



Design & Access Statement

4 Wellfield Avenue

Prepared by Nothing is Not Nothing

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This Design and Access Statement (DAS) and heritage statement is submitted in the support of the application for;

4 Wellfield Avenue,
Muswell Hill,
Harringay,
London.
NIO 2EA

Number 4 Wellfield is a linked semi-detached Victorian Villa, family home located within the borough of Harringay. Wellfield Avenue runs on a north-south axis adjoining Dukes Avenue to the South.

The property is located within the Muswell Hill Conservation Area and reflects the typical character and style of buildings in the surrounding area.

The property is not listed.

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*This Design & Access Statement should be read in conjunction with other drawings and supporting documents accompanying this application.



Fig. 3.1



Fig. 3.2



Fig. 3.3

Nothing is Not Nothing is a Chartered Architecture and interiors practice by Ashley Fridd & Rubén Everett established in 2017.

As a practice, the focus on materiality, detail and craftsmanship.

NiNN believes in favouring honesty, transparency and open dialogue to get projects moving efficiently whilst reinforcing a strong and positive connection between Architect and Client. This trust allows for an open design process and creative narrative; leading to better spaces and better architecture.

The practice has worked on numerous projects in contextually sensitive locations and on listed properties and conservation areas. Applicably, it has experience of working, amongst others, in the DeBeauvoir Conservation Area helping on the update, refurbishment and extension of a Grade 2 Listed Villa on Northchurch Road in a sensitive and well considered manner. Furthermore the practice has extensive experience working with and delivering projects that require sympathetic design and consideration.

- Fig. 3.1 Flint Cottage (Grade 2), Addition and Refurbishment - Chichester
- Fig. 3.2 Northchurch Road (Grade 2) Addition and Refurbishment - Hackney, London
- Fig. 3.3 Riffhams (Grade 2) Addition, Refurbishment, New Build Curtilage - Danbury

