

# Mulroy

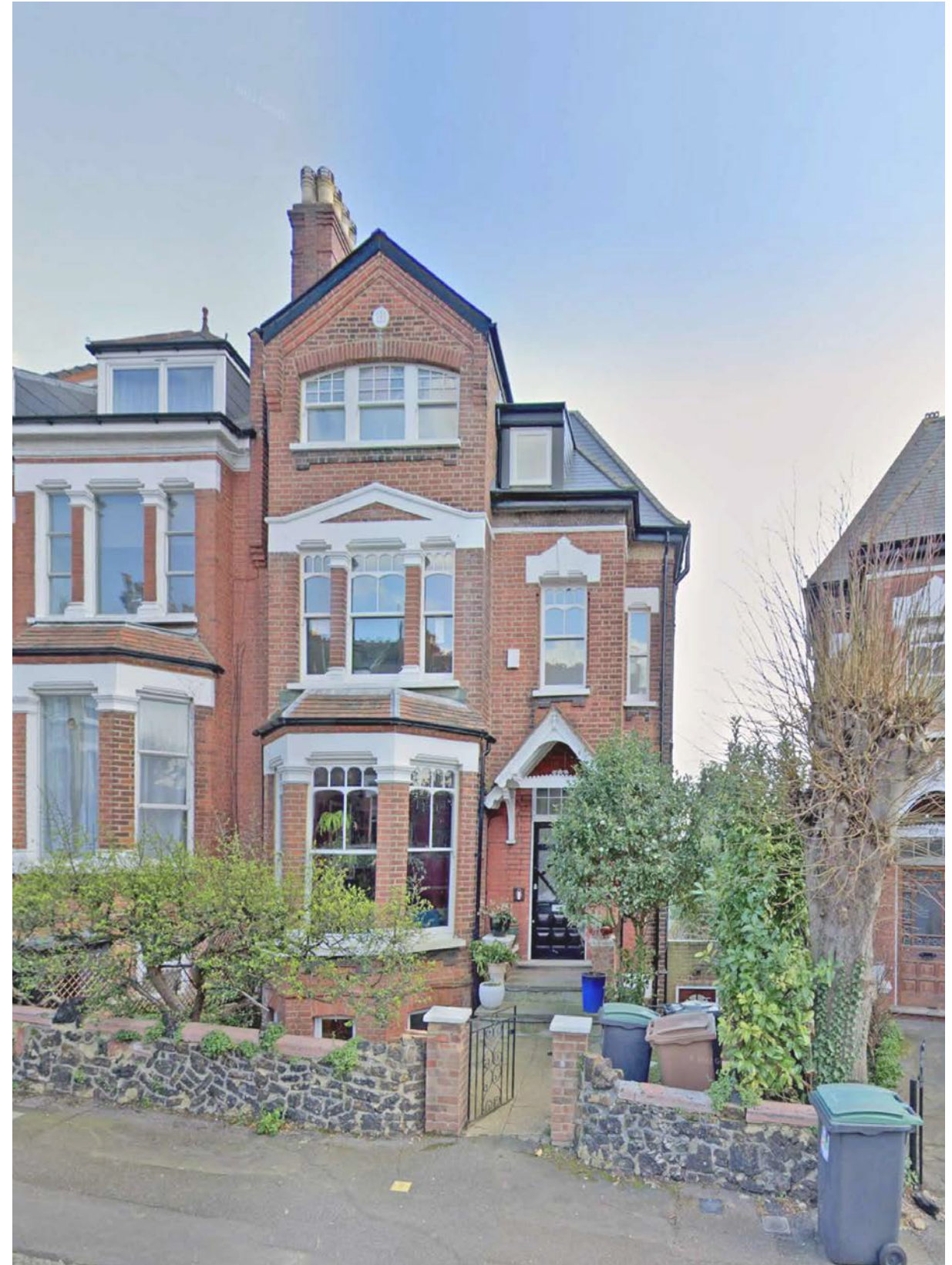
## Design & Access Statement

60 Church Crescent, London, N10 3NE

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

23060-A30-001-P2

28 June 2024



# Mulroy

| Contents |                                  |                    |
|----------|----------------------------------|--------------------|
| 1.0      | Introduction                     | No change          |
| 2.0      | Project Team                     | No change          |
| 3.0      | Existing Building & Locality     | <i>Revised</i>     |
| 4.0      | Applicant’s Brief                | <i>Revised</i>     |
| 5.0      | Planning History & Policy        | <i>Revised</i>     |
| 6.0      | The Proposed Scheme              | <i>Revised</i>     |
| 7.0      | Rear & Side Alterations          | <i>Revised</i>     |
| 8.0      | Front Alterations                | <i>Revised</i>     |
| 9.0      | Trees                            | No Change          |
| 10.0     | Access, Waste, Parking & Amenity | <i>Revised</i>     |
| 11.0     | Consultation                     | <i>New Section</i> |
| 12.0     | Conclusion                       | <i>Revised</i>     |
| 13.0     | Photo Appendix                   | <i>Revised</i>     |

**Please Note :**

This document is a **Revision P2** to the initial Revision P1 - D&A Document that was submitted as part of the application to Haringey Council on 18/03/24. This revision follows feedback received from the Planning Officer on 19/06/24.

The Contents table on the left, highlights the relevant sections that have been revised, as well as newly introduced sections that were incorporated into the documentation following the planning consultation and the comments received.

In addition to that, for added clarity, the numbering table on the left hand side of each page of this document, which numbers each section and sub-section, will also highlight in **blue** the sub-sections that have been revised, compared to the initially submitted document.

## 1.0 Introduction

**1.1**  
(Revised) 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.

This document is a revision to the initial P1 D&A Statement that was submitted as part of the application on 18/03/24. This new revision incorporates a variety of comments and addresses certain concerns raised during this application's Consultation Period. This document will therefore form part of a re-submission of an amended proposal for the same application.

