



202 | Design and Access Statement
56A Onslow Gardens, N10 3JX
Rebecca Way & Robin Stanwell-Smith

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1.0
INTRODUCTION

Client

The clients are Rebecca Way & Robin Stanwell-Smith.

Professional Team

The professional team for the Proposal at 56A Onslow Gardens is as following:

Architect - **Creative Ideas & Architecture Office Ltd**

List of documents provided

Along with this Design and Access Statement, the following documents have been provided as part of the application:

- Site and location plan (Creative Ideas & Architecture Office Ltd)
- Set of existing drawings (Creative Ideas & Architecture Office Ltd)
- Set of proposed drawings (Creative Ideas & Architecture Office Ltd)

Purpose of document

This document has been prepared by Creative Ideas & Architecture Office Ltd on behalf of Rebecca Way & Robin Stanwell-Smith to support a Full Planning Application for the construction of a new single storey extension comprises a study room, an enlarged master bedroom and en-suite with associated landscaping works to the rear of the existing property together with the replacement of the existing windows and doors and the renovation of the existing bathroom and part of the existing kitchen at 56A Onslow Gardens in the London Borough of Haringey. The new extension will replace an existing smaller extension.

The purpose of this statement is to demonstrate that the proposal does not conflict with relevant planning policies and will not have a negative impact on the neighbouring properties and those in the surrounding area, or on the character of the area.

It is believed the proposal is grounded in the context of the site and is appropriate in terms of massing, scale and location.

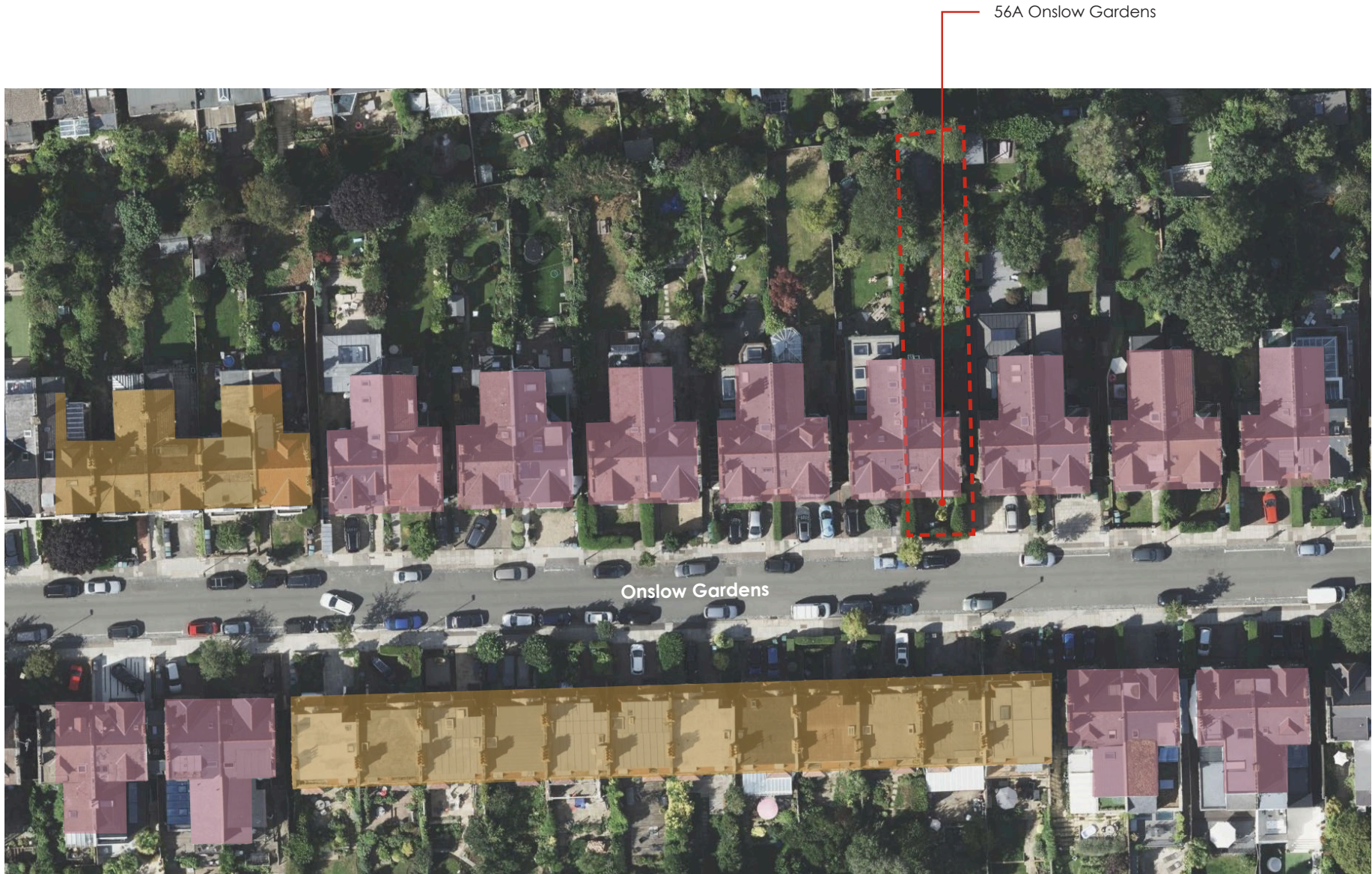
This report is submitted as part of a Full Planning Application and is intended to be read alongside the associated drawings.

