



HERITAGE, DESIGN AND ACCESS STATEMENT

33 Thorold Road

London, N22 8YE

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rear elevation

INTRODUCTION

This Planning Application relates to the proposed ground floor alterations to a single occupancy two storey terraced late Victorian house at 33 Thorold Road, London, N22 8YE. This document describes the proposed alterations and includes site photographs and site context. The Planning Application seeks consent for a ground floor side return extension at the rear to provide additional habitable accommodation for a better functioning family kitchen and dining area. The following report has been prepared as part of the submission for Householder Planning and Demolition in a Conservation Area Permission to London Borough of Haringey. The house is in Bowes Park Conservation Area.

The existing ground floor layout has a low ceiling-ed dark kitchen at the rear (the garden is north facing) which has an awkward arrangement and no dining space area. The existing dining area is poorly connected to the kitchen. The extension will improve the connection from the front of the house to the back and to the garden and sensitively respond to the character of the existing house using materials that are sympathetic to create much needed additional space for a growing family.



aerial view of 33 Thorold Road

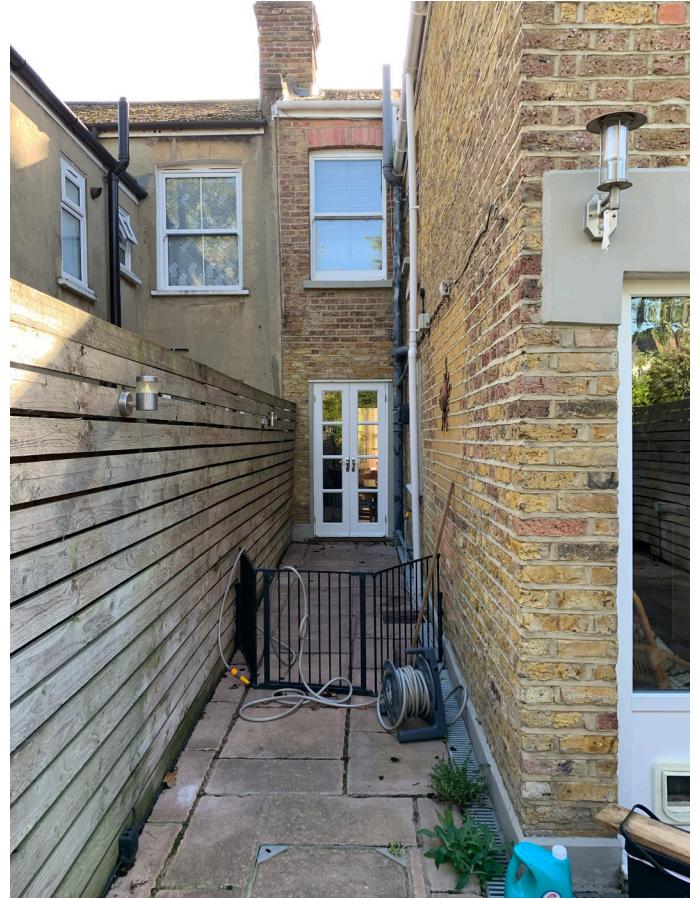
SITE CONTEXT

The property falls within Bounds Green Conservation Area in the London Borough of Haringey but without an Article 4 directive. The property is not on the Local List of Buildings of Merit. 33 Thorold Road is a two storey terraced house with a private front and long rear garden (approximately 23m long) that forms part of a terrace of two storey houses.

The local area is of a pre-dominantly residential nature and the immediate area consists of relatively unspoiled, attractive Victorian and Edwardian housing. Bowes Park is situated on the borders of Wood Green, Palmers Green and Bounds Green in London. It is a small community centred on Myddleton Road, which houses a number of shops.

There are a number of properties on the adjacent streets constructed at the same time which have ground floor rear extensions. I have identified several properties on Thorold Road and Marlborough Road with ground floor extensions, most extend further into the garden beyond the existing outrigger building line.

The side return extension proposed is set back from the two storey outrigger main elevation wall and improves the existing boundary wall condition with number 35 which is poorly constructed and not very attractive (see photo on page 5). The extension will have no visual impact from the street and there will be no issues of overlooking. There are no proposed alterations to the front of the property, and so the character of the street remains unchanged.



existing side passage

DESIGN

The proposal utilises the long existing side passage to extend the existing ground floor kitchen so that it can function better as a family kitchen with dining area. And provides the opportunity to add a modest downstairs wc, small pantry and utility cupboard. The proposal also includes lowering the ground floor at the rear and replacing the existing doors onto the garden to improve the connection to the garden.

The extension will sensitively respond to the character of the existing house using materials that are sympathetic to the existing house to create a high quality extension. The extension cannot be seen from the street and there are no issues of overlooking.

