

DESIGN AND ACCESS STATEMENT

18 MUSWELL AVENUE , LONDON, N10 2EG

The site comprises a 4-storey house, with lower ground level ,mid-terrace dwellinghouse located on the eastern side of Muswell Avenue, N10. The surrounding uses are residential. The site does not contain a listed building but is located within the Muswell Hill Conservation Area.



18 MUSWELL AVENUE



LOCATION PLAN



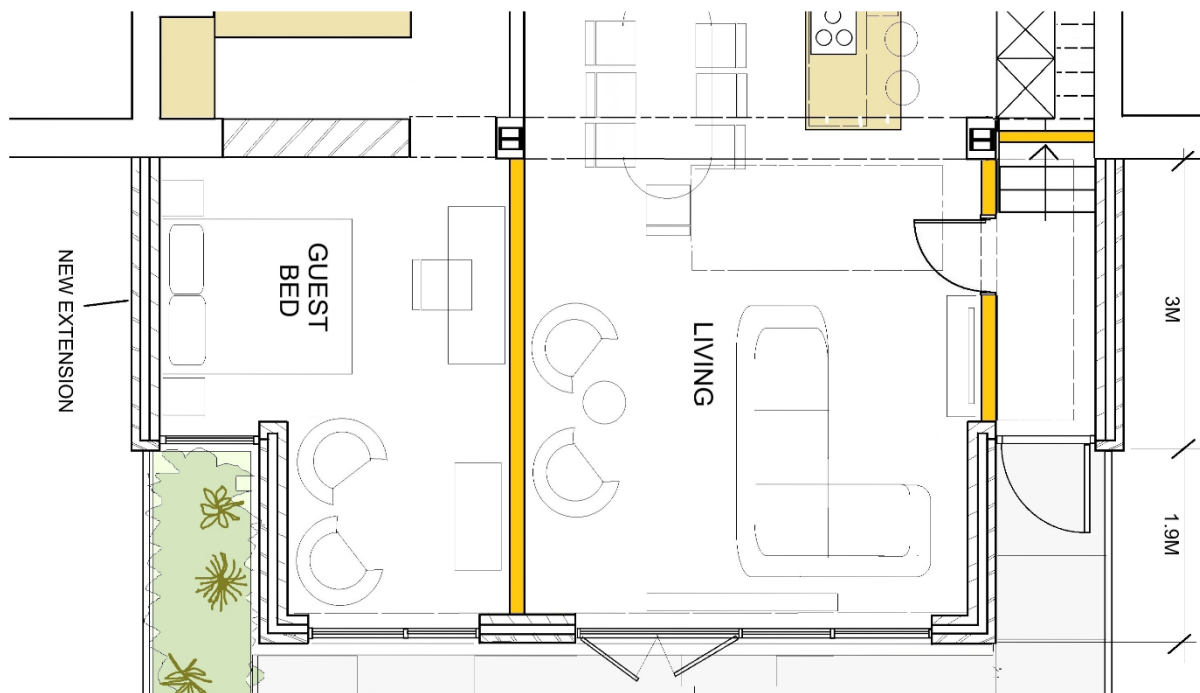
AERIAL VIEW SHOWING SIMILAR EXTENSION AT NO 22 MUSWELL AVENUE



THE PROPOSAL

The application is for the erection of a lower ground floor rear extension with roof terrace above. Reconfigured windows to rear facade, with a replacement timber sash window, timber sash replacement dormer windows and a new glazed timber door opening allowing access onto the terrace.

In addition the existing garage door to the front elevation would be raised to allow better vehicular access, and a front lower ground floor window would be enlarged to allow better daylighting at this level.