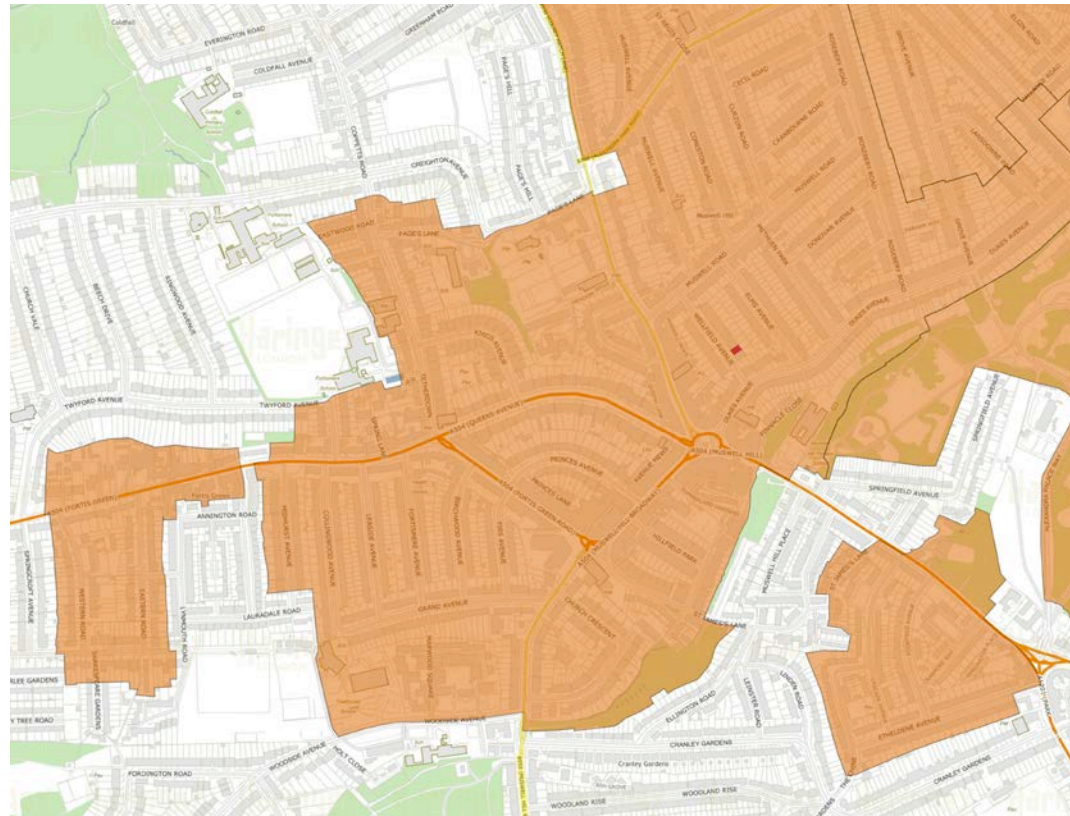


Fig. 4.1

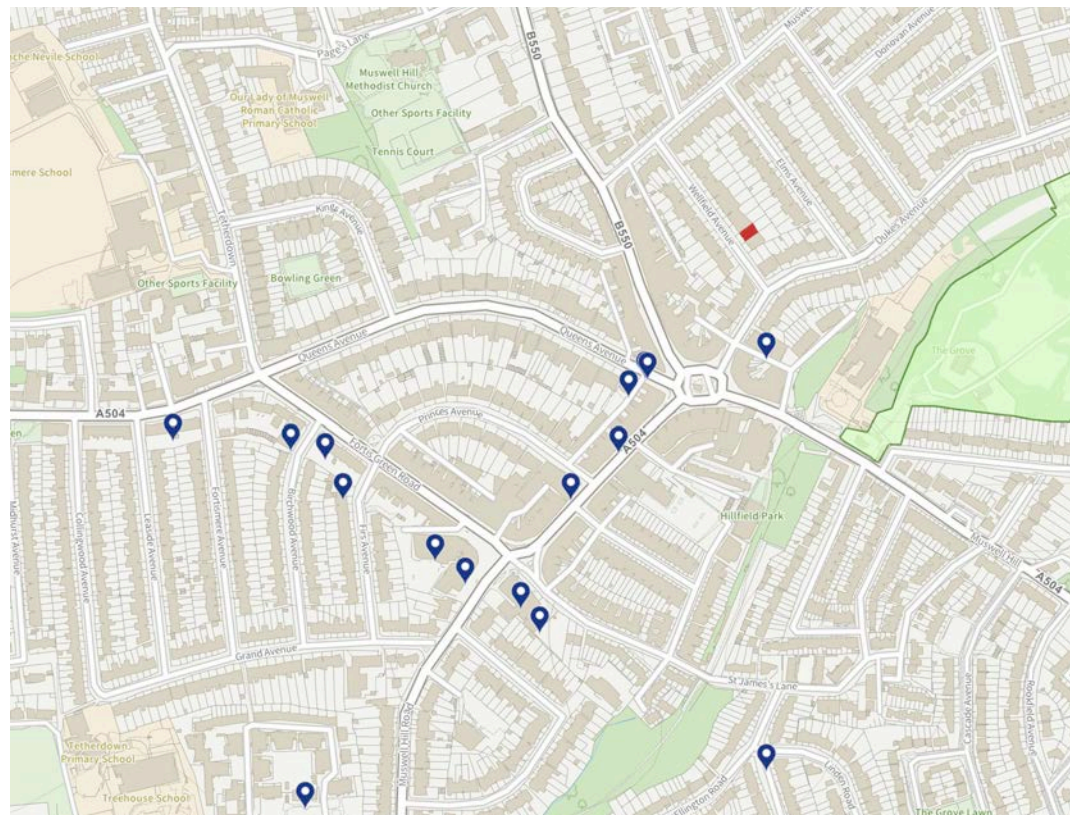


Fig. 4.2

This application is a 'Householder Application for Planning & Demolition in a Conservation Area' relating to proposals for remodelling of a single storey rear extension and alteration to selected fenestration to an existing single family dwelling at 4 Wellfield Avenue, London, NIO 2EA.

The property is located in the ward of 'Fortis Green' in the London Borough of Haringey Council. The property has no Article 4 Directions, Listed Buildings or Tree Preservation Orders. Originally built between 1895 and 1913 the property is within a quiet residential area close to Muswell Hill. Wellfield Avenue is within the Muswell Hill Conservation Area.

