



Design, Access and Heritage Statement

23rd February 2024

Planning Application for:

Change of use from 2no dwellings to 1no dwelling, along with external alterations including (1) formation of new GRP flat roof with 2no new flat rooflights to existing rear infill extension, (2) formation of new rear brickwork wall to existing rear extension, (3) installation of new timber windows and aluminium sliding doors to existing rear outrigger, (4) installation of 2no new conservation style rooflights to existing pitched roof, (5) installation of new pavers and new metal railings to existing rear roof terrace, and (6) removal of existing dilapidated chimney from rear outrigger and making good of existing external brickwork walls and pitched roof, at;

32 Hillfield Park, London, N10 3QS.

1.00 - Introduction

- 1.01 This Design, Access and Heritage Statement has been prepared to assist with the planning process in respect of the proposed development described above, at 32 Hillfield Park, London, N10 3QS.
- 1.02 The proposed development includes the change of use of the existing property from 2no dwellings to 1no dwelling along with external alterations. The proposed external alterations are to the rear of the property, and therefore are not visible from the public highway. The property is currently in use as a single dwelling house, and as far as the current owners are aware, it has been utilised as a single residence for some time. Previously, the interior of the property had been reconfigured to form 2no dwellings, however, no planning approval was ever granted for the use of the property as 2no separate dwellings. The property would have been originally used as a single dwelling house, and this application seeks to return it to this use.

2.00 - Location and Existing Use

- 2.01 The existing site is currently in use as a mid-terrace 4 storey property. The front part of the property is

4 storey (including basement/lower ground floor level) and to the rear of the property there is a 3 storey rear outrigger. The property has previously been extended to the rear, including a single storey rear infill extension to the side of the existing outrigger. The property sits on the south side of Hillfield Park and the surrounding area is characterised by similar 4 storey terraced properties. The application site is located within the Muswell Hill Conservation Area. The property is not listed.

- 2.02 As highlighted above, the property was previously converted in to 2no separate dwellings. The basement level, ground floor level and part of the first floor level formed 1no dwelling (lower flat), and part of the first floor level and the second floor level formed a separate dwelling (upper flat). Access to the 'Upper Flat' was only possible by entering the 'Lower Flat' at ground floor level, which meant residents of the Upper Flat would have to access the Lower Flat in order to gain access their own flat. Whilst it unclear how many of the habitable rooms in each dwelling were utilised as a bedroom, it is understood that, the Lower Flat could have been utilised as 2 Bedroom Flat and the Upper Flat could have been utilised as a 3 Bedroom Flat. At the time the current owners purchased the property, the entrance door to the Upper Flat, which was located on the stair landing at first floor level, had been removed. The current owners occupy the entire property and utilise it as a single dwelling house. It is also understood, that the previous owner/occupier utilised the entire property as a single dwelling house. It is unclear if the property was ever actually utilised as 2no separate dwellings.
- 2.03 The property is set back from the public highway and has a small forecourt to the front, along with access to both the ground floor level and to the basement/lower ground floor level via external stairs. To the rear of the property, there is a decent sized garden incorporating a paved patio area and lawn/planted area. At first floor level, to the rear of the property, there is a roof terrace with access from the interior, which is common amongst properties in the surrounding area.
- 2.04 The property includes 3no existing chimneys, 2no of which are shared with 34 Hillfield Park and 1no which located solely on the application site to the side of the rear outrigger. The existing chimney to the rear outrigger has become dilapidated over time, and now poses a serious hazard, as there has been a number of instances of falling debris (including bricks and roof tiles), which not only puts the occupiers of 32 Hillfield Park at serious risk of injury or death, but also the occupiers of 34 Hillfield Park. The current occupiers of 34 Hillfield Park have reported instances of falling debris to the new owners of 32 Hillfield Park. As a result of fallen debris, the existing lean-to glazed roof to rear infill extension area has become significantly damaged. Having inspected the dilapidated chimney to the rear outrigger, it is understood that the extent of remediable works required, to make the structure safe, would be somewhat significant, and given that the chimney is no longer in use, it makes logical and financial sense to remove the chimney breast and make good the existing brickwork walls and tiled pitched roof. Please see Appendix B and Appendix C for photographs of the dilapidated chimney to the rear outrigger, along with the damage to the existing rear infill lean-to glazed roof.
- 2.05 Please see Appendix A for photographs of the existing rear elevation of the property.