## 2.0 Project Team

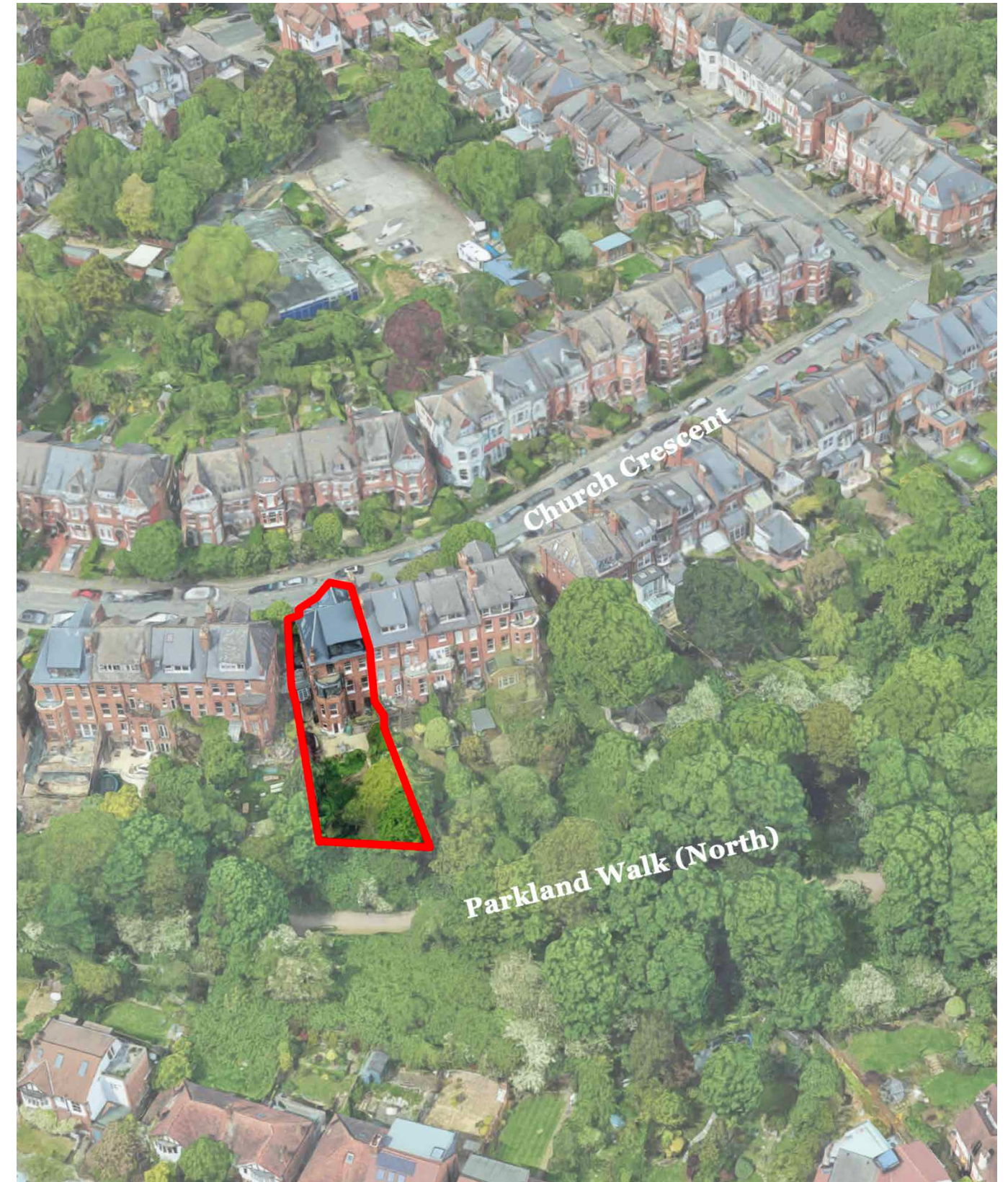
2.1 The applicants Hannah Kuper and Peter Walsham have employed Mulroy Architects as the Lead Consultant & Architect of the project.

Mulroy Architects are a locally based practice with meaningful experience working with residential projects across North London, including within Haringey. Mulroy Architects have been involved in a number of successfully consented applications within the near vicinity, as well as one on the same road & property (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**  
(New) Since the application was submitted, the Applicant has also initiated the appropriate Party Wall process and held various meetings & discussion with the adjoining neighbours and their surveyors. The Applicant's appointed surveyor is David Maycox & Co.

2.4 A 3D Building Survey by Red Laser Scanning was commissioned by the Applicant to ensure accuracy of existing building constraints and site topography.



# Mulroy

## 3.0 Existing Building & Locality

- 3.1

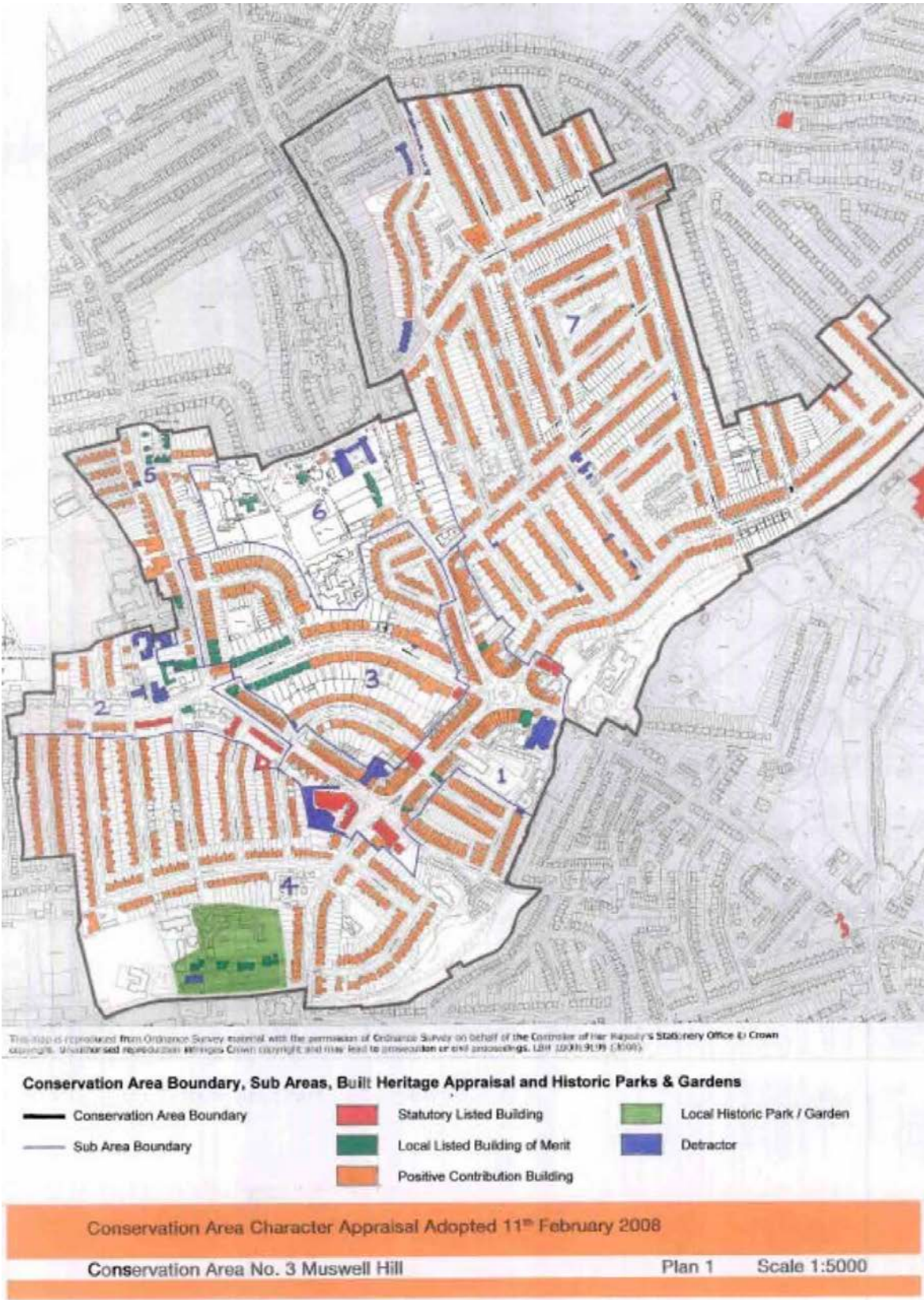
The site is located on the quiet residential street of Church Crescent and forms part of the Muswell Hill Conservation Area. The property sits on the southern part of Church Crescent, which has a steeply sloping topography and is curved in its alignment.
- 3.2

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.
- 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.
- 3.5  
(New)

Since the Application was submitted the Haringey Council Conservation Officer made a series of comments on aspects of the application and expressed various concerns which this current revision of drawings and documents, aims to address. For more info on the Officer’s comments please refer to the Consultation section on Page 16 of this document.



