

Design & Access Statement

32 Milton Avenue, Garden Flat, London, N6 5QE

February, 2024

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1.0 | Project Summary

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Prepared for | Haringey London Borough Council

Prepared by | Olga Yatsyuk

Date | February 2024 [V1]

Full Planning Application |

32 Milton Avenue, Garden Flat, London, N6 5QE.

Executive Summary

This statement has been prepared by Olga Yatsyuk, on behalf of Mr Ben Corah. The proposed development is at the site known as 32 Milton Avenue, Garden Flat, London, N6 5QE.

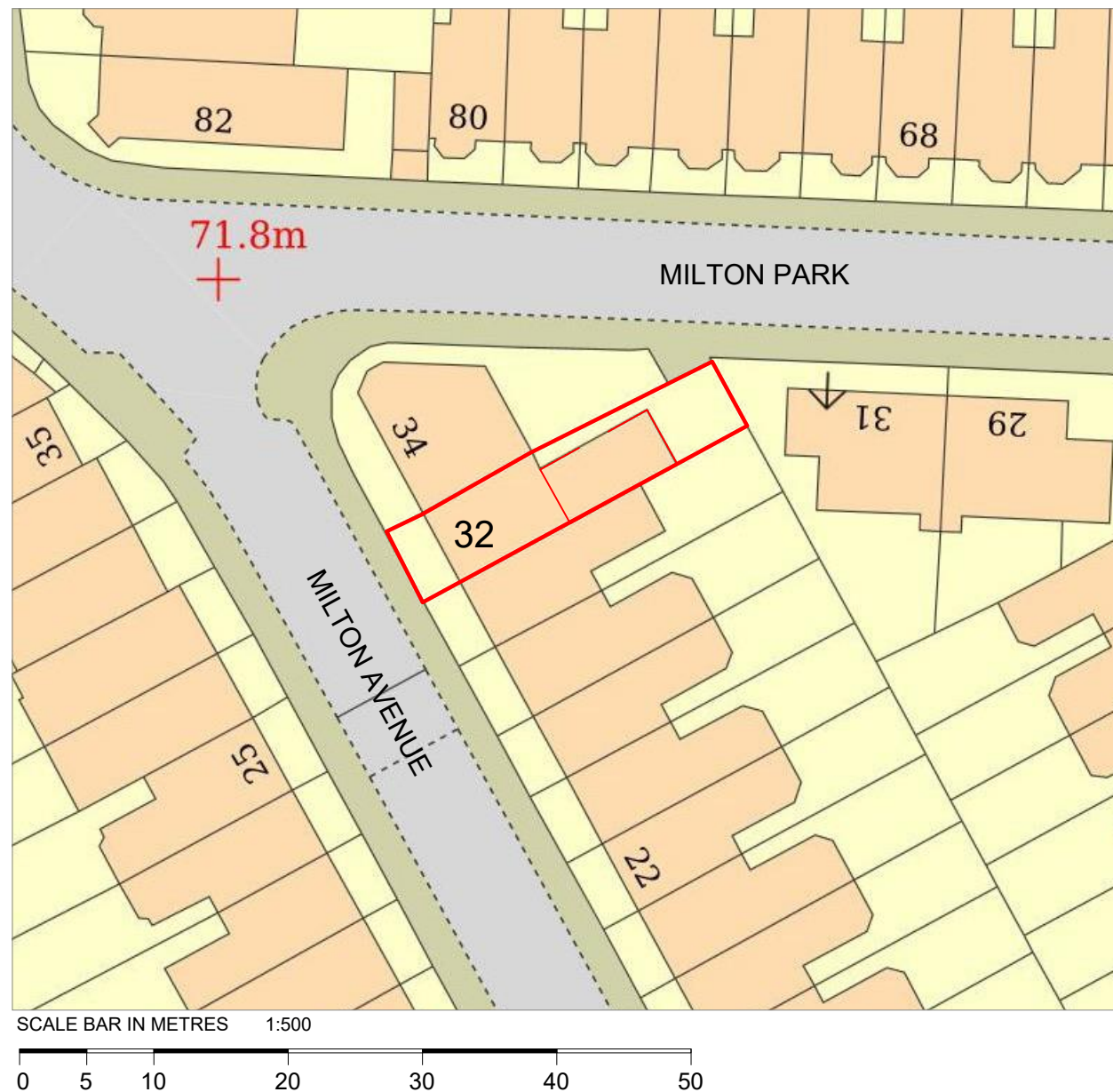
This statement is submitted in support of the existing basement extension to the rear of the property, with the intention of creating additional habitable space. The extension will also involve the installation of a new rear lightwell, along with minor internal alterations.