No.4 Wellfield Avenue is typical of houses on Wellfield Avenue which are described in the Conservation Area Character Appraisal as follows:

Wellfield Avenue

10.67 Wellfield Avenue is a consistent street of large linked semi-detached properties with hipped slate roofs set back behind small front gardens. The repeated semi-detached forms and the pattern of two storey projections with gables and slate roofs above, first floor white painted timber balconies extending between them, ground floor bay windows and vertical sliding sashes with multi-paned upper parts on both floors create a distinctive rhythm along both sides of the street. The properties are red brick and have decorative pargetted plasterwork in the gables and above the first floor windows, eaves coving and lean-to porches supported on decorative columns on top of low walls. Frontage parking has been introduced within the gardens of a number of properties which disrupts the separation of private garden from public footpath created by the low front boundary walls. There are a number of semi-mature trees within the street, which filter views of the properties in the summer months. The lock-up garage at the rear of No. 10 Muswell Road intrudes on the otherwise uniform appearance of the street frontage.

The building is 2 storey above ground structure with an additional converted attic providing a total of 6 bedrooms. The rear extension to the property was constructed in circa 2001 (planning ref : HGY/2001/0469).

Fig. 4.1 4 Wellfield Avenue in red, Muswell Hill Conservation Area denoted in orange

Fig. 4.2 4 Wellfield Avenue in red, listed buildings denoted by blue



Fig. 5.1



Fig. 5.4

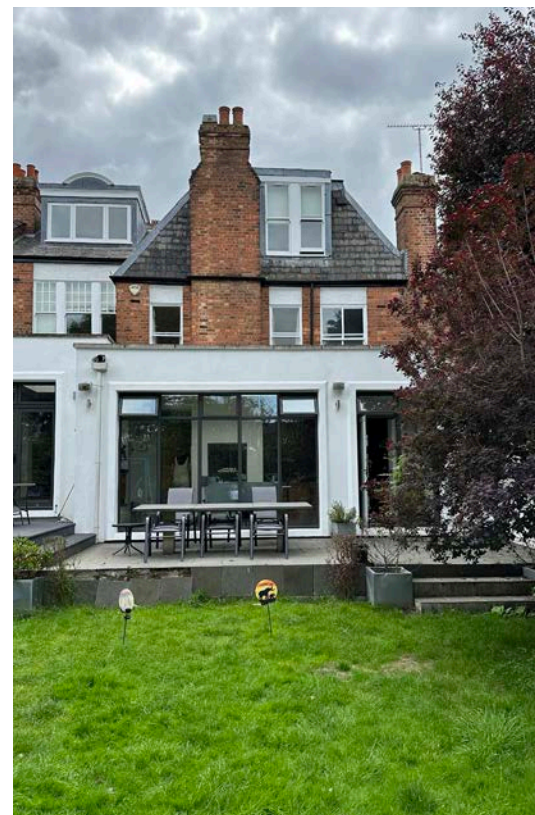


Fig. 5.2



Fig. 5.3

- Fig. 5.1 Existing Street View
- Fig. 5.2 Existing Rear Condition
- Fig. 5.3 Existing Courtyard
- Fig. 5.4 Existing Rear Doors

Fig. 6.1



Fig. 6.2



Fig. 6.3



Fig. 6.4



- Fig. 6.1 Existing Attic Conversion
- Fig. 6.2 Existing Bedroom
- Fig. 6.3 Existing Internal Hallway
- Fig. 6.4 Existing Kitchen

Design

The existing single story rear extension projects approximately 3.7 metres from the existing house and is approximately 3.65 metres high. The extension has been designed to respect the height of existing boundary party walls and uses them as bookends to enclose the internal spaces. A flat slab sitting on top to protect the proposed accommodation with large full height glazing introduced to maximise light and provide a connection to the rear garden.

The extension will be amended from a white cementitious render to be clad in limestone tiles. The tectonic and overall expression of a capital, alongside modification to the modulation and 'style' of the windows will be the main visual differentiation from the existing. It is proposed that a long existing roof-light across the majority of the southern raised section of the extension will be replaced with a 'flatter' more modern iteration.

The current dormer window on the southern roof range featuring a tripartite window frame is sought to be adapted to a four-section bay door opening with Juliet balcony. The proposed balustrade will be traditional in style, in keeping with the character and age of the property.