## 4.0 Applicant's Brief

### 4.1

The Applicant wishes to achieve greater flexibility of the internal space to support family living and gatherings.

They wish to optimise and maximise the lower 2 floors to improve the property's relationship & flow with the garden.

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

### 4.2 (New)

The current design iteration has been informed by the comments made by the neighbours on each side and the Conservation Officer. The Applicant has been keen to accommodate the comments and feedback of all relevant parties involved and inform the design accordingly so that it is a meaningful and respectful addition to the local Conservation Area of Muswell Hill.



5.0 Planning History & 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.

**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.

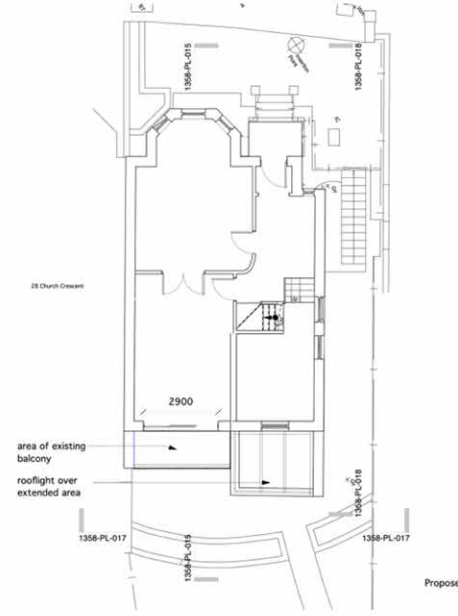
Mulroy Architects previously worked with the Applicant for works to the No.60 Church Crescent roof dormer under: ‘Formation of replacement rear dormer roof extension and new front dormer roof extension; insertion of conservation-style roof lights on front roof slopes’ (HGY/2018/2593). These works were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



68 Church Crescent



52 Church Crescent

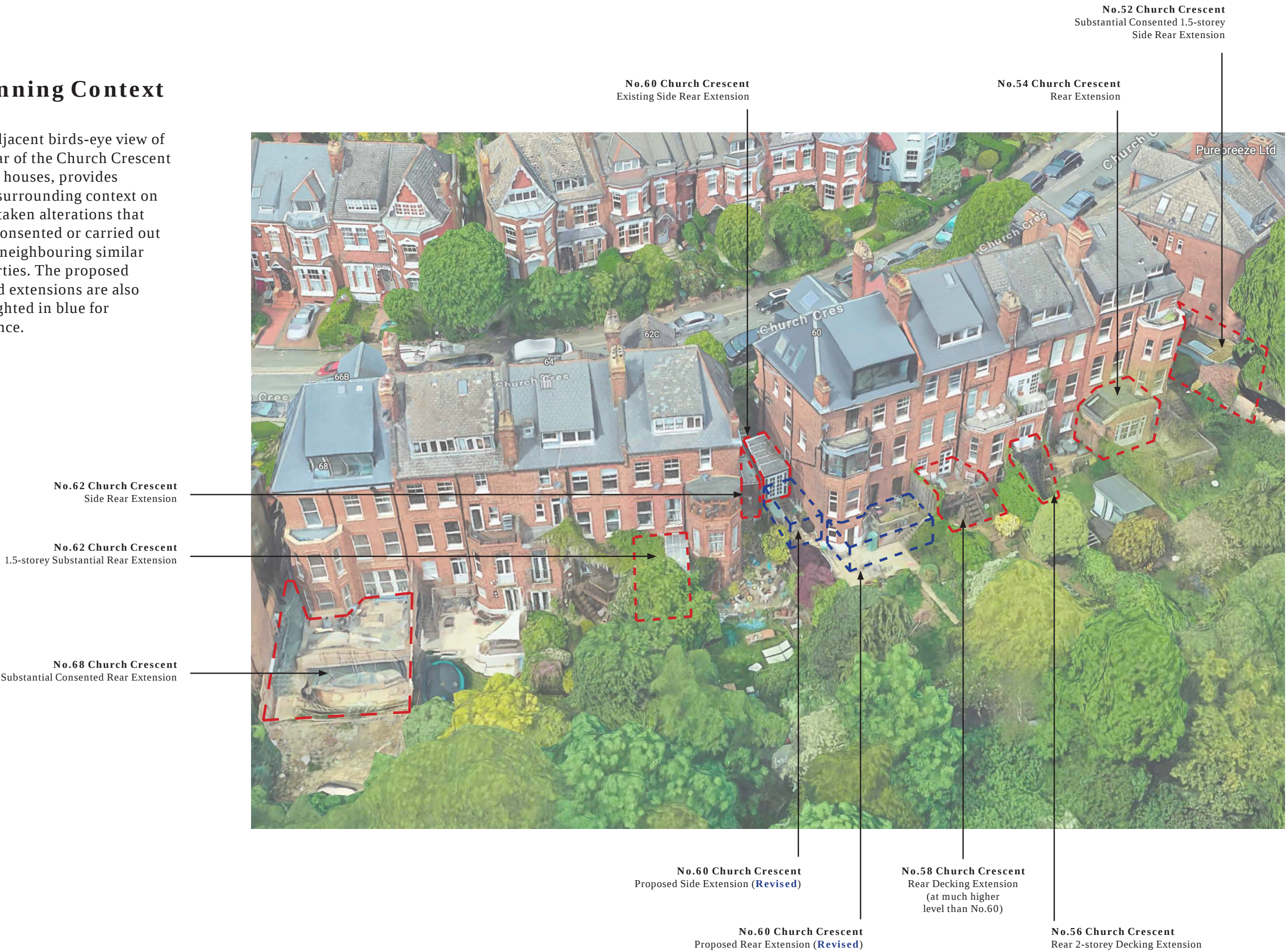


26 Church Crescent

5.0 Planning Context

5.3 (New)

