

22 Fortismere Avenue N10 3BL

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Introduction

This Design and Access Statement has been prepared to accompany the full planning application that has been submitted for a development at 22 Fortismere Avenue N10 3BL. Planning permission has been sought for minor householder developments. The description of development is as follows:

“The construction of dormer extensions on the rear roof slope, the insertion of conservation style roof lights on the front gable and rear roof slope.”

The proposal aims to provide a high-quality householder development with the intent to increase the residential floor space at the dwelling house to accommodate the needs of a family dedicated to the area that wants to remain in this neighbourhood. The proposed development has taken into consideration all relevant planning policies and guidance to ensure that the neighbouring amenity space is preserved and that there is no harm caused to the appearance of the dwelling or its setting within the conservation area.

The application submission comprises this Design and Access Statement (including Planning Assessments) and the following documents (submitted via the Planning Portal):

- Application form
- CIL form
- Drawings, prepared by Betterpad:
 - Site Location Plan
 - Existing Floor Plan Ground and First Floor
 - Existing Floor Plan Loft and Roof
 - Existing Elevation
 - Existing Section
 - Proposed Floor Plan Ground and First Floor
 - Proposed Floor Plan Loft and Roof
 - Proposed Elevation
 - Proposed Section

The purpose of this Statement is to explain the design principles and concepts of the proposed development. Design and Access Statements (DAS) are required for most planning applications to assist the Decision Maker and the public in understanding the scheme in terms of the design itself but also the narrative and story of the scheme.

As noted in para 029 of the National Planning Practise Framework, a Design and Access Statement is:

‘A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making

by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.'

In terms of the relevant guidance in relation to the preparation of Design and Access Statements, attention has been given to the 'Design and Access Statement: How to Write, Read and Use Them' (CABE 2006).

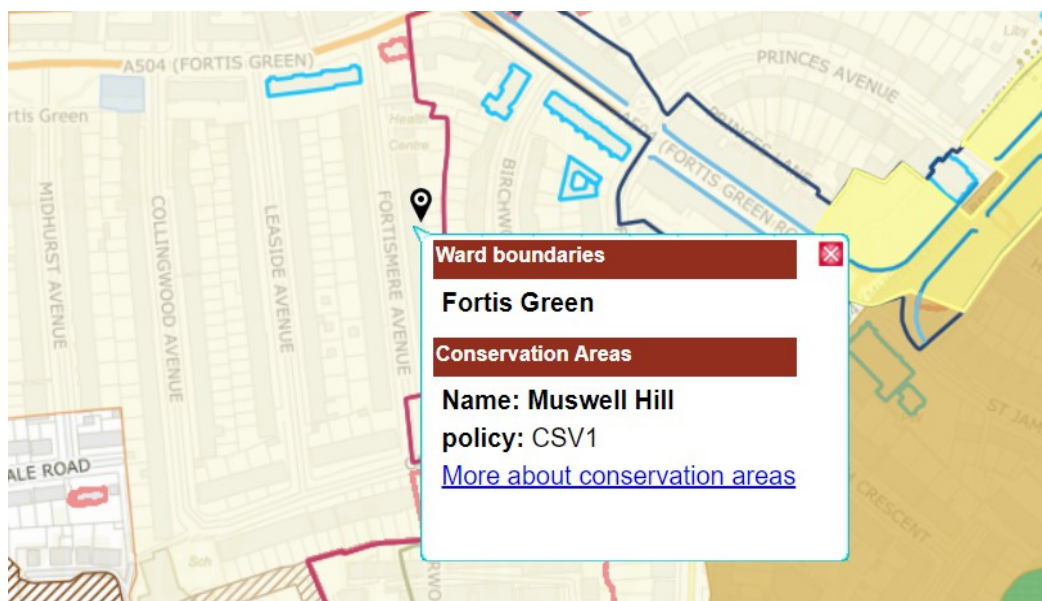
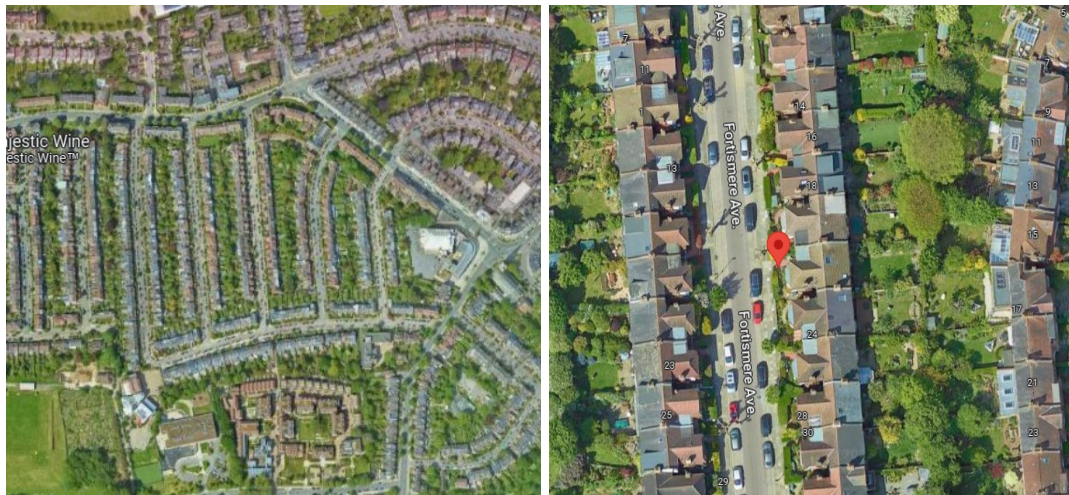
Site location.