Outline of proposal

This statement accompanies a full planning application for the following works at 56A Onslow Gardens in the London Borough of Haringey:

- Construction of a new single storey extension comprises a study room, an enlarged master bedroom and en-suite to the rear of the existing property
- Landscaping works and new patio tiles matching the existing to the rear garden of the property
- Replacement of the existing windows/doors with double glazed new windows/doors matching the existing
- Renovation works to the existing kitchen and bathroom

2.0
SITE AND CONTEXT



Map of Onslow Gardens - Google Earth



Existing Street Elevation - not to scale

Site Description

Onslow Gardens is a high value residential area well connected to Muswell Hill Road and Highgate Wood at one side and Connaught Gardens at the other.

The area is mainly residential and is characterized by a combination of semi-detached and terraced houses and it is adjacent to Highgate Wood and Queen's Wood.

The semi-detached buildings on Onslow Gardens are made of London stock brick with some white rendered elements and typically contain double-hung timber sash windows.

The property at 56A Onslow Gardens is located centrally on its street, on the north side.

The house is a typical late Victorian semi-detached house set on sloping grounds.

The house is currently divided in different residential units, this planning application is to be referred to the flat located at the ground floor of the property.

The unit is currently occupied by a family which is in much need of additional floor space.



Aerial Photo of the site - Google Earth



1. Front Elevation at 56A Onslow Gardens



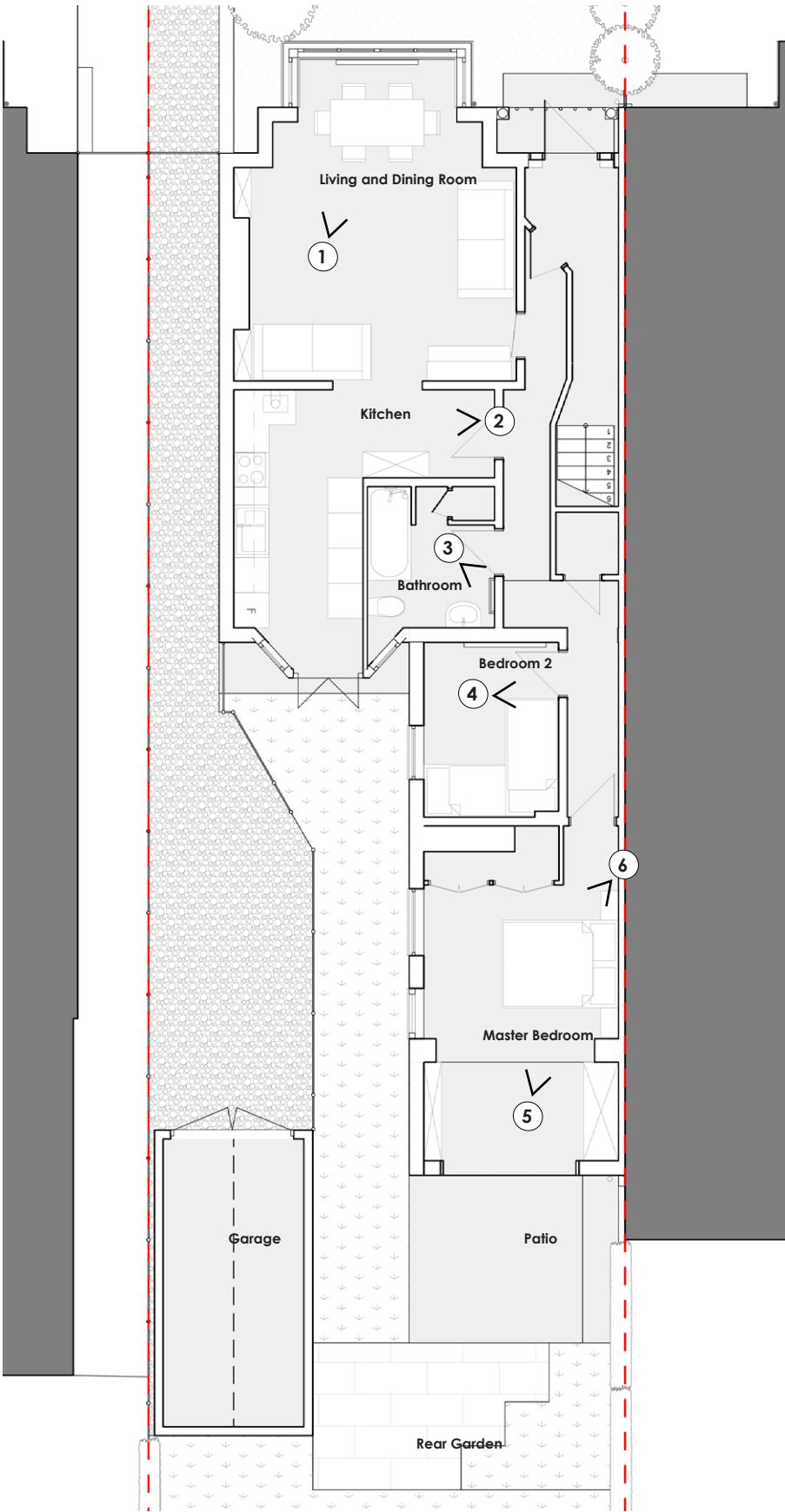
2. Rear Elevation at 56A Onslow Gardens



3. Existing neighbouring rear extension at 54 Onslow Gardens



4. Existing neighbouring rear extension at 58 Onslow Gardens



Existing Ground Floor Plan - not to scale



1. Living and Dining Room



2. Kitchen



3. Family Bathroom



4. Bedroom 2



5. Master Bedroom



6. Master Bedroom

3.0
PLANNING CONTEXT

3.1.1 Planning Policy Context

The following planning documents have be referred to:

1. London Plan (March 2021):

- GG4 Delivering the homes Londoners need Policy
- D4 Delivering good design

These aim to ensure the highest architectural and design quality of development and require for it to have special regard to the character of its local context.