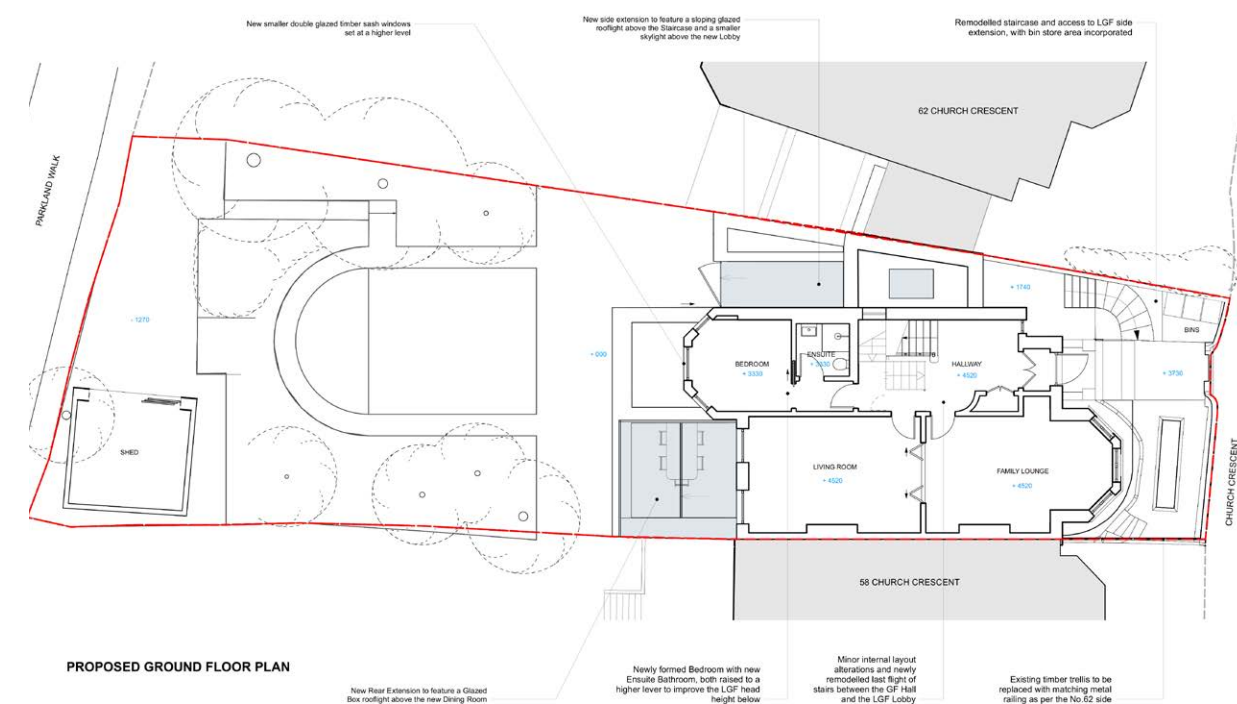
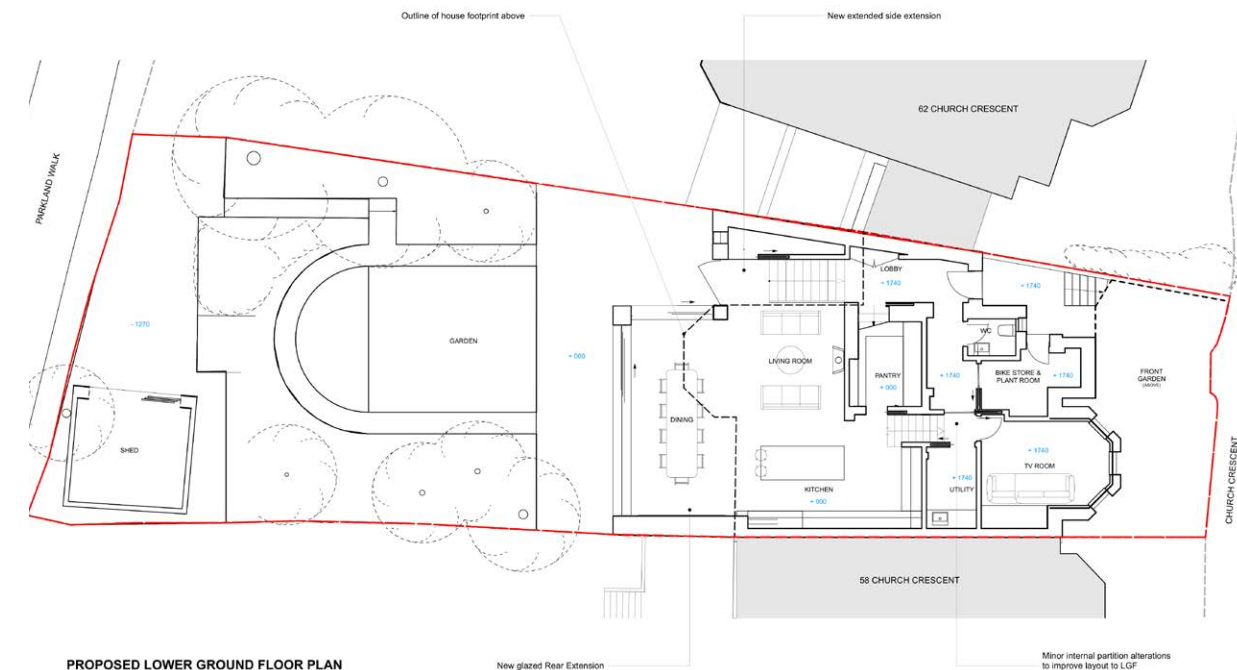
The adjacent birds-eye view of the rear of the Church Crescent row of houses, provides some surrounding context on undertaken alterations that were consented or carried out in the neighbouring similar properties. The proposed revised extensions are also highlighted in blue for reference.



## 6.0 The Proposed Scheme

**6.1** The proposed scheme will comprise of the following:  
(Revised)

1. A new Rear Extension that extends to the side of the rear bay and is topped with a Glazed Box. This extension creates a generous living space internally, brings in natural light, but also protects the resident's privacy from overlooking from the higher No.58 Terrace.
2. An extended side extension of the one that currently exists, to accommodate a more functional and generous entrance and linking between the LGF & GF floors. This will also house a new staircase and the main access point to both front and rear garden.
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 provide better access to the side extension, especially when carrying bicycles in and out of the property. This does not involve a change in levels and it will be appropriately detailed and surrounded with soft landscapint to preserve the character of the Conservation Area.
4. 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.



6.0 The Proposed Scheme

6.2 (New)

The adjacent Axonometric View of the Proposed Scheme highlights a number of key features of the design, as well as some neighbouring reference points of surrounding context.



