



**PLANNING APPLICATION PRESENTATION
DESIGN AND ACCESS STATEMENT**

37 Connaught Gardens, London N10 3LD

PROJECT NUMBER 1197

14.10.2022



INTRODUCTION

This is a short report supporting our pre-application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application.

This design and access statement accompanies a planning application to the above property, in compliance with Town and Country (GDP) Order 2010 and subsequent amendments. This proposal is in accordance with the relevant sections in the Government's Revised National Planning Policy Framework (NPPF) from 2021, The Mayor of London's "London Plan: The Spatial Development Strategy for London", Haringey's Local Plan Strategic Policies, and Supplementary Planning Guidance documents like the Muswell Hill Conservation Area Character Appraisal.

BACKGROUND

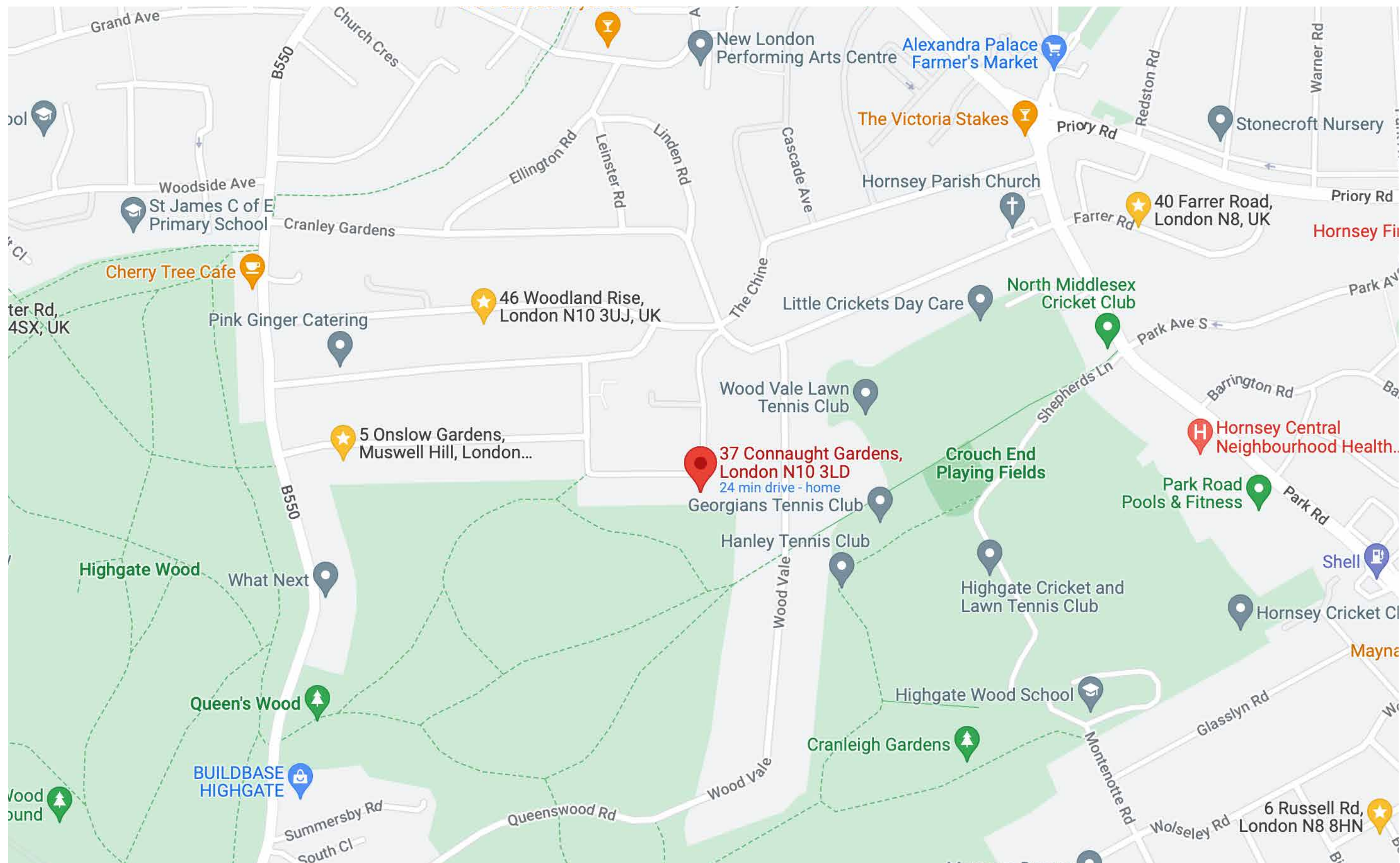
The application site is 37 Connaught Gardens, a semi / end of terrace three-level house in Edwardian style, Built mainly in red brick, with rendered upper floors and some half- timbering. The site is not located within any conservation area and does not fall within the curtilage of a listed building. The proposal scheme will be developed in collaboration with other professionals and consultants to create a single store full width rear extension. The proposal is described as follows :
oft extension, including: hip to gable extension, installation of rear dormer, new windows, new high level side facing window and addition of roof-lights. Erection of part single, part two storey rear extension, with terrace area and pergola. Installation of zinc cladding to side elevation and replacement windows.