Rooflights are proposed to be altered at roof level. One rooflight is to be amended from the current velux, into a wider panel of similar appearance. A second rooflight is proposed adjacent to allow for more light in to loft room, and will be proportionally similar to the amended condition. Above the bedroom on the second floor the existing rooflight is seen to be in poor condition and will need to be repaired.

Windows to the front are proposed to be repaired or where needed replaced with like for like white painted timber units.

Site

The proposed extension and dormer adaptation are located at the rear of property. They are not visible from the public footpath.

Scale

The existing rear extension is full width and single storey in height. As our research of local planning history, this is common form of development on the street. As the overall form is not being changed this is seen as uncontroversial.

The change to the rear dormer is secondary and does not distract from the overall form of the roof. It is at a scale which is similar to the number of existing dormers all along the rear of the terrace.

Form & Massing

The form and massing of the proposed rear extension respects

existing building and current built fabric of the area. The changes to the dormer window are proposed to make the window opening more generous in size more inline with the mansard windows exhibiting on the rear facades of No.2 and No.6 Wellfield Avenue.

Appearance

The new rear extension is contemporary in appearance. Constructed from concrete block and limestone tile, it has the appearance of a solid and timeless piece of architecture which is reflective of the permanent and long-lasting quality of the existing house. The proposed rear dormer window / doors will be made of high quality solid timber construction, potentially painted white to match the other fenestration on the rear of the house.

Layout

The alterations to the rear extension provide a much lighter and brighter space to the kitchen and dining areas. Improving the current condition. The dormer adaptation as well as the revised rooflights provide much improved natural daylight and ventilation to the master bedroom and rooms on the 2nd floor of the property.

Overview

The proposed development is considered to be in general accordance with Policies DMI, DM9 and DMI2 of the Development Management, Development Plan Document 2017, and policies SPII and SPI2 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

Planning Policy Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

The development plan in Haringey is the London Plan (MALP 2016), and the Haringey's Strategic and Development Management policies (2017) and the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG) are material considerations alongside the council's development plan. Set out below are those policies most relevant to the application, however, consideration is made against the development plan as a whole.

Haringey Local Plan (2017)

- Policy SPII Design
- Policy SPI2 Conservation
- Policy DMI Delivering High Quality Design
- Policy DM9 Management of the Historic Environment
- Policy DMI2 Housing Design and Quality

London Plan (2016)

- Policy 3.5 Quality and Design of Housing Developments
- Policy 5.1 Climate Change Mitigation
- Policy 5.3 Sustainable Design and Construction
- Policy 7.6 Architecture

The key planning considerations are:

1. The impact of the proposed development on the character and appearance of the conservation area;
2. The impact on neighbouring residents
3. Sustainability and flood resilience
4. Construction

Impact of the Character and Appearance of the Conservation Area Wellfield Avenue is within the Muswell Hill Conservation Area. No.4 Wellfield Avenue is typical of houses on Wellfield Avenue which are described in the Conservation Area Character Appraisal.

The proposed rear extension does not impact on the appearance of the street from the public realm which gives rise to the prevailing architectural merit identified in the Character Appraisal. Notwithstanding, the proposal is considered proportionate and subordinate to the host building (as not substantially different from the existing construction) and is in keeping with the pattern of development in the area. The host building is of a large scale and the extension would be set within a large rear garden setting, with a substantial proportion of the rear garden un-changed following the proposed development. The proposed demolition would not harm the character and appearance of the Conservation Area and the replacement design is of considerable merit.

The proposed design is high quality, simple yet contemporary in keeping with the character of the surrounding area and a modern 'new London' aesthetic. The scale and massing of the proposed development is sensitive and is considered to accord with surrounding developments in the area, (indeed with the existing massing) which adequately preserves or enhances the prevailing local character. The choice of materials and design of the extension, in conjunction with its scale and massing, would preserve the character and appearance of the host building and the Muswell Hill Conservation Area.

The local character and visual amenity of the area will be protected in accordance with London Plan Policy 7.8 which requires that development affecting heritage assets and their settings to conserve their significance by being sympathetic to their form, scale and architectural detail, and local plan policies DMI 'delivering high quality design, and DM9 'management of the historic environment'. The NPPF paragraph 130 states "...where the design of the development accords with the clear expectations in plan policies, design should not be used by the decision maker as a valid reason to object to a development". In this case, the proposal complies with other development plan policies. It must be noted the Conservation Area, Character & Appearance document makes no reference to the rear elevation of buildings on Wellfield Avenue.

