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## Design & Access Statement

60 Church Crescent, London, N10 3NE

Householder Application for the refurbishment and extension  
of an End of Terrace dwelling

23060-A30-001-P1



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## 1.0 Introduction

- 1.1 This is an application for a Householder Planning Permission in relation to the proposal for the refurbishment and extension of an existing, single-family, semi-detached/end terrace dwelling, located at 60 Church Crescent, Muswell Hill, London, N10 3NE in the London Borough of Haringey.

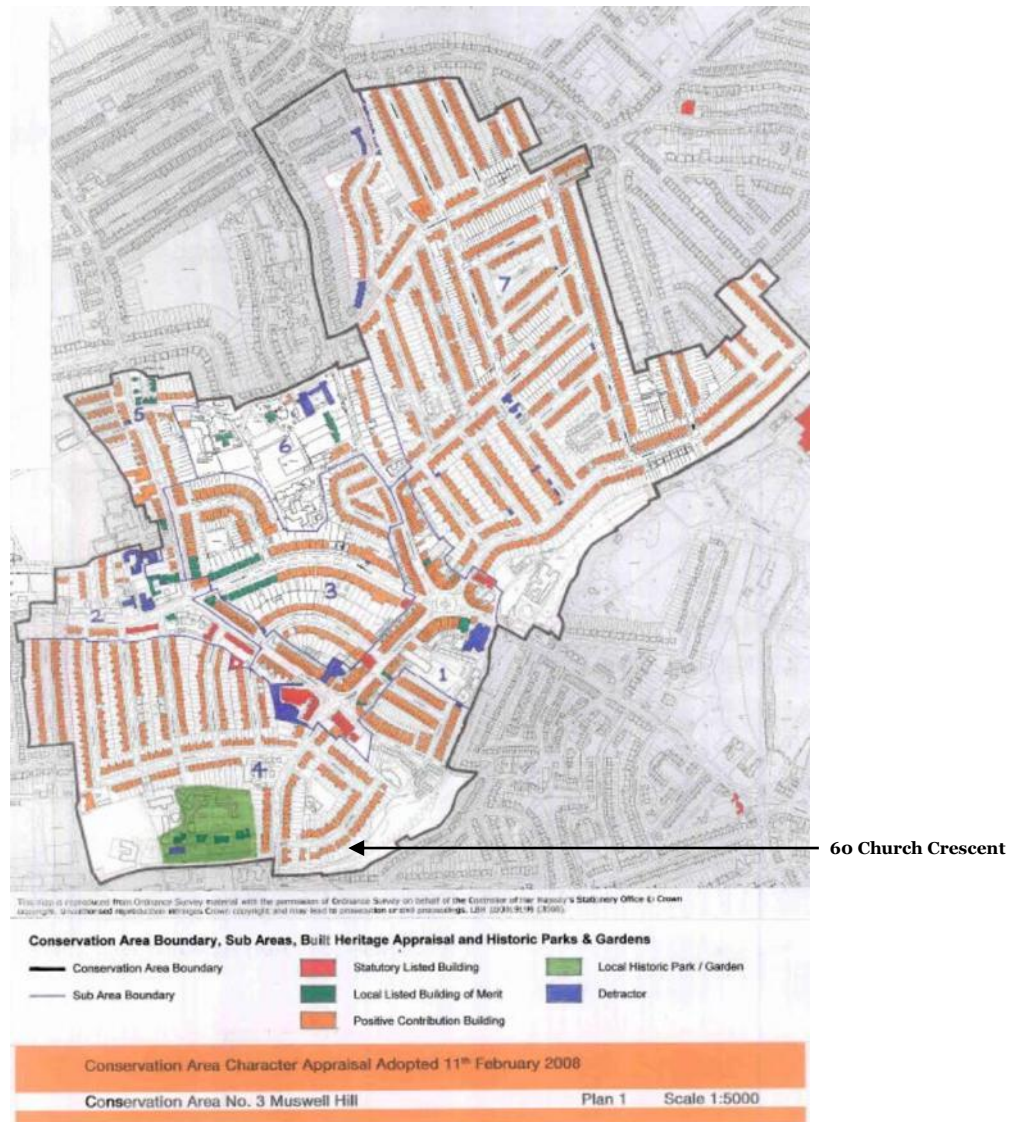
## 2.0 Project Team

- 2.1 The applicants Hannah Kuper and Peter Walsham have employed Mulroy Architects as the Lead Consultant & Architect of the project.

