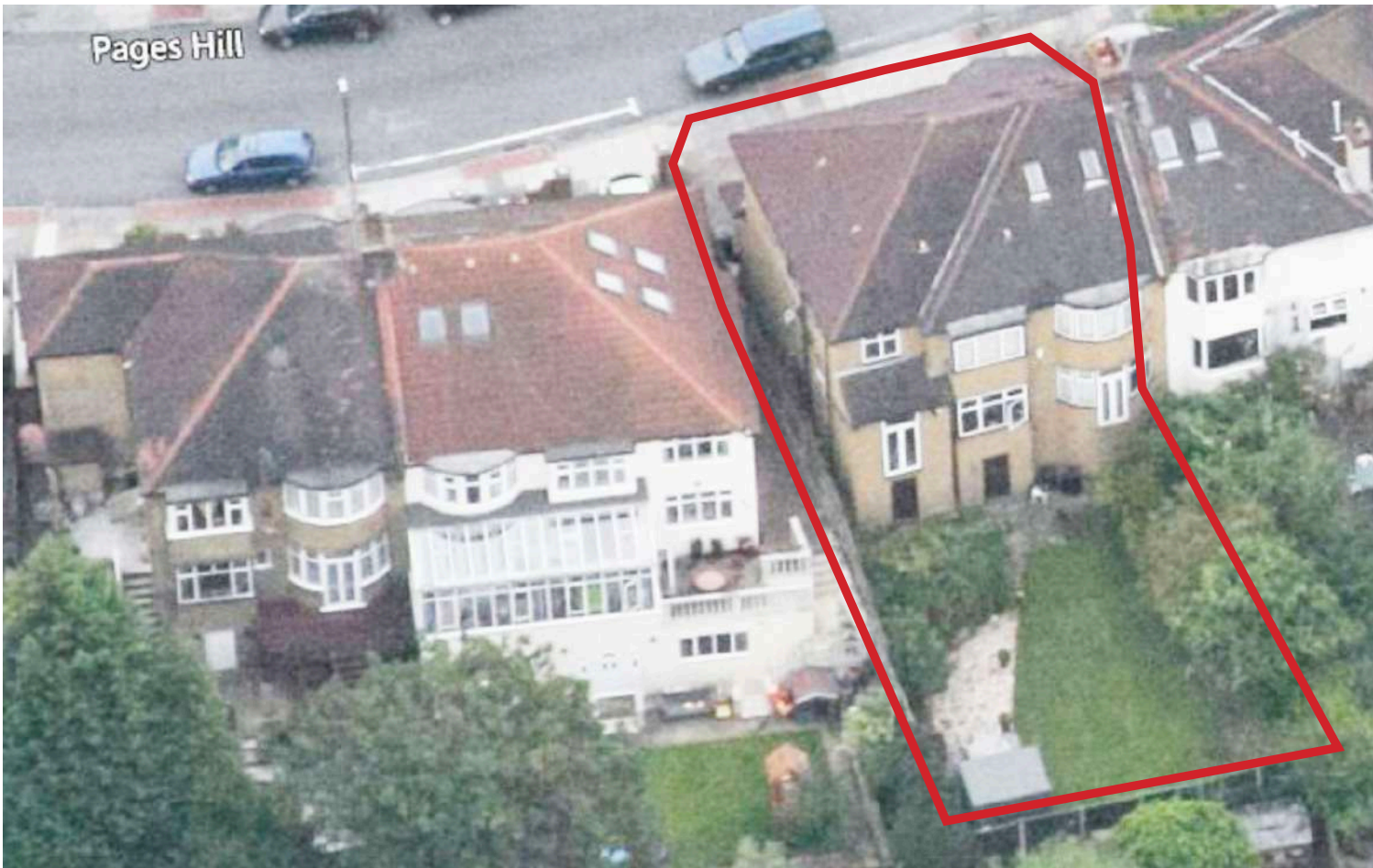
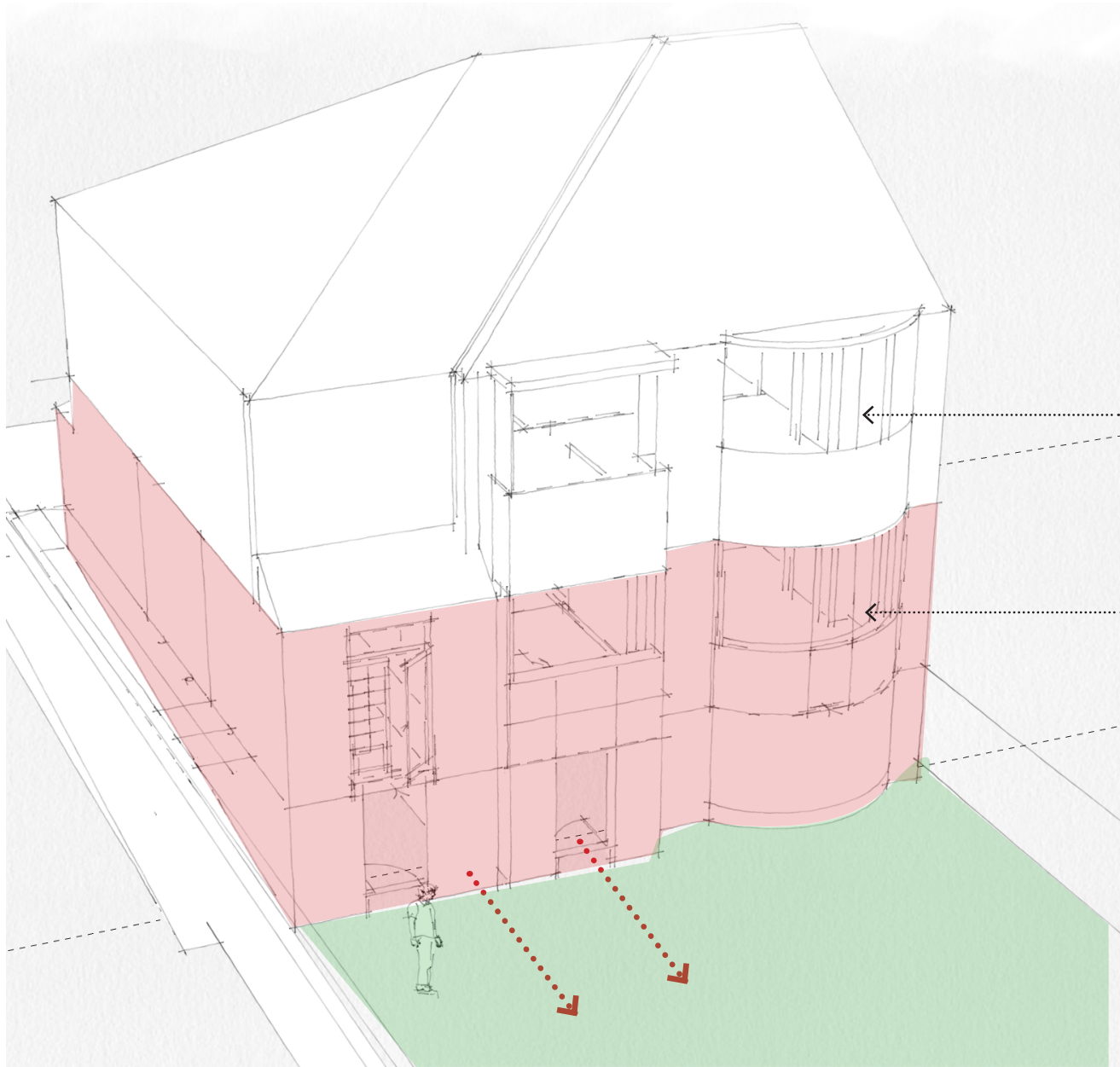
In re-considering how effectively the two flats function, we were mindful of the key assets of the house as a whole.

