

**ROGER BALDWIN
ARCHITECTURAL DESIGN LTD**

1 Purnell Walk, Buckingham Park, Aylesbury, Buckinghamshire, HP19 9DX
Tel 01296485793 Mob 07711568651 Email rmm Baldwin@gmail.com

Our Ref - FR001
11th February 2023

Development Management Support
Planning Service
Level 6, River Park House
225 High Road
Wood Green
London
N22 8HQ

Dear Sirs,

LPA REF: HGY/2022/4522

PROPOSAL: DEMOLITION OF SINGLE STOREY GARAGE AND ERECTION OF A THREE STOREY OVER PART-BASEMENT, 2 BED SINGLE DWELLING-HOUSE

LOCATION: 1 FERRESTONE ROAD, HORNSEY, LONDON, N8 7BX

Roger Baldwin Architectural Design Ltd have been instructed by the owners and occupiers (Lucy Nadler and Matt Harris) of Flat 1, 1 Ferrestone Road, Hornsey, London, N8 7BX to provide comment and set out their **objections** to the above planning application.

The owners/occupiers of the three flats within No.1 Ferrestone Road are not involved with the proposed development, despite the proposal directly adjoining the building's flank wall plus have not been issued copies of the proposed drawings prior to the application being submitted.

Following review of the submitted planning application and a site visit, we comment as follows:

The Existing Building and Site

Firstly, the garage in question does not have any relation to 1 Ferrestone Road, previously owned by a neighbour and appears to have been present on the site for approx. 70 years (Land Registry Title refers to garage on 17th April 1951).

The existing single storey single vehicle garage is constructed within a very narrow plot (under 4m wide), surrounded by residential dwellings, abutting the end gardens of Nos 16 and 17 Church Lane with mature planting and outbuildings.

The existing single storey garage is set back from the main road and sited away from the flank wall of No1 Ferrestone Road.

The gap between the garage wall and No1 Ferrestone Road decorative brickwork flank wall has a raised ground level. An existing side window, ventilation grilles and rainwater goods are sited on the flank wall of 1 Ferrestone Road.

The end garden wall (west boundary wall abutting the garage driveway) appears to have been rebuilt fairly recently by the owners of No 17 Church Lane.

No's 16 and 17 Church Lane have sheds abutting the east elevation and south elevations of the existing single storey garage, sited at the ends of their gardens within their demise, with considerable mature planting and root protection areas to the boundaries.

No1 Ferrestone Road has a small cellar basement space, sited below the communal entrance area.

An existing vehicular crossover is provided to the garage, bounded by on street resident parking zones.

The existing garage is not habitable accommodation, sited in an applicably sized plot for a garage, which in all likelihood was originally constructed as ancillary to an adjoining dwelling.

The Proposed Development

The applicant's proposal seeks to demolish the existing single storey single vehicle garage and replace it with a new two bedroom (4 person) dwelling set over 3 storeys, plus below ground basement and roof terrace levels. It is proposed that the roof terrace will have a partial decorative brickwork façade plus guarding and screens.

Impact on Adjoining Dwellings and Overlooking

The proposed dwelling is considerably higher than the existing garage, effectively 4 storeys high above ground including a decorative brickwork façade and stair enclosure servicing the roof terrace.

Additionally, the proposed dwelling is wider than the existing garage, abutting the flank wall of No 1 Ferrestone Road, which as mentioned above has extract vents, rainwater goods and a window sited on this elevation.

The proposed dwelling is a wider footprint than the existing garage, on this narrow site, impacting others, with a taller masonry design constructed several storey's above the existing single storey garage height, with windows on boundaries and a roof terrace overlooking adjoining amenities space.

It is stated within the proposals that windows facing No 16 and 17 Church Lane will be obscure glass. However, it is not clear whether they will be fixed shut and views will still be possible into all surrounding gardens plus into properties given the reduced distances to windows and roof terrace.

Furthermore, the proposed south facing windows on all floor levels serving bedrooms and the living room will directly look into the amenity space of others, including No1 Ferrestone Road and No's 16, 15, 14 etc Church Lane.

The design and access statement incorporates images of various extensions, some locally, but they are of apparently wider sites with different contexts or orientations.

Given that windows are sited on boundaries and the number of floors requested to achieve accommodation levels, including substantial basement groundworks, it is apparent that the proposal is an overdevelopment of a site that is more suited for a single storey single garage.

