

HERIGATE STATEMENT

31 Fortismere Avenue, London, N10 3BN

September 2023

AMOUNT

The site is a 2 storey link-terrace dwelling house, on Fortismere Avenue in Muswell Hill.

The area is predominately residential and is characterised by similar styled properties.

The site is within the Muswell Hill Conservation Area.

LAYOUT

In order to create a bedroom, a shower room & a storage area it is intended to extend into the loft by the formation of a side & rear dormer and the installation of 4No. Conservation rooflights

The dormers will have a flat roof with facing tiles to all sides. This type of dormers are typical of the area and will be an in keeping addition to the property.

The proposal has been carefully designed to take into account any potential effect by this development on neighbouring properties, in terms of overlooking and loss of privacy. Therefore the proposal will not adversely affect the amenity to any neighbour and the design and nature of the development will avoid any detrimental impact on the daylight and sunlight to the surrounding properties.

HERITAGE STATEMENT

The application intends to alter the roof of the building to the side & rear elevation. The rooflights to the front slope are conservation type & in keeping.

The scale, design and use of the materials will not have negative impact on the visual amenity of the street scene.

The proposed use is in keeping with surrounding residential area and will not be changing the character of the street. There will be no direct visual impact on the Heritage Assets and therefore will not be affecting the visual setting of the building.

The proposed scheme has tried to balance the requirements from the planning & Conservation officers whilst maintaining and complying with the design brief, along with utilising the most cost and aesthetically efficient construction methods and layout design.

The design supports the local character and relates well to the surroundings, understand the existing design of building and respects them. The construction will meet the stringent thermal requirements of the Building Regulations & will therefore, be thermally efficient.

CONCLUSION

The design of this development has considered and implemented the requirements of Haringey Council's Planning Policy.

We believe that the proposed development is of a suitably high quality and design, meeting the requirements of the Planning Policy and resulting in a far improved and more efficient use of the property as a whole. By using the space to its full potential in the loft, the proposal will make an invaluable contribution to the local housing stock.

For the reasons stated above the applicant respectfully requests that the local Planning Authority grant planning permission for the proposal.