One of the key features is its large rear garden which is currently under-utilised due to lack of connectivity to the upper floors.

The renovation of the basement into a self contained unit has opened up the opportunity to connect to the rear garden for this floor, and could potentially be extended to include the floor above for greater connectivity to a larger proportion of the house.

By combining the lower ground floor and the ground floor into a larger family sized maisonette, a larger proportion of the house is able to connect directly to the garden.

There is sufficient space above to allow the top two floors to remain as generous 3/4 bed home through some reconfiguration and further rationalising of the circulation and spatial arrangement.





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Proposed Dormer window

Proposed new doors to new terrace

Proposed rear extension on lower ground floor

The opportunity of this site allows for the opening up and extending the rear elevation with glazed openings, on the glower ground floors. The house has not previously been extended at the rear and their is significant precedent for doing so in the neighbouring properties.

The proposal creates a strong visual and physical connection to the garden, as well as providing high quality internal spaces.

The reconfiguration allows a greater proportion of the house to have direct connection to the garden, whilst still providing 2 generous family units.

This provides a more efficient use of the house as a whole in serving the existing and future needs of the family.



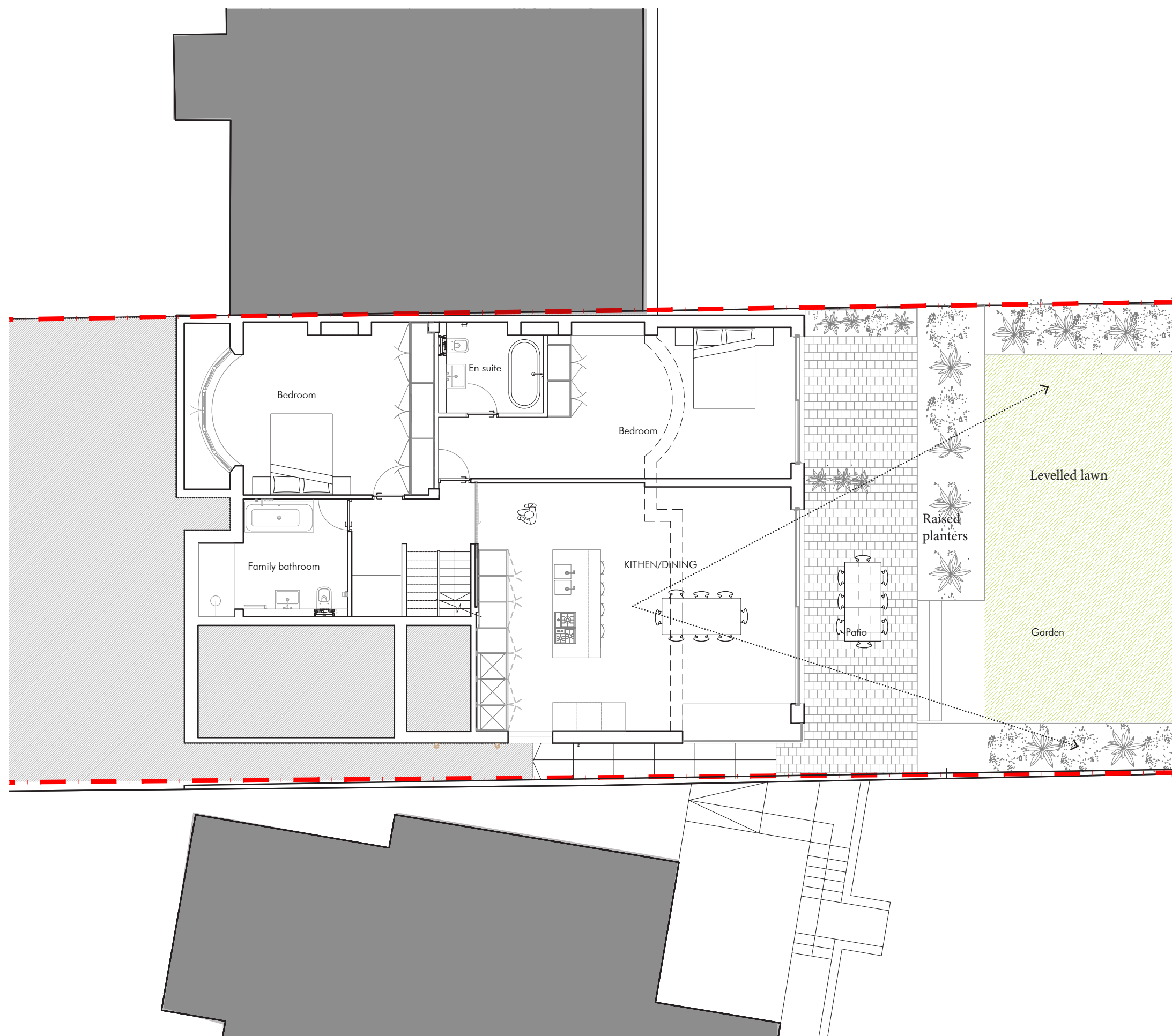
# PROPOSALS

## PROPOSED BASEMENT FLOOR PLAN

This scheme proposes extending the rear of the house to directly connect to the garden, with full height sliding doors and skylights, which will also provide greater levels of natural daylight to the interior of the lower ground floor.

