



Suite 2, Grove Hall Court
Hall Road
St. John's Wood
NW8 9NR
Tel: 0208 049 3300
Email:
info@studio47architects.com
www.studio47architects.com

PLANNING, DESIGN AND ACCESS STATEMENT

‘Ground floor side extension at the rear with new lower ground floor, loft conversion with the addition of a dormer to the front elevation, internal alterations and replacement of the existing windows with timber double glazed windows to match the existing’.



**33 Muswell Hill, Haringey, London N10 3PR
September 2023**

Contents

1. INTRODUCTION	3
2. THE SITE AND THE SURROUNDING AREA	4
3. PLANNING HISTORY	7
4. PLANNING POLICY	8
3.1 Local Planning Policy	8
3.1.1 Strategic Policies 2013 (with alterations 2017)	8
3.1.2 Development Management Development Plan Document (DPD) (2017)	9
3.2 Regional Planning Policy	13
3.2.1 London Plan (2021)	13
3.3 National Planning Policy	19
3.3.1 National Planning Policy Framework (2021)	19
5. CONSERVATION AREA APPRAISAL	22
4.1 Rookfield Conservation Area	22
4.2 Conservation Areas	23
6. CONSERVATION AREA ARCHITECTURAL VERNACULAR	24
7. THE APPLICATION PROPOSAL	25
7.1 Access	26
7.2 Use	26
7.3 Layout	26
7.4 Architectural Character: Scale and Massing	26
7.5 Architectural Character: Appearance and Materials	27
7.6 Refuse and Recycling	27
8. CONCLUSION	27
9. APPENDIX	28
9.1 Plans	28
9.2 Photos	39

1. INTRODUCTION

This current Planning, Design and Access Statement has been prepared to support an application for the full planning permission for a ground floor side extension at the rear, loft conversion with the addition of a dormer to the front elevation, internal alterations and replacement of the existing windows with timber double glazed windows to match the existing, on 33 Muswell Hill, N10 3PR, Haringey, London. This statement should be read in conjunction with the other documents and drawings submitted as part of the Full Planning Permission request.

The Planning, Design and Access Statement will explain the design principles and concepts that have been applied to the proposed development and will demonstrate that every aspect of the development has taken in consideration the immediate context and the most recently approved Planning Applications in the in terms of mass, materials, and character of the proposed development.

The current document will demonstrate that:

- The proposal is respecting the existing street scene
- The proposal would not negatively impact neighboring amenity or the amenity and would constitute high quality design.
- The proposed development satisfies the overarching objectives of relevant planning policy at national and local levels.

In determining the scheme, the following plans and drawings should be considered:

- Location Plan
- Block Plan
- Full Set of Existing and Proposed Drawings.

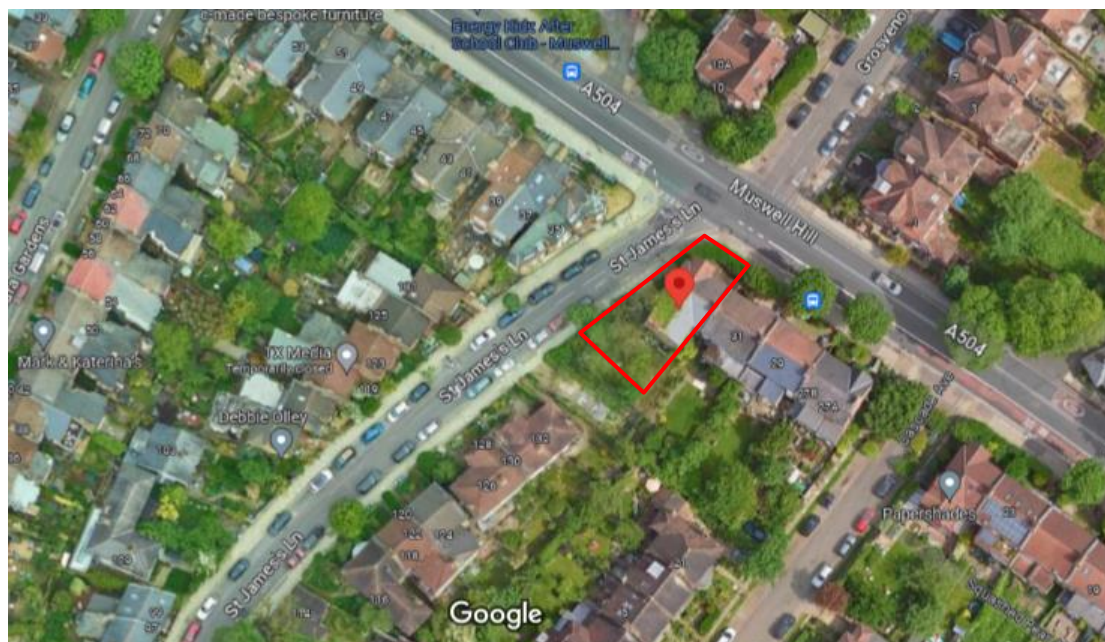
This statement has been prepared having regard to Development Plan policy as set out in the London Plan (2021), the Haringey Local Policies as well as National policy NPPF 2021.

The statement has been prepared following a detailed site inspection, as well as relevant planning history.

2. THE SITE AND THE SURROUNDING AREA

The site is located on the corner of Muswell Hill and St. James Ln in Haringey.

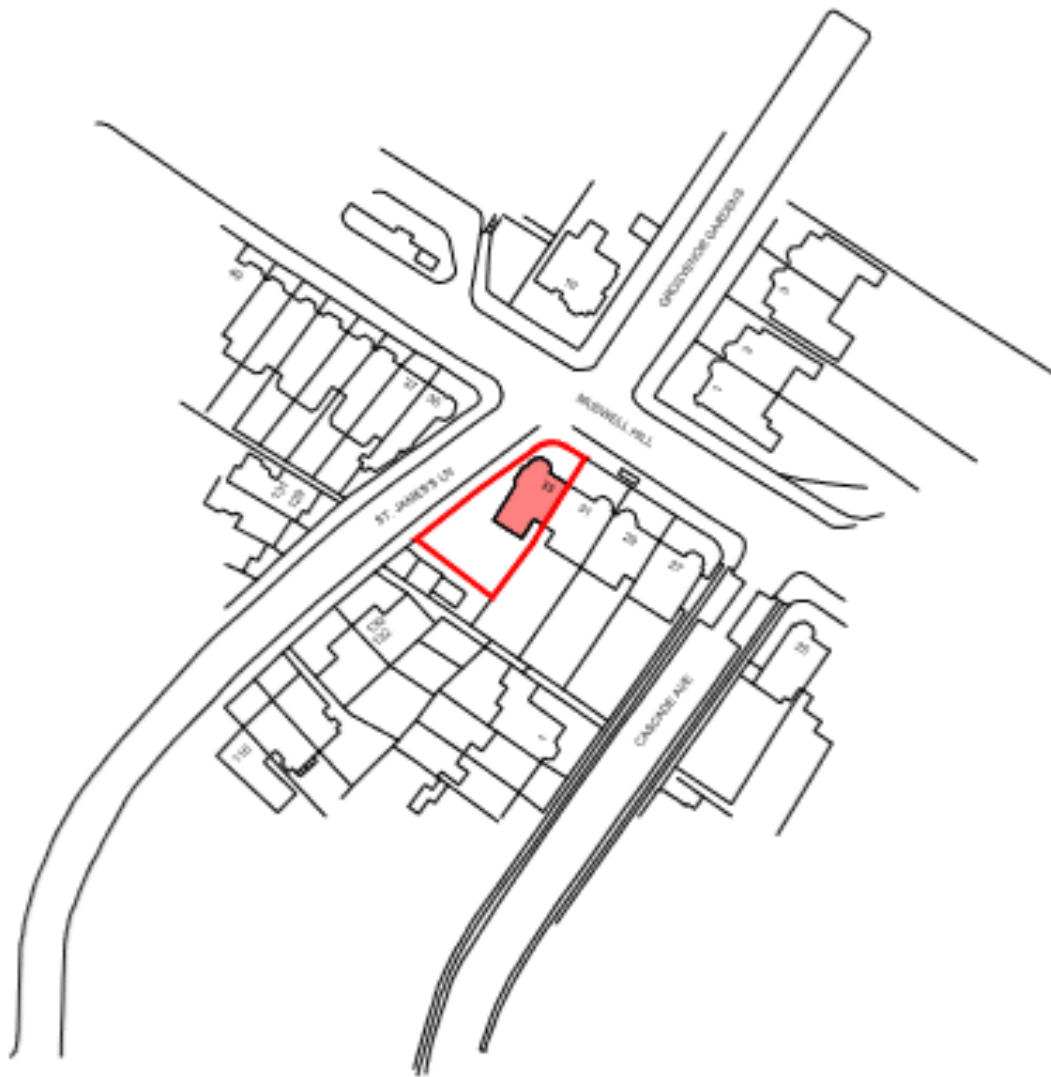
Muswell Hill is a large and mainly residential area that is located in the north-west of the borough. It is located on high ground and forms the eastern edge of the northern heights, part of the distinctive high landform that spans across the majority of North London.



