

DESIGN STATEMENT

For

MR & MRS A. WHITE

**1 WELFLEID AVENUE
MUSWELL HILL
LONDON
N10 2EA**

Ref: 2404

March 2024

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DESIGN STATEMENT

Project: **1 WELLFIELD AVENUE LONDON N10 2EA**

Project Number: **2404** Date: **March 2024**

1. Introduction – Proposed Development

The application seeks planning permission for the removal of an existing rear conservatory and a proposed single storey rear extension 1 Wellfield Avenue. Landscaping to form a level paved patio and steps to the garden.

2. Pre Application Advice

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

Applications for similar rear extensions have recently been approved and officers' reports have broadly indicated what requirements have been necessary to achieve a successful planning approval in this particular application. Local representations to similar applications have received no objections.

A householder application within the conservation area has been submitted for Conservation Policy reasons.

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

3. Physical Context and Character & Appearance

The Existing Building

The proposal is for the extension of this single family dwelling.

The existing building is a three storey Victorian terrace house on the south side of Wellfield Avenue.

The property is located within the Muswell Hill Conservation Area and notably double fronted with slate roofs and having fair faced Gault brickwork with soft red brick quoins to timber sash window surrounds. To the rear a prominent mansard style roof to the centre with a garage to the side having a similar mansard style roof set down in elevation.

The house has not been previously extended from the original house with the exception of the infill glass conservatory to the north of the site between 3 Wellfield Avenue.

The property is built of Gault brickwork in Flemish Bond and soft red facing stock brickwork fair faced to all elevations with painted timber sash windows to the front and rear elevation. The roof is a grey slate pitch roof to the front and rear elevations with lead and zinc flats to the mansard top roof to the side and rear.

The existing entrance to the house is at ground level with a small flight of steps to the ground floor. The floor level sets down 480mm to the rear floor level and is 150mm lower than the property at 3 Wellfield Avenue.

The property is a single family dwelling on ground, first and second floor. There is level access through to the principal rooms on the ground floor to the front. There are internal stairs to the upper and lower rear ground floor.

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.

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 Wellfield Avenue.

4. Social Context

The proposal although on modest scale is likely to 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. 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.

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.

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

In response to DPD Policy DM1 'Delivering High Quality Design' the principle of the design of the proposed rear extension is to provide a good standard of residential accommodation whilst retaining many of the existing architectural features of this fine house.

The proposed rear single storey extension on the ground floor will be constructed with matching and reclaimed Gault brickwork with a flat roof and glass roof lights behind a traditional brick on edge and tile crease parapet roof. Aluminium/steel full height sliding doors.

The external alteration required in this proposal is for the removal of the rear infill conservatory and the ground floor rear wall to the existing kitchen.

The proposed extension will be on a similar building line 3000 from the existing rear wall and set down appropriately from the infill boundary with 3 Wellfield tiered down in level towards the boundary with 9 Dukes Avenue and the garage extension being only 110mm above the boundary garden fence level at this location.

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 Wellfield Avenue and other surrounding streets

There would be no amenity impact or overlooking to both 7 and 9 Dukes Avenue, the proposed extension being lower than the existing rear garden buildings at both properties.

There would be no amenity impact or overlooking to 3 Wellfield the proposed extension being lower than the existing conservatory building to be removed.

To the rear of the site are the gable walls of the development permitted at 300 and 320 Dukes Mews in addition to which there is a significant screen of trees to the rear of the garden.

10. Compliance with Planning Policy

The main issues would be are the effect of the proposed extension 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 proposed extension aims to respect the design quality of the original building by not altering the main façade. The proposed rear extension has sensitively been designed to be subservient to the host building and is set down in tiers to function with the general topography. From any visible location given the nature of the extension it would only be partially seen and would maintain the overall appearance and character of the property.

The living conditions of the adjoining property would not be affected given the lowered parapets of the extension. 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 complies sufficiently with the development plan and national policy requirements.

11. Conclusion

The proposed single storey rear extension will preserve and enhance this property within the Conservation Area in accordance with policy DM9. The proposal will accord with policies DM1 and DM12 and policy SP11 of Haringey Local Strategic Policies 2017.

Given the surrounding land-uses and the relationship to the immediate neighbours, it is felt the extension would not appear out-of-place nor detrimental to the appearance of the street-scene. As such, there is no conflict with relevant national and local planning policies and it is therefore respectfully requested the application be granted Planning Consent.

There are no trees to be removed as a result of this proposal.

Access arrangements comply with Part 'M' of the building regulations. These do not however form part of this application.