## 7.0 Rear & Side Alterations

### 7.1 Design Proposal

(Revised) It is proposed to replace the existing poorly constructed extension on the side and the raised timber deck at the rear, with a 2 separate appropriately proportioned extensions, one at the rear and one on the side. Both extensions will feature a series of glazed rooflights and glazed openings to maximise light penetration and views 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 rear, the new extension parapet walls will rise to 3450mm on the No.62 side, and to 4400mm on the No.58 side. On the left-hand side where the two neighbouring side extensions meet on the No.62 boundary, the new No.60 side extension will house the lobby and new stairwell, while maintaining the same height on the upper part, that the existing Side Extension. On the lower part it will rise only slightly higher than the height of the existing timber fencing. Please refer to drawing 23060-3-131 for more info. The extent of the new side extension has been reduced significantly to suit the concerns of the No.62 neighbour. On the No.58 side there is existing timber fencing which is currently set at 4250mm height, the new 58 Party Wall will increase in height by a mere 150mm to cater & prevent any potential overlooking from the 58 side.

### 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-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.



## 7.0 Rear & Side Alterations

### 7.4 (New)

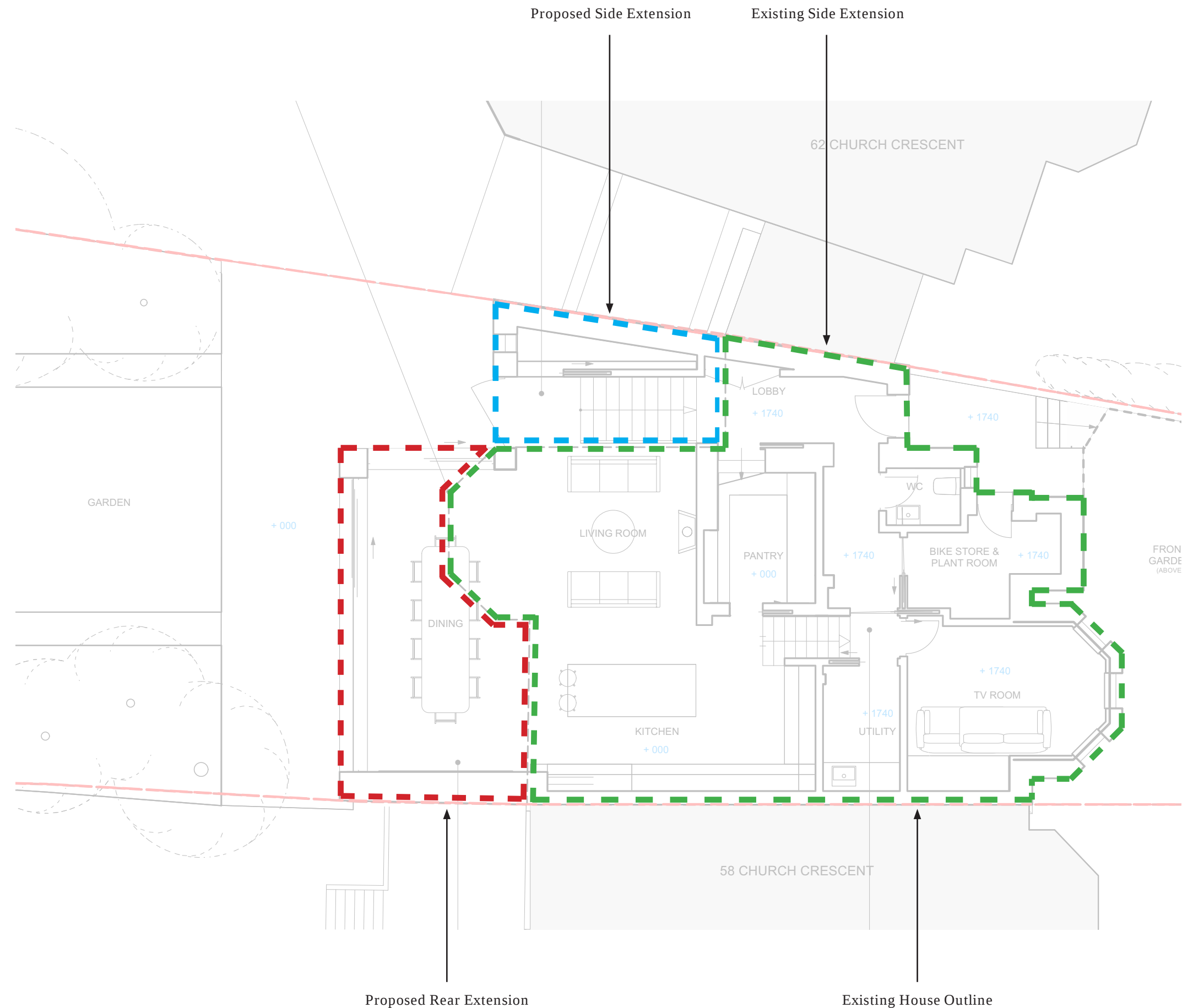
#### Massing Diagram

The revised approach behind the proposed massing of the new extensions is informed by the comments and feedback received during this consultation period. Our aim was to reduce the overall size and scale of the previous wrap-around extension into a more appropriately scaled extension for the size of this house. We therefore decided to separate the 2 extensions into one at the rear and one at the side.

The new Rear Extension is proposed to have the exact width of the original house, while extending 4m in depth towards the garden. The fact that the adjoining No.62 property is set at an angle and that the No.60 garden is 20m long are positively contributing factors in this extension being 4m deep. There is also a number of neighbouring extensions that vary in depth.

The new Side Extension is proposed to extend only up to the depth of the corner where the rear bay meets the end of the side elevation. In addition to that the proposed width of it is no greater than half the width of the original house.

Both extensions in this revised approach provide the necessary relief into the overall massing, resulting in a more sub-servient proposal and more light penetrating into the No.62 Patio.



## 8.0 Front Alterations

### 8.1 Design Proposal

(Revised) On the front of the property, it is proposed to undertake a series of 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 minor re-modelling 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.

### 8.2 Materials

(Revised) The re-modelled staircase will be constructed in appropriate matching materials as the existing that are sympathetic to the character of the Conservation Area and will be surrounded by a series of soft landscaping to ensure that it blends in to the overall leafy frontage of the street.

