



109 Rosebery Road

Design and Access Statement



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LINEWORKS

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1.0 Introduction

109 Rosebery Road

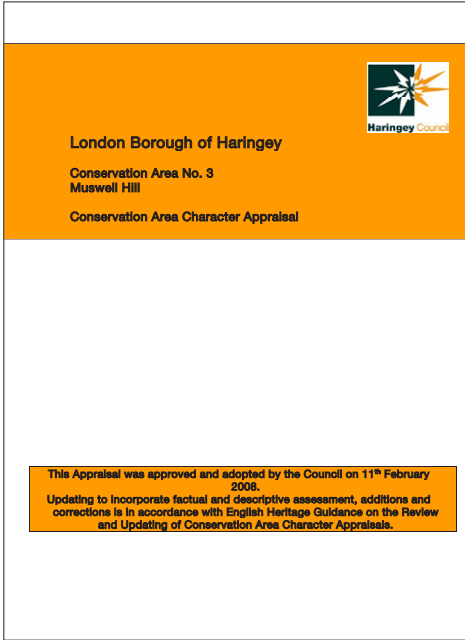
Lineworks Architects have been engaged on behalf of our client and the property owners to renovate and design their new home. This Design & Access Statement describes the proposed renovation works at no. 109 Rosebery Rd, London N10 2LD, which includes a rear ground floor extension, a new rear dormer extension and replacement glazing to the front facade.

The proposed works comprise a two-storey ground & lower-ground floor rear extension which aim to reposition the kitchen & dining area. The existing basement footprint is being lowered and will house a utility room, cinema room, gym & bar area.

In preparing this report the following documents have been consulted for guidance:

- 1. Haringey Council’s Conservation Area No. 3 Muswell Hill: Conservation Character Appraisal
- 2. Haringey Council’s Development Management DPD 2017
- 3. Haringey online guidance:
 - A. Rear Extensions
 - B. Loft Conversions & Extensions

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1.0 Brief, Site & Existing Context

Drawings & Visuals

1.1 The Site

Project Brief

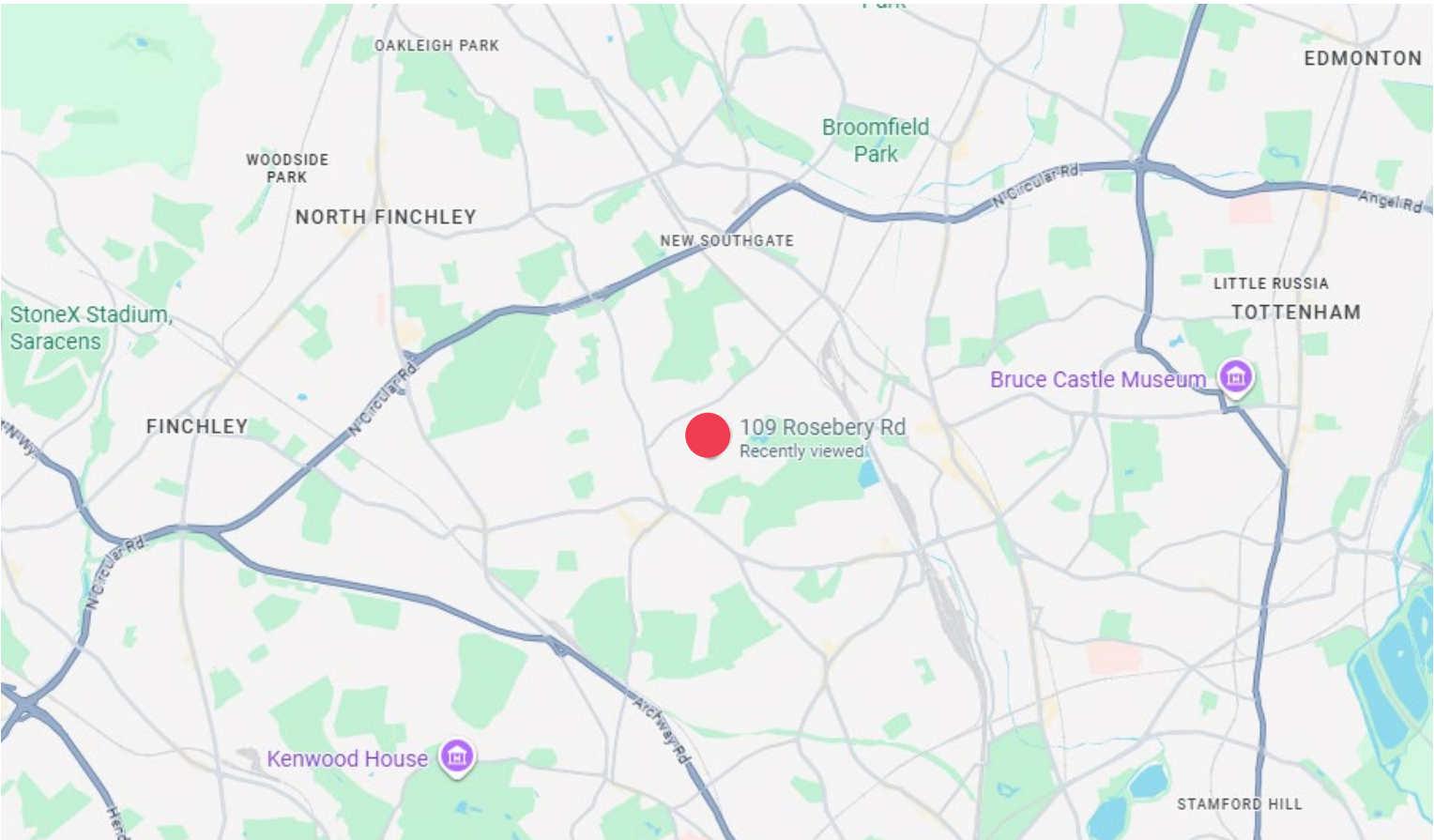
The site at no. 109 Rosebery Rd, London N10 2LD is a 3-storey semi detached property with basement that is consistent with the houses along Rosebery Road. The property is situated within the Muswell Hill Conservation Area, which is characterised by late-Victorian and Edwardian residential development dating largely from the period 1896–1913. The street is defined by a consistent architectural language, with buildings constructed predominantly in red brick and arranged in terraces or linked pairs. Façades are typically two storeys in height plus a pitched roof, with a strong emphasis on vertical rhythm created by repeated bay windows, gables and regularly spaced openings.

