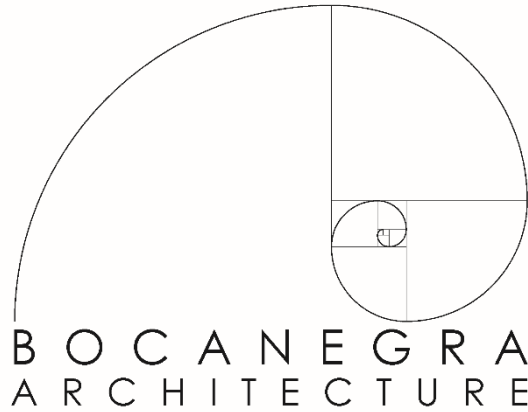


3 Tetherdown N10 1ND – Design And Access Statement



1. Introduction

This document has been prepared in support of the planning application for a side extension at 3 Tetherdown N10 1ND

2. Site Analysis

3 Tetherdown N10 1ND falls within the Muswell Hill Conservation Area.

The property is not listed either nationally or locally.

From the conservation Area Character Appraisal:

Before 1815

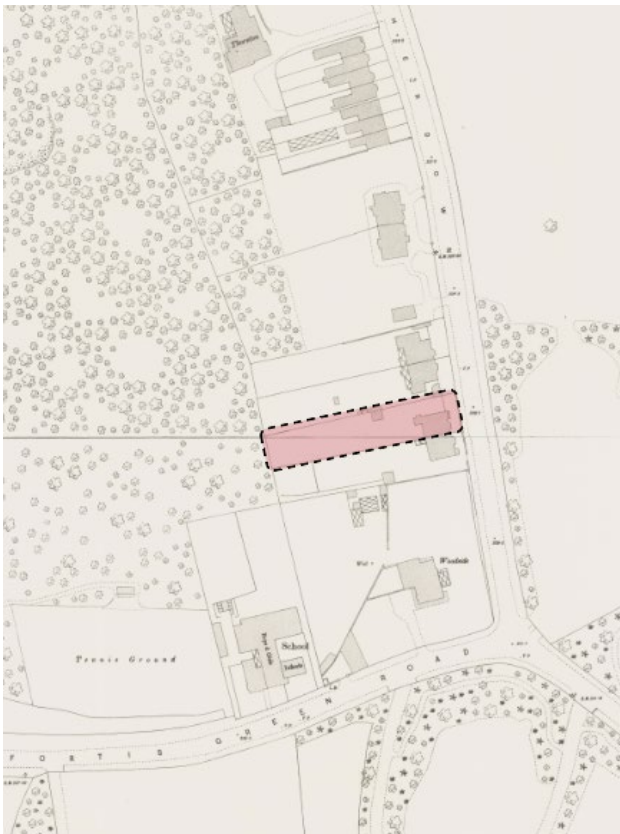
Until the 19th Century Muswell Hill was heavily wooded, sparsely inhabited and rural in character. The heavy clay soil was unsuitable for arable farming so the land was used as pasture. Large areas of common land were used for grazing, including Muswell Hill Common (between Muswell Hill and St James Lane) and Hornsey Common (to the west side of Tetherdown). The hilly topography, (Muswell Hill stands at the edge of a plateau formed in the last Ice Age), and the streams that ran off the plateau, acted as a deterrent to development.

*A major route out of north London passed through Muswell Hill along what are now Muswell Hill and Colney Hatch Lane. This road is visible on John Roque's Map of Middlesex of 1754. Other routes also in evidence at that time were a track along the alignment of the present day Fortis Green and Fortis Green Road (leading to the Great North Road); and a track leading north in the approximate location of **Tetherdown**. Sporadic development can be seen along Fortis Green (identified as Forty Green) and a small settlement of a few houses can be seen at the top of Muswell Hill (at the present day junction of Muswell Broadway and Muswell Hill). Coppetts Farm can also be identified.*

1815 – 1896

Development progressed so that a number of additional roads can be seen on the 1865 Ordnance Survey Map. Page's Lane is evident between Colney Hatch Lane and **Tetherdown**, and Muswell Hill Road and St James Lane had also been formed by this time. Large villas set in grounds had been built sporadically along road frontages and further development had occurred to create a 'village centre' at the top of Muswell Hill. A cluster of smaller dwellings can also be seen along St James's Lane.

