

62 WOLSELEY ROAD, LONDON, N8 8RP: ECO HOUSE SCHEME

NON-MATERIAL AMENDMENT APPLICATION

PLANNING STATEMENT
MARCH 2023

APPLICANT:
RICHARD & VERENA CAELIUS

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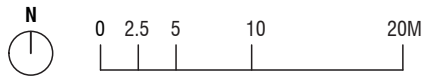
1. INCREASE IN EXTENT OF SITE

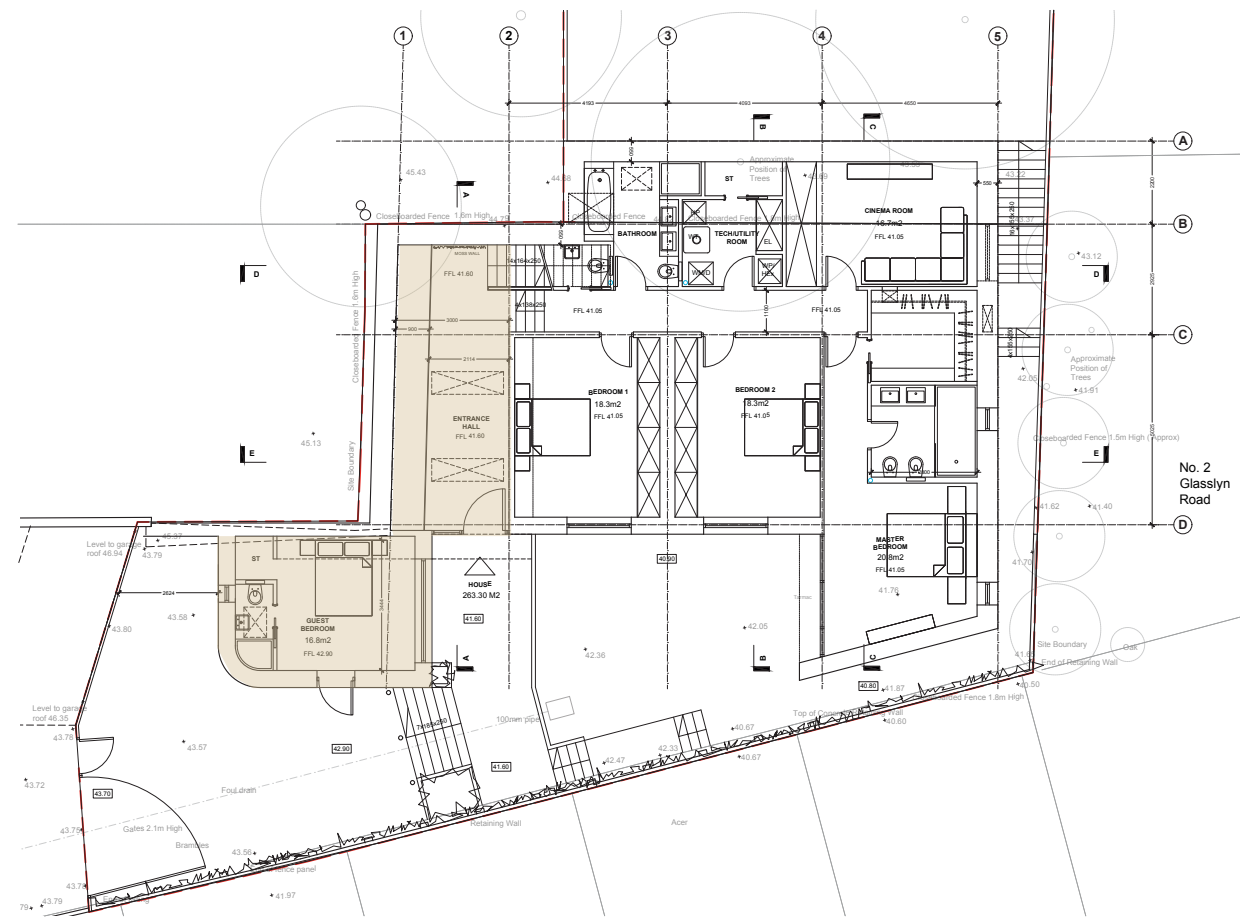
- 1.1. Increased Area: The application site has been enlarged by the addition of part of the rear garden of no.58 Wolseley Road, increasing the site area by an additional 42.75m2.
- 1.2. Rectilinear Shape: The rectilinear shape of the new application site has allowed new possibilities in the layout of the house, which has instigated revisions and improvements to the scheme.