The height of the side return extension is 2.6m on the boundary with the neighbour at 35 so as not to be overbearing and replaces the existing tall fence. This is also to ensure it sits comfortably below the line of the first floor window. It is set back from the rear outrigger wall by approximately 0.7m so it appears subordinate to the existing building but also to avoid building over the manhole which is to a public sewer. The side extension is approximately 5.7m long from the rear of the property and is approximately 1.7m wide.



existing boundary with number 35



existing kitchen

The design would ensure that the character of the building is retained and in keeping with the neighbouring properties. The extension would not detract from the character and appearance of the area as it is confined to the rear of the building. The new brick side return boundary will greatly improve the existing boundary with number 35 (see above). And it would greatly improve the quality of light at the rear of the property, see photos above.

PLANNING CONTEXT

The house is in a conservation area and is therefore of special architectural or historic interest. We have taken care to respect the character and appearance at the rear. The proposed extension is designed in keeping with the recommendations of Policy DM12: Housing Design and Quality in the Haringey Development Management DPD, London Plan 2021, Haringey Unitary Development Plan and SPG3.3 Bowes Park Conservation Area - Development Management DPD.

Referring to UDP 2013 UD3 'General Principles' which ensures that the development has no significant adverse impact on residential amenity or other surrounding uses in terms of loss of daylight, privacy, overlooking, etc we don't believe the extension will impact detrimentally and 'the proposal complements the character of the local area and is of a nature and scale that is sensitive to the surrounding area'.

With regards to the extension being in a Conservation Area, there are 3 relevant policies in the Local Plan 2013, UDP 2013 and SPG:

- LP 2013 SP12 Conservation, which ensures the development is appropriate to the conservation of the historic significance of Haringey's heritage assets, their setting and the wider historic environment.
- UDP 2013 CSV5 Alterations and Extensions in Conservation Areas, which ensures the extension will preserve or enhance the character of the Conservation Area and retain characteristic features.
- SPG 2 Conservation and Archaeology, which ensures the extension will preserve or enhance the character of the Conservation Area and retain characteristic features.

With regards to sustainable development requirements there are 2 relevant policies in the Local Plan 2013 and Sustainable Design and Construction SPD 2013: SP4 Working towards a Low Carbon Haringey, which ensures feasible carbon emission reduction measures are to be carried out on existing housing stock, but with due regard for historic significance.

I have identified several side return extensions in the immediate area on Thorold Road and Marlborough Road (1 Marlborough Road and numbers 1, 5 and 27 Thorold Road) which exceed the scale and mass of the proposed. In all instances the side return extensions extend further beyond the outrigger wall, whilst the proposed extension in this application is set back from the rear outrigger wall. This means that the manhole (public sewer) is maintained externally in its current position and the mass is also subordinate to the host building.

In keeping with Haringey's ambition to improve the energy performance of buildings, the proposed extension will improve both the thermal performance and daylighting to the existing house, reducing carbon emissions.

MATERIALITY

The proposal aims to complement the existing property with a high quality material palette that is in keeping with its character. The external masonry walls will match the tone of the existing house. Doors and windows will be constructed from slim metal profile double glazing and will improve the thermal performance of the kitchen. The new roof will have a single ply membrane with patent roof light glazing to improve daylighting.

The extensions includes new thermal elements - new cavity brick wall, new double glazed doors and window, new roof and new roof light and new ground slab. The extension is an opportunity to insulate the existing ground floor slab.



1 +2 views across to neighbouring properties at rear
3+4 garden views

VISUAL IMPACT AND OVERLOOKING

The proposal is set back from the rear two storey outrigger elevation and set below the existing first floor window. The proposed extension will not be visible from any public roads. The rear of the property and adjacent properties have very long gardens with no outbuildings so there are no issues with overlooking. The new window and doors face directly into the garden, and so will not overlook the adjacent houses on either side.

LANDSCAPING

There are no trees in the immediate proximity of the extension that will be effected. The extension does not obstruct any views. The extension includes lowering the floor 400mm to improve the headheight internally. This will require some external excavation and landscaping to the immediate terrace. This is also to improve the connection between the

ACCESS

Access to the property will be retained as existing.

CONCLUSION

I believe the proposal described in this document is an acceptable level of development for the following reasons:

- The proposal is in keeping with the architectural character of the existing house and will be to a high standard of design to improve the quality of life for a growing family
- The rear side return extension does not adversely impact neighbouring properties with regard to overlooking
- The scale of the side return extension is subordinate to the scale of the existing house and neighbouring properties
- It will improve the thermal performance of the house thus reducing carbon emissions
- It will be a high quality addition to the building with a mass and scale that is appropriate in this location
- We believe the proposal enhances what is there