

Design and Planning Report

22.11.22



Introduction

This Design and Planning Report accompanies a Householder planning application for proposed development at 8 Thorold Road, N22 8YE.

Site Context

The existing property is a two-storey, three-bedroom semi-detached Victorian era house. Located within the London Borough of Haringey. The site falls within the Bowes Park Conservation Area (CA).

Thorold Road is a short residential street which runs east-west, it is bookended by Whittington Road and Marlborough Roads to the west and east respectively. It sits close to Bowes Park suburban rail station and the local amenities at Myddleton Road.

The street features predominantly Victorian / Edwardian terraced houses, with two detached houses and two semi-detached pairs - one of which hosts the subject property, at the western end of the street.

A new build house is under construction at the west end of the street, in place of garages at 44 Whittington Rd.



Aerial view



Site Plan



Birds-eye view from the north



Birds-eye view from the south

The Site

The subject property sits on the south side of Thorold Road, forming half of a semi-detached pair with No. 10.

At ground floor the front receptions rooms are joined but can be separated with large bi-folding timber doors. The kitchen, positioned to the rear, is south facing, but the sloping roof and fenestration pattern limits daylight and views to the garden. The house has three chimney stacks, two of which are within the floor plan rather than sited on external/party walls as is more typical.

At first floor there are two double bedrooms in the front of the house, a single bedroom at the rear and a small bathroom, these rear rooms have a vaulted ceiling following the pitch of the rear roof.

The house has hipped roofs over the main section and lean-to style roofs on the rear two/single storey portions.

The south facing rear garden is circa 26m long. A dilapidated brick outbuilding sits close to the main house, a garage at the southern end with access to a shared private road. There is foot access from the rear garden to Thorold Road via a passage at the side of the house.

The Proposed Development

The proposed project is to extend the house to the rear to improve the quality of living accommodation, with addition of solar panels and roof lights for energy production/efficiency and improved occupant comfort.

At ground floor the existing (original) rear projection would be extended to the rear by three metres, and slightly into the side passage.

At first floor a new rear extension with flat roof would match the adjoining first floor extension at No 10.

As part of the works the existing loft space at second floor level would be converted within the existing roof form - with Velux style roof lights to provide daylight to the upper floors, with a roof lantern over ground floor. An off street parking space is proposed - for charging an electric car, with the front wall opened for access.



Birds-eye view from the west

Scale:

The proposed single-storey extension would project 3m from the rear of the original house, and extend just over 0.4m into the side passage, leaving 0.8m clear from the side boundary with No 6. It would be 2.95m high at the eaves and 3.2m at top of parapet. It would add 16.5m² of floor area (GIA).

The first floor extension would align with the rear wall of the first-floor extension to No. 10. At eaves level it would sit 5.3m above garden level, slightly taller than the existing extension at No. 10 to accommodate a 2.3m internal ceiling height. It would add 11.5m² of floor area (GIA).

The conversion of the loft would not offer additional floor area as such, but would provide improved storage space, with a permanent space-saving access stair rather than the need for a ladder.

Materials:

The external walls of the ground and first floor extensions would be built in highly insulated cavity walls, faced in London stock brick to match existing.

The flat roofs over the extension would be finished in fibreglass.



No 12 Thorold Road



No.s 8 and 10 Thorold Road (No 8 on rhs)



No.s 2 to 8 Thorold Road, works to new-build house at 44 Whittington Rd underway



Rear elevation

The new glazing to the rear at ground floor and the new roof lights would be high performance double-glazed units with thermally broken aluminium frames.

The roof lantern over the ground floor extension would have a metal frame, double-glazed units with solar coated glass.

The existing single glazed timber windows to the front/side elevations would be replaced/upgraded with traditionally detailed timber framed box sashes with high performance double-glazed units. The same would apply to the new windows at the rear of the first floor.

There would be two systems for mounting the solar panels, to the existing pitched roofs they will be mounted on frames directly in the line of the existing roof pitch. To the flat roof they will be install on plastic troughs containing ballast to resist high winds.

Conclusion

The proposed ground and first floor extensions at 8 Thorold Road and associated works have been designed and scaled to respect and compliment the character and appearance of the host property and the style and rhythm of the surrounding buildings.

The extensions have been designed and scaled to be subordinate to the original house. The first floor extension would align with the rear wall of the similar extension at the adjoined No 10 and therefore have no impact on that property. Given the side passages separating No. 8 and 6 there would be no significant impact on the sunlight/daylight or amenity currently enjoyed by No. 6. The materials specified for the extensions, the loft storage and replacement windows would be high-quality.

We believe that the proposal detailed here should be acceptable, both in view of local and national planning policy, and the context of the street and established pattern of development in the immediate and local built environment.

Site Photos



Rear elevation to No. 6



South-east corner of No. 6



Side passage with No. 6 looking north



Existing two-storey extension at No 10



Rear garden, looking south



Out building close to main house



View from rear garden looking north, No 8's garage on rhs of view

Existing and Proposed Development Locally

We have identified a number of nearby developments that are pertinent to this application.

