



ARCHITECTURE
INTERIOR ARCHITECTURE
INTERIOR DESIGN

Twinning Design LLP
Company number OC419321

330 West End Lane
London NW6 1LN
+44 (0) 20 7431 9550
studio@twinningdesign.com
enrico@twinningdesign.com
www.twinningdesign.com

NOTES:

Please read this statement in
conjunction with the attached drawings,
photographs and other documents.

PLANNING

September 2022
HERITAGE STATEMENT

1 Olivers Row,
London N8 9BF

Proposal for an outbuilding required for a purpose incidental to the enjoyment of the dwellinghouse located at 1 Olivers Row, London N8.
April 2022

Heritage Statement for
Householder Planning Application

Site Context and Existing Building

No. 1 Olivers Row is located on a private, gated road within the Crouch End Conservation Area. It is accessed from Gladwell Road next to No. 29

1 Olivers Row is part of a recent development consisting of two discrete, well-planned contemporary residential buildings. In January 2010 the site received planning permission for the replacement of a series of semi-derelict lock-up garages. The scale of the single storey existing building at 1 Olivers Row does not compete with the prevailing Victorian and Edwardian buildings and neither will do the proposed outbuilding. The property is not listed and has no Article 4 directions. Olivers Row is made up of soft and hard landscaping. A high quality wood fence guarantees the privacy of the adjoining properties.

Existing use and accommodation

The existing use is a single storey single family dwelling with a private garden at the front and at the rear. The main living spaces are located at the front of the existing building with bedrooms, bathrooms, dressing areas at back. No change to this internal general layout is proposed with this application.

Proposed works

The intention of the proposed outbuilding is to increase the amenity of the property. The proposed design reflects the design of the existing building in terms of materials and proportion. The new outbuilding is single storey with flat roof as the original house and the solid walls are proposed to be in the same bricks as the original house.

The proposed works are not visible from the public realm and do not therefore affect the setting or significance nor the character and appearance of the conservation area. The proposal has been carefully designed with particular attention to the immediate neighbours. Great consideration has been given to address the impact of the development with regards to protecting privacy, maintaining sunlight and daylight. The proposed outbuilding is surrounded along two sides by high timber boarded fence currently covered in climbing vegetation and it is not visible from the neighbouring properties. The proposed outbuilding will be a high quality design, constructed in a sympathetic architectural style of the original house.

The extent of proposed built development would maintain the original design intent that the dwelling would benefit from usable back and front garden areas and the amenity of neighbours. The proposed outbuilding would remain subordinate to the original building, not upset its existing scale and proportions.

Policy considerations

The National Planning Policy Framework:

The National Planning Policy Framework (NPPF) was published in March 2012 by the Department of Communities and Local Government. This is a new, simplified planning framework that better supports growth, helps create the homes and jobs and helps protect and enhance the natural and historic environment. The Framework gives guidance to local councils in drawing up local plans and on making decisions on planning applications.

The NPPF also replaces all previous Planning Policy Statements (PPSs) and Planning Policy Guidance (PPGs).

At the core of the NPPF is a presumption in favour of sustainable development, which ought to be seen as the guiding principle for decision-taking.

London Plan Policy:

The London Plan, published in July 2011 forms part of the Development Plan for the area. It provides a strategic framework for the Boroughs and sets out the Mayor's policies. The London Plan contains the Mayor's objectives for the city, which includes the strategic objectives for London.

Core Strategy:

The Core Strategy deals with the big strategic planning issues: how the area within Waltham Forest should develop and where developments should go in broad terms. It focuses on the strategic key issues such as jobs, housing, town centres, health education, transport, built and natural heritage and climate change. This is the first and most important document of the LDF.

The LDF Core Strategy was formally adopted by the Council on 1st March 2012.

Development Management Policies

Adopted October 2013

The aim of Development Management Policies is to reduce unnecessary complexity for all parties engaged in development, by providing more detail to the strategic approach taken in the Core Strategy.

General aim of the LPA is to protect the character and amenity of the Borough, requiring new development to be of a high quality and respond to the distinctive quality of the area.

The proposed new outbuilding will be constructed with high quality materials and will be appropriate in scale and design. As such the proposal will have no harmful impact on the Conservation Area character.

The NPPF sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

In terms of residential amenity, the positioning of the works set well back from the public realm and given the site topography and the high solid existing fence, the proposal will not result in any adverse harm to the amenities of neighbouring properties in terms of light, outlook or noise and disturbance.

The proposed outbuilding improves the amenity of the property and furthers the continued use of the original building as a single dwelling, making it appropriate to the needs of families today.