2. Haringey's Local Plan / Strategic Policies (2013 – 2026)

- SP2 Housing

3. Development Management DPD / Adopted July 2017

- Policy DM1: Delivering High Quality Design (Haringey Development Charter)

All new development and changes of use must achieve a high standard of design and contribute to the distinctive char- acter and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:

1. Relate positively to neighbouring structures, new or old, to create a harmonious whole
2. Make a positive contribution to a place, improving the character and quality of an area
3. Confidently address feedback from local consultation;
4. Demonstrate how the quality of the development will be secured when it is built
5. Are inclusive and incorporate sustainable design and construction principles.

Development proposals should relate positively to their locality, having regard to:

1. Building heights
2. Form, scale & massing prevailing around the site
3. Urban grain, and the framework of routes and spaces connecting locally and more widely
4. Maintaining a sense of enclosure and, where appropriate, following existing building lines
5. Rhythm of any neighbouring or local regular plot and building widths
6. Active, lively frontages to the public realm;

7. Distinctive local architectural styles, detailing and materials

- Policy DM12: Housing Design and Quality

Residential Extensions:

1. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context
2. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG
3. Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD

General planning requirements will check the design proposal considers the following:

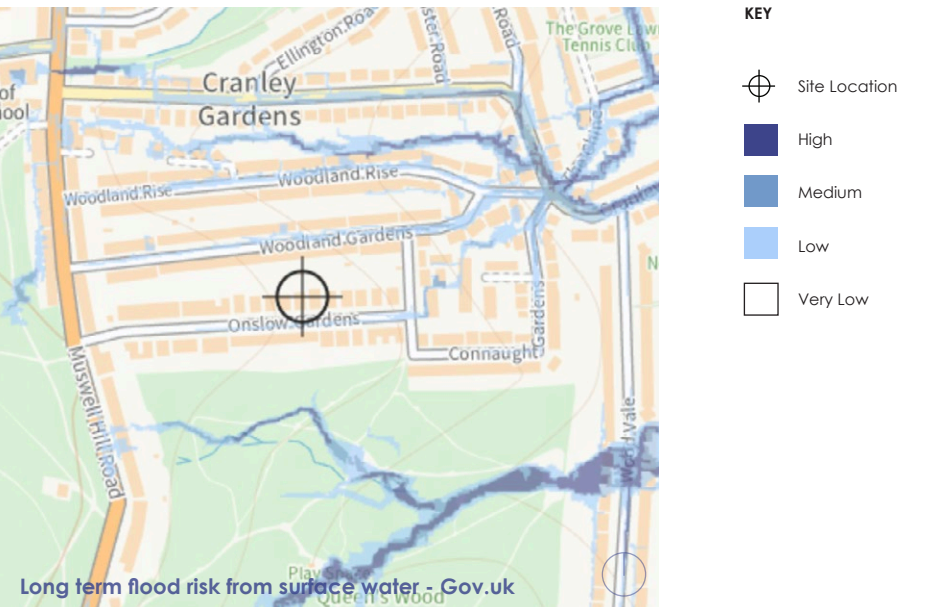
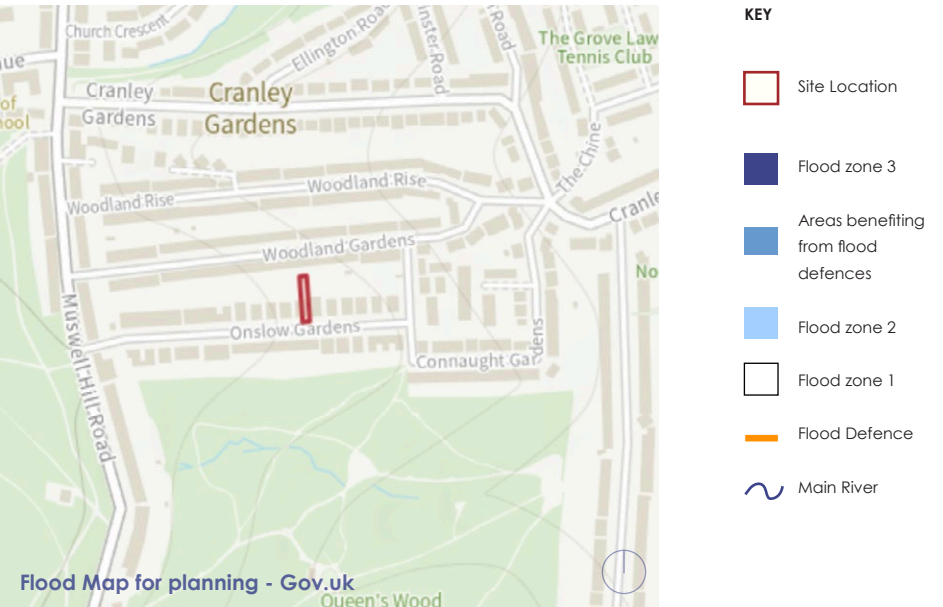
- Neighbour's Privacy
- Massing & Size
- Landscape
- Sustainability and Biodiversity
- Architectural Design
- Materiality
- Permitted Precedent

