



Design & Access Statement

73 Connaught Gardens, London, N10 3LG

13th July 2023

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1.0 Introduction



1.1. Site and Surroundings

1.1.1 The application site is occupied by a two storey, detached dwellinghouse. This property sits on the eastern side of Connaught Gardens and at the northern end of the road.

1.1.2 The dwelling faces onto Connaught Gardens and sits on a corner plot, adjacent to the junction of Connaught Gardens with Cranley Gardens, Woodland Rise, and The Chine. The setting is residential in character, being made up of a mixture of detached, semi-detached and terraced properties.

1.1.3 No.71 Connaught Gardens, detached, lies to the south and is of the same composition as 73 Connaught Gardens in terms of height (although not relative), geometry, and window configuration.

1.1.4 Connaught Gardens is built on a steep incline, meaning that No. 71 onwards are built at a higher elevation.

1.1.5 Most of the surrounding houses around the area have been heavily extended.

1.1.6 The building is not listed, and the site is not within a conservation area.

1.2. Pre-Application History

1.2.1 Pre-application advice was received in February 2023 (ref: PRE/2023/0025, date 07/02/2023) regarding the demolition of existing single storey side extension and erection of a replacement single storey side extension.

1.3. Planning History

HGY/2002/1147: Erection of a ground floor extension and alterations to the roof including three dormers and gable roof extension. Permitted Development.

HGY/2002/0341: Certificate of lawfulness for the proposed use of a rear extension and loft conversion. Permitted Development.

HGY/2001/1272: The erection of side and rear dormer windows to facilitate a loft conversion. Approved with conditions.

HGY/2001/0901: Erection of a two-storey side/rear extension. Approved with conditions.

HGY/2001/0776: Erection of a loft extension. Refused.

HGY/2001/0666: Erection of a two-storey side/rear extension. Permitted Development.

1.4. Enforcement History

1.4.1 There are no enforcement investigations associated with this site.

1.5. Adjacent Sites

1.5.1 HGY/2022/0119 (appeal Ref: APP/Y5420/W/22/3295166): 71 Connaught Gardens (neighbouring property), Erection of a first-floor side extension. Granted on appeal. Currently under construction.



1.6. Relevant Planning Policy

1.6.1 National Planning Policy Framework (2021) (NPPF)

1.6.2 The London Plan (2021)

1.6.3 Haringey's Local Plan Strategic Policies (2017) (Local Plan)

1.6.4 Development Management DPD (2017) (DM DPD)

2.0 Proposal

2.1. Description of the Proposed Development

2.1.1 Demolition of existing single storey side extension and erection of a replacement single storey side extension.

2.1.2 The existing property has a single storey projection on the southern side, which contains a garage, continuing as a boundary wall up to the boundary with No. 71 Connaught Gardens. It is proposed to demolish this existing projection and then erect a deeper single storey side extension, containing a kitchen, utility, pantry and WC.

2.1.3 A focus on good design has been a strong driver of the project and the proposed development has been designed to take into account the challenges presented by the various constraints of the site which has informed the positioning and form of the extension.

2.1.4 The proposed design of the extension has been sensitively designed with a lower front part, and has used a combination of materials to respond to the context of the application site minimising the potential harm to the surrounding streetscape.

2.1.5 To the side and rear, the proposed extension would step away from the boundary with No. 71 Connaught Gardens through the introduction of a courtyard garden and a hipped roof, which both serve to reduce massing near the boundary.

2.2. The Principle of Development

2.2.1 The proposed side extension does not project beyond the building line of either the front or rear elevations.

2.2.2 Viewed from Connaught Gardens, the massing of the existing projection and boundary wall is little different from the proposed.

2.2.3 Viewed from the rear, the proposed single storey side extension is subservient to the original house, being single storey and less than 50% of the width of the original building.

2.2.4 There should be no fundamental objection to the demolition of the existing single storey side projection and the erection of a larger single storey side extension.

