

3.2 Proposed Basement Floor

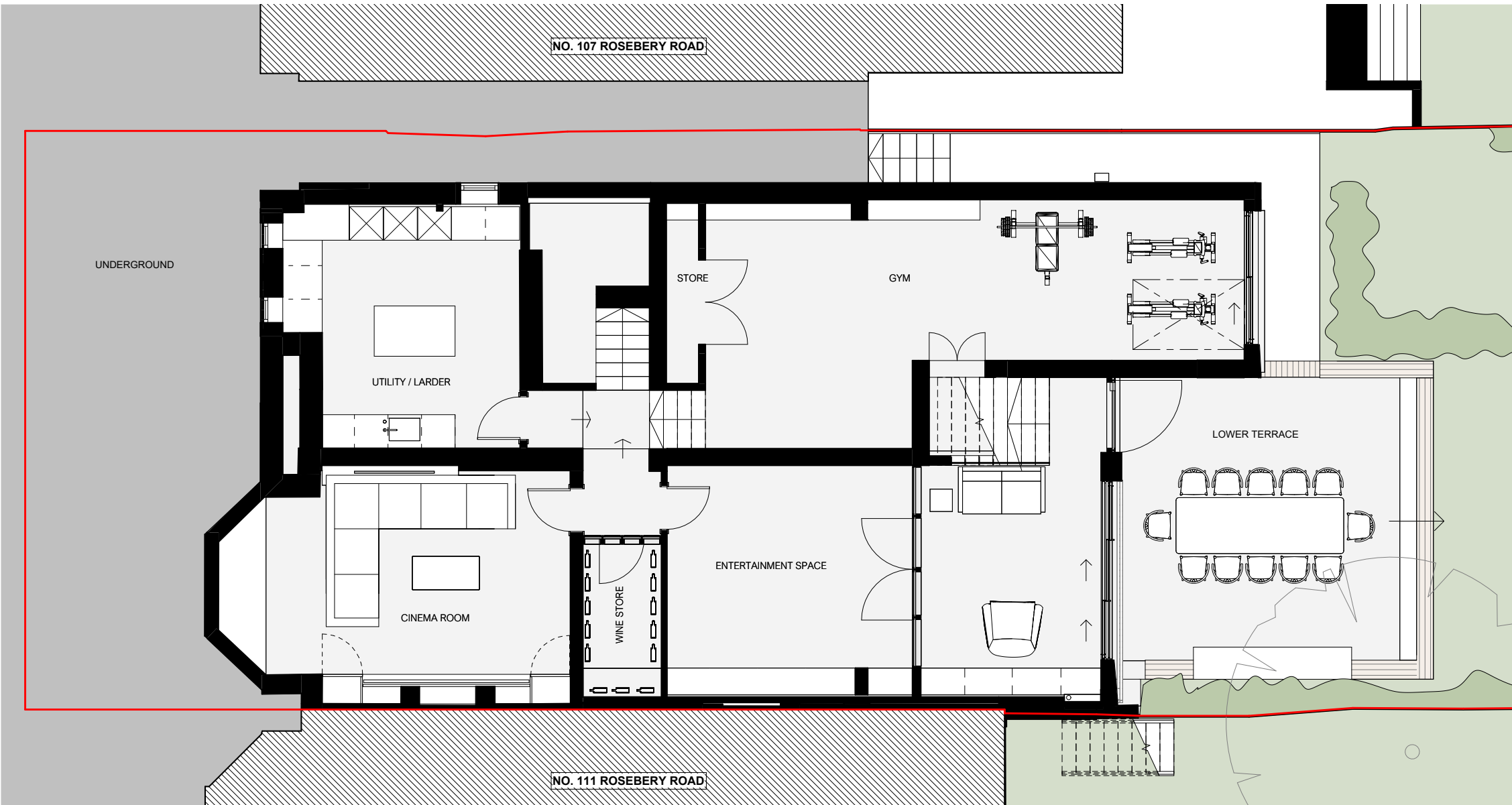
Floor Plan

Though the area of the existing basement at No. 109 Rosebery Road is approximately 66m², only 18% is usable given the majority of the basement has a compromised head height varying between 0.9m to 1.6m in height. Therefore, the proposed design seeks to lower the existing basement and increase the usable area to accommodate a utility room, home cinema, entertainment space, bar and gym. A sunken external terrace area is proposed which links to the garden via stepped landscaping.

There are several benefits to lowering the basement. Firstly, it ensures the overall massing does not exceed the height of the existing rear extension which is to be removed. This results in the overall proportion of the proposed rear extension becoming compatibly smaller than the consented rear extension to No. 107 Rosebery Road. Furthermore, each space in the proposed extension will benefit from usable head height.

The proposed area increased compared to the existing condition accounts for less than half the overall area, with the majority of the works involved going to lowering the existing basement.

A Basement Impact Assessment has been conducted by Site Analytical Services and is attached with this planning application.