Client
Architect, Interior design and project management
Structural engineer
Fire engineer
Main Contractor
Building Regulations

Kevin Spiess and Sandra Kuemper
VORBILD Architecture
A4 Design
TBC
TBC
STROMA





PLANNING STATEMENT

This statement has been prepared in support of a householder planning application for the proposed rear extension at 37 Connaught Gardens, in connection with the retention of the building as a single family dwelling. Most of the properties along the road have a relatively small front garden, which together with the lack of trees along the road emphasises the unified character of the terrace. The rear gardens are mostly over twice the depth of the main building and contain a large number of single-storey and some multi-storey rear extensions as well as basement extensions.

The application site is within walking distance of the shopping facilities at Muswell Hill, and numerous bus lines connecting the area with Central London to the south,

The proposed changes do not change the appearance or scale of the building from the front in any way besides adding two front facing Velux windows.

The proposals seek to upgrade the dwelling for a modern family, whilst remaining sensitive to the conservation area context. The scheme is considered to accord with the City Council's planning policies, and will preserve the buildings appearance within the context.

AMENITY

The rear garden space is quite spacious even after this extension has been done. Our proposal is not reducing it below the 50% as required by the council.

REFUSE AND RECYCLING

The existing refuse/recycling collection for the property will be maintained as existing along Connaught Gardens and collected by the Local Authority's waste management division.











Site description

The site is occupied by a two storey, semi-detached dwelling, which sits in a sloping plot where the land levels drop away to the south and east. The sloping nature of the site means that the property has three storeys to the rear. This dwelling is the last property on the southern side of Connaught Gardens, before this road diverts to the north. The setting of the site is residential in character, being predominantly made up of semi-detached dwellings, some of similar style to the host property. To the rear of the site is a wooded area known as: Queens Wood.

Replacement windows

It is proposed to replace all windows of this property like for like with matching timber framed double glazed versions, in the same style and proportions. At the back, the new openings - both doors and windows alike - would be however constructed in double glazed aluminium.

SP11

All new development should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall:

- Be of the highest standard of design that respects its local context and character and historic significance to contribute to the creation and enhancement of Haringey's sense of place and identity;
- Ensure impacts on health, climate change, natural resources and biodiversity are minimised by adopting and improving sustainable design and construction techniques;
- Promote high quality landscaping on and off site, including improvements to existing streets and public spaces;
- Seek the highest standards of access in all buildings and places; and

High quality design

6.1.3 Good urban design is not just about how places look, but also about how they work. Design has a crucial impact on people's quality of life and their perception of an area.

6.1.4 The Council will insist on high quality design throughout the borough. In accordance with government guidance PPS1 Delivering Sustainable Development the Council will not accept design that is considered inappropriate to its context, or which fails to take opportunities to improve the character and quality of an area and the way it functions. The Council will also take account of the Building for Life criteria in the assessment of proposals for residential developments. Please see Building in Context for further guidance in delivering designs which have a regard for local context and character (<http://building-incontext.org/>).

6.1.5 Development schemes should improve the quality of existing buildings, landscaping and the street environment and, through this, improve the experience of the borough for residents and visitors.