Aerial View

The residential streets in Muswell Hill extend outwards from the town centre down hill. East of the Broadway is the Victorian Alexandra Palace which sits on the edge of a large landscaped park. This park sets the boundary with Hornsey neighbourhood to the southeast, this boundary continues west to Queens, Highgate and Cherry Tree Woods. East and north - east the neighbourhood extends to the main line railway, which makes a strong boundary with Wood Green.

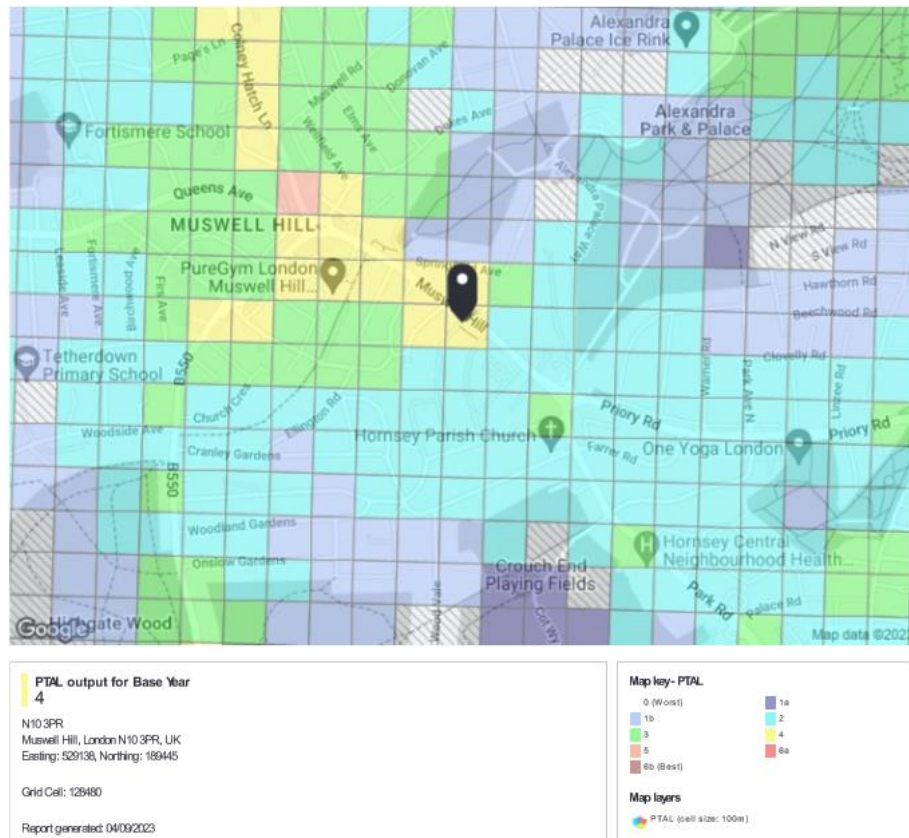
The site sits between other residential homes. The majority of the homes with frontages to Muswell Hill are terraced and some detached and semi-detached.



Location Plan

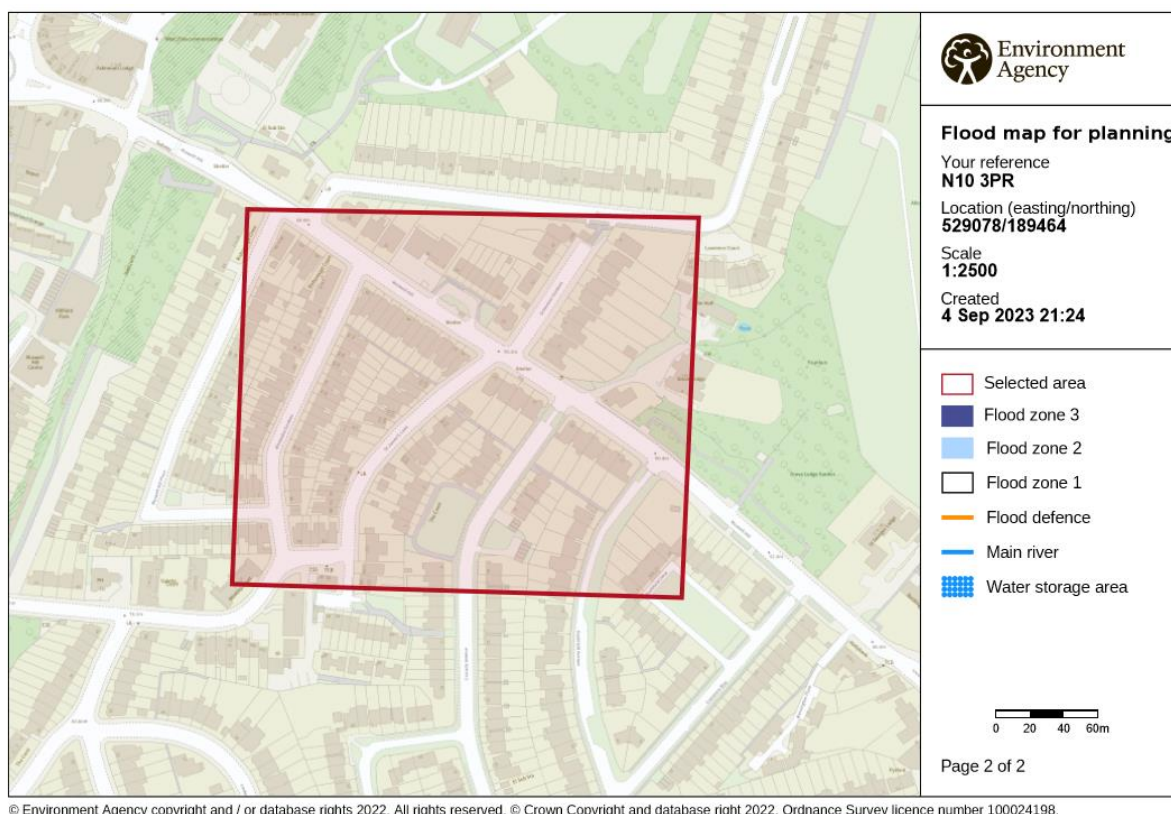
The site has a frontage to Muswell Hill and consists of a two-storey 5-bedroom family house with a loft. The total area of the application site is approx. 404.81m².

The site has public transport accessibility (PTAL) level of 4 which means that connectivity is good enough.



PTAL map

The site is connected by nearby bus links on Muswell Hill. Highgate Underground Station is 1.1 mile away and Hornsey Railway Station is 1.3 miles away. According to the Environment Agency's online mapping system, the site is located within Flood Zone 1 which corresponds to low probability of flooding.



Flood Risk Map

The site is located within the Conservation Area of Rookfield in Muswell Hill. The existing building is not a listed building.

3. PLANNING HISTORY

- **HGY/2022/4303:** Approval of details pursuant to conditions 3 (Materials), 4 (hard/soft landscaping and boundary treatments), 6 (Energy statement), 7 (Green roof), 8 (Construction Management Plan), 10 (Waste and recycling storage), 11 (Cycle parking storage) & 12 (Structural Engineer) attached to planning permission HGY/2021/0603 - 33 Muswell Hill Hornsey London N10 3PR – Decision Status: Approved – Decision Date: 27/02/2023
- **HGY/2022/2122:** Non-material amendment application following a grant of planning permission HGY/2021/0603 (later amended by application reference: HGY/2022/0006) to make small adjustments to original positions and layout of windows and the London stock brick pattern and other associated small changes. - Land to the Rear of 33 Muswell Hill London N10 3PR- Decision Status: Approved with Conditions – Decision Date: 14/09/2022
- **HGY/2022/0006:** Non-Material Amendments to planning reference HGY/2021/0603 for the following changes: (1) Minor extension of below ground basement wall to the front elevation; (2) Internal layout adjustment including staircase location change; (3) Alignment of the 'dogleg' in the front facade to align with the structural wall of the living room; (4) Adjustment of the Rooflights to suit the new stair and kitchen location. – Land to the Rear

of 33 Muswell Hill London N10 3PR - Decision Status: Approve with Conditions – Decision Date: 14/01/2022

- **HGY/2021/0603:** Demolition of garage, erection of 2-storey ground and lower ground floor detached dwelling house with associated hard and soft landscaping. – Land to the Rear of 33 Muswell Hill London N10 3PR - Decision Status: Approve with Conditions – Decision Date: 30/04/2021
- **HGY/2018/3086:** Erection of 1no. two bed dwelling – Land to the Rear of 33 Muswell Hill London N10 3PR - Decision Status: Refused – Decision Date: 17/12/2018
- **HGY/2017/2011:** Demolition of current garage building and erection of 4 storey family 3 bedroom dwelling including basement - Land to the Rear of 33 Muswell Hill London N10 3PR - Decision Status: Refused – Decision Date: 31/07/2017
- **HGY/2009/0901:** Installation of 1 x green coloured telecommunications cabinet, 1600mm x 1200mm x 450mm - To side of 33 Muswell Hill London N10 3PR - Decision Status: Refused – Decision Date: 22/07/2009

4. PLANNING POLICY

The application site falls within the London Borough of Haringey (LBH). The Development Plan comprises the following key relevant documents:

- National Planning Policy Framework (2021)
- London Plan (2021)
- Development Management Development Plan Document (DPD) (2017)
- Strategic Policies 2013 (with alterations 2017)

3.1 Local Planning Policy

3.1.1 Strategic Policies 2013 (with alterations 2017)

CHAPTER 6: SAFER FOR ALL

SP 11: Design

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall: ▪ Be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity;

- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;

- Incorporate solutions to reduce crime and the fear of crime, such as promoting social inclusion; creating well-connected and high quality public realm that is easy and safe to use; and by applying the principles set out in 'Secured by Design' and Safer Places;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and
- Ensure buildings are designed to be flexible and adaptable – and able to integrate services and functions.