Mulroy Architects are a locally based practice with meaningful experience working with residential projects across North London, including within Haringey. Mulroy Architects have previously been involved in a number of successfully consented applications within the near vicinity, as well as on the same road (No.26 Church Crescent in 2014 & No.60 Church Crescent in 2018).

- 2.2 The applicant has appointed Jonathan Darnell Engineering to undertake the necessary considerations for the development of the architectural proposal along with the potential structural assessment. Regardless of this not being a requirement at pre-Planning stage, the Applicant was keen to develop the technical design early on so that the proposal put forward is seen as more realistic and well thought out. To that effect, the Structural Engineer has undertaken a series of localized trial pits within the property as an early assessment of the existing building foundations and ground conditions. The findings are optimistic and in accordance with the design proposed.
- 2.3 A 3D Building Survey by Red Laser Scanning was commissioned by the Applicant to ensure accuracy of existing building constraints and site topography.

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## 3.0 The Existing Building & Locality

- 3.1 The site is located on the quiet residential street of Church Crescent and forms part of the Muswell Hill Conservation Area. The property sits on the southern part of Church Crescent, which has a steeply sloping topography and is curved in its alignment.
- 3.2 The immediate local area is largely residential. The houses on Church Crescent are mostly Edwardian terraces, like much of the housing stock in the wider conservation area. No. 60 Church Crescent sits at the end of a terraced block of four dwellings on the south side of the street. The site slopes steeply towards the south, so that the rear elevation is two stories taller than the front. This gradient is a defining feature of the site, commanding wide views of London from certain vantage points and resulting in a property with an unusual layout of stepped levels. The southern edge of the site has gated access to the Parkland Walk, a popular cycling and pedestrian trail. The densely wooded Parkland Walk generally obscures the rear elevation from public view, despite its prominent location.



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- 3.3 The surrounding properties have been subject to varied development in the recent past with many dwellings having been extended to the rear, including a contemporary rear extension at No. 26 and a significant contemporary rear & side extension at No. 52 and substantial basement & rear extension to No. 68. The frontages of the surrounding properties are largely unaltered from their original states, interrupted in part by some properties which have rendered brickwork and / or removed boundary walls. The properties are well-preserved, characterized by their red brick, painted timber sash windows and canopied porches. The topography of the street has given way to a charming collection of homes which vary in form but are united in their Edwardian character.
- 3.4 The existing property at 60 Church Crescent is a large five-storey Edwardian dwelling. The vertical scale has led to a home which is inefficient and compartmentalized in its layout, unfit for modern family life. The property also suffers from poor access to the garden, which is currently only accessible from a small lower ground room or via a decked staircase to the side of the building.



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## 4.0 Applicant's Brief

- 4.1 Our client wishes to achieve greater flexibility of the internal space to support family living and gatherings.

Our client wishes to optimise and maximise the lower 2 floors to improve the property's relationship & flow with the garden.

Our client wishes to improve side stepped access to the property, which currently does not provide a safe & accessible solution for the occupants, especially with bicycles.

## 5.0 Planning History & Planning Policy

- 5.1 This proposal has been developed in line with local and national planning policy and guidance, including:

- NPPF
- London Plan
- Haringey Local Plan: Strategic Policies
- Haringey Development Management DPD
- Muswell Hill Conservation Area Character Appraisal

Special consideration has been placed on policies in the Strategic Policies and DPD relating to Conservation Areas.

