

**47 Weston Park, Crouch End -  
Basement Extension  
Design and Access Statement**  
Date: 17.08.2023      Rev: B





Site Plan



Aerial view

## Introduction

This Design and Access Statement has been prepared in support of an application for planning permission for a basement extension at 47 Weston Park, London, N8 9SY. The application is a re-submission of information already approved under application reference HGY/2020/1177 dated 02/07/2020 due to the expiration of the 3 year time limit under Condition 1 of that approval.

The application is submitted together with the design drawings and Basement Impact Assessment (BIA) prepared by Key Geo Solutions and associated application forms.

The information submitted under HGY/2023/0810 for Approval of Details under Condition 3 of approval HGY/2020/1177, relating to the appointment of a structural engineer, has also been included in this application.

## Site and Built Context

The property is located on the south side of Weston Park, a relatively long residential street running east-west through Crouch End, linking from the Broadway at the eastern end to Ferme Park Road and Hornsey Vale to the east. The street is characterised by large family homes and shallow but well planted front gardens - generally with low walls and dense hedging.

The site is located within the London Borough of Haringey and falls within the Crouch End conservation area (CA), sub area 4. It is not understood to be subject to an article 4 direction. The CA appraisal notes that the terrace in which the house sits makes a positive contribution to the CA.

There are examples of basement development and/or front light wells in close proximity to the site at:

- 37 Weston Park
- 13 Elder Avenue



Aerial view from North



Aerial view from South

### Existing Building

The existing building is a double-fronted three-storey terrace house, occupied as a single family dwelling.

The ground floor of the house is raised above the level of the front garden, and approached via steps. There is an original 'T' shaped cellar below the ground floor hall/stair area.

The front garden and base of the house are largely obscured from the street by established planting. The large rear garden is south facing.

The site is circa 500sqm in area (0.05 hectares). The ground floor is 129sqm GIA. The existing cellar is 21sqm GIA with a ceiling height of circa 1.7m - the remainder of the area below the suspended timber ground floor being a void of circa 0.7m in height.

The existing front garden is 55sqm in area, including the side passage.

Photos of the house are included on the following pages.

### Heritage Considerations

Weston Park was developed in 1889 to the design of architect John Farrer. The house at No. 47 Weston Park is a typical example of his designs, large well proportioned houses aimed at middle-class buyers.

The Crouch End CA appraisal notes that the terrace in which the house sits makes a positive contribution to the CA.

The design of the house is the dominant typology on the street. It is attached to both sides but there is a recess and side access door to the east, which gives it the appearance of a semi-detached house, as a pair with No. 45.

The front elevation is finished in red brick, with details around the windows, square bay and storey-courses



View from Street

picked-out in white stucco. The rear elevation and that of the side passage are filled in yellow London stock brick.

The roof to the house is finished in slate, with a hip to the east side and a prominent gabled dormer to the front elevation. There are three smaller dormers to the rear.

The low front boundary wall, which matches that to No. 45 and other properties on the street, is built in London stock brick installed at random angles, capped with glazed brick coping. The front garden is neatly finished in gravel with planted beds, and dense mature planting along the front boundary.



View from Street



View from Street



Front Façade



Front Garden



Front Garden



Front Garden



Front Garden



Front Garden



Rear Façade

### Planning History

In July 2020 permission was given under approval reference HGY/2020/1177 for an extension to the existing cellar to form habitable accommodation, with associated alterations including formation of front lightwells and installation of new windows. This application is a re-submission of information already approved under that application reference due to the expiration of the 3 year time limit under Condition 1 of that approval.

In early May 2020 a Certificate of Lawfulness was issued by LB Haringey for 'the insertion of 4 front elevation and 3 side elevation windows in connection with existing cellar and ground accommodation'. Reference HGY/2020/0670. This was not implemented.

In 1988 permission was granted to convert the house into 4 No. self-contained flats (ref OLD/1988/2032). This permission was not implemented.