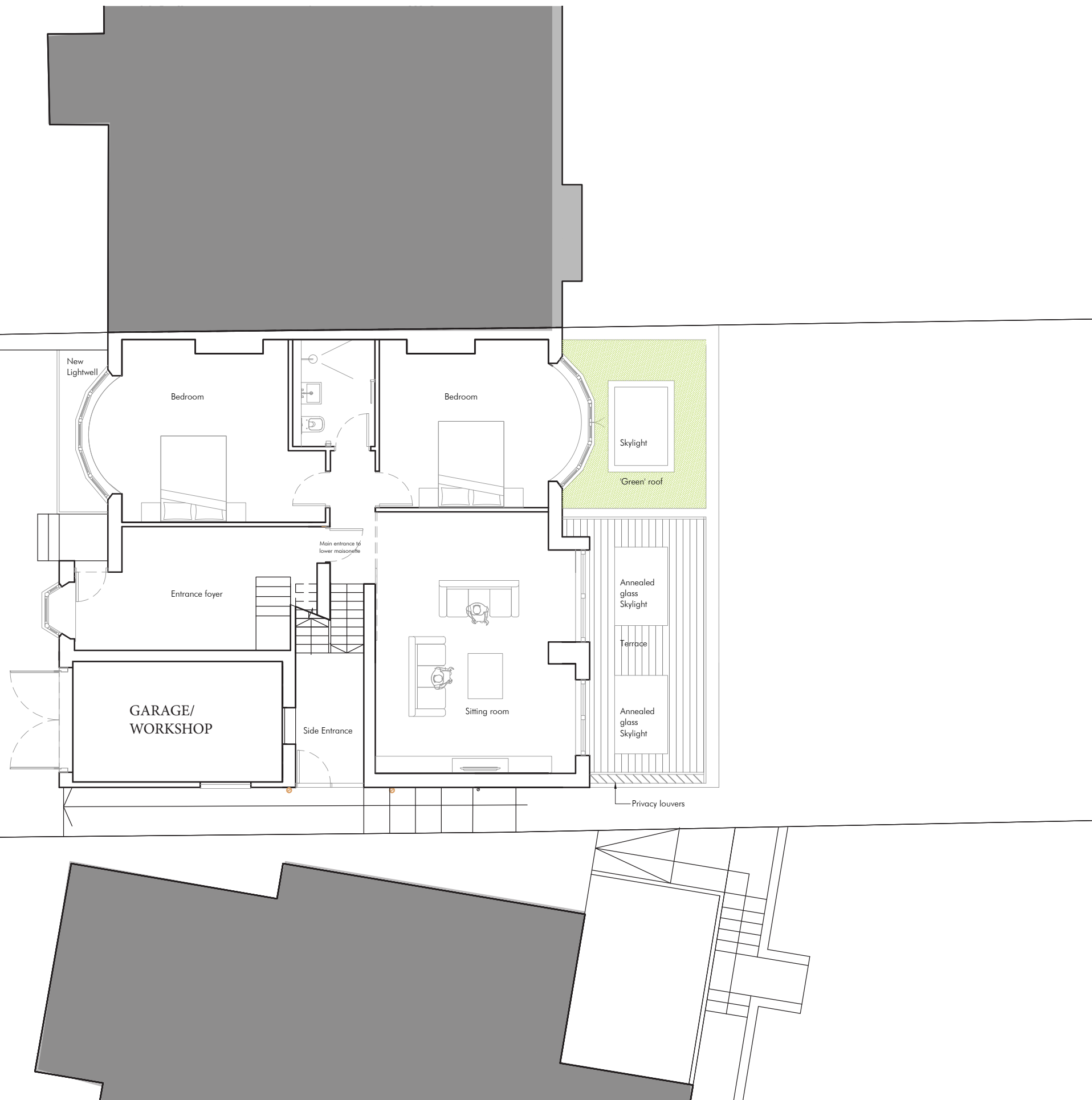
The two proposed bedrooms remain in the same locations previously consented, with an extension of the rear bedroom to fill the new extension.