SP 12: Conservation

- The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. The borough's heritage assets include Statutory Listed Buildings, Conservation Areas, Registered Parks and Gardens, Archaeological Priority Areas, and other locally important heritage assets such as Locally Listed Buildings, Local Historic Green Spaces and Sites of Industrial Heritage Interest. Where archaeological excavation is required, findings should be published, disseminated, and used as the basis for archaeological interpretation on site.
- The Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. Where possible, development should help increase accessibility to the historic environment. All development shall protect the Strategic view from Alexandra Palace to St Paul's Cathedral as protected in the London Mayoral "London View Management Framework" Revised SPG, July 2010, and key local views.

3.1.2 Development Management Development Plan Document (DPD) (2017)

Chapter 2: Design and Character

POLICY DM1: DELIVERING HIGH QUALITY DESIGN

Haringey Development Charter

- A. All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
 - a. Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b. Make a positive contribution to a place, improving the character and quality of an area;

- c. Confidently address feedback from local consultation;
- d. Demonstrate how the quality of the development will be secured when it is built; and
- e. Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B. Development proposals should relate positively to their locality, having regard to:
 - a. Building heights;
 - b. Form, scale & massing prevailing around the site;
 - c. Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d. Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e. Rhythm of any neighbouring or local regular plot and building widths;
 - f. Active, lively frontages to the public realm; and g Distinctive local architectural styles, detailing and materials.

Landscaping

- C. Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to:
 - a. Landform;
 - b. Levels, slopes and the fall of the ground;
 - c. Trees on and close to the site;
 - d. Landscaped boundary and treatments; and
 - e. Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

Privacy and amenity

- D. Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:
 - a. Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land;
 - b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and

- c. Address issues of vibration, noise, fumes, odour, light pollution and microclimatic conditions likely to arise from the use and activities of the development.

POLICY DM9: MANAGEMENT OF THE HISTORIC ENVIRONMENT

Haringey's Heritage Assets

- A. Development that conserves and enhances the significance of a heritage asset and its setting will be supported.
- B. Proposals affecting a designated or nondesignated heritage asset and its setting will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance. Applicants are required to submit with their planning application a statement describing the significance of the heritage asset(s) concerned, including any contribution made by its setting, along with an assessment and justification of the impact of the new development on the asset and its setting.
- C. When considering the impact of proposals on the historic environment, the Council will have regard to:
 - a. The priority given to sustaining and enhancing the significance of a heritage asset and its setting;
 - b. Character appraisals and management plans or other guidance, where they are available;
 - c. The preservation or reinstatement of original or historic form, fabric, function or character of the asset and its setting;
 - d. The relationship with adjoining and neighbouring uses, particularly where these are heritage assets of significance in their own right;
 - e. The desirability of securing a viable use for a heritage asset consistent with its conservation;
 - f. An understanding of and respect for significance of heritage assets as parts of measures to mitigate and adapt to climate change; and
 - g. The contribution that the sensitive utilisation of heritage assets can make to sustainable regeneration.

Conservation Areas

- D. Subject to (A-C) above the Council will give consideration to, and support where appropriate, proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.
- E. Proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

Listed and Locally Listed Buildings

- a. In addition to (A-C) above, the Council will seek opportunities to secure the future of listed buildings particularly those on the 'Heritage at Risk' register, provided they: Do not lead to substantial harm or total loss of their significance;
 - b. Retain and repair existing features and fabric, or, if missing, replace them in a sympathetic manner;
 - c. Do not harm the structural integrity or stability of the building or that of adjoining buildings or structures; and d Extensions are restricted to less significant parts of the building, relate sensitively to the original building and do not adversely affect the internal or external appearance or character of the listed building, curtilage or its setting.
- F. Subject to (A-C) above, the Council will seek to protect the local distinctiveness of the Borough by sustaining and enhancing the significance of locally listed buildings. Archaeology H Proposals affecting a designated Archaeological Priority Area will be considered having regard to:
- a. The significance of an archaeological asset and its setting;
 - b. The impact of the proposal on archaeological assets; and
 - c. The priority given to preserving and managing the archaeological asset and its setting in situ.
- I. All proposals will be required to assess the potential impact on archaeological assets and where appropriate ensure adequate arrangements for the investigation, recording and archiving of assets of archaeological importance and engage with the relevant advisory organisations.

Enabling development

- J. The Council will approve proposals for enabling development where it is demonstrated that:
- a. It is the only viable means of securing the long term future of the asset affected; and
 - b. It is the optimum viable use, supported by an appropriate options appraisal; and
 - c. The proposals address relevant policies (A-I) above.

Chapter 3: Housing

POLICY DM12: HOUSING DESIGN AND QUALITY

- A. All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- B. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony

and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.

- C. In areas of especially poor residential environmental quality, development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.
- D. Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

Residential Extensions

- E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.
- F. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.
- G. Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

3.2 Regional Planning Policy

3.2.1 London Plan (2021)

The 2021 London Plan provides the strategic policy context for Greater London and provides an integrated framework for its development over the next 20-25 years. One of the main themes of the plan is Good Growth, with a focus on affordable homes and a more socially integrated and sustainable city. Its main themes are economic development, social development and improvement of the urban environment.

Chapter 1 – Planning London's Future – Good Growth

Policy GG4 – Delivering the homes Londoners need

To create a housing market that works better for all Londoners, those involved in planning and development must:

- A. ensure that more homes are delivered
- B. support the delivery of the strategic target of 50 per cent of all new homes being genuinely affordable

- C. create mixed and inclusive communities, with good quality homes that meet high standards of design and provide for identified needs, including for specialist housing
- D. identify and allocate a range of sites to deliver housing locally, supporting skilled precision-manufacturing that can increase the rate of building, and planning for all necessary supporting infrastructure from the outset
- E. establish ambitious and achievable build-out rates at the planning stage, incentivising build-out milestones to help ensure that homes are built quickly and to reduce the likelihood of permissions being sought to sell land on at a higher value.

Chapter 3 – Design

Policy D3 – Optimising site capacity through the design-led approach

The design led approach

- A. All development must make the best use of land by following a design-led approach that optimises the capacity of sites, including site allocations. Optimising site capacity means ensuring that development is of the most appropriate form and land use for the site. The design-led approach requires consideration of design options to determine the most appropriate form of development that responds to a site's context and capacity for growth, and existing and planned supporting infrastructure capacity (as set out in Policy D2 Infrastructure requirements for sustainable densities), and that best delivers the requirements set out in Part D.
- D. Development proposals should:

Form and Layout

- 1) enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to existing and emerging street hierarchy, building types, forms and proportions
- 2) encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area
- 3) be street-based with clearly defined public and private environments

Experience

- 5) achieve safe, secure and inclusive environments
- 6) provide active frontages and positive reciprocal relationships between what happens inside the buildings and outside in the public realm to generate liveliness and interest

- 7) deliver appropriate outlook, privacy and amenity
- 8) provide conveniently located green and open spaces for social interaction, play, relaxation and physical activity
- 9) help prevent or mitigate the impacts of noise and poor air quality
- 10) achieve indoor and outdoor environments that are comfortable and inviting for people to use

Quality and character

- 11) respond to the existing character of a place by identifying the special and valued features and characteristics that are unique to the locality and respect, enhance and utilise the heritage assets and architectural features that contribute towards the local character
- 12) be of high quality, with architecture that pays attention to detail, and gives thorough consideration to the practicality of use, flexibility, safety and building lifespan through appropriate construction methods and the use of attractive, robust materials which weather and mature well
- 13) aim for high sustainability standards (with reference to the policies within London Plan Chapters 8 and 9) and take into account the principles of the circular economy
- 14) provide spaces and buildings that maximise opportunities for urban greening to create attractive resilient places that can also help the management of surface water.

Policy D6 – Housing, quality and standards

- A. Housing development should be of high quality design and provide adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- B. Qualitative aspects of a development are key to ensuring successful sustainable housing. Table 3.2 sets out key qualitative aspects which should be addressed in the design of housing developments.
- C. Housing development should maximise the provision of dual aspect dwellings and normally avoid the provision of single aspect dwellings. A single aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B in Policy D3 Optimising site capacity through the design-led approach than a dual aspect dwelling, and it can be demonstrated that it will have adequate passive ventilation, daylight and privacy, and avoid overheating.