The purpose of this statement is to draw together the key issues in consideration of the proposal as well as demonstrating we have reflected planning policy in reaching the final scheme.

2.0 | Introduction

- 2.1 The site is located at 32 Milton Avenue, N6 5QE. The existing property is a residential dwelling consisting of 6 flats. This application only relates to the garden flat. The property is not listed but it is within a conservation area.
- 2.2 This statement will consider the impact of the proposed works and their immediate environment.
- 2.3 This Design and Access Statement should be read alongside the submitted drawings below:

037-01-01_00_A3_Plans_Existing (Scale 1:100@A3)
037-01-02_00_A3_Plans_Proposal (Scale 1:100@A3)
037-02-01_00_A3_Section_Existing (Scale 1:100@A3)
037-02-02_00_A3_Section_Proposal (Scale 1:100@A3)
037-03-01_00_A3_Elevations Front and Side_Existing (Scale 1:100@A3)
037-03-02_00_A3_Elevation Side_Existing (Scale 1:100@A3)
037-03-03_00_A3_Elevations Front and Side_Proposed (Scale 1:100@A3)
037-03-04_00_A3_Elevation Side_Proposed (Scale 1:100@A3)
037-05-01_00_A3_Location_Plan (Scale 1:1250@A3)
037-05-02_00_A3_Site_Plan (Scale 1:500@A3)
037-05-03_00_A3_Block_Plan (Scale 1:200@A3)
037-06-01_00_A3_Courtyard_Photo_Existing
037-06-02_00_A3_Courtyard_Photo_Proposed
037-06-03_00_A3_Courtyard_Photo_Existing



