

DESIGN AND ACCESS STATEMENT

48 Queens Avenue N10

Oct 2023

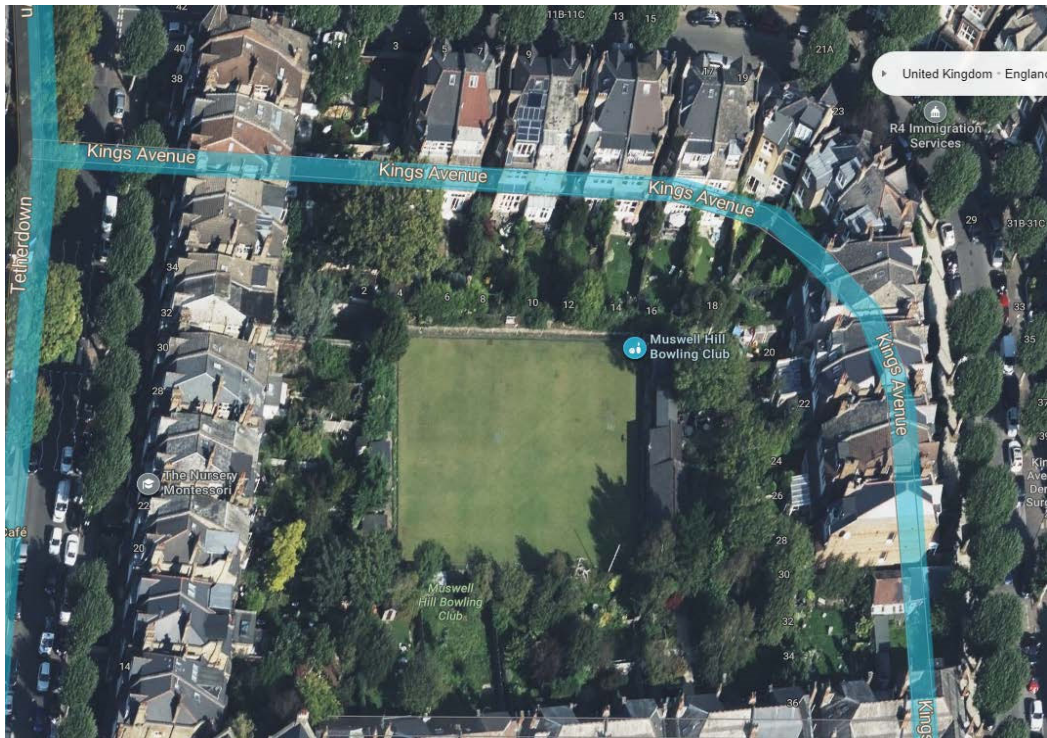
This Design and Access Statement has been prepared in support of a Householder Planning Application with Haringey Council within the Conservation Area of Muswell Hill.



Aerial view of Bowling Club with 48 Queens Avenue to the South



Aerial view of Tetherdown and Kings Avenue properties overlooking the Bowling Club



Aerial view of Kings Avenue properties overlooking Bowling Club



Aerial view of Tetherdown properties overlooking Bowling Club, 48 Queens Avenue to the South (left)



Rear elevation view from the garden



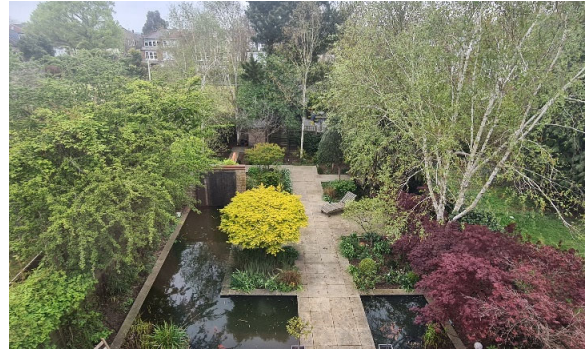
Rear elevation view from garden with neighbouring properties



Internal view of top floor room showing existing rear facing rooflights



View of the rear garden



Context and Site Description

No. 48 Queens Avenue is a semi-detached Edwardian property within the Muswell Hill conservation area of Haringey.

Proposal to property

The proposed work to the property is motivated by the owners' desire to make minimal adjustments to the home.

1. **REAR DORMER ROOF:** Improve the layout of the top floor room by inserting a dormer window to increase the height to the rear and return the bathroom back to a bedroom. The proposed rear facing dormer will sit below the roof ridge and set back 500mm from the eaves edge. The total width will be less than the total width of the property and stops at the point of the central chimney stack where it will tuck in alongside. Neighbouring amenities have been considered as the dormer will be set in from the boundary line, with minimal overlooking.

Note: There are a number of examples of dormer roof extensions to neighbouring properties over-looking the Bowling Club, also on Tetherdown and Kings Avenue, which have been approved over the years including some properties of a smaller footprint. These have been highlighted in the aerial photos above.

2. **DRIVEWAY WALL:** Increasing the width of the driveway opening and inserting a secure gate.
3. **GARDEN UNIT:** Replacing the storage shed at the far end of the garden with a garden unit.

Appearance

1. **REAR DORMER ROOF:** Care has been taken to develop a design that not only improves the internal space but also complements the external character of the property to the surrounding area. The design and footprint of the dormer is inserted alongside the existing centrally placed chimney stack so not to appear out of place or be overbearing in scale. The finish to the dormer facade and windows will be in-keeping to the character of the property and the materials used will

match the existing in both colour and style. Lead cladding to match the lead finish to the existing raised roof detail.

2. DRIVEWAY WALL: The driveway wall will be rebuilt to match the existing wall, and the original finishes will be reused where possible. A secure metal gate will be fitted inside the brick wall.
3. GARDEN UNIT: The garden unit will provide a gym / study with no need for a bathroom. The unit will be clad in either a dark timber or composite cladding material to blend in with its surroundings. The unit has been set in by 1m from its boundaries.

Conclusion

The proposed works will remain in keeping with the style and character of the original house as well as its immediate surroundings without impacting the amenity of the neighbours. The proposed work acknowledges the preservation of the amenities at nos. 46 and 50 Queens Avenue, as well as the other properties overlooking the Bowling Club, with no over-looking into the neighbour's property or loss of privacy.

Trees & hedges

There may require tree removal to the rear of the garden to make space for the garden unit. However there is no Tree Preservation Order to any of the trees within the property's land. No other existing trees or hedges will be affected by the proposal.

Access

The access remains unchanged.

Parking

The proposal will enable additional parking space to the driveway.