3.00 - Proposed Development

- 3.01 The proposed development allows for the following changes:

Change of Use

- 3.02 The application seeks to formally re-establish the property as a single dwelling house, which involves the change of use from 2no separate dwellings to 1no dwelling. As alluded to above, no previous approval was ever granted for the property to be reconfigured into 2no separate dwellings, and the

property is currently in use as a single dwelling. It unclear if the actual property was ever utilised as separate dwellings, with the only indication it was, being the current configuration (i.e. the inclusion of 2no separate kitchens and a partition to the stair landing at first floor level). That being said, it would not actually be possible to utilise the existing property in its current condition as 2no separate dwellings, as the only access to the 'Upper Flat' would be via the 'Lower Flat' which would not be considered acceptable for obvious reasons.

External Alterations; Formation of new flat roof with 2no new flat rooflights to existing rear infill extension

- 3.03 The application proposes to replace the existing roofs to the existing single storey rear infill extension with a new GRP flat roof with 2no new flat rooflights. The existing lean-to glazed roof has become significantly damaged due to falling debris from the dilapidated outrigger chimney, and for this reason, needs to be replaced. In general, the existing roofs to the rear infill extension need to be removed, to allow for the formation of a new flat roof that meets current building standards and regulations. The 2no new rooflights will provide a natural light to the internal space below, therefore bringing natural light to the darkest part of the dwelling. Similar roof types and rooflights are present to neighbouring properties along Hillfield Park, therefore this new roof will not appear out of place in the immediate area, especially given that this is to the rear of the property and not visible from the public highway.

External Alterations; Formation of new rear brickwork wall to existing rear extension

- 3.04 The proposed development includes a new brickwork external wall to the rear elevation of the existing single storey rear part of the property, to replace the existing rendered masonry wall currently in place. The new brickwork wall will accommodate a new external opening for new sliding doors, which will provide access to the rear exterior of the property and maximise natural light entering the property. As the new brickwork wall will be located at ground floor level to the rear of the property, it will not be visible from the public highway. External brickwork walls are the dominant wall type in the immediate and surrounding areas, therefore, the new brickwork wall should not look out of place.

External Alterations; Installation of new timber windows and aluminium sliding doors to rear outrigger

- 3.05 The application proposes to replace the 2no non-original existing timber windows to the side the elevation of the existing rear outrigger, with new double glazed timber casement windows with obscured glazing. The application proposes to replace the 1no non-original existing timber window at second floor level to the rear elevation of the rear outrigger, with new double glazed timber sash windows (to match the existing timber sash windows present elsewhere at the property).
- 3.06 The proposed development allows for changes to the existing external openings at both ground and first floor levels to the rear of the property to allow for the installation of 2no sets of aluminium sliding doors. The installation of these sliding doors will not only allow for better access between the internal and external spaces, it will also enhance the sense of connection between the interior and exterior, and increase the amount of natural light pouring into the property interior which in turn will enhance the well being of any person residing at the dwelling.
- 3.07 All the existing windows that are proposed to be replaced have aged poorly and either require replacement or significant remedial works. It is also important to note, that none of the windows proposed to be replaced; are up to current building standards, are original, nor do they match the style or appearance of the original windows/doors. All the external fenestration changes are located to the rear of the property, therefore these changes will not be visible from the public highway.

External Alterations; Installation of 2no new conservation style rooflights to existing pitched roof

- 3.08 This application includes the installation of 2no new conservation style rooflights to the rear roof plane of the existing main pitched roof. 1no new rooflight will replace an existing failing rooflight over the main stairwell, and the other new rooflight will include the formation of new roof opening over bedroom 4 to increase the amount of natural light entering the space. The new rooflights will not be visible from the public highway as they are to be installed on the rear roof plane, and given that they are to be located on the main pitched roof, it is likely they will not be visible from the rear of the property either.