The application site is located on the eastern side of Fortismere Avenue. The property has a west-facing frontage with a modest-sized rear garden which project down towards the eastern end of the site. The property comprises of a two-storey mid terraced single-family dwelling house.

The site is accessed from Fortismere Avenue from where a short path leads through the front garden to the entrance of the property.

The site is bound by two adjoining mid-terraced residential dwellings, one to the north and one to the south. The rear of the site is bound by the rear garden of 17 & 15 Birchwood Avenue.

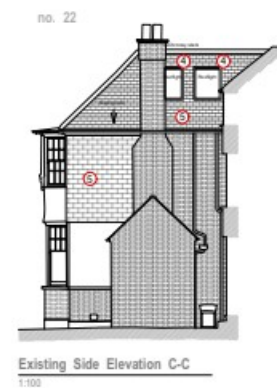
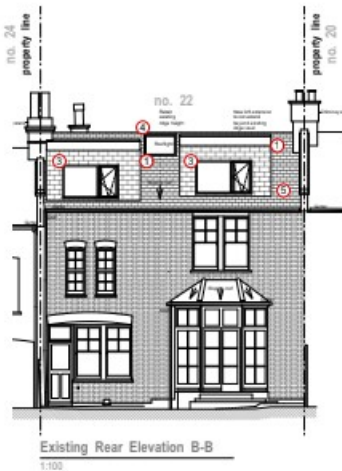
The application site does not comprise a listed building nor is it in close proximity to one. However, it is located within the Muswell Hill Conservation area.



Description of Development

Full planning permission has been sought for the following developments:

- Two dormer extension on the rear roof slope.
- One conservation style roof light on the rear roof slope.
- Two conservation style roof lights on the southern roof slope of the front gable.
- Re-rendering and painting of the front elevation, and
- The addition of solar panels on the dormer flat roofs.



Relevant planning history:

The application site does not have any relevant planning history that should be taking into consideration when assessing this application. However, there are a number of relevant applications that have been determined in the surrounding area. They are as follows:

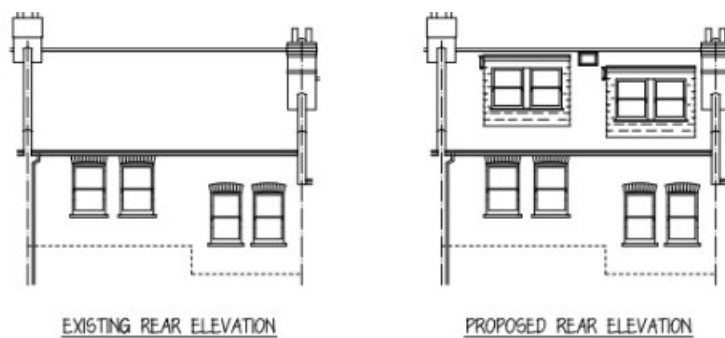
Reference: HGY.2018.1334

Address: 43 Fortismere Avenue N10 3BL

Description: Erection of two dormers to the rear roof slope and insertion of three rooflights to the front slope and one rooflight to the rear roof slope.

Decision date: 11/06/2018

Decision: Granted



Reference: HGY/2019/2550

Address: 16 Fortismere Avenue N10 3BL

Description: Alterations to rear roof slope including construction of additional dormer and extending / recladding and window to existing dormer and the insertion of 2 x conservation style rooflight to front gable roof slope and rear rooflight.

Decision date: 28/10/2019

Decision: Granted



Planning Policy & Guidance

National Planning Policy Framework (DCLG, July 2019)

- Chapter 12: Achieving well-designed places
- Chapter 16: Conserving and enhancing the historic environment

The London Plan (2016)

- Policy D4 – Delivering good design
- Policy D6 – Housing quality and standards
- Policy HC1 – Heritage conservation and growth

Haringey's Local Plan, Strategic Policies (2017)

- Policy SP11: Design
- Policy SP12 Conservation

Development Management DPD (2017)

- Policy DM1: Delivering High Quality Design
- Policy DM9: Management of the Historic Environment
- Policy DM12: Housing Design and Quality

Planning Assessment

Principle:

This application does not propose a change of use on the site but simply a minor householder development. The objective of the proposal is to facilitate additional floorspace and enhance the living space in order to improve the conditions and needs of the occupants.