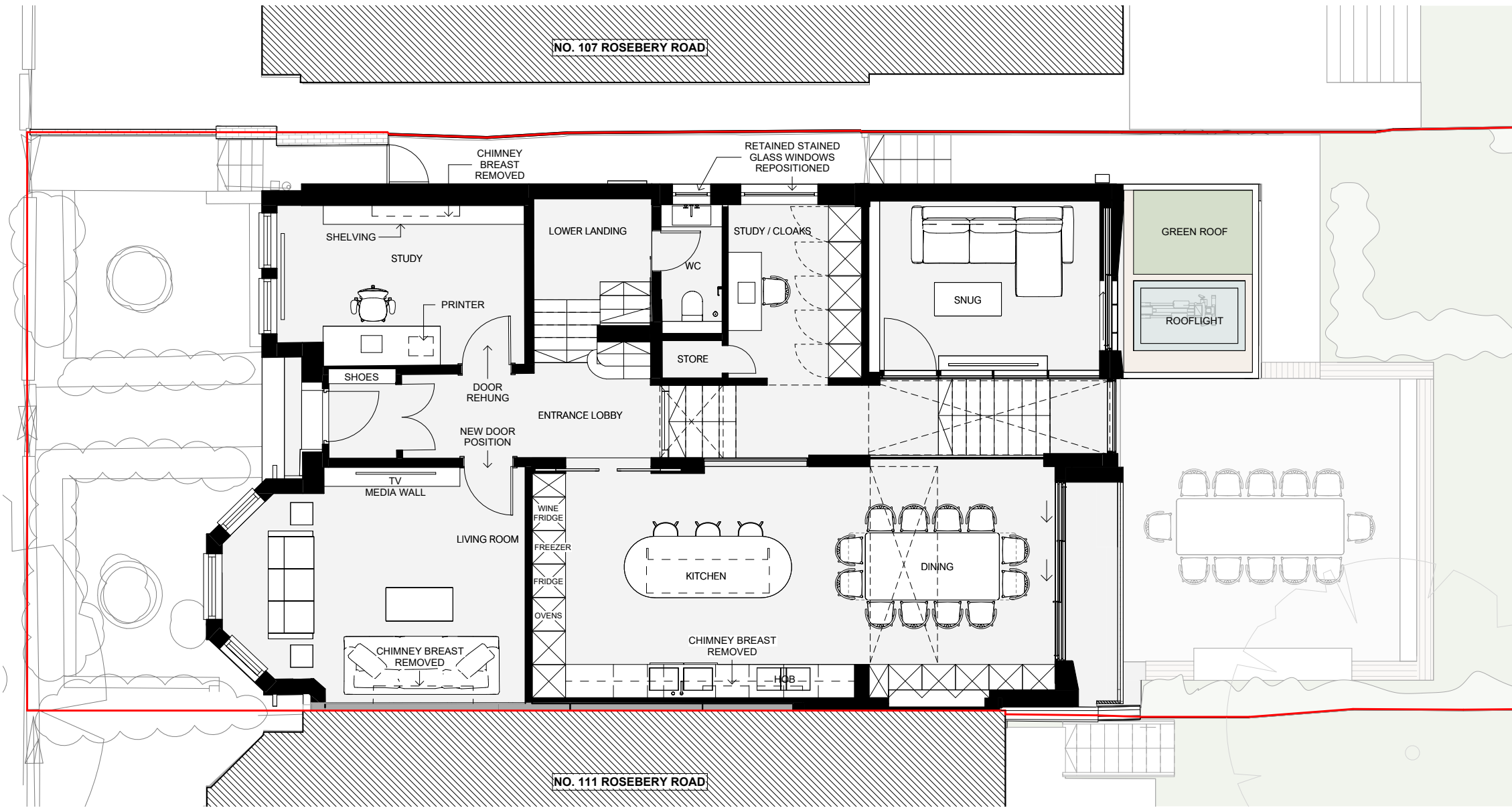


3.3 Proposed Ground Floor

Floor Plan

The proposed works to the ground floor primarily consist of extending at the rear into the garden to accommodate a dining space, lower lounge area, WC and cloak space. The proposed ground floor extension design relocates the kitchen to the centre of the plan and connects it to the dining space, creating a more usable and open-plan layout compared to the existing condition.

The existing ground floor layout prohibits clear circulation routes between the spaces on the ground and lower ground floors. Therefore, the proposed design introduces a central 'spine' of circulation which links the entrance lobby with the lower ground floor lounge and external terrace. The central 'spine' is also fundamental to establishing connections between the proposed spaces, both through the use of level changes as well visual connections.



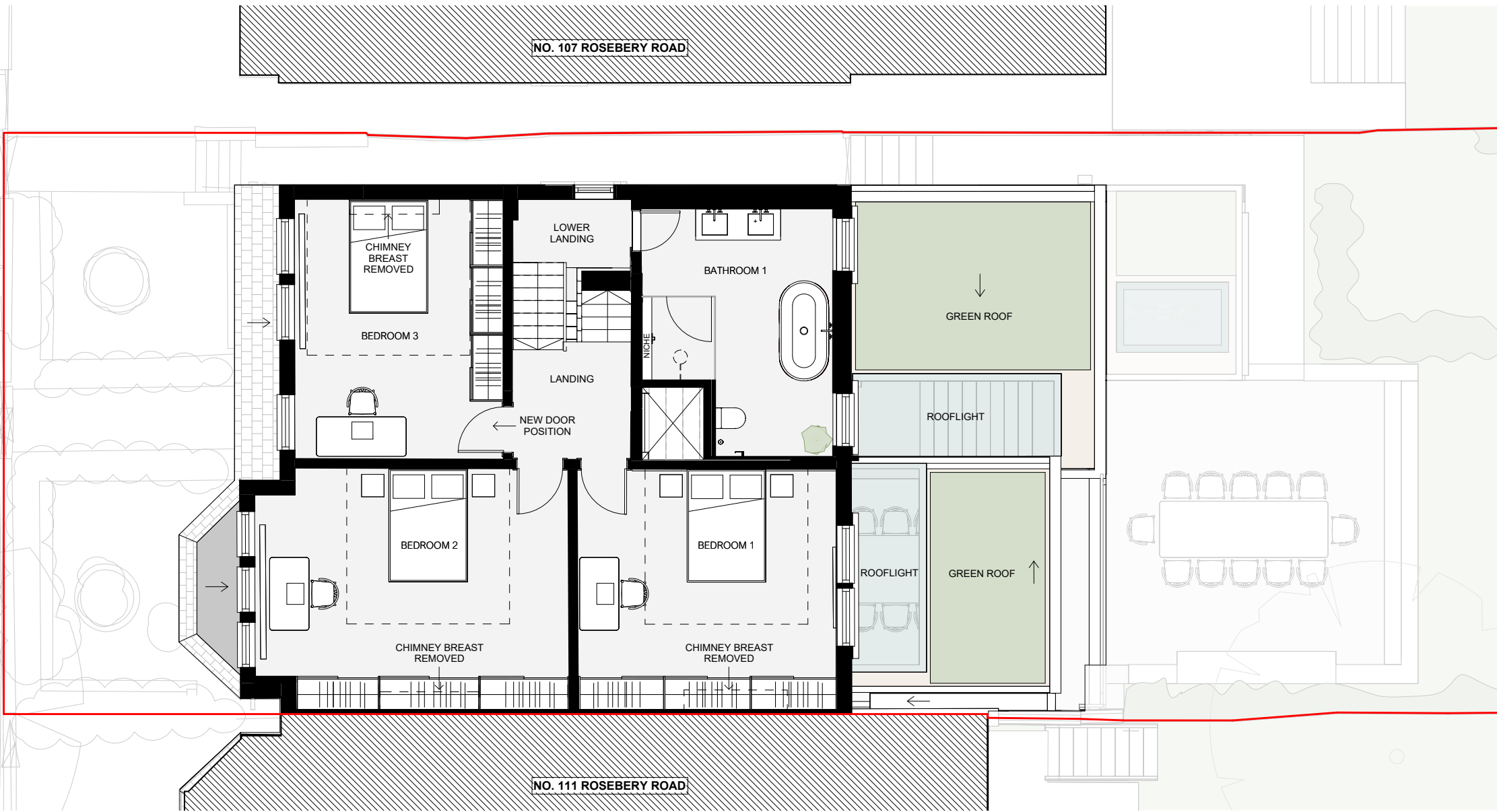
3.4 Proposed First Floor

Floor Plan

On the first floor, the proposed works comprise internal alterations to the existing bathroom & the removal of chimney breasts. Minor alterations to the rear fenestration is proposed in order to better serve the bathroom on this level. Fenestration to the front and side of the property is to be replaced with new double glazed painted timber units. Remedial works to areas of the front and rear facade, including brick pointing, are also proposed.

The proposed design seeks to maintain the proportion of the three well sized bedroom spaces, with the only structural alterations being the removal of the chimney breasts. The existing WC and bathroom have been combined to create a generous family bathroom. The existing window previously serving the WC will be replaced with a sash window matching the style and proportions of the existing window serving the bathroom, helping to rebalance the rear facade fenestration at this level.

The plan on the right hand side also shows the roof plan of the proposed rear extension. Two rooflights are proposed on the extension. The first is situated over the central 'spine'. This not only ensures adequate daylighting reaches the darkest parts of the ground floor, but also helps to breakdown the proposed massing. A second wall abutted rooflight is proposed over the kitchen and dining space, again bringing light into the kitchen space given the overall depth of the proposed floor plate.