- Land purchased in 2020
- Land purchased in 2022

1.Proposed site plan



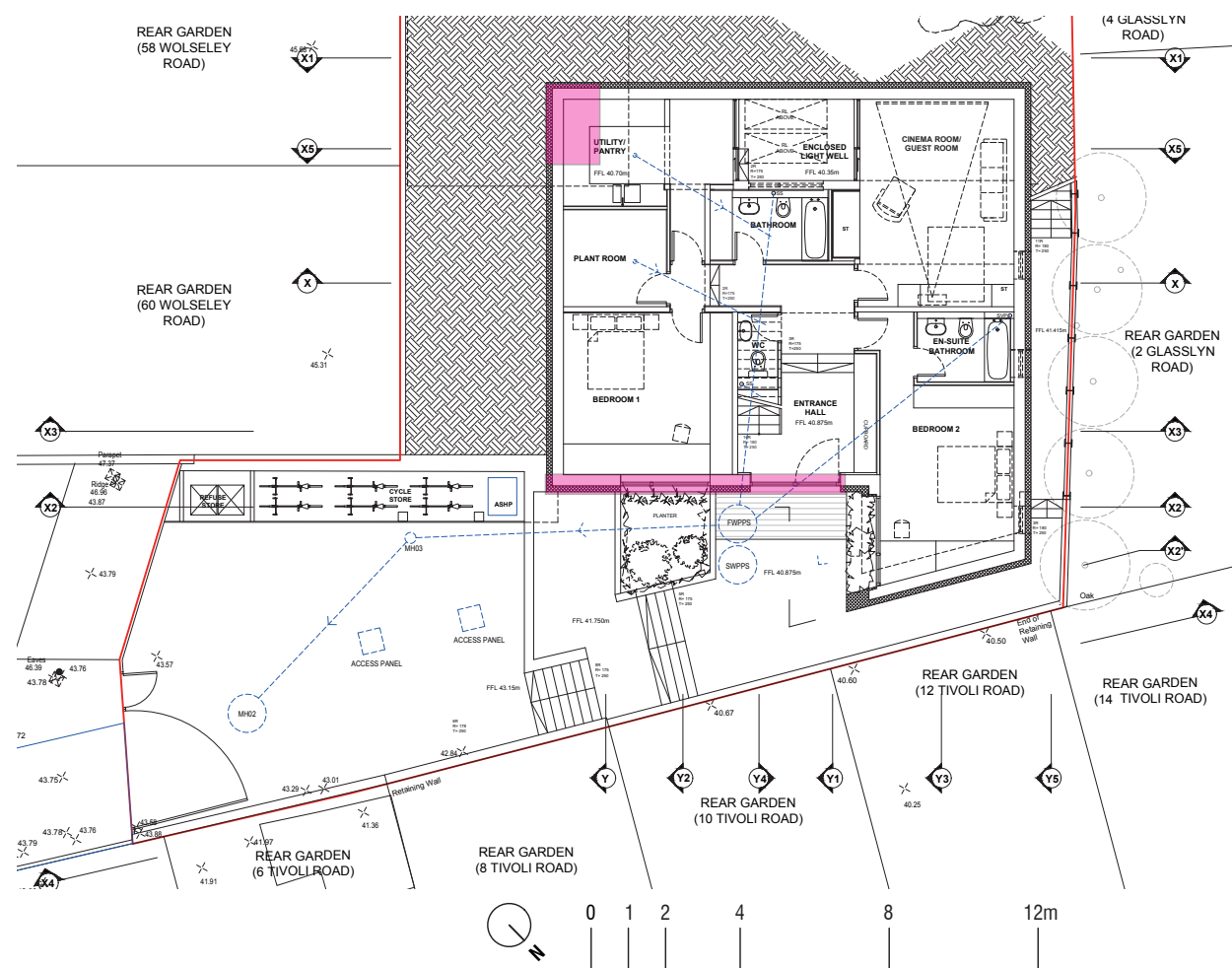


Spaces omitted

4. Approved lower ground floor plan
(Planning Ref: HGY/2020/0423.
Drawing number 559-101-P3)

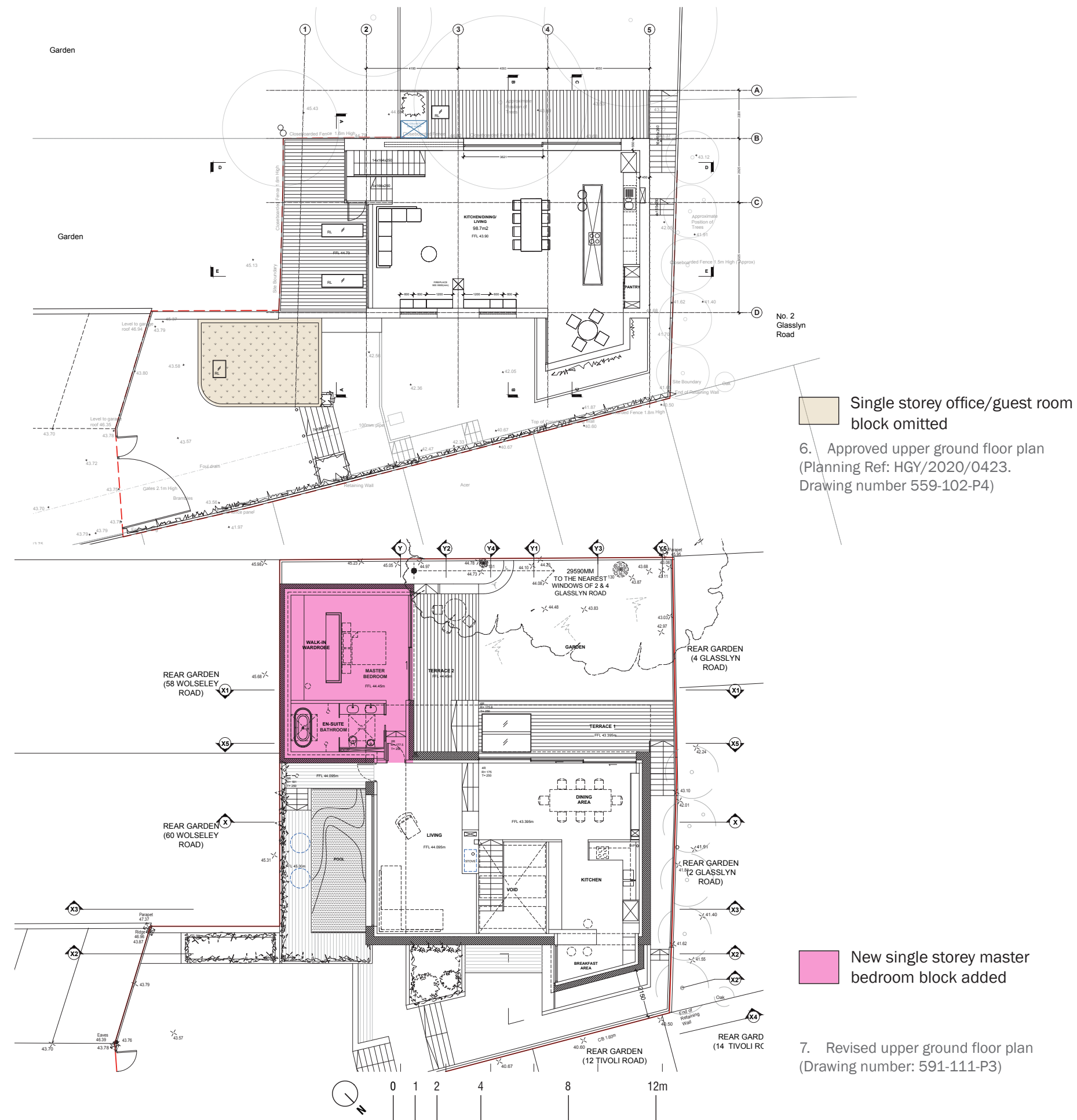
2. LOWER GROUND FLOOR – CHANGE IN SHAPE & SIZE

- 2.1. Reduced Area: The size of the lower ground has been reduced by removing the part of the basement section adjacent to 60 Wolseley Road. This has resulted in a reduction in lower ground floor area of 22.75 m2.
- 2.2. Reduced Construction Cost: The change in the basement to a rectangular shape has enabled cost savings, by reducing the length of retaining wall and requiring less excavation.
- 2.3. Reduced Impact on Neighbours: By moving the basement retaining walls away from the site boundary with nos. 58 and 60 Wolseley Road, any disruption to neighbours that could result from the building works will be significantly reduced.



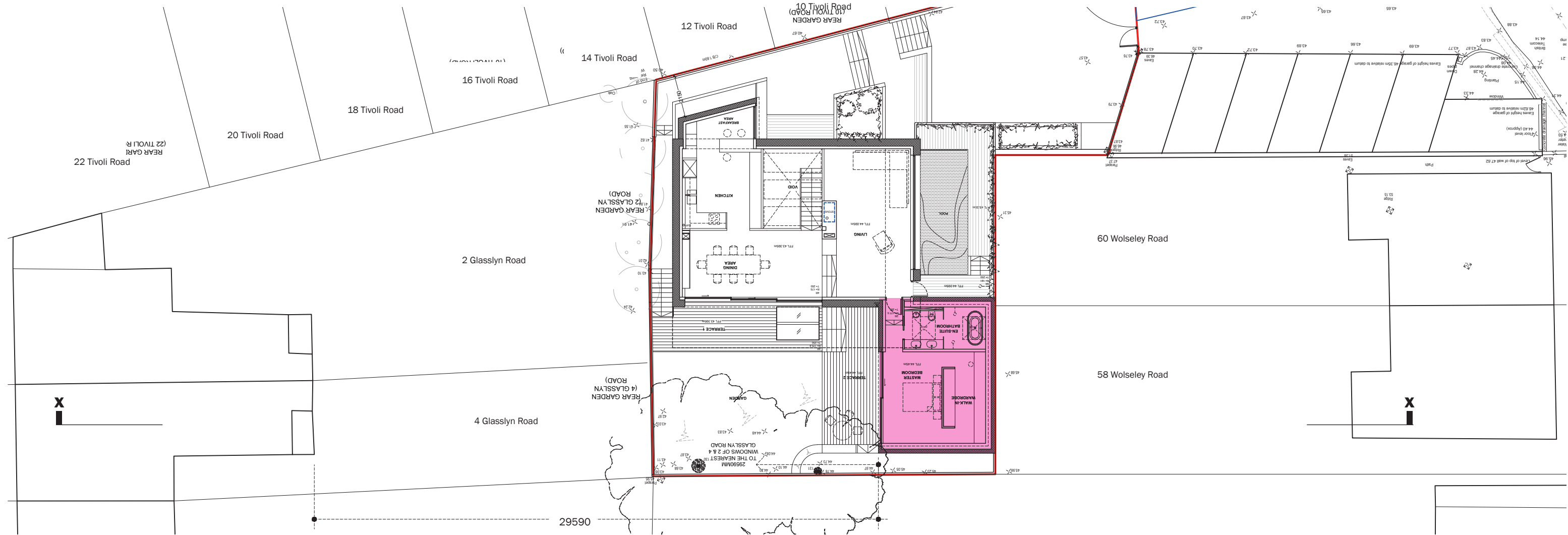
Spaces added

5. Revised lower ground floor plan
(Drawing number: 591-110-P2)

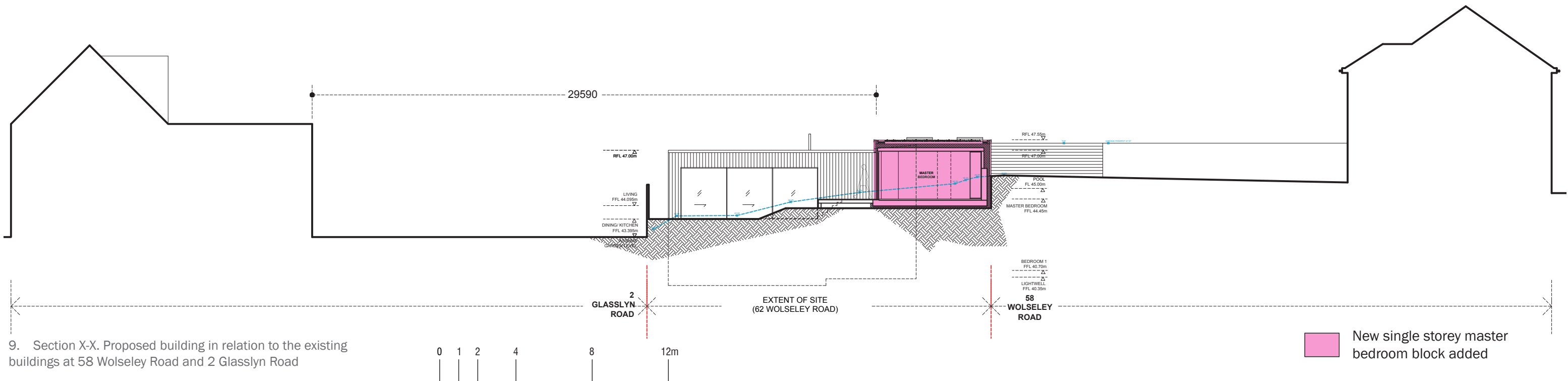


3. UPPER GROUND FLOOR – CHANGE IN SHAPE & SIZE

- 3.1. Relocation of Detached Block: The separate Office/Guest block that, in the approved scheme, was located in the Entrance Court, is to be moved to the rear of the site overlooking the amenity space with a slightly enlarged footprint, resulting in a total increase of 15.25 m².
- 3.2. Change of Use: The detached block, previously the Office/Guest bedroom, is now to be the Master Bedroom, which is an appropriate use for the quiet and secluded location at the rear of the plot.
- 3.3. Relationship to Neighbours: Although the Master Bedroom window faces the neighbouring houses in Glasslyn Road, the distance to the rear of nos. 2 and 4 Glasslyn Road is approximately 30m, so that there would be no overlooking or loss of privacy. (Refer to fig. 8, 9 & 10)