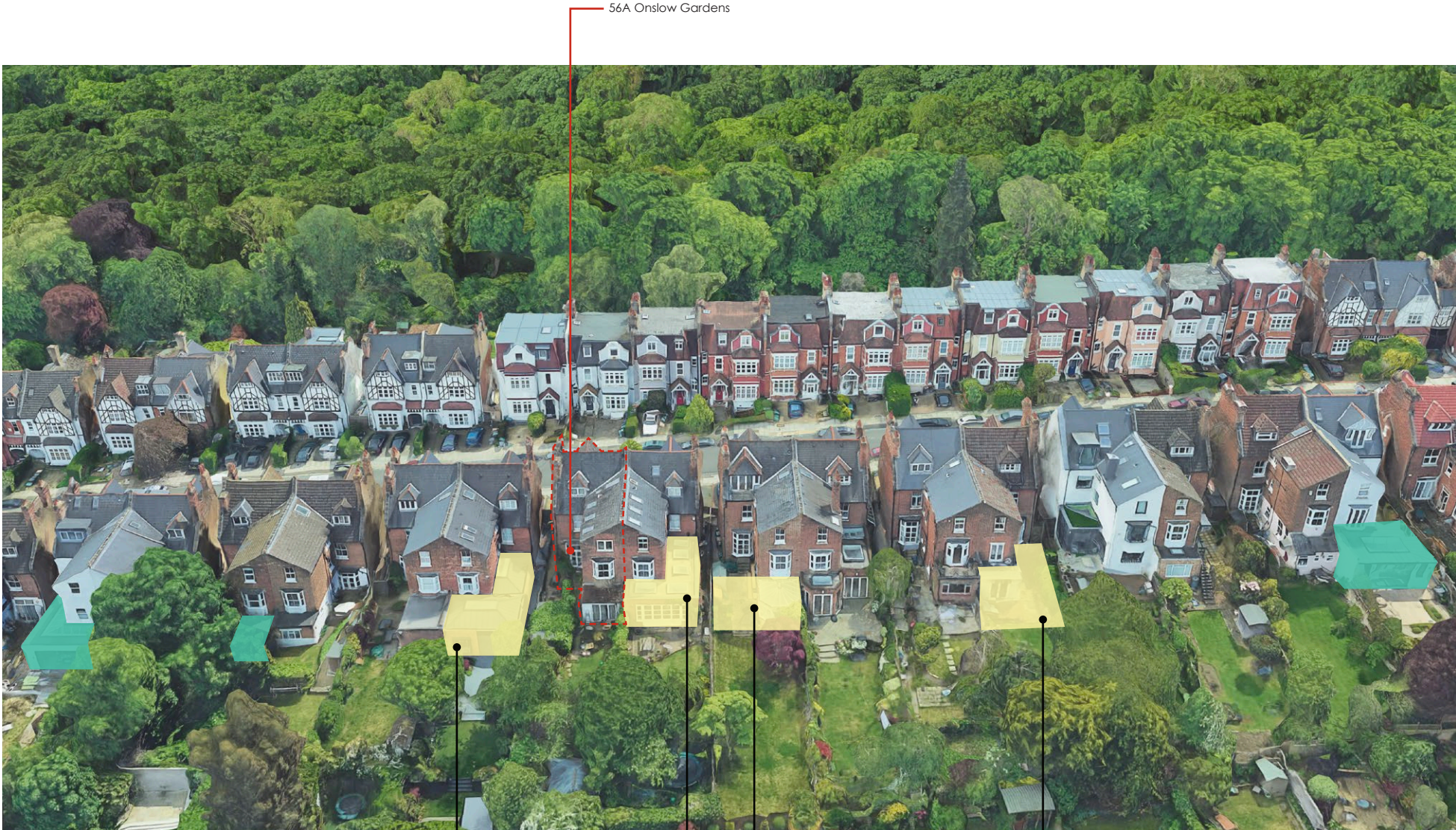
Conservation area

The property is not within the conservation area and does not have Listed Building status, nor any additional constraints in terms of planning policy designations.

3.1.2 Flood risk

The site is within an area with a low probability of flooding. There is not need to do a flood risk assessment because the development is in flood zone 1, smaller than one hectare and is not affected by sources of flooding other than rivers and the sea, for example surface water drains.





Aerial Photo of the site - Google Earth

58 Onslow Gardens
Planning Application
HGY/2018/0152: Erection of
single storey rear extension along
side return and replacement
of existing single storey rear
extension behind the rear
elevation with single storey
extension of the same depth.

54 Onslow Gardens
Planning Application
HGY/2012/1647:
Erection of single storey
rear and side rear extension
(neighbouring property).

52 Onslow Gardens
Recently Approved Planning
Application HGY/2022/4024:
Construction of a new single storey
brick rear extension to replace
the existing glazed conservatory.
The installation of a new dormer
window the front roof to replace
the existing roof window.

46 Onslow Gardens
Recently Approved Planning
Application HGY/2022/1952:
Proposed single storey rear/
side infill extension (3m depth)to
ground floor garden flat with green
roof and associated internal works.

KEY

- Adjoining Properties Relevant Extension
- Other Relevant Extension

3.2.1. Precedents

Plenty of development activity has taken place to all of the adjoining houses along Onslow Gardens over the recent past. Most of this has been in the form of ground floor rear and side infill extensions as well as loft conversions resulting in addition of dormer windows. The image (left) shows the wide variety of neighbouring rear extensions in the context of 56A Onslow Gardens.

Constructed:

- 50 Onslow Gardens, London N10 3JX (HGY/2007/1994): Erection of single storey rear extension (neighbouring property)
- 54 Onslow Gardens, London N10 3JX (HGY/2012/1647): Erection of single storey rear and side rear extension (neighbouring property)
- 58 Onslow Gardens, London N10 3JX (HGY/2018/0159): Erection of single storey rear extension along side return and replacement of existing single storey rear extension behind the rear elevation with single storey extension of the same depth; Excavation of land below extensions by approximately 500-600mm with associated 'levelling off' of existing slope in rear garden.

