

PLANNING APPLICATION AT

41 Leaside Avenue, London N10 3BT

October 2023

Design, Access & Heritage Statement

Demolition of existing rear extension, erection of a replacement single-storey rear extension at shorter depth than existing, erection of a rear dormer roof extension, recovering of roof and installation 3No. conservation-style rooflights in front slope, replacement of existing windows and doors, new window to rear elevation, enclosure of secondary front porch with new window, deconversion of building from 2No. flats back to single dwelling.



Studio 30 Architects
38 St Donatt's Road
London
SE14 6NR
E: info@studio30architects.co.uk



Registered in England company no. 06752097 registered office: 38 St Donatt's Road, London SE14 6NR

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1 INTRODUCTION

This Design, Access & Heritage Statement is presented to the London Borough of Haringey in support of an application for planning and conservation area consent for the *'Demolition of existing rear extension, erection of a replacement single-storey rear extension at shorter depth than existing, erection of a rear dormer roof extension, recovering of roof and installation 3No. conservation-style rooflights in front slope, replacement of existing windows and doors, new window to rear elevation, enclosure of secondary front porch with new window, deconversion of building from 2No. flats back to single dwelling'* at 41 Leaside Avenue, London N10 3BT.

We assert that the proposal presented here satisfies the requirements of relevant policies, and follows locally established patterns of development and precedent. Given its location within the Muswell Hill Conservation Area, special consideration has been given to its heritage context, and in particular, how the proposal will conserve and enhance its special historic character and significance.

We ask that special consideration be given to Article 35 of the DMPO, which states that the Local Planning Authority (LPA) must work with the applicant in a positive and proactive manner based in seeking solutions to problems arising. LPAs should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible.

2 EXISTING PROPERTY & CONTEXT

2.1 Site & Location

The site lies on the west side of Leaside Avenue; a residential street running roughly north to south, connecting Fortis Green and Grand Avenue, in the London Borough of Haringey. The whole of Leaside Avenue is in the Muswell Hill Conservation Area.

Leaside Avenue is accessible at either end from Fortis Green or Grand Avenue. The site is well served by public transport, with many buses running along Muswell Hill Road, a short distance to the east, and East Finchley station to the west.

Both sides of Leaside Avenue consist of long terraces of houses, articulated to appear as pairs.

Figure 6.1: Conservation Areas



Fig. Map from London Borough of Haringey showing all Conservation Areas in Borough. Site location shown with red dot.

2.2 Site Physical Description

The site at 41 Leaside Avenue lies on an east-to-west axis and is roughly rectangular in shape, measuring at its maximum approximately 31.3m by 8.9m and its boundary enclosing an area of approximately 268.5m². Whilst the site itself is more-or-less flat, the street runs downhill to the south, meaning that each site sits lower than that to its north, and higher than that to its south.

The house on the site sits within a terrace and has three habitable storeys and a cellar space. Its principal front elevation sits back from the street behind a low stone wall and soft-landscaped front garden, and as is typical of houses along the street, a small side passage leads to a secondary front door and articulates the façade to allow houses within the terrace to appear as attached pairs.

Rear gardens at both the application site and along the parallel Collingwood Avenue provide separation between the rear elevations of houses that share a rear boundary. A part-width single-storey rear extension projects approximately 6m beyond the face of the original building, along the northern edge of the site boundary. A similar yet mirrored extension is present on the neighbouring site at No.39 to the north, and the area's previously mentioned sloping topography means that this neighbouring volume sits higher than that at the application site, with the flank wall enclosing onto its roof. Conversely, the southern boundary sits above the neighbouring site at No.43, but no development is present here.

The site is located well within its terrace, with the result that the rear is practically non-visible from any public vantage point.

2.3 Historical & Heritage Context (Conservation Area)

The site lies within the Muswell Hill Conservation Area, which is itself divided into 7No. sub areas. Leaside Avenue is located in sub area 4 – Midhurst Avenue to Hillfield Park. The specific character of this area is discussed in chapter 2.4.

Before the 19th Century, Muswell Hill was a heavily wooded area on a major route out of north London, and was sparsely inhabited and rural in nature, with land being mainly used for pasture and grazing. Around the beginning of the 19th Century, development in the area consisted primarily of a limited number of private estates belonging to wealthy and aristocratic landowners, together with larger established farms.

Despite the sporadic building of roads and large villas, Muswell Hill did not experience the wholesale residential development that was typical of areas closer to London during the 19th Century. The limited Victorian building development that did occur did not significantly affect the rural character of the area.

More significant building occurred only after the construction of Alexandra Palace and the railway connecting it to central London. Through the late 19th and early 20th Centuries, a number of key developers bought land for much of the suburban development seen today, and the area between Grand Avenue and Fortis Green Road in which Leaside Avenue sits, was developed by William Jeffries Collins during the period 1901-1909. By 1914 the suburb was substantially complete. Small scale development continued through the 20th Century, but main changes to the area have resulted from the need to rebuild bomb damaged sites after World War II.

Muswell Hill was first designated as a conservation area on 1st March 1974, and extended in the first instance on 16th September 1991 (most probably when Leaside Avenue was included), and again on 11th February 2008. The Muswell Hill Conservation Area Character Appraisal (CACA) describes the area as:

'...an essentially Edwardian suburb that developed around a once rural village settlement on high ground on one of the main routes into and out of London. It has a considerable consistency of character and appearance that derives from the development of the majority of buildings and layout out of the streets over a period of less than 20 years (1896-1913).'

The purpose of the designation of conservation areas is to record and appraise the special historic character of an area, with a view to its protection from development that would be detrimental to its conservation. Used in conjunction with other local policy, it provides a framework for understanding what aspects the council deems crucial to its designation, and seeks to promote sensitive development that preserves and enhances its appearance and historic character.

The character of the area local to the site (sub area 4) is discussed in the next chapter, but at this stage we note that in relation to application site, the CACA only refers to the fronts of buildings within the street scene. There is no specific mention of the site itself, but is included as part of a group of buildings, comprising Nos. 1 to 47 (odd) Leaside Avenue, that are identified as 'Positive Contribution Buildings'.

There are no Article 4 Directions affecting the site, and it is not locally or statutorily listed.

2.4 Character of Local Area

The Muswell Hill Conservation Area Character Appraisal (CACA) describes Leaside Avenue as follows:

'There is greater variety in the roof forms of the houses along Leaside Avenue compared to the other streets in this area. Nos. 10 to 16 (even) and 29 to 35 (odd) are semi-detached and have tall mansard roofs with wide dormers that have decorative plasterwork between the windows. Other house types have either hipped or pitched roofs. Notwithstanding this, there is general consistency in the appearance and treatment of the red brick elevations and the use of contrasting render and white painted timber. Common themes include two storey projections, single storey bays and porches with hipped roofs. Nos. 26 to 36 (even) are three pairs of later semi-detached properties in red brick and hipped tiled roofs and a less decorative treatment.'

The use of red brick, white render, and white-painted timber detailing is common to the area, with adjacent streets featuring similar houses, albeit with different articulation. Whilst the general detailing to the front of houses along Leaside Avenue and adjacent streets is consistent, there is variation in the formal articulation, with a mixture of projections, gables, bays, chimneys and porches repeating along the street and defining pairs and groups of house types. These pairs are further defined by the increased set-backs beyond the main front elevation which are common to most houses on the street. The appraisal also makes note of the small walls and soft-landscaped front gardens that characterise the area, and bring a sense of consistency to the streetscapes.

As is to be expected for an area developed by the same person at the same time, this general character is repeated, albeit with variations in form, in the immediately adjacent streets, such as Collingwood Avenue, Fortismere Avenue, and Grand Avenue. Much of the front elevational details outlined above remain intact, and are noted in the CACA – to the exclusion of the rear of properties – as being important to the area's distinctive character. As such, proposals for development should be sensitive to them in a way that preserves and enhances the appearance and character of the area that they help define.

Where the front of houses along Leaside Avenue are largely consistent and retain a lot of their historic character, there is much more variation at the rear. Whilst all properties on the west side of Leaside Avenue, including the application site, feature a prominent ground level rear projection, the variety of sizes, types, materials, and ages varies widely. Many retain their distinctive original bay windows and three storey angled returns (see analysis in chapter 2.5c), but there is a distinct lack of coherency to the architectural language of non-original development at the rear ground level.

This inconsistency continues to the upper portions, with a wide variety of sizes and appearances of dormer roof extensions featured on more than half of the properties along the west side of Leaside Avenue alone. Indeed, to not feature a rear dormer is to be in a minority. Many such dormers are quite large and have become a defining feature of the rear of these properties. Similarly, a number of properties, including the application site, have had the top level windows in the original angled rear returns changed to ones that are not historically appropriate in appearance.

Whilst there is a lack of coherency, there is abundant evidence for both non-original ground level extensions and dormer roof extensions constituting a clear and established pattern of development to the rear of properties on Leaside Avenue and the wider conservation area sub-area. Please refer to the annotated aerial photographs in section 3 for an illustration of this.

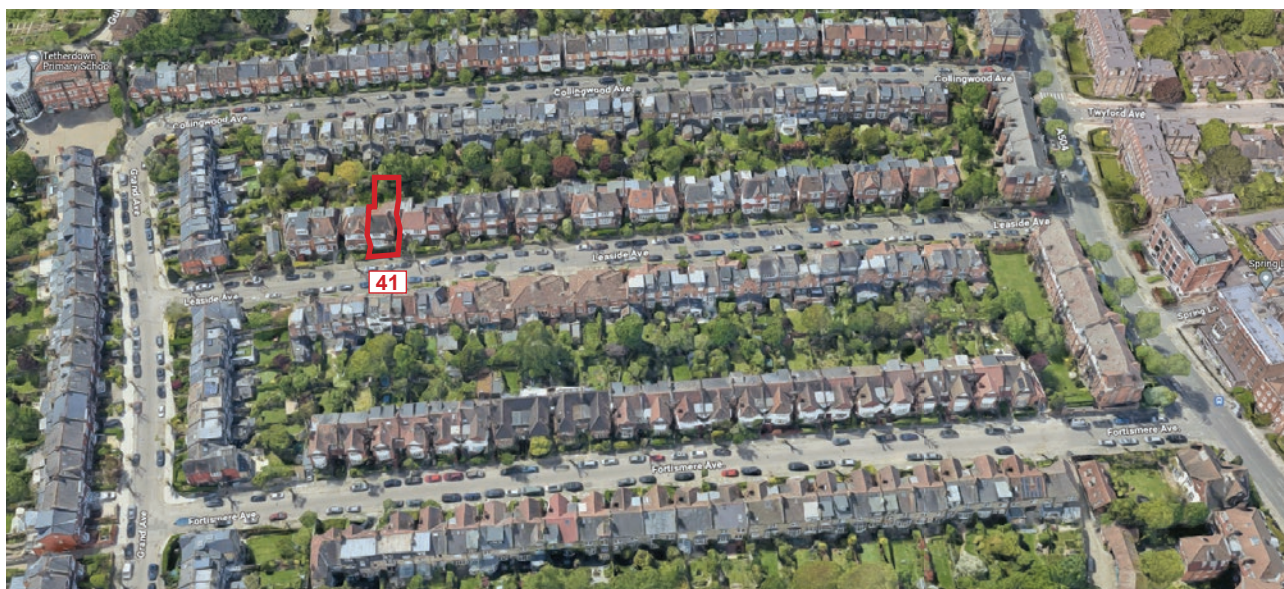


Fig. Aerial image showing site and immediate area

2.5 Site Appraisal

2.5a General Character & History of Alteration

Typical to most houses along Leaside Avenue, and many others within the immediate vicinity, the original house at the application site is defined as a three-storey volume with a cellar below.