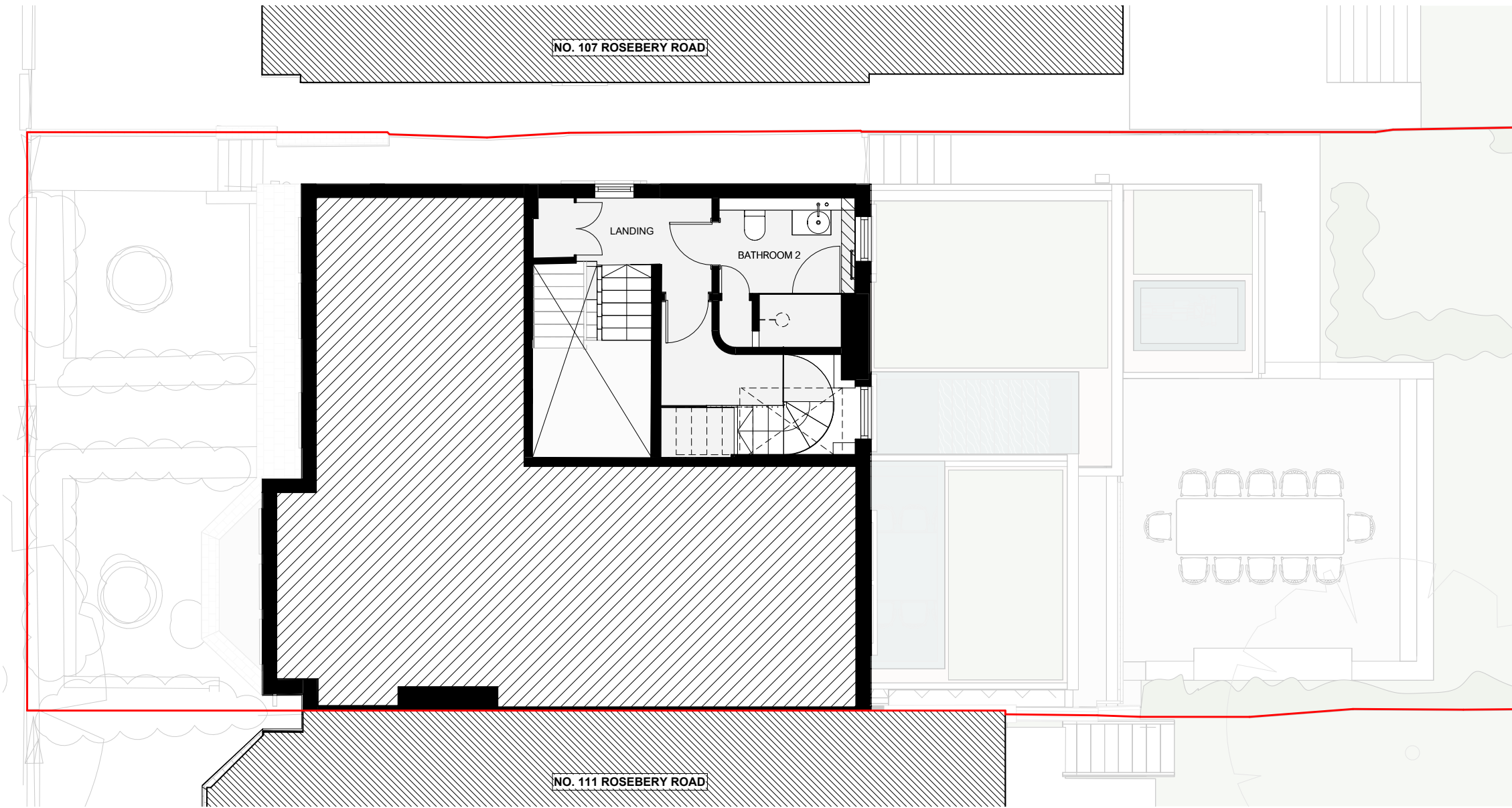
3.5 Proposed Second Floor

Floor Plan

The main proposed change to this level is relocating the stair which leads to the top floor bedroom. This design alteration creates a larger and more flexible floor plate for the master bedroom. The importance of clear circulation is a recurring theme throughout the proposed alterations to the existing property.

On the second floor this theme is continued with the introduction of a curved stair leading to the top floor bedroom. Other curves are introduced to internal walls to further enhance a clear circulation route (refer to page 29 of this report for further interior detailing). The existing bathroom on this level is maintained and layout improved.

Externally, the existing rear windows are to be replaced with new double glazed painted timber units.



3.6 Proposed Third Floor Plan

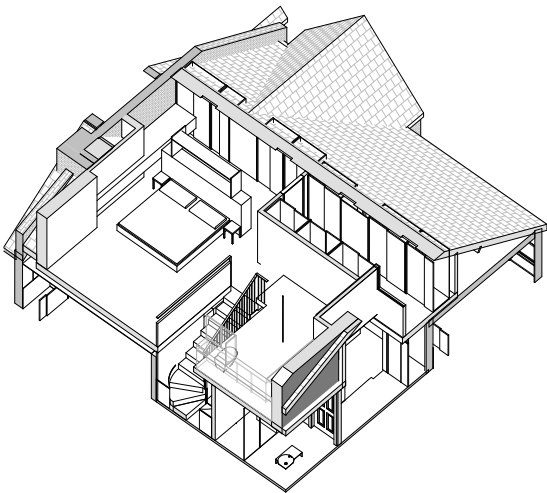
Floor Plan

The master bedroom and ensuite are located on the third floor. The design makes the best use of an undulating floor plate and the sloping roof space, with the majority of fitted storage either under the existing roof or within the walk-in wardrobe. The thermal efficiency of the existing roof construction will be improved by introducing additional insulation under the rafters.