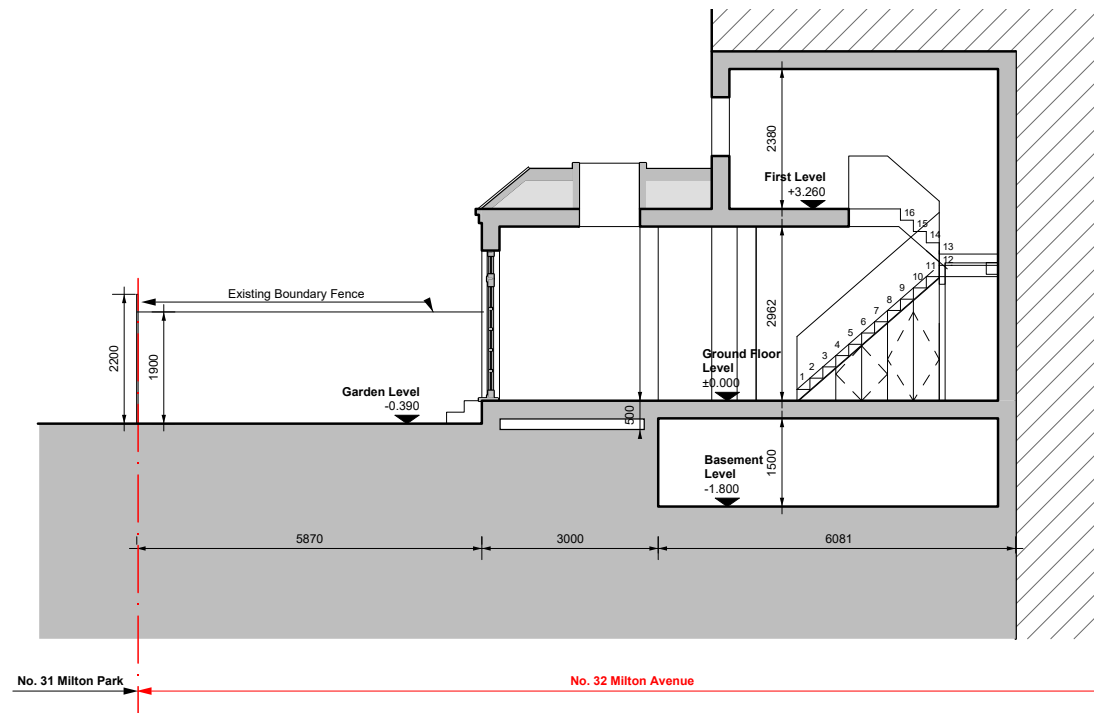
2.4 Existing Site plan

3.0 | Current Use

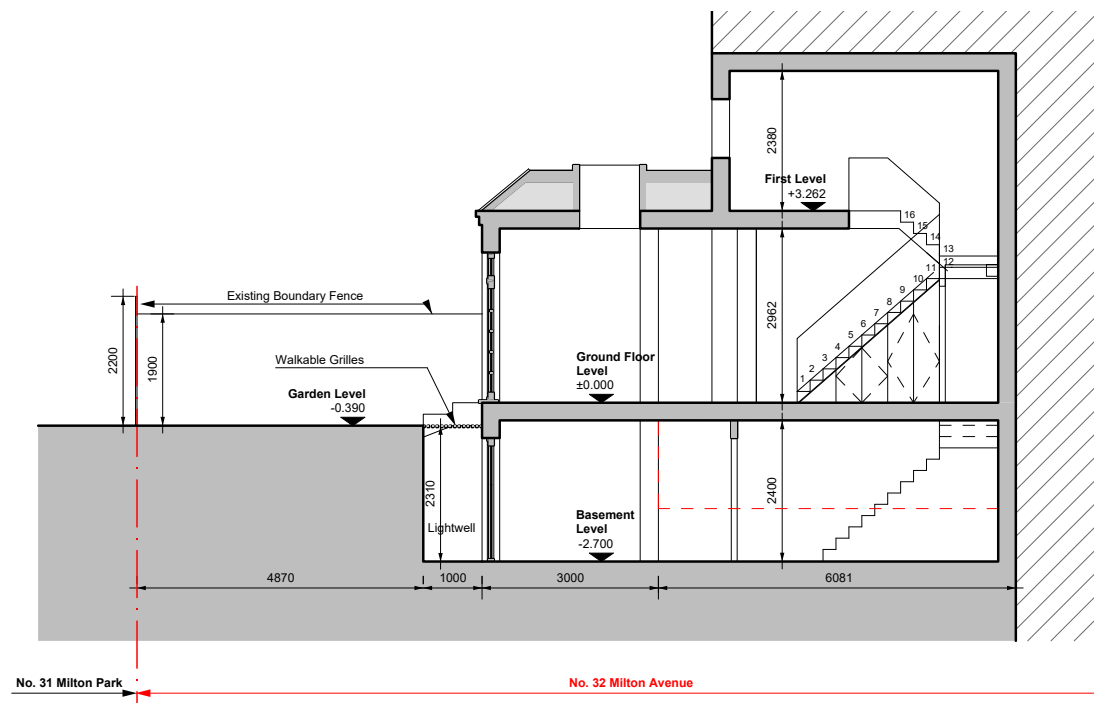
- 3.1 The existing property on the site is a C3 residential dwelling. The proposed works will maintain the property as a C3 residential dwelling. Therefore there is no proposed change of use.

4.0 | Amount

- 4.1 This application seeks permission for the existing basement extension to the rear of the property, with the intention of creating additional habitable space. The extension will also involve the installation of a new rear lightwell, along with minor internal alterations.



4.2 Existing Section



4.3 Proposed Section

5.0 | Site Photographs



5.1 The current courtyard view of the front of the Garden Flat at 32 Milton Avenue.



5.2 The current street view of the Garden Flat at 32 Milton Avenue.

6.0 I Site & Local Planning History

6.1.0 At the site, there have been four previous planning applications made to the Local Planning Authority, three of which relate to the garden flat. References:

6.1.1 Planning Application Ref: HGY/2018/2331

Construction of a single storey rear extension to garden flat

Decision Notice: **11/9/2018**

Status: **Approved with Conditions**

6.1.2 Planning Application Ref: HGY/2022/1799

Retention of the single storey extension with alterations to the roof to accord with the planning permission ref. HGY/2018/2331 and tinting of the brickwork to match that of the rear elevation of the main building.

Decision Notice: **19/8/2022**

Status: **Refuse**

6.1.3 Planning Application Ref: HGY/2022/4107

Retention of the single storey rear extension with alterations to the roof to accord with the planning permission ref. HGY/2018/2331 and tinting of the brickwork to match that of the rear elevation of the main building.