- 5.2 There is approved planning precedent in the immediate vicinity of extensions to similar properties that have undertaken work of a similar nature, massing, and materials, including (but not limited to) the following applications:

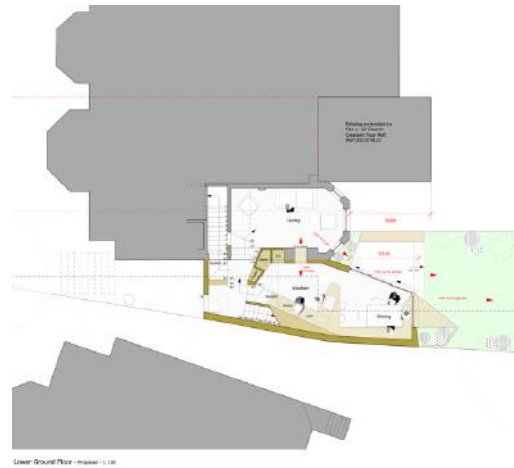
- **68 Church Crescent**, (HGY/2018/1134) 'Change of use from 3 flats back to single family dwelling. The proposal includes rear, front and side extensions at semi-basement level; alterations to the existing rear bay; enlarged rear dormer; and formation of a new front dormer to match adjacent dormers.'

This project sets the precedent of a substantial consented basement and rear extension only a few doors down from No.60. The consented design included a rear extension that was over 5 meters in depth from the rear façade.

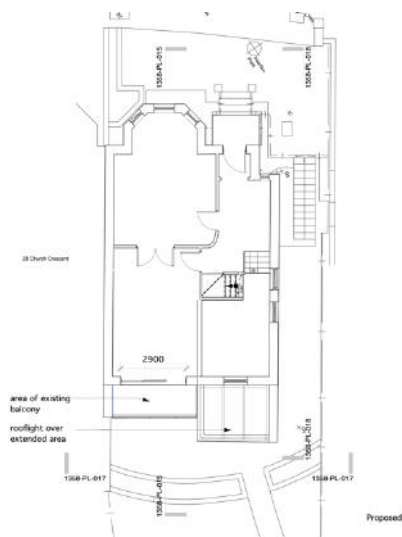


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- **52 Church Crescent**, (HGY/2014/3086) 'Erection of lower ground and ground floor side extension'
- This project sets the precedent for a substantial 2-storey consented extension only a few houses down, on a near identical property to No.60. The consented design incorporates an extension that is over 4 meters in depth from the rear façade.



- **26 Church Crescent**, (HGY/2013/2565) 'Single storey ground floor rear extension'
- This project is another precedent of a substantial rear glazed extension within the near vicinity of No.60. This project incorporates a 3.5 meter high glazed extension with a glazed box rooflight similar to the one being proposed at No.60.