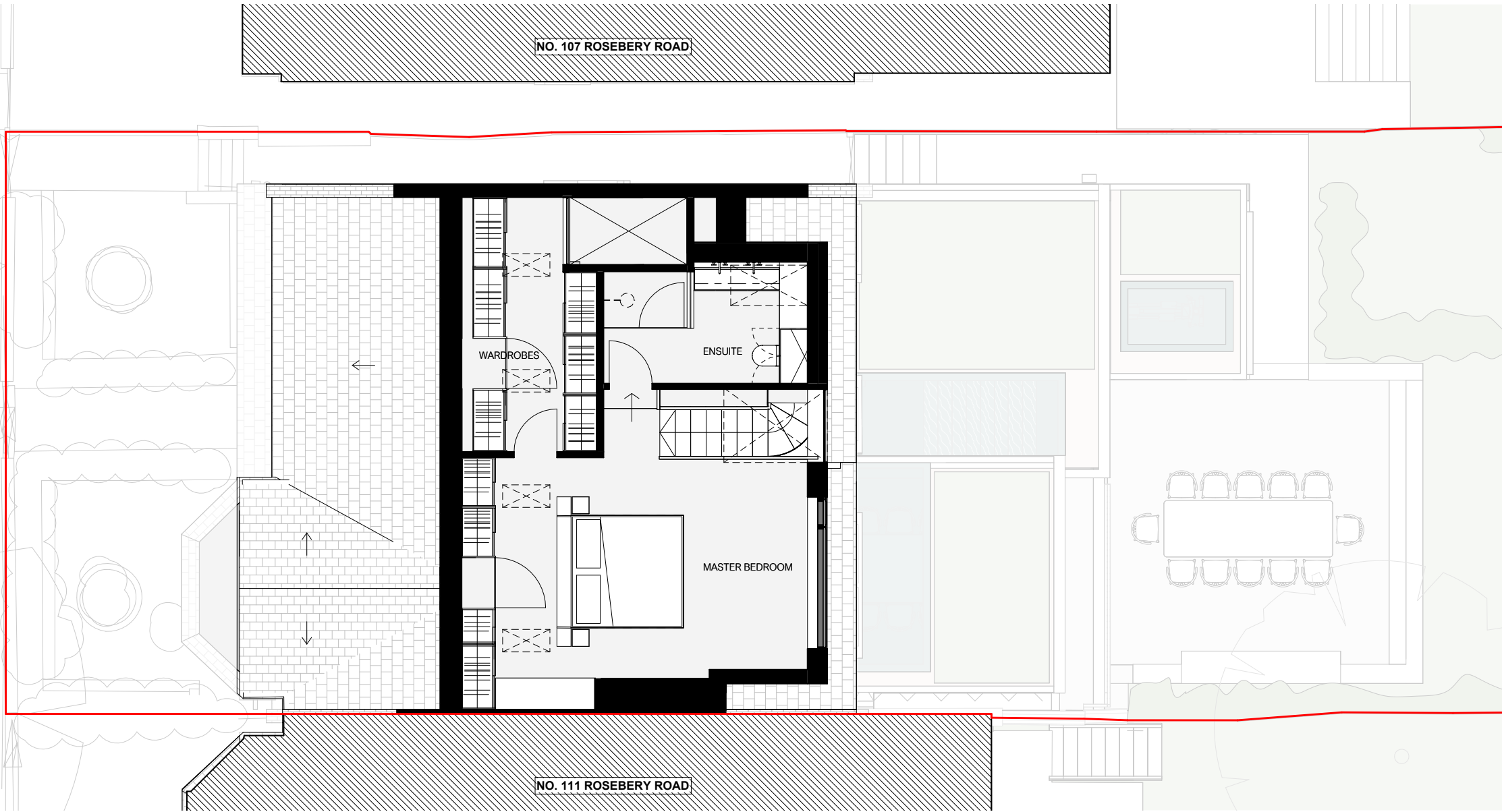
Rooflights are strategically placed to bring light into the various spaces on this level. Smaller openable street facing rooflights are proposed to illuminate the back of the bedroom and walk-in wardrobe.

The ensuite floor plate has been raised to accommodate the circulation route up to this level. In order to ensure adequate headheight in the ensuite, the mansard roof includes a large rooflight.

The second floor landing is served by an existing stained glass window that is to be retained. A slot window is proposed over the second floor landing which will improve the lighting levels beyond that of the existing condition.

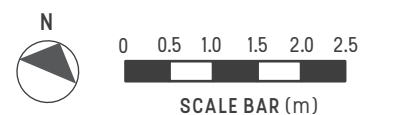
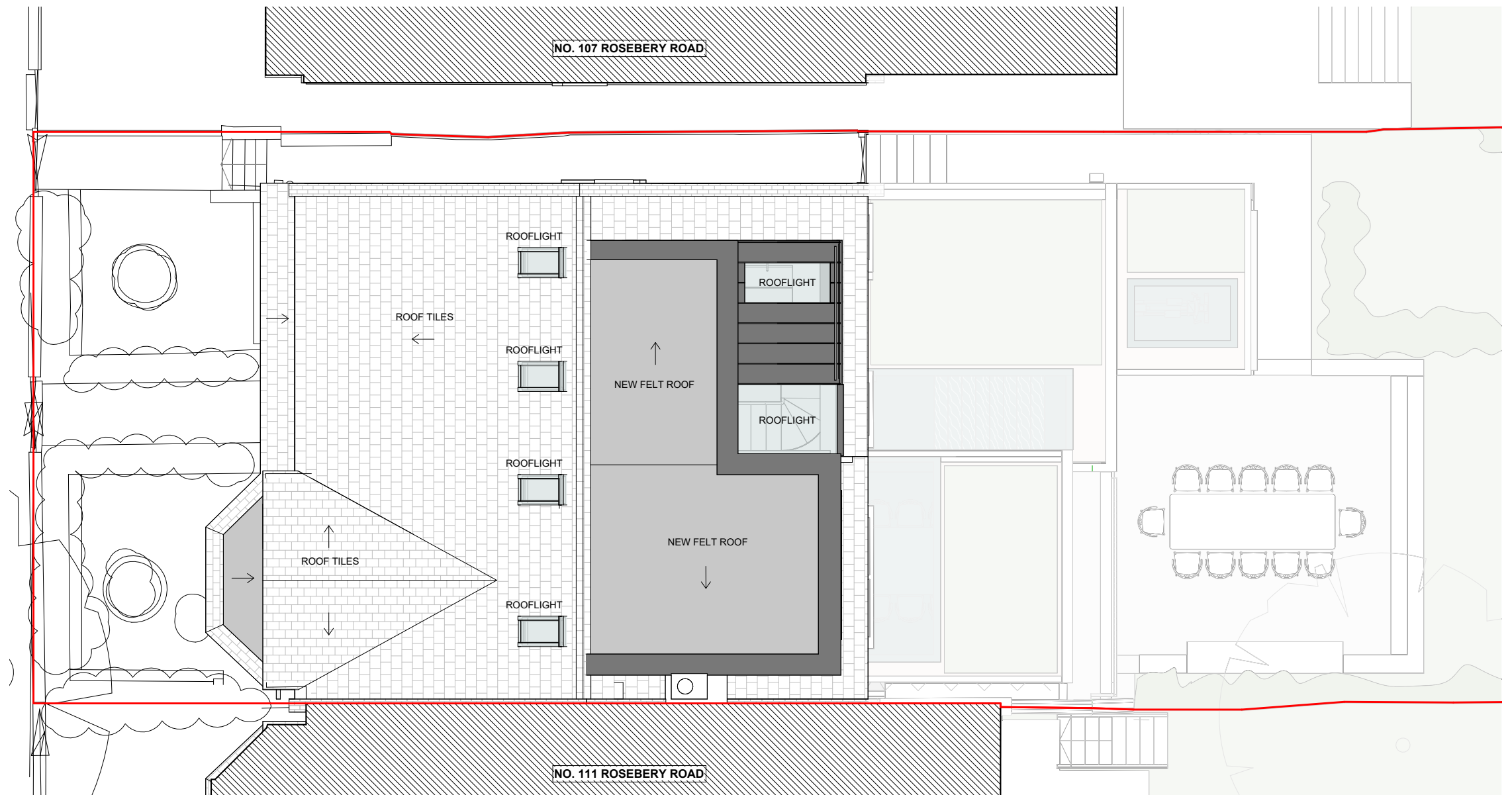


ISOMETRIC Cut-away isometric of the circulation leading to the master bedroom & ensuite



Roof Plan

The existing property already includes 2 no. street facing rooflights, therefore only 2 rooflights are to be proposed. The consented development at No. 107 Rosebery Road for instance includes 5 no. street facing rooflights.