Whilst there is no planning history available on the Council's website, the relatively modern form and detailing of the ground floor rear extension, and the huge variety of similarly placed development along the street, suggest that this is highly unlikely to be an original element of the house, and for the purposes of this proposal is treated as non-original. For similar reasons, it is assumed that the second floor casement window in the three-storey angled rear return are also non-original.

Given that lack of a coherent materiality, it is assumed that the roof has been re-covered at some point since the building's original construction.

2.5b Front

41 Leaside Avenue retains its low front wall and soft landscaped garden, and as mentioned in the Conservation Area Character Appraisal (CACA) these elements are considered important to the character and appearance of the conservation area. Similarly, whilst the site is only mentioned specifically as a part of a group of Positive Contribution Buildings, the CACA only refers to the fronts of buildings along Leaside Avenue.

The building's primary entrance is via a painted timber door with stained glass panels, itself beneath a pitched roofed porch that is typical of many houses on the street and the wider area.

The principal front street elevation is characterised by a two-storey projection, which is itself defined further by two separate vertically-aligned bay windows at ground and first floor levels. This formal articulation mirrors that at No.39 and contrasts with the gabled roof at No.43. It is this pattern of mirrored articulation that is repeated along the street, and helps to define the pairs of attached houses discussed previously, and noted in the CACA.

As is characteristic of the street and area, the original house is constructed primarily of red brick. The first floor of the front projection is finished in painted render and a course of protruding brickwork interfaces between the two materials. The white-painted timber-framed windows match the neighbours' in appearance. As noted in the CACA, these features make a positive contribution to the house's character and appearance, and by extension the wider conservation area. As such the proposal should protect their appearance.

Beyond the front projection, a small side passage runs from the front garden and along the northern side of the of the projection. Such an element is typical along the street's terraces and articulates the runs of houses into the pairs previously highlighted as a defining characteristic of the area. The passage terminates in a secondary front door under an open arched porch. This entrance is currently unused. The door itself is notably less attractive than the primary front door and makes a neutral contribution to the building's appearance. The adjoining neighbour at No.39 has already closed off this porch, replacing the open arch with a small wall and window, thereby internalising the once external porch. The side passage is currently overlooked by a side-facing window at ground level and a front-facing window at first and second floor levels; a condition mirrored by the adjacent No.39.

A hipped roof extends beyond a slightly projecting gutter and eaves to cover the front of the main house. Whilst the main front pitch is finished in a mixture of dark and red tiles, the side and recessed front pitches are both in different red tiles. Both hip and ridge feature simple ridge tiles. The result is a rather inconsistent and haphazard appearance, and the appearance of the front of the house could be improved by unifying these into a single finish.

The recessed front-facing pitch features a small front-facing dormer window and a rooflight is installed in the side pitch. Both are present on similar houses along the street, and so appear to be original features, though both are in poor states of repair and would benefit from being replaced. A shared chimney projects from the party wall shared with No.43 at the end of the main ridge.



Key to above

(i) Front wall & soft landscaped garden, (ii) Main front door & porch, (iii) Partial side passage, (iv) Point of attachment to No.39 set back from street, (v) Secondary front door & porch, (vi) Two-storey projection, (vii) Red brick, (viii) Painted render, (ix) Bay window, (x) Chimney, (xi) Party-wall parapet, (xii) Front-facing dormer window, (xiii) Gable at No.43, (ixv) Closed-off secondary arch at No.39

Fig. Photographs of front, indicating No.41, key features (refer to Site Appraisal) and neighbouring properties

2.5c Rear

The rear of the main house is fully finished in red brick. The original building form is characterised by the main two-storey vertical elevation and a three-storey angled shallow projection that continues approximately 0.8m into the garden and features a chimney stack located roughly central to this. This projection is mirrored at the adjacent No.39, to which it attaches, albeit at a higher level due to the south-wards fall of the street. Such a feature is very typical of houses along Leaside Avenue.

The casement windows at the second floor of the rear projection differ from the timber sash windows elsewhere at the rear of the house, and are presumably non-original. They are poor quality and in need of replacement. We also note that where the two angled second floor windows on the south side of the rear chimney roughly correspond to first floor windows below, on the north side, the first-floor window is not replicated above. This unbalances the elevation, and inserting a window here may help to create a more visually pleasing elevation.

As is typical of many houses along Leaside Avenue and the surrounding area, the roof over the projection rises from the eaves as three pitches that converge to become a flat roof locally over the second-floor room on the north side of the level. The covering material suggests that this has been re-covered at some point since the building's original construction, but in any case, is in a poor state of repair and is itself a negative contributor to the building's appearance.

Notwithstanding the non-original casement windows and poor-quality roof materials, the three-storey angled shallow return is a positively contributing factor to the building and its retention as part of any proposals would help preserve and enhance the character and appearance of the conservation area.

On the north side of the site at ground level, a single-storey brick rear extension projects approximately 6m into the garden, along the boundary with No.39. Its width matches that of the rear-facing elevation of the original angled shallow projection described above, meaning that the angled side remains at ground level and the building's historic plan form remains legible. The form and detailing mark the extension out as non-original, and its poor-quality makes it a negative contributing factor to the original building's historic character and appearance. We note that rear- and side-facing windows are currently present in the existing extension, and a side-facing door provides access to the rear garden from here.

On the other side of the northern boundary, a similarly located rear extension projects from the rear elevation of No.39 to a depth that matches the extension at No.41. The existing extension at No.41 features a flat roof behind a parapet, and where it meets the original building, the roof and parapet are approximately 2.8m and 3.2m high, respectively. Given the level changes between sites, the flank wall of the extension at No.39 runs higher than the roof of that at No.41 and encloses upon it and the application site.

The other side of the original building's façade – the two-storey vertical elevation closest to No.43 – is defined by a single-storey bay with a triple-pitched red tile roof at ground level, and a double timber sash window at first floor level. Presumably original timber-framed glazed doors in the bay provide access to the rear garden via a short set of steps. The bay and sash window appear to be original and their style and appearance make a positive contribution to the original building's historic appearance.

Above the two-storey façade, the remaining portion of roof continues behind the eaves as a single pitch, albeit shallower than the front. Being finished in red tiles, this portion is also different to the front pitch, and again, the building's appearance would benefit from a consistent material. The corresponding roof at No.43 features a large dormer extension, with minimal set-back from eaves, and the height of which matches that of the main roof ridge. This illustrates the established pattern of large dormer roof extensions outlined in chapter 3.4.

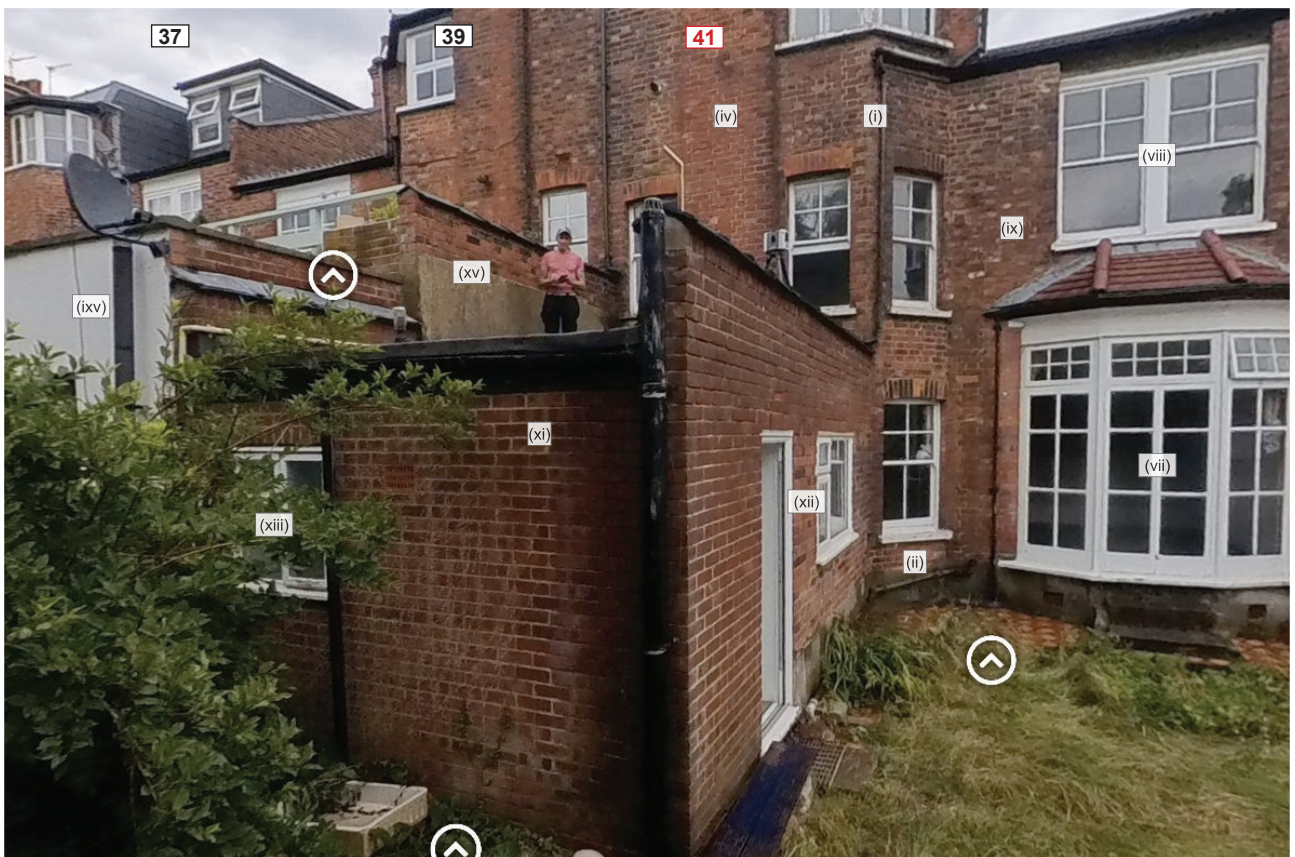
2.5d Interior

The building is currently separated into 2No. flats, resulting in a very compartmentalised internal space that lacks any clear or historic hierarchy and is unable to meet the standards expected of modern family living. The interior is generally very dated and in need of modernising.