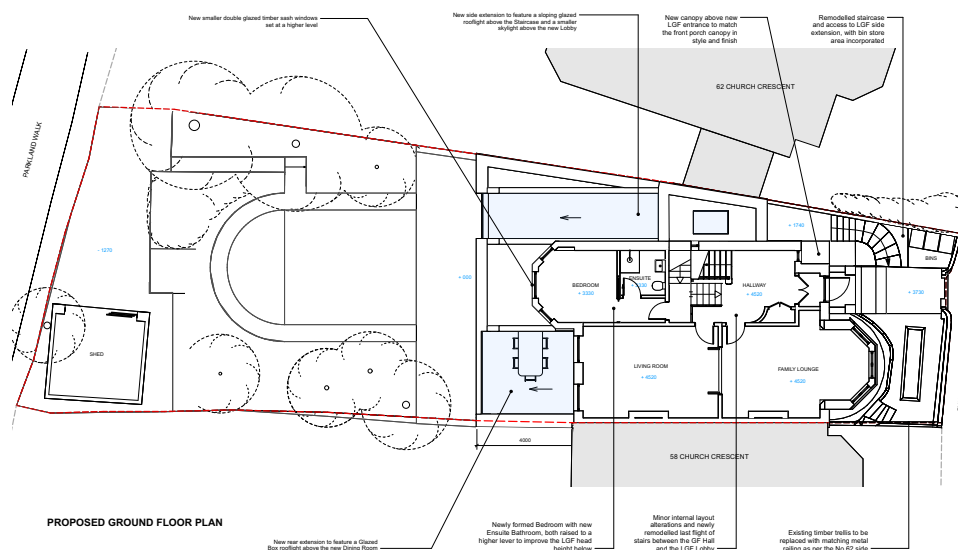
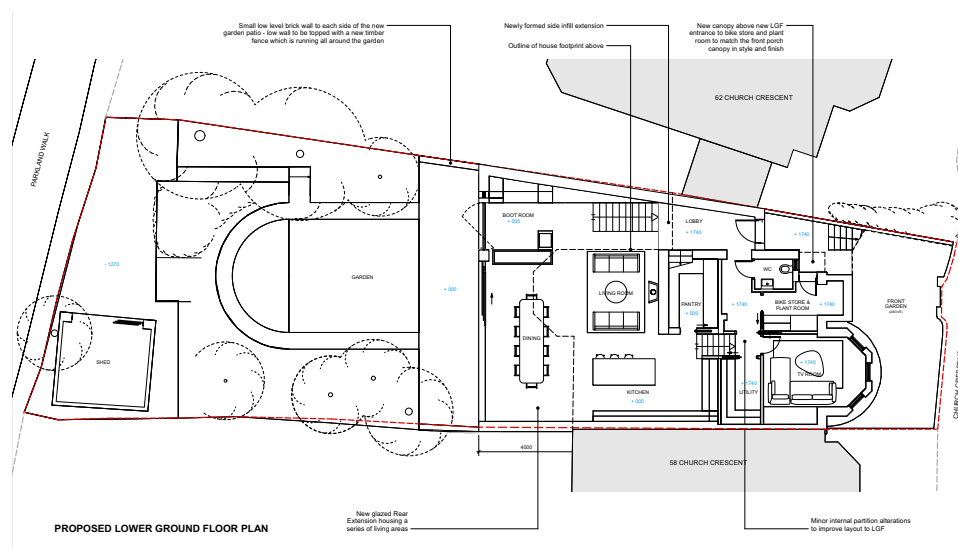
- 5.3 Mulroy Architects previously worked with the Applicant for works to the No.60 Church Crescent roof dormer under: 'Formation of replacement rear dormer roof extension and new front dormer roof extension; insertion of conservation-style roof lights on front roof slopes' (HGY/2018/2593). These works were completed in 2019.

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## 6.0 The Proposed Scheme

6.1 The proposed scheme will comprise the following:

1. A series of **internal layout alterations** at Lower Ground Floor level and infilling of an existing cellar room, in order to allow for utility rooms at the front and a more generous open-plan space at the rear with increased headroom. At Ground Floor level, it is proposed to adjust the internal layout to include easier access to each room, the incorporation of a new Ensuite bathroom and a remodeled new staircase linking the GF & LGF levels.
2. A new **rear and side extension** at Lower Ground Floor / Garden level to accommodate a new open plan kitchen / dining / living area.
3. The **minor reconfiguration** of the external front & side staircase that leads from the front garden level down to the Lower Ground Floor side extension entrance. This will improve the need for better access to the side extension significantly, especially with bicycles.





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## 7.0 Rear & Side Alterations

### 7.1 Design Proposal

It proposed to replace the existing poorly constructed extension on the side, along with the raised timber deck at the rear, and replace them with a new wrap-around one storey extension that features a series of glazed rooflights and glazed openings to the garden.

The proposed rear extension extends 4000mm in depth from the rear façade of the house, while maintaining a height on each side that is respectful of its surroundings and site constraints. On the left-hand side where the 2 neighbouring side extensions meet with No.62, the new side extension that will house the lobby and new stairwell will rise 375mm higher than the existing side extension. On the rear, the new extension parapet walls will rise to 3450mm on the No.62 side, and to 4400mm on the No.58 side. The No.62 garden is considerably lower in level and the new extension will replace existing timber fencing, while on the No.58 side there is existing timber fencing which is currently set at 4250mm height. This results in an increase in height of the right-hand side parapet of a mere 150mm.

Aside from the new rear extension, the GF Bedroom windows are proposed to be raised in level and decreased in overall height, as the GF Bedroom is due to be raised to allow a more generous headroom in the living areas below.