- D. The design of development should provide sufficient daylight and sunlight to new and surrounding housing that is appropriate for its context, whilst avoiding overheating, minimising overshadowing and maximising the usability of outside amenity space.
- E. Housing should be designed with adequate and easily accessible storage space that supports the separate collection of dry recyclables (for at least card, paper, mixed plastics, metals, glass) and food waste as well as residual waste.
- F. Housing developments are required to meet the minimum standards below which apply to all tenures and all residential accommodation that is selfcontained.

Private internal Space

- 1) Dwellings must provide at least the gross internal floor area and built-in storage area set out in Table 3.1.
- 2) A dwelling with two or more bedspaces must have at least one double (or twin) bedroom that is at least 2.75m wide. Every other additional double (or twin) bedroom must be at least 2.55m wide.
- 3) A one bedspace single bedroom must have a floor area of at least 7.5 sq.m. and be at least 2.15m wide.
- 4) A two bedspace double (or twin) bedroom must have a floor area of at least 11.5 sq.m..
- 5) Any area with a headroom of less than 1.5m is not counted within the Gross Internal Area unless used solely for storage (If the area under the stairs is to be used for storage, assume a general floor area of 1 sq.m. within the Gross Internal Area).
- 6) Any other area that is used solely for storage and has a headroom of 0.91.5m (such as under eaves) can only be counted up to 50 per cent of its floor area, and any area lower than 0.9m is not counted at all.
- 7) A built-in wardrobe counts towards the Gross Internal Area and bedroom floor area requirements, but should not reduce the effective width of the room below the minimum widths set out above. Any built-in area in excess of 0.72 sq.m. in a double bedroom and 0.36 sq.m. in a single bedroom counts towards the built-in storage requirement.
- 8) The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling

Private outdoor space

- 9) Where there are no higher local standards in the borough Development Plan Documents, a minimum of 5 sq.m. of private outdoor space should

be provided for 1-2 person dwellings and an extra 1 sq.m. should be provided for each additional occupant, and it must achieve a minimum depth and width of 1.5m. This does not count towards the minimum Gross Internal Area space standards required in Table 3.

Chapter 7 - Heritage and Culture

Policy HC1: Heritage conservation and growth

- A. Boroughs should, in consultation with Historic England, local communities and other statutory and relevant organisations, develop evidence that demonstrates a clear understanding of London's historic environment. This evidence should be used for identifying, understanding, conserving, and enhancing the historic environment and heritage assets, and improving access to, and interpretation of, the heritage assets, landscapes and archaeology within their area.
- B. Development Plans and strategies should demonstrate a clear understanding of the historic environment and the heritage values of sites or areas and their relationship with their surroundings. This knowledge should be used to inform the effective integration of London's heritage in regenerative change by:
 - 1) setting out a clear vision that recognises and embeds the role of heritage in place-making
 - 2) utilising the heritage significance of a site or area in the planning and design process
 - 3) integrating the conservation and enhancement of heritage assets and their settings with innovative and creative contextual architectural responses that contribute to their significance and sense of place
 - 4) delivering positive benefits that conserve and enhance the historic environment, as well as contributing to the economic viability, accessibility and environmental quality of a place, and to social wellbeing.
- C. Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.
- D. Development proposals should identify assets of archaeological significance and use this information to avoid harm or minimise it through design and appropriate mitigation. Where applicable, development should make provision for the protection of significant archaeological assets and landscapes. The protection of undesignated heritage assets of archaeological

interest equivalent to a scheduled monument should be given equivalent weight to designated heritage assets.

- E. Where heritage assets have been identified as being At Risk, boroughs should identify specific opportunities for them to contribute to regeneration and place-making, and they should set out strategies for their repair and reuse
- F.

Table 3.1 - Minimum internal space standards for new dwellings*

Type of dwelling		Minimum gross internal floor areas* and storage (square metres)			
Number of bedrooms (b)	Number of bed spaces (persons(p))	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *	N/A	N/A	1
	2p	50	58	N/A	1.5
2b	3p	61	70	N/A	2
	4p	70	79	N/A	2
3b	4p	74	84	90	2.5
	5p	86	93	99	2.5
	6p	95	102	108	2.5
4b	5p	90	97	103	3
	6p	99	106	112	3
	7p	108	115	121	3
	8p	117	124	130	3
5b	6p	103	110	116	3.5
	7p	112	119	125	3.5
	8p	121	128	134	3.5
6b	7p	116	123	129	4
	8p	125	132	138	4

Notes to Table 3.1

Key

b: bedrooms

p: persons

* New dwelling in this context includes new build, conversions and change of use.

* Where a studio / one single bedroom one person dwelling has a shower room instead of a bathroom, the floor area may be reduced from 39 sq.m. to 37 sq.m., as shown bracketed.

Table 3.2 - Qualitative design aspects to be addressed in housing developments

Layout, orientation and form	
i	The built form, massing and height of the development should be appropriate for the surrounding context, and it should be shown that alternative arrangements to accommodate the same number of units or bedspaces with a different relationship to the surrounding context have been explored early in the design process (making use of the measures in paragraph 3.3.23), particularly where a proposal is above the applicable density indicated in Part D of Policy D4 Delivering good design
ii	The layout of the scheme (including spaces between and around buildings) should: • form a coherent, legible and navigable pattern of streets and blocks • engender street based activity and provide a sense of safety • maximise active frontages onto public facing sides of a development, where appropriate wrapping around inactive frontages
iii	The site layout, orientation and design of individual dwellings and, where applicable, common spaces should: • provide privacy and adequate daylight for residents • be orientated to optimise opportunities for visual interest through a range of immediate and longer range views, with the views from individual dwellings considered at an early design stage • provide clear and convenient routes with a feeling of safety • help reduce noise from common areas to individual dwellings • help meet the challenges of a changing climate by ensuring homes are suitable for warmer summers and wetter winters

G.

Outside space	
iv	Communal outside amenity spaces should: • provide sufficient space to meet the requirements of the number of residents • be designed to be easily accessed from all related dwellings • be located to be appreciated from the inside • be positioned to allow overlooking • be designed to support an appropriate balance of informal social activity and play opportunities for various age groups • meet the changing and diverse needs of different occupiers
v	Private amenity space for each dwelling should be usable and have a balance of openness and protection, appropriate for its outlook and orientation
Usability and ongoing maintenance	
vi	The development should ensure that: • the experience of arrival, via footpaths, entrances and shared circulation spaces is comfortable, accessible and fit for purpose • features are designed to allow maintenance activities such as window cleaning, to be undertaken with ease • sufficient levels of secure, covered and conveniently located externally accessible storage is provided for deliveries and other bulky items • recycling and waste disposal, storage and any on site management facilities are convenient in their operation and location, appropriately integrated, and designed to work effectively for residents, management and collection services*

* See also the London Waste and Recycling Board's Waste Management Planning Advice for New Flatted Properties 2014. <http://www.lwarb.gov.uk/what-we-do/resource-london/successes-to-date/efficiencies-programme-outputs/>

3.3 National Planning Policy

3.3.1 National Planning Policy Framework (2021)

In March 2012 the government published the National Planning Policy Framework (NPPF), the latest version published in 2021, which aims to provide a simple and

clear policy framework for the Government's planning policies. 'It provides a framework within which locally-prepared plans for housing and other development can be produced' (NPPF, 2021, 1). Its principle objective is 'to contribute to the achievement of sustainable development' (NPPF, 2021, 7) and so there is a presumption in favour of such developments. This involves seeking positive improvements in the quality of the built, natural and historic environment. The overall requirements it places on both the applicant and local planning authorities are much the same as before i.e. to describe the significance of any heritage assets affected by the development, including the contribution made by their setting and the level of potential harm from the development.

Within the planning system a set of 165 core land-use planning principles should underpin plan-making and decision-taking. That relating to the historic environment states that planning should: 'conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations' (NPPF, 2021, 189).

Section 16 of the NPPF 2021 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners and developers. Local planning authorities should require applicants to describe the significance of heritage assets affected by a proposed development scheme, including the contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Historic environment is defined by the NPPF as 'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora'. Heritage assets within the historic environment may, on an individual basis, include buildings, monuments, sites, places, areas or landscapes, if they are considered to have a degree of significance (heritage interest) meriting deliberation in planning decisions. Policies within the NPPF refer to both the treatment of assets themselves and their settings. A setting is defined as 'the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral'. Historic England has compiled Good Practice Advice Notes in three parts for further guidance.