### 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.

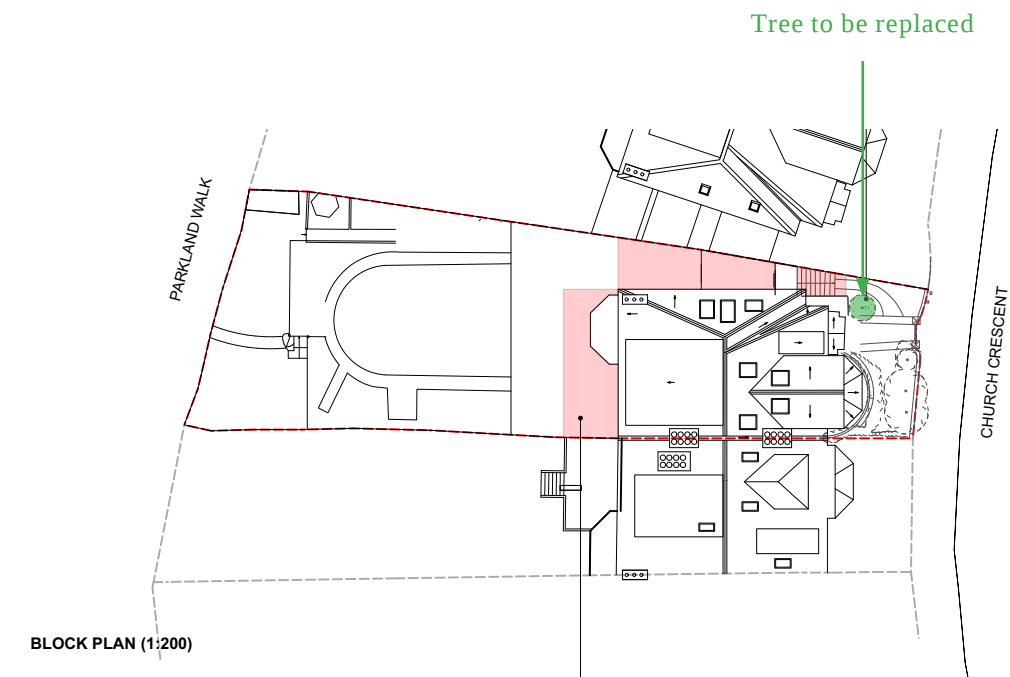


## 9.0 Trees

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.



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**

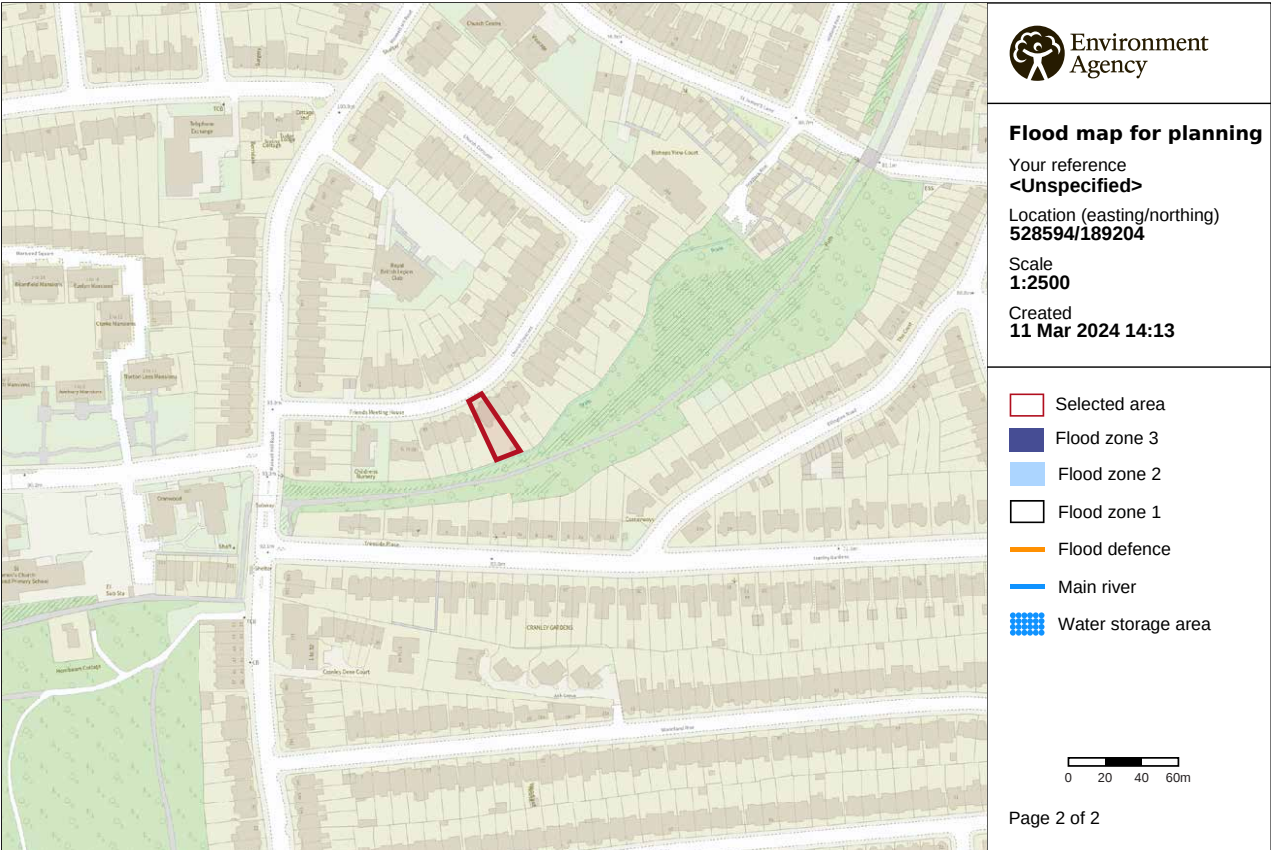
Bins are kept to the side of the front porch, away from the street. The bin store will be remodeled along with the side access stairs; however this will not alter the position or access to the bins.
- 10.3

**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.



© Environment Agency copyright and / or database rights 2022. All rights reserved. © Crown Copyright and database right 2022. Ordnance Survey licence number 100024198.

11.0 Consultation

11.1 (New) A number of issues and comments where raised during the Consultation Period of this Application. We have summarised the associated items below for clarity purposes, to demonstrate how they were addressed and how they informed this amended iteration of the proposals.

11.2 (New) 58 Church Crescent - Neighbouring Residents

| Date Received | Comments:                                                                                                                                                                                     | How Comments were addressed:                                                                                                                                                                                                                                                                                                                                                                                                       |
|---------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 08-11/05/24   | <i>No.58 are concerned about the <u>positioning</u> of the new 58/60 Party Wall and whether it will <u>project</u> into the property or if it will be a <u>self-supporting</u> structure.</i> | <p>Following a series of earlier initial discussions between the Applicant, the No.58 neighbours and their Party Wall Surveyors, we have now amended the positioning of the 58/60 Boundary Wall, so that it sits in its complete entirety within the line of the No.60 boundary.</p> <p>We believe the above amendment should more than satisfy all the relevant parties involved.</p> <p>Please refer to drawing 23060-3-109.</p> |



No.60 Church Crescent  
Proposed Rear Extension (**Revised**)  
Party Wall positioned completely within the No.60 side of the 58/60 Boundary Line

No.58 Church Crescent  
Existing Rear Decking - considerable level difference than No.60

11.0 Consultation

11.3 62 Church Crescent - Neighbouring Residents  
(New)

| Date Received | Comments:                                                                                                                                                                                                                                                                                                                                                    | How Comments were addressed:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 05/06/24      | <p>No.62 are concerned about the <u>scale</u> &amp; the <u>size</u> of the new extension and how will the proposed new 62/60 Party Wall created will <u>affect their views</u> and <u>overshadow</u> their adjacent Kitchen &amp; Bathroom windows.</p> <p>No.62 are also concerned about the <u>height</u> of the new extension, being noted as 3.5-5m.</p> | <p>Following the comments and concerns raised by the No.62 neighbours and their Party Wall Surveyors, we have now adjusted significantly the new extension both in the depth and height.</p> <p>The new rear extension is pushed back and limited to the side of the No.60 Bay, while the new side extension is also pushed back significantly to eliminate any overshadowing issues.</p> <p>The upper part of the side extension is also proposed to be retained to the same height as the existing No.60 extension. The lower part of the new side extension will feature a glazed roof with glass side panels to ensure that light penetrates through to the No.62 patio with no issue.</p> <p>We believe the above amendment should satisfy all the relevant parties involved.</p> <p>Please refer to drawing 23060-3-131</p> |



No.60 Church Crescent  
Proposed Side Extension (Revised)

Extent of new Side Extension as would be seen from the No.62 Garden - Impact is expected to be very minimal as the new masonry wall will have similar proportions to the existing timber fence currently separating the 2 properties.