Much of the house enjoys good ceiling heights and all internal rooms enjoy a window or door onto the outside. Therefore, whilst internal spaces are currently enclosed, there is opportunity to create airy spaces filled with good quality natural light.

The second floor loft space is currently used mainly as storage and presents a good opportunity for a generous room if the type of dormer extension typical of the area was to be constructed.

Throughout the building some original decorative elements remain, though many are in a poor state of repair and others have been covered up over time. For example, the presumably original balustrade of the main ground-to-first-floor staircase has been enclosed by a partition, and the spindles of the first-to-second floor stair and first floor landing have been boarded up. Elsewhere, traditional cornices,



Key to above

(i) Original three-storey angled shallow projection, (ii) Angled wall of projection still visible at ground level, (iii) Poor-quality casement windows, (iv) Chimney (v) Original pitched roof form, (vi) Original flat roof form, (vii) Original bay, (viii) Original double sash, (ix) Red brick, (x) Party-wall parapet, (xi) 6m deep rear extension, (xii) Side-facing window/door in rear extension, (xiii) Rear-facing window in rear extension, (xiv) Rear extension at No.39 (matches No.41 depth), (xv) Party wall encloses onto No.41 roof, (xvi) No.43 Rear dormer

Fig. Photographs of rear, indicating No.41, key features (refer to Site Appraisal) and neighbouring properties

skirtings, dados etc. remain, but are in need of maintenance. These present opportunities to bring the interior spaces back to historically attractive states through sensitive restoration.

Building services, fittings and appliances are generally very outdated and are therefore likely inefficient and unsustainable. In order to bring the building to its optimal viable use, it would be necessary to upgrade these to the standards expected of a modern, more energy efficient family home.

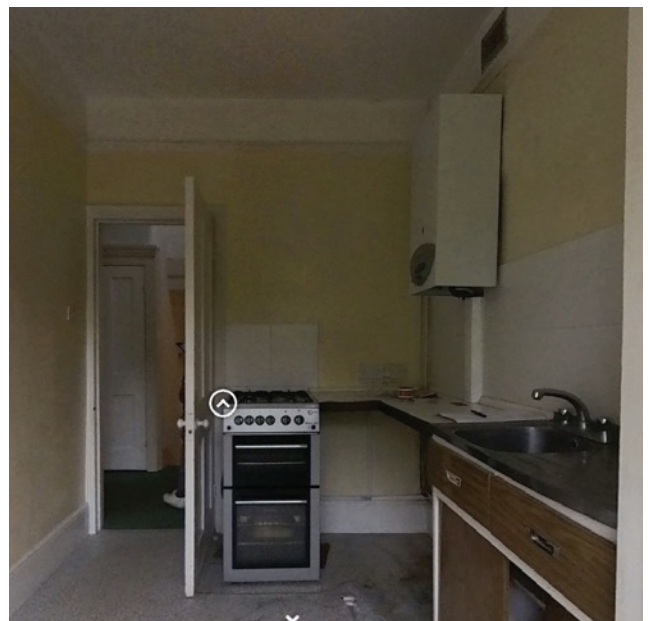


Fig. Photographs of interior

3 PLANNING & PRECEDENT

3.1 Relevant Planning Policy

We have identified the following policies and guidance as having specific relevance to the scheme:

National Planning Policy Framework 2021
The London Plan 2021
Haringey's Local Plan Strategic Policies 2017
Haringey Development Management DPD 2017
Muswell Hill Conservation Area Character Appraisal 2008
Sustainable Design and Construction SPD 2013

3.2 Planning History of the Site

Haringey's planning database lists the following historic applications at the site:

OLD/1971/0553 – Application approved for '*Conversion into 2 self-contained flats*'.

3.3 Planning History of Adjacent Neighbours

Haringey's planning database lists the following historic applications at the neighbouring sites:

OLD/1969/0414 – Application approved for '*Conversion of dwelling house into 2 flats*' at **39 Leaside Avenue**.

OLD/1969/0415 – Application approved for '*Replacement of part of filtered roof on rear extension with a flat roof terrace*' at **39 Leaside Avenue**.

CON/2020/0643 – Application for '*T1 -?lime tree - reduce crown to previous pruning points. T2 - lime tree -?reduce crown to previous pruning points. T3 - sycamore tree - reduce part of tree above boundary to previous pruning points or just above ivy*' at **39 Leaside Avenue**.

HGY/2020/2163 – Application approved for '*Non-material amendment following a grant of planning permission HGY/2019/1662 to amend extension rear elevation windows from 2 x patio doors to 1 window and bifold doors*' at **Flat A 39 Leaside Avenue**.

HGY/2020/1785 – Application approved for '*Erection of outbuilding in rear garden*' at **Flat A 39 Leaside Avenue**.

HGY/2019/1662 – Application approved for '*Demolition of existing rear conservatory and erection of (larger) single storey rear extension in its place*' at **Flat A 39 Leaside Avenue**.

HGY/2007/0049 – Application approved for '*Erection of rear single storey extension with a conservatory to rear and alteration to rear elevations*' at **Ground Floor Flat 39 Leaside Avenue**.

HGY/2023/2047 – Application approved for ‘Replacement single storey rear extension, recovering of existing rear facing dormer and new second floor side extension. External alterations inclusive of window replacement, new rooflights and pebble dash removal’ at **43 Leaside Avenue**.

HGY/2023/2048 – Application refused for ‘Replacement single storey rear extension, new front facing two storey side extension, recovering of existing rear facing dormer and new second floor side extension. External alterations inclusive of window replacement, new rooflights and pebble dash removal’ at **43 Leaside Avenue**.

HGY/1991/1122 – Application approved for ‘Erection of rear dormer window to facilitate loft conversion’ at **43 Leaside Avenue**.

3.4 Other Relevant Planning Applications & General Precedent

Further to those outlined above, there are a number of other local examples of permitted and built schemes in the Muswell Hill Conservation Area that are very similar to the type, scale, location, and appearance of work proposed in this application. We identify the following as particularly relevant to our proposals in that they contribute to the general establishment of a pattern of similar development. They have been identified with an asterisk on the aerial images that follow:

HGY/2017/2388 – Permission approved for ‘Erection of rear roof dormer extension following demolition of existing rear roof dormer extension, alterations to existing front roof windows and the installation of 2no. new roof windows’ at **1 Leaside Avenue**.

This application secured permission for a similar dormer roof form, being to the full-available width, with the top of the roof aligning with the ridge of the original main roof, and the party wall being raised locally.



HGY/2020/2349 – Permission approved ‘To replace and enlarge the existing single-storey rear outrigger, replace existing dormer windows, reinstate a decorative panel to the front dormer windows, reinstate stained glazing into the original front door and frames, replace the existing single glazed windows with heritage style timber windows, one front and 2 rear rooflights’ at **16 Leaside Avenue**.

Whilst contemporary-style, the form, scale and location of this rear extension is similar to that proposed in the current application. At the junction with the original building, the extension is as wide as the rear-facing elevation of the original shallow projection, leaving the angled face – and by extension the house’s original plan form – legible. The extension then widens locally away from this.



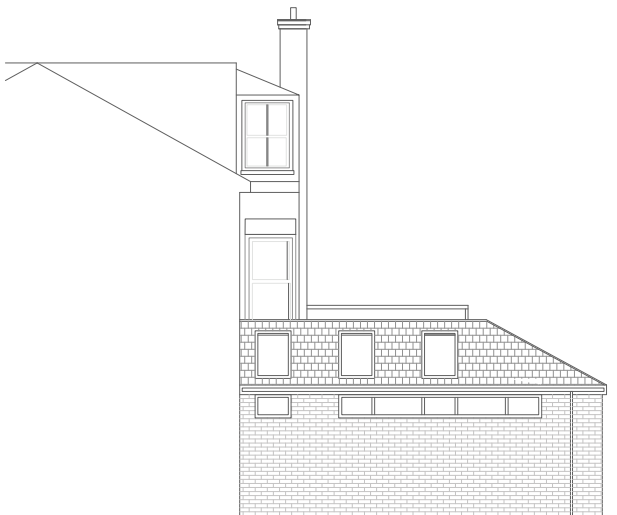
HGY/2022/0196 – Permission approved for 'Erection of a rear dormer including the insertion of 2x front conservation rooflights. Widening of rear glazed doors and side windows on rear ground floor extension' at **19 Leaside Avenue**.

This application secured permission for a zinc-clad rear dormer roof extension within the same street and conservation area.



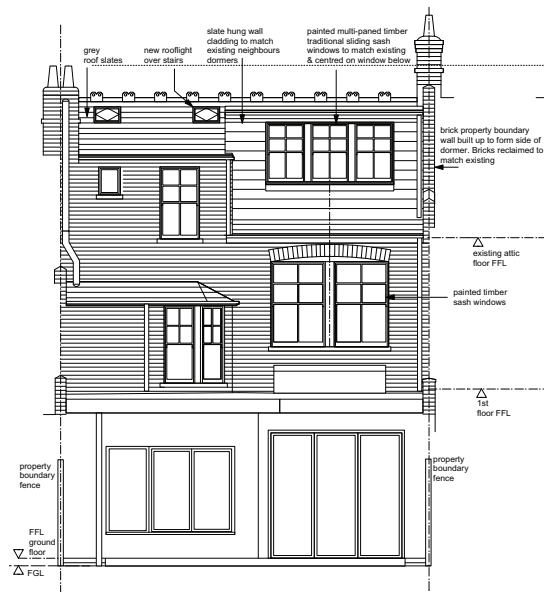
HGY/2019/1662 – Permission approved for 'Demolition of existing rear conservatory and erection of (larger) single storey rear extension in its place' at **39A Leaside Avenue**.

This is a larger extension than proposed in the current application, but uses a similar strategy of a hipped roof to the rear extension to mitigate against the bulkiness of the proposed form and ensure it remains subordinate to the host building.