In summary the key notes set out within the Section 16 of the NPPF are:

- Local Plans should set out to promote a positive strategy for the conservation and enjoyment of the historic environment.
- **Paragraph 194:** Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.
- Any harm or loss of a heritage asset or in some cases its setting, should require clear and convincing justification.
- The particular significance of any heritage asset that may be affected by the proposals, including effects on their setting, should be assessed. This should be taken into account when considering the impact of a proposal on a heritage asset to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
- Where a heritage asset has suffered deliberate damage or neglect the deteriorated state of it should not be taken into account in any decision.
- In determining planning applications the LPA should take account of the positive contribution that conservation of heritage assets can make and the desirability of the proposed scheme making a positive contribution to local character and distinctiveness.
- When considering the impact of a proposed development on heritage assets, the importance of the asset should be considered when determining the degree of weight to apply to its conservation 'as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets should be exceptional' (NPPF, 2021, 200).
- If substantial harm or loss of significance to a designated heritage asset is likely to occur as a result of a proposed development, the LPA should refuse consent unless there are substantial public benefits or the nature of the heritage assets prevents all reasonable uses of the site or the harm / loss is outweighed by the benefit of bringing the site back into use.
- **Paragraph 201:** Where a proposed development will lead to substantial harm to (or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
 - i. the nature of the heritage asset prevents all reasonable uses of the site; and
 - ii. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- iii. conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- iv. the harm or loss is outweighed by the benefit of bringing the site back into use.
- **Paragraph 202:** Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- LPA's 'should not permit the loss of the whole or part of a heritage asset without taking reasonable steps to ensure the new development will proceed after the loss has occurred' (NPPF, 2021, 204).
- **Paragraph 206:** Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- **Paragraph 207:** Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- **Paragraph 208:** Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

5. CONSERVATION AREA APPRAISAL

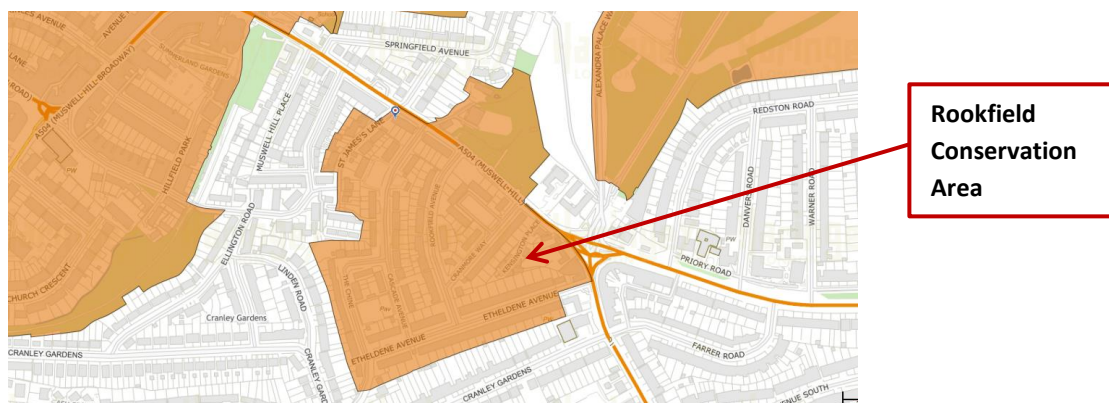
4.1 Rookfield Conservation Area

The plot is located within the Conservation Area of Rookfield on the Northeast part of St. James's Lane which includes a mixture of Edwardian, Victorian & Georgian Dwellings, Flats and Cottages. From this it is understood that Rookfield is an area of architectural diversity that features buildings from varying periods. Within this existing building typology, the application seeks to contribute to the Conservation Area by the provision of a well-designed extension which will add to the current architectural storyline.

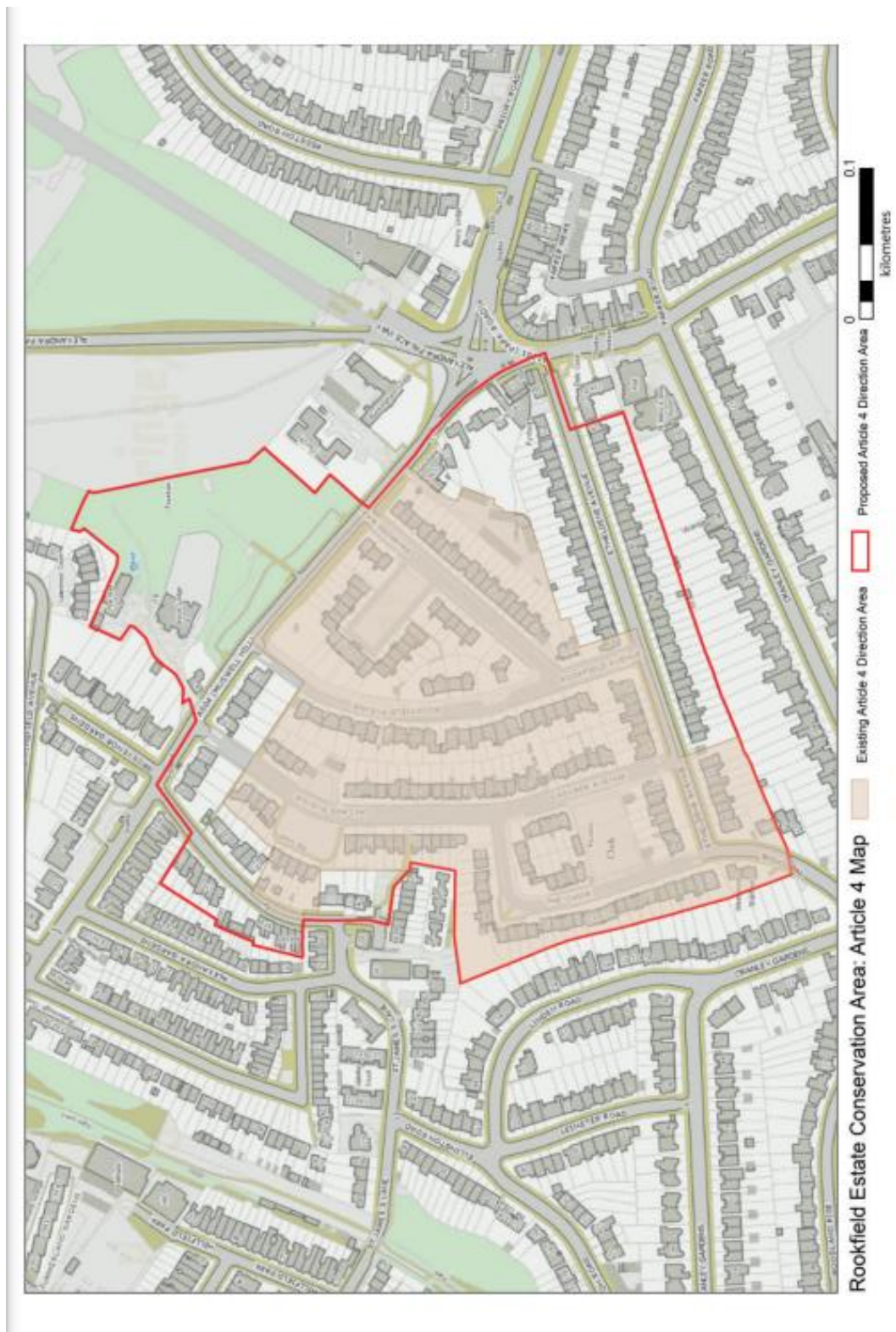
4.2 Conservation Areas

(2.64) Haringey's Conservation Areas play an important role in shaping local character and creating a sense of place. The Council has a duty to preserve the character of Conservation Areas under the provisions of Section 72 of the Planning (Listed Building and Conservation Areas) Act, 1990. The significance of a conservation area is derived much more from its townscape rather than the individual buildings, such as historic plot boundaries, street patterns, and building and roof lines. The proportion of windows, doors and chimney stacks adds to the rhythm of street frontages. Other features such as front boundaries, landscaping and public realm also contribute to the character of the area. Not all elements of a conservation area, however, will contribute to its significance and their replacement and alterations can represent opportunities for the enhancement of the area, including enhancement by development of high quality and innovative design. The emphasis is to guide and manage development, not prevent it.

(2.65) New development, including extensions and alterations, should therefore positively respond to the spatial qualities of Conservation Areas by preserving and enhancing those elements that make them unique. By engaging with the Haringey Development Charter (Policy DM1), proposals within Conservation Areas will be expected to demonstrate consideration not only for the design treatment of individual buildings but also their wider setting.



Haringey Council Interactive Map



6. CONSERVATION AREA ARCHITECTURAL VERNACULAR

The Rookfield conservation area is situated in Hornsey and Muswell Hill. Before the Hornsey Enclosure Act of 1816, Muswell Hill Common was open common land, allowing it to be used for agriculture with some sparsely scattered buildings. Hornsey

was a medieval parish which, until the mid 19th century, comprised a small village along the present High Street, a hamlet at Crouch End and some scattered farms as well as several larger houses. The arrival of the GNR at Hornsey in 1850 and the development of Alexandra Palace in the 1870's provided impetus for new development.

In 1894, before the Rookfield estate had been built, there were already some Victorian terraces and some late Georgian houses on St. James Lane and Victorian terraces on Muswell Hill.

The style of the vast majority of the conservation area is in the arts and crafts style, built in line with garden suburb principles, and which comprises mostly terraced dwellings within a verdant setting of grass verges, hedgerows and mature trees. There is a harmony in the use of materials and general detailing within the majority of the Rookfield Estate, but despite that unity there is in fact considerable variation in detail.

