

**DESIGN ACCESS & HERITAGE
STATEMENT**

For

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**GARDENER HOUSE
33 GROVE AVENUE
MUSWELL HILL
LONDON
N10 2AS**

Ref: 2511

September 2026

Contents

1. Introduction – Proposed Development
2. Pre-application Advice
3. Physical Context & Planning History
4. Social Context
5. Material Planning Considerations, Heritage & Planning Policy
6. Use
7. Materials
8. Scale & Design
9. Impact on Amenity
10. Transport Considerations
11. Compliance with Planning Policy
12. CIL
13. Conclusion

DESIGN STATEMENT

Project: **GARDENER HOUSE 33 GROVE AVENUE LONDON N10 2AS**

Project Number: **2511** Date: **September 2026**

1. Introduction – Proposed Development

The application seeks planning permission for the conversion of Gardener House to form three self-contained properties with minor alterations to front and rear elevations, landscaping and off street parking.

2. Pre Application Advice

Pre-application advice has not been sought on this particular application.

Applications for conversions under Haringey Local Plan Policy DM16 (Residential Conversions) States that house conversions would be permissible where the original gross internal area of the property exceeds 120 square metres.

The host building subject to this application exceeds the requirement with an existing floor area of 665.45 square metres including all C3 use and existing storage.

Planning records and policy broadly indicate what requirements have been necessary to achieve a successful planning approval in this particular application. Local representations to similar applications have received no objections and approvals.

Pre-Planning advice was sought dated 17th December 2024 in respect to the change of use from a care home (C2- Residential Institution) to the original use (C3 – Dwelling house).

Given that the site was originally a dwelling house, there are no objections to the proposed conversion. The advice is to apply for a Certificate of Lawfulness to formalise the use class, although as Class C2 has permitted development rights for reinstatement to a previous lawful use this is not an essential requirement.

A full planning application is therefore sought for the conversion of this single dwelling house (Class Use C3) to form three self - contained units.

The property at this application site is located within the Muswell Hill Conservation Area and does not contain any statutory listed structures.

The proposed conversion would not be subject to a Family Housing protection zone under (Policy SP2 & DM16). The proposed conversion would replace the original single dwelling with three family units within the envelope of the original property.

This application will seek to address any particular issues of the impact on the character and appearance of the buildings and surrounding Area.

3. Planning History, Physical Context and Character & Appearance

Planning History

HGY/1999/1543 – Ground and first floor side extension, conservatory to the rear, rear dormer between roof ridges, erection of front and side dormers and addition of 3 Velux windows – Approved

HGY/2001/0468 – Rear kitchen extension and conservatory – Approved

HGY/2014/1247 – Installation of new UPVC window in frosted glass and sunpipe - Approved

Physical Context, Character & Appearance

The Existing Building

The existing building is a three storey Edwardian detached house on the west side of Grove Avenue.

The property is located within the Muswell Hill Conservation Area and is notably double fronted with a terra cotta tiled roof and having fair faced soft red brickwork to the front elevation and with Gault brickwork and soft red banding to the side and rear elevation with timber sash and casement windows and brick arches surrounds. To the side of the host building is a later two storey addition as approved under HGY/1999/1543 & 2001/0468.

To the rear is a large conservatory which would be removed as a part of this application.

The existing entrances to the property are at ground level and would remain as existing with a small step to the side entrance. The property would form three self-contained and separate single family dwellings on ground, first and second floor. There is level access through to the principal rooms on the ground floors throughout. There are internal stairs to the upper floors.

The rear conservatory extension has a brick plinth with timber windows and a glass roof. The conservatory is no longer fit for purpose or appropriate for the proposals for extending the property and will be removed as part of this application.

The side and rear of the property have no public vantage points and has restricted views from the surrounding rear gardens and upper floor windows of the properties within Rosebury Road.

4. Social Context

The proposal to convert the property to form three very good quality and much needed additional family houses within the Muswell Hill area is deemed to be a high priority. Although the extensions to the original building are on modest scale the improvements to the appearance of the building will be largely appreciated having ample off street parking and generous amenity and private gardens for each home.

This project will contribute to the local economy, by providing jobs for local people. In addition the majority of materials are to be sourced locally with reclaimed and reusable materials from the host building, therefore representing an opportunity to contribute to the local economy and environment.