The front elevation of the property is built predominantly of red brickwork and white precast detailing along with ornate timber work. Roofs are generally pitched and finished in slate, with prominent chimney stacks expressed at party walls, contributing to a distinctive and articulated roofscape.

To the side and rear elevations the property is finished mainly with London Stock brickwork, with red brick details around the fenestration. The neighbouring context is made up of the same existing fronted house types, some of which, in the immediate vicinity of no. 109 Rosebery Road, have been extensively renovated and increased in size.



SITE PLAN



LOCATION PLAN Property located in the London Borough of Haringey in Muswell Hill



SITE AERIAL Aerial view showing 109 Rosebery Road (outlined in red)



SITE AERIAL Aerial view showing 109 Rosebery Road (outlined in red) and the immediate neighbouring context

1.2 Heritage

Existing Context

Architectural detailing is a key element of the conservation area’s character. To the front elevations along Rosebery Road windows are traditionally timber sashes often with multi-paned upper sections with curved detailing within the frames themselves, which are set beneath brick or precast heads and sills. Other good examples of detailing can be found around the decorative timber porches, painted joinery and inset precast wall elements. Low brick boundary walls and small front gardens further reinforce the uniform appearance of the façades and the clear separation between public and private space.

Though the rear elevations are typically less intricate than the front elevations, they still present interesting details including red brickwork window surrounds and curved white painted window frame elements. Notable rear elevation details specific to no. 109 Rosebery Road include intricate stained glass windows and detailed black metal railing.

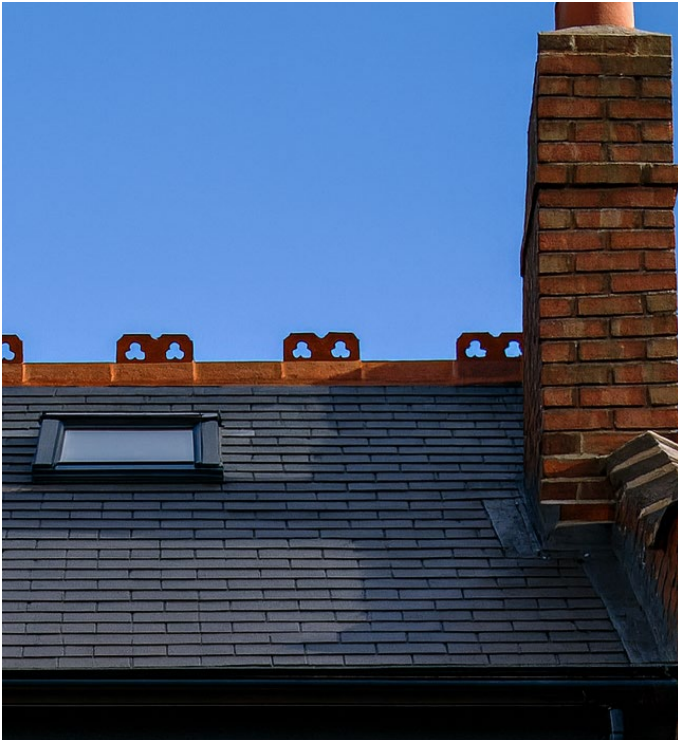
Collectively, there is a consistent material palette of red brickwork, white fenestration and dark grey slate. The consistent materials and façade details ensure the properties along Rosebery Road preserve the Edwardian character that is integral to the significance of the conservation area.