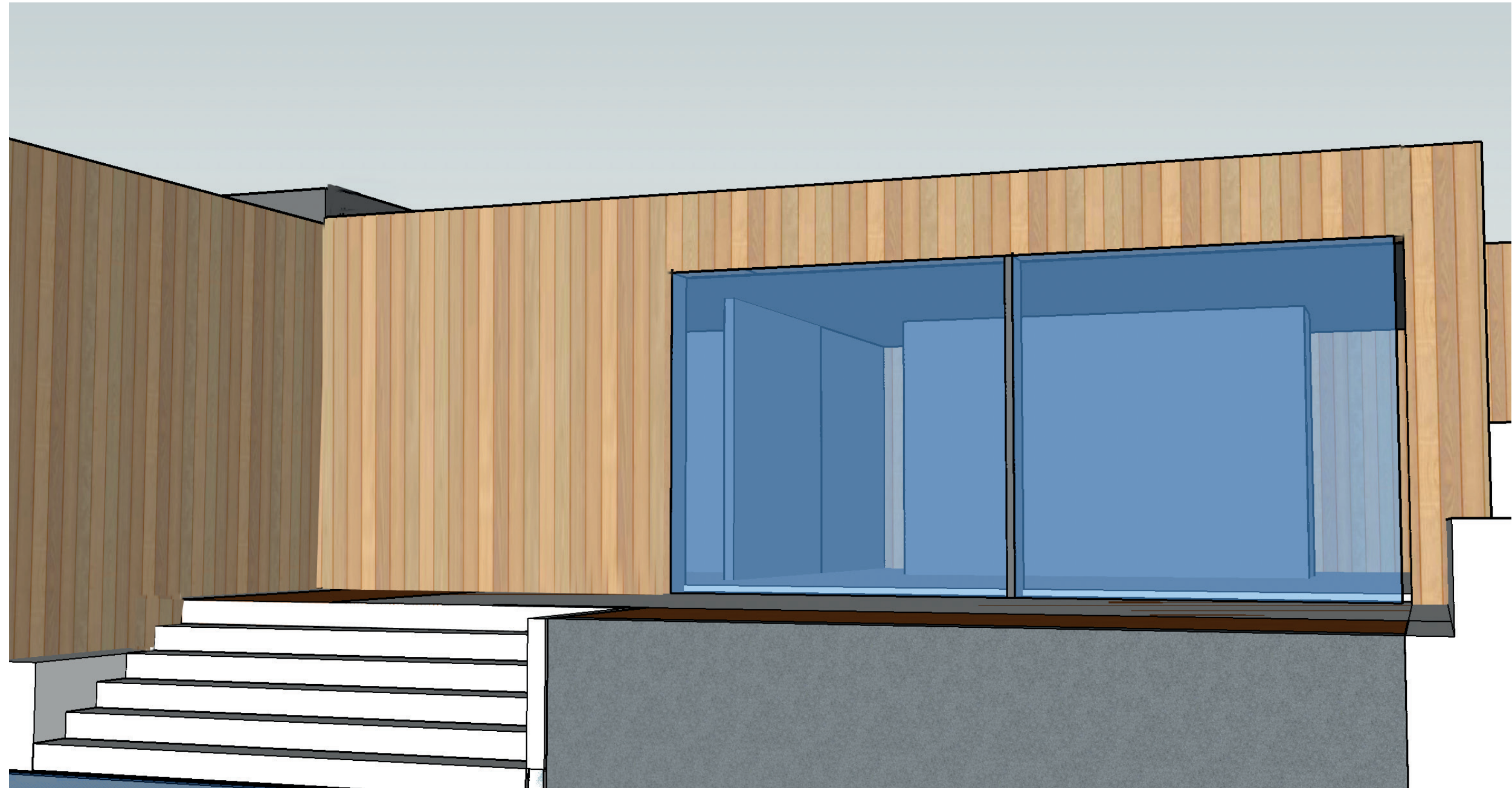
8. Revised upper ground floor plan in relation to the existing buildings at 58 and 60 Wolseley Road and 2 and 4 Glasslyn Road



9. Section X-X. Proposed building in relation to the existing buildings at 58 Wolseley Road and 2 Glasslyn Road



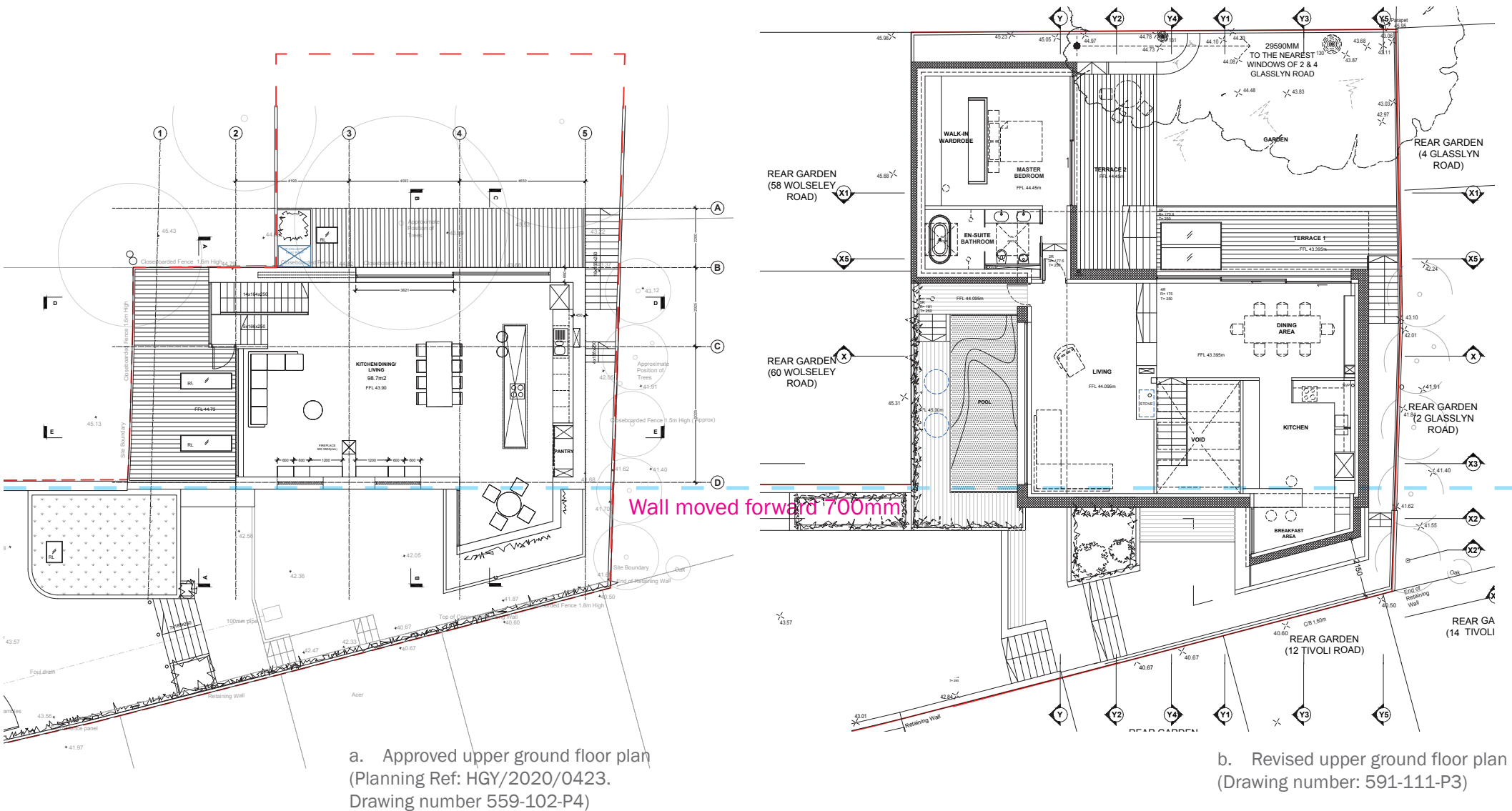
New single storey master bedroom block added



10. Proposed single storey master bedroom block with full height sliding door opening to the private rear garden. The opening light is approximately 30m from the nearest window of 2 and 4 Glasslyn Road.