These are shown on the following pages:

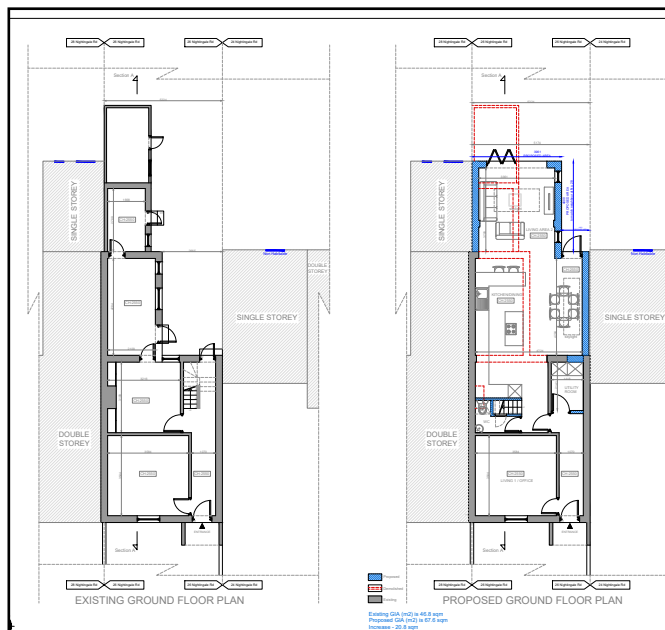
26 Nightingale Road, N22 8PU

HGY/2017/3114

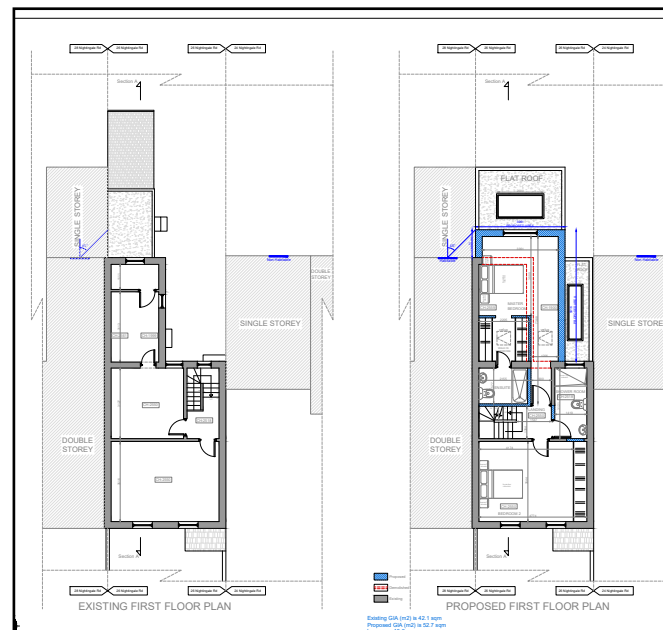
Approved 8th December 2017

Erection of ground and first floor rear extensions and formation of rear dormer with 2 no. front rooflights.

Relevant element. Existing rear outrigger at first floor extended to rear and widened. Located within the Bowes Park conservation area.



26 Nightingale Rd - approved GF existing/proposed



26 Nightingale Rd - approved FF existing/proposed



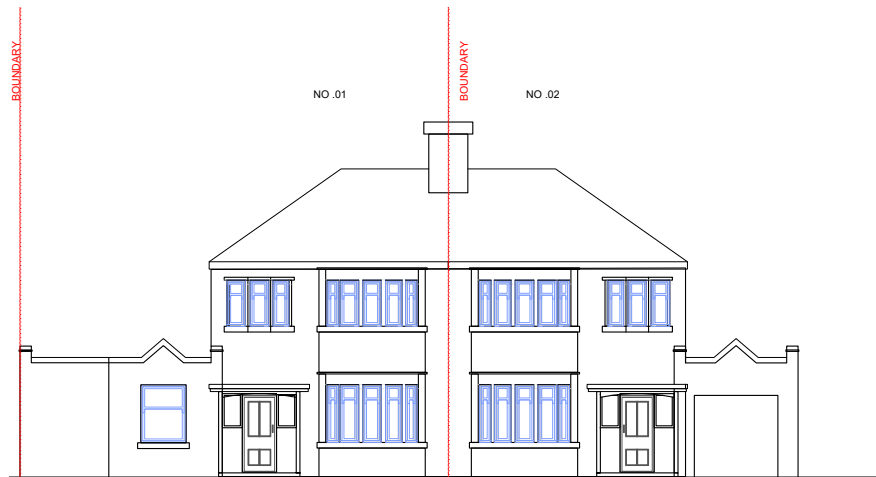
Existing aerial view of 26 Nightingale Rd

1 Ewart Grove N22 5NY
HGY/2022/1534

Approved 20th July 2022

*First floor side extension. Single storey rear extension.
Loft conversion with rear dormer window.*

Relevant element. First floor side extension. Located within the Trinity Gardens conservation area.



1 Ewart Grove - approved existing front elevation



1 Ewart Grove - approved proposed front elevation



Existing aerial view of 1 Ewart Grove