### 7.2 Materials

The extension will feature a red brick finish to match the existing house in colour & style and blend in harmoniously. The glazing incorporated will be double-glazed panels with a series of non-reflective & protective filters added to them.

The new GF Bedroom windows are proposed to be a set of appropriately detailed timber sash windows that match the rest of the windows of the house in style. The glazing incorporated will be double glazing for added thermal efficiency.

### 7.3 Amenity

The extension was carefully considered with respect to the property's neighbours and the historical interest of the local area. The single-single storey rear extension does not raise any overlooking issues to the neighbouring properties and the side extension is largely concealed from the street by the gradient of the site.



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## 8.0 Front Alterations

### 8.1 Design Proposal

On the front of the property, it is proposed to undertake a series of very minor alterations that ensure the preservation of Church Avenue's historic street scene.

The existing non-original & poorly constructed brick piers and gate on the boundary entrance wall are proposed to be removed and the boundary wall is proposed to be made good locally as necessary in the appropriate existing stone materials. The existing staircase leading down to the side extension is proposed to be remodelled to be more generous in width and height of treads, this will provide a safer more accessible route especially when navigating the route with a bicycle. The slight repositioning of the staircase has also been considered to ensure the necessary space for the waste and recycling bins to be stored out of the way neatly.

A small canopy is proposed to be introduced to the LGF side entrance to protect the users from the rain upon entering through the side and into the bike store.

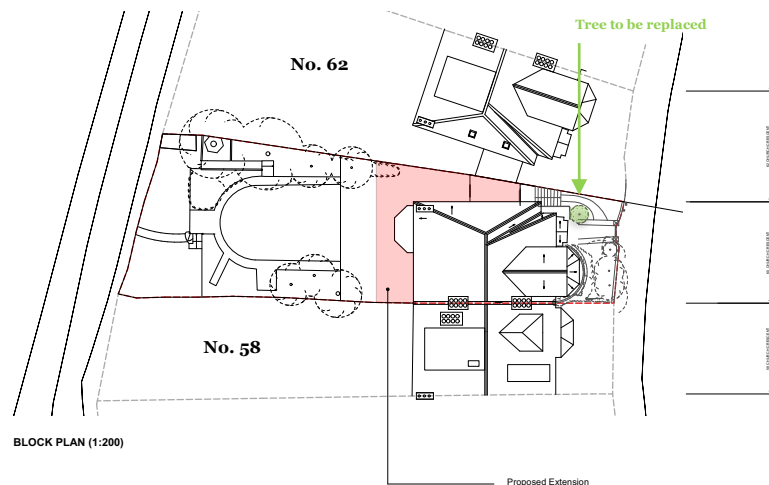
### 8.2 Materials

The remodelled staircase and canopy will be constructed in appropriate matching materials as the existing.

### 8.3 Amenity

None of the above proposed alterations represent an impact to the immediate amenity or the character of the conservation area. On the contrary, they are intended to improve the look and feel of the front of the house with respect to both the local amenity and character of the conservation area. The new side extension will be scarcely visible from the street and will be a much more fitting addition to the character of the house than the one currently in its place.

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## 9.0 Trees

- 9.1 The property features a number of trees of importance at the rear, while the property also backs onto the Parkland Walk. At the front, the garden features some small trees and bushes in front the bay of the house and some more substantial trees on the boundary with no. 62, with most of them sitting within the demise of no. 62.

There is a small tree (as highlighted above) next to the front garden side stairs which currently stands in the way of appropriate access to the house and to the side extension. The tree in question has a trunk diameter of 90mm and is 2.5m high, therefore we would not consider it as a hugely significant part of the overall garden landscape. It is proposed to remove the tree and replace it with a planter grown tree that allows for better access to the house, but also maintains the leafy look and feel of the front garden. The applicant intends to engage a landscape designer to assure the appropriate plant choice for this location.

There is a pre-existing TPO related to the property, which we have attempted to access further information on. We were unable to gain any further insight apart from the following reference TPO/2014/2365 and a description of LBH TPO'S 1-220. We do not think that the tree in question would fall under any TPO restrictions due to its' features.