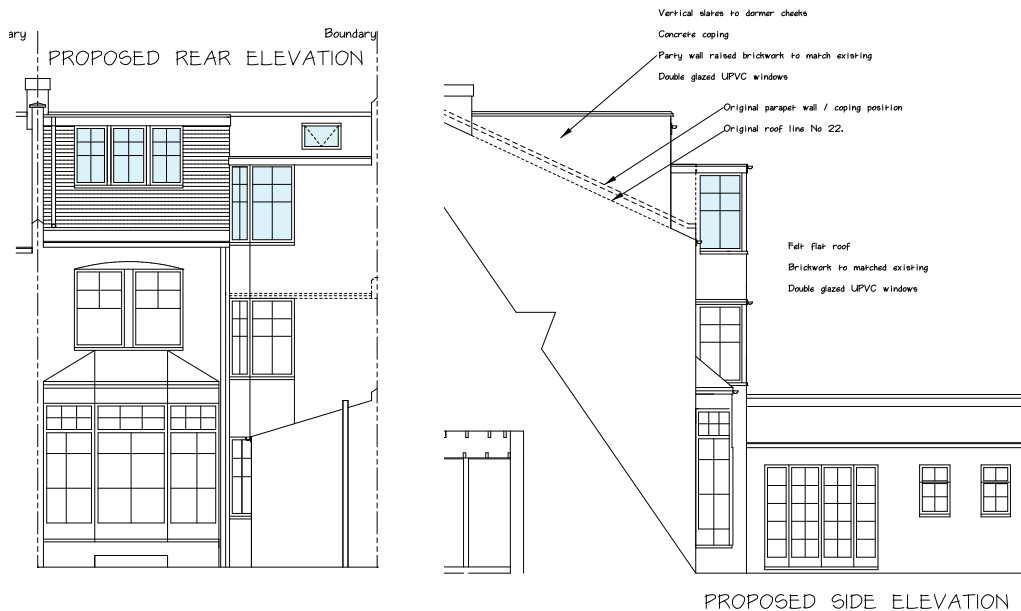
HGY/2018/0013 – Permission approved for 'Proposed erection of a rear dormer and installation of 2 front and 2 rear rooflights' at **12 Collingwood Avenue**.

This application secured permission for a similar dormer roof form, being to the full-available width, with the top of the roof aligning with the ridge of the original main roof, and the party wall being raised locally.



HGY/2020/2469 – Permission approved for 'Roof extension involving rear dormer, raising party wall with No 24 and second floor rear extension and installation of velux rooflights to front elevation' at **22 Collingwood Avenue**.

This application secured permission for a similar dormer roof form, being to the full-available width, with the top of the roof aligning with the ridge of the original main roof, and the party wall being raised locally.



The following pages show the vast amount and variety of development to the rear of properties along Leaside Avenue and the immediately surrounding streets. Those highlighted with an asterisk are referred to as key precedent above. Please note, more recent precedents are not yet shown on Google Earth.



Fig. Aerial view of Leaside Avenue (odd numbers, 1 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Leaside Avenue (odd numbers, 2 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)

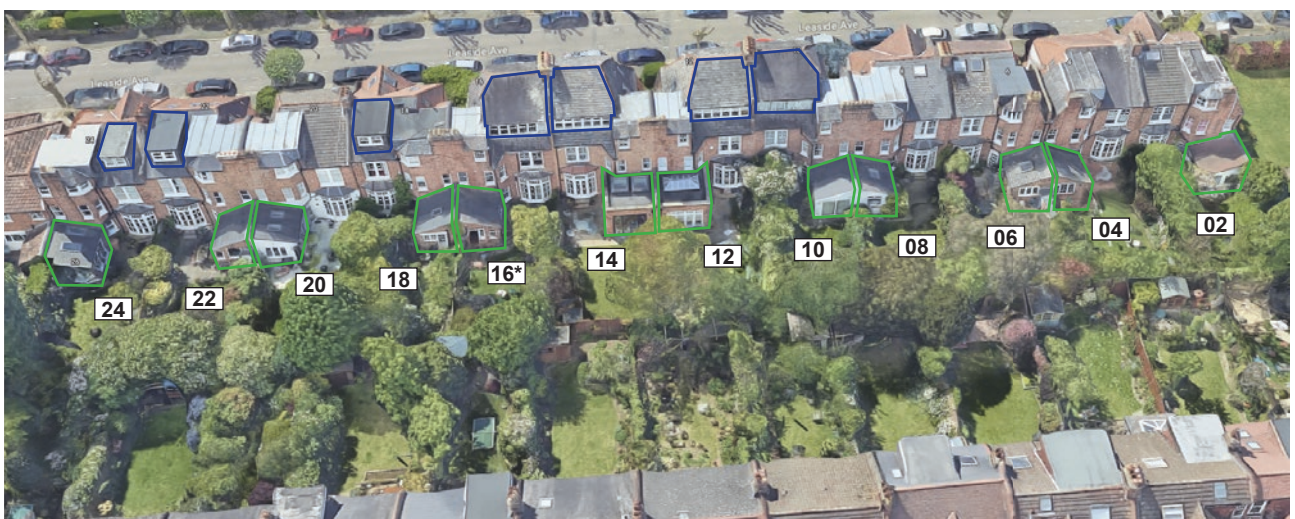


Fig. Aerial view of Leaside Avenue (even numbers, 2 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)

Key

○ Single-storey ground floor rear extension

○ Rear dormer roof extension

* = Cited as key precedent

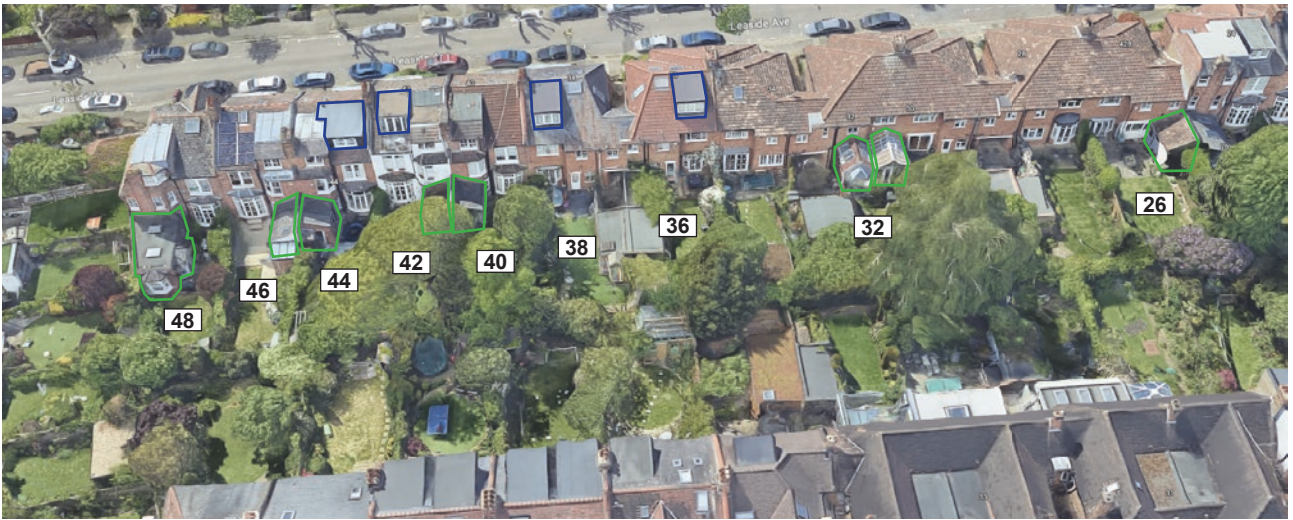


Fig. Aerial view of Leaside Avenue (even numbers, 2 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Collingwood Avenue (odd numbers, 1 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Collingwood Avenue (odd numbers, 2 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)

Key

○ Single-storey ground floor rear extension

○ Rear dormer roof extension

* = Cited as key precedent



Fig. Aerial view of Collingwood Avenue (even numbers, 1 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Collingwood Avenue (even numbers, 2 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Fortismere Avenue (odd numbers, 1 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)

Key

○ Single-storey ground floor rear extension

○ Rear dormer roof extension

* = Cited as key precedent



Fig. Aerial view of Fortismere Avenue (odd numbers, 2 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Fortismere Avenue (even numbers, 1 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)



Fig. Aerial view of Fortismere Avenue (even numbers, 2 of 2) within Muswell Hill Conservation Area, showing location of notable local examples of similar development (see key)

Key

○ Single-storey ground floor rear extension

○ Rear dormer roof extension

* = Cited as key precedent

4 Design Statement, Proposed Work, Scale & Appearance

The Haringey Development Charter, as outlined in Policy DM1: Delivering High Quality Design in Haringey's Development Management DMP 2017 states that *'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'*. In the same document, Policy DM12: Housing Design and Quality goes on to inform that *'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 compliment the form, setting, period, architectural characteristics, detailing of the original buildings'*.

The proposals within this application are guided by a commitment to design that is at once of a high quality, sensitive to its surroundings, and aligned with the above statements. The scheme aims to be a positive contribution to the site, street, and borough, and seeks to preserve and enhance the special historical character of the Muswell Hill Conservation Area.

Below is a summary of the work proposed within this application alongside justification for the Council to grant full permission, with specific reference to relevant policy and nearby precedent.

The proposed works would also see the building deconverted from 2No. flats back into a single dwellinghouse.

