



FLASHMAN | DE WYNTER

41 Grand Avenue Residence | Design & Access Statement
GA23_DAS_REVA

27/08/23

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1.0 Introduction

The following design and access statement has been prepared to support a planning application for a ground floor infill extension and various associated works at 41 Grand Ave, Muswell Hill. The brief was to bring the existing house back to life and improve the openness, connectedness and useability of family spaces, with a particular focus on the ground floor.

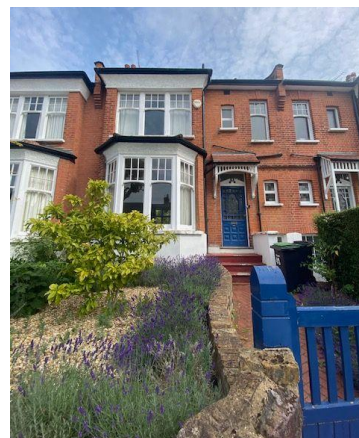


The proposal includes the following elements;

1. **Lower Ground Floor (LGF)** - Partial excavation of existing LGF to make a practical space for the owners to use as a boot room, utility and WC. This involves excavating to create sufficient head height and widening to the west to improve general circulation and allow storage of bicycles.
2. **Ground Floor (GF)** - A single storey rear infill extension, reconstruction of the existing closet wing and internal reconfiguration to create a largely open plan series of spaces
3. **First Floor (FF)** - Internal refurbishments of existing rooms, including rationalising and improving the staircase landing space to create a vertical connection from GF to SF
4. **Second Floor (SF)** - internal reconfiguration of the existing rooms to a single master suite with ensuite and dressing room. Rooflights to main dormer and lower dormer roof will improve daylight to the staircase void and master bedroom, replacement of deteriorated existing timber rooflights to the front elevation to suit the internal reconfiguration (4 no. in total to match existing), re-cladding of the existing pebble dash to the front/cheek of the dormer.

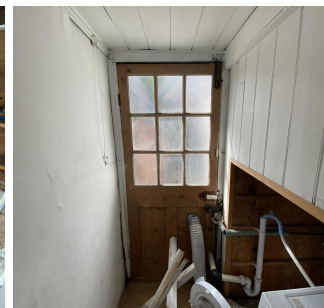
The re-design of 41 Grand Avenue has looked to the relevant policies such as UD3 General Principles, CVS1 Development in Conservation Areas, CSV5 Alterations and Extensions in Conservation areas and SPG1 Design and Guidance and Design Statements. Of particular note; UDP (2006) Policy CV5 requires alterations and extensions to preserve and maintain the character of conservation areas and also respect characteristic features such as doors, windows or materials of buildings however Section 7 of NPPF paragraph 60 relates to creating high standards of architecture and states: *'Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness'*.

Our general approach to the re-design of No. 41 Grand Ave has been sympathetic but future-minded. It attempts to revive the existing building by harmonising the existing disjointed external appearance. We hope to create an extremely contemporary family home that has the health of its owners and sustainability at the forefront of the design. We want to ensure that the new No. 41 Grand Ave will be a welcome addition to the local neighbourhood and indeed reinforce the local distinctiveness of Muswell Hill as an important London area.