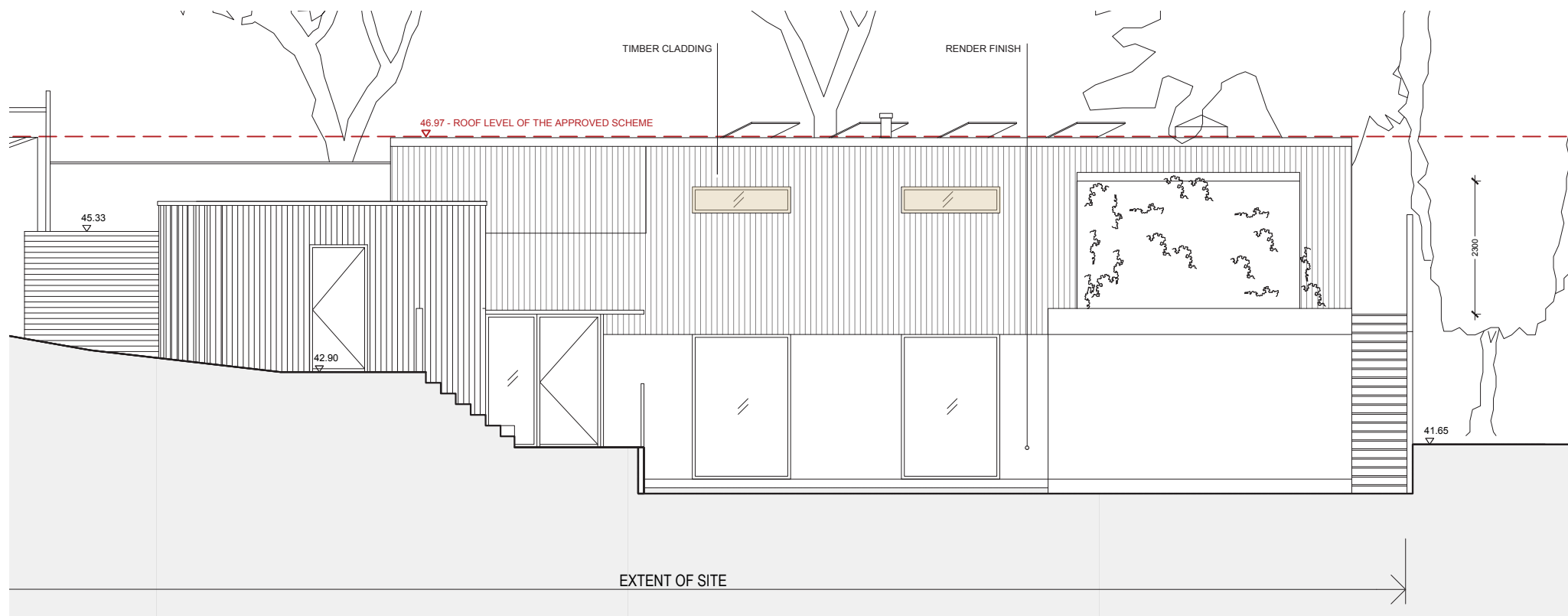
4. NORTH-EAST ELEVATION (FACING 6-12 TIVOLI ROAD)

- 4.1. Facade: The north-east facing façade of the building is to be moved out by 700mm, remaining parallel to the original building line. The building remains more than 6000 mm on average, and more than 4500 mm at its nearest point, from the boundary with the neighbouring Tivoli Road gardens, with the buildings themselves set back another 14m from the boundary. This change therefore would have no impact on overlooking and negligible impact on shading.
- 4.2. Lower Level Fenestration: There have been minor changes to windows on the lower level as a result of a change in the plan of the lower level, principally the relocation of the entrance to the centre of the plan. However, the fenestration is below the fence level facing towards Tivoli Road, and the change is therefore non-material.
- 4.3. Upper Level Fenestration: The windows on the upper level have been removed completely, thereby removing any possibility of light pollution from the building impacting the adjacent neighbours at Tivoli Road. (Refer to fig. 12, 13 & 14a & b)



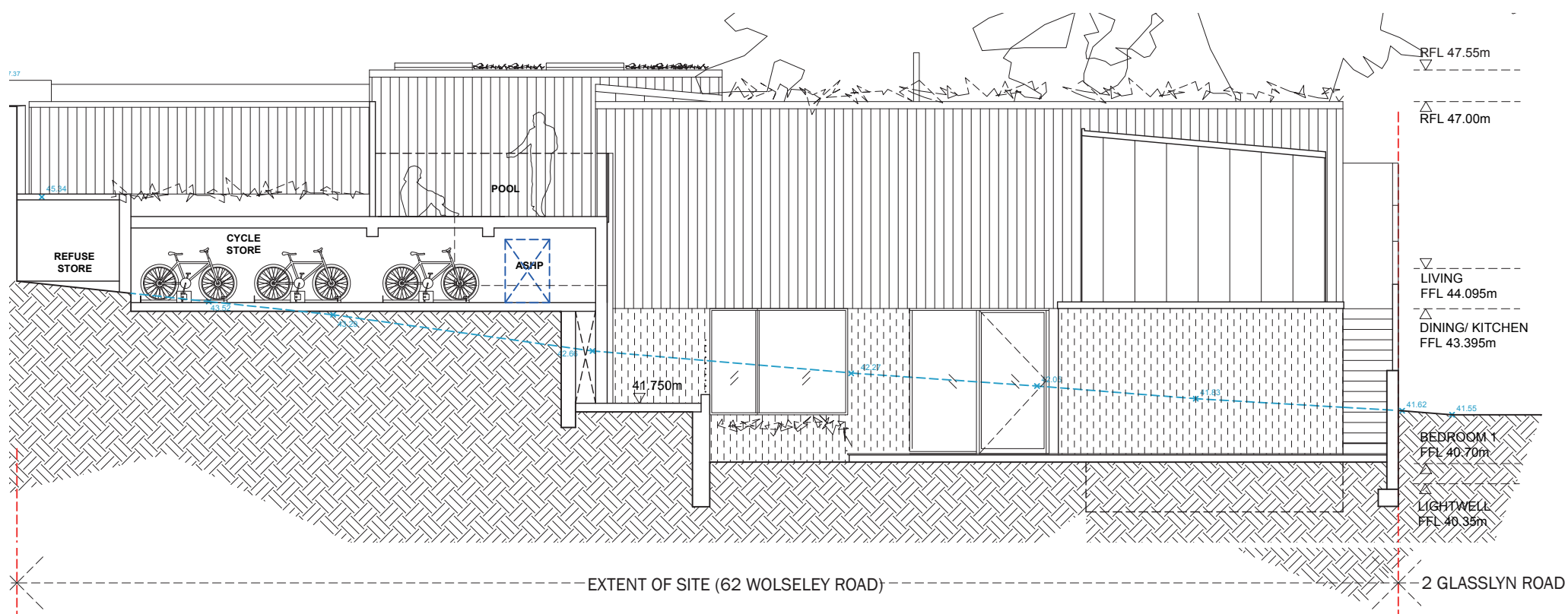
11. Proposed external wall (North-East Elevation) to be moved 700mm towards rear gardens of Tivoli Road.





12. Approved North-East Elevation (Side elevation) (Planning Ref: HGY/2020.0423. Drawing number 559-109-P1). High level windows omitted.