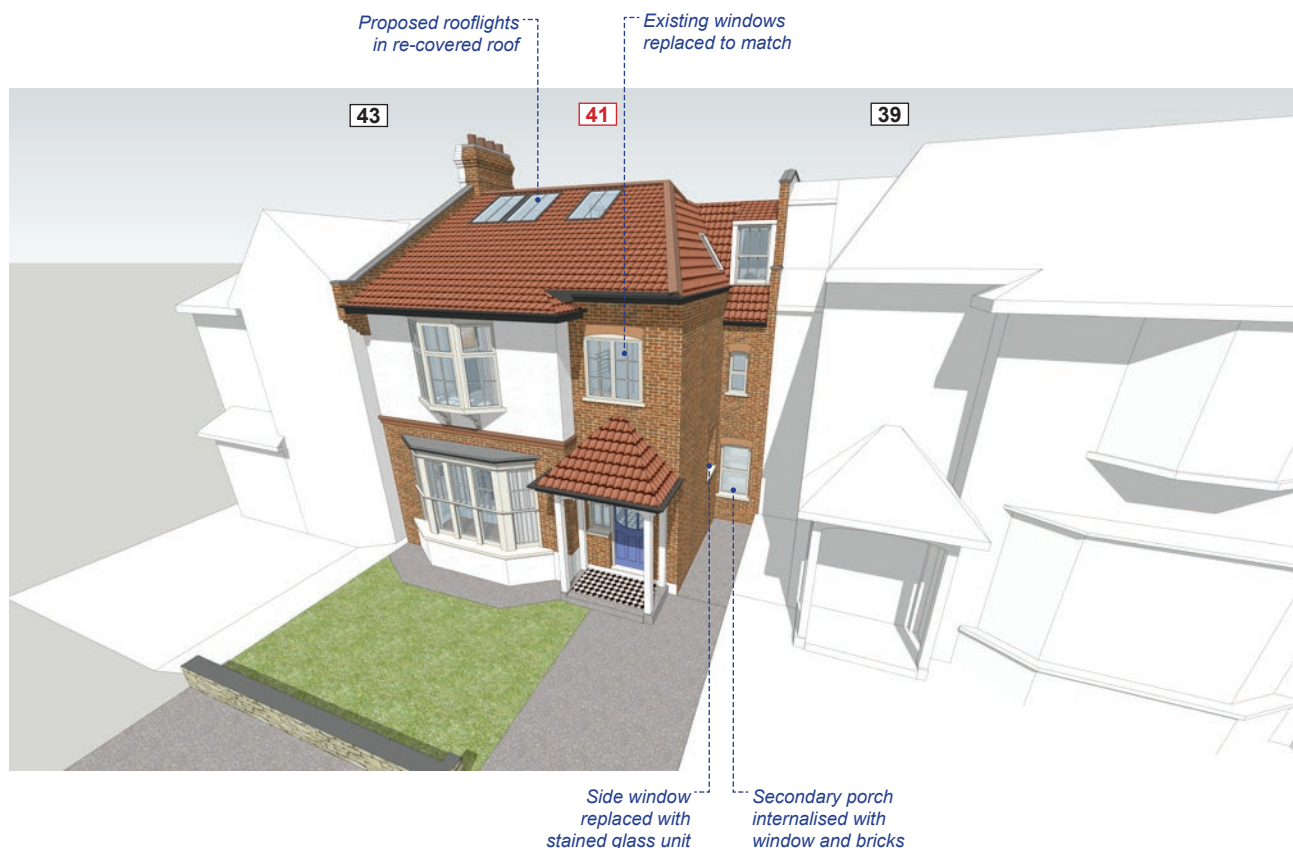


Fig. CGI of front showing key elements of proposal



4.1 Single-storey Rear Extension

In order to provide more open and usable kitchen and dining spaces towards the rear of the house, it is proposed to replace the existing poor-quality non-original ground floor rear projection with a much higher-quality single-storey extension at a reduced depth. Where the existing is a bulky flat-roofed form that is incongruous to the original house, the replacement will be more appropriately scaled, with a dual-pitched hipped roof. In reference to the form and massing of the host building, two bay windows are proposed to the side and rear elevations.

When measured from the rear elevation of the original three-storey angled shallow projection, the proposed extension, including the rear bay, projects approximately 4.8m into the rear garden. This represents a reduction in depth of the existing form of approximately 1.2m, and therefore makes the new form more subservient to the host building than the existing.

The width of the main form of the replacement extension matches that of the original and retains the angled face of the original three-storey shallow projection at ground level. In so doing, the historic plan form of the original house remains legible, as before. The side-facing bay constitutes a modest widening, but is offset by the reduction in depth. The bays' locations and small sizes ensure that the overall form of the extension remains subservient to the host building.

A similar formal approach was recently taken at 16 Leaside Avenue (HGY/2020/2349), where a replacement rear extension of similar proportion was proposed, approved and constructed to a width matching the existing at its junction with host building, yet locally widened beyond this. Like the proposal at No.41, this allows for the historic plan form of the host building and its original three-storey shallow projection to remain legible, and whilst at No.16 the widened portion is more prominent in scale than the bays proposed at No.41, the Delegated Officer noted positively in their report that *'the design, scale and choice of materials are proportionate and sympathetic to the existing building'*.

Elsewhere in the conservation area, and as illustrated in chapter 3, we note that rear- and side-facing bays have been constructed to similar single-storey rear extensions at 48 Leaside Avenue, 20 Collingwood Avenue and 29 Collingwood Avenue.

Where the existing form featured a flat roof that was incongruous with the form of the original building, in order to reduce its bulk, the replacement extension features a dual-pitched hipped roof, with both roof slopes pitching away from the side and rear elevations. Likewise, the two bays both have roofs that pitch away from the eaves and meet the main roof well within their respective pitches to avoid appearing dominant. These and similar forms are found elsewhere on the original building, and are therefore also proposed as direct references to the historic architecture. At a height of approximately 2.6m, the eaves of the proposed extension are lower than those they replace and are therefore more subservient in form. At the junction with 39 Leaside Avenue, the proposed roof is fully enclosed by the existing stepped party wall, which will be retained as part of the proposed works.

Fig. CGI of rear showing key elements of proposal

The strategy of using hipped pitched roofs to reduce the visual bulk of a new extension is supported by works recently approved at 39A Leaside Avenue (HGY/2019/1662). Here, a previously proposed dual-pitched roof was revised to a triple-pitched hipped form during the planning process, with the newly introduced roof slope angling away from the rear eaves to avoid an overly dominant rear elevation. Despite being deeper than the form proposed at No.41, the Delegated Officer for the application at No.39 noted that *'The hipped roof to the extension next to the boundary helps ensure the extension is subordinate in nature'*.

The proposal is clearly supported by local precedent, and given that it will be of a high quality and a significant improvement on that which it replaces, also satisfies policy D6 of The London Plan 2021 and Haringey's Development Management Policies DM1 and DM12. The modest form ensures that the addition does not appear bulky in relation to the host building, and accordingly, the proposal complies with paragraph 3.15 of Haringey's Development Management DPD 2017, which states that rear extensions *'should be lower than the ridge height of the host building. Depth of rear extension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight'*.

Through its reduced depth and more historically sensitive form, the proposal maintains and improves the subordination of form to the original building, and therefore satisfies Policy HC1 of The London Plan 2021 and Haringey's Development Management Policy DM9.

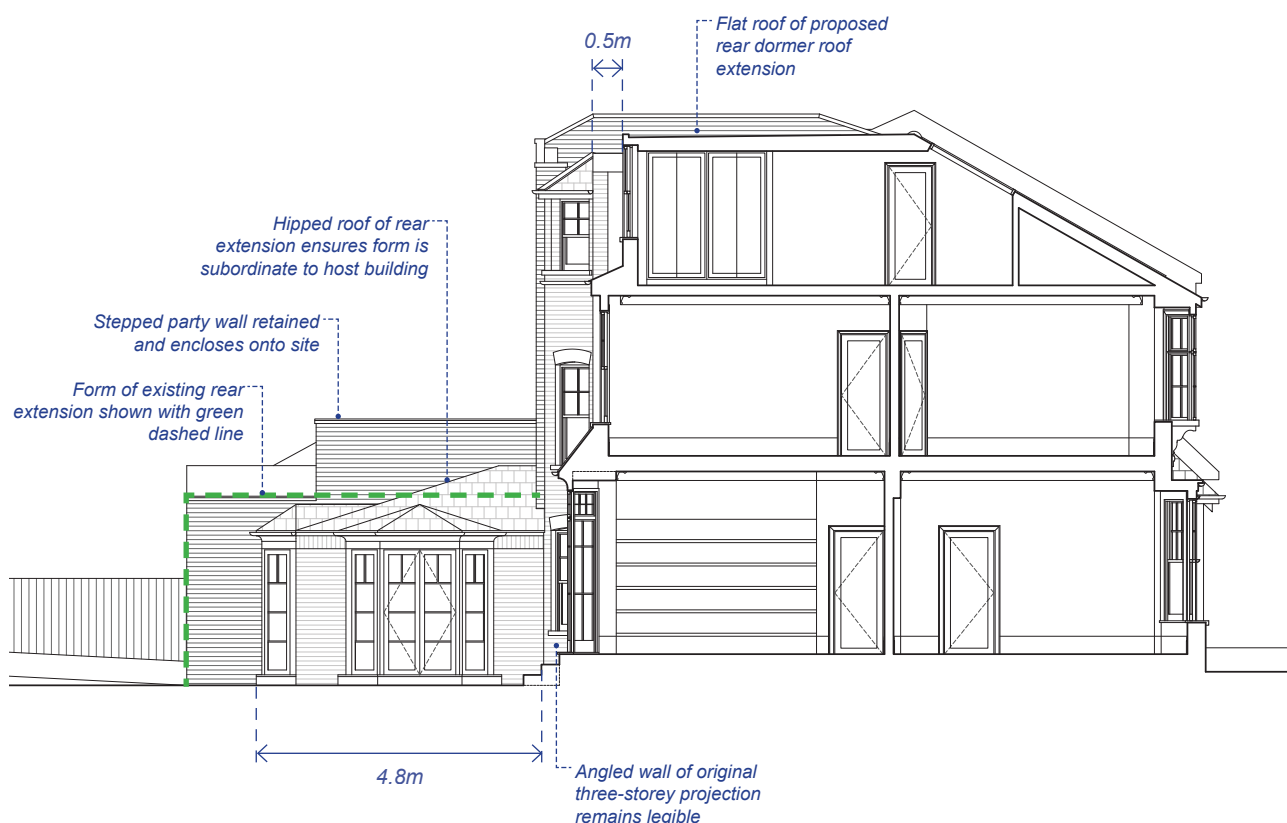


Fig. Proposed section and side elevation showing key design principles (not to standard scale)