ELEVATION Existing front elevation of no. 109 Rosebery Road



GABLE END Existing precast, brick details & shaped gable



ROOF Existing slate roof & ceramic ridge tile details



DOOR Existing entrance canopy details



WINDOWS Existing fenestration proportion & details

1.3 Existing Property

Context and Site Photography

SITE PHOTOGRAPHY



REAR OF PROPERTY East Elevation



IMMEDIATE EXISTING CONTEXT ALIGNMENTS Views from Garden

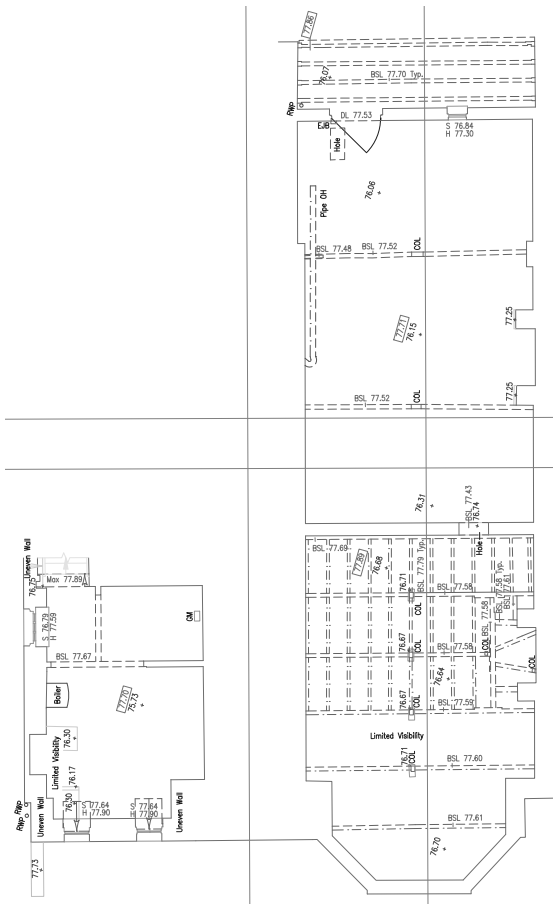


HISTORIC DETAILS Interior glazing & architrave details

1.3 Existing Property

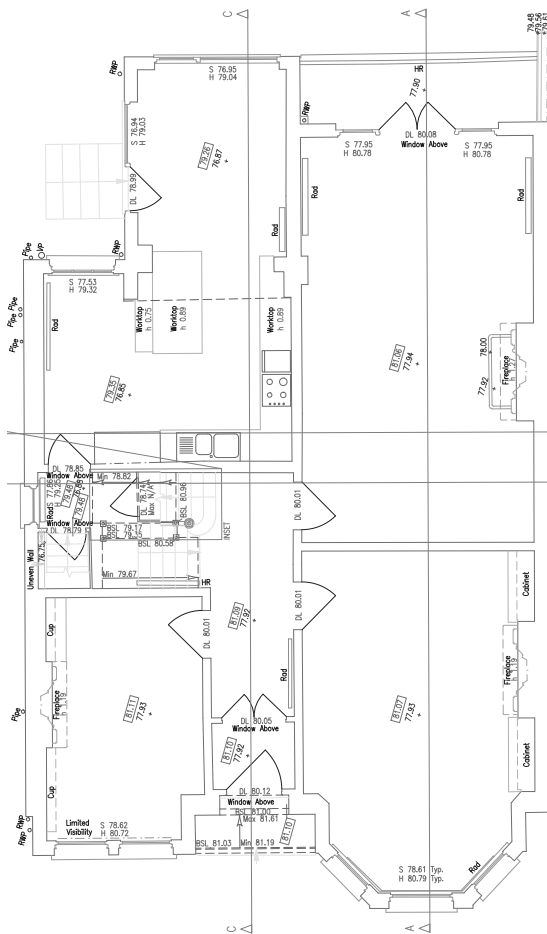
Survey Drawings

BASEMENT FLOOR PLAN



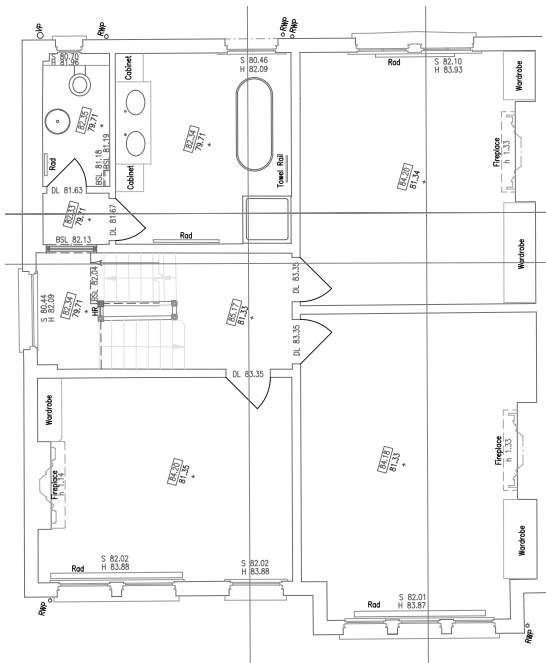
GIA (Gross Internal Area) -
67m² (721 sq. ft.)

GROUND FLOOR PLAN



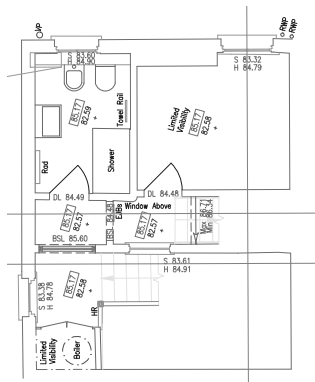
GIA (Gross Internal Area) -
112.5m² (1211 sq. ft.)
Balcony Area -
5m² (54 sq. ft.)

FIRST FLOOR PLAN



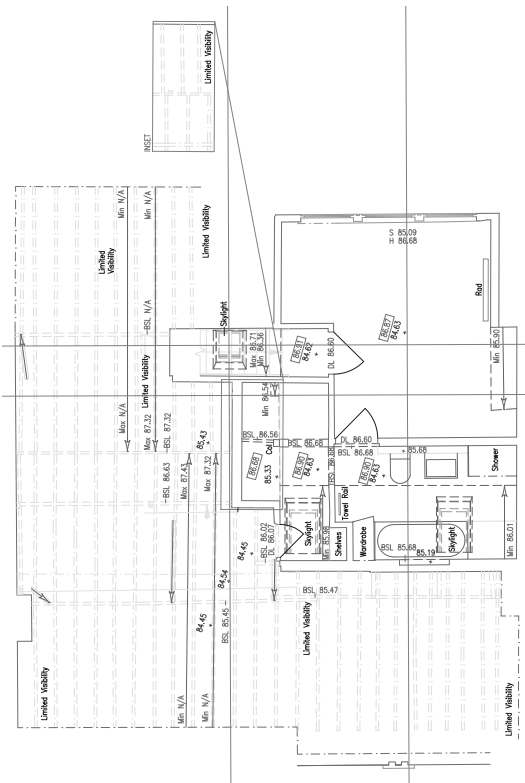
GIA (Gross Internal Area) -
88m² (947 sq. ft.)

SECOND FLOOR PLAN



GIA (Gross Internal Area) -
26.5m² (285 sq. ft.)

THIRD FLOOR PLAN



GIA (Gross Internal Area) -
48.7m² (524 sq. ft.)

Total GIA (Gross Internal Area) for Existing Property = **343m² (3692 sq. ft.)**

2.0 Proposed Massing Drawings & Visuals

2.1 Neighbouring Context Comparison

Similar Existing Properties

The immediate neighbouring context at no. 109 Rosebery Road consists predominantly of large semi-detached dwellings that have been extensively renovated and increased in size over time. In order to ascertain the appropriate scale of development for no 109 Rosebery Road to fit within this existing context, we have conducted an analysis of the approximate total gross internal area (GIA) and total number of bedrooms and bathrooms (including WCs and ensuites) of some of the consented developments immediately adjacent to No. 109 Rosebery Road.

The site plan on the right shows 3 properties we have analysed in this way (highlighted in blue) along with the development site at 109 Rosebery Road (highlighted in red).

The following pages show the results of our research as well as how the proposed development at no 109 Rosebery Road compares to these consented renovations.

KEY

109 ROSEBERY ROAD

PROPERTIES INCLUDED IN GIA COMPARISON



AERIAL VIEW View showing no 109 Rosebery Road directly adjacent to other large consented developments within the immediate context.



