

Project No: 22-010
Address: Flat 1, 67 Muswell Hill, N10 3PN



DESIGN & ACCESS STATEMENT

Applicant: Dag & Sandra Torgersbraten

Architect: Moxy Interiors Ltd



Image showing the front of 67 Muswell Hill and adjoining houses.

1.0 The Application

- 1.1 This application relates to Flat 1, 67 Muswell Hill, N10 3PN and seeks permission for a single storey rear ground floor extension to the lower ground floor flat.
- 1.2 The property is currently a two-bedroom flat with limited space in the kitchen and no lounge. The extension will provide much needed additional habitable space allowing for a home office, two double bedrooms and a more spacious kitchen/diner/lounge family multi-purpose space with access to the garden.

2.0 Heritage, Character & Context Appraisal

- 2.1 67 Muswell Hill is a four-storey terrace house (including the lower ground floor level and loft accommodation) dating from the early 20th century located on the western side of Muswell Hill N10
- 2.2 The property is a two-bedroom lower ground floor flat with access at the front from a lightwell.
- 2.3 The property's design is typical of the neighbouring houses and those in the surrounding area.
- 2.4 The house is not listed and nor is it within a conservation area.
- 2.5 It is not within an area of flood risk as defined by the Environment Agency.
- 2.6 The front and rear façade are rendered with white PVCU windows.
- 2.7 Relevant planning history:

- HGY/2017/2611: Erection of ground and part basement floor rear extension to no. 65 and erection single storey rear extension to no. 67 Muswell Hill – granted
- HGY/2018/0222: Erection of single storey rear extension to lower ground floor flat - granted



View of the rear of 67 Muswell Hill, N10 3PN

3.0 Amount

- 3.1 The proposal seeks to construct a rear single storey ground floor extension.
- 3.2 The extension is set 1.51m from the rear bedroom of the flat, providing a lightwell. Although this reduces the outlook slightly from bedroom 2, its outlook is already limited due to its location set between two side walls of the 5.3m depth outriggers of no. 69 (7m high) and 67 (5.6m high).
- 3.3 The side to rear element of the extension has a depth of 7.41m, projecting 1.85m beyond the neighbouring extension at no. 65 Muswell Hill. This complies with the 45-degree rule and therefore does not impinge on their outlook or access to light.
- 3.4 The asymmetrical pitched roof limits the height on the boundaries to 2.6m from the lower ground level which is lower than the previously approved 3.2m in application ref HGY/2018/0222
- 3.5 On the no. 69 side the extension projects 3.6m which has been previously approved in application ref HGY/2018/0222

4.0 Appearance & Materiality

- 4.1 We are keen to deliver a project of the highest possible quality that will make a positive contribution to the appearance of the house. The following materials have been chosen for their performance and sensitivity to the context and in accordance with planning policy guidance:
- 4.2 The extension walls will be clad in grey engineering brick providing a modern, contemporary feature to create a clear distinction between the new proposal and original building.
- 4.3 The oriel window and doors are to be high quality black powder coated aluminium frames.

- 4.4 The rooflights to the side slope will have a dark grey external finish in keeping with the doors of the proposal.
- 4.5 Chamfered zinc reveals will surround the rear openings and create a dynamic contemporary design feature.
- 4.6 The roof will be a dark grey GRP or single ply membrane material.



Silver grey engineering brick will be used to the walls of the extension to create a clear definition between the contemporary extension and the existing building.



Zinc cladding will be used for the chamfered reveals around the rear openings. Dark frames are used to surrounding the glazing. These choices are in-keeping with several similar projects that have been approved in the surrounding area.



A large structural glass oriel window will provide a key design feature to the rear façade.

5.0 Relevant Planning Policy & Design Appraisal

- 5.1 The proposed development has been designed in accordance with current Greater London and Haringey Council planning policy documents, and particularly the principles set out in London Plan policies 7.1, 7.4 and 7.6, and Haringey's DM Policy (2017) DM12 'Housing Design and Quality' and Policy DM1 'Delivering High Quality Design'.
- 5.2 The extension, by virtue of its scale and massing, would be sympathetic to the original house. Given the rear of the house is not visible from any carriageway, the rear extension adopts a more contemporary language using high-quality materials and design elements. Grey engineering bricks, zinc cladding, aluminium windows and modern detailing will contrast with the styling of the original house, serving to create a dynamic dialogue between the two.
- 5.3 The modern design choices, through both materials and features combine to demonstrate exceptional architectural quality which we feel greatly benefits the property and the local area aligning with the guidance in DM Policy (2017) DM12 'Housing Design and Quality'
- 5.4 The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings.
- 5.5 The bulk, scale and massing of the extension does not result in a visually dominant addition and it respects the character and appearance of the host building.

6.0 Planning Precedent & Relevant Applications

- 6.1 Planning permission was recently granted for works to other houses in the vicinity of a similar nature to those proposed under this application, as is set out in the following table.

Address	Planning Ref.	Notes
Flat 1 and Basement Flat, 65 and 67 Muswell Hill, N10	HGY/2017/2611	Erection of ground and part basement floor rear extension to no. 65 and erection single storey rear extension to no. 67 Muswell Hill
65 Muswell Hill N10 3PN	HGY/2018/0203	Erection of rear ground floor and part basement extension with skylight and green roof.
Flat A, 82, Muswell Hill Place, London, N10 3RR	HGY/2015/1003	Erection of a single storey rear extension with sky light and internal alterations
31a, Alexandra Gardens, London, N10 3RN, London	HGY/2016/1316	Erection of single storey rear extension

7.0 Sustainability & Environment

- 7.1 The proposal seeks to uphold the principles of Haringey Council's planning guidance thus:
- 7.2 The application proposes to use sustainable materials where possible and recycle masonry or metal

where possible during the construction.

- 7.3 All new elements including doors, rooflights, walls and floors will be constructed in accordance with Building Regulations Part L and we will provide high levels of insulation and detailing at junctions to minimise air leakage.
- 7.4 All new lights will be energy efficient light fittings. All new sanitary fittings specified will take water saving into consideration.
- 7.5 New WCs will have dual flush modality and taps will be provided with flow regulators.
- 7.6 The proposed extension will provide very good levels of natural daylight resulting in enhanced living accommodation for the occupants through large spans of glazing and large rooflights.

8.0 Use

- 8.1 The current use of the building is a family residence (use class C3) and will remain the same following the proposed development.

9.0 Access Statement

- 9.1 Pedestrian access to the house will be via the front door as existing.

10.0 Parking Provision

There is no additional parking proposed or required.

11.0 Summary

- 11.1 Overall, our designs will make much needed improvements to a family home creating much needed additional habitable space. The modern design will enhance the rear façade clearly differentiating between the modern and original aspects of the property. Using contemporary features we believe that the scheme is exemplary, providing a visual spectacle that will elevate the standard of design within the local area.
- 11.2 This application has carefully taken into consideration many of the policies that are central to Haringey's approach to domestic development to present a proposal that is sensitive to both the character of the existing property, the amenity of the neighbours and the wider context, whilst offering a distinctive, high-quality design that will complement the original house and enhance the architectural character of the area.