4.0 Materials & Design Details

Sketches & Visuals

4.1 Materials – Ground Floor Extension

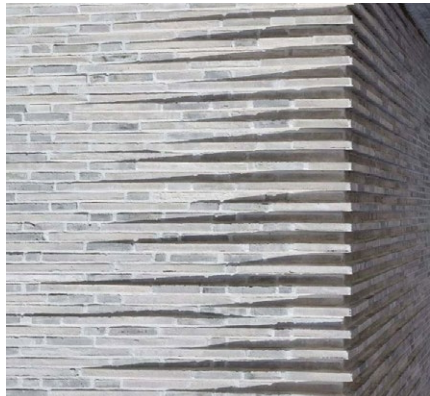
External Cladding

Given the site context and the brick construction of the host building, the use of masonry for the rear ground floor extension was considered the most appropriate response. The proposed long-format brick allows for a refined articulation of the façade, enabling subtle variation and detailing that reflects the craftsmanship and decorative quality evident within the existing property.

A period of design exploration informed the final brickwork strategy, focusing on two complementary themes: feathering and perforation. The feathered treatment of the masonry introduces depth and modulation, visually breaking down larger areas of brickwork and reducing the perceived mass of the extension. Perforation draws direct reference from existing architectural features within the house, including stained glass elements, arched window openings and decorative internal panelling, allowing these established motifs to be reinterpreted in a contemporary yet contextually responsive manner.