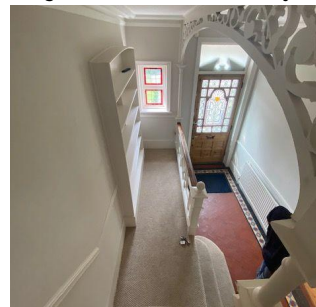


2.0 Features of the Existing Property

- The property is three storey double fronted terrace located in the Muswell Hill Conservation area in Haringey. The homes in this area are considered heritage assets, but are not listed.
- The house is in good condition with many original features, including fireplaces and internal joinery - but the living spaces are very disconnected from one another and are no longer suitable for modern family living.
- The rear garden is North facing, therefore there is limited daylight to the rear of the property.
- The property has been added to over the years, and is a mixture of forms and materials - UPVC, existing sash windows, stock brickwork, concrete/slate/clay tile roofs, lead and membrane flat roofs and pebble dash.
- The earliest alteration most likely being the dormer extension (approx. 30 years ago), then a UPVC conservatory to extend the closet extension (no planning application records have been found).
- Underpinning to the front elevation external wall took place in 2007.
- Some windows have been replaced over the years, however the majority of the windows are original and single glazed and are not providing sufficient insulation.
- Access to the house is via the primary front door, three steps up from the pathway, and via a lower door to the basement, which is 3 steps down.
- The lower ground floor is not a useable space due to its damp condition. It is used primarily for storage and access through to the GF. The ceiling height of the LGF encroaches onto the ground floor and creates a raised platform 3 steps up from the hallway. The hallway feels narrow due to this platform, with no useable storage.
- The access from the hallway to the LGF is constrained, and is through a narrow door with insufficient headheight. Access does not feel comfortable if you were to need daily access.
- The kitchen is located in the closet extension, which is three steps down from the hallway. It has a pitched roof that pitches down from the party wall with No. 39. It is disconnected from the two large reception rooms where most natural light in entering the house. It feels dark in comparison to these rooms with lower ceiling height under the first floor bedroom above.
- There is direct access from the rear reception room and kitchen to the lower paved courtyard. The courtyard has a sunken feel as it is approx. half a metre below the rear garden grassed level, and surrounded by fencing and vegetation, therefore relatively visually protected from No. 43.



LGF - Front entrance /internal space showing GF undercroft under hallway



GF - Front entrance /internal hallway showing raised platform/front reception room



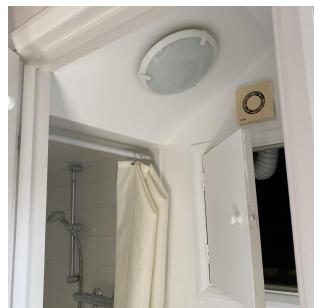
Rear Garden - View to house/protected view to neighbours/existing closet extension

2.0 Features of the Existing Property

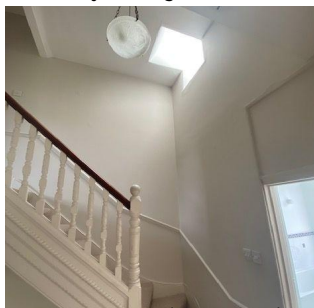
- The bay window to the rear reception room has views to the garden at its elevated level.
- No. 43 and No. 39 both have closet extensions, but not infill extensions. Both have dormer extensions.
- The first floor bedrooms are a good size, however the hallway off these bedrooms could be improved as it feels dark, with a portion of the second floor sitting over the hallway, door heights are varied and too low for modern standards and the bathroom needs to be replaced and modernised.
- The lower part of the second floor there is a bathroom that needs to be replaced and modernised.
- The dormer contains two bedrooms, a tiny shower room that sits over the hallway below, and a small room in the eaves containing the boiler and the water tank. The shower room is very small and not useable. There are four rooflights to the front pitch, one that does not provide the bedroom with natural light as it is located in a cupboard, the others are timber and are in need of replacement. The eaves space is not being fully utilised.
- It should be noted that along the rear elevation of the line of terraces (No. 39-45) all terraces have dormer extensions of varying masses and external treatments (pebble dash and slate is most visible) and the windows are of different sizes and placements. No. 39 has a slate dormer with a UPVC window, whilst No. 43 has a pebble dash dormer with sash windows. There is no consistent style along the terrace.
- The dormers are not visible from the surrounding streets.