When taking into consideration that the overriding objectives of the Haringey Local Plan (as Adopted 2017) policy framework is to deliver high quality developments which improve the quality and distinctive identity of places, it is considered that the proposal is acceptable in principle.

Impact on the neighbouring properties amenity space:

Planning Policy DM12 of the Development Management DPD (2017) states that all new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses. This assessment included the potential loss of daylight, sunlight, and privacy or result in an unneighbourly sense of enclosure.

Daylight/Sunlight assessment:

The Council Development Management DPD acknowledges that the design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment provides guidance on site layout planning to achieve good sun-light and day-light (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice)

This test should be used where the proposed development faces the affected windows of a neighbouring property:

1. *Draw a line at 25 degrees upwards from the centre of the affected window;*
2. *If the proposed development is higher than this 25 degree line, there may be an unacceptable loss of daylight to the affected window.*

This test should be used where the proposed development is at right angles to the affected window of the neighbouring property:

1. *Draw a line at 45 degrees upwards from the centre of the affected window;*
2. *Draw a line at 45 degrees sideways from the centre of the affected window.*

If the proposed development is both higher and wider than these 45 degree lines, there may be an unacceptable loss of daylight to the affected window.

This test should be used where any part of the proposed development lies to the south of the affected window of the neighbouring property, between due east and due west:

- Draw a line at 25 degrees upwards from a point two metres above ground level

If the proposed development is higher than this 25 degree line, there may be an unacceptable loss of sunlight to the affected window.

The proposed development has applied the above BRE test the development passes the test. The proposed dormer extensions will be set well within the parameters of the roof slope. As such, the dormers would have no greater impact on the neighbour's amenity than what the existing roof slope already has. As such, it would not have a harmful impact on the daylight and sunlight received at the neighbouring properties. This narrative and means of assessment align with those made by the LPA when assessing similar applications in the area, (HGY/2019/2550 and HGY/2018/1334)

All of the proposed points of outlook (windows and doors) are in keeping with the existing points of outlook. As such, it would have no greater impact on the neighbouring properties' outlook or privacy than what is currently experienced.

Design and impact on the Conservation Area.

The site is located within the Muswell Hill Conservation Area. The proposed development has been designed to ensure that the conservation area and its setting is preserved whilst aligning with similar development in the area.

Policy SP11 (Conservation) of the Haringey Local Plan (2017), states that the Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment. It notes that the Historic Environment should be used as the basis for heritage-led regeneration and as the basis for good design and positive change. This is further supported by the Development Management DPD (2017) policy DM9.

With regards to design, Policy SP11 of the Local Plan (2017) requires all new development to enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. This is further supported in the Development Management DPD (2017) in policies DM1 and DM12 which aim to ensure 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 complement the form, setting, period, architectural characteristics, detailing of the original buildings.

As noted above, the proposed dormer extension and its fenestration have been designed to ensure that they appear as subservient additions which aesthetically align with the character of the area and the recently approved development in the street.

When the LPA assessed planning application HGY/2019/2550, which has influenced the design of this application, the case officer's report noted that:

'The proposed dormer that would be modest in scale is subordinate to the existing roof, the design would be in keeping with the architectural character of the building and it would align with the window on first-floor level. The existing dormer would be re-clad and altered to be more in keeping with the fenestration on lower level and the dormer proposed.'

The two rooflights on either side of the front gable would not detract from the front of the property and would not be highly visible from the street. It is also noted that rooflights could be inserted under permitted development rights. The rooflight to the rear would not project above the ridge of the roof and would also not be highly visible from neighbouring properties or from public vantage points.'

It is understood that each application is to be assessed on their own merit. However, given that the development plan policies have not changed since the LPA made the above assessment, it is expected that the LPA will remain consistent when assessing the design of the proposed development. The dormer and support external alterations are considered subservient to the host dwelling and would incorporate high-quality material that would successfully integrate into the appearance of the host dwelling.

Conclusion

The development comprises of two dormer extensions, insertion of conservation style roof lights on the front gable and rear roof slope and reconditioning and renovating the facade. The development has been designed to respect the neighbouring properties amenity space while being in keeping with the established visual aesthetes of the area. The scale, massing and materials would ensure that the development would provide a high-quality development for the applicant.

The proposal is considered acceptable with regards to the relevant policies of the Local Plan, Supplementary Planning Documents, the London Plan, and the NPPF. Therefore, it should be supported if it were to proceed to a full planning application. We look forward to receiving your pre-application comments.