

26 Connaught Gardens,
N10 3LB



Design and Access Statement

revised October 2022

Prepared on behalf of Ms. F. Lobascher

26 Connaught Gardens,
N10 3LB

Design & Access Statement in support of planning application for
works at 26 Connaught Gardens, N10

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Introduction and Revisions

This application is a revised scheme following a refusal notice to application no. HGY/2022/2027.

The applicant has listened to the stated reasons for refusal and these revised proposals seek to accommodate the case officer's and the neighbours' concerns. The reasons for refusal of the above application were:

- 1) "The proposed development by reason of its size, siting and design would appear an uncomplimentary and over dominant addition, harmful to the appearance and architectural qualities of the original building and streetscene..."
- 2) "The proposed development by reason of its siting and excessive size in relation to the closest neighbouring boundary would have an overbearing relationship with the neighbouring property, resulting in an increased sense of enclosure and a reduction in daylight and outlook to the detriment of the occupiers residential amenity."

The changes are as follows:

- omit flat roof, replace with a half-depth hipped roof to match the adjoined neighbour at no.28. This will result in a symmetrical outline to the pair of houses.
- change the style of windows from tall and narrow format lights to 3/4 height transom to match the main house.
- inset part of the rear first floor extension and shortening the length.
- change of materials on the above part of the extension to further reduce the sense of enclosure.
- reclamation of the stained glass side elevation window for re-use on extension. This window is a charming feature of the house and can be re-used in an almost identical position on the new extension, it is already obscured.

Setting.

26 Connaught Gardens is an inter-war semi-detached house in a residential street. It is not situated in a conservation area, the building is not listed. The house is mostly rendered with roughcast, it has its original small-pane windows and art nouveau inspired door with circular leaded window and side lights on both sides. The roof is tiled in a hipped shape. The house has a non-original garage extension built in fletton bricks.

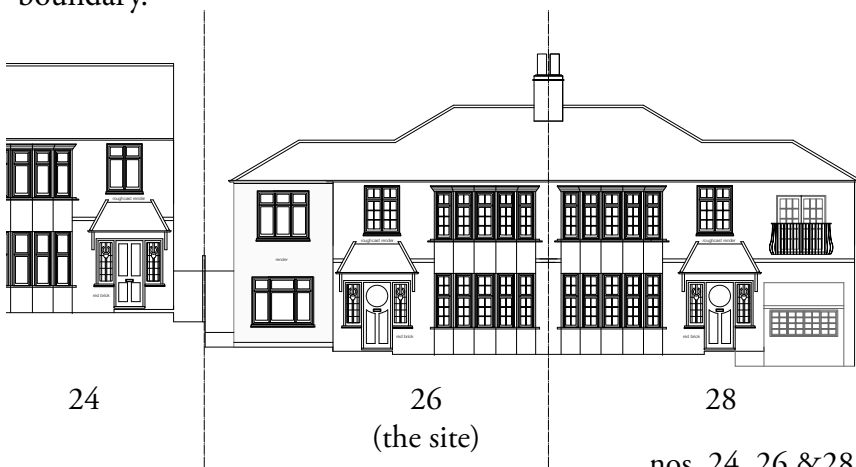
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Proposal

This application seeks to remove the fletton and fibre cement roofed garage and replace it with a low two-storey side extension in a similar but smaller format to the neighbouring half of the building. This extension will provide additional living space to the single family dwelling and will include a home-office as required by contemporary working practices.

Scale

The overall height of the extension will be matched to the stepped hip extension to the adjoining neighbour. On plan the front and rear walls will not pass the extent of the existing ground floor walls. Rather than extend the hipped roof to the rear elevation as at no.28, it has been drawn only half depth to avoid excessive shading to the neighbour at no.24. Sideway access, similar in width to the immediate neighbour will remain between the edge of the extension and the property boundary.



The outline of the pair of attached dwellings will become symmetrical

no. 28 (foreground) showing
2 storey extension



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nos. 10 & 12 showing 2 storey extensions of differing styles



Appearance

The new extension will be fully rendered in a smooth finish breathable render to make a subtle contrast to the original textured render. Windows and doors to the extension will be modern white painted timber framed for high thermal performance, the sashes will be subdivided to match the high transom of the existing. The sightlines and moulding profile and slim to reference the existing format but clearly contemporary and without pastiche small-pane divisions. This has been the approach taken at no. 24, where very similar format windows have been introduced without glazing bars. The circular sideways window (partially obscured) is a nod to the front door with its decorative glazing.

Use

The building is currently C3 single family dwelling house and will not change.

Access

Principal Access will remain through the front door, although an additional side door will be added to the side extension to provide level access to the ground floor of the house.

Landscaping

The hard landscaping immediately in front of the removed garage will be broken up and removed with a water permeable parking surface & increased amount of soft landscaping in its place.



no. 24
replacement
windows



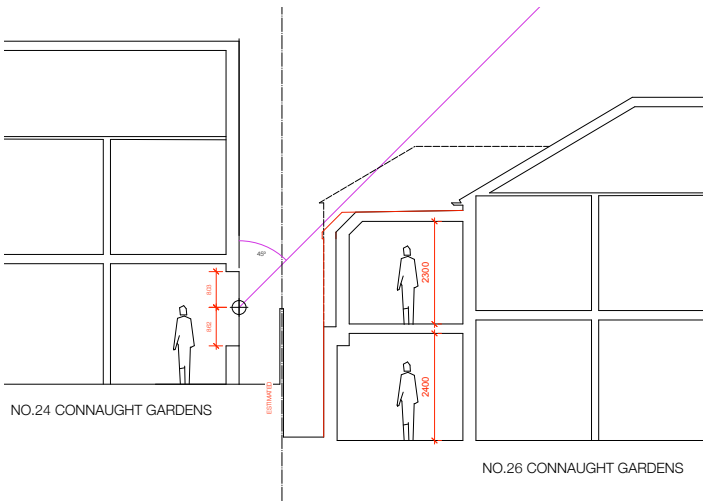
no. 26
original
windows

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Neighbours

The neighbouring house at No. 28 Connaught gardens benefits from an existing two-storey side extension that includes the extension of the roof hip profile across the full extent of the later construction, see photo on page 4.

The neighbouring house at No.24 Connaught Gardens is set higher as the street slopes up towards the lower-numbered houses. Application no. HGY/2022/2027 showed a minimal floor-to-ceiling height plus the introduction of a chamfered eaves detail in the form of a mini-mansard to adhere to the 45° rule of thumb set out in PJ Littlefair’s publication “Site Layout Planning for Daylight and Sunlight” published by the BRE. In acknowledgment of the case officer’s concerns about an “overbearing relationship” the rear half of the first floor has been pulled back further from the boundary fence to improve the daylight available in the neighbour’s windows that already face into the gap between two buildings.



(assumed) kitchen window to no. 24 in relation to the extension at no. 26

Side Window to staircase to be re-claimed and re used



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Further to the reduction of building in the sectional relationship with the neighbour's house, steps have been taken to provide more visual relief into the elevation of the side wall facing the neighbour. The charming window over the staircase will be reclaimed and re-mounted in the extension. The inset element of the first floor will be finished in cladding such as decorative fibre cement or timber panels. This will add a richness of texture to the façade and mitigate any sense of overbearance.



Conclusion

This application seeks to extend the living space to a family home by using a common typology of extension already seen in the residential street, now more tailored to the exact setting. The houses on the street are all of common origin but with subtly different subsequent developments that create a cohesive yet lively street scene that these proposals will only enhance.