Recently Approved:

- 19 Onslow Gardens, London, N10 3JT (HGY/2022/1245): Erection of a single storey ground floor side infill to existing outrigger, lower ground floor extension into the sloping landscape, reconstruction of existing outrigger extension, rear flat dormer to replace existing hipped dormer, and alterations to fenestrations.
- 46 Onslow Gardens, London N10 3JX (HGY/2022/1952): Proposed single storey rear/side infill extension to ground floor garden flat with green roof and associated internal works.
- 52 Onslow Gardens, Hornsey, London, N10 3JX (HGY/2022/4024): Construction of a new single storey brick rear extension to replace the existing glazed conservatory. The installation of a new dormer window the front roof to replace the existing roof window.

These permissions are relevant to this application, especially 58 and 54 Onslow Gardens as they are the neighbouring property adjoining the application site and they include the construction of a new large extension to the rear.



no.22 no.20 no.18 no.16 no.14



no.46 no.44 no.38

Recently Approved [HGY/2022/1952](#)



no.60 no.58 no.54 no.52

Recently Approved [HGY/2022/4024](#)



no.74 no.72 no.66

3.2.2. Extension's character

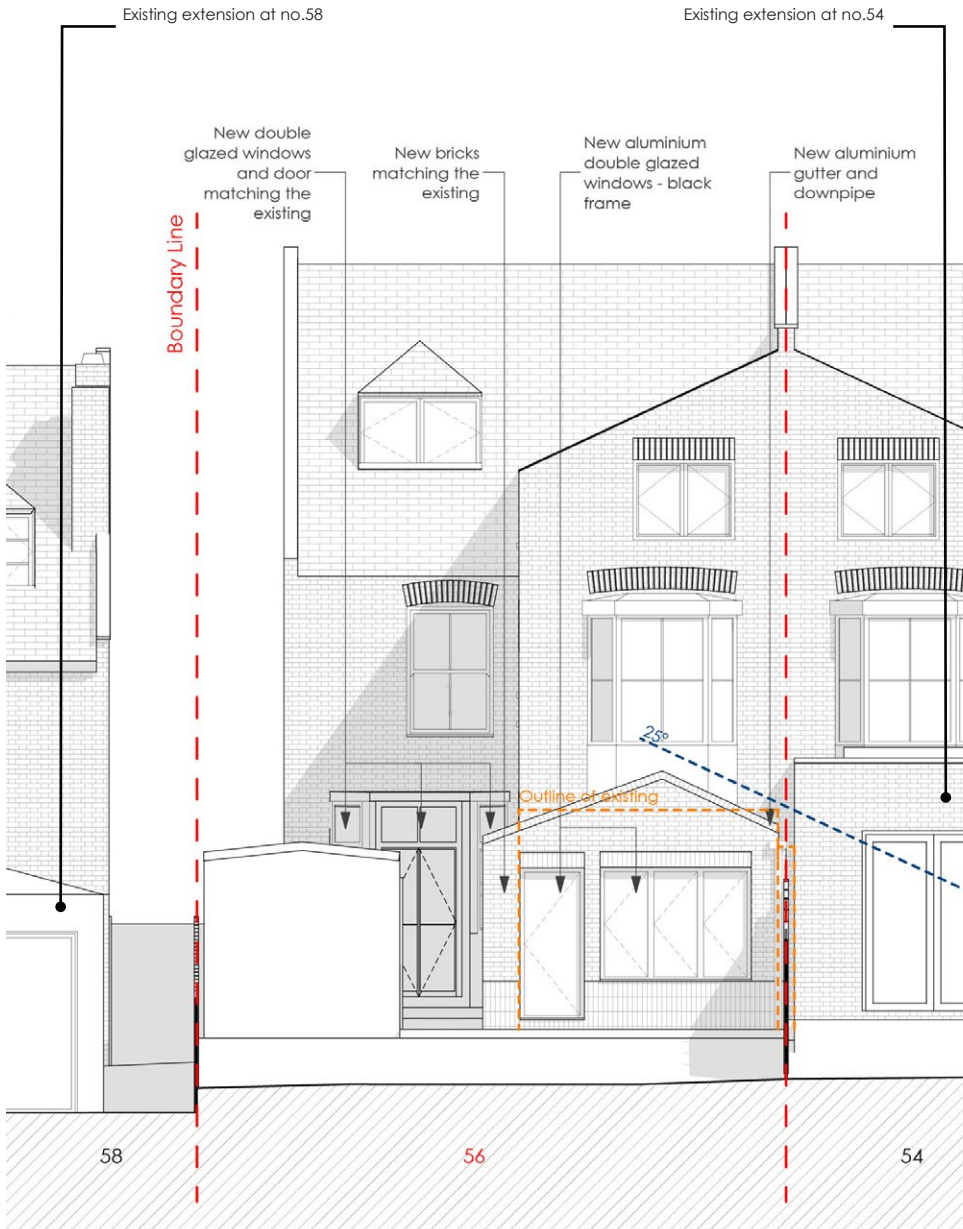
While the presence of many rear extensions and side infill extensions has become a consistent pattern within the area, there is not a clear consistency in their characteristic, detail or material.

There is not a established building line and there is a wide range of rear extensions that differ in their length.

There is not a predominant building height and no consistent roof form. The rear extensions feature a wide variety of roof forms (flat, green, mono pitched, conservatory style, double pitched with zinc etc.)