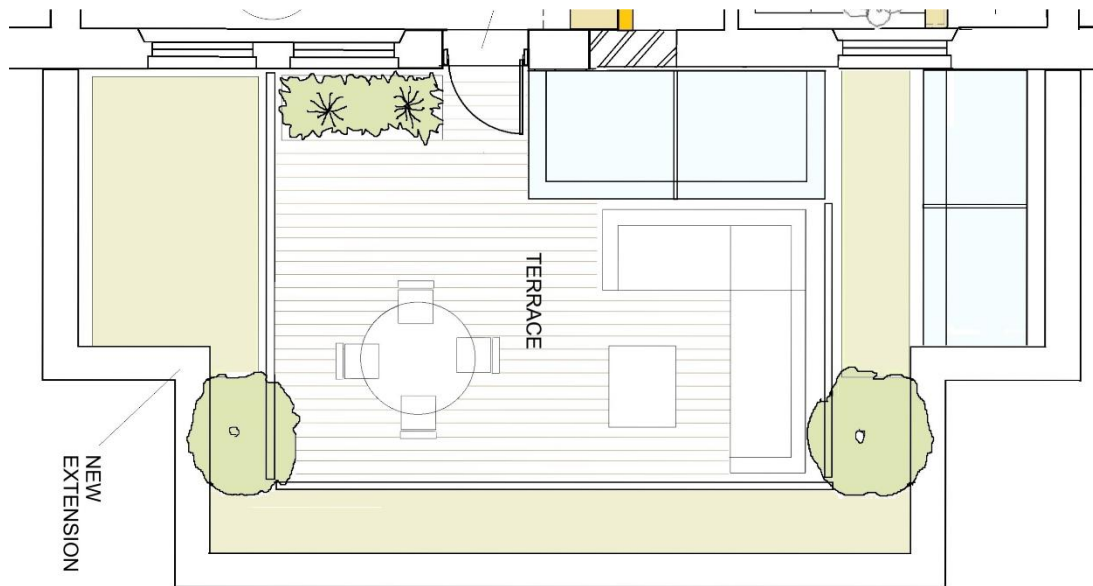


PROPOSED NEW REAR EXTENSION AT LOWER GROUND FLOOR LEVEL

The lower ground floor extension would have a staggered depth with the depth at the side boundaries shared with nos. 16 and 20 Muswell Avenue measuring 3 metres, before increasing to 4.9 metres. The 4.9 metre element is set-in 1.2 metre in from either boundary to minimise any effect on outlook or sunlight and daylight.

The extension would measure 3 metres high at the boundary shared with no. 16 and 22, with a flat roof, and would be externally clad in brick. A large proportion of the rear elevation would be glazed with a Crittall style window system.

The roof terrace would measure 4 metres width x 5.55 metres depth and would be positioned in a central position on the roof of the extension. A door opening would provide access onto the proposed terrace and opaque slatted timber panels would be installed either side of the terrace, 2.3m from either boundary, to prevent any overlooking to adjoining properties. A raised glass rooflight in the centre of the terrace would provide natural light to the kitchen below.



ROOF TERRACE TO EXTENSION FLAT ROOF



REAR ELEVATION SHOWING NEW EXTENSION AND WINDOW CHANGES

To the front elevation the existing garage doors would be replaced with a new timber door with glazed upper panels, and the opening would be raised to allow better access for vehicles given the steep nature of the approach drive.



FRONT ELEVATION SHOWING PROPOSED CHANGES

PLANNING CONSIDERATIONS

The main planning considerations raised by the proposed development are:

1. The impact of the proposed development on the character and appearance of the conservation area;
2. The impact on the amenity of adjoining occupiers;

Character and appearance of the conservation area

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.

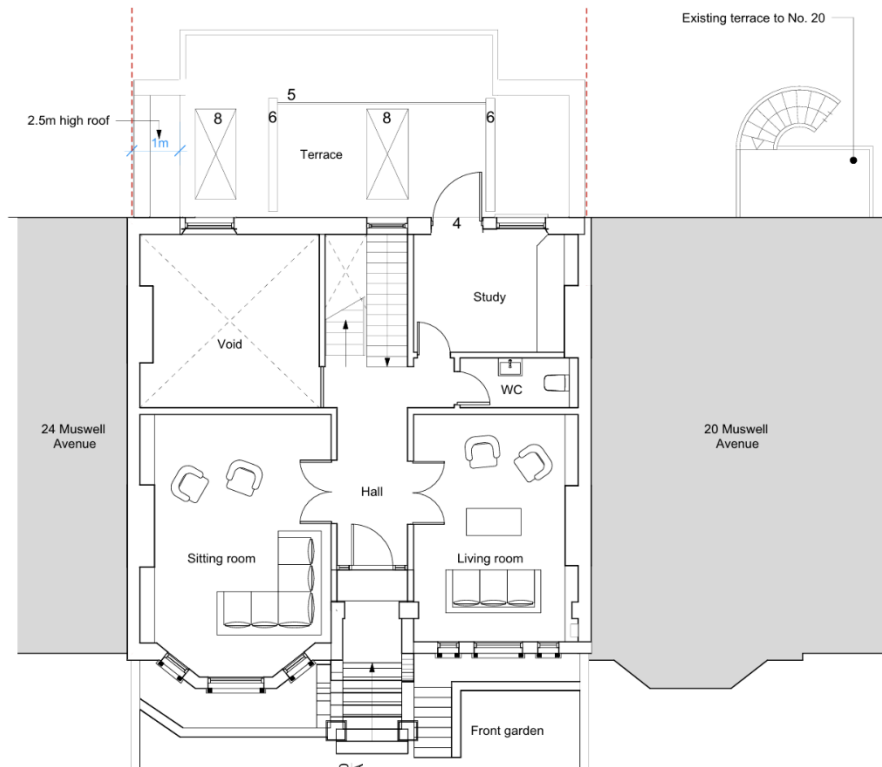
Policy DM9 of the Development Management, Development Plan Document (2017) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

The bulk, massing and design of the proposed single storey rear extension would respect the scale, form and character of the host building and the wider townscape. The materials used in the extension closely match those of the existing building.