External Alterations; Installation of new pavers and new metal railings to existing rear roof terrace

- 3.09 The proposed development allows for the installation of new pavers to the floor of the existing roof terrace and for new black metal railings. The existing floor cover to the terrace is the felt membrane for the roof below, and in order to protect this, it was felt that pavers installed on pedestal supports was a reasonable and acceptable solution. The existing railings to the terrace also needs to be replaced as these are simply not up to standard (or safe) - The existing railing is only circa 900mm high (minimum 1100mm required) and is generally open which would allow children to climb through (and fall). The proposed railings will be metal with a black powder coated finish, meet current regulations (i.e. 1100mm high, with no openings greater than 99mm), and match that of the existing terrace railings to 30 Hillfield Park.

External Alterations; Removal of existing dilapidated chimney to rear outrigger and making good area

- 3.10 The application proposes the removal of the dilapidated chimney to the rear outrigger, and making good the adjoining walls and roof, along with closing up the area where the chimney is to be removed with materials to match that of the existing materials to the adjoining walls and roof.
- 3.11 As alluded to in item 2.04 above, the existing chimney to the rear outrigger has become dilapidated over time, and now poses a serious hazard, as there has been a number of instances of falling debris (including bricks and roof tiles), which not only puts the occupiers of 32 Hillfield Park at serious risk of injury or death, but also the occupiers of 34 Hillfield Park. The current occupiers of 34 Hillfield Park have reported instances of falling debris to the new owners of 32 Hillfield Park. As a result of fallen debris, the existing lean-to glazed roof to rear infill extension area has become significantly damaged. Having inspected the dilapidated chimney to the rear outrigger, it is understood that the extent of remediable works required, to make the structure safe, would be somewhat significant, and given that the chimney is no longer in use, it makes logical and financial sense to remove the chimney breast and make good the existing brickwork walls and tiled pitched roof. Please see Appendix B and Appendix C for photographs of the dilapidated chimney to the rear outrigger, along with the damage to the existing rear infill lean-to glazed roof. Other properties along Hillfield Park have previously made changes to or removed the existing chimney from the rear outrigger, possibly for the same reasons. Given that the chimney is relocated to the rear of the property, removing it will have no visual impact on the public highway.

4.00 - Scale & Massing

- 4.01 No significant changes are proposed to the overall scale and massing of the existing site.

5.00 - Amenity & Privacy

- 5.01 To the front of the property, no changes are proposed.
- 5.02 To the rear of the property, the existing first floor level roof terrace will remain largely as it currently is, therefore there should be no further impact on the amenity and privacy of the adjoining properties. The rear garden will remain largely as it currently is, with the formation of new paved patio hardstand area to replace the existing paved patio hardstand area immediately adjacent to the rear of the property.

6.00 - Access & Parking

- 6.01 No changes are proposed in relation to access and parking at the property.

7.00 - Landscaping

- 7.01 In general, no changes are proposed in relation to landscaping. A new paved patio area is proposed in place of the existing paved patio area to the rear of the property, as alluded to in item 5.02 above.
- 7.02 All existing trees within the site boundaries and adjoining the site will not be interfered with or damaged by the proposed development. The proposed development will have no adverse affect on the environment.

8.00 - Fire Escape

- 8.01 The existing stairwell currently acts as the main fire escape route, and no changes are proposed to this. All doors, walls and ceilings between the existing stairwell and adjoining habitable rooms will be constructed from 30 minute fire resisting materials. Interlinked mains fed battery backed up smoke alarms will be installed to the stairwell at all levels, and an interlinked mains fed battery backed up heat alarm will be installed to the kitchen area - All smoke/heat alarms are to be installed in accordance with current regulations.

9.00 - Refuse & Recycling

9.01 No changes are proposed in relation to refuse and recycling.

10.00 - Appraisal & Conclusion

When preparing the proposed documentation and in consultation with the applicant, it was felt that the proposal should be acceptable to the Local Authority and should not have a negative impact on the environment and the amenities of the adjoining owners and nearby neighbours. In addition, it is important to note, that the current property is currently is use a single dwelling house, and that all the proposed external alterations are to the rear of the property and therefore not visible from the public highway. With this in mind, we hope that the proposal will be acceptable.

A Location Plan, Block Plans, Existing Drawings, Proposed Drawings, Completed CIL Form 1, and Existing Photographs have been provided as part of this application.