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## 10.0 Access, Waste, Parking & Amenity

### 10.1 Access & Parking

The property is accessed from Church Crescent by foot and is currently served by on-street parking. No changes are proposed to the boundary wall, with the exception of the removal of the 2 dilapidated non-original front gate brick piers and metal gate.

### 10.2 Refuse

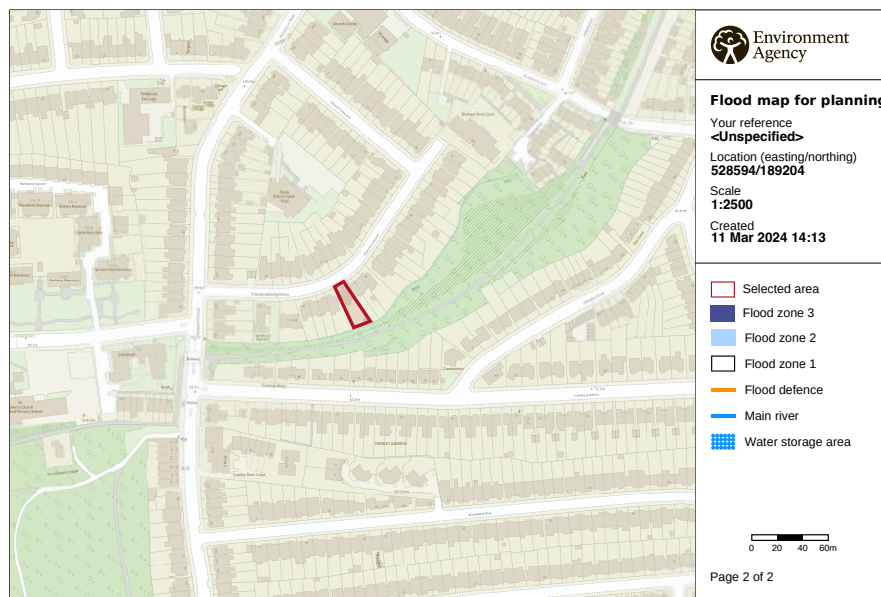
Bins are kept to the side of the front porch, away from the street. The bin store will be remodeled along with the side access stairs; however this will not alter the position or access to the bins.

### 10.3 Waste

All soil and waste will discharge via the existing combined mains sewage connection as per the existing condition.

### 10.4 Flood Risk

The property is in Flood Zone 1, an area with a low probability of flooding. The works proposed will consider a series of rainwater management measures, so they will have no impact on the performance of the property in the event of a flood.



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## 11.0 Neighbours Consultation

- 11.1 The applicant has engaged in discussions in advance of the submission, with the owners/residents of the GF Flat at 58 Church Crescent, in particular about the replacement of the high fence between the rear garden terraces with the parapet wall of the newly formed dining space. Following this dialogue, the applicant believes the neighbours at 58 do not have objections and are likely to view the planning application in a favourable light. The applicant has also sent all the relevant documentation to the



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owners / residents of the GF Flat at 62 Church Crescent and is awaiting to hear back and meet with them in the coming weeks to discuss the proposals.

## 12.0 Conclusion

Whilst acknowledging the property's spatial and historical assets, we have endeavored to develop a proposal which greatly improves the livability, functionality, and flow for the Applicant.

Special acknowledgement was given to preserving Church Crescent's exceptional street scene by keeping works at the front of the property to a minimum.

We believe the rear extension proposal to be sympathetic and complimentary to the original structure in terms of form, scale, and materiality. The scale of the proposal is in line with other built precedent in the immediate local area and has been carefully considered to minimize effects on neighbouring properties.

Consequently, we believe this application should be viewed positively and therefore considered for approval.



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## 13.0 Photo Appendix



1. Photograph of the Rear of the House as Existing



2. Photograph of the Rear Patio & Bay as Existing



3. Photograph of the Existing 60/62 Side Extensions



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4. Photograph of the steps leading down to Side Extension from the Front Garden



5. Photograph of Existing brick piers and tree to be removed from Front Garden



6. Photograph of the Rear Garden from the Existing GF Decking