4.2 Roof and Rear Dormer Roof Extension

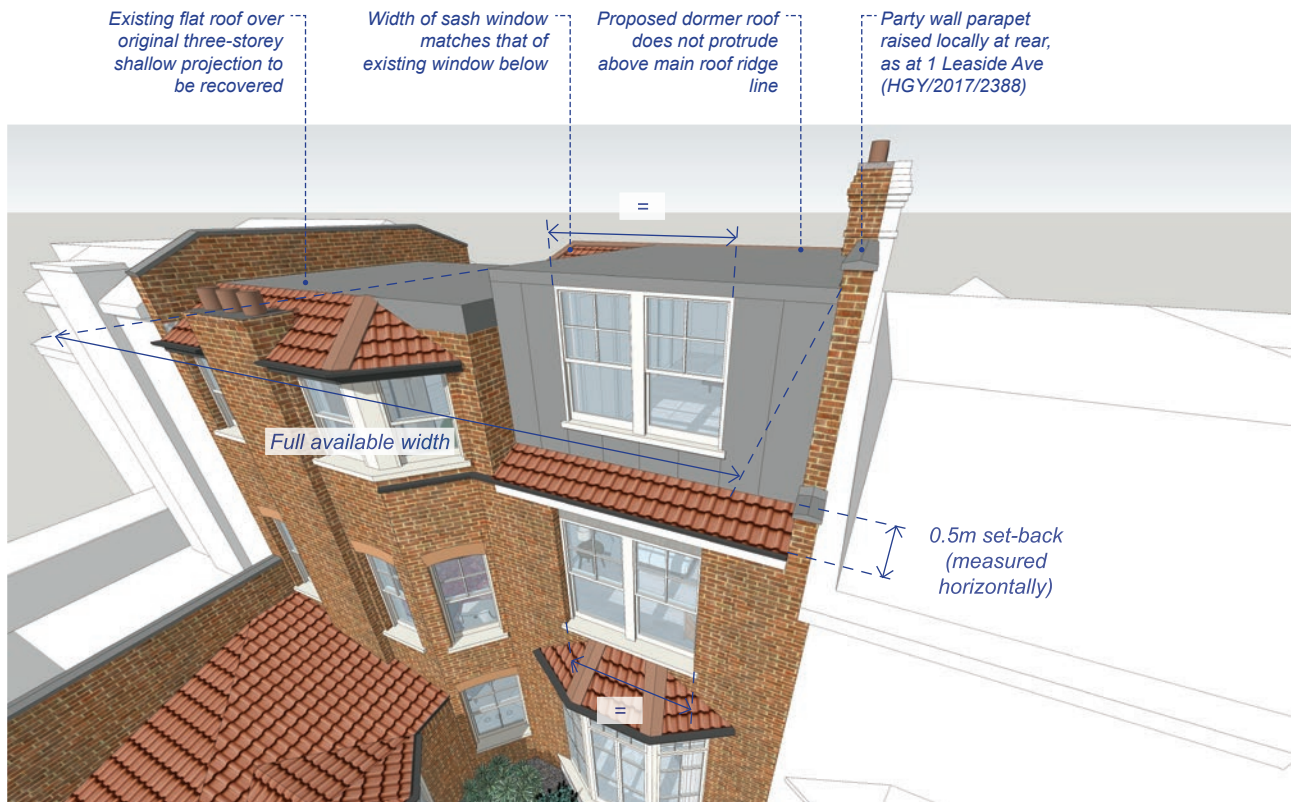
The form, scale and location of the proposed rear dormer roof extension is informed by policy and local precedent, which, as is illustrated in chapter 3, is abundant in the street and wider conservation area. There is a great variety of development to the rear of properties at this level, and the proposal therefore justifies its design through established patterns of development.

The proposal takes specific design cues from recently approved applications at 1 Leaside Avenue (HGY/2017/2388) and 22 Collingwood Avenue (HGY/2020/2469), which lie on the same and adjacent streets, respectively, and both within the same conservation area sub area. Like at these properties, the dormer proposed at 41 Leaside Avenue occupies the space between the existing flat roof over the original three-storey shallow projection and the party wall at the boundary with No.43. As has also been approved at 1 Leaside Avenue and 22 Collingwood Avenue, it is proposed to locally raise the party parapet wall at the rear, in order for the new dormer to enclose onto it. Given the set-back of the dormer's rear elevation from that of the main house (see below), a portion of the existing pitched parapet - and therefore the original roof form - will remain visible. In order to appear subservient to the host building, the roof of the dormer extension will not extend above the ridge line of the original main roof. This will provide a comfortable, but not excessive, internal ceiling height of approximately 2.2m under the dormer roof. As mentioned, a dormer of similar width and height was previously approved at 1 Leaside Avenue (HGY/2017/2388), and here the Delegated Officer noted positively that *'The proposal is considered proportionate and subordinate to the building and is in keeping with the pattern of development in the area. The extension has been set up from the eaves sufficiently and it is acknowledged that there is precedent for not requiring a set down from the ridge. Therefore, the local character and visual amenity of the area will be protected'*, indicating the council's support for development of this scale and location.

In order to ensure that the proposed dormer does not appear bulky or dominate the roofscape, its rear elevation is set back from the eaves by 0.5m when measured horizontally from the main house's rear elevation, thereby retaining a legible expanse of the original roofslope. This is informed by the same set-back at 22 Collingwood Avenue, where the Delegated Officer noted that *'...the design, massing, scale and materials for the proposed dormer...would preserve the character and appearance of the host building and the Muswell Hill Conservation Area'*. We note that other nearby properties, including at No.43 and No.45 Leaside Avenue, feature similarly scaled dormers with much smaller set-backs from the rear eaves. The scale of that proposed here should therefore not be contentious.

A modest double sash window is proposed within the rear elevation of the dormer roof extension. To create a harmonious appearance this will be centred vertically to the original first floor window opening below, and also match its width. In order to appear subordinate on the roof and not overly dominant within the rear elevational composition, the proposed window is to be of a lesser height than that below.

Fig. Proposed rear elevation showing key design principles (not to standard scale)



It is also proposed to recover the existing main pitched roof and that of the original three-storey shallow projection with red tiles to consolidate its material appearance in a manner consistent with other pitches and houses elsewhere in the street. Similarly, the existing flat portion will be recovered and insulation upgraded. This will not alter the form or scale of the roof.

By virtue of its modest scale, the dormer appears subordinate to the original roof and host building. Furthermore, its location entirely to the rear ensures that the dormer will not be visible from any public vantage point. The proposal therefore accords with paragraph 3.16 of Haringey's Development Management DPD 2017 and paragraph 14.11 of the Muswell Hill Conservation Area Character Appraisal.

4.3 New and Replacement Windows and Doors in Existing Building

In order to sensitively improve the energy performance of the building, it is proposed to replace all windows and rear doors that remain as part of the works with double-glazed units to match the type, detail and appearance of those they replace. The side-facing ground level window at the front of the property is to be replaced with a period-appropriate stained glass unit, as at other properties along the street. Beyond those specifically outlined below, it is not proposed to create new openings or enlarge existing ones.

As the secondary front door and porch are currently not used, it is proposed to internalise this area as extra space accessible from the kitchen. The current brick arch will be filled with a modest traditional-style casement window to a width matching the existing opening, with the remainder above and below bricked up to match the existing adjacent. Similar work has been carried out immediately adjacent at No.39, and so the proposal follows an established pattern of development and seeks to re-establish a level of symmetry that was previously present but since lost.

The existing poor-quality casement windows at the second floor of the original three-storey shallow projection on the rear elevation are to be replaced with painted timber-framed double-glazed sash units to match the existing adjacent in appearance. It is also proposed to create a new opening of matching proportions on the other side of the chimney that protrudes from this projection. This will align vertically with the existing window below at first floor, therefore continuing the existing geometry up the building and creating a more harmonious elevational composition.

It is proposed to install three modest conservation-style rooflights in the front slope of the main roof and replace that in the side pitch. There are many examples of this along the street. We note that this development is exercised under the properties Permitted Development rights, but is included here for completeness. They shall be modest and not project more than 0.15m above the roof slope.

Fig. CGI of rear dormer showing key design principles

4.4 Deconversion into a Single Dwelling House

The deconversion of the property from 2No. flats into a single dwelling house involves internal alterations to remove partitions and doors in order to open up the existing Lobby into the proposed Hallway. As such it has no impact on the appearance of the outside of the building, and therefore the character of the conservation area.

5 Materials

With regard to residential extensions, Policy DM12: Housing Design and Quality of the Haringey Development Management DPD 2017 states that *'high quality matching or complimentary materials should be used appropriately and sensitively in relation to the context'*.

The Muswell Hill Conservation Area Character Appraisal (CACA) – in reference to Sub Area 4, where the application site is located – notes that *'there is considerable consistency in architectural style, the use of materials and common details that make this area particularly distinctive'*. Accordingly, and as described below, the project's material and detail strategy takes cues from and explicitly references the appearance of the original host building.

The proposal will be constructed to a high quality, with modern methods and technology, yet with an appearance that matches the historic architecture. In so doing, it is intended that the house be brought to its optimal viable use in a sensitive manner that conserves and enhances the conservation area as a local heritage asset.

This strategy is explicitly supported by the Muswell Hill CACA, which states that *'The importance of good design that takes full account of the historic environment is essential when considering proposals affecting the Muswell Hill Conservation Area. The use of good external materials, in particular good quality facing brickwork, is of the greatest importance.'*

5.1 Single-storey Rear Extension

We note that the existing rear extension is of very poor-quality, and the work proposed shall make significant improvements to the property through a material and detail palette that is both of very high-quality and sensitive to the building's standing within the conservation area.

Where the existing rear extension is of a more contemporary appearance to the host building, its replacement will be of a material and detailed language that seeks to match the historic architecture. The main form shall be finished in matching red brickwork, reclaimed from the demolition of the existing extension as far as possible, and with a roof of red clay tile to match the original architecture elsewhere. Paragraph 7.7 of the Muswell Hill CACA also notes that this material palette is typical to the Sub Area 4 of the Conservation Area that the site sits within. Furthermore, as the quote in the previous section confirms, the use of high-quality brickwork is explicitly supported by the Council via the Muswell Hill CACA.

The windows and doors within the bays shall be painted timber-framed double-glazed units, with details and glazing bars to match original examples elsewhere in the building. In so doing, they will perform to a standard expected of contemporary buildings, but of an appearance that is in keeping with their setting. It is proposed to finish the eaves of the bays with painted curved soffits to match the detailing of the original rear-facing bay on the main house's rear elevation.

All materials have been selected to make explicit reference to the host building, which is itself an example of the typical material palette that characterises the conservation area. As chapter 3 shows there are many examples of rear extensions constructed with similar materials and details, and as such the proposals arguably follow a well-established pattern of development that is supported by the Council.

5.2 Roof and Rear Dormer Roof Extension

It is proposed to finish the rear dormer roof extension cheeks in zinc, which has been chosen to be high-quality, durable, and complimentary to the existing material architecture. This is in-keeping with Policy DM12 of Haringey's Development Management DPD 2017, mentioned above. It also has precedent in the immediate area, notably at 19 Leaside Avenue (HGY/2022/0196). Here a similarly scaled dormer was proposed and approved to be clad in natural standing seam zinc, with the Delegated Officer noting that *'The extension would be constructed in materials in keeping with the existing dwelling'*.

Similarly, it is proposed to finish both the new dormer roof and the replacement existing flat portion of roof with an EPDM system. Both will be fully insulated with high performing material, which will be a significant improvement on the current material performance.