5. Material Planning Considerations, Heritage & Planning Policy

DPD Policy DM12 'Housing Design and Quality' 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 building, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

DPD Policy DM9 states that proposals affecting a designated or non-designated heritage asset will be assessed against the significance of the asset and its setting, and the impact of the proposals on that significance; setting out a range of issues which will be taken into account. In relation to extensions or alterations to residential buildings, including roof extensions, Policy DM9 requires proposals to be of a high, site specific, and sensitive design quality, which respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. The policy also requires the use of high-quality matching or complementary materials, in order to be sensitive to context.

The proposal for conversion of the original building would not require such external alterations to the host building that would detract from the character of the host building. The proposal would provide a continued and much needed residential (C3) use preserving and an improvement to safeguard the amenity and character within this area of predominantly single family dwellings.

London Plan Policy HC1 seeks to ensure that development proposals affecting heritage assets and their settings, should conserve their significance. This policy applies to designated and non-designated heritage assets. Local Plan Policy SP12 and DPD Policy DM9 set out the Council's approach to the management, conservation and enhancement of the Borough's historic environment.

London Plan Policy D6 requires housing developments to be of high quality design, providing comfortable and functional layouts, benefiting from sufficient daylight and sunlight, maximising the provision of dual aspect units and providing adequate and easily accessible storage space as well as outdoor amenity space. Table 3.1 sets out the internal minimum space standards for new developments, while Table 3.2 of the London Plan provides qualitative design aspects that should be addressed in housing developments.

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

6. Use

The current use of the site is for residential purposes (C3). It is not proposed to change this use.

7. Materials

As many reclaimed materials will be re-used from the host building saved during the project works and if not sufficient materials are saved, new materials will match the existing as closely as practical.

8. Scale & Design

The external rear alterations required in this proposal are for the removal of the ground floor conservatory minor alterations to windows and roof Velux windows with the provision of a small front matching dormer.

The proposed rear infill at roof level to the rear elevation would be subordinate and proportionate in relation to the rear roof slope.

It is noted that there are a number of rear facing dormer roof extensions with balconies approved and constructed overlooking the application site on Rosebery Road.

The proposed roof alteration and infill roof between the existing hipped roof slopes is proposed to be no higher than the existing ridge or to the rear profile of the existing hipped roof. The roof parapets with matching tile coping is to delineate the individual properties and to give each property a specific identity.

The design of the rear facing dormer windows proposed are of a modest size and scale as to be in keeping with that of the host property. As such, the proposed rear dormers and infill roof would not appear as uncharacteristic features within the existing roofscape.

9. Impact on Amenity

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

There is considered to be no impact on the living conditions of occupants of the neighbouring residential property. It is considered that the scheme is of good design and in keeping with the style and pattern of numerous already permitted schemes along Grove Avenue and Rosebury Road and other surrounding streets of Muswell Hill.

There would be no amenity impact.

10. Transport considerations

London Plan Policy T1 requires all development to make the most effective use of land, reflecting its connectivity and accessibility by existing and future public transport, walking and cycling routes, and to ensure that any impacts on London's transport networks and supporting infrastructure are mitigated. Policies T4, T5 and T6 set out key principles for the assessment of development impacts on the highway network in terms of trip generation, parking demand and cycling provision.

Local Plan Policy SP7 'Transport' states that the Council aims to tackle climate change, improve local place shaping and public realm, and environmental and transport quality and safety by promoting public transport, walking and cycling and seeking to locate major trip generating developments in locations with good access to public transport. This is supported by DPD Policy DM31 'Sustainable Transport'.

The PTAL Score for the application site is 2. This is relatively low in public transport access according to the London Plan Policy. However this application site provides for 4 on site standard parking bays of 2400 x 4800 with one ambulant and accessible parking bay of 3600 x 4800.

It is considered that the provision of hard landscaping within this application provides sufficient on site parking and that any net increase in on-street parking demand at this location is not likely to be significant or lead to an adverse impact on Grove Avenue or the surrounding area.

11. Compliance with Planning Policy

The proposed development will have minimal impact on the character and appearance of the host dwelling and its surroundings in the Conservation Area and indeed the living conditions of adjoining occupiers.

There is no conflict with the objectives of Haringey policies or the National Planning Policy Framework and Permitted Development Rights for Householders.