Windows omitted



13. Revised North-East Elevation (Side elevation). (Drawing number 591-125-P1).



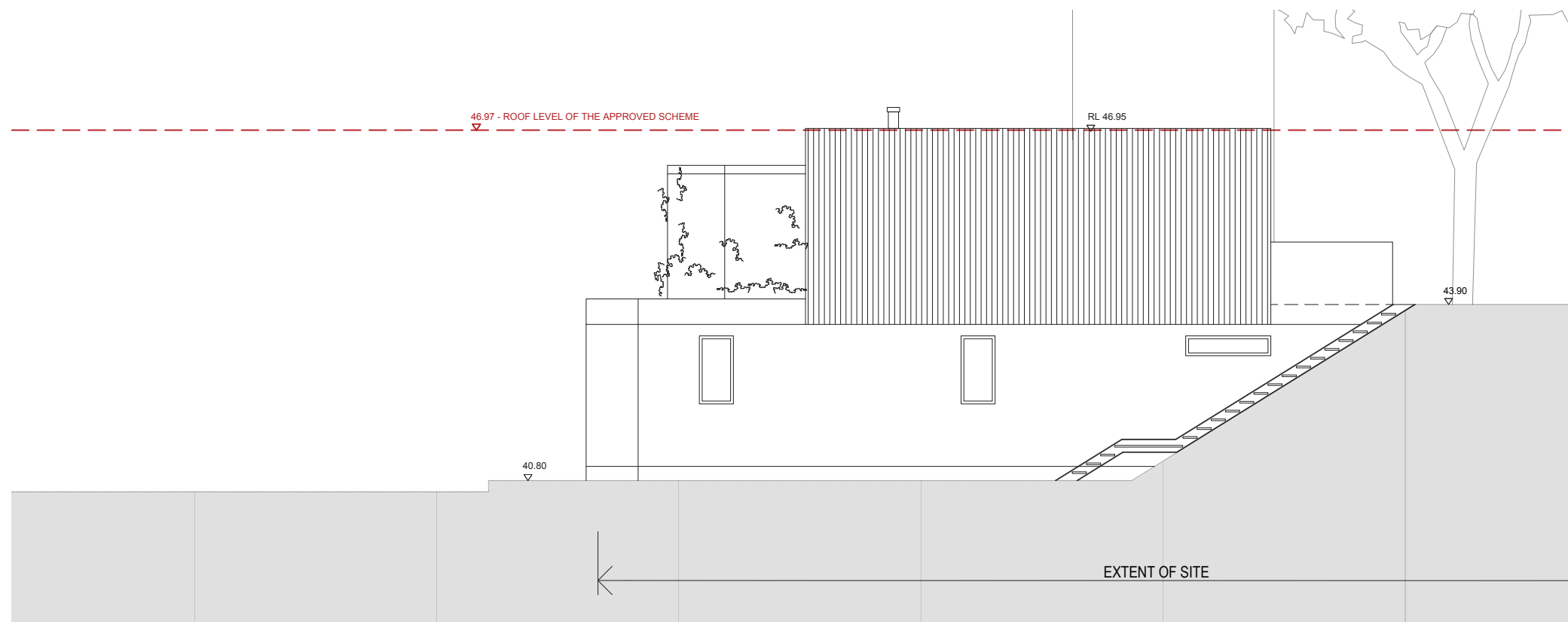


a. Approved North-East Elevation (Planning Ref: HGY/2020/0423)



b. Revised North-East Elevation.

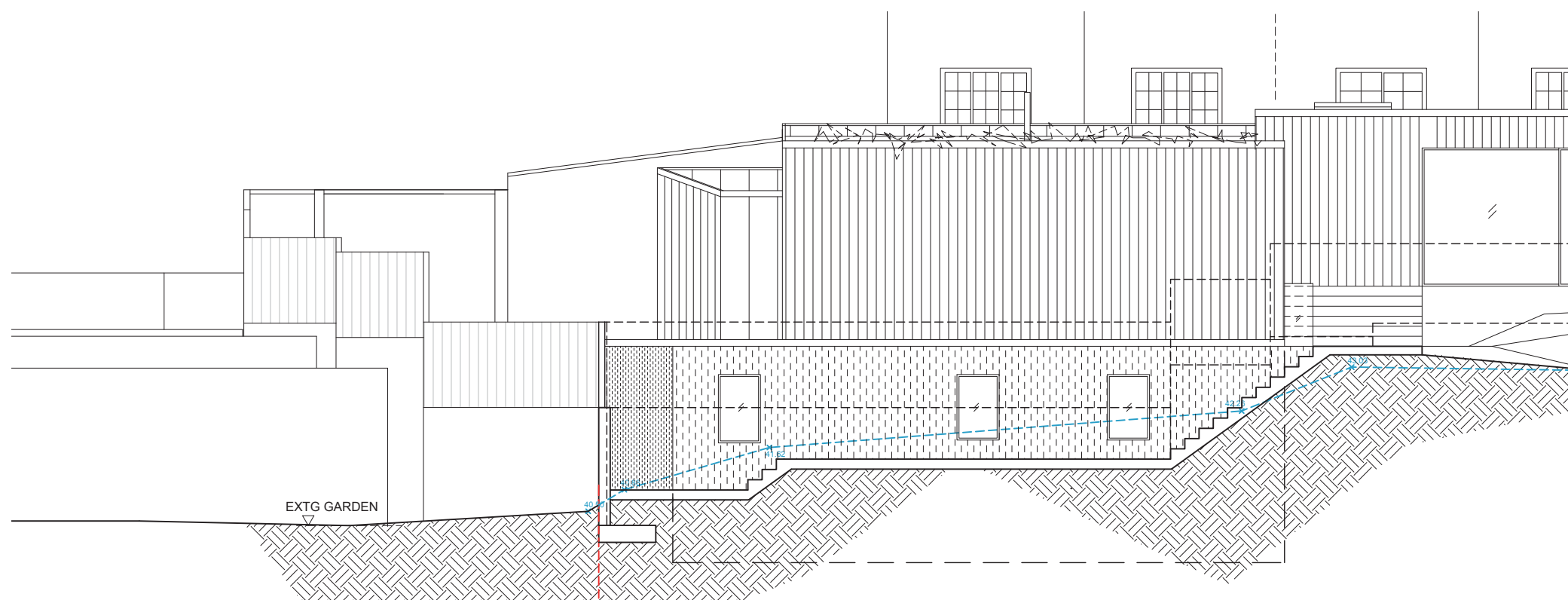
14. 3D studies of the approved and revised North-East Elevation (Side elevation) (External wall facing rear gardens of Tivoli Road) with high level windows omitted.



5. NORTH-WEST ELEVATION (FACING 2 GLASSLYN ROAD)

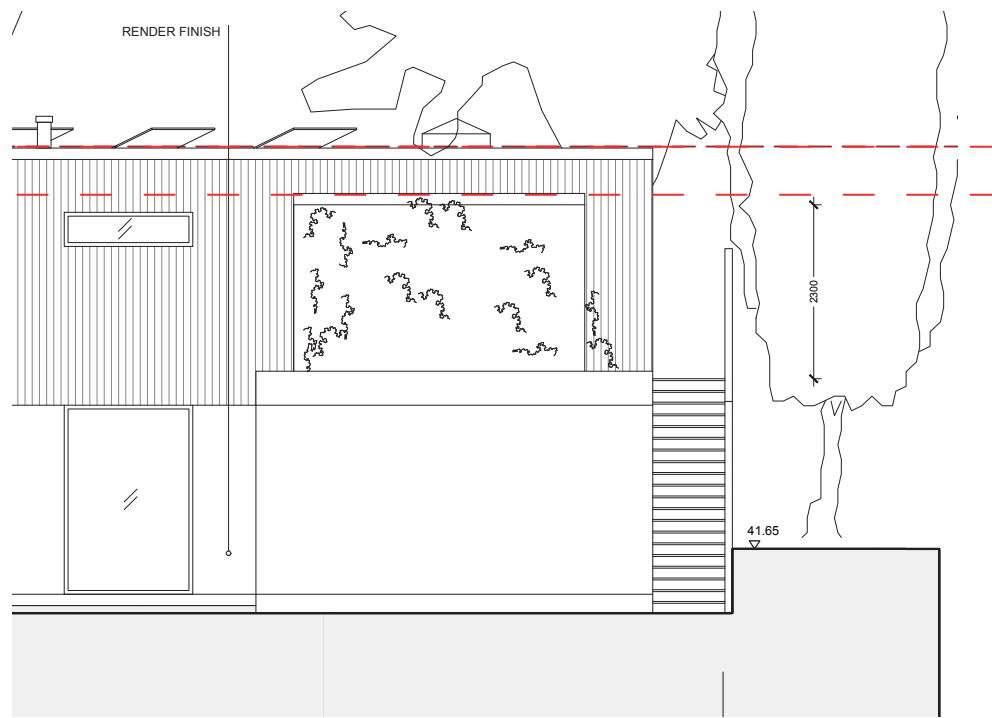
5.1. Lower Level Fenestration: There have been minor changes to windows on the lower level as a result of changes in the plan of the lower level, but the 3no. windows concerned are located below the fence line so that there is no possible overlooking of adjoining properties, and the changes are therefore non-material.