Boundaries

Apart from the Location Plan at 1:1250 scale (FER OS), the boundaries are not indicated. The boundaries should be indicated on the proposed plans, elevations and sections. Elements of the proposals impacting adjoining ownerships may require differing notices to be served.

The proposal is to replace the non-habitable garage with a habitable dwelling built to a wider footprint, abutting No1 Ferrestone Road, impacting existing services and a window, plus potentially with the intention of flashing into a wall owned by others.

Additionally, the proposal appears to indicate a basement with foundation works proposed below No1 Ferrestone Road. Any foundations on boundaries should not be built under adjoining properties and eccentric designs would be required.

The existing drawings are not accurate with the flank wall window and basement not indicated to No1 Ferrestone Road. Properties on Ferrestone Road have suffered subsidence and the construction of a basement requiring additional groundwork below No1 Ferrestone Road is strongly refused, never mind an entire basement abutting the site.

Furthermore, proposed façade areas including high level brickwork stepping out plus parapets with copings, windows and window sills appear to be shown on boundaries and potentially overhanging land owned by the adjoining residents of 16 and 17 Church Lane (Ref Dwgs FER 210 Rev G Proposed Plans, FER 211 Rev E, Proposed Front Elevation, FER 14 Rev G Proposed Sections AA & BB).

It should be confirmed whether windows are intended to open outwards, overhanging land owned by others and without the ability to escape the proposed building in an emergency without accessing land owned by others.

I would also note that the proposed drawings do not indicate root protection areas and planting to the abutting boundaries, within adjoining dwellings gardens. Similarly, although the garden shed to No 17 Church Lane is indicated, the existing garden shed to the rear garden of No16 Church Lane is not indicated. The shed is located against the rear elevation of the existing garage, in land owned by others directly where the proposed sunken ground floor rear bedroom window is located.

The retention of this shed, apparently owned by No 16 Church Lane, sited in their demise would be directly in front of the proposed sunken ground floor bedroom window. This window would be a requirement for a habitable room but as sited on the boundary with sills potentially overhanging ownership and no outlook.

All shed/ outbuildings, existing trees, adjoining services, adjoining basements and windows to flank walls should be evidenced on the existing and proposed drawings with correct boundaries shown, as the proposed works directly impact and have consequences to others.

Buildability, Maintenance and National Space Standards

The proposed development seeks to construct a basement, three floor levels of habitable accommodation and a roof terrace encompassing the full width of the site and seemingly beyond, except for an area fronting the main road.

In order to construct the proposed dwelling, it is envisaged that adjoining dwellings would be required to demolish their existing sheds, remove their existing trees and alter rainwater goods, a window opening and ventilation ducting. These works would not only involve alterations externally, but internally and making good of finishes.

Furthermore, should the proposal be permitted, several adjoining dwellings would then not be able to utilise their gardens as they see fit, with planting or sheds.

The works would involve substantial groundworks for the creation of a basement, in an area where other buildings have suffered subsidence, with a proposed ground level falling towards the entrance door and over a basement with a lift for refuse bins and cycles.

The construction of this area would potentially have significant impact to adjoining foundations and tree roots, plus could have noise implications, including plant sited to the roof terrace in proximity to the upper levels of No1 Ferrestone Road. It would seem additional consultant reports relating to trees, ecology, phase two geotechnical, structural and acoustic reports should be carried out.

Additionally, as the proposals are sited without any available space around the dwelling under the applicant's control, it would appear that the construction would require adjoining residents to remove sheds and trees and enable works to be carried out from their land.

If it were possible for the works to be carried out 'over hand' from within the development, it would negate the ability to carry out the decorative façade to a high standard of workmanship indicated in drawing FER 216 - brick detail perspective.

Beyond the fact that construction works would be likely to take a considerable time with remedial work required to land owned by others, the adjoining residents would not necessarily be able to re-site new trees and sheds, with windows proposed on boundaries plus maintenance requirements of the proposed dwelling in the future, including to any mechanical ventilation ducting sited on walls abutting neighbours' land.

Given the size of the footprint proposed, it is unclear how the main highway and public footpaths would remain open during the works and delivery of materials.

Additionally, it is unclear where refuse skips, contractor car parking, site welfare facilities and materials would be located plus site security and safety maintained, given only a small area of the site would be available that would also be the thoroughfare to the building work.

It is not clear how utilities and services will operate within ownership of the applicant's land. With a basement level proposed, it may be difficult for the incoming supplies and drainage to function correctly which need to run to the front of the dwelling.