3.0 Addressing Planning Considerations

3.1 Pre-Planning Advice

3.1.1 The following considerations have been considered in light of the pre-application advice, ref: PRE/2023/0025

3.2 Footprint and Siting

3.2.1 The pre-application advice reads:

[4.4] In design terms, officers do not object to the proposed increase in the footprint of the side extension. The resultant footprint would not result in the host property or the proposed development appearing cramped in the site. However, the front wall of the side extension is proposed to be constructed to match the front building line of the main dwelling. Officers suggest that the front wall of the proposed side extension should be set-back slightly from the front building line, similar to the existing single storey side projection. This would increase the subservience of the side extension and ensure that it does not appear more dominant in the street scene.

3.2.2 The proposed side extension does not extend past the established building line of the front façade, so the planning policy in question is whether the proposed extension is subservient to the host building and does not dominate the street scene. The pre-application advice notes that one way that this could be achieved is by setting back front wall of the proposed side extension.

3.2.3 At the front elevation, the proposed extension is 7,850mm wide, with 4,800mm of that proposed to match the building line of the host property. Where the extension meets the host building, there is a significant recess, 800mm wide and 650mm deep. Where the extension meets the boundary line, it steps back 1,000mm, across a width of 2,250mm.

3.2.4 Both the step and recess are significantly deeper than the set-back of the existing projection.

3.2.5 The step and recess are proposed to be clad in timber, with the central section in brick. This contrast in building line and material has been designed to reduce the perceived width of the side extension to that of the central brick element (4,800mm).

3.2.6 As a result, the impression of the massing as viewed from Connaught Gardens will be more akin to a garage, which is reinforced by the existing lowered kerb and driveway.

3.2.7 The massing of a garage is so banal in a suburban setting that the position relative to the host building is of limited importance – there are numerous examples of garages of similar houses in-front, in-line and setback from the building line. A local example is No. 82 The Chine (located directly opposite the applicant site, across Cranley Gardens), where the garage projected approximately 5 meters forward from the building line, all the way to the pavement.



82 The Chine, showing the garage projecting forward of the building line, with the door concealed amongst timber cladding.

3.2.8 It is clear the footprint and siting of the proposed side extension at No. 73 Connaught Gardens is by design both subservient to the host building and banal in the local context.

3.3. Scale, Massing, Form and Design

3.3.1 The pre-application advice reads:

[4.5] The front part of the proposed side extension would have a flat roof and would be of similar height to the existing side projection. This is considered acceptable, as this element of the enlargement would continue to respect the proportions of the main property. To the rear, the proposed side extension would have a greater maximum height and an elongated hipped roof design would be adopted. From a design perspective, there is not necessarily a concern regarding the increased height. However, the hipped roof would be somewhat awkward in its massing and form. Therefore, it is considered that this roof design would not be high quality and would appear incongruous. This roof design would detract from the character and appearance of the host property, the surrounding area and the street scene, contrary to Local Plan Policy SP11 and DM DPD Policies DM1 & DM12.

[4.6] At the pre-application meeting various other design options were discussed. Officers suggested that a fully flat roof design could be acceptable, as this would be a simple extension that would not appear visually intrusive. Alternatively, officers indicated that a flat roof design at the front, with a simple mono-pitched sloping roof to the rear could be appropriate. The agent queried whether a stepped approach could be adopted. Such a design would incorporate a higher flat roof element adjacent to the main property, whereas the extension would drop to a lower flat roof closer to the southern boundary. Again, this could be an acceptable solution.

3.3.2 This proposal would introduce a flat roof to the front part of the side extension, which is in line with the pre-application advice and is common ground between the Applicant and the Council. It is preferable to have a lower roof to the front of the property, to emphasise the subordination of the proposal within the street scene, however, this impacts on the head height available within the proposed WC, utility and pantry. This is acceptable, however, additional head height is required within the kitchen dining room to the rear, so the proposed roof steps up at this point, to provide a better standard of accommodation.