A few points to note regarding the condition of the existing external fabric;

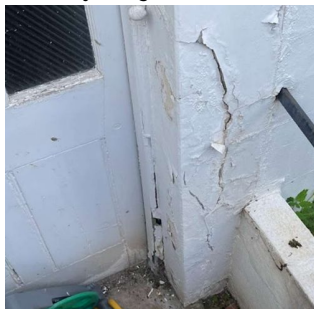
- The property was purchased by its current owners in June 2023, and the building conditions report highlighted various defects that need addressing as soon as possible. These relate to;
 - The existing membrane flat roof to the dormer and lead roof to the lower dormer are at the end of their life and need replacing
 - There are three roof tile types across the house - a plain concrete tile, dark slate and a red clay tile. The condition needs to be addressed and majority of them replaced. There is opportunity to create harmony across the elevations, front and back.
 - The front and rear existing brickwork needs repointing
 - Redecoration of most external painted masonry and timber surfaces are required
 - Extensive damp issues exist in the LGF and it needs tanking throughout.



FF Hallway showing ensuite over /SF ensuite/SF bathroom



FF Hallway rooflight/SF Bedroom/SF Boiler closet



Failing condition of external wall to LGF/Existing flat roof to dormer/Existing flat roof/tile roof that needs replacing
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3.0 Relevant Similar Developments on Grand Ave

- **No. 33 Grand Ave (HGY/2021/3242) APPROVED 2021**
Ground floor rear extension, internal alterations and refurbishment
 - Rear extension projects 4.05m from the existing rear wall, at a height of 3.3m from the FFL of the rear extension room
- **No. 55 Grand Ave (HGY/2016/3606) APPROVED 2016**
Rear single storey infill extension. Addition of loft dormer to rear roof slope.
 - Existing closet extension refurbishment with new large format crittal/steel doors including. Closet extension has a flat roof, to the height of 3.3m.
 - New rear extension projects 3.385m from the existing bay window, to the height of 3m.
- **No. 61 Grand Ave (HGY/2015/2112) APPROVED 2015**
Partial excavation into the existing lower ground floor area to enlarge the existing space, open up a new lower ground floor bay window to the front of the property. Drop the level of the lower ground floor door down, single storey extension to rear partial closet wing infill. Partial redesign and rebuild of the existing closet wing. Loft extension to form new rear dormer
 - Existing closet extension replaced and widened
 - Rear infill extension to the depth of 3m.

4.0 The Proposal

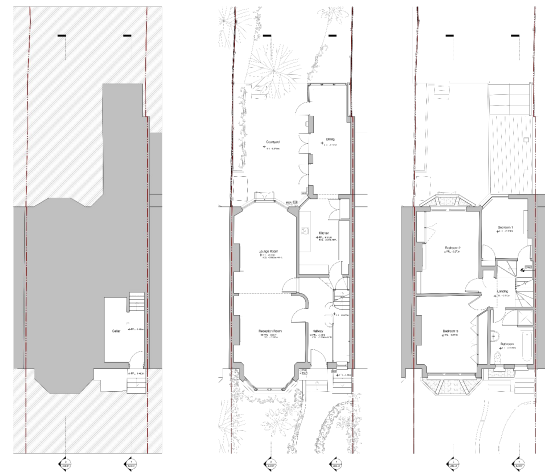
The design for the improvements to 41 Grand Ave centre around a need to improve the important family spaces such as the kitchen, living and dining spaces and their flow, openness, and ultimate useability for a young, active family of four.

Lower Ground Floor -

- The proposal seeks to enlarge the area of the LGF by 5sqm and excavating the floor level by approx. 1.5m seeks to ensure it is a useable, practical space with sufficient head height.
- The access from the front garden is widened and new stairs will be constructed. There will be a new, wider front door to match the existing, however the view from the street will not be changed.
- The space will contain a utility area, space to store bikes and a WC.