11.0 Consultation

11.4 Haringey Council - Conservation Officer  
(New)

| Date Received | Comments:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | How Comments were addressed:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 14/06/24      | <p><i>The Conservation Officer expressed their concerns about <u>size &amp; scale</u> of the proposed extension.</i></p> <p><i>They also voiced their concerns about its <u>wrap-around</u> nature.</i></p> <p><i>They highlighted that the extension as proposed is visually <u>too dominant</u> and not <u>sub-servient</u> enough to the Original Building.</i></p> <p><i>They also voiced some concerns on the <u>lowering of levels</u> on the front of the property and expressed their objection to the new <u>side canopy</u> proposed.</i></p> | <p><b>Following the officer’s comments, we have adjusted significantly the overall size, design &amp; massing extension to make ensure that the proposal is more modest and seen as sub-servient to the Original Building.</b></p> <p><b>The previously full-width extension has now been split into a significantly smaller side extension and more sensibly proportioned rear extension. This eliminates the wrap-around element of the proposal.</b></p> <p><b>This reduction creates the necessary relief on the overall massing and appearance of the new extensions, in comparison to the massing of the Original Building.</b></p> <p><b>The upper Side Extension has also been reduced in height and will be kept at the same level as the parapet of the existing side extension.</b></p> <p><b>The Side Canopy to the front has been omitted completely, while there is essentially no lowering of levels at the front garden. The only alteration being proposed is the reconfiguring and pushing back of the existing external staircase. The newly formed stair will be appropriately detailed and surrounded by soft landscaping to conserve the character of the front of the house.</b></p> <p><b>We believe that the above amendments should alleviate all of the Conservation Officer’s concerns.</b></p> |



## 12.0 Conclusion

**12.1**  
(Revised) 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.

This latest amended set of plans and documentation aims to incorporate all the relevant feedback received from the Conservation Officer and the immediate neighbours, in an attempt to produce a proposal that is sympathetic and respectful to its immediate surroundings.

We believe the amended scheme, with the separate and reduced extensions, to be a much more appropriate solution in all fronts, both in terms of form, scale, and materiality.

We therefore believe that this amended iteration of the proposed application, should be viewed positively and therefore considered for Approval.



13.0 Photo Appendix

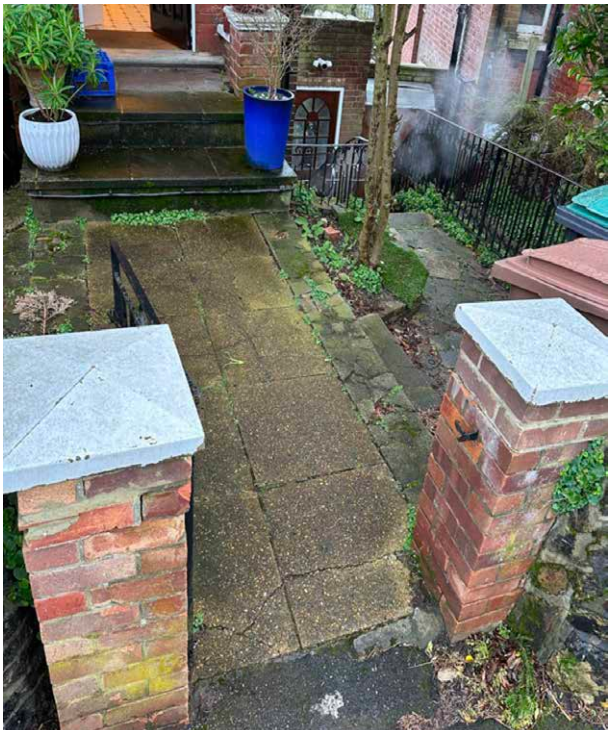
- 13.1
- (Revised)
1. Photograph of Existing brick piers and tree to be removed from Front Garden

3. Photograph of the Existing 60/62 Side Extensions

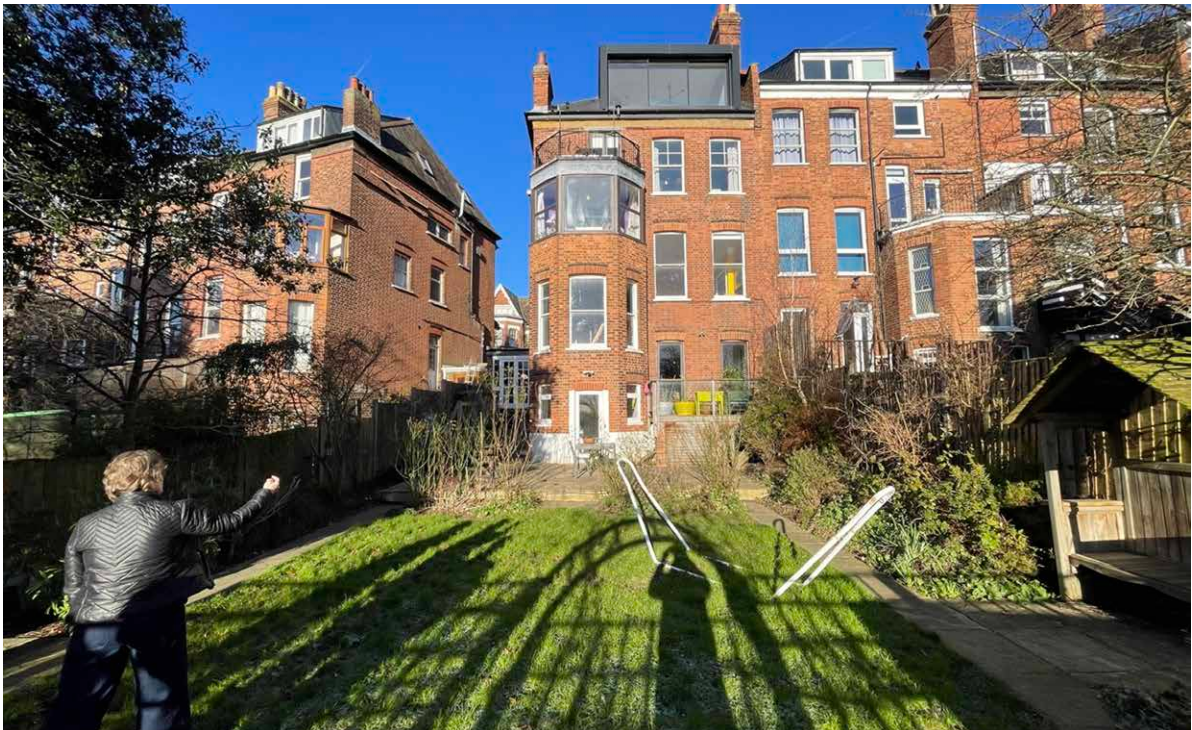
3. Photograph of the Rear of the House as Existing