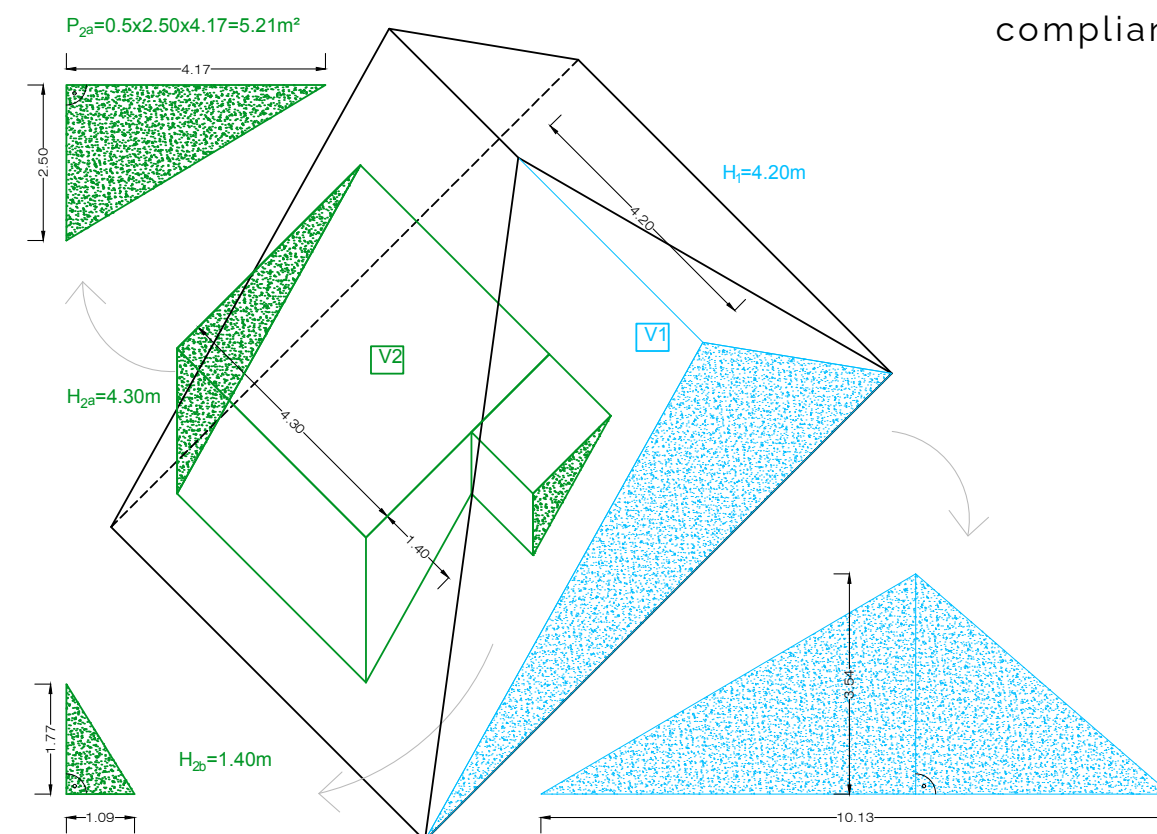
Permitted development / Hip to gable extension

Part of this proposal is to amend the existing roof into a hip to gable extension, which would allow us to add a nearly full width rear dormer to this property.

This is done in line with PD Class B, and the below calculations show that we are within the allowed 50m³ added roof volume as our current property is a semi detached property. We are also setting in the proposed rear dormer in line with Class B guidance.

Proposed roof windows facing the front of the property are compliant with PD Class C.

The existing staircase which does already lead to a smaller loft room will be modernised and made compliant with part K.



VOLUME CALCULATION:

$$\begin{aligned}
 V_1 &= \frac{1}{3} P_1 \times H_1 \\
 V_1 &= \frac{1}{3} 17.93 \text{m}^2 \times 4.20 \text{m} = 25.10 \text{m}^3 \\
 V_2 &= P_{2a} \times H_{2a} + P_{2b} \times H_{2b} \\
 V_2 &= 5.21 \text{m}^2 \times 4.30 \text{m} + 0.96 \text{m}^2 \times 1.40 \text{m} = 22.40 \text{m}^3 + 1.34 \text{m}^3 = 23.74 \text{m}^3 \\
 V &= V_1 + V_2 \\
 V &= 25.10 \text{m}^3 + 23.74 \text{m}^3 = 48.84 \text{m}^3
 \end{aligned}$$

EXISTING ROOF CUBIC SPACE
 $V_{ex} = 65.27 \text{m}^3$

ADDITIONAL CUBIC SPACE
 $V = 48.84 \text{m}^3$

RELEVANT PLANNING HISTORY

HGY/2021/2421 | 50 Connaught Gardens London N10 3LB

Erection of single storey lower ground floor rear extension and removal of obscure frosted window film from existing rear window.