AERIAL PLAN VIEW Google Earth view of no. 109 Rosebery Road highlighting which neighbouring properties have been included in our GIA comparison calculations

2.1 Neighbouring Context Comparison

Similar Existing Properties

This page shows the existing properties that have been reviewed to ascertain their approximate consented total GIA. From this analysis we have established a benchmark for the proposed development at 109 Rosebery Road. In all instances, the existing properties also include a basement level.

The planning reference number for each of the existing properties analysed are listed below:

- 105 Rosebery Road 2020 - Planning Reference: HGY/2020/2674
- 107 Rosebery Road 2020 - Planning Reference: HGY/2020/0879
- 111 Rosebery Road 2012 - Planning Reference: HGY/2012/1350

EXISTING – 105 ROSEBERY ROAD



Total **GIA** (Gross Internal Floor Area): **430m² (4628 sq. ft.)**

Total Number of **Bedrooms: 5**

Total Number of **Bathrooms, WCs & Ensuites: 5**

EXISTING – 107 ROSEBERY ROAD



Total **GIA** (Gross Internal Floor Area): **388m² (4176q. ft.)**

Total Number of **Bedrooms: 5**

Total Number of **Bathrooms, WCs & Ensuites: 6**

EXISTING – 111 ROSEBERY ROAD



Total **GIA** (Gross Internal Floor Area): **286m² (3079 sq. ft.)**

Total Number of **Bedrooms: 4**

Total Number of **Bathrooms, WCs & Ensuites: 4**

PROPOSED – 109 ROSEBERY ROAD



Total **GIA** (Gross Internal Floor Area): **431m² (4639 sq. ft.)**

Total Number of **Bedrooms: 4**

Total Number of **Bathrooms & Ensuites: 4**

2.2 Proposed Massing

Rear Ground Floor Extension

1 – SOUTH EXTENSION ALIGNED TO FACE OF EXISTING BALUSTRADE



LINE OF EXISTING BALUSTRADE

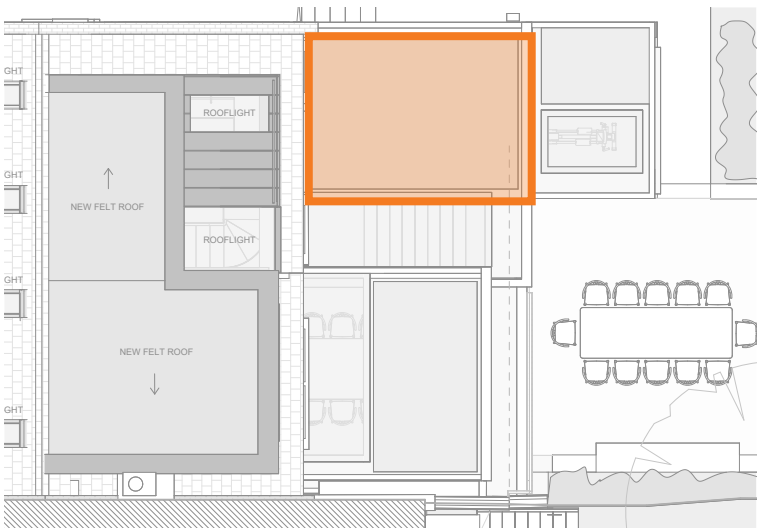
Southern upper section of proposed 109 rear extension is aligned to the face of the existing balustrade, and set in from the boundary of No. 111 Rosebery Road as well as set back from the edge of the existing garden boundary wall.

3 – GLAZED PARTITION



Glazed partition to breakdown massing of rear extension.

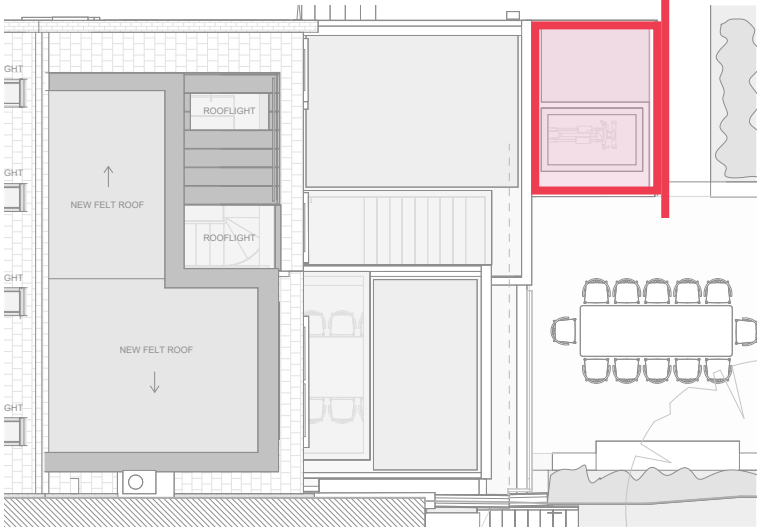
2 – NORTH EXTENSION ALIGNED TO NO. 107



LINE OF 107 EXTENSION

Rear extension to the boundary of No. 107 Rosebery Road aligned to the consented extension at No. 107.

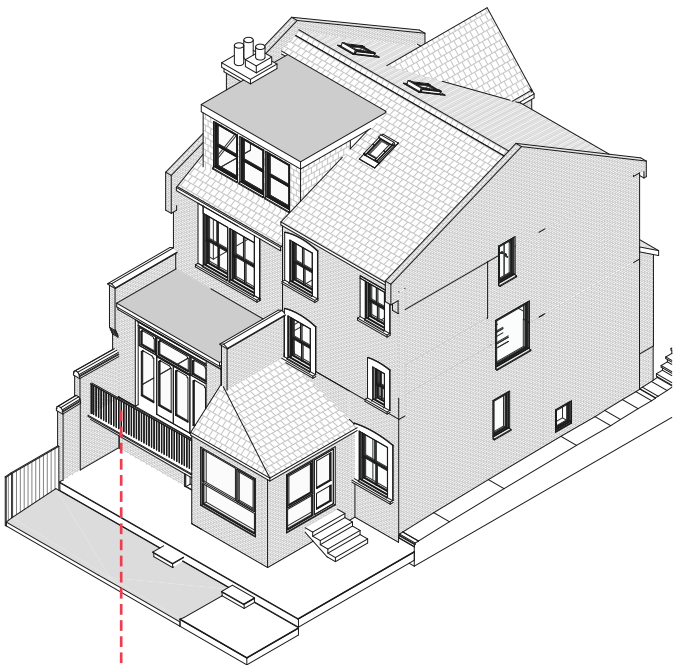
4 – TERRACE ALIGNED TO TERRACE OF NO. 107