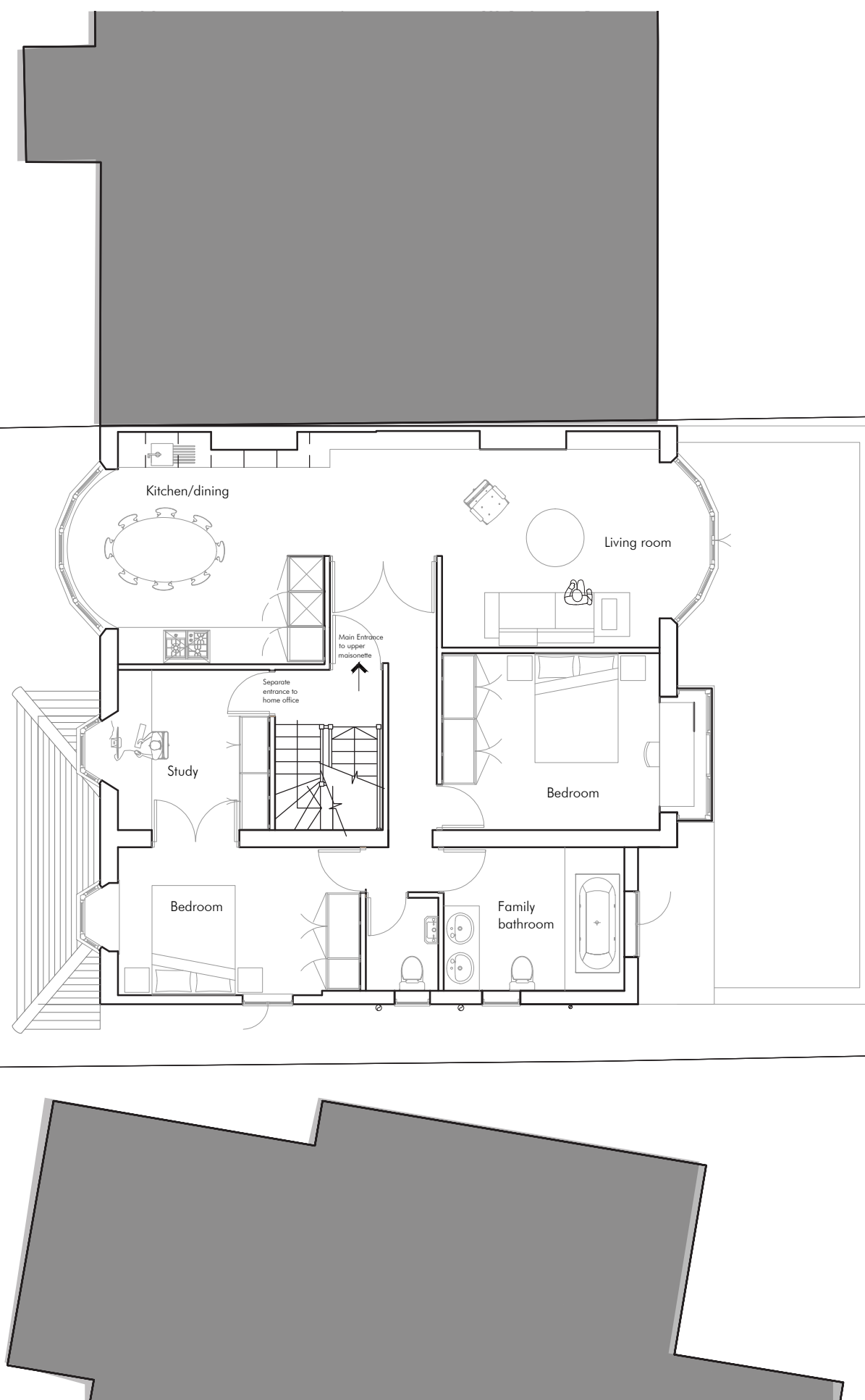
As a progression from the previous layout, we have proposed a small light-well to the front of the property to improve the quality of accommodation.



The layout of the upper ground floor has remained largely as current, but with small changes to the room functions. However more crucially we have proposed incorporating this floor with the floor below to create a generously sized 4 bed maisonette.

The proposal provides a new secondary entrance off the existing side walkway of the house.





The upper floor flat has been reconfigured to occupy the first and attic/roof floors to provide generous 3/4 bedroom maisonette at approximately 130sqm.