Whilst roof terraces are not a feature that are commonly found within the terrace in which the host building is located, it is relatively modest in scale being significantly set-in from the side boundaries and setback from the rear wall of the proposed extension. The screen panels and rear safety panel are glazed and therefore shall be visually lightweight in appearance.

There are a number of roof terraces, most notably at No 22 Muswell Avenue. HGY/2019/0779 approved in 2019 and a smaller terrace next door at No 20.

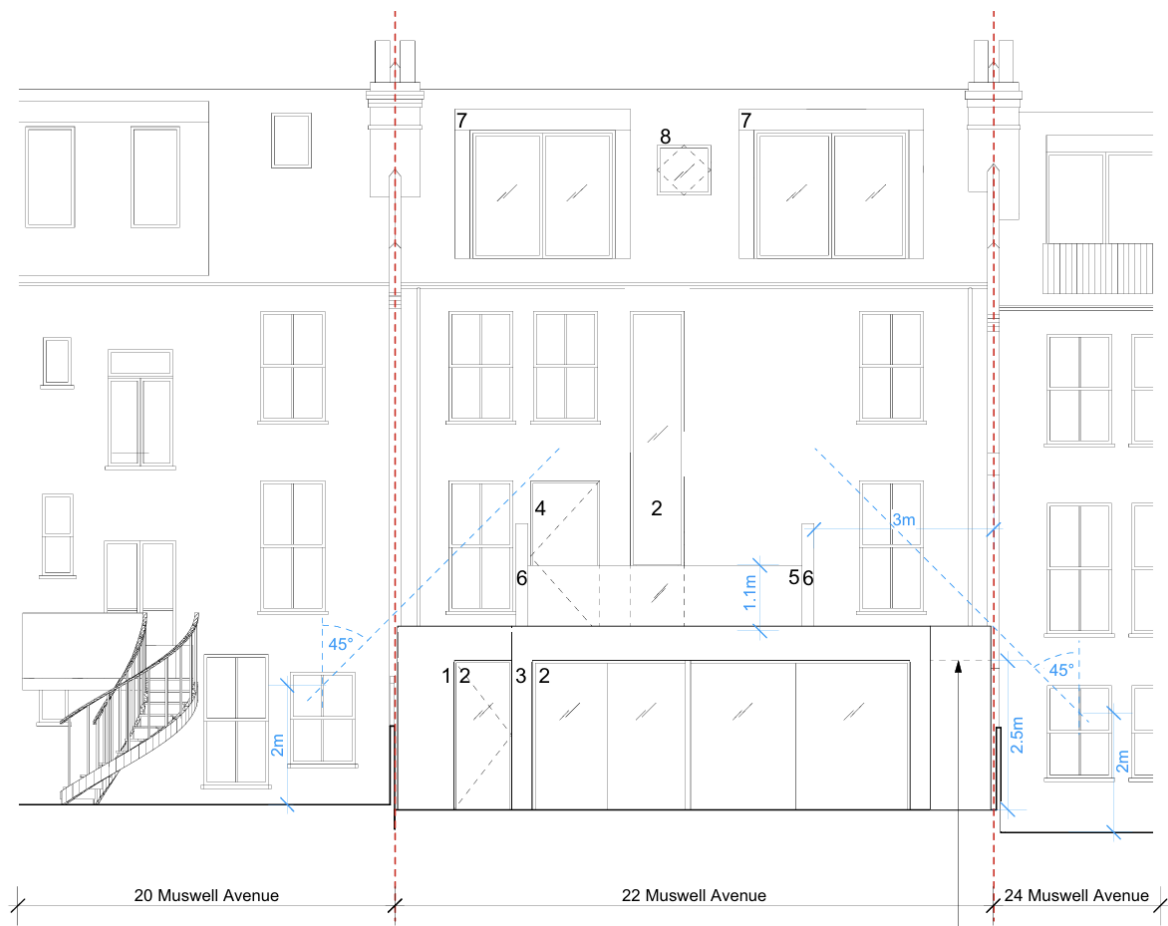
The proposed extension would preserve the character and appearance of the Muswell Hill Conservation Area and the host building.



APPROVED DRAWING FOR NO 22 MUSWELL AVENUE SHOWING REAR
GROUND FLOOR ROOF TERRACE AND ROOF TERRACE AS THE ADJOINING
HOUSE NO 20



APPROVED SECTION FOR 22 MUSWELL AVENUE



APPROVED ELEVATION TO 22 MUSWELL AVENUE

Impact on the amenity of adjoining occupiers

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DM1 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land.

The limit of height to 3m on the boundary, and 3m before the extension sets in, would mean that there is no unacceptable loss of sunlight or daylight to adjoining properties.

Both neighbouring properties benefit from large rear gardens of a sizeable width.

The bulk and height of the extension would not result in a loss of light or outlook that would warrant refusal of the application. The extension would not result in an unacceptable sense of enclosure for any neighbouring windows, especially given the wide aspect they benefit from looking out across their sizeable rear garden.

ACCESS

The proposed works not change the access into the property. Access from the lower ground floor to the garden would be improved