LINE OF 107 TERRACE

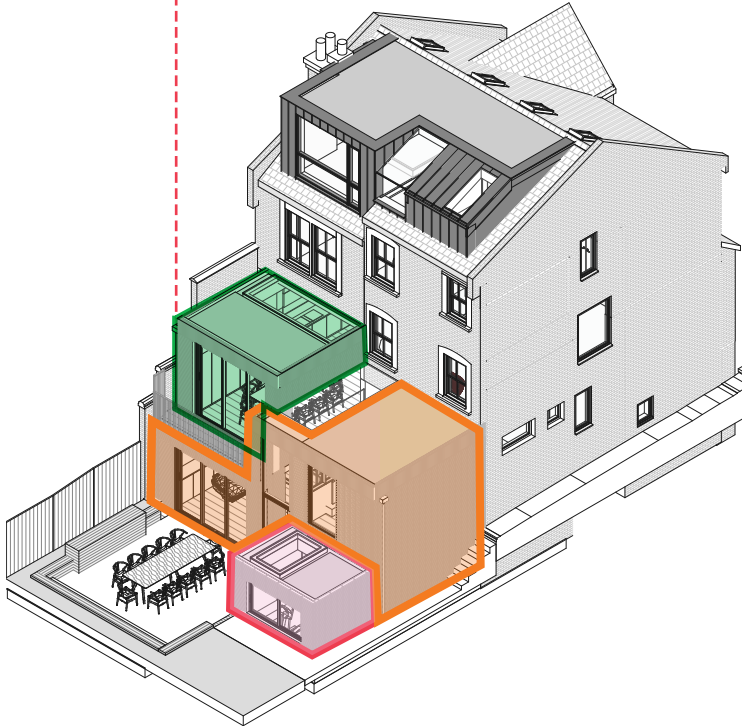
Proposed terrace does not exceed the extent of the consented terrace at No. 107 Rosebery Road.

5 – EXISTING ISOMETRIC VIEW



LINE OF EXISTING BALUSTRADE

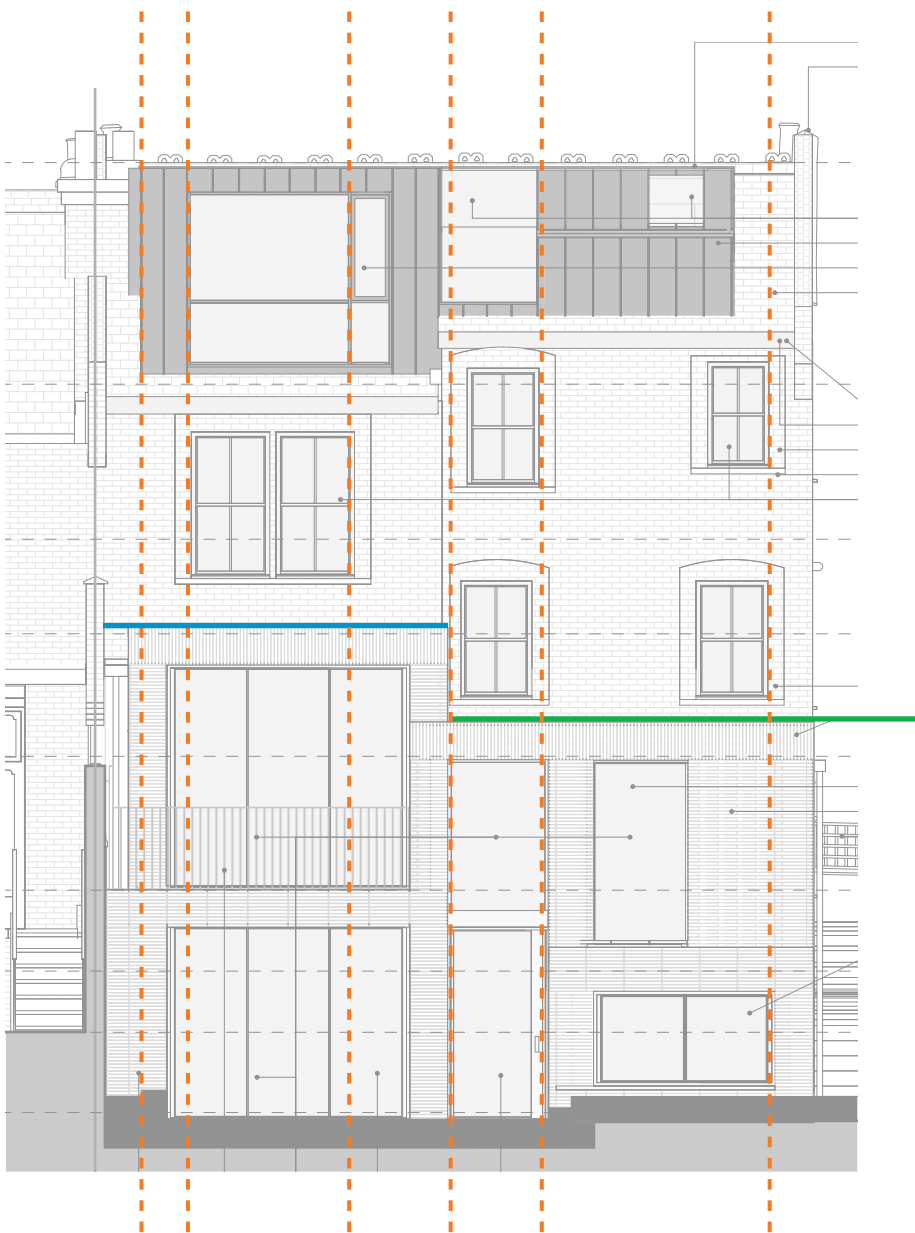
6 – PROPOSED ISOMETRIC VIEW



2.3 Fenestration and Upper Massing

Dormer Extension & Rear Elevation

PROPOSED REAR ELEVATION



REAR ELEVATION KEY

- ELEVATION ALIGNMENT
- HEIGHT OF NO. 109'S EXISTING REAR EXTENSION TO BE REMOVED
- HEIGHT OF NO. 107'S EXISTING REAR EXTENSION