Decision Notice: **10/1/2023**

Status: **Approved with Conditions**

6.2.0 Among the group of similar houses in which this property belongs, several houses have obtained planning approval for basement extensions.

6.2.1 Address: Ground Floor Flat 13 Drylands Road, Hornsey, N8 9HN

Planning Application Ref: **HGY/2023/2994**

Excavation to the front to provide one lightwell and enlarge existing basement cellar to provide 1no. bedroom, 1no. WC, 1no. storage room.

Status: **Approved with Conditions**

6.2.2 Address: 35 Glasslyn Road, Hornsey, N8 8RJ

Planning Application Ref: **HGY/2023/2843**

Erection of rear ground floor extension, enlargement of basement, front lightwell and new front and rear windows.

Status: **Approved with Conditions**

6.2.3 Address: 291, Archway Road, N6 5AA

Planning Application Ref: **HGY/2022/1972**

Rear basement extension to existing studio flat to form 2 bedroom units around courtyard.

Status: **Approved with Conditions**

7.0 I Pre- Application Advice

7.1 An office based meeting (Pre-Application Advice - PRE/2023/0221) was held on Thursday 14th December 2023 at 2.30pm. During the meeting no objections were raised by the planning representative. It was noted that the proposed project had no discernible impact on the surrounding properties. However, a recommendation was made to incorporate a walkable grill above the proposed lightwell. This recommendation was duly incorporated into the proposal as deemed appropriate.

8.0 I Planning Policy Considerations

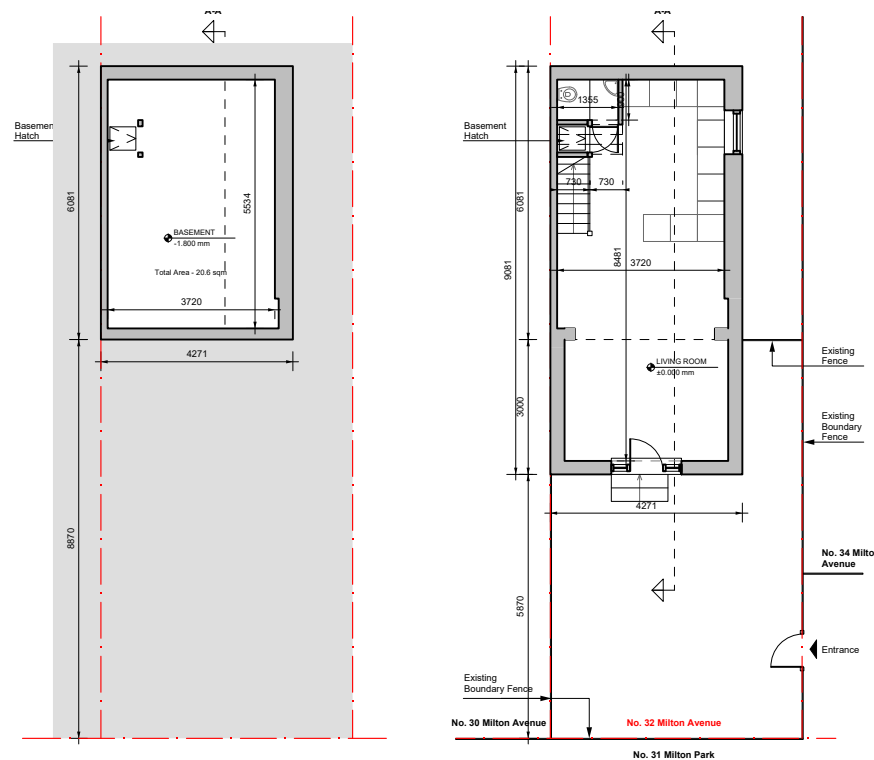
8.1 The following planning policies have been addressed by the proposal:

DPD Policy DM1 'Delivering High Quality Design'