Even though Muswell Hill consists mostly of Victorian terraced houses, St James Lane contains many buildings that predate the Rookfield Estate (1906-1935), specifically:

- a row of Victorian terraces;
- a row of Victorian cottages named Manor Farm Cottage and;
- a few late Georgian houses.

The style of these pre-1906 houses are of their own era rather than reflecting garden suburb principles. A few characteristics that can commonly be found throughout the 'CA' are the following:

- Front Bay Windows
- Side windows to front entrance doors
- Corner building windows
- Slate and Brick Soldier course lintels over entrance doors and windows
- Split top and bottom windows
- Use of Red and London yellow stock brickwork

7. THE APPLICATION PROPOSAL

The design proposal consists in a high-quality design single storey side/rear extension and a new lower ground floor, loft conversion with the addition of a dormer to the front elevation, internal alterations and replacement of the existing windows with timber double glazed windows to match the existing.

Research of the planning applications on the street showed that a number of buildings have been successfully extended to meet the needs of their owners.

The new extension and loft conversion has been sensitively designed to integrate successfully with the existing property and to provide a very high standard of accommodation.

Key to the proposal was to provide an interesting site layout and at the same time respecting the architectural and historical features of the existing site and its context.

7.1 Access

The property is currently accessed from St. James Lane and this would remain unchanged.

7.2 Use

The use of the site won't change and will continue to be residential.

7.3 Layout

The proposal involves the side/rear extension of the existing dining room to create a big living room, internal alterations of the existing flat to provide a high-quality accommodation for its tenants, extension of the existing loft and addition of a dormer to create an additional bedroom and replacement of the existing windows with new timber framed double-glazed. Additionally is proposed a new lower ground floor which will be located under the new living room.

The new layout consists, on the lower ground floor of a utility room, on the ground floor, of an open plan kitchen / dining on the front part facing Muswell Hill, a spacious living room at the rear part with garden access, WC and storage under the staircase. On the first floor there are in total 4 bedrooms, 2 double, one of them with ensuite, 2 single and a bathroom. Finally on the extended loft there are 2 double bedrooms, one of them with an ensuite, and a wet room.

The existing different levels on the ground floor have remained as were but access to them has changed slightly. The rear part of the house, where the dining room used to be, is no longer accessed through a landing on the stairs, but there is a new access through a large double door from the hall to the proposed living room.

The living room has access to a balcony and through that to the rear garden which sits on a lower level.

7.4 Architectural Character: Scale and Massing

During the whole design process a key aim was to create a harmonious addition that respects the scale of the main building, the neighbouring buildings and the streetscape and the rear elevation.

The proposed extension lines up with the existing building to reduce its impact and remain subservient to the main building. Additionally, the overall height of the

building will not be affected. Therefore, the bulk, mass and the height is not considered to be overbearing.

The elevation is designed to work in harmony with the existing family dwelling and its context.

To keep the intervention to a minimum, the ground floor extension is respectful to the existing levels of the property and the neighbouring buildings. Its form was carefully examined to ensure that the adjoining properties are not impacted.

The proposed volume of the extension is sympathetic to the surrounding area, and provides design interest both externally and internally.

7.5 Architectural Character: Appearance and Materials

The proposal involves only minor interventions on the front elevation, facing Muswell Hill, of the building and specifically the replacement of the windows to a double-glazed timber framed to match existing. All the proposed changes to the fabric of the apartment/building are limited to improvements to the interior, the side facing St James Lane and rear of the building.

The proposed materials are in keeping with the existing building and local context.

The materials proposed for the side/rear extension are red stock bricks to match existing with a new, white, timber, double-glazed bi-folding patio door providing access to the rear garden.

The new additional loft dormer on the side elevation, facing St James Lane, will be located right above the one on the first floor and will replicate the architectural character of the already existing loft dormer so it won't disturb the harmony of the existing façade.

Additionally, roof lights are proposed for the roof, serving the new bedroom created in the extended loft and the hall.

7.6 Refuse and Recycling

The bin store location will remain unchanged.

8. CONCLUSION

The proposal responds positively to the site and context by:

- Taking reference from the local and national planning policy guidelines.
- Being founded on a heritage-led approach and clear understanding of the existing building.
- In terms of position, height and massing the proposal is sympathetic to its local context and neighbours and is both subordinate and responsive to the existing building.
- The considered alterations incorporate high quality materials and design detail that will enhance the site and side and rear elevations.