The requirement is for development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. These concerns are acknowledged in that the architecture should make a positive contribution to the public realm and streetscape.

Adopted Policies require development proposals to, among other matters, 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.

The living conditions of the adjoining property would not be affected given the removal of side facing windows, obscure glazing and removal of the existing conservatory. In terms of policy the proposal would have very little impact on the amenity or visual amenity of the adjoining property.

Considering the planning balance of the scheme, the benefits of the scheme to the design and living conditions of the property are considered to have been taken into account. It is therefore concluded the scheme more than complies with the development plan and national policy requirements.

The proposed conversion gross internal floor areas exceed the standards required for conversion and the Parker Morris standards for room sizes and layout.

Unit One – 280.3m

Unit Two – 276.0m

Unit Three – 120.0m

Total Habitable area 676.30m² GIA

There would be no stacking issues with this proposal as each individual unit is separated by a party wall.

The amenity space provision for each of the proposed units far exceed the requirement set out in the policy for conversion or new build property.

House One – 189.0m

House Two – 143.0m

House Three – 83.0m

There is sufficient provision to meet the requirement for refuse and re-cycled waste. Access arrangements comply with Part 'M' of the building regulations. These do not however form part of this application.

Privacy and Overlooking

The proposed windows to the rear facing dormer would not be considered to introduce any overlooking opportunities beyond the views that are already achievable from the existing upper floor window openings. The views would also be consistent with the views from other roof level accommodation to the rear terrace from Rosebury Road. As such, neighbours would not experience a notable loss of privacy.

Overall, it is not considered that there would be any undue harm to neighbouring amenity and an appropriate degree of compliance with Policy would be achieved from an amenity perspective. In particular side elevation windows have been removed and obscure glazing has been introduced.

Daylight, Sunlight and Outlook

The proposed infill roof extension would be set within the confines of the existing rear valley roof slope and has modest dormers set back from the eaves with low parapet party walls. As such, it is not considered that it would be unduly overbearing or have a discernible impact upon the quality of daylight, sunlight and outlook experienced at neighbouring properties.

12. CIL

The requirement for CIL contributions would be applicable for any additional floor area proposed greater than 100m².

The whole of the existing floor area including the boarded loft area would apply to CIL. There is no limitation on floor to ceiling height.

The total existing second floor loft area is 202.64 m² GIA

The total existing second floor C3 use is 120.61m² GIA

The proposed development requires the removal of the conservatory and side elevation bay of 17.57m² GIA

The additional area to the second floor of house number 3 is 32.00m² GIA

CIL Calculation

202.64 – 120.61 = 82.03 – 17.57 + 32.00 Total additional floor area 96.46m² GIA

Therefore total additional floor area is less than 100m².

CIL contribution is not therefore required for this proposed development

13. Conclusion

The proposed development will have minimal impact on the character and appearance of the host dwelling and its surroundings in the Conservation Area and indeed the living conditions of adjoining occupiers.

There is no conflict with the objectives of Haringey policies or the National Planning Policy Framework and Muswell Hill Conservation Area.

The requirement is for development to have regard to the form, function and structure of an area and the scale, mass and orientation of surrounding buildings. These concerns are acknowledged in that the architecture should make a positive contribution to the public realm and streetscape. It is therefore considered that this allocation achieves and exceeds the policy requirement.

Adopted Policies require development proposals to, among other matters, 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.

The proposed conversion, roof extension and alterations aim to respect the design quality of the original building by not altering the main façade. The proposed rear roof dormer extension has sensitively been designed to be subservient to the host building and is set to function with the general policy requirements. From any visible location given the nature of the inset roof extension it would only be partially seen and would maintain the overall appearance and character of the property.

The ground floor aspect would be improved with the removal of the conservatory and introduction of new glazing from each unit onto private patios and landscaped gardens.

The living conditions of the adjoining property would not be affected. In terms of policy the proposal would have very little impact on the amenity or visual amenity of the adjoining property.

The parking provision is correctly apportioned in respect to the location and the PTAL score, with a balanced design to compliment hard and soft landscaping to enhance the front elevation of the property.

Considering the planning balance of the scheme, the benefits of the scheme to the design and living conditions of the property are considered to have been taken into account. It is therefore concluded the scheme more than complies with the Haringey development plan and national policy requirements.