

A L E Z

ARCHITECTS

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52b Coniston Road, N10 2BN, London

DESIGN AND ACCESS STATEMENT

Ground Floor rear Extension, rear window enlargement, new side window, and creation of one
single bedroom

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ANNEX 1 Heritage Statement

Article 6 of The Town and Country Planning (Development Management Procedure) (England) Order 2015

This DAS and application deals with all of the outstanding details of the outline approved application, including:

- **Appearance** - aspects of a building or place which affect the way it looks, including the exterior of the development
- **Access** - covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site
- **Landscaping** - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen
- **Layout** - includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development
- **Mass and Scale** - includes information on the size of the development, including the height, width and length of each proposed building

1 . INTRODUCTION

ALEZ Architects have been instructed to prepare a planning application for the Rear ground floor flat extension at **Flat b 52 Coniston Road N10 2BN**

1.1 - Introduction:

This Design and Access Statement has been prepared to support the Planning Application. It provides an explanation of the proposed scheme, evaluated against the constraints of the site, and location, and against all relevant local and national planning policies.

Our client is keen to improve the existing Flat and construct a high-quality house extension that enhances the character and appearance of the area and provides environmental improvements through its increased sustainability.

This document should be read in conjunction with the supporting Architects' Drawings

1.2 - Design & Access Statement Methodology:

This document follows the guidance from CABE's 'Design and Access Statements: How to read and use them' (2006) and Part 2, Article 8 of the Town and Country Planning (Development Management Procedure)(England) Order 2010.

2. PLANNING

2.1 – Relevant Planning History

HGY/2007/0649:

Erection of rear dormer window with front velux windows - Flat A, 52 Coniston Road, London, N10 2BN – Approved with conditions 17/5/2007.

2.2 – Relevant Planning Policies

National Planning Policy Framework (2023) (NPPF)

Haringey Local Plan (2017)

- Policy SP11: Design
- Policy SP12: Conservation

Development Management DPD (2017)

- Policy DM1: Delivering High-Quality Design: ‘Delivering High-Quality Design’ states that development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours.
- Policy DM9: Management of the Historic Environment states that alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.
- Policy DM12: Housing Design & Quality
- UK Housing Technical Standards

3. THE SITE AND ITS CONTEXT

3.1 – The site

- The site is in a Conservation Area: The site falls within the Muswell Hill Conservation Area, Sub Area 7 (Colney Hatch Lane & Wellfield Avenue to The Avenue).
- The site is not in a Flood Risk Zone.
- There are no listed buildings or National Heritage properties on, close to, or connected with the site.
- The site is not in an Area of Outstanding Natural Beauty and is not a Site of Special Scientific Interest.
- The development would not be visible within the street scene.
- Access to the site remains as existing

3.2 – Context

Flat B – is a self-contained unit which appears to form part of a converted larger dwelling. The property is a two-storey Terraced Edwardian property and the access to the house is from n° 52 Coniston Road.

The application site comprises a two-storey mid-terrace, which has been divided into two flats – Flat B on the ground floor level and Flat A on the first/loft level.

"The site is located on the eastern of Coniston Road, within Muswell Hill Conservation Area. Coniston Road is composed of dwellings of a variety of heights, scales and styles of houses; although all are two storeys and have repeated themes of ground floor bays, red brick and deep contrasting window heads. Nos. 50-56 (even) (including the application site) have been rebuilt in a sensitive manner, maintaining the materials, scale and form of the original terraces. The rebuilt terrace at the application site is considered to be a positive contributor to the conservation area".

4. DESIGN

The design, massing and materials of the new extension have been developed with close consideration of the site and its context. A rigorous assessment of the site has been undertaken to establish a proposal suited to its surroundings. The following points aim to describe the design process and the reasoning behind the important design decisions.

4.1 – Guidance and Actions taken from the Pre-app Consultation PRE-APPLICATION ADVICE NOTE - PRE/2024/0014

– Design, Appearance, Scale, Form and Massing

1-*"High-quality matching or complementary materials should be used appropriately and sensitively in relation to the context".*

Action: The rear extension comprises two distinct volumes: a primary volume extending towards the rear and a secondary volume positioned lower and recessed on the side. Both volumes are constructed using brick, matching the existing ones in size but differing in colour, texture, and arrangement.

2-*"The rear extension is proposed with flat roofs. It has a height of 3.65m adjacent to the southern boundary, which drops to a height of 2.4m adjacent to the northern boundary".*

"The height and width of the rear extension is not considered to be subordinate to the host building. The proposed building form dominates the existing rear façade and obscures the architectural features of the host building. A full-width rear extension is discouraged for the above reasons".

"The height of the proposed rear extension should also be minimised where possible to ensure that its scale is subservient to the host building".

Actions:

-Our proposal involves dividing the rear extension into two separate volumes: a primary one and a secondary one.