4. Photograph of the Rear Patio & Bay as Existing

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



1



3



2



4



5

13.0 Photo Appendix

- 13.2  
(New)
6. Photograph of the 58/60  
Party from the No.58 decking

7. Photograph of the 58/60  
Party Wall and Raised Decking  
from the No.58 garden

8. Photograph of the 58/60  
Raised Decking and Garden  
from the No.60 Boundary



6



7



8

13.0 Photo Appendix

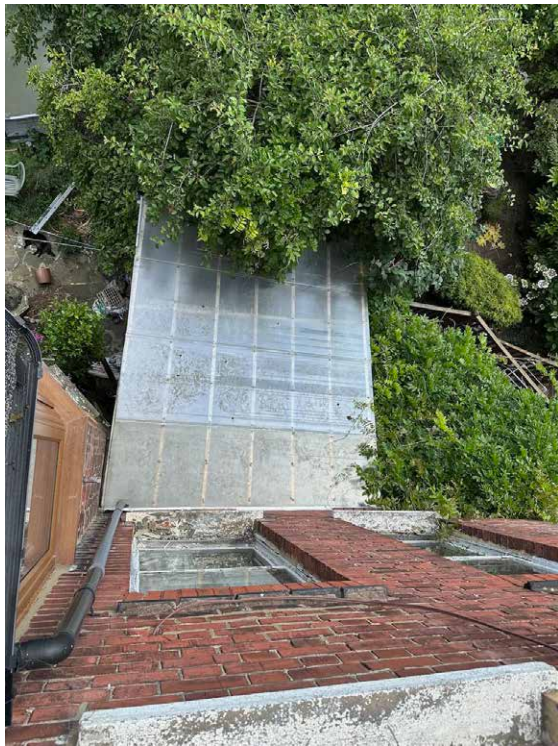
- 13.3  
(New)

9. Photograph of the No.62 Rear Extension from Above

10. Photograph of the No.62 Rear Extension, Bay and Side Extension, along with the No.60 Existing Side Extension on the right - taken from the No.60 Garden Boundary

11. Photograph of the No.62 Side Extension, Patio and Existing Timber Fencing - taken from the No.62 Garden

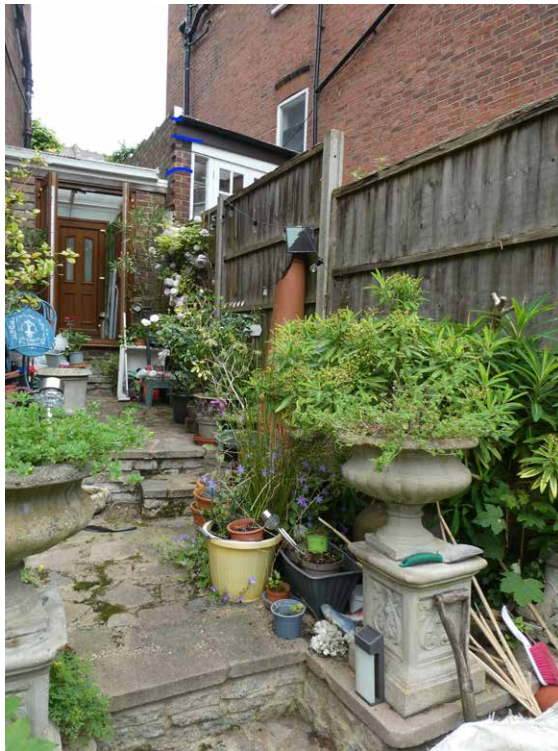
12. Photograph of the No.62 Side Extension, Patio and Existing Timber Fencing - taken from No.60 First Floor



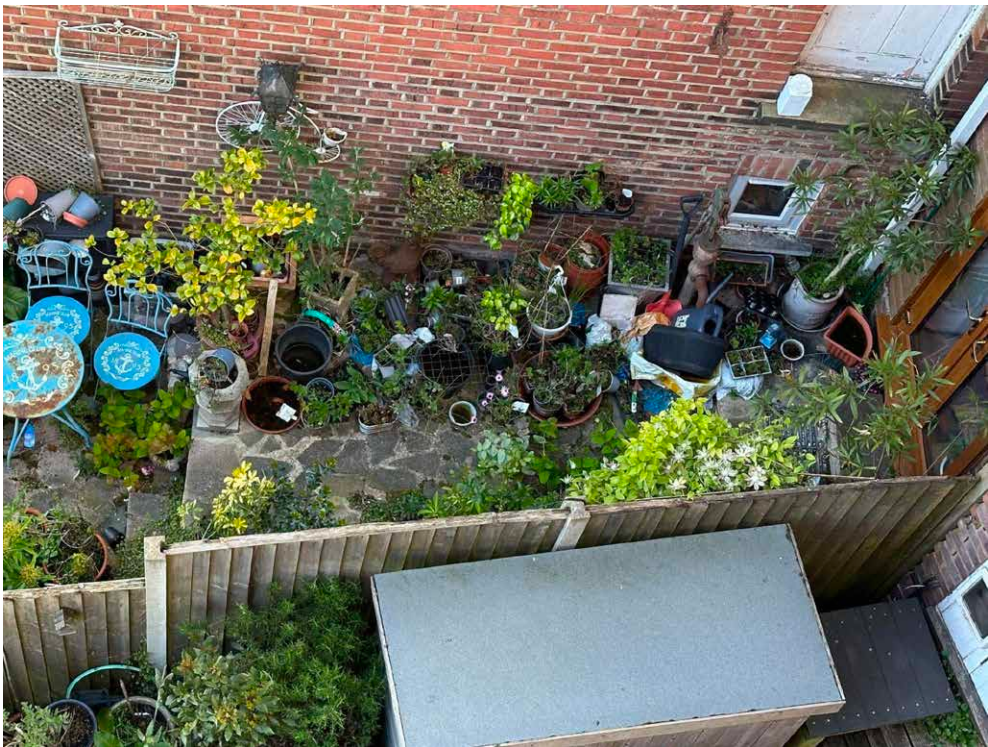
9



10



11



12

# Mulroy

Studio One,  
Fourth Floor,  
The Arts Building,  
Morris Place,  
London N4 3JG

+44 (0) 20 4530 9400

[mail@mulroyarchitects.com](mailto:mail@mulroyarchitects.com)