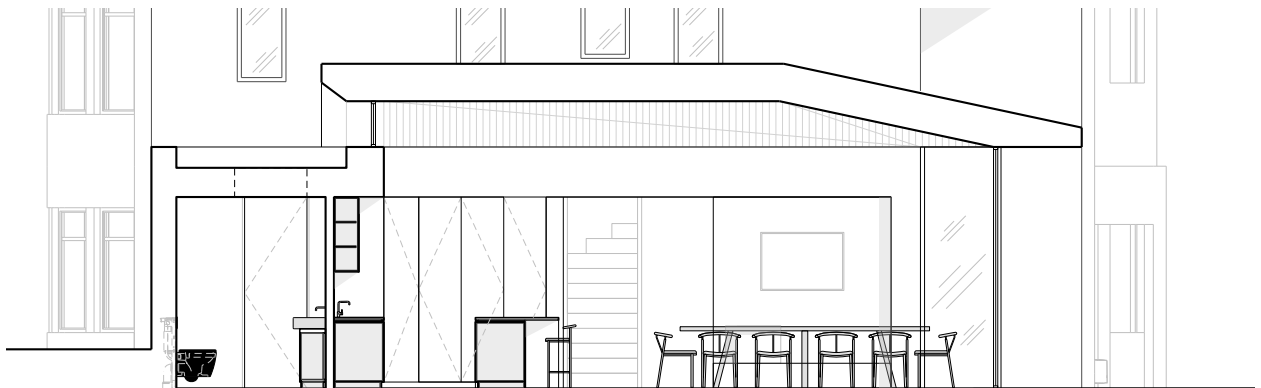
3.3.3 The pre-application advice notes that the height and a stepped approach to the roof could be adopted, so the planning policy in question is to ensure that the roof design does not detract from the character and appearance of the host property, the surrounding area and the street scene.

3.3.4 The pre-application advice submission showed an irregular folded roof in Section AA (see below), which appeared to be non-traditional and at odds with the character and appearance of the host property.



Section AA (extract) from application for Pre-Application Advice (PRE/2023/0025), indicating a folded-form roof.

3.3.5 This application would propose a traditionally detailed shallow-pitch hipped roof to the rear part of the side extension (refer to section 'Detailing and Materials' for an example from a completed project designed and detailed by Patalab Architects). This roof would be a well detailed addition that enhances the host building and would be in keeping with the surrounding context.



Proposed Section AA (extract), showing a simplified traditional roof.

3.3.6 The pitch of the roof would be visible internally and serves to draw massing away from the boundary with No. 71 Connaught Gardens; keeping the highest point of the roof in the centre of the extension.

3.3.7 The proposed side extension roof would have limited visibility from the street (due to the setback and positioning between Nos. 73 and 71) and limited views from neighbouring properties due to the relative height of the gardens and fence.

3.4. Detailing and Materials

3.4.1 The pre-application advice reads:

[4.7] Brickwork would be the primary material utilised for the extension, with timber cladding also incorporated. The use of brickwork is considered acceptable, however officers would prefer to see the extension constructed in matching brick, rather than the lighter finish suggested in the Design & Access Statement. Use of a matching brick would ensure that the extension would be in-keeping with the construction of the existing property. Timber cladding would be installed on the extension in two areas (adjacent to the main property and close to the southern boundary). Use of a differing material would assist in breaking-up the appearance of the side extension and this is supported. However, details of the proposed timber cladding should be provided as part of any future planning application, so that officers can ensure that this material respects the setting.

3.4.2 The proposed material finish and detailing would be of a high quality that would ensure the overall quality of the visual appearance of the proposed extension.

3.4.3 Brick has been proposed to relate to the existing context.

3.4.4 The proposed timber screening would be semi-open, allowing daylight into the proposal, whilst externally providing a slight visual contrast between areas of brick and glass located behind the screening. Should this application be approved, it is thought that details of the timber screening will be reserved by condition.