15. Approved rear elevation (Planning Ref: HGY/2020/0423. Drawing number 559-112-P1). External wall facing rear gardens of Glasslyn Road.

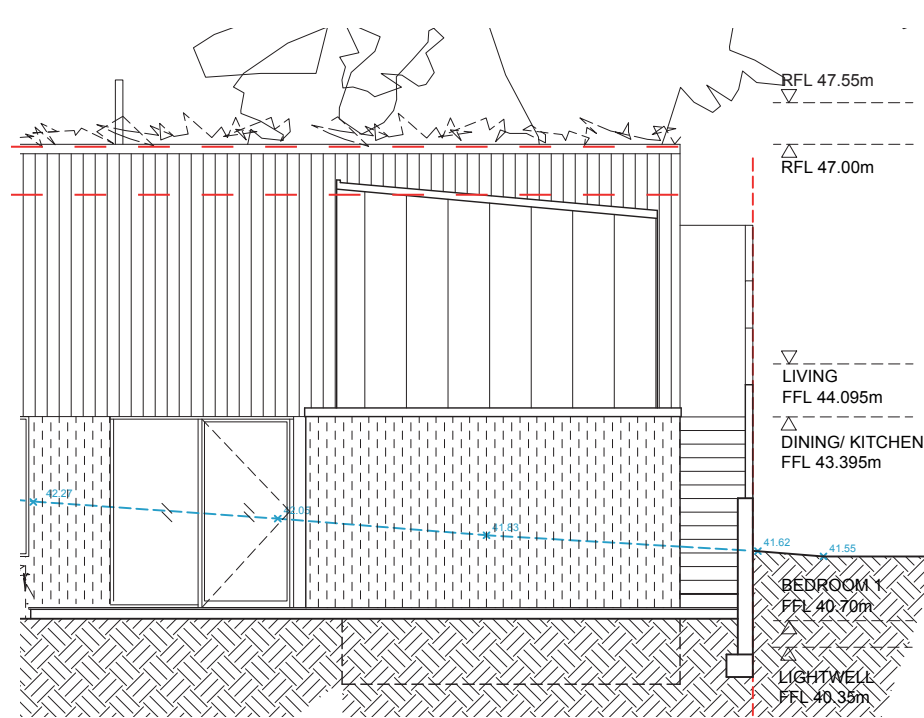


16. Revised rear elevation (Drawing number 591-122-P3). External wall facing rear gardens of Glasslyn Road. Changes to the ground floor windows will not be visible to the properties at Glasslyn Road.





17a. Approved North-East Elevation (Side elevation) (Planning Ref: HGY/2020/0423. Drawing number 559-109-P1). Upper floor Kitchen projecting annexe.



18a. Revised North-East Elevation (Side elevation) (Drawing number 591-125-P1). Upper floor Kitchen projecting annexe.

6. ROOFS

PROJECTING ANNEXE

- 6.1. Projecting Annexe: The roof profile of the zinc-covered extension to the upper floor kitchen has been altered to form a slope to the rear, in order to improve drainage and to increase the height of the south-facing window, which is intended to maximise passive solar gain.
- 6.2. Height of Annexe: The height of the annexe in the revised design is predominately lower than the height of the annexe of the approved scheme.

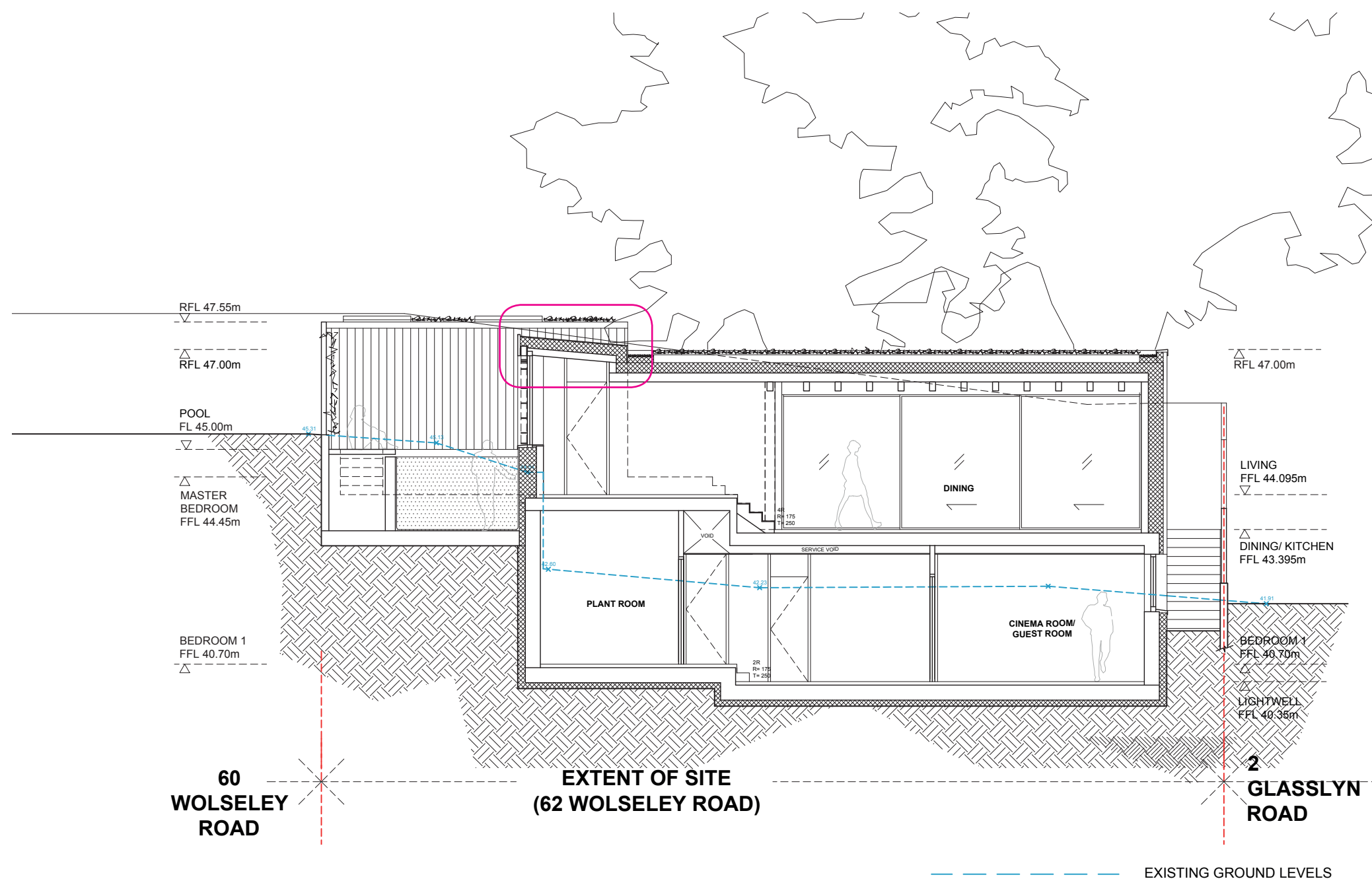


17b. 3D studies of the approved upper floor Kitchen projecting annexe. North-East Elevation (Side elevation) (Planning Ref: HGY/2020/0423)



18b. 3D studies of the revised upper floor Kitchen projecting annexe. North-East Elevation (Side elevation)