Grant permission

HGY/2020/2866 | 63 Connaught Gardens London N10 3LG

Partial hip to gable roof extension; rear roof extension; and 2x front rooflights.

Grant permission

HGY/2020/2105 | 2 + 3 Connaught Grange Connaught Gardens London N10 3LE

Non-material amendment following a grant of planning permission HGY/2015/1983 for revision to internal layout of flat 2 only. All external work has been carried out as per original plan.

Grant permission

HGY/2020/0888 | 33 Connaught Gardens London N10 3LD

Basement extension below footprint of house along with the creation of a small front light-well, alterations to existing lower ground floor rear extension, erection of upper ground floor rear extension above.

Grant permission

HGY/2019/0173 | 33 Connaught Gardens London N10 3LD

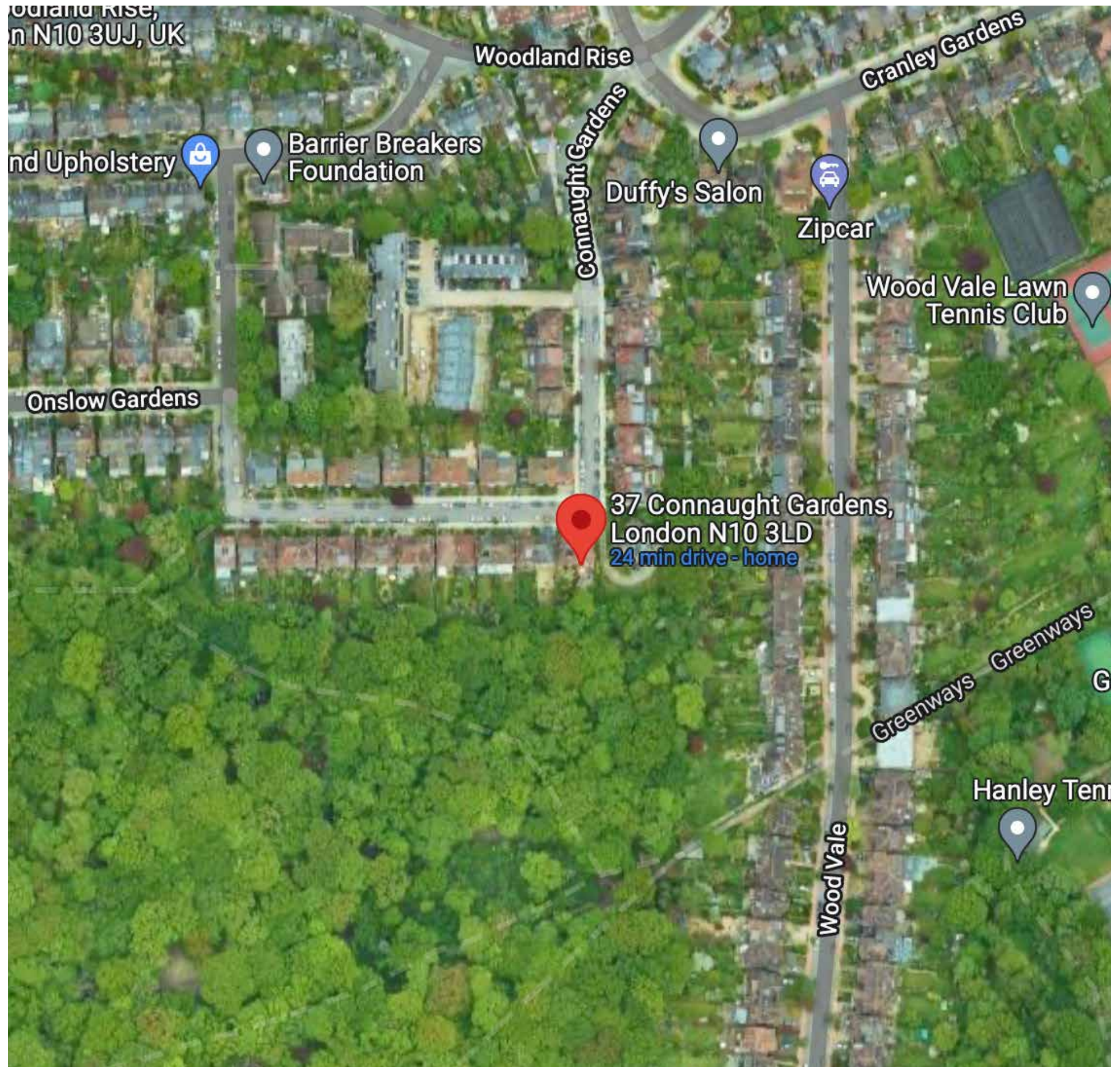
Basement extension below footprint of house along with the creation of a small front light-well, erection of 2-storey rear extension