3.4.5 It is a matter of common ground that the use of timber and brick would assist in breaking-up the appearance of the side extension and ensure that it is viewed as subordinate to the host building.

3.4.6 The proposed hipped roof would be clad in metal, with a standing seam, similar to the example below that Patalab Architects designed and detailed for a Grade II listed building in Westminster. The shallow pitch metal is a traditional solution that would sit well within the context of Connaught Gardens.



Example of a well detailed hipped metal roof by Patalab Architects (2018), copper, installed on and extension to a Grade II listed building in Westminster.

3.5. Neighbour Amenity

3.5.1 The pre-application advice reads:

[4.8] The proposed side extension would be constructed up to the boundary with No.71 (property to the south). This proximity is noted, however, the extension would not project notably forward of the front wall of No.71. Furthermore, the proposed side addition would not extend to the rear to be beyond the rear elevation of No.71. Due to this siting, it is not considered that the front or rear areas of this neighbouring property would be unduly impacted by: overbearing affects, loss of light, overshadowing or harm to outlook.

[4.9] No.71 does have several ground floor side windows, which would be close to the proposed side extension. However, the available information suggests that none of these side windows are the primary openings serving habitable spaces. Noting this, it is not considered that any minor losses of light or restriction of outlook impacting these windows would materially harm the living conditions of No.71. Notwithstanding this, at the pre-application meeting, the agent did suggest that dropping the height of the extension on the southern side could further limit any impacts on these windows. Officers agree that this arrangement could reduce any effects on these openings. No new south facing side windows would be inserted into the host property, and therefore issues of overlooking towards No.71 would not arise.

3.5.2 There are three ground floor windows in the side elevation of No.71 Connaught Gardens, which face towards the proposed extension. These side windows are not primary openings serving habitable spaces.

3.5.3 The proposed side extension is 10,200mm deep, however, it is only built up to the boundary for 5,000mm, stepping back at the front and forming a courtyard garden in the middle.

3.5.4 Connaught Gardens is built on a steep incline, with No. 71 built approximately half a storey above the applicant site. In addition, there is an existing fence and trellis along the boundary, which, combined with the difference in ground level, will be higher than the proposed extension. If the proposed extension is perceived from the windows of No. 71 Connaught Gardens, it will be through the exiting trellis and of the highest point of the hipped roof, located in the centre of the proposed extension.

3.5.5 This application proposes a side window in the extension, facing onto a courtyard garden, however, due to the differing ground levels between sites and the extreme height of the existing fence and trellis (see photo below), the issues of overlooking towards No.71 would not arise.

3.5.6 It is common ground that neither the front or rear areas of No. 71 Connaught Gardens would be unduly impacted by: overbearing affects, loss of light, overshadowing or harm to outlook, and that issues of overlooking towards No.71 would not arise.



Photo showing the height of the existing fence, trellis and relative height of the ground floors, between Nos. 71 & 73

3.6. Other Nearby Properties

3.6.1 The pre-application advice reads:

[4.10] The proposed extension would be constructed a notable distance from other neighbouring properties. Therefore, the amenity and living conditions of other nearby dwellings would not be materially impacted.

3.6.2 This is a matter of common ground between the Applicant and Council.

3.7. Parking

3.7.1 The pre-application advice reads:

[4.11] The demolition of the existing single storey side projection would result in the removal of garage space. Therefore, off-street parking would be lost through this development. Whilst this is noted, the driveway of the host property is of size that allows the parking of two vehicles. Two off-street parking spaces is considered to be more than adequate to serve this dwelling. As such, the loss of one off-street parking space would not result in the displacement of cars or increased parking pressure on local roads.

3.7.2 This is a matter of common ground between the Applicant and Council.

4.0 Access Statement

4.1.1 Access to the house will remain as existing.

4.1.2 There will be a level threshold between the existing house and the proposed extension.