The growth in population resulted in demand for a church and school in Muswell Hill. Land at the top of St James's Lane was donated by Henry Warner, a local landowner, and in 1842 a church designed by Samuel Angell was consecrated. The new church had a number of structural problems and too small to serve its expanding population, so was replaced by a larger building in 1874. A school was opened in 1850 close to the junction of Fortis Green and **Tetherdown**.



3 Tetherdown Rd - OS Map 1840



3 Tetherdown Rd - OS Map 1892

Tetherdown

Tetherdown is more dominated by vehicular traffic than the quieter Kings Avenue. Nos. 2 to 12 (even) Tetherdown are included on the Council's local list of buildings of merit. They are, together with Nos. 14 to 34 (even), of the same design as the houses in Kings Avenue. However, Nos. 40 to 48 (even) on the north side of the junction with Kings Avenue, are a consistent group of different house types that have two storey bays and half-hips to the dormer windows.

The main variation in the house types is where the units have been designed to turn the corners as a feature to mark the junctions. Nos. 36 & 38, the houses either side of the junction with Kings Avenue, have their two storey bays splayed at the corner of the junction, and are surmounted at roof level by an octagonal bay window with a steeply sloping slate pyramidal roof that acts as a turret feature. The symmetrical effect of this pair of houses has been reduced by the addition of painted render to the elevations of No. 36.

The numerous mature street trees are important to the character of this part of the conservation area where they help to enclose and filter views. Most of the front boundary walls and fences are intact, reinforcing the continuity and unity of the street.

3. Site Description



3 Tetherdown Aerial View 01

3 Tetherdown is located at the southern end of Tetherdown, close to the junction with Fortis Green and Queens Avenue, within a predominantly residential area characterised by detached and semi-detached family houses set within generous plots. The property comprises a two-storey dwelling with an approximate built internal area of 170 sqm. The house is set within a substantial plot and benefits from a particularly generous rear garden, contributing to the green and spacious character typical of this part of the street.

The plot measures approximately 12 metres in width along the front boundary, gradually narrowing towards the rear to around 10.5 metres. The rear garden extends to approximately 50 metres in length, providing a garden area of roughly 540 sqm. This significant depth and landscaped garden form an important component of the property's setting and contributes to the leafy suburban character of the surrounding area.



3 Tetherdown Aerial View 02

4. Proposal

The proposal consists of a side extension to the existing dwelling, following the demolition of a former garage previously located along the side of the property. Prior to the demolition works, the applicants sought pre-application advice from the London Borough of Haringey, and the relevant correspondence has been included within the submitted documentation.

The removal of the garage has created an opportunity to rationalise the side of the property and introduce additional accommodation in a form that integrates with the existing house and the surrounding residential context. The proposed extension has a total floor area of 25.63 sqm.



In advance of the current application, the proposed extension was also shared with Haringey Council for informal review. This is an extract from the correspondence with the Planning Department:

“Having briefly reviewed the proposal we would advise that the scale and overall size of the extension is considered acceptable. In particular, the extension is well set back from the street and remains modest in its proportions. While the elevation of the extension facing the street is blank and noting that a kitchen sits immediately behind this wall, it would be advisable to consider whether a simple feature, such as a planter or other subtle frontage treatment, could be incorporated to soften its appearance and avoid the wall reading as stark within the street scene. A property not too far away at 194 Muswell Hill Road achieved this by incorporating a planter box with climbing vegetation in connection with a similar, well-set-back side extension featuring no window openings.

Subject to this minor design consideration, you are advised to proceed with submitting the application.”

Following this feedback, the submitted plans and elevations have been updated accordingly to incorporate this design recommendation prior to submission of the application.