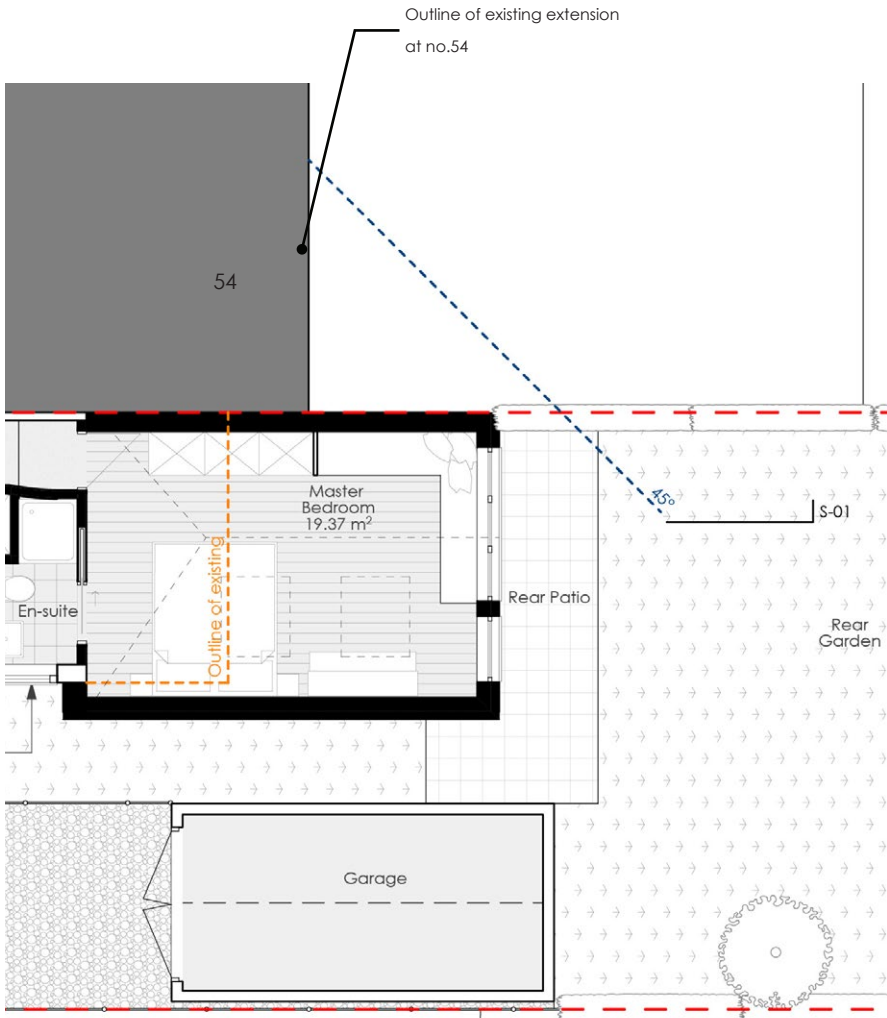
There is not consistency in materials and the existing rear extensions in the area feature various types of external wall finishes as well as differing roof finishes (aluminium clad/steel, brick, render etc.).

4.0
THE PROPOSAL



Proposed Rear Elevation

0 1.0 2.0



Proposed Plan

The proposal

The proposal aims to add a study room and a more spacious master bedroom with associated en-suite to the flat.

The overall scope of the project is to enhance the space and character of the house increasing the habitable area of the flat provide to the family an additional study room and a bigger master bedroom, while minimizing the feeling of enclosure to the garden as well as maximise privacy and the natural light.

The property has a long garden which is beneficial to the proposal and a very good sized of it will be retained and improved after the proposed works.

On the north-east side of the property there is an existing garage which the owners want to keep as it is useful to store the appliances used for gardening.

It is very important to note that the proposed extension will not extend further the existing garage wall and this will ensure that the impact of the extension on the neighbour at no.58 will not be subjected to any changes compared to the current situation.

For the family living in the flat, the garden is a key space and it was very important for them to preserve the side footpath which links the kitchen area at the front of the property with the green area at the back.

