



Top Floor Flat, 30D Methuen Park

Design, Access & Heritage Statement

August - 2023

Project details



Client property address:

Top Floor Flat, 30D Methuen Park,
Haringey,
London,
N10 2JS

Resi address:

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Statement contents



1 Introduction & context

2 Site analysis

2.1 Conservation area map

2.2 Site location plan

2.3 Street view

2.4 Existing photographs

2.5 Existing plans

2.6 Proposed plans

2.7 Local precedents

3 General arrangement drawings

3.1 Plans, notes & considerations

3.2 Existing materials

3.3 Proposed materials

4 Our conclusion

4.1 Heritage Statement

Introduction & context

Description of proposed works

Demolition of existing conservatory, proposed outrigger dormer on conservatory's footprint, internal alterations and all associated works at 30D Methuen Park, N10 2JS

The proposed work includes the following:

Replacement of existing conservatory with a dormer.

Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at Top Floor Flat, 30D Methuen Park, N10 2JS.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The building is located within the Muswell Hill Conservation Area, characterised by terrace housing dating from the early 19th century onwards. The house is located on Methuen Park, London, N10 2JS. The whole building, 30 Methuen Park, is in a conservation area.

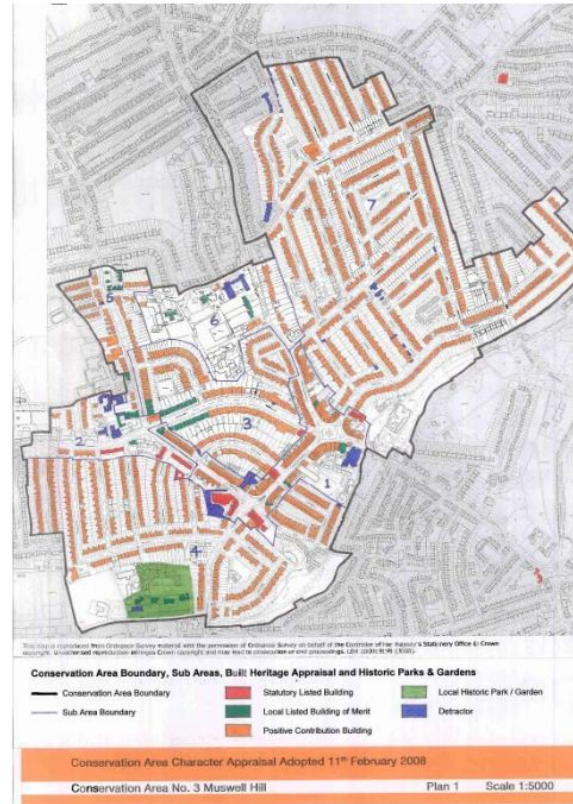
Top floor flat, 30D Methuen Park is located in a residential area with a mix of property sizes, building types and architectural styles. The property is located in a Conservation area (Muswell Hill) and is not listed. Top floor flat, 30D Methuen Park is a terrace Victorian property which at the present time is divided into flats.

Site analysis

2.1 Conservation area map

Top Floor Flat, 30D Methuen Park

- Muswell Hill Conservation area



Site analysis

2.2 Site location plan



Site analysis

2.3 Site View



Site analysis

2.4 Existing photographs



Front view

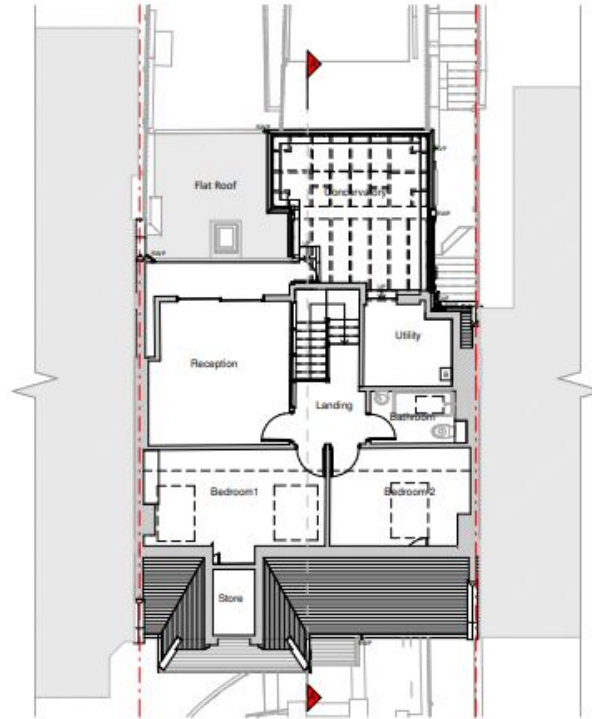


Rear view

Site analysis

2.5 Existing plans

The existing rear conservatory glazing being single glazed and in poor condition .

