

DESIGN & ACCESS STATEMENT FOR
13 WOODBERRY CRESCENT, LONDON, N10 1PJ

Background

The application property is a 'linked' mid-terrace property with four bedrooms, a bathroom, a lounge, living room, a separate kitchen & a garden room in Woodberry Crescent, N10. The property is in the Muswell Hill Conservation Area. The property is not listed & maintains many of the building's original features.

The proposal involves the formation of hip to gable crown roof dormer to create a bedroom & an en-suite shower room; see accompanying elevation drawings. The proposal has been closely designed to 'mirror' the Planning approval obtained by No. 15 Woodberry Crescent under reference HGY/2023/3042.

The proposal is subordinate to the existing property & responsive to the roof designs on Woodberry Crescent. It is proposed to re-use the existing clay roof tiles on the front elevation & thus, remove potential harm to the character of the Conservation Area. The proposal is of high quality and design & respects the roof forms of the surrounding properties.

Although the roof alterations will be visible from the street scene, it is not considered to result in harm to the host building & locality, due to the 'mixed character', (in terms of roof additions), of the area.

Two small conservation rooflights will sit flush with the front hip roof line; although, these will be visible from the street scene, it is not considered to harm the character of the host building & street scene, due to their modest size & number.

When viewed in the context of other roof extensions, the proposal will not harm the character & appearance of this part of the Conservation Area. In consideration of the size of the Muswell Hill Conservation Area & the relatively small scale of the proposal, the significance of the Conservation Area as a heritage asset & the way that it is experienced, will not be diminished.

Given that the rear elevation of the host building has a sizeable separation from the properties in Queens Avenue, it is not considered that the proposal will impact residential amenities of nearby residents in terms of overlooking, overshadowing & appearing overbearing. It will therefore, not adversely affect the privacy and amenities of any adjoining properties and will not adversely affect the residential character of the area.

It is considered to be consistent with Haringey's policies DM1, DM9 & DM12 of the Development Management, Development Plan document 2017, Policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. We believe it also accords with the relevant policies of the London Plan 2021.

Physical

The site runs north-east to south-west, front to back & has no other outbuildings positioned on it. There is a garden to the rear. The position of drainage & gas lines is not known. There is no known history of crime or disorder on the site.

The loft will principally be constructed on site with materials brought in to enable this.

Access

The new bedrooms/shower room will be reached via the proposed staircase.

Social

The social impact on the locality is negligible

Economic

The economic impact on the locality is negligible

Planning Policy

The scheme has been designed in sympathy with the Council's policies.

Immediate neighbours have been advised of the proposal.