Where the party parapet wall is to be locally raised as a flank wall for the dormer extension, this will be built in reclaimed bricks to match the existing, and finished with a matching coping stone. This approach is explicitly informed by local precedent, including at 1 Leaside Avenue (HGY/2017/2388 - see below), 12 Collingwood Avenue (HGY/2018/0013), and 22 Collingwood Avenue (HGY/2020/2469).

Within the dormer, the window will be a traditional-style painted timber-framed double-glazed sash window to match the existing rear elevational windows in appearance and detail. This will ensure a consistent appearance across the elevation.

In order to create a more coherent appearance across the building, it is proposed to re-cover the main pitched roof, including over the original three-storey shallow projection, in red clay tiles to match the existing on the side and rear pitches. This is a very common roof material in the street and local area, with many examples nearby. The Muswell Hill Conservation Area Character Appraisal specifically mentions this material as common on main roofs as well as porches, lean-to roofs and bays, meaning this material choice is consistent with the conservation and enhancement of the conservation area.

5.3 New and Replacement Windows and Doors in Existing Building

Currently, the house features a mixture of painted-timber casement and sash windows at the front and rear, respectively. In order to improve the energy efficiency of the building, it is proposed replace all with painted timber-framed double-glazed units to match the type, appearance and detail of those they replace. As such, the historical appearance of the main house shall be maintained. The side-facing ground level window at the front of the property is to be replaced with a period-appropriate stained glass unit, as at other properties along the street

Likewise, the new window in the enclosed secondary front porch shall be a painted timber-framed double-glazed casement unit to match the general appearance and detail of the ones above it at first and second floor level. The width of the new window will match that of the opening, with the remaining opening above and below blocked in and finished with reclaimed red bricks to match the existing adjacent.

At the second floor of the rear elevation, the poor-quality casement windows are not in-keeping with the sash units elsewhere in this elevation, and therefore their replacements will be timber-painted double-glazed sash units to match those adjacent. Decorative glazing bars will be used to match the windows at first floor. This type, appearance and detail will also be replicated in the new opening on the other side of the rear elevation chimney.



Fig. Rear elevation details of raised parapet walls at 1 Leaside Avenue (HGY/2017/2388 - left), and 41 Leaside Avenue (this proposal - right). (Not to standard scale)

6 IMPACT ON NEIGHBOURING AMENITY & NATURAL LIGHT

Policy D6 of The London Plan 2021 states that *'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 shadowing and maximising the usability of outside amenity space'*. Similarly, Policy DM1 of Haringey's Development Management DPD 2017 states that *'Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours'*, and goes on to define this as providing adequate daylight and sunlight, providing adequate privacy, and ensuring protection from pollution such as light and noise arising from the development.

In order to satisfy these requirements and establish a harmonious relationship with its neighbours, the form, scale, bulk, and orientation of the proposal presented here have been articulated to avoid undue enclosure onto nearby properties, and where unavoidable, the effects mitigated through the detailed architectural treatments of elements.

6.1 General Impact of Rear Dormer Roof Extension

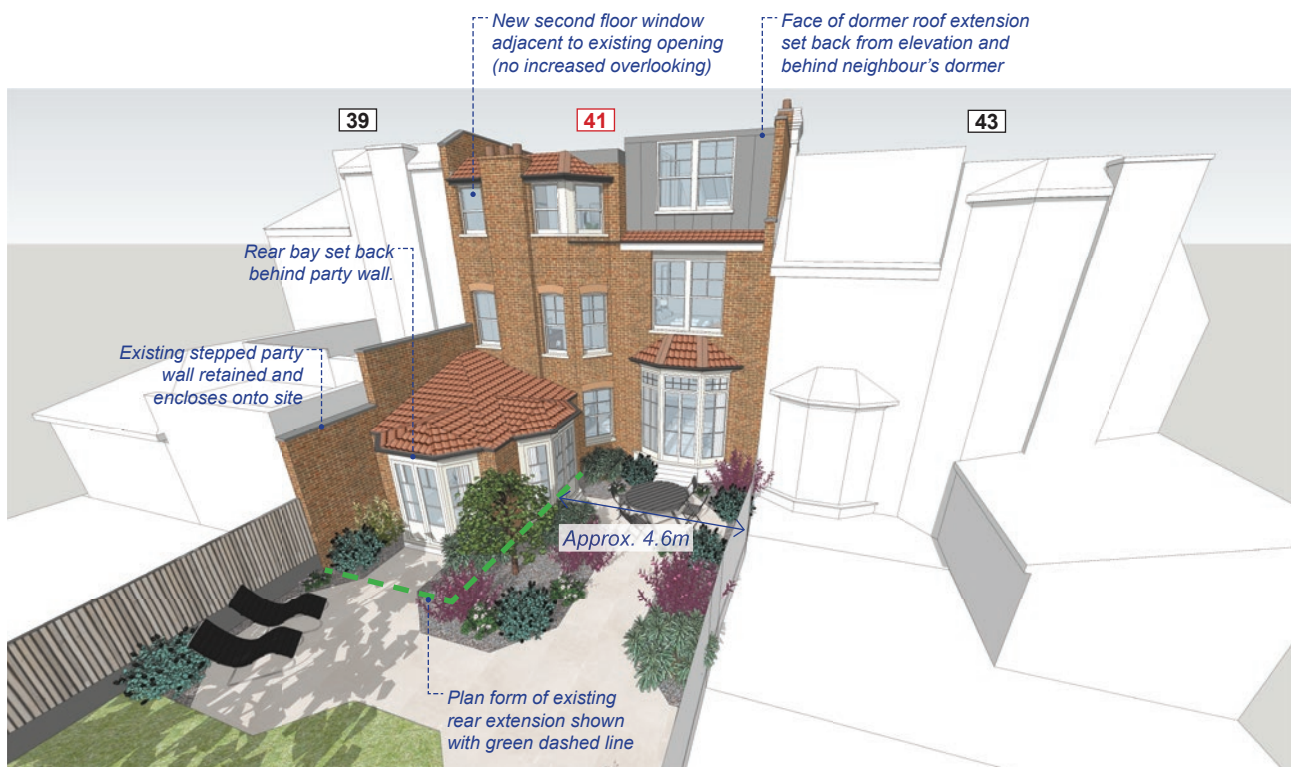
The location and form of the proposed rear dormer roof extension have been articulated to minimise this element's impact on neighbouring amenity. The set-back of the dormer's rear elevation mitigates against any sense of dominance or overbearing to the rear of the property. It also locates the rear elevation slightly behind that of the neighbouring property at No.43, ensuring that the proposed works do not enclose on and infringe the access to views and light from that properties' loft. There are no side-facing windows proposed at this level, and the existing presence of rear-facing windows adjacent to the dormer at second floor level means that instances of overlooking are negligible in comparison to the current situation.

The above analysis is seemingly confirmed by the Delegated Officer for an application of similar type, scale and location nearby at 1 Leaside Avenue (HGY/2017/2388), where they note that *'...given the position of the proposed addition at roof level within a row of properties and that the dormer will be set up from the eaves as well as being no higher than the ridgeline, the proposed rear dormer would not cause any material harm by way of additional loss of light or outlook or increased sense of dominance or enclosure to the occupants of neighbouring residential properties. Furthermore, given the existing mutual overlooking from the existing rear fenestration, the proposed dormer will not result in any material harm by way of increased overlooking or loss of privacy over and above the existing situation. The proposal is acceptable in amenity terms'*.

The proposed dormer is located away from the northern site boundary, and its north cheek would enclose onto the existing flat roof form over the original three-storey shallow projection. This element therefore causes a negligible amount of overshadowing.

6.2 Impact on 39 Leaside Avenue

The proposed ground floor rear extension would have no real impact on the amenity of No.39. As described, the proposed works would retain the stepped party wall along the boundary, and like the existing extension it replaces, the new projection would fully enclose onto this wall. The condition on the No.39 side therefore remains effectively unaltered. The reduction in overall depth results in a condition where this party wall in fact encloses onto the application site, which in turn ensures that the replacement rear windows and doors in the bay are located behind the existing party wall, effectively mitigating against any sense of overlooking. In any instance, the bay window replaces a window already in the rear façade, so no new instances of overlooking arise from the proposed works. The natural fall in levels down the street naturally offsets any issues regarding the height of proposals, and allows for the new roof's ridge to extend



slightly higher than the existing flat roof without negatively impacting the amenity at No.39.

The proposed extension is shorter in depth than the existing and located entirely behind the retained party wall described above, meaning that despite being to the south of the site at No.39, it neither alters that properties access to natural light nor results in any increase in overshadowing.

The new front-facing window that replaces the arched opening to the secondary front porch does not constitute a new instance of overlooking, as the door it replaces has a glazed panel. In any case, there is a similarly sized window in the corresponding position at No.39, and so similar development at the application site is presumably also acceptable.

The new second floor window in the rear elevation of the original three-storey shallow projection is located adjacent to an original rear-facing window, serves the same internal space, and will be constructed to an identical scale. Therefore, it does not constitute a new instance of overlooking from that room.

6.3 Impact on 43 Leaside Avenue

Given the natural fall of site levels along the street, No.43 sits below the application site. As such, it is important to ensure that any development considers its impact on the neighbouring amenity. The proposed rear extension is located along the opposite boundary to that with No.43, with its main form matching the width of the existing extension it replaces. It's location already heavily mitigates against any sense of enclosure to No.43, but the lower eaves and reduced depth arguably improve upon the existing condition. The side facing bay replaces extensive glazing in the existing extension so there are no new instances of overlooking. Furthermore, a significant set back from the boundary of 4.6m further mitigates any loss of privacy.

The application site is to the north of No.43, and therefore casts no shadow across this property and its amenity.

6.4 Impact on Properties along Collingwood Avenue

Substantial rear gardens ensure a high degree of separation between rear elevations and rear-facing windows of properties along Leaside Avenue and Collingwood avenue. As noted in chapter 3, there are many instances of development with rear-facing windows that have been approved by the Council, suggesting that this pattern of development is well established and not contentious.

In any instance, the reduction in depth of the ground level rear extension represents an improvement on the already acceptable condition with regard to the property and development's impact on amenity to the rear.