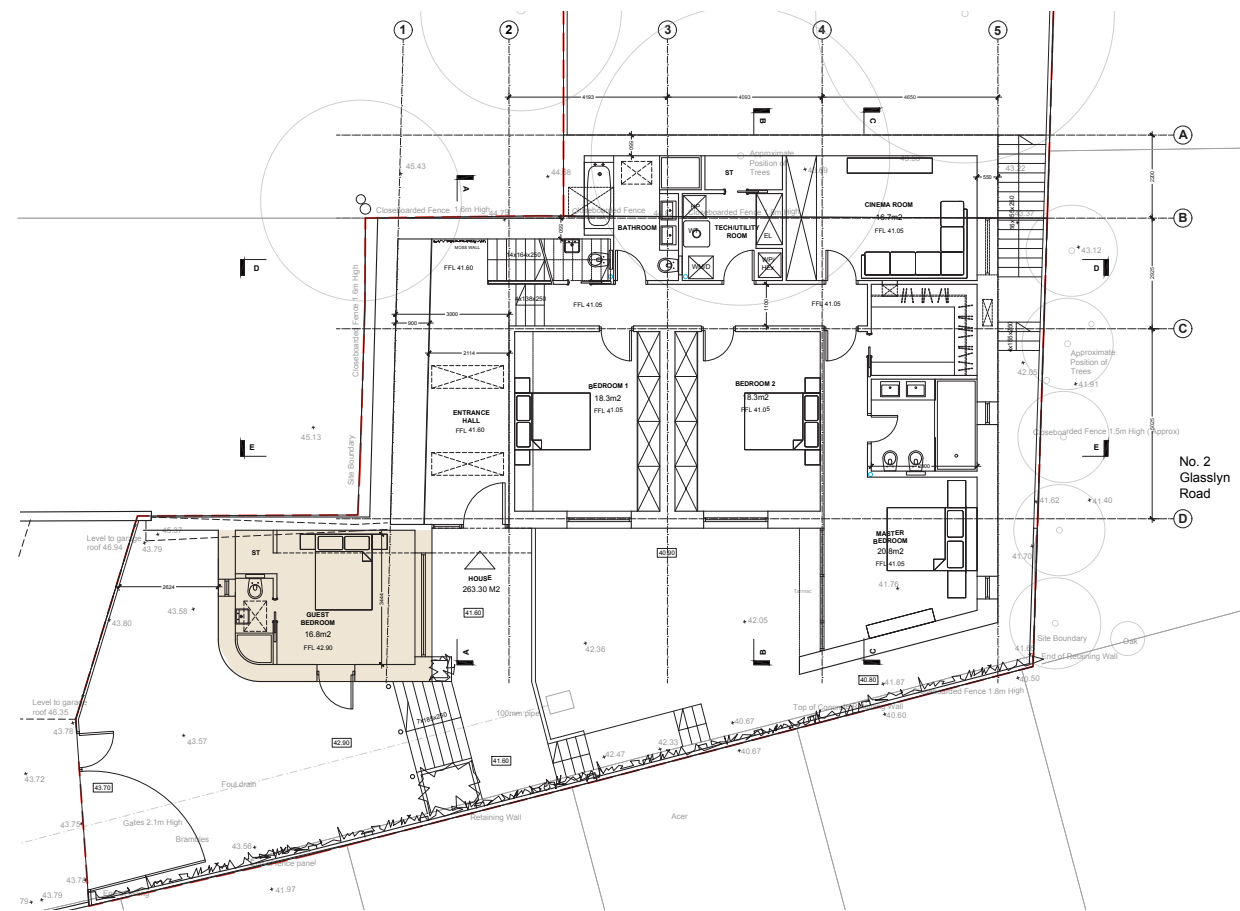


MAIN ROOF

- 6.3. Main Roof Profile: At the southern end of the main roof a sloping section of roof has been introduced, which is zinc-covered in order to relate in material and in form to the roof of the projecting annexe.
- 6.4. Rainwater Harvesting: This zinc-covered, i.e. 'non-green', section of the main roof allows an increased amount 'clear water' to be harvested and stored for use in WC flushing etc.
- 6.5. Solar Gain: In a similar manner to the projecting annexe, the pitched roof element increases the height of the south-facing window of the living room to maximise passive solar gain. Although the roof pitch raises the ridge by approximately 300mm, the ridge line remains below the 2m height of the boundary fence to no.60 Wolseley Road.

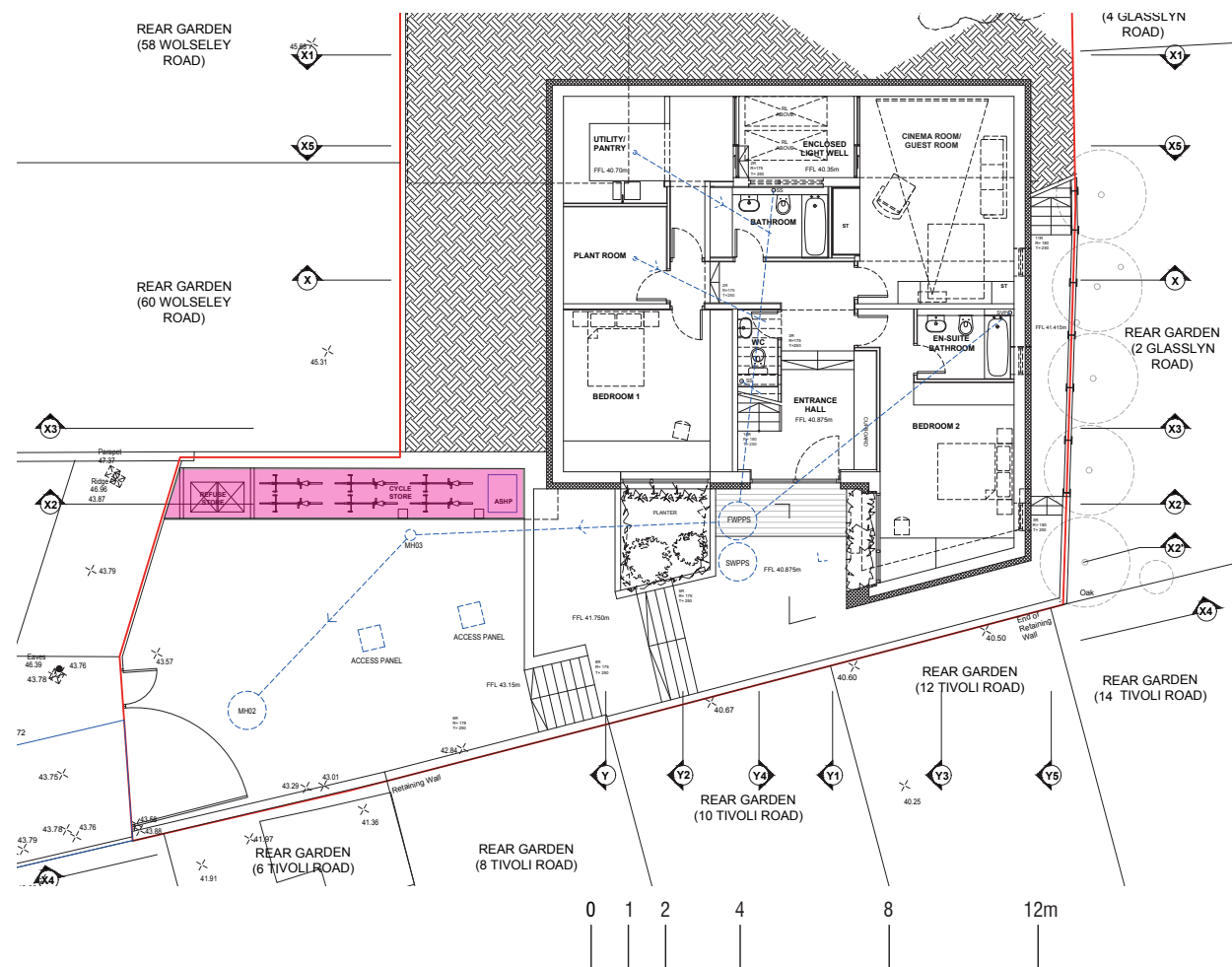
19. Section through proposed pool and main building showing sloped roof with large fixed light to allow natural light to penetrate deep into the internal spaces. (Drawing number 591-113-P3 Proposed section X-X).