9. APPENDIX

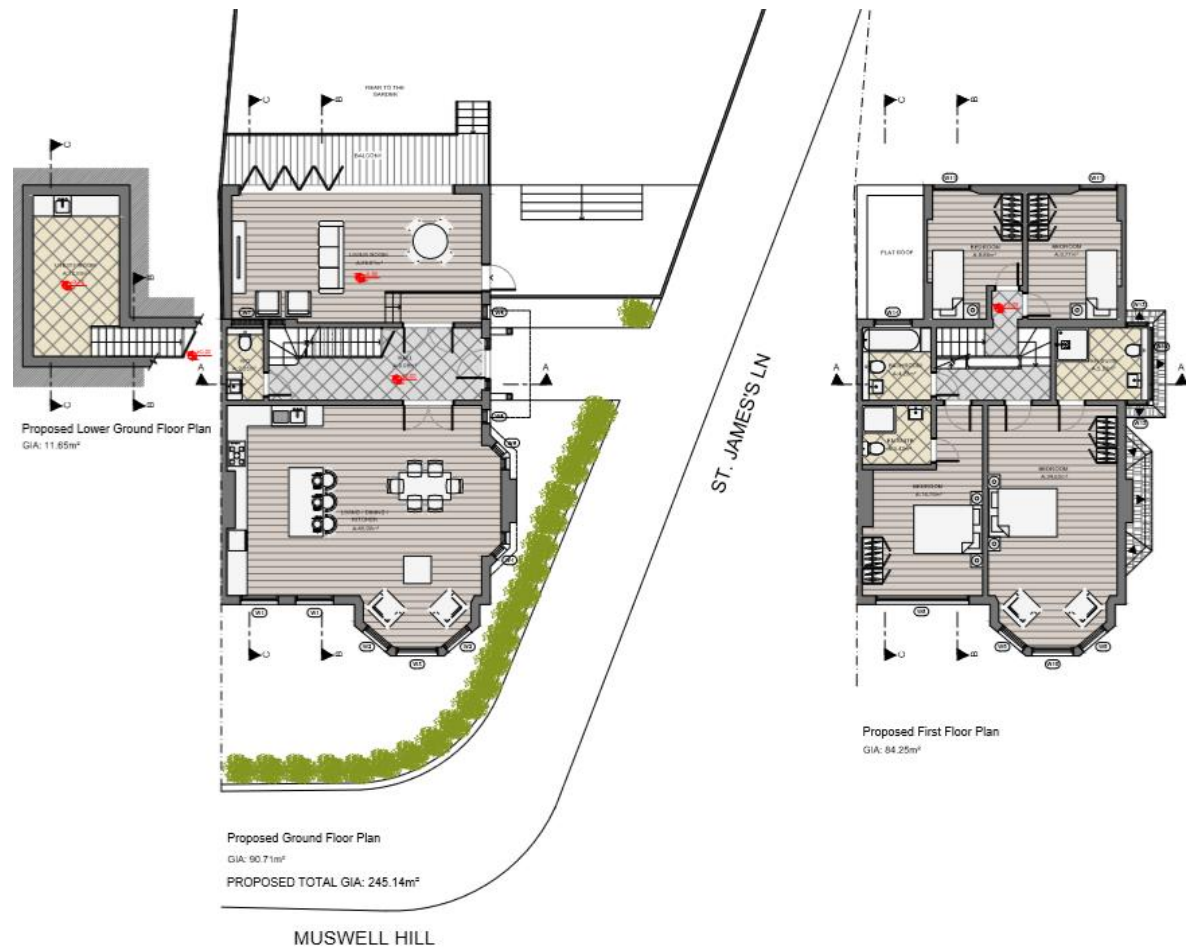
9.1 Plans



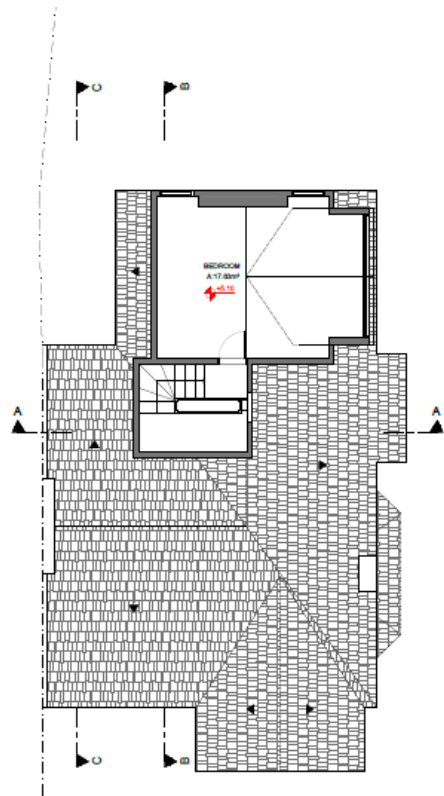
Existing and Proposed Block Plans



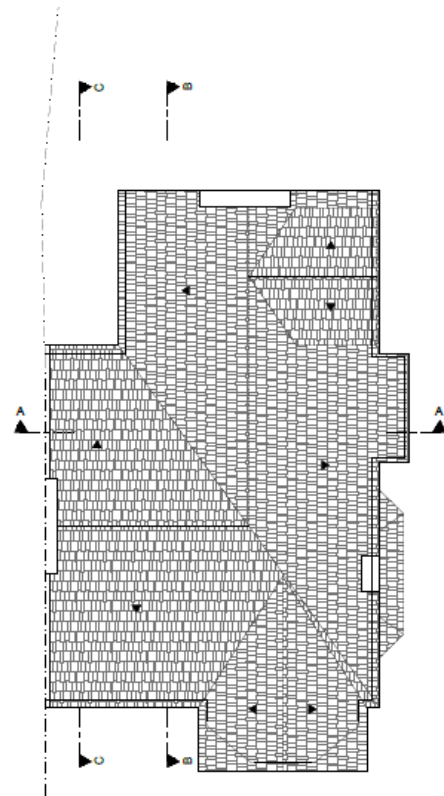
Existing Ground and First Floor Plan



Proposed Lower Ground, Ground and First Floor Plans

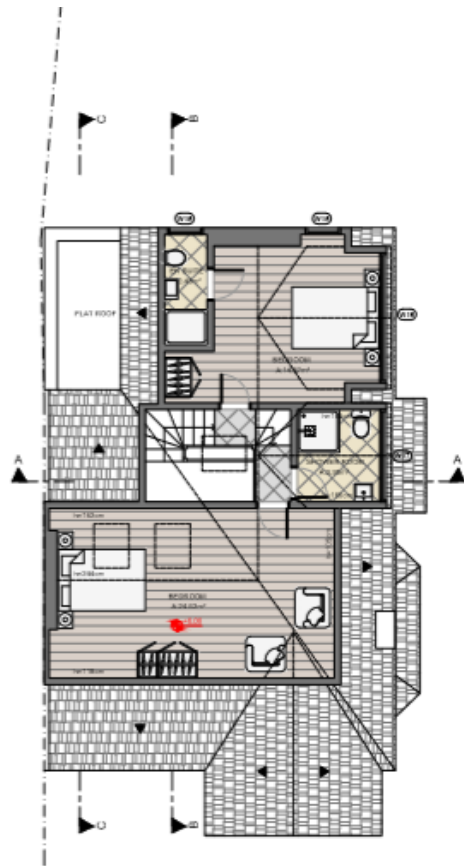


Existing Top Floor Plan
GIA: 20.95m²

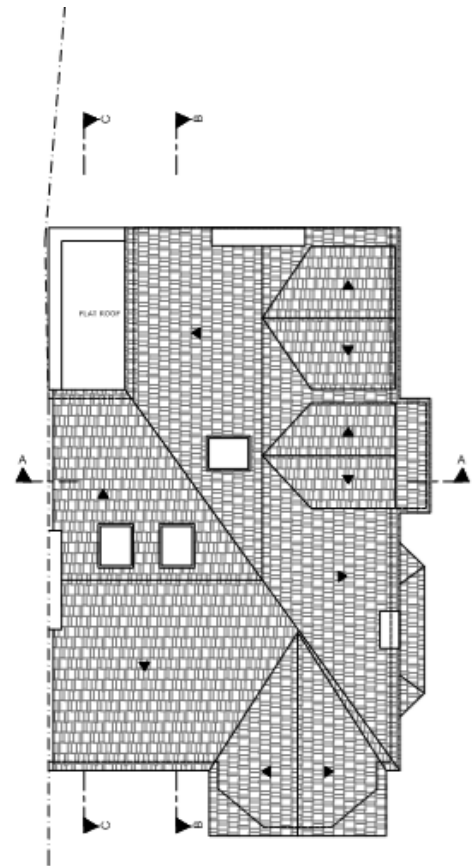


Existing Roof Plan

Existing Top Floor and Roof Plan

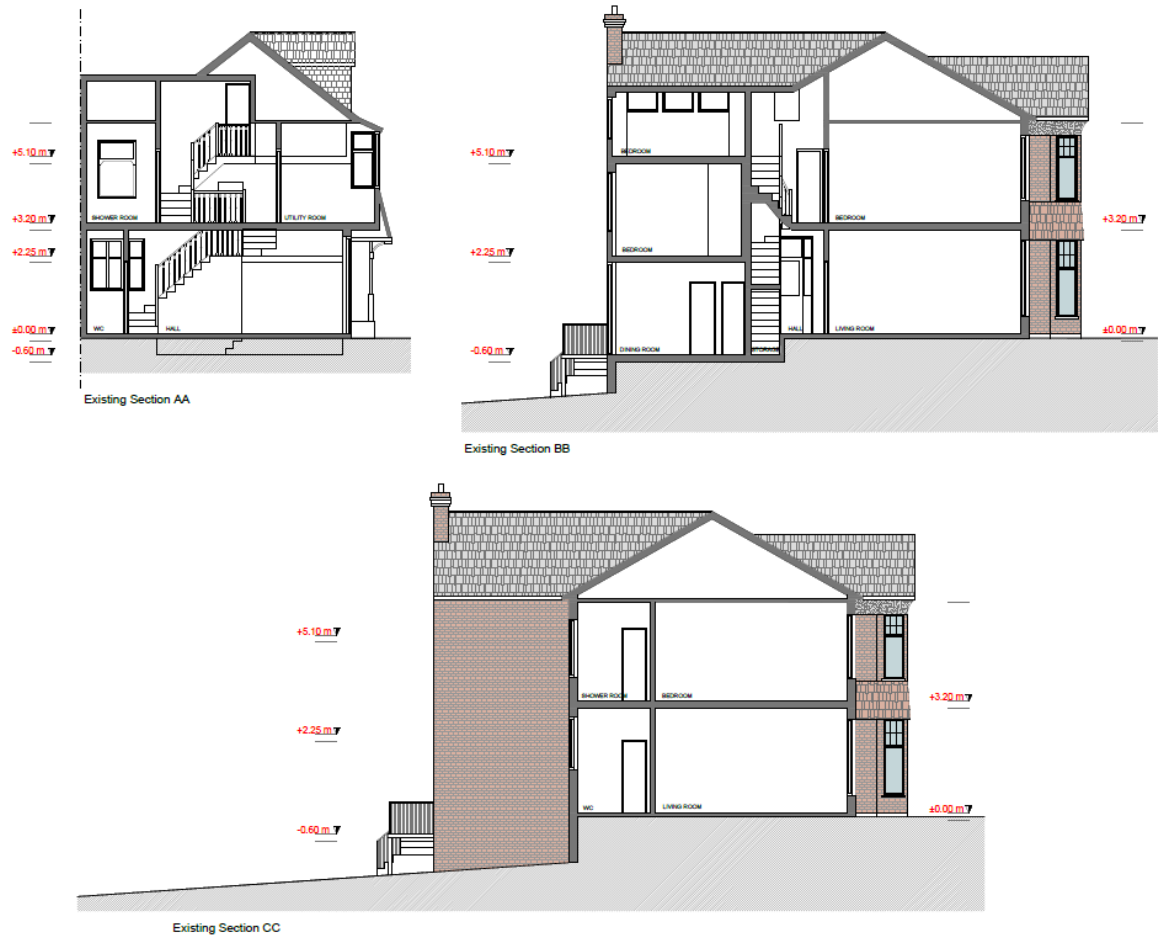


Proposed Top Floor Plan
GIA: 54.61m²

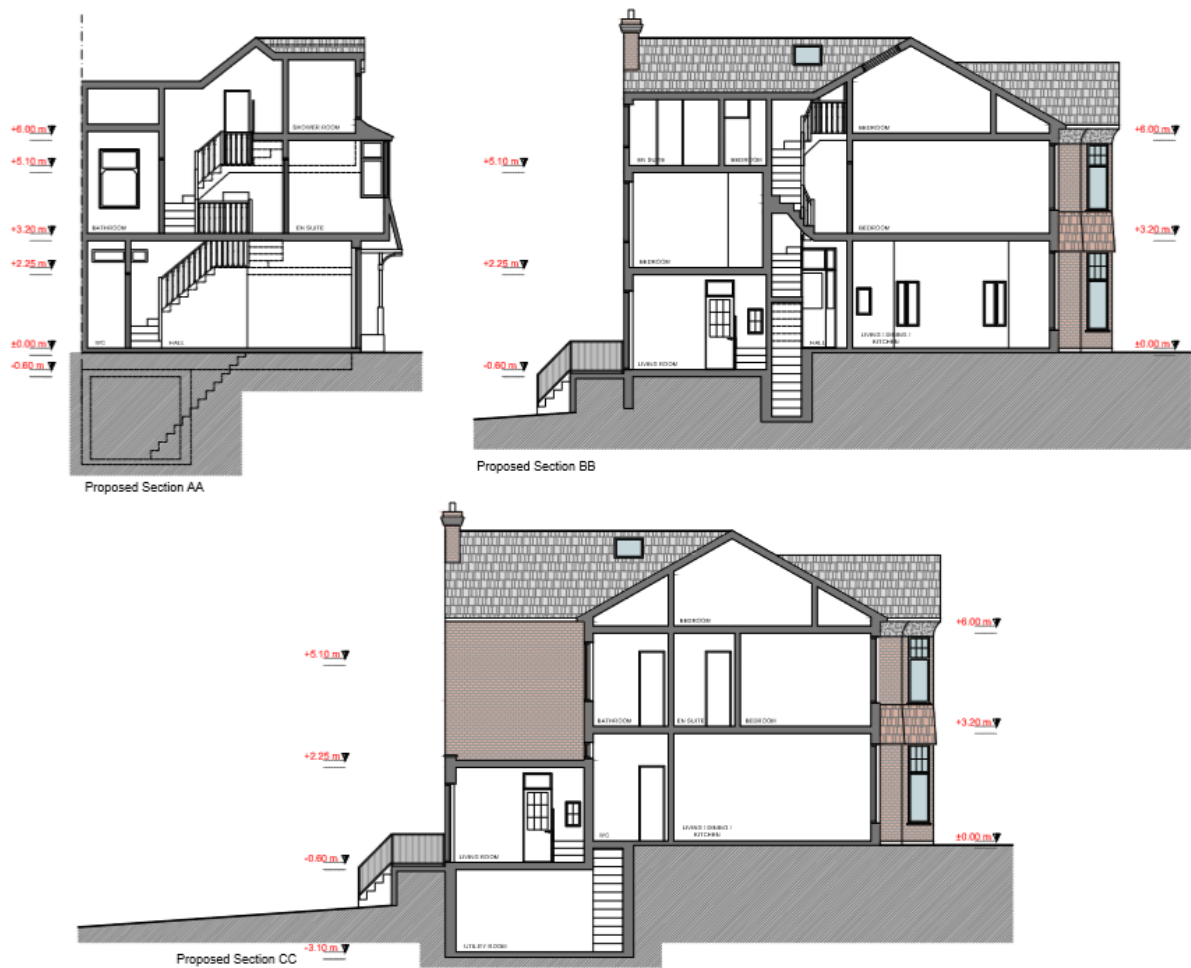