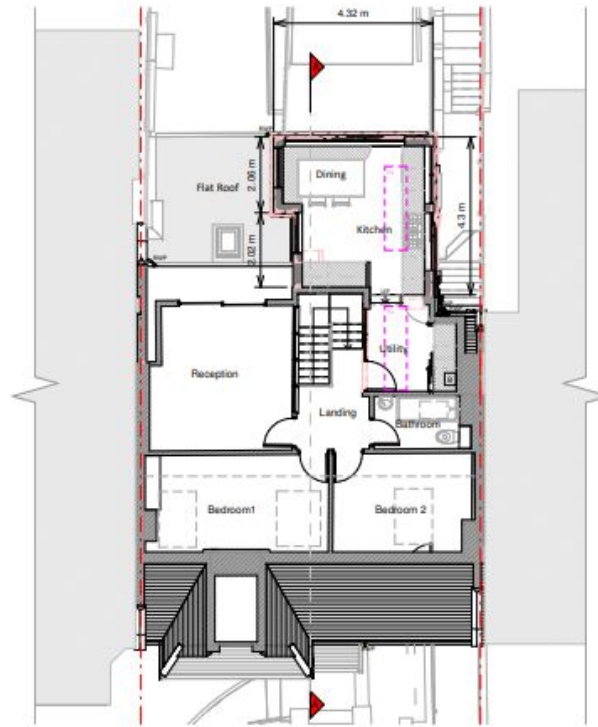


Loft Plan

Site analysis

2.6 Proposed plans

The proposed development would allow the habitants to improve the quality and the flow of the internal areas.



Loft Floor Plan

Site analysis

2.7 Local precedents

HGY/2017/1542 - Granted (July 2017)

Erection of full width ground floor rear extension and rebuilding/remodelling of existing first floor rear projection; remodelling and extension of existing rear dormer; installation of 2x front rooflights; enlarging of existing rear rooflight; and replacement of existing rear fenestration with sash windows | 62, Dukes Avenue, London, N10 2PU, London



The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area. The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for design within a conservation area.

The proposal seeks to enhance the character of the conservation area, it has been designed to a high standard. All materials to be of a high quality and durable so the aging of the materials integrates well in the conservation area, it creates a positive impact on the urban landscape.

General arrangement drawings

3.1 Plans, notes & considerations

Plans

The intention is to construct a dormer extension at the rear to replace the existing conservatory, including rear and side facade alterations, and to make alterations to the interior.

Notes

The proposed extension will replace the existing conservatory, to allow for a better flow and to improve the quality of the internal spaces.

Alongside the internal adjustments, the new design will improve the current overlooking issues that the outdated conservatory style currently has. The new design will reduce the level of glazing currently present on site and will be replaced with slate tile dormer cheeks to match the existing. The rear facade has the most glazing, allowing a view onto sites garden. The side elevations now feature much less glazing so to preserve the privacy of the adjoining neighbours properties and their gardens.

The development will not be visible from the front of the property and will not affect the adjacent properties, as it will not protrude more than the neighbours extensions.

General arrangement drawings

3.1 Plans, notes & considerations

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

The proposed works will be reduce the impact on the neighbours' privacy issues.

Trees or shrubs

There will be no impact to trees or shrubs.

General arrangement drawings

3.2 Existing materials

Brickwork / Walls - White rendered walls and slate tiles dormer cheeks

Pitched roof - Slate Tiles and glazed timber framed conservatory roof

Flat roof - Fiberglass

Windows - White aluminium framed windows and aluminium framed rooflights

Doors - White aluminium framed glazed door and sliding doors

RWP's / Gutter's / Fascia's - Black / Gray and white gutters, white painted fascias



Rear Elevation

General arrangement drawings

3.3 Proposed materials

Brickwork / Walls - Slate tiles dormer to match existing

Pitched roof - N/A

Flat roof - Fibreglass

Windows - White uPVC windows to match existing and aluminum framed rooflights

Doors - N/A

RWP's / Gutter's / Fascia's - Gray downpipes, gutters and white painted fascias to match existing



Rear Elevation

Heritage statement

4.1

The building is located within the Muswell Hill Conservation Area, characterised by terrace and semi-detached housing dating from the early 19th century onwards. The house is located on the Top Floor Flat at 30D Methuen Park, Haringey-London, N10 2JS and is accessed from the main street. The whole building, 30D Methuen Park, is not a listed building set over ground, First, Second and Loft floors.

The property is currently divided into Four units, 30D Methuen Park, is located on the Top floor which this application refers to. The property has also been extended at the rear with a generous and unattractive conservatory.

All the properties are usually protected with stone walls, timber fences or bushes.

A good number of the properties in the area have got loft conversion with dormer extension.

The property is characterised by the use of painted render walls, slate tiles on the roof, uPVC frame windows and doors.

The proposal will have minimal impact on the elevations appearance and volume and will not be visible on the front elevation.

Our conclusion

Our proposal at Top floor flat at 30D Methuen Park is one that will benefit the current homeowners

We believe the proposal complements the building and is in context, it does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and composition of the existing dwelling.

The proposal responds to the scale, proportions, height, historic building lines, the pattern of historic development, design, detailing and materials of the existing building and local area.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design.

All materials to be of a high quality and durable, so the aging of the materials integrates with the existing building, and creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact, to the building and its surroundings, if not reduce the impact the use of the residence currently has.

The design preserves the original period features of the house, with the rear dormer extension, traditionally detailed to match the main dwelling in both scale and materiality.