The proposed elevations would have a soil vent pipe, that is not indicated, extending substantially above the height of the roof terrace potentially impacting the enjoyment of future owners utilising the amenity space, adjoining the air source heat pump and solar panels.

Even though the applicant has proposed almost the entirety of the site being developed, which in our view is over development and would require works to adjoining dwellings, it is not clear how the minimum space standards would be achieved given the narrow site. There is an area stated on the proposed plan to a bedroom and basic area schedule provided, but clarity should be provided.

A two bedroom/ four person dwelling should meet the Technical Housing Standards of 79m² Gross Internal Area (plus 2m² for storage) over two levels, with double bedrooms to achieve a minimum of 11.5m². It is our understanding that a total gross internal area would not include double height spaces (void over kitchen), basement plant areas, plus areas under 1.5m in height.

Given the width of the site, double height space and the new energy efficiency u value Building Regulation requirements leading to increased wall build ups (circa 355mm thick x 2 = 700mm in external wall thickness requirements), detailed plans setting out boundaries, detailed wall build ups with u value calculations should be prepared to evidence how the required areas are being met.

Obviously, further to clarity over the boundaries and areas potentially oversailing ownerships, plus conflicts with existing windows to No1 Ferrestone Road, it is likely that the proposed footprint would need to be reduced, making it extremely difficult to comply with the mandatory space standard for a two bedroom/ four person dwelling.

Layout

The proposed layout does indicate a ramp down to the entrance door, although the gradient is not clear. Internally, a ground floor wc/ shower is proposed, with outward opening doors and a bedroom. However, the kitchen is sited at first floor causing potential issues for residents with injuries (recuperating from a broken leg) or future disabled occupants.

Additionally, the kitchen is sited on the first floor, open to the stairwell and escape route. Should a fire break out in the kitchen space, people sleeping above would not have a protected escape route or the option of jumping from an escape window.

Subject to the existing drainage heights, with the ground level ramping down to the entrance plus a basement proposed, pumps may be required to remove drainage from the dwelling.

Conclusion

As acknowledged in the Design and Access Statement, the planning department provided pre-application advice including comments regarding overlooking neighbours and low building heights.

Additionally, it is unclear whether the planning department was provided accurate information relating to windows and services on the decorative flank wall of No 1 Ferrestone Road, which is not present in the submitted planning application.

Work cannot be carried out without intrusion on to land owned by others and the drawings do not provide key information, such as boundary lines, relevant dimensions, adjoining dwelling windows and services.

The proposal is for the over development of a narrow site, under 4m wide, suitable for a small garage.

For the reasons set out above including overlooking, standard of accommodation, impact on trees, buildability etc, it is our contention that the proposed development would cause undue harm to No 1 Ferrestone Road plus adjoining dwellings and should be **refused**.

Please could you confirm my client's **objection** to the proposed works at your earliest convenience.

Yours faithfully,

Roger Baldwin BA (HONS) Arch
Director
Roger Baldwin Architectural Design Ltd

Site Photographs



Photo 1 – Front of garage with existing shed adjoining & decorative flank wall to No1 Ferrestone Rd



Photo 2 – Gap (garage & No 1 Ferrestone Rd)

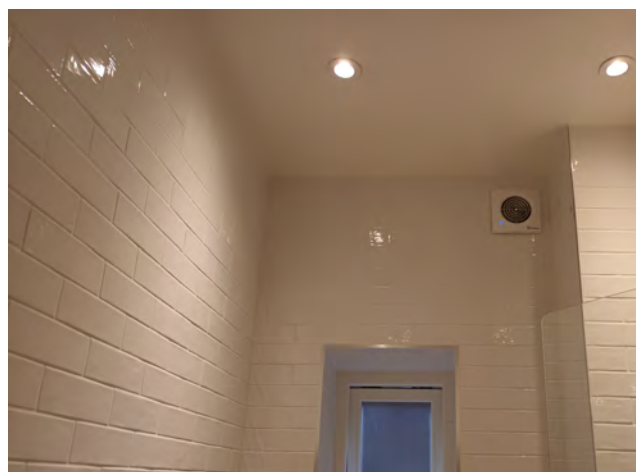


Photo 3 – Window and vent on flank wall (No 1)



Photo 4 – Rear Elevation No1 Ferrestone Rd, indicating garden would be overlooked by roof terrace, plus boundary planting impacted by the proposals.



Photo 5 – Existing boundary planting



Photo 6 – Existing neighbour shed abutting garage