Proposed Roof Plan

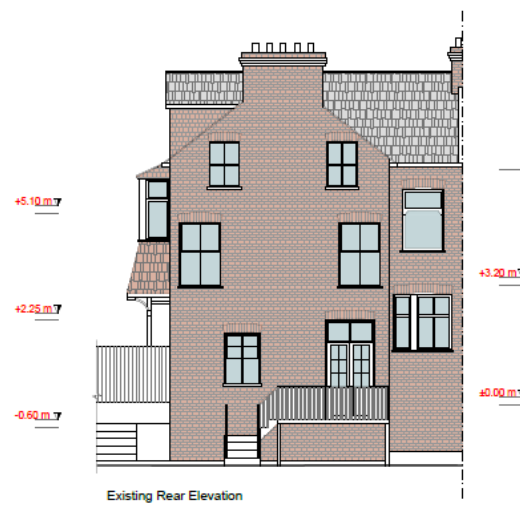
Proposed Top Floor and Roof Plans



Existing Sections



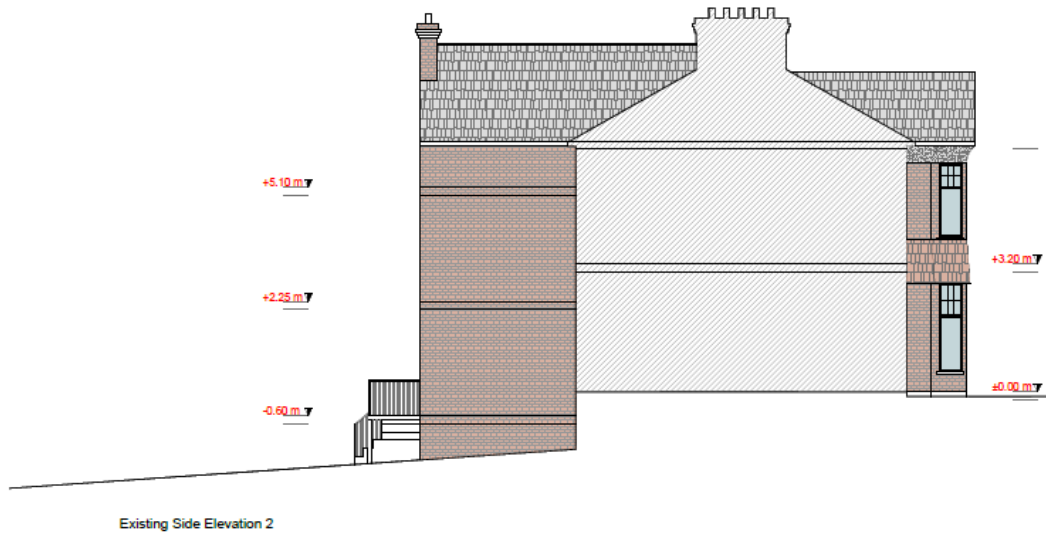
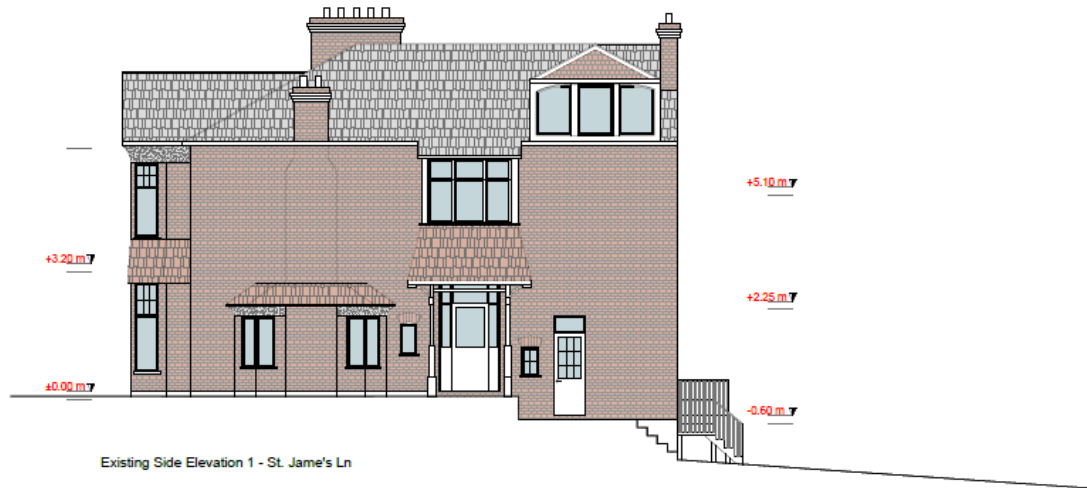
Proposed Sections



Existing Front and Rear Elevation

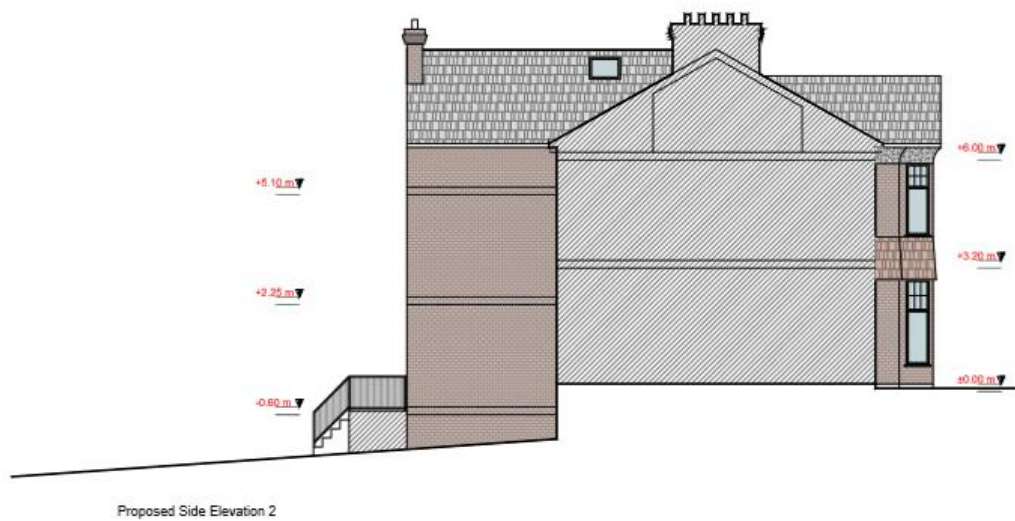


Proposed Front and Rear Elevations



Existing Side Elevations

NOTE: All the timber sash windows will be replaced to match the existing.



Proposed Side Elevations

9.2 Photos



Photo of the Muswell Hill and St James Lane corner



Entrance on St James Lane



Side Elevation on St James Lane