Ground Floor

- The proposal is to reconstruct the existing closet extension on the same footprint and widen by 750mm to pick up the line of the FF bay window so it is connected to the existing house.
- A rear infill extension is proposed that extends from the existing bay window by 3m
- There is a consistent eaves height of 3.2m across both new elements, ensuring they relate to one another, but also appear subservient to the existing building.
- To reinforce the connection between the two extension elements, there is corner double sliding doors proposed.
- The rear wall of reconstruction closet extension is proposed as a corner window with fixed section of glass to frame views from the entrance. This glazing sits in front of a window seat, at a height aligned with the external planter to reinforce the visual and physical connection to the garden.
- The closet extension will have a low, dual pitched roof with a rooflight at the apex and finished in standing seam zinc with concealed guttering. The new roof will not be higher than it is currently, and will not impact the adjoining neighbour at No. 39.
- The infill extension will have a flat, green roof, to ensure the bulk of the extension is reduced so there is minimum impact to the adjoining neighbour at No. 43.



Existing Floor Plans



Proposed Floor Plans

Proposed Elevations

5.0 The Design

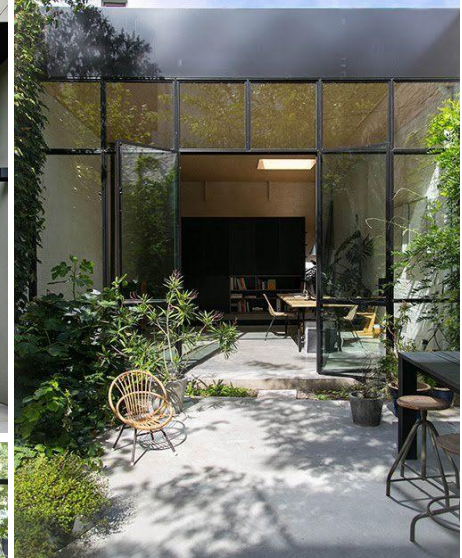
The re-design of 41 Grand Ave will not only allow for greatly improved functionality throughout the property, but it will have a positive visual impact on the surrounding context with the addition of carefully designed and detailed extensions. We believe the design is following similar approved developments in the area and in line with local conservation area planning and design guidelines.

5.1 Rear Extensions

The creation of a new rear infill extension and replacement of the existing closet extension will allow space internally to create an open plan kitchen/dining/living area that faces the garden and becomes the hub of the house. The idea is not to define a use for each space, but allow them to be adapted as the family grows and their needs change over time. A dining and lounge area is created around the kitchen that will have panoramic views of the garden. The sliding doors can be opened so the inside and the outside become one fluid space.

Painted steel framing, minimal framed aluminium glazing and dark render are proposed to create the impression of a modern conservatory connected to a private sunken urban courtyard space. (Refer to adjacent images for precedents). Traditional conservatory spaces are extremely transparent and their outlook is focused toward the garden. The garden is North facing and internal spaces to the rear are dark. For this reason, the rear elevation is proposed as having primarily floor to ceiling glazing, so there are maximum views to the garden from all areas of the ground floor space.

The new roof to the new closet extension is dual pitched with a rooflight at the apex and finished in standing seam zinc. This material is proposed firstly due to the suitability of zinc for low angled roof pitches. Zinc is a highly sustainable, hard wearing external material, typically used in heritage and character buildings in similar contexts. The new infill extension will have a flat green roof at front and back, and the plants will conceal the rooflight that will allow natural light into to the ground floor internal spaces. It will also enhance the outlook from bedrooms above and the neighbouring homes.



Precedent images for the look & feel of the extension

5.0 The Design

5.2 Impact on Neighbouring Homes

The proposed design lowers the internal floor level to the rear of the house to align with the existing paved courtyard. Therefore, it is unlikely that the extensions will worsen the outlook from the neighbouring houses. The extensions have a height of 3.2m, with the rear infill extension projecting 3m from the existing bay window. Less than the similar developments referenced in Section 3.0. We believe the amenity space of both neighbours is protected and their access to daylight will not be affected.

5.3 Rear Elevation Materiality - including windows

Existing windows will be changed throughout with like for like double glazed sash windows. The existing various roof forms have failing finishes as explained in Section 2.0, so these will be upgraded with dark slate tiles. Brickwork will be repointed and cleaned.

