



Submission Statement:

Stuart Henley & Partners

in respect of:

***Risborough Court, Muswell Hill
London N10 3PP***

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1.0

The Application:

The application is made up of four three elements :

- Raising of the existing roof and conversion to form 2no self contained flats together with a new access stair contained within a two storey front extension.
- Conversion of the existing garage together with lowering of the floor level to create a two storey dwelling unit.
- Excavation below the existing building to form a 1bedroom flat.

2.0

The Site and History:

A previous application was submitted for a similar proposal but ultimately refused for the following reasons:

1) The proposed development, by reason of its lack of basement impact assessment, would result in adverse impact on the local structural stability, contrary to policy DM18A(a) of the Haringey Local Plan 2017.

2) The proposed development, by reason of the staircore size and location, would result in adverse impact to adjoining residents, contrary to policy DM1 and DM12 of the Haringey Local Plan 2017

3.0

The proposed scheme:

In order to address reason 1, a basement impact assessment is now provided.

For reason 2, the following changes have been made:

The staircase serving the additional floor was previously housed within an extension located on the side of the existing building, within the gap with No 65 Muswell Hill. Within the Case Officer's Planning report, there was a fair degree of concern over this and the effect that it had on the

existing flats and neighbouring building with reference to creating a sense of enclosure. This structure has now been completely removed from the sideway and placed on the front of the building. There are no windows on the existing front elevation and the new enclosure will be contained within the existing building width, therefore not being any closer to neighbouring buildings than existing.

The problem with the existing building is that the staircases that serve the first floor flats are not large enough to continue up to the proposed additional floor. They terminate at the entrance doors to the first floor flats. Therefore without any new enclosure the new flats can not be created.

The neighbouring building, 65 Muswell Hill, is set forward of Risborough Court allowing a modest extension that will not appear out of place in the street scene. In addition to this the extension is only at ground and first floor level before it runs back within a pitched roof design to the main building line before rising up again for the additional floor. The increase in mass has therefore been kept on the lower levels, minimising any visual impact it may have.



P1: showing step forward in existing building line of No 65 Muswell Hill.

The new extension allows a new entrance to Flat 3 to be created and this has been done in connection with the current owner of that flat. They benefit from an enlarged hallway, new WC and understair storage area.

Within the design of the new extension key features taken from the existing building have been used:

- New entrance will be created within a brick detailed arch recreating the attractive feature that currently exists around the entrance door to flat 3.
- Recreating the feature chimney stack on the front of the new extension to replace the existing one which will be lost.



P 2: Existing front door and brick surround around flat 3. The brick surround design will be re-used around the proposed new entrance.



P 3: Existing chimney stack on the front of the building which will be recreated on the front of the new extension.

The units being proposed are all in compliance with London Plan requirements:

Flat 1 1bed (2p) 56sq.m

Flat 2 1bed (2p) duplex unit 59sq.m

Flat 3 2bed (3p) 62sq.m

Flat 4 2bed (3p) 66sq.m

A previous concern was raised by the case officer about the amenity area for flat 2 and the amount of light it would receive. With the removal of the stairwell extension at the side this would no longer be the case.

Flat 2 is served by side facing windows which previously were raised as a concern by the case officer due to their proximity to windows within the rear elevation of the Risborough Court. The new windows can be obscurely glazed with fanlight opening only therefore protecting any overlooking but allowing cross ventilation to the dwelling unit. IN addition to this the living space has been provided with a rooflight that can be opened to allow ventilation to the space. The flank wall of the garage is to be planted, introducing a living wall in this location which will provide a much improved outlook for flats 1 and 5 of Risborough Court.

Inclusive access:

Flat 1 and flat 2 will be fully complaint with access requirements for wheelchair users. Flats 3 and 4 are accessed via a staircase only, there is no room for a lift as well within the restricted space. The new stair however is designed in compliance with Approved Document M4 (2) of the building regulations having the required spaces around the entranceway and acceptable rising / goings on the new stair.

Outlook from existing occupants:

Due to the lowering of levels at the back, the removal of the existing steel staircase and the introduction of additional planted areas including proposed living walls the outlook for the existing occupants will be dramatically improved.

At present the rear lightwell is a poor area and the opening up of the space will allow more light to penetrate the window areas and create a greater sense of openness.



P4 existing lightwell arrangement showing existing steel staircase and high retaining wall which will both be removed.

Cycle parking has been increased to 7no cycles as per previous advice.

Refuse is currently positioned at surface level within wheely bins which are visible from the rear windows. The scheme proposes a new refuse storage area to contain all the bins away from the windows improving the amenity for each flat.

Ecology.

The site currently has a limited value, having areas of grass with small shrubs. To the rear of the existing property there is no vegetation at all creating a blank outlook for the existing flats. The scheme proposes introducing three new areas of green space within the rear area as well as a planted wall and green roof (on top of the existing garage flat roof). This will not only improve the overall environment for the occupants of the building and the wider area, but will also increase on site bio-diversity in accordance with planning guidance.

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Conclusion

The amended scheme makes a direct response to the previous decision notice and planning officer's report. Key points contained within the latter document have been carefully considered and the proposal amended accordingly.

The two reasons for previous refusal have been addressed with additional and or amended information.

The result of this is that the submitted scheme provides an increase of 4 dwelling units of varying sizes and layouts that will provide a welcome addition to the housing stock, but in doing so addresses previous concerns and policy requirements.