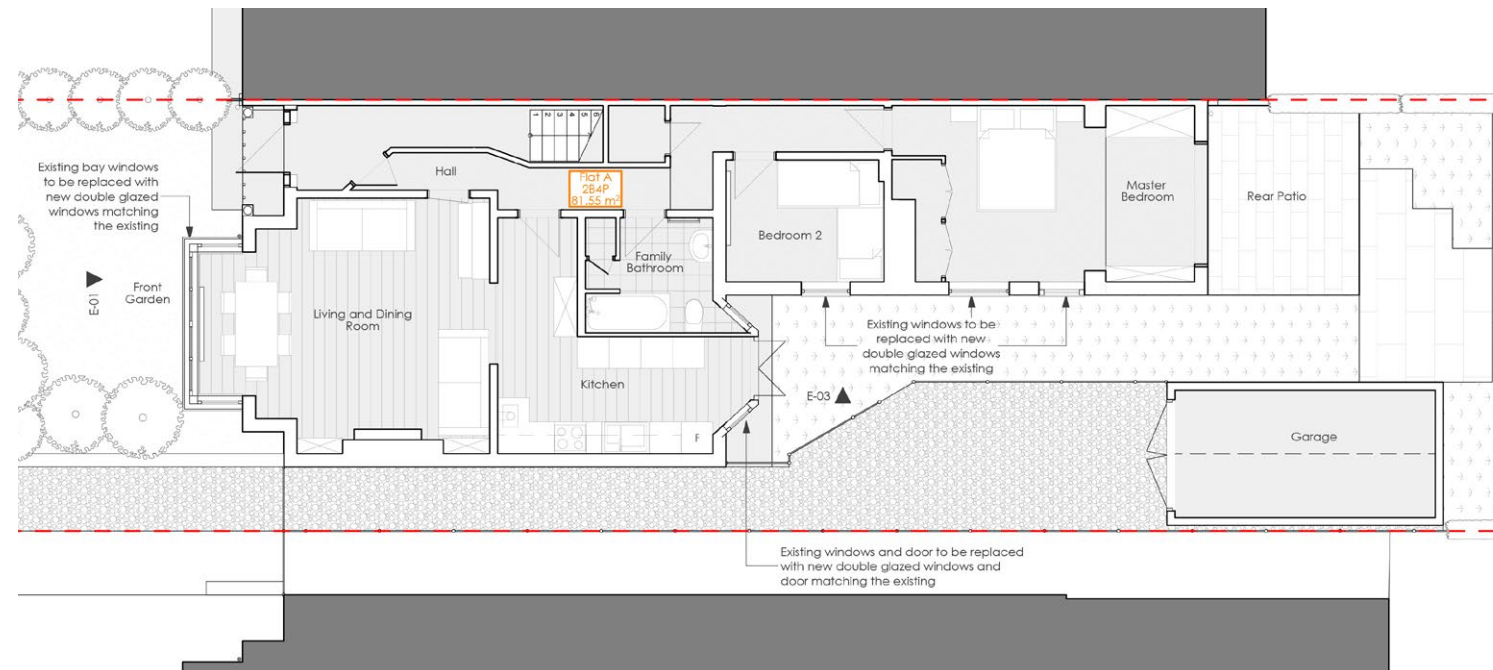
For this reason, the new volume will not extend further east, guaranteeing the side path to remain fully accessible and enhancing the connection between the rear garden and the living area of the property.

The proposed extension is in any way considered to harm the neighbouring amenities, as shown in the schemes (left).

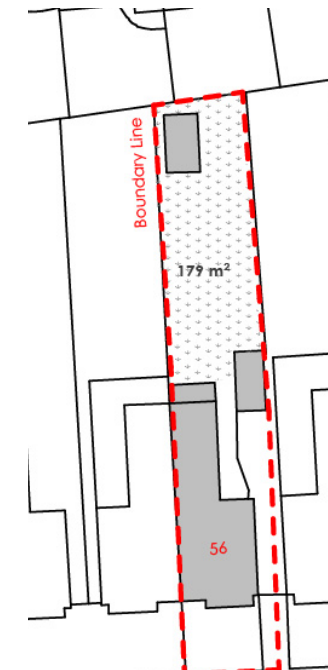
It is noted that the proposed extension does not intrude over the line drawn at an angle of 45° in the horizontal plane and the line drawn at an angle of 25° in the vertical plane from the midpoint of the patio door at no.54.

In addition, to minimize the impact of the proposal on the neighbouring aforementioned property a pitched roof is introduced whose eave's height will be aligned with the existing wall and planting fence currently located between the two properties.

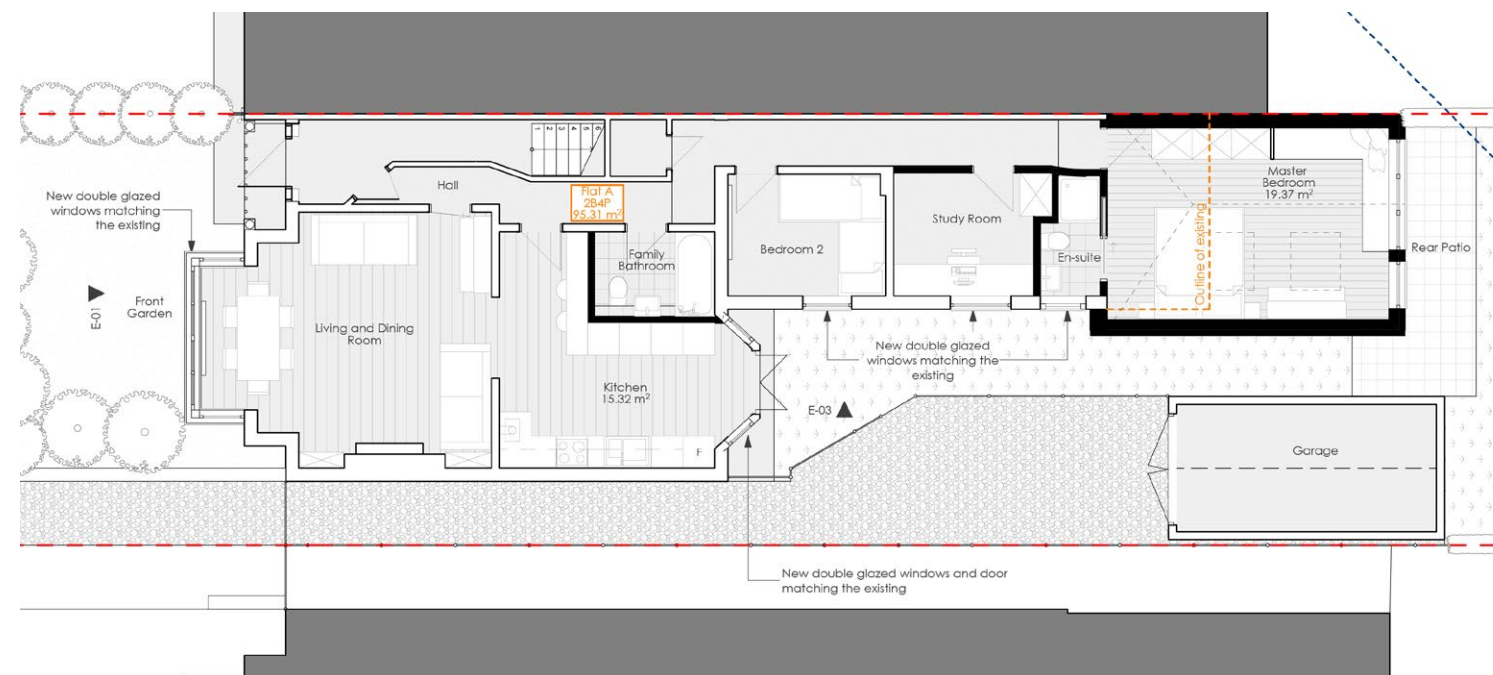
The flat is North facing which means that there is barely any direct natural light to the internal spaces at the rear of the property. The rooms in this area of the house do not get direct sunlight almost all year round, for this reason the proposal aims at having two roof lights to the rear extension which will allow for additional sunlight to the master bedroom where the owner spend a lot of time during the day playing the piano.