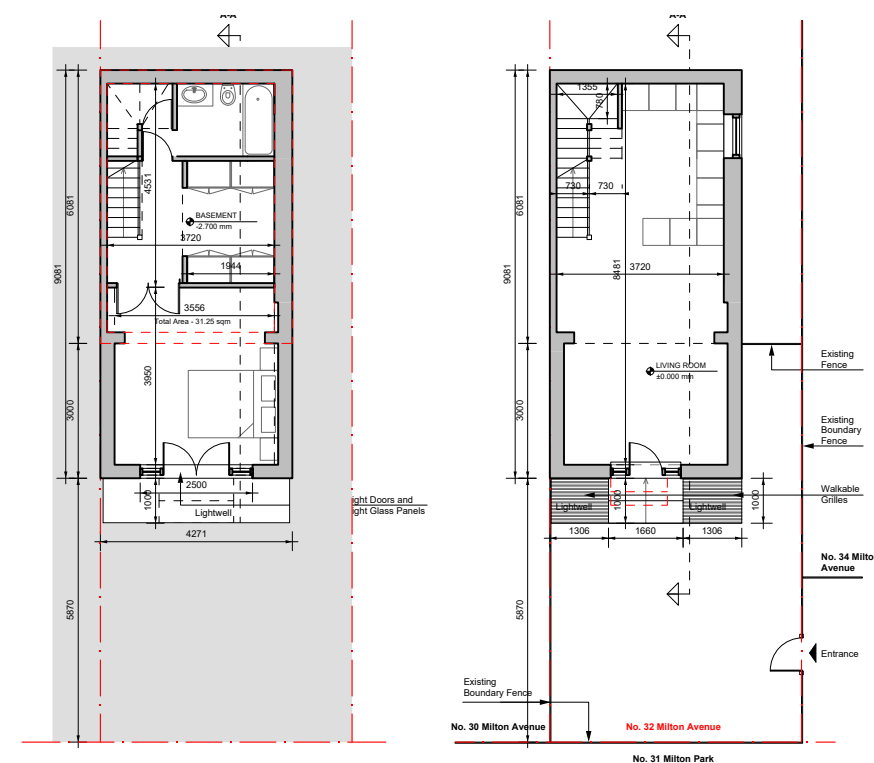
DPD Policy DM12 'Housing Design and Quality'

DPD Policy DM9

9.0 | Layout & Scale



9.9 Existing basement and ground floor



9.10 Proposed basement and ground floor

- 9.1 The Proposal has been carefully considered in respect of the character of the conservation area and its impact on adjoining houses.
- 9.2 The scheme proposes a basement extension to the existing 49.42sqm 2-storey garden flat with a 20.6 sqm existing basement level.
- 9.3 The flat will be extended to form a 2-bedroom unit of 80.7sqm, open to an open air courtyard living space for sole use of the occupant.
- 9.4 The proposal involves lowering and extending the existing basement to accommodate the creation of one habitable room, one bathroom, and one storage room. The proposed bedroom will receive natural sunlight and ventilation through full-height double-glazed doors, side narrow windows and a newly proposed front lightwell, protected with grilles at courtyard level.
- 9.5 The proposed extension and new basement have been designed to be energy efficient and to comply with current building regulations.
- 9.6 The proposed front light well is similar in size and design than the approved light-wells of the neighbouring properties.
- 9.7 The proposal will have no visible impact on the street elevation, as the courtyard of the garden flat is separated from the other properties and from the street by a 2-meter-high fence.
- 9.8 These amendments to the existing dwelling will greatly improve the applicants' enjoyment of their home, whilst bringing the house up to a modern standard of living.

10.0 | Appearance

- 10.1 The main considerations on the design of the proposed development where the impact of the proposal on the character and appearance of the conservation area; as well as the impact on the amenity of adjoining occupiers.
- 10.2 The proposed walls in a light-well will be constructed with patinated yellow-grey brick and cement wall to match with the existing appearance and thus not harm the appearance or character of the Conservation Area.
- 10.3 Metal grill covering the light-well will be matching existing paving colour.

11.0 | Environmental Impact

- 11.1 Regarding the conservation of energy and materials, there are the following design considerations:
- 11.2 The proposed basement receives adequate daylight through the use of full height glazed doors and windows in a lightwell to rear. This leads to improved solar gain, reducing the heating requirement, and gives higher natural light levels.
- 11.3 The proposal will seek to minimise the amount of waste produced during construction by promoting sustainable construction methods ensuring that the principle of reduce, reuse, recycle is supported.
- 11.4 No trees will be affected by the proposal.