Impact on the Amenity of Adjoining Residents

The London Plan (2016) Policy 7.6 Architecture states that development must not cause unacceptable harm to the amenity of surrounding land and buildings. DM Policy (2017) DMI 'Delivering High Quality Design' states that development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land. Proposals should not result in an unacceptable loss of outlook or create an unacceptable sense of enclosure.

Given the alteration to the extension are mainly material and only minor in terms of changes in form and height, the new height at 3710mm from 3645mm is not considered overbearing or likely to result in any harmful impact on the residential amenities of the occupiers of this neighbouring property. As set out in the document, there are a number of examples of rear extensions in the street of similar height and depth. The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties.

With regard to daylight/sunlight, the analysis of the effect upon the appropriate fenestration to 2 & 6 Wellfield Road the resultant daylight levels are predominately in excess of 27% VSC the ideal BRE target. With regard to any overshadowing, the orientation of the rear gardens of the adjacent properties means that there is little additional overshadowing and the garden still retains in excess of guidance with regard to direct sunlight.

To conclude, the height and siting of the amended extension would not result in an unacceptable loss of access to natural light or create an unacceptable sense of enclosure for neighbouring occupants. The proposed layout allows for the protection of neighbours amenity. There are no side facing windows that would harm neighbouring privacy levels. The proposal will not have any unreasonable adverse impacts upon the living conditions of surrounding residents and is therefore considered to be acceptable with regards to amenity impact.

Research of similar works on the street that have been granted planning permission in the last 10-years:

HGY/2018/0069 10 Wellfield Avenue Proposed erection of a single storey rear extension.

Decision: **Grant**

HGY/2017/1624 6 Wellfield Avenue Construction of new rear dormer window

Decision: **Grant**

HGY/2016/1431 10 Wellfield Avenue Removal of partial rear extension for new full width extension at ground floor

Decision: **Grant**

HGY/2015/3792 8 Wellfield Avenue De-conversion of property from 8 bedsits to a single family dwelling and one bed-sit unit, and the erection of single storey ground floor rear extension, formation of 2 rear dormers, insertion of 2 front roof-lights and alterations to fenestration.

Decision: **Grant**

HGY/2014/1946 19 Wellfield Avenue Erection of two single story rear extensions

Decision: **Grant**

HGY/2013/1344 7 Wellfield Avenue Erection of two single story rear extensions

Decision: **Grant**

HGY/2013/1117 10 Wellfield Avenue Formation of 2 rear dormers and insertion of 1 rear roof-light.

Decision: **Grant**

HGY/2013/0177 9 Wellfield Avenue Erection of new rear dormer and single storey rear extension including internal and external refurbishment of house, including new windows, pargetting to the front of the house re-construction of roof.

Decision: **Grant**

HGY/2018/0069 : 10 Wellfield Avenue Erection of a full-width rear extension with large glazed opening to the rear garden.

Decision: **Grant**

HGY/2012/0535 2 Wellfield Avenue Erection of x 2 dormer windows, addition of a window to the side elevation and insertion of 2 roof-lights.

Decision: **Grant**

HGY/2011/1920 14 Wellfield Avenue Erection of single storey rear extension and rear dormer, insertion of front and rear roof-lights and re-instatement of painted timber balustrade at front first floor level.

Decision: **Grant**

HGY/2011/0679 2 Wellfield Avenue Demolition of existing conservatory/removal of chimney at rear and erection of single storey rear extension.

Decision: **Grant**

HGY/2010/1434 13 Wellfield Avenue Demolition of existing garage and erection of new single storey garage, demolition of existing conservatory and erection of new single storey conservatory, erection of rear and side roof extensions, new opening from kitchen garden and associated landscaping.

Decision: **Grant**

HGY/2009/1432 6 Wellfield Avenue Demolition of existing rear conservatory and covered store, and erection of new single storey rear extension.