HISTORIC DETAILS Stained glass



BRICKWORK Long bricks

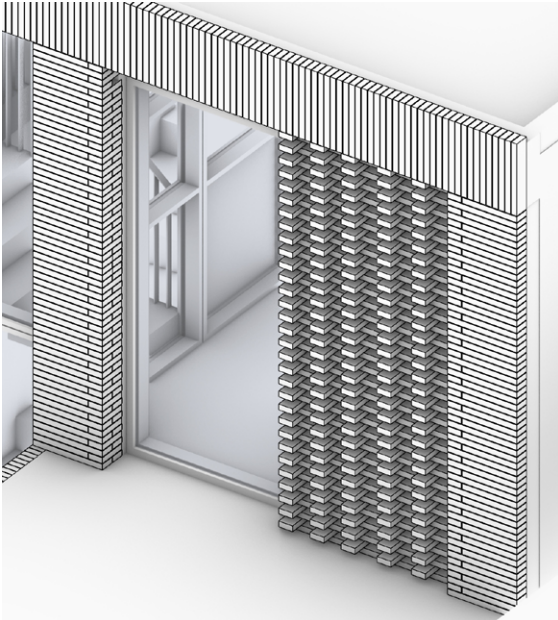


HISTORIC DETAILS Decorative internal panelling

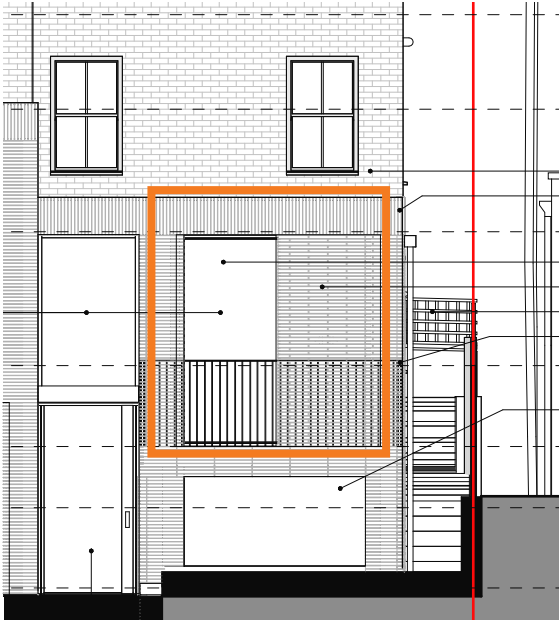


HISTORIC DETAILS Arched window openings

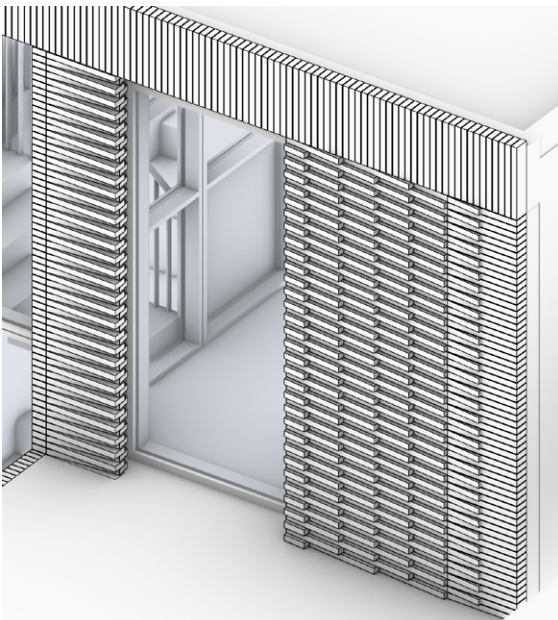
PERFORATED LONG BRICK



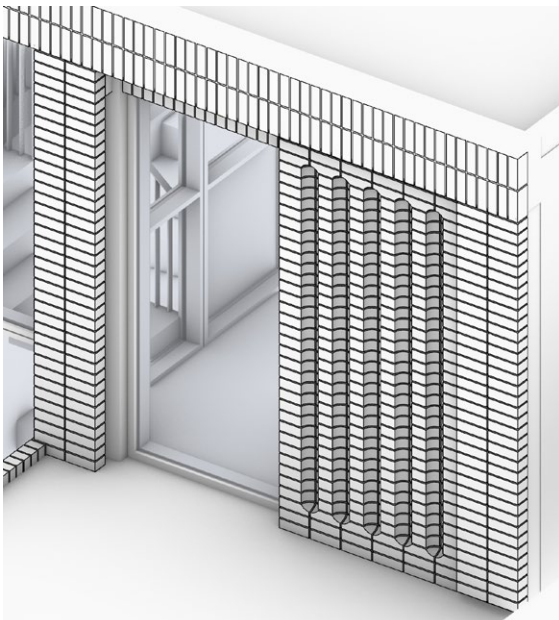
PROPOSED REAR FACADE



FEATHERED LONG BRICK



PROPOSED REAR ELEVATION



BRICK DETAIL STUDIES



4.2 External Design Studies

Earlier concept schemes

PERFORATED LONG BRICK – BLUE



PERFORATED LONG BRICK – RED



WHITE BRICK DETAILS



PERFORATED LONG BRICK – WHITE



FEATHERED LONG BRICK – WHITE



4.3 External Detail Studies

References and Visuals

REFERENCE PROJECTS- LONG WHITE BRICK



DETAIL DESIGN STUDIES -SPECIFIC DETAILS APPLIED TO OUR PROPOSALS

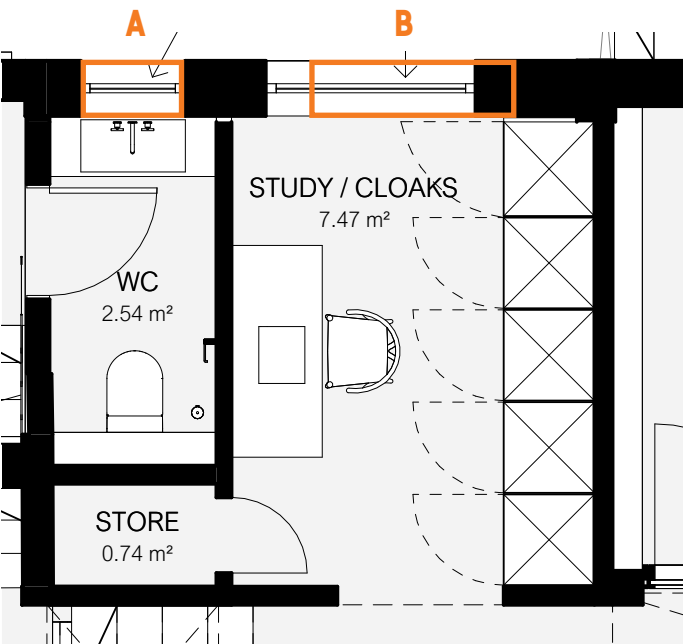
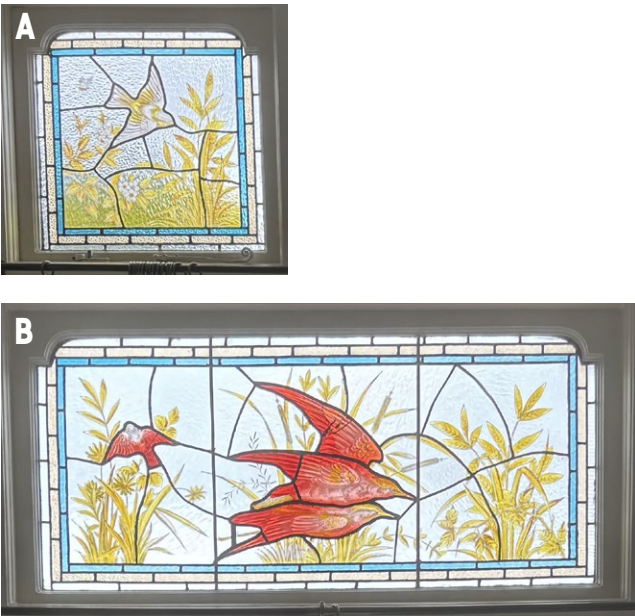


4.4 Interior Details

Proposed Design

RETAINED STAINED GLASS WINDOWS

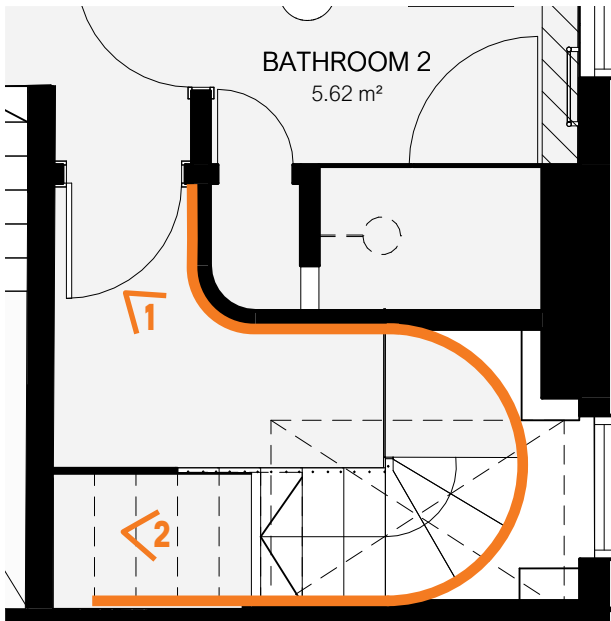
The existing rear facing stained glass windows are to be retained and relocated within the development. These will serve the utility room, ground floor WC & cloak/study room respectively.



PLAN Proposed ground floor plan

CURVED CIRCULATION

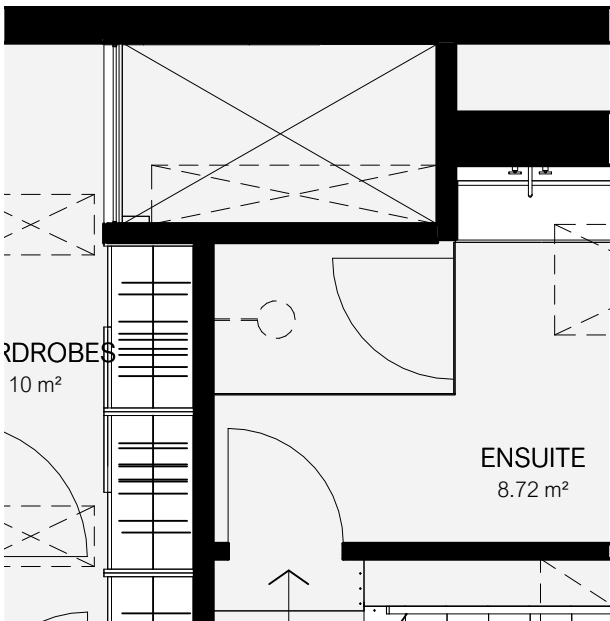
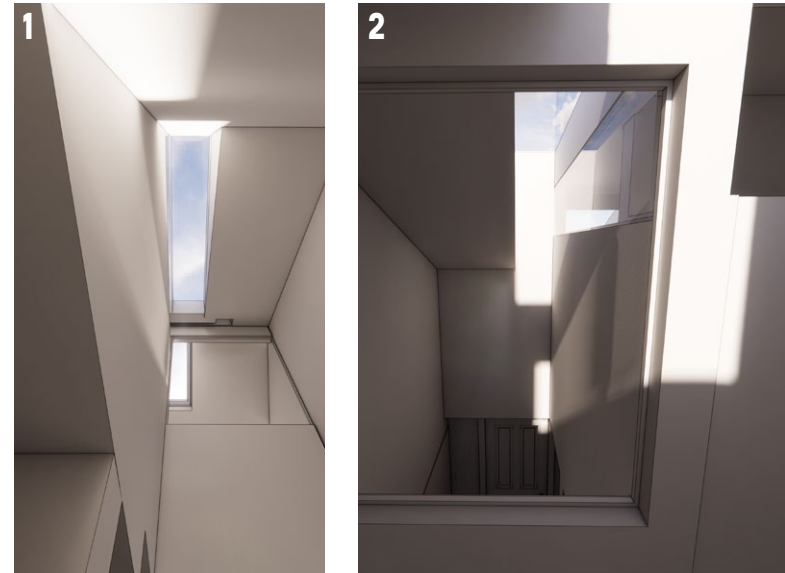
The importance of clear circulation is a recurring theme throughout the proposed alterations to the existing property. On the second floor this theme is continued with the introduction of a curved stair leading to the top floor bedroom. Other curves are introduced to internal walls to further enhance a clear circulation route.



PLAN Proposed second floor plan

SECOND FLOOR LANDING ROOFLIGHT

The second floor landing is served by an existing stained glass window that is to be retained. A slot window is proposed over the second floor landing which will improve the lighting levels beyond that of the existing condition of the space.