-We have decreased the height of the main volume of the rear extension (adjacent to the n° 50) from 3.65m in the original proposal to 3.20m.

3-*It is suggested that the proposed rear façade is staggered to provide articulation to the extension and maintain the legibility of the predominant outrigger form within the terrace row. The proposed rear extension could maintain the same proposed depth adjacent to the southern boundary. However, the side infill to the north of the existing rear extension should be recessed from the proposed rear façade.*

Actions:

-The proposed design includes two volumes: a lower side volume (northern, adjacent to n° 54, with a height of 2.5m) and a taller main volume (southern, adjacent to n° 50, with a height of 3.2m).

-Additionally, the secondary side volume (adjacent to n° 54) is suggested to be recessed by 0.5m compared to the main volume.

-The secondary side volume (adjacent to n° 54) will be constructed using dark grey-black brickwork, creating a visual contrast as it appears as a shadow of the main outrigger volume, being lower, darker, and recessed.

-It's worth noting that the existing boundary fence on the side to n° 54 stands at a height of 2.47m, just 3cm lower than the proposed side extension volume.

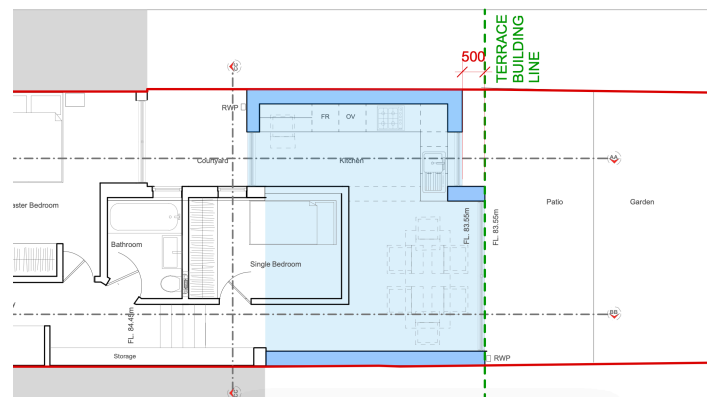


Boundary timber fence to n° 54 (2.47m, from floor finish to top of timber)



Boundary timber fence to n° 54 (2.52m)

-The secondary side volume is proposed to be recessed by 0.5m with respect to the main volume



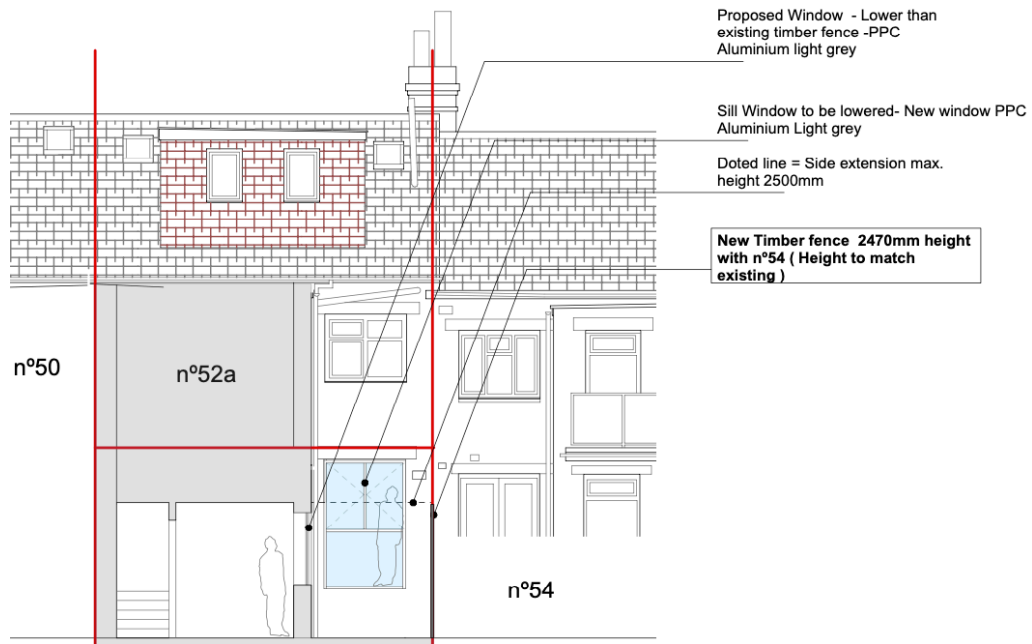
-Aligning with the architectural layout of the terrace, where existing buildings feature rear wings extending into the rear garden, the depth of the new volume corresponds to this rear projection line (depicted in green on the drawings).



Impact on the neighbouring property

1-“The proposed privacy impact would need to be demonstrated in any application. With the present information, the floor levels and level of the fence are unclear. Otherwise, opaque glazing may need to be considered for new windows”.