2 – INSET DORMER EXTENSION



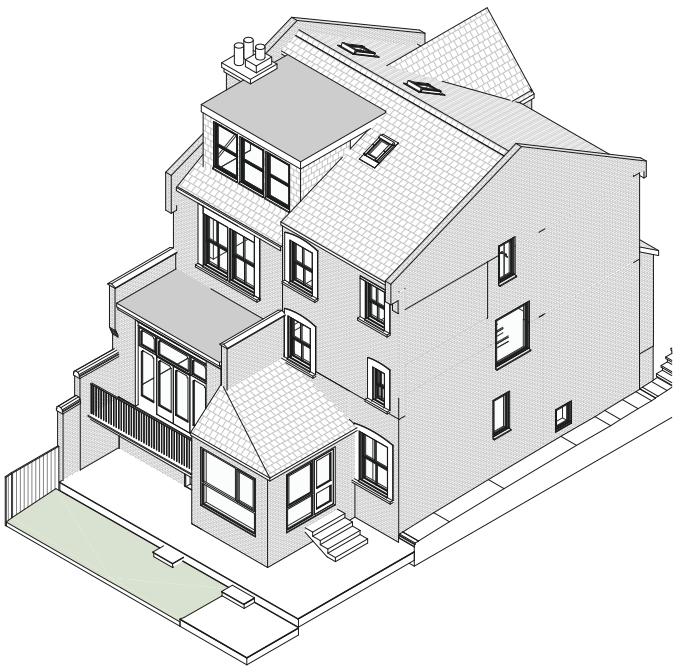
Proposed dormer extension inset from the roof edge and from the party wall with No. 111 Rosebery Road and the gable end. Insetting the mass in this way responds to the existing context as the consented dormer extension at No. 107 Rosebery Road has done the same.

3 – DORMER CARVING

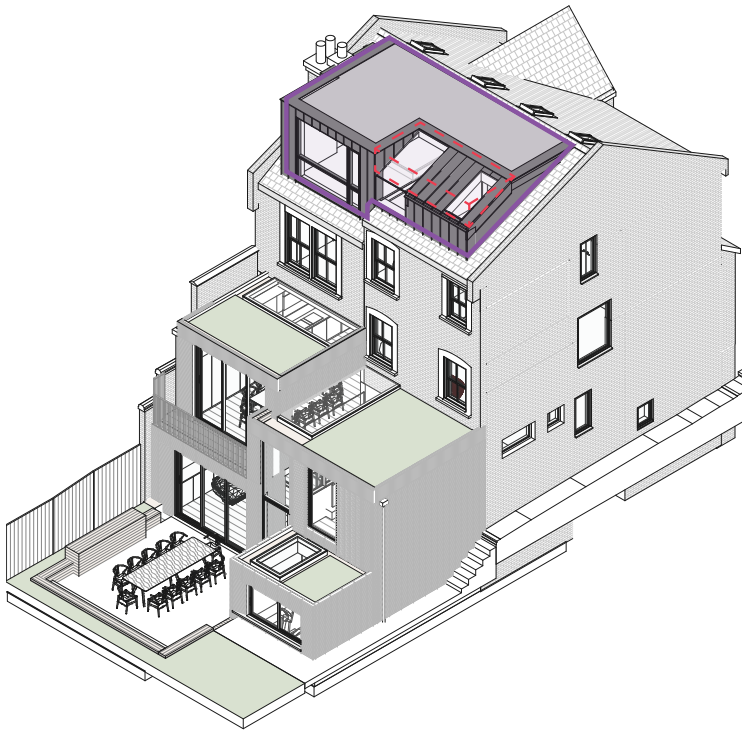


Part of the dormer extension over the master ensuite has been carved back to create a mansard roof form which softens the overall bulk and appearance of the proposed dormer extension.