Grant permission

HGY/2016/0447 | 51 Connaught Gardens London N10 3LG

Certificate of Lawfulness for loft conversion

Permission not required



RELEVANT PLANNING HISTORY (cont)

HGY/2015/1983 | 2 + 3 Connaught Grange Connaught Gardens London N10 3LE

Formation of rear dormers and balconies and insertion of rooflights to both flats
Grant permission

HGY/2015/1956 | 5-9 Connaught House Connaught Gardens London N10 3LH

Demolition of existing 5 terrace dwelling houses and their replacement with 6 terrace dwelling houses including associated landscaping and parking
Grant permission

HGY/2015/1255 | 24 Connaught Gardens London N10 3LB

Certificate of lawfulness for hip to gable rear dormer extension with roof light to front
Permission not required

HGY/2015/0782 | 36 Connaught Gardens London N10 3LB

Erection of side and rear single storey extension
Grant permission

HGY/2014/1973 | 10-27 Connaught House Connaught Gardens London N10 3LH

Refurbishment and reconfiguration of existing building including the erection of extensions to the south and west elevations; erection of a one storey roof extension across the top of the existing building; provision of eight additional flats; and alterations to existing parking area
Grant permission

HGY/2014/1518 | 12 Connaught Gardens N10 3LB

Erection of 2 storey side and rear extension
Grant permission

HGY/2013/2166 | 12 Connaught Gardens N10 3LB

Erection of first floor side and rear extension.
Grant permission

SUSTAINABILITY AND MATERIALS

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The proposed extensions will be constructed in facing materials which colour and scale respect the local surroundings. This will be achieved by using a uniform metal cladding for all proposed extensions, be it on the lower ground, ground or rear roof. Overall, the height and depth of the extensions would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property.

The proposed windows and doors are to be a double glazed aluminium framed units, and the proposed rear doors to the ground ground floor are to be double glazed sliding or sliding folding doors with aluminium frames also. All these are planned to be in either anthracite or black colour. All front facing windows and the first floor rear windows will be in timber and white frames, styles to match existing.

ACCESS AND SITE ACCESS

This property's main entrance door is fronting Connaught Gardens. The access door currently has a small threshold and there are steps leading to it. This proposal does not change the existing access in any way.

There is another access from the side, which will be retained.

The proposed site access remains as existing. The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal.

SUMMARY

National and local planning documents have been addressed and are as follows:

- Revised NPPF (National Planning Policy Framework, February 2019) (which supersedes the Government's "Planning Policy Statement 5: Planning for the Historic Environment", which supersedes the PPS15 mentioned in the Muswell Hill Conservation Area Character Appraisal):
 - 12. Achieving well-designed places
 - 16. Conserving and enhancing the historic environment
- The Mayor of London: London Plan: The Spatial Development Strategy for London
- Haringey Local Plan, 2017 – SPO Presumption in Favour of Sustainable Development SP2 Housing SP11 Design SP12 Conservation
- Haringey SPD "Sustainable Design and Construction", Section 9.0 "Construction"

The house has been designed to make good use of daylighting to the new living / habitable areas. The proposed works will improve amenity for the residents by providing better-sized spaces and removing access obstructions to the garden.

This proposal is in accordance with the relevant National and Local Development Policies, the relevant and Supplementary Planning Guidance documents.

In summary, for the reasons outlined above, the proposal will complement and enhance the building itself while not being detrimental to the character and appearance of the area.

We trust that you will consider supporting this application as it clearly demonstrates a residential proposal sympathetic to the street scene with no detrimental impact to the surrounding area.





L A Y O U T S / 3 D s - E X I S T I N G a n d P R O P O S E D











SITE PICTURES - VIEWS OF NEXT DOOR HOUSE FROM EXISTING TERRACE





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