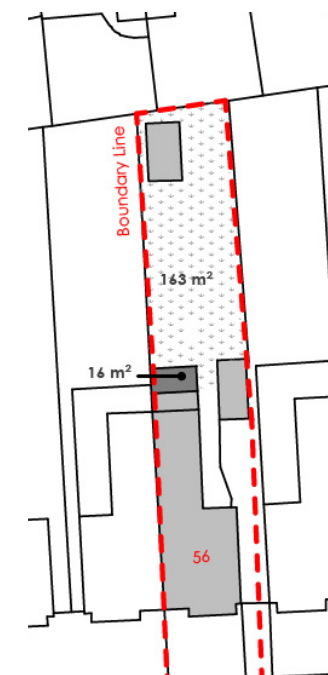
Existing Ground Floor Plan



Existing Site Plan - not to scale



Proposed Ground Floor Plan



Proposed Site Plan - Not to scale



Internal layout

The new space of the extension will comprise a study room and a master bedroom with an en-suite.

Together with the erection of the new extension, minor renovation works are proposed in the existing kitchen and bathroom.

The family bathroom will be reconfigured to improve the space within the kitchen and increase the natural light coming through the bay window.

Those minor renovation works will enhance the space of the house and ensure the family a more usable kitchen area which is much need.

The living room, bedroom 2 and entrance hallway will remain as existing.

The proposed master bedroom will have a total area of 19 sqm, therefore it will comfortably comply with London Plan Housing Standards Policy 3.5 and the National Internal Space Standards.

Private amenities & Landscaping

The property has a very generous long garden of 179 sqm which is beneficial to the proposal.

The extension will occupy a total of 16 sqm of it, therefore the proposed garden will be 163 sqm.

No trees will be affected by the proposal, however a portion of the existing ivy at the site boundary with no. 56 will need to be removed.

Grass/ planted areas will be upgraded to allow for a better use of the garden.

The proposal aims at bettering the landscaping of the existing garden to the property by removing the existing tiles and replacing them with new anti-slip, tiles which will be properly installed over level ground.

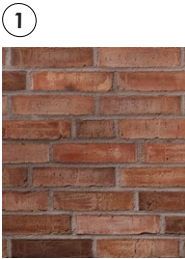
Side path to the garden & Access

The new extension will not extend further east, guaranteeing the existing side path to remain fully accessible and enhancing the connection between the rear garden and the living area at the front of the property.

Access to the site remains unaffected. Side access path to the unit will be used to transfer all the building materials thus ensuring the existing property will remain unaffected by the works.



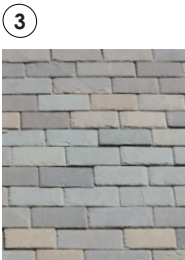
Axonometry | not to scale



Bricks matching the existing



Anthracite windows and door aluminium frame



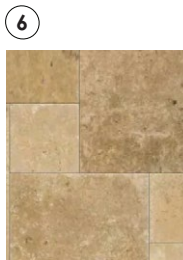
Dark Grey natural roof slate



Dark Grey gutter and down pipes to match new roof natural slate colour



Anthracite Roof lights



Anti-slip tiles matching the existing

Scale

The proposed extension will not extend further the existing garage wall and this will ensure that the impact of the extension on the neighbour at no.58 will not be subjected to any changes compared to the current situation.

In order to minimize the impact of the proposal on the neighbouring property at no.54 a pitched roof is introduced whose eave's height will be aligned with the existing wall currently located between the two properties.

Appearance

The extension's materials and details will be much in keeping with the existing house and neighbouring properties along Onslow gardens and will sit uniformly within its immediate context.

The new elevation will be in bricks matching the existing. They will be installed with different course to give the new extension an interesting feature and ensure the elevation will not result in a plain and poor design volume.

The two proposed roof lights will increase the amount of natural light within the new master bedroom and help improve the overall quality of the space.

New rainwater system will be installed guarantee a correct rainwater flow from the roof to the drainage system.

The existing windows and doors will be replaced with double-glazed windows and door matching the existing in order to improve the state of the property and improve its energy efficiency.

Impact of neighbouring Amenities

There is no change to the sunlight/daylight of neighbouring properties with the proposed extension due to multiple factors:

- the location of the property on a hill
- the north facing garden aspect
- the existing house heights and placement of fences

In addition, the proposals will not result in any increase in the level of overlooking or loss of privacy.