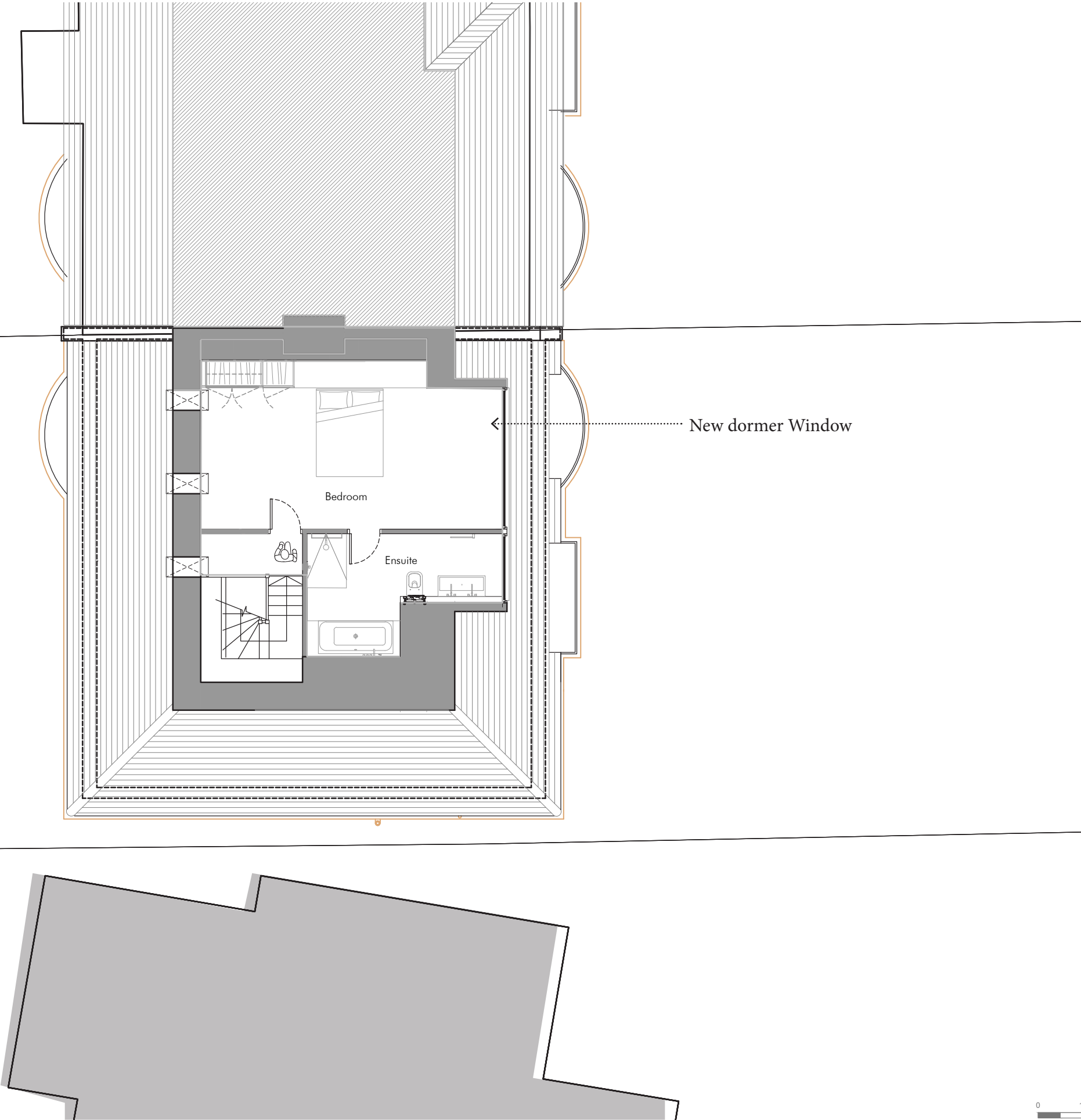
The maisonette is accessed off the main entrance Foyer.

We have rationalised the layout to improve the circulation with generous living spaces.

The bedrooms are good sized with existing large family bathroom and guest toilet.

The main bedroom has been relocated to the second/attic floor, with new dormer window to rear. It maintains the existing roof lights to the front.

This configuration provides a generous master bedroom with en-suite bathroom.





- 1 Painted metal railings
- 2 Aluminium double glazed sliding doors
- 3 Timber framed glass french doors
- 4 Painted render
- 5 New dormer window
- 6 Privacy Louvres
- 7 Corner window



Street view from Pages Hill



Photograph of rear of neighbouring property



Photograph of rear of application property



Photograph of rear of neighbouring properties