

DESIGN STATEMENT

For

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30C TETHERDOWN

MUSWELL HILL

LONDON

N10 1NB

Ref: 2410

April 2024

Contents

1. Introduction – Proposed Development
2. Pre-application Advice
3. Physical Context
4. Social Context
5. Planning Policy
6. Use
7. Materials
8. Scale & Design
9. Impact on Amenity
10. Compliance with Planning Policy
11. Conclusion

DESIGN STATEMENT

Project: **30C TETHERDOWN LONDON N10 1NB**

Project Number: **2410** Date: **April 2024**

1. Introduction – Proposed Development

The application seeks planning permission for the removal of a small existing rear roof dormer and a proposed and improved rear roof dormer extension to Flat 30C Tetherdown.

2. Pre Application Advice

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

Applications for similar rear dormer extensions have recently & historically 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 property currently converted to form three self-contained flats.

The existing building is a three storey Victorian semi-detached house on the east side of Tetherdown.

The property is located within the Muswell Hill Conservation Area and notably single fronted with tiled roofs and having fair faced soft red brickwork with soft red brick window arches to timber sash windows. To the rear a single small dormer to the rear pitched roof with a mansard style side elevation roof. The ground floor has an additional rear single storey extension.

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

The property is built of Gault brickwork to the rear in Flemish Bond and rendered to the first floor elevation with painted timber sash windows to the front and rear elevation. The roof is a tiled pitch roof to the front, side and rear elevations with lead and zinc flats to the rear dormer to the 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 to the rear floor level with internal stairs to the upper floor flats entrances.

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 Tetherdown, Kings Avenue and the Bowling Green.

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.

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

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 roof extension is to provide a good standard of residential accommodation whilst retaining many of the existing architectural features of this fine converted house.

The proposed rear dormer roof extension on the second floor will be constructed with matching and reclaimed tiles with a flat roof with aluminium full height sliding doors.

The external alteration required in this proposal is for the removal of the small rear dormer to the rear roof.

The proposed roof dormer extension will be on a similar building line to other dormers present within the environs of Tetherdown and Kings Avenue overlooking the Bowling Green. The dormer is designed to be set away from the party wall parapets by approximately 500, to be set down from the ridge and set back from the rear elevation to enable a small Juliette balcony with a glass balustrade.

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 Tetherdown and Kings Avenue and indeed other surrounding streets

There would be no amenity impact or overlooking to both 28 and 32 Tetherdown, the proposed dormer extension being set back and partially obscured by the existing and prominent chimney stack.

There would be no amenity impact or overlooking to the other flats within the host building or to the adjoining property.

To the rear of the site are the rear gardens of property of Kings Avenue and the Bowling Green open space.

10. Compliance with Planning Policy

The main issues would be the effect of the proposed dormer 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 roof extension aims to respect the design quality of the original building by not altering the main façade. The proposed rear roof dormer extension has sensitively been designed to be subservient to the host building and is set down to function with the general policy requirements. From any visible location given the nature of the roof 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. 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 rear roof dormer 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 rear roof dormer 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.