4 – EXISTING ISOMETRIC VIEW



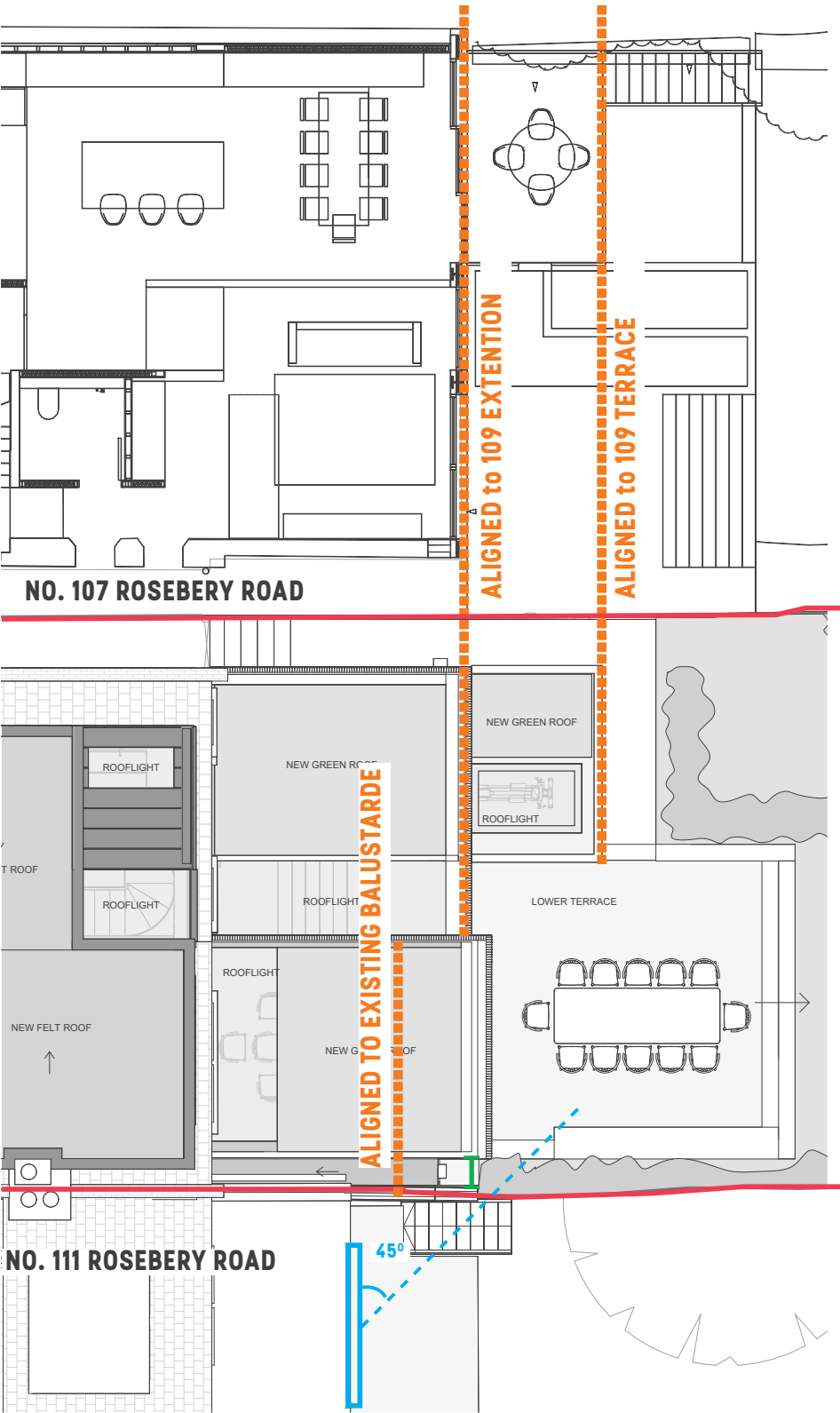
5 – PROPOSED ISOMETRIC VIEW



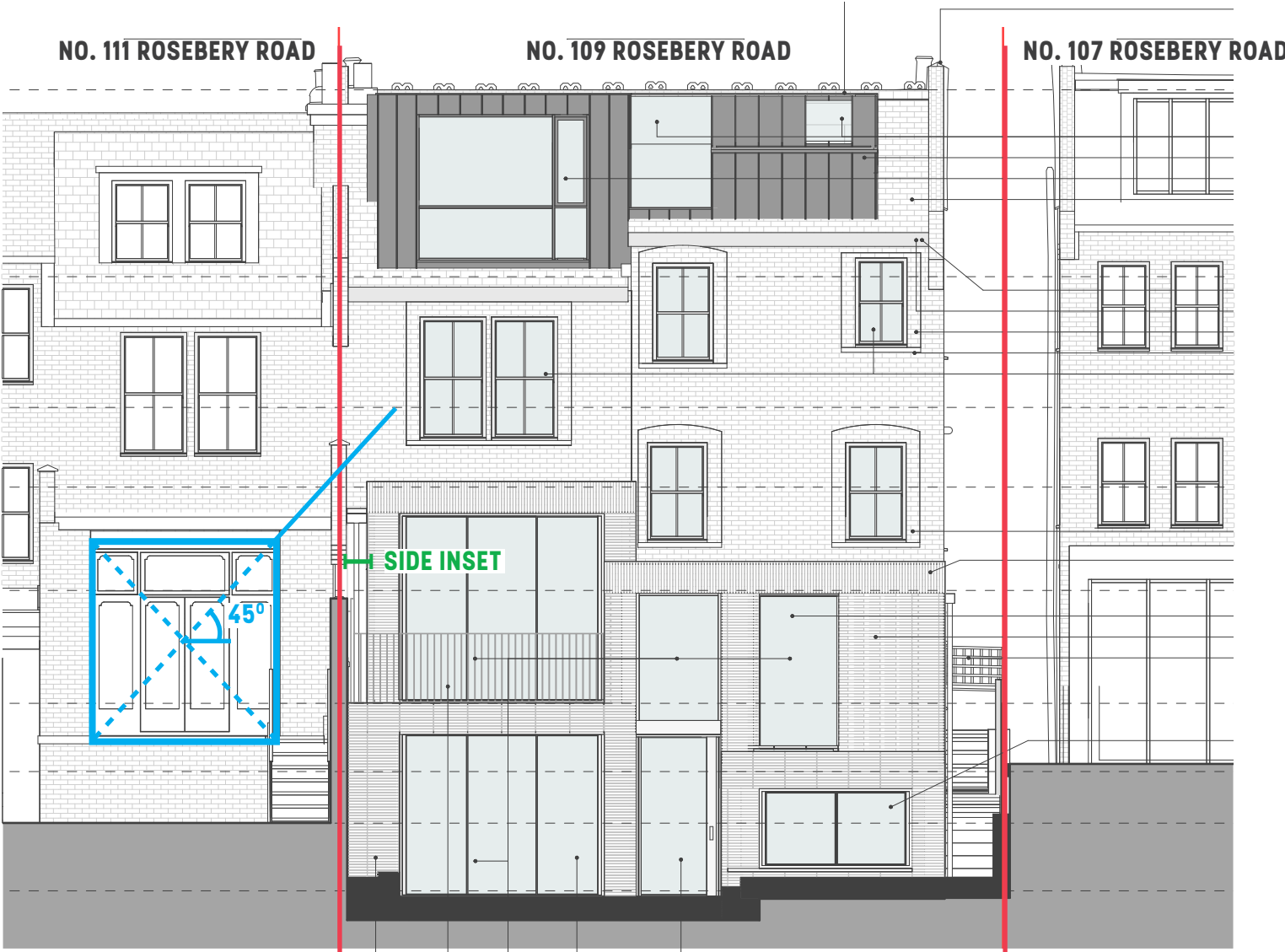
2.4 Context and Daylight

Alignment and BRE 45 degree rule

PROPOSED PLAN with 107 CONSENTED DRAWINGS



PROPOSED REAR ELEVATION



The proposed massing of the ground and lower ground floor extension at No. 109 Rosebery Road has been set back from the boundary with No. 111 Rosebery Road in line with BRE 45-degree guidance. The solid blue lines mark the existing window position on the rear elevation of No. 111, while the dashed blue lines show the 45-degree line on both the proposed plan and the elevation above; in both cases, the scheme exceeds the minimum requirements.