Side Passage



Side Passage



Side Passage



Cellar



Cellar



Cellar

## Proposals

The proposals are the same as approved under HGY/2020/1177.

The proposed project is to extend the existing cellar and excavate deeper to create a fully habitable basement under the main original footprint of the house, with new light wells to the front garden, below the existing front windows.

The basement would house a guest bedroom and bathroom, cinema room and other ancillary functions.

To bring daylight into the basement, new windows are proposed to the front elevation. These would align with the existing ground floor windows above and open onto new front light wells. The design of these windows would take cue from the split panes of the upper sashes to the existing windows.

The new front light wells would be excavated to match the depth of the new basement level. They would be enclosed at garden level by metal railings with a discrete gate providing exit from the basement via a ladder in case of fire.

New windows are also proposed to the side elevation - along the side passage at low-level. These would be obscure glazed for privacy.

## Materials:

All new windows would be double glazed with traditional styled timber frames to match existing.

The new walls to the light wells would be rendered to match the existing rendered plinth to the house.

## Scale/amount:

The basement extension would increase the footprint of the existing cellar by 71sqm. The footprint of the external light wells to the front garden would total 6sqm.

The excavations would increase the ceiling height of the existing cellar so that the new basement spaces would have a ceiling height of 2.3m / 2.64m, to the rear and front areas respectively.

## Access

Apart from fire egress via the new light wells, no alterations are proposed to either public or private access arrangements.

## Basement Engineering

The accompanying BIA report records results of the scoping exercise carried out by specialist consultant engineers Key Geo Solutions, this identified three key factors to be developed at detail design stage:

1. The site is anticipated to be underlain by London clay at the shallowest strata - this is to be confirmed by intrusive ground investigation.
2. The site is within 5m of the highway - temporary support will be during the works.
3. The excavation to create the new basement level would require the underpinning of existing load-bearing walls.

Following the planning process, an intrusive site specific ground investigation will be carried out to establish the ground and groundwater conditions and determine the type and depth of the existing foundations to neighbouring properties.

The detailed engineering design of the structure would be carried out by a qualified and experienced structural /civil engineer and developed in response to these findings.

These designs would be checked and approved under Building Regulations and the works inspected at key points on site by Building Control officers.

The Party Wall process would be followed prior to any construction work with the design of the underpinning and other related elements scrutinised by specialised party wall surveyor/s.

During the construction process a programme of monitoring for movement and/or signs of any damage would be in place to prevent risk.

The consultant engineers state in the BIA that "the degree of damage to the neighbouring properties would fall into Category 1, with the degree of severity being negligible to very slight, as defined CIRIA C580 Table 2.5 (after Burland, 1995)"

## Joe Wright

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**From:** Alex Baker <Alex@bcstructural.co.uk>  
**Sent:** 14 March 2023 09:02  
**To:** Joe Wright; 'Darryl Burchell'  
**Cc:** Bea Canadas; Dylan Chatterton  
**Subject:** J170 - 47 Weston Park Basement - Appointment Confirmation

Dear Joe and Darryl,

Thank you for the appointment on the 47 Weston Park, N8 9SY basement project, we are looking forward to working with the team.

I am a Chartered Structural Engineer – IStructE membership number 028406795

Dylan Chatterton will also aid on the project, and he is also a Chartered Structural Engineer - IStructE membership number 028388846.

Kind regards,

**Alexander Baker**  
MEng CEng MStructE  
Director

DDI: 07791276362  
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**BAKER** STRUCTURAL DESIGN  
**CHATTERTON**

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### Consultant Engineer

A suitably qualified chartered structural engineer has been appointed to supervise the construction works throughout their duration.

We can confirm that the structural engineer appointed will be Alex Baker IStructE membership number 028406795, assisted by Dylan Chatterton IStructE membership number 028388846, both of Baker Chatterton Structural Design Limited.

The enclosed email Alex Baker confirms the appointment of his company to this project.

This information submitted and approved under HGY/2023/0810 for Approval of Details under Condition 3 of approval HGY/2020/1177. We trust that this information will negate any need for a similar Condition for this application.