Actions: The new proposed site window-glazed doors head serving the proposed new bedroom that connects the bedroom with the courtyard is lower than the existing boundary fence (2.47m)



Sunlight:

In consideration of sun orientation and to minimize the risk of overshadowing on n°54, the maximum height for the side extension is limited to 2.5m (only 3cm higher than the existing boundary fence to n°54).

Enlargement of the existing rear window:

To enhance daylighting while maintaining privacy, the existing rear window in the master bedroom is proposed to be enlarged, with the sill lowered to floor level.

This adjustment aims to maximize daylight without compromising the privacy of the adjoining property.

4.2 Internal Layout Alterations:

New single bedroom:

The addition of a new single bedroom would be compliant with the National technical minimum standards:

The standard requires that:

-The dwelling provides at least the gross internal floor area and built-in storage area set out in Table 1 below:

Table 1 below states that a two-storey flat with 2 bedrooms should have a minimum GIA of 70m² for 3 persons and 79m² for 4 persons, The proposed resulting flat would have a total gross internal area of **84.37m²**. Proposed Built-in Storage is greater than 2m²

-A dwelling with two or more bed spaces has at least one double (or twin) bedroom.

The proposed 2-bedroom flat would have a 1 double bedroom and one single bedroom.

-A single bedroom has a floor area of at least 7.5m² and is at least 2.15m wide

The proposed single bedroom has **7.55m²** and it is **2.16m** wide at its narrowest side.

-In order to provide two bedspaces, a double (or twin bedroom) has a floor area of at least 11.5m² one double (or twin bedroom) is at least 2.75m wide and every other double (or twin) bedroom is at least 2.55m wide.

The proposed Double bedroom has **14.29m²** and it is **3.12m** wide at its narrowest side.

-The minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area

Floor-to-ceiling height is more than 2.3m for more than the 75% of the Gross Internal Area

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

4.3 – Proposed Materials

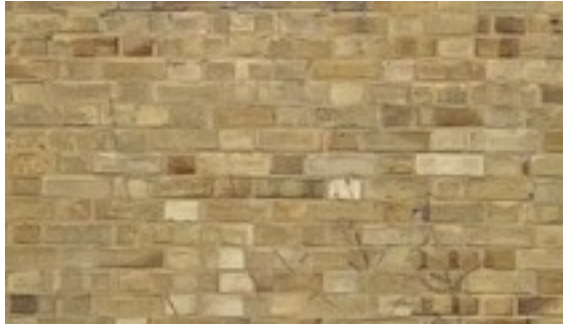
The extension has been designed with awareness of the existing surroundings and landscape, yet at the same time creating something unique and with a contemporary style. The proposal attempts to reflect those principles in its overall scale, massing, and use of materials.

The development would not be visible within the street scene.

-Proposed Materials

-Rear Extension Flat roofs (main and side): Dark Grey EPDM or GRP

-External Walls Rear Extension (main volume): London Stock Brick clearer in tone than the existing-
Stack bond- see sample image below:

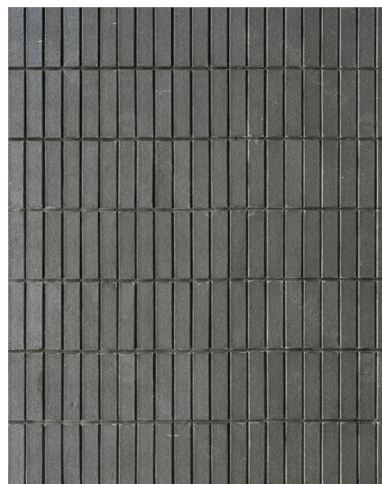


Existing rear façade brick



Proposed Main volume Brick

-External Walls side Extension (secondary volume): Dark Grey brick, stack bond, dark grey mortar,
boundary side to match existing, to be agreed with neighbours.



-New Glazed doors windows:

-New rear master bedroom window (enlarged opening): PPC Aluminum light grey

-Existing side bathroom window: PPC Aluminum light grey

-New side single bedroom window: PPC Aluminum light grey

-New side extension glazed door (onto courtyard): PPC Aluminum dark grey to match brick.

-New side extension rear window (facing patio and part of the new rear elevation): PPC Aluminum—
dark grey to match the brick.

-New rear extension glazed sliding doors (facing patio and part of the new rear elevation): PPC
Aluminum - Light Grey.

5 . ACCESS

- Access to the site remains as existing

6. CONCLUSION

- The proposal would not have a substantial impact on the amenity of the adjoining occupiers or on the appearance of the street and Muswell Hill Conservation area.

-The high-quality design, the detailed consideration given to the proposal as a whole and the appropriate scale, massing, height and use of materials for the proposed extensions will ensure that the highest form of development is produced in accordance with the National Planning Policy Framework.

The proposal would be acceptable in relation to the scale and character of the area, the locality and the street scene.

- There would be no adverse impact on the amenity and living conditions of future occupiers or neighbours.

- The interior spaces have adequate daylight, sunlight, and a good outlook on, and relationship with the rear garden.