The orange lines on the plan to the left illustrate how the rear extension aligns with the approved extensions at No. 107 Rosebery Road. This setting out is based on site surveys and available planning information, reflecting both extension and terrace positions.

DRAWING KEY	
—	NO. 109 ROSEBERY ROAD SITE BOUNDARY
—	NO. 111 ROSEBERY ROAD EXISTING WINDOW
- - -	BRE DAYLIGHTING TEST 45° LINE

2.5 Responding to Context

Existing Context Scale & Proportion

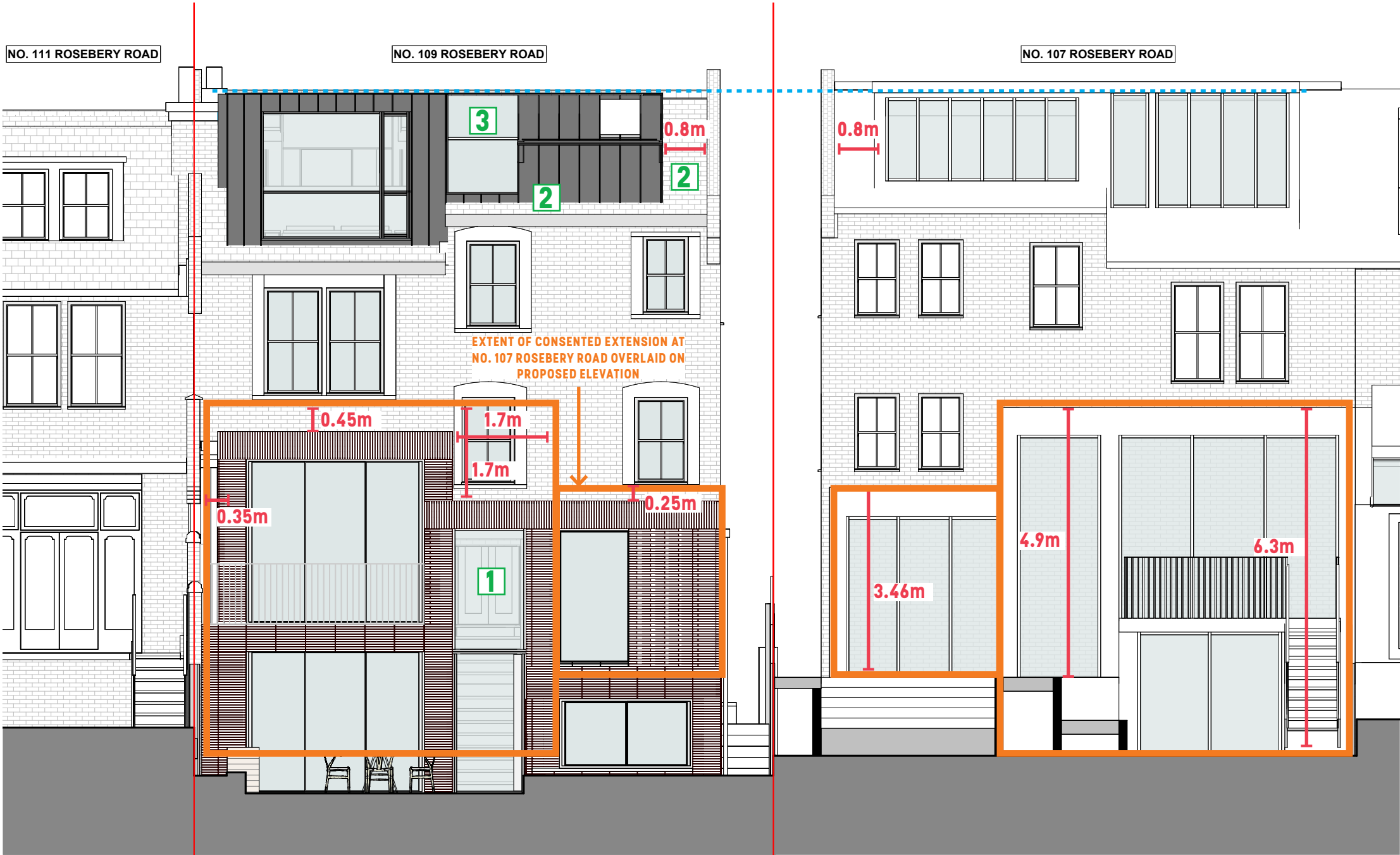
This page shows the comparison in scale between the proposed development at No. 109 Rosebery Road and the consented development at No. 107 Rosebery Road (planning reference HGY/2020/0879).

The proposed elevation drawing to the right has been overlaid with orange boxes that represent the approximate overall size of the consented development at No. 107 Rosebery Road. These orange boxes have then been overlaid on the proposed elevation for the development at no. 109.

The proposed rear ground & lower ground extension at No. 109 Rosebery Road appear to comfortably sit within the overall boundary of the orange boxes, ensuring the proposed scale and proportion of the development are appropriate to the level of development within the immediate context that has been previously consented to.

Furthermore, the proposed development at no. 109 acknowledges the guidance found in Haringey Council's Conservation Area No. 3 Muswell Hill in the following ways:

- 1. The rear extension steps down in height, includes vertically proportioned fenestration which is aligned to the existing windows for consistency across the facade,
- 2. The dormer extension is inset from the main facade and boundary to no. 107 Rosebery Road
- 3. The massing of the dormer extension is individually expressed through the inclusion of a slot window and mansard roof section.



—	EXTENT OF CONSENTED EXTENSION AT NO. 107 ROSEBERY ROAD
—	NO. 109 ROSEBERY ROAD EXISTING REAR DORMER EXTENSION EXTENT
---	NO. 107 ROSEBERY ROAD EXISTING REAR DORMER EXTENSION HEIGHT

3.0 Proposed Drawings Plans

3.1 Proposed Site Plan

Ground Floor Plan

The site plan on this page shows the proposed development in relation to the entire property demise. The proportions of the extension to the rear of the property ensure that adequate garden space is maintained. The proposed garden area is 208m² and 20.3m in total length, enabling maximum biodiversity retention and minimal disturbance to the existing plant life and wildlife.