Fig. CGI of rear showing amenity impact mitigation

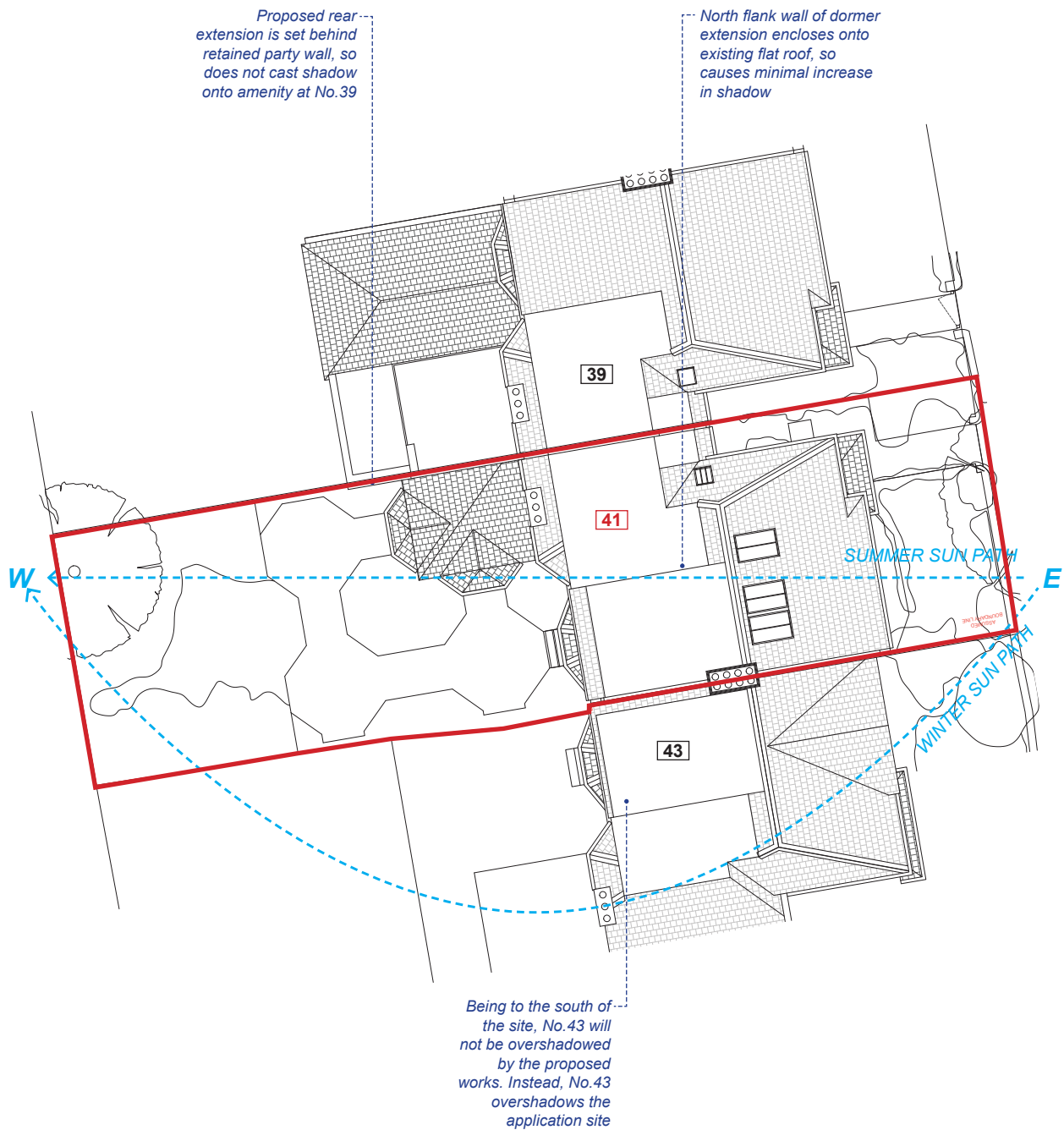


Fig. Sunpath diagram

7 ACCESS STATEMENT

Policy SP11 from the Local Plan Strategic Policies states that development should '*Seek the highest standards of access in all building and places*', and this project seeks to improve access to and throughout the house. A summary of these strategies is outlined below.

Access to the site from the street remains unchanged and is via the existing front garden path.

The main front door is retained as the principal access into the house, whereas the secondary front door is not used and is therefore closed off, with the porch internalised. The result is a more clearly defined point of entry, as is consistent with its deconversion from 2No. flats back into a single dwelling.

Access to the rear garden from the original main house remains unchanged, as does the general rear garden level. Access here is via set of steps, albeit through a better-quality replacement double-glazed door set that matches the existing in appearance.

Access to the rear garden from the ground floor rear extension is improved with two generous bays offering direct access via double-glazed door sets.

Internal floor levels shall remain as existing, so access throughout the historic part of the house is largely unchanged, including to the cellar.

The existing ground-to-first-floor stair is currently enclosed due to the separation of the building into 2No. flats. As part of its deconversion back into a single dwelling, these partitions will be removed, creating a more generous and airy circulation space with the retained existing staircase refurbished.

The first-to-second-floor stair is to be refurbished but remains unchanged otherwise.

The dormer roof extension provides generous, though not excessive, ceiling heights and rooflights allow for more space under the front pitch of the main roof to be accessed and used comfortably.

8 HERITAGE STATEMENT

The site sits within the Muswell Hill Conservation Area, a designated heritage asset within the London borough of Haringey.

Policy HC1 of The London Plan 2021 requires that *'Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings'*.

More locally, Policy SP12 of Haringey's Local Plan Strategic Policies informs that *'The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment'*. Policy DM9 of Haringey's Development Management DPD 2017 goes on to state that *'When considering the impact of proposals on the historic environment, the Council will have regard to...the desirability of securing a viable use for a heritage asset consistent with its conservation'*, and that in conservation areas *'...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'*.

The Muswell Hill Conservation Area Character Appraisal (CACA) highlights the lack of clear uniformity at the rear of properties along Leaside Avenue and adjacent streets. Instead it depicts a general historic character across the area that is restricted to building frontages within the streetscape, and defined by broad similarities and groupings of form and scale, with a commonality of material and detail finish. We note that the application site is defined within the CACA as a 'Positive Contribution Building' within the grouping of Nos. 1 to 47 (odd) Leaside Avenue.

The proposed changes visible from the front are minor. Existing windows shall be replaced with double-glazed units of matching type, appearance and detail. The enclosed secondary porch matches similar development at the immediately adjacent neighbour and as such re-establishes symmetry between the two properties. Rooflights in the front slope are modest, and will be of conservation style. These modest changes therefore ensure the preservation of the special historic character of the conservation area.

To the rear, the replacement ground floor extension constitutes a reduction in depth of the existing, and therefore remains subordinate to the host building. Its high-quality, traditional appearance similarly respects the historic architecture, whilst significantly improving its functionality. The proposed rear dormer is in-keeping with policy and precedent elsewhere in the conservation area, and remains similarly subordinate to the original roof form. It's materiality and appearance shall be of very high-quality and complimentary to the host building. The proposals therefore preserve and enhance the historic appearance of the conservation area.

We assert that the above-described proposal represents a continuation of established patterns of development, and satisfies relevant conservation policy. The proposal is similarly in-keeping with the Muswell Hill CACA, which states in paragraph 13.1 that *'The importance of good design that takes full account of the historic environment is essential when considering proposals affecting the Muswell Hill Conservation Area. The use of good external materials, in particular good quality facing brickwork, is of the greatest important. The Council encourages good quality development, including the provision of affordable housing, but in all such proposals design and conservation considerations must be primary parameters from the outset'*.

9 SUSTAINABILITY

Local and national policy supports development with a presumption in favour of sustainability, with Policy SP11 of the Council's Local Plan Strategic Policies 2017 stating that development shall '*Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques*'. Policy DM21: Sustainable Design, Layout and Construction of the Development Management DPD 2017 outlines similar requirements, and Haringey's Sustainable Design & Construction Supplementary Planning Document 2013 gives further advice on how to achieve this.

The refurbishment and reuse of existing housing stock not only tackles urban sprawl but also preserves the grain of the city.

Properties of this period are not energy efficient and generally poorly insulated, making the running of such houses ecologically unsustainable and expensive to prospective tenants. The proposal will include extensive upgrading of the property's insulation, heating, plumbing, lighting and electrics, which will greatly improve the energy efficiency of the house. This is explicitly supported by paragraph 4.35 of the Development Management DPD 2017.

The proposed work will comply with Part L (Conservation of Fuel and Power) of the Building Regulations.

The new walls and roof of the rear ground floor extension and rear dormer roof extension will be highly insulated to provide well performing U-Values, as is explicitly supported by paragraph 6.1.8 of the Local Plan Strategic Policies 2017.

Furthermore, all new and replacement glazed doors, windows and rooflights will be constructed of high-performance glass that will insulate the space, optimise daylight and reduce the need for artificial light. The frames of these glazing units will be detailed to ensure airtightness and a high standard of insulation.

10 CONCLUSION

In conclusion, this proposal seeks to demolish the current poor-quality ground floor rear extension, replace it with a single-storey rear extension of matching width and reduced depth, erect a rear dormer roof extension, recover the main roof and install 3No. conservation-style rooflights, replace existing windows with double-glazed units of matching appearance, install a new window to the rear elevation, enclose the secondary front porch and install window, and deconvert the building from 2no. flats back into a single dwelling.

Through its scale, appearance, set-backs, material appearance, and relationship with the existing building, we assert that the original house shall remain the dominant feature of the existing property, and that the new development shall be read as distinct and subordinate to the host building.

We believe that it has been demonstrated that a respectful relationship with its neighbours would be achieved, with modest heights, well considered depths, and sensitive fenestration resulting in no excessive enclosure upon boundaries, nor any increased overlooking or over shadowing.

The majority of the proposal would be to the rear and therefore neither be visible from any public vantage point, nor affect any feature outlined in the Conservation Area Appraisal, and the high-quality design would greatly improve the viability of the house as a modern family dwelling. Where development is proposed that will be visible at the front – such as the replacement windows, recovered roof, rooflights, and enclosure of the secondary porch – it will be of a style and appearance to match the existing character, and will not constitute an increase in scale or change of form to the original building.

As shown in this document, this strategy is explicitly supported by local precedent, specifically 1 Leaside Avenue (HGY/2017/2388), 19 Leaside Avenue (HGY/0196), 12 Collingwood Avenue (HGY/2018/0013), and 22 Collingwood Avenue (HGY/2020/2469) with regards to the scale, location and materiality of the rear dormer roof extension, as well as 16 Leaside Avenue (HGY/2020/2349) and 39a Leaside Avenue (HGY/2019/1662) for the proposed rear extension. The proposal therefore follows an established pattern of development within the local and conservation area.

In preserving and enhancing the character and appearance of the heritage asset within the Conservation Area, we consider the proposal to not be in overriding conflict with any of the policy already discussed, and we therefore ask that you determine this application favourably.