PLAN Proposed third floor plan

5.0 Amended Design

Revisions to original submission

5.1 Objections Recieved

Our response

We write in response to the objections received in relation to the above application. We have carefully reviewed the comments made and respectfully submit that the proposal complies with the relevant development plan policies, including Policies SP11 and SP12 of the Haringey Local Plan and Policies DM1, DM9 and DM18 of the Development Management DPD.

At the outset, it is important to note that the application has been designed specifically having regard to the site's location within the Muswell Hill Conservation Area and to the character of Rosebery Road. The submitted Design and Access Statement identifies the established character of the street, including its consistent red-brick/slate/timber palette and repeated architectural rhythm, and explains how the proposal has been developed in response to this context. It also explains that the rear ground-floor extension and rear roof extension have been modelled to respect adjoining properties, with articulated massing, insets and reduced perceived bulk.

1. Alleged Over-development and Increase in Floor Area

The objections place significant emphasis on the increase in gross internal area. However, floor area increase is not, in itself, the relevant planning test. The correct assessment is whether the proposal is acceptable in design, heritage and amenity terms. DM1 requires development to relate positively to neighbouring structures and local character, including prevailing scale, massing, building lines and materials. The proposal has been designed with those considerations in mind and should be assessed on its actual built form and impacts rather than by reference to internal square footage alone.

The proposal does not seek indiscriminate enlargement. Rather, it reorganises the house to improve its functioning as a family home, while retaining the primary form of the building and respecting the surrounding context. The fact that other nearby properties have also been extended is not put forward as a determinative precedent, but as contextual evidence of the pattern of development in the immediate vicinity. Nearby examples are therefore relevant background material, even though the present application must, correctly, be assessed on its own merits

2. Impact on No. 111 Rosebery Road – Enclosure, Outlook and Light

The proposal has been specifically designed to respond to the relationship with No. 111. The submitted drawings and Design and Access Statement state that the rear extension aligns with the consented rear extension at No. 111 and that the massing at the party wall is inset so as to avoid rights-to-light and or daylighting injury. The intention has therefore been to avoid an excessive or abrupt projection at that boundary.

The objector suggests that reliance has been placed only on a 45-degree test. This is because this is the main test required for daylighting that is required by Haringey. We have since contacted a Rights to Light consultant and asked whether a day lighting study would be required if the proposed extension passes the 45 degree test in both plan and

elevation. She has confirmed no further study is required given that these tests are confirmed.

3. Impact on No. 107 Rosebery Road – Terracing effect, Overbearing Impact and Activity

The objection from No. 107 asserts that the development would create a dominant built form and reduce openness. However, the assessment again must be grounded in the actual drawings. The proposal is not a free-standing new structure but an extension to an existing house in a street where rear additions and roof alterations already exist. The application documents explain that the proposed rear and roof elements have been modelled to respect the scale of adjoining properties and reduce perceived bulk through articulation and setbacks.

Furthermore, we have shown the extent of the approved massing of No 107. The overall size of the development proposed is significantly less on every side, being lower overall (ranging from 0.6 m to 1.5m lower in some areas) and set in on the side also. There is significant reduction in proposed massing to one of the actual objectors properties. In terms of the concerns raised with overlooking to this property, we don't believe with the present fence height and greenery in place that this will be a problem. However we have proposed to revise the balcony within this addendum to address these concerns.

4. Conservation Area and Heritage Impact

The proposal preserves the principal architectural character of the host building and the wider street scene. The front elevation remains in keeping with the established character of Rosebery Road, and all existing sash windows are proposed to be replaced with double-glazed painted timber units. The scheme also retains notable heritage features, including stained glass, and seeks to conserve original character while allowing the house to continue in viable residential use.

DM9 supports development that conserves and enhances the significance of heritage assets and their setting. The Muswell Hill appraisal identifies the importance of the consistent frontage and detailing of Rosebery Road; the application respects that by preserving the front character and concentrating the more contemporary intervention to the rear. Rear alterations are not precluded in conservation areas as a matter of principle. The relevant question is whether they cause harm to significance, and here the proposal has been designed as a considered contemporary response, true to its age and era, rather than an attempt to replicate historic fabric in a pastiche manner.

5. Materials and Architectural Language

he objectors criticise the use of long-format brick, aluminium and standing seam cladding. Those comments reflect a preference, but they do not establish policy conflict. The Design and Access Statement explains the reasoning for the chosen materials: the use of masonry at ground-floor level responds to the brick construction of the host building. The brick specification and colour is intended to reduce perceived mass. We have selected a lighter brick specifically to address light levels to the neighbouring houses, a light brick obviously

reflecting more light to the properties and gardens adjacent.

The dormer cladding is consistent with materials found on other roof extensions in the local context. The proposal should therefore be viewed as a contemporary yet sympathetic intervention, with the more expressive detailing located to the rear rather than the public frontage.

6. Basement Development and Policy DM18

The basement objection is overstated. Policy DM18 requires it to be demonstrated that basement development will not adversely affect structural stability, flood risk, character, neighbour amenity, or the natural/historic environment. That is precisely why a Basement Impact Assessment has been submitted. The BIA considers local geology, groundwater, flood risk and potential structural implications. It records London Clay geology, limited groundwater effects, low flood risk at the site, and concludes that impacts can be appropriately managed through proper engineering design and construction methodology.

The objectors' references to structural risk, groundwater and drainage are therefore speculative and do not displace the technical evidence submitted with the application. Matters such as temporary support, foundation strategy, drainage design and construction sequencing are routinely addressed through detailed design, condition compliance and the separate party wall/building control regimes. All of this will be handled in subsequent technical design stages.

7. Internal Alterations and Historic Fabric

he objections refer to chimney breast removals and repositioning of stained glass. Internal works to a non-listed dwelling are not to be treated in the same way as alterations to a listed building. In any event, the application material makes clear that notable features, including stained glass, are retained and celebrated within the reconfigured layout. The proposal therefore seeks to balance contemporary family occupation with the continued appreciation of the building's historic character.

8. Matters Not Material to Refusal

Certain objections should be given limited weight:

- construction duration, traffic, noise and waste are construction phase matters, temporary, and not reasons in themselves for refusal;
- whether the house is occupied during works is irrelevant to the planning merits of the proposal;
- internal leisure spaces such as a gym, cinema or bar do not indicate policy conflict.

9. Summary

The objections do not demonstrate conflict with SP11, SP12, DM1, DM9 or DM18. To address some neighbour concerns, several amendments have been proposed and are set out in this document.

5.2 Massing Studies

Existing and Proposed Views

Following a site meeting with the Case Officer assigned to the application, Nathan Keyte, at 109 Rosebery Road, discussions took place regarding the overall massing of the rear extension proposed within the submitted P1 Revision scheme. During the meeting, Nathan suggested a number of amendments aimed at reducing the visual impact and scale of the proposal. These included:

- 1.Aligning the dormer extension envelope with that of the neighbouring property at 107 Rosebery Road.
- 2. Revising the massing along the southern side of the site to achieve a more sympathetic relationship with the neighbouring property at 111 Rosebery Road.
- 3.Addressing concerns relating to the raised balcony adjacent to 107 Rosebery Road.