Single storey office/ guest room block omitted

20. Approved lower ground floor plan (Planning Ref: HGY/2020/0423. Drawing number 559-101-P3)

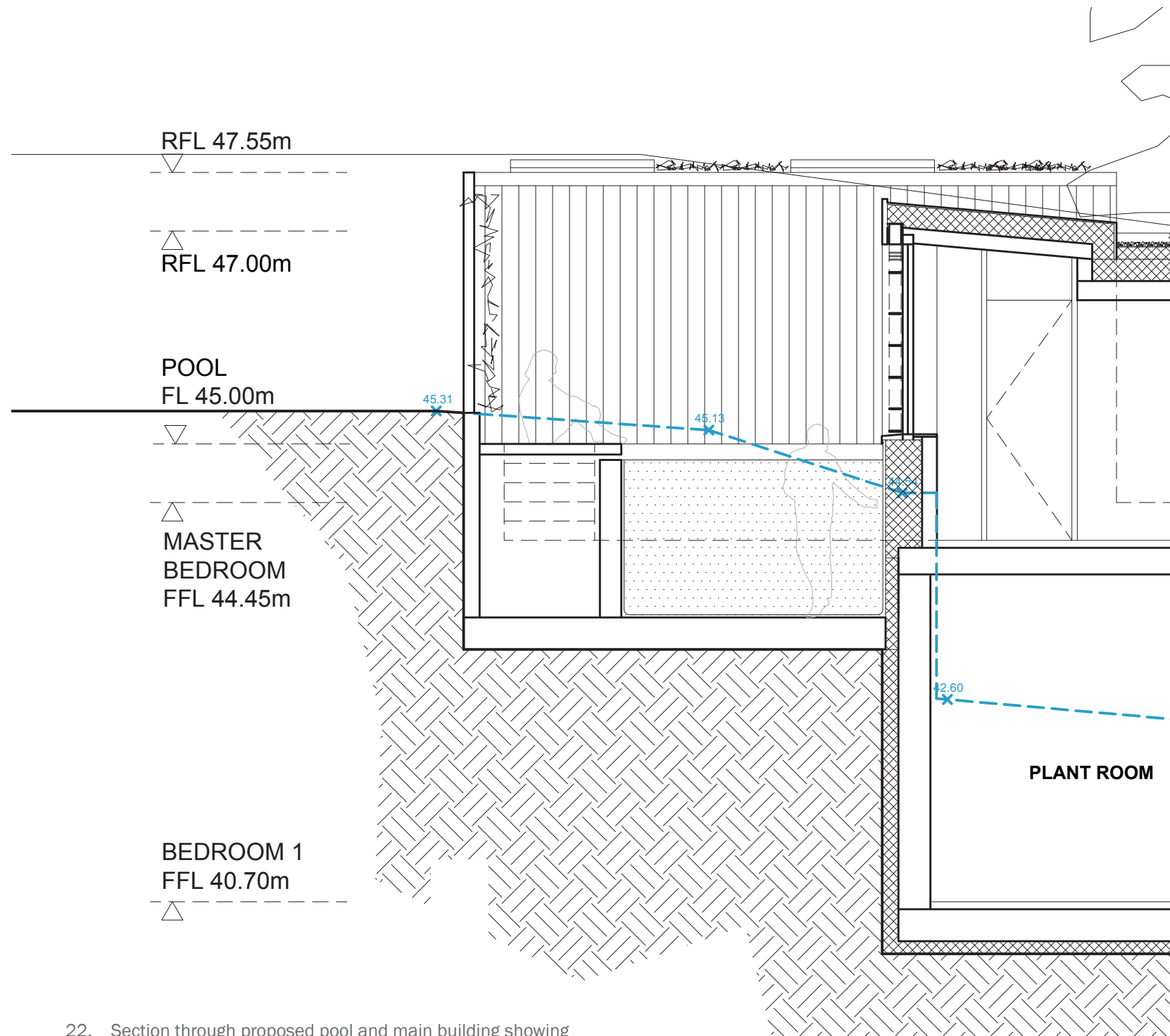


Refuse/ recycling store and cycle store added

21. Revised lower ground floor plan (Drawing number: 591-110-P2)

7. EXTERNAL – ENTRANCE COURTYARD

- 7.1. Entrance Courtyard Reconfigured: Following the removal of the Office/Guest block from the Entrance Courtyard, space is available for a refuse and recycling store, appropriately located close to the house entrance, as well as space to accommodate a cycle store and an air-source heat pump, while sufficient space has been maintained for a car to manoeuvre and park.
- 7.2. Cycle Store: The cycle store, which is to be covered and secure, is located on the upper level of the Entrance Courtyard to avoid the necessity to take cycles up or down stairs.
- 7.3. Air-Source Heat Pump (ASHP): The location of the housing to accommodate the air-source heat pump, whilst being close to the lower ground floor plant room, is sufficiently distant from neighbouring properties to prevent any noise disturbance.



22. Section through proposed pool and main building showing proposed terrace level.
(Drawing number 591-113-P3 Proposed section X-X).

----- EXISTING GROUND LEVELS

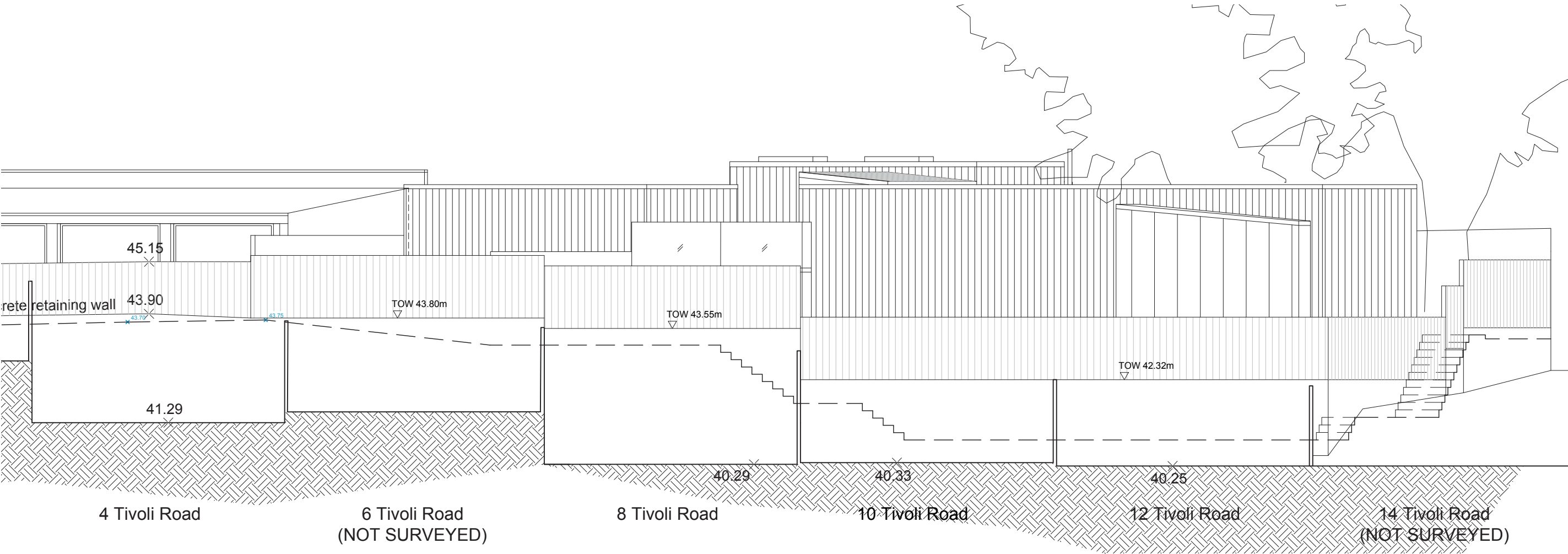


8. EXTERNAL – SOUTH-FACING UPPER TERRACE

- 8.1. Upper Terrace Reconfigured: Following the new location of the cycle store and the ASHP housing in the Entrance Courtyard, the Upper Terrace is to be extended over these enclosures.
- 8.2. Terrace Relationship to Existing Levels: As the current ground levels in the area of the Upper Terrace are generally higher than proposed terrace, there is therefore a reduction in the potential for overlooking between the terrace and the rear of the Tivoli Road houses.

9. FENCE AND WALL WITH TIVOLI ROAD

- 9.1. Fence line will be changed to a stepped configuration which was the design most appealing to the neighbouring properties on Tivoli and Glasslyn road and will now follow the future contour of the site more closely.
- 9.2. A mix of insitu concrete walls, reinforcement and retention of existing walls as well as kingpost walls will be used.



23. Proposed boundary fence elevation along rear gardens of Tivoli Road houses.
(Drawing number 591-120-P3 Proposed section X4-X4).



10. CLADDING CHANGES

- 10.1. Materials and design of cladding on main volume remains unchanged.
- 10.2. Cladding transition between upper and lower level now aligns with the level change (rather than being at a lower level) – cost and aesthetic reasons make this change more appealing.



a. Approved North-East Elevation (Planning Ref: HGY/2020/0423) showing office/ guest block.



b. Revised North-East Elevation showing office/ guest block omitted and new refuse/ recycling and cycle stores incorporated to the elevation design.

24. 3D studies of the approved and revised North-East Elevation (Side elevation) (External wall facing rear gardens of Tivoli Road).

11. CONCLUSION

- 11.1. General: As discussed in Sections 2 to 8 above, the proposed revisions to the approved scheme (Planning Consent Ref. HGY/2020/0423) represent non-material amendments that improve the building design whilst, at the same time, constituting either a reduction in the proposed accommodation or a potential reduction in the impact on neighbouring properties.
- 11.2. Accommodation: As described in Sections 2, 3 and 4 above, the changes to the building plan result in an overall net reduction in the footprint of 1.75 m2, i.e. a reduction in the proposed accommodation.
- 11.3. Fenestration: There is an overall reduction of approximately 20% in the net area of fenestration in the building, whilst the detailed changes are either beneficial, such as the removal of the upper-level fenestration on the north-east elevation to reduce light pollution, or non-material, such as the proposed changes to the fenestration at lower ground level.
- 11.4. Roofs: Detailed changes are proposed to the roofs of both the main building and the projecting annexe, which are designed to improve the environmental performance of the building, whilst representing no material change to the scheme.