Decision: **Grant**

HGY/2011/1920 : 14 Wellfield Avenue Erection of a full-width rear extension and rear dormer

Decision: **Grant**

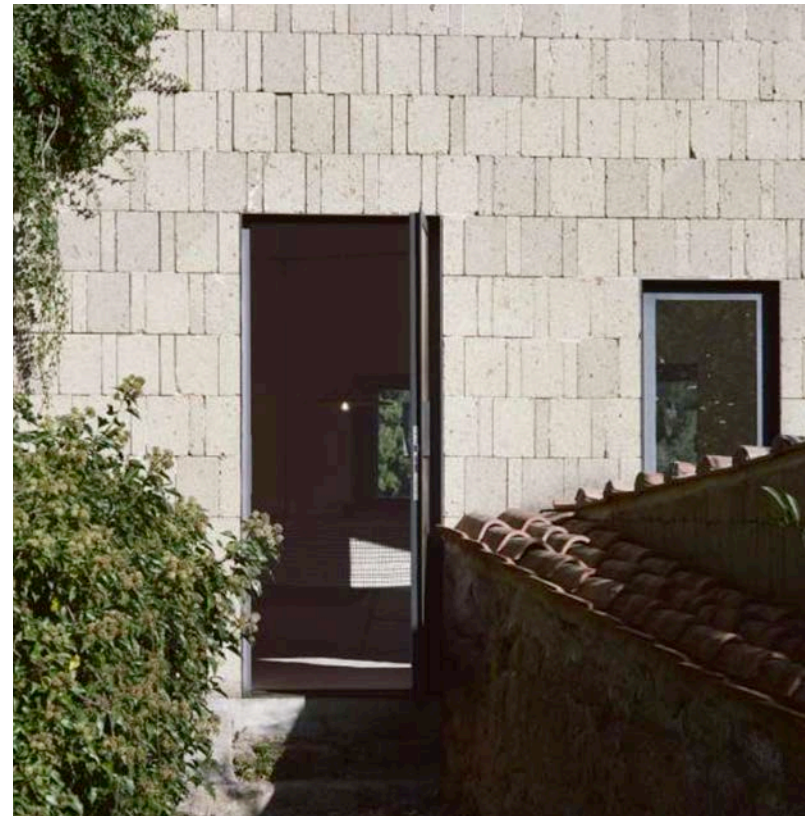


Fig. 7.1

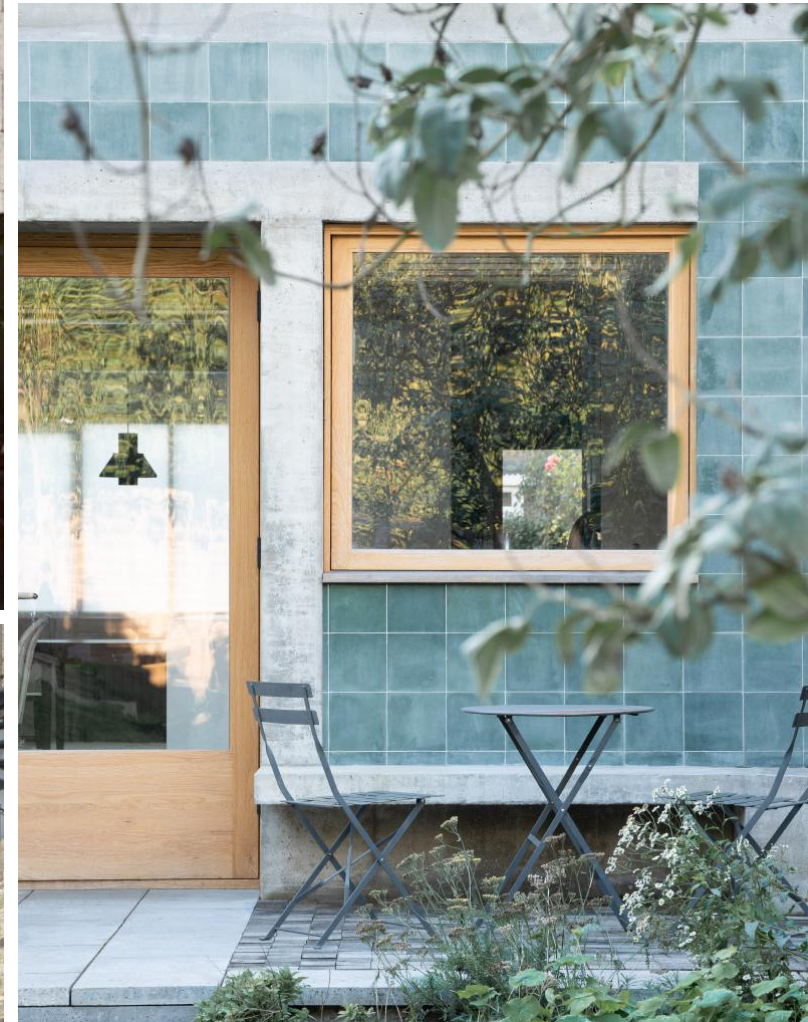


Fig. 7.3



Fig. 7.2

- Fig 7.1 Casa Due - Francesca Torzo
- Fig 7.2 Islington Villa Extension - Architecture for London
- Fig 7.3 CG Residence - Dedraft



Fig.8.1



Fig. 8.2



Fig. 9.1

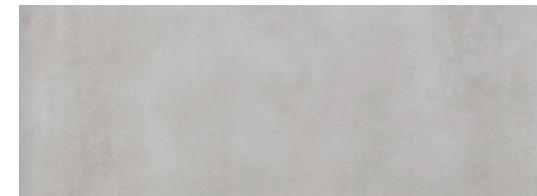


Fig. 9.2

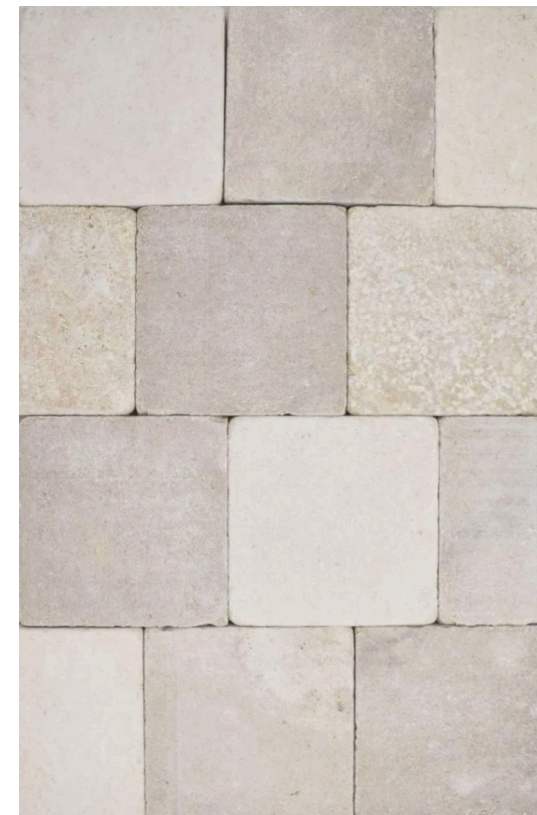


Fig. 9.4



Fig. 9.3



- Fig. 9.1 Cast Stone or Tinted Concrete
- Fig. 9.2 Charente Limestone Tiles
- Fig. 9.3 White Painted Timber Window
- Fig. 9.4 Dark Metal Window Frame, Accents & Rainwater Goods

Conclusion

The proposal seeks to increase the usable space and layout of the property with a minimal, contemporary alteration that will allow for an internal configuration of spaces better suited to the needs of the family. Internal changes are seen to be minor and do not significantly alter the fabric of the existing building. Changes to windows are to improve the efficiency and energy consumption of the building.

The scale of the proposal does not harm the characteristics of the Wellfield Avenue and instead is a modern and modest considered intervention which will not be detrimental to any neighbouring condition.

The proposed development for 4 Wellfield Avenue is a well-considered and compliant project that aims to enhance the property while respecting the character of the surrounding area.

It focuses on reorganising usable space and reconfiguring the layout in a contemporary manner without significantly altering the existing building's fabric. Changes to windows and the use of energy-efficient materials align with modern building regulations and sustainability goals.

Importantly, the scale of the proposal is in harmony with the neighboring buildings Wellfield Avenue, contributing a modest and modern intervention that enhances rather than detracts from the local street scene.

Overall, the proposed development aligns with both national and local planning policies and aims to provide a more functional and aesthetically pleasing living space while respecting the existing character of the area.