Following the meeting, we prepared the views presented on the following pages. These illustrations show the proposal within its wider context, with viewpoints taken further down the garden. The models have been produced using accurate site survey data, together with planning application elevations, to establish the scale of the development in relation to the implemented schemes further along the road. On this page we Illustrate View A- the existing scheme and View B the initial submitted planning scheme (Revision P1)



A] VIEW FROM REAR GARDEN IN CONTEXT-EXISTING PERSPECTIVE



B] VIEW FROM REAR GARDEN IN CONTEXT-INITIALLY SUBMITTED PROPOSAL (REVISION P1)

5.2 Massing Studies

Existing and Proposed Views

This page illustrates View C, showing the revised scheme incorporating the suggestion to mirror the dormer roof profile of the neighbouring extension at No. 107 Rosebery Road. However, in our view, this approach resulted in a form that appeared bulkier overall than the original proposal.

We therefore developed the final View D option, which reduces the overall massing of the dormer and steps in the built form along the southern edge of the site at ground floor level. This arrangement forms the basis of the final Revision P2 proposal and is reflected in all submitted drawings and the visualisations presented on the following pages.

For clarity, all the final proposals have been highlighted with an orange border



E1 CLOSE UP–FINAL REVISED PROPOSAL (REVISION P2)



C1 VIEW FROM REAR GARDEN IN CONTEXT–MIRRORING ROOF FORM OF 107 ROSEBERY ROAD



D1 VIEW FROM REAR GARDEN IN CONTEXT–FINAL REVISED PROPOSAL (REVISION P2)

5.3 Final Proposals

Revisions between P1 and P2 Proposals

We have now revised the proposals and updated all relevant drawings in response to correspondence with our Case Officer. For clarity, we have listed out the changes here between the P1 and P2 revisions.

1. Terrace Replaced with Green Roof

The lower ground floor terrace serving the snug has been replaced with a green roof and rooflight, and the balustrade has been removed. Access to this roof will be for maintenance only. The terrace, and therefore overlooking issues raised have been omitted.

2. Revised Massing

In response to discussions with the Case Officer, the upper-level massing has been set back so that the external face of the new façade aligns with the external face of the existing balustrade. This adjustment creates a small terrace adjacent to the kitchen, which is screened along the boundary line with a minimal privacy screen (see point 5)

3. New Green Roofs

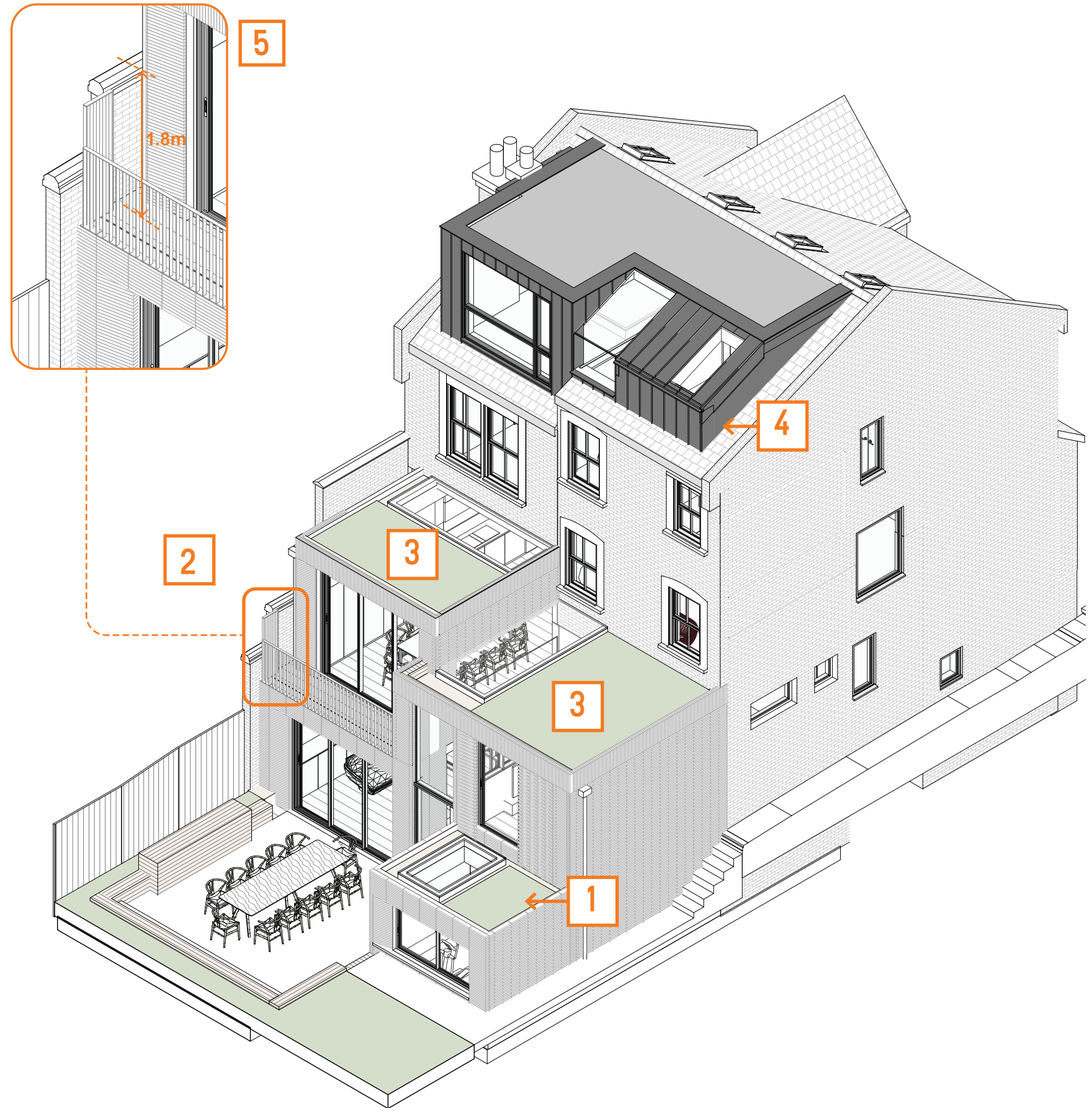
We also consider that adding green roofs to the two main extensions will strengthen the proposal, as this will improve biodiversity, as well as being more pleasant for the resident and neighbours to look out over. These have been added to the flat rooves throughout.

4. Dormer Extension Inset

We have tested setting the dormer extension further in on the side of No. 107 to better align with the neighbouring approved scheme. The ensuite external wall is now set 800mm in from the parapet gable. This is equivalent to the set back on the 107. The dormer extension has been set in on the front edge also compared with the P1 Revision scheme.

5. Screening at Boundary

The revised proposal replicates the existing terrace arrangement, allowing for a small terrace area adjacent to the kitchen/dining room. Along this edge, the existing 1.8m-high brick parapet wall is retained, providing effective screening to the neighbouring property at No. 111. In addition, a small section of angled railing has been introduced above the lower boundary wall to prevent overlooking while still permitting light and airflow through the opening. The railing aligns with the height of the existing parapet.



5.4 Rear Elevation in Context

Final submitted P2 Scheme