5. Planning Considerations

The property lies within London Borough of Haringey.

The property is not listed, either statutorily or locally, nor are any of its immediate neighbours. However, the property is located in the Muswell Hill Conservation Area.

The Haringey Local Plan (adopted January 2005) has no specific provisions for this property or any in the immediate vicinity.

Planning Policy

The planning policy documents listed below are relevant to this development:

Development Management, Development Plan Document (2015)

- **Policy DM1 ‘Delivering High Quality Design’**
This requires development proposals to relate positively to their locality
- **Policy DM9 ‘Management of the Historic Environment’**
This states that 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.

- **Policy DM12 ‘Housing Design and Quality’**

This states 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, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

Local Plan (2017)

- **Policy SP11** requires the highest standard of design that respects its local context and character and historic significance.

London Plan

- **Policy 7.8** requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail. Haringey
- **Local Plan Policy SP12** requires the conservation of the historic significance of Haringey’s heritage assets.

6. Planning History

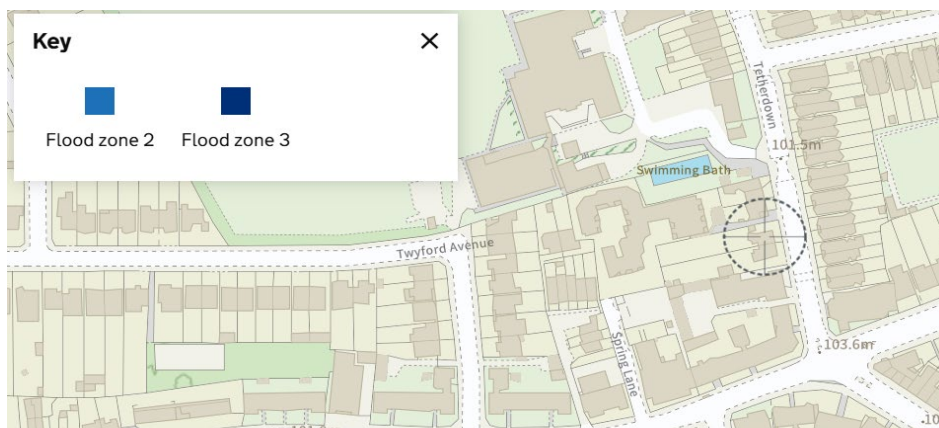
There are no relevant planning applications for this property.

The only relevant documents are the Pre-application advice notes - **ref.**

PRE/2022/0214 and the latest correspondence after developing the side extension drawings that you can see in the section above (4. Proposal)

7. Access and Flood Risk

There are no changes proposed to the access arrangement from the street to the property nor internally. The site is located in flood risk 1.



8. Appearance and Materials

In terms of materials and appearance, the proposed side extension has been designed to respond sensitively to the character of the existing dwelling while remaining clearly legible as a contemporary addition. The extension will be constructed in brickwork to reflect the material palette of the host building, ensuring visual continuity with the existing structure. A limewash finish will be applied to the new brickwork, allowing the extension to be read distinctly from the original building while maintaining a subtle and sympathetic relationship with it. This approach provides a clear yet respectful distinction between the historic fabric of the house and the new intervention, ensuring that both the host building and the extension can be clearly understood within the overall composition.

9. Amenity Space

Impact on Others

The proposed extension has no negative impact on the amenity or daylight levels for the neighbouring properties and does not create privacy or overlooking issues.

10. Landscape and Trees

The proposal has no impact over existing landscape or trees

11. Conclusion

In summary, the proposed development at **3 Tetherdown** represents a carefully considered and high-quality design response that respects the character and setting of the host property. The scale, siting and material treatment of the extension ensure that it remains modest and well integrated within the existing building and its plot. As such, the proposal will not result in any harmful impact on the surrounding townscape. The significance, character and appearance of the **Muswell Hill Conservation Area** will therefore be preserved, in accordance with the relevant local and national planning policies.