5.4 Existing Loft Improvements

There is an inconsistency of styles and finishes between the dormers on the line of terraces (Refer to Image 5.3). The existing dormer finish of pebble dash does not relate well to the finishes in the lower parts of the house and its condition could be improved. As the owners are undertaking extensive work throughout, the proposal is to re-clad the existing dormer in zinc standing seam cladding (Refer to Image 5.1 for precedent). The zinc standing seam cladding on the dormer will be echoed in the roof of the closet extension that is being replaced (Refer to Image 5.2 for precedent), creating a much needed visual connection between the lowest and the highest part of the house. The design attempts to connect the various elements of the house and harmonise its external appearance. Illustrated in Image 5.3, we believe the addition of zinc cladding to the rear elevation is in keeping with the rhythm of darker exterior materials on the dormers along the terrace. A new rooflight will be added to the lead roof over the central staircase atrium. The new master bedroom will also benefit from the addition of a rooflight to improve natural light to the space.



Image 5.1



Image 5.2

No. 39
Slate/UPVC
Casement window

No. 41
Pebbledash/UPVC
sash windows
(Proposed Zinc)

No. 43
Pebbledash/ sash
windows

No. 45
Slate/ dark painted
sash windows



Image 5.3

5.0 The Design Cont..

5.4 Front Elevation Design

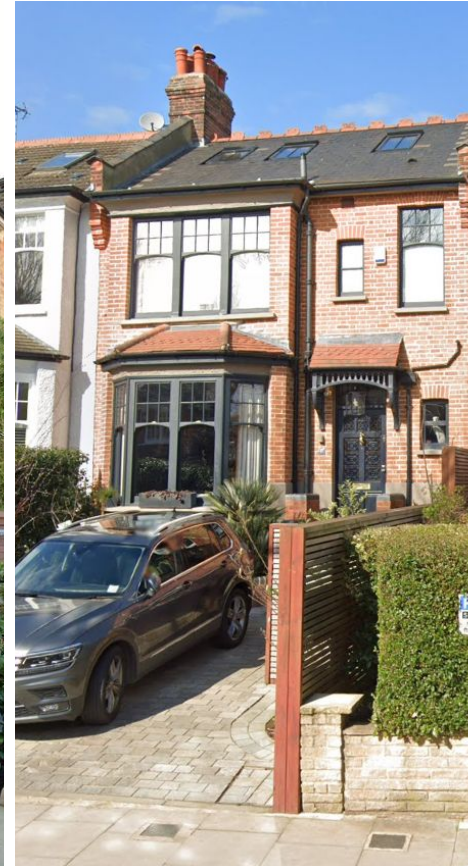
Existing windows will be changed throughout with new double glazed sash windows painted in a dark grey. The existing bay window roof clay tiles will be replaced and the front roof pitch will be upgraded to a slate tile in place of the existing plain concrete tiles. Brickwork will be repointed and cleaned as required.



Existing Front Elevation



Precedent images for the front treatment (including 61 Grand Ave.)



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6.0 Heritage Statement & Conclusion

No. 41 Grand Ave is located in the Muswell Hill Conservation area. The proposals outlined in this document are primarily confined to the rear of the property and no changes are being made to the front elevations that will negatively affect its appearance or character within the street context. The proposal follows similar approved developments in the area, with the addition of new extensions to the rear and improvements to the existing dormer exterior. The addition of these new extensions will greatly improve the quality of the GF space and enacts the owners aspiration for a contemporary design and open plan living. Most of the existing original features such as sash windows, fireplaces and interior detailing, will either be replaced like for like, or refurbished to reinstate their identity in the newly improved home.

The proposal is most importantly subordinate in scale and sympathetic to the original character of the property and neighbouring properties but contemporary in design and built with high quality, sustainable materials that will withstand the test of time. The proposed extensions materiality has been carefully selected to add a light touch to the rear elevation, with simple steel structure and dark framed glazing that will complement the existing London stock brickwork. The entire composition of materials will work well together to create a harmonious and well considered exterior design.

The conservation of the original features of the home, along with the addition of carefully designed additions, will give this home and new life and reinvigorated identity within the area.



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