Front light well to 13 Elder Avenue



Low level front window / lightwell to 37 Weston Park



New front and side windows to base of building - approved under LDC reference HGY/2020/0670



## Planning Policy Context

The main local and national planning policies and guidance that are relevant to this proposal are:

Haringey Local Plan (Strategic Policies 2017):

SP11 Design

SP12 Conservation

Haringey Development Management Policies (2017):

DM1 Delivering High Quality Design

DM9 Management of the Historic Environment

DM12 Housing Design and Quality

DM18 Residential Basement and Light Wells

Reference to Crouch End conservation area appraisal

The London Plan 2021:

Policy D4 Delivering good design

Policy D6 Housing quality and standards

Policy D10 Basement development

Policy HC1 Heritage Assets and Archaeology

National Planning Policy

## Examples of Relevant Local Development

Examples of basement development and/or front light wells approved by LB Haringey include:

36 Tregaron Avenue, N8 9EY

Extension to existing basement area and new front lightwell  
(ref HGY/2019/1069)

30 Church Crescent, N10 3NE

Excavation to create 3 bedroom basement flat, creation of front and rear light wells  
(ref HGY/2018/2285)

18 Drylands Road, N8 9HN

Basement extension including lowering of floor and excavation of light/ access wells to front and rear  
(refs HGY/2015/2106 and HGY/2018/3643)

13 Elder Avenue,

Conversion to flats and excavation of new front light well  
(ref OLD/1988/0355)

## Review of Proposals Against Policy Context

The main planning considerations relating to this proposal are:

- The design quality and appearance of the proposals in view of its context - the character of the host building, adjoining properties and the wider conservation area
- The impact of the proposal on the amenity of neighbouring properties.
- Suitability of basement development.

Design and appearance (SP11, SP12, DM1, DM9, DM12, London plan D4):

Any impact of the proposal on the appearance of the character of the building and wider context would be limited to the proposed front light wells and side windows.

The front light wells would be modest in size and would be largely screened from the street by the existing garden wall and mature planting. The proposed windows would align with the ground floor windows above and therefore match the character of the house. The side windows would be at low level and obscure glazed. Their position along the side passage would mean any view from the street would be largely oblique.

The design of the new windows and railings to the light wells would be traditional in style to match or complement the existing house. Therefore there would be no harm to the appearance of the property or character of the conservation area.

Amenity of neighbouring properties (DM1):

As noted above, the externally visible elements of the proposal, the light wells and new windows would be modest in size and only visible at low-level around the front garden. The railings to the light wells would be limited in height. All elements would be generally obscured from neighbouring properties by planting and/or separating garden walls. So impact on amenity would be minimal.

Basement development (DM18):

The scoping assessment carried out by Key Geo Solutions and reported in their Basement Impact Assessment identified no adverse impact of the proposed basement in terms of structural stability or flood risk to the building, neighbouring properties or highway.

The front light wells at 6sqm footprint would represent less than 11% of the area of the 55sqm front garden.

The construction works would be carried out by competent and experienced contractors with consideration to minimise noise, vibration and dust and vehicle movements managed to avoid peak times.

Other aspects of DM18 are covered in the sections above.

## CIL

The increase in internal floor area as a result of this proposal would not exceed 100sqm, therefore it would not be liable for CIL charges.

## Conclusion

Since the development proposals and supporting information have already been approved under HGY/2020/1177 and approval and approval of details HGY/2023/0810 we believe this re-submission should again be acceptable given that the policy context has not significantly changed.

A Basement Impact Assessment has been carried out by qualified engineers which identified no adverse impact of the proposal at screening stage, with further site investigation and development of the engineering to be taken forward to detail design stage, Building Regulations approval and the Party Wall process.

Information pertaining to the structural engineering appointed to supervise the construction phase has been provided.

We consider the proposal to be in accordance with LB Haringey and other local and national planning policies, and therefore that planning permission should be granted.