10.4 Proposed Rear Elevation



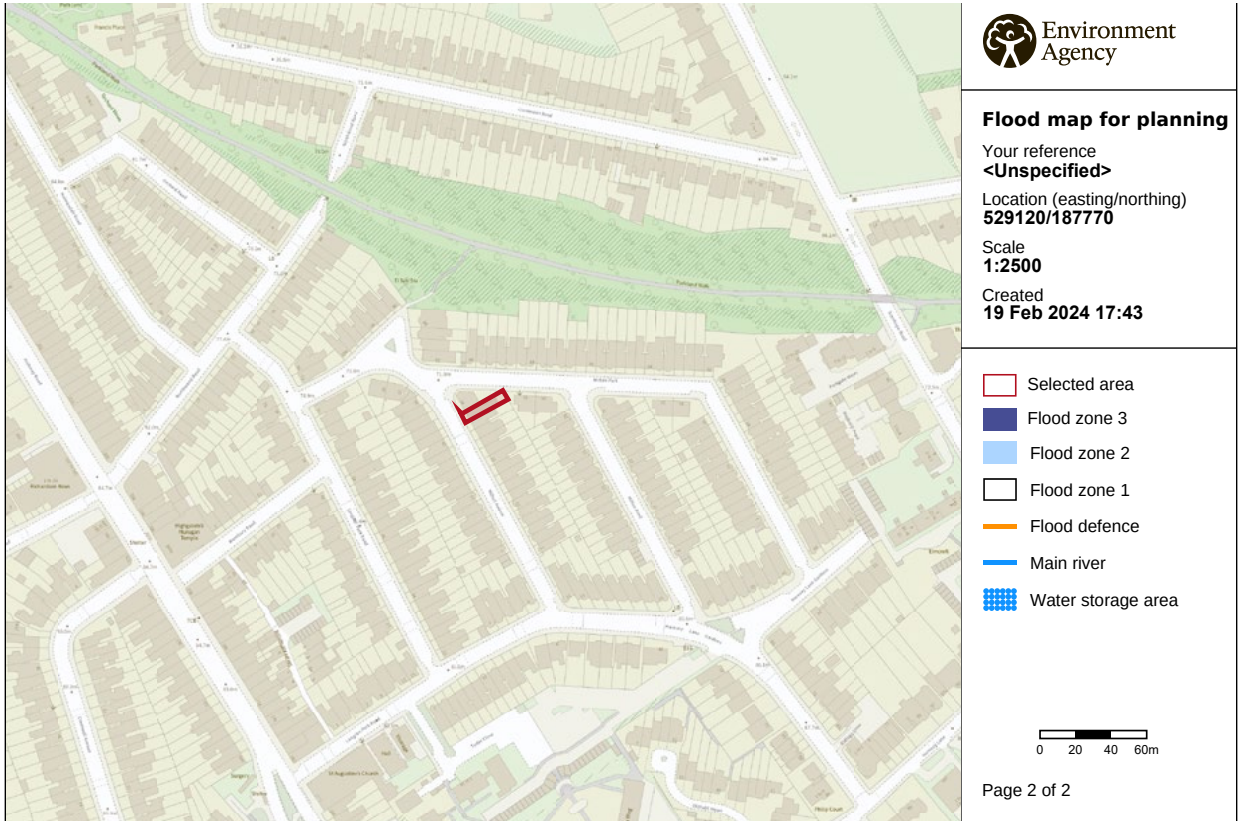
11.5 References

12.0 | Access

- 12.1
- Access to the house remains unchanged.
- 12.2
- The basement improvement will not affect access to the rest of the building and the other flats will not be affected by the works.

13.0 | Flood Risk

- 13.1
- According to the environment-agency.gov.uk, the site is located in flood zone 1, an area with a low probability of flooding. A flood risk assessment is not required, see 13.3 flood map.
- 13.2
- No proposed works will affect the flood risk to the property or its surroundings .



13.3 Flood Map

14.0 | Conclusions

- 14.1 The Application Site is an accessible location.
- 14.2 The Proposal fully complies with relevant government guidance as contained in the National Planning Policy Framework.
- 14.3 The Proposal accords with relevant policies of the London Plan Published in March 2021 and Haringey’s Local Plan and Development Management Policies
- 14.4 The Application Site is in the residential in Highgate and the proposed redevelopment has been designed to the highest environmental quality, in compliance with regional and local policy.
- 14.5 There have been numerous developments for basement extensions of this type that have been approved by the Local Planning Authority, as demonstrated in the local planning history section. The Local Authority should deem this application to be similar to those.