

6 BROUGHTON GARDENS, N6 5RS

**S73 Application HGY/2023/0775
30/06/23**

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Summary of Changes

A planning application for 6 Broughton Gardens (HGY/2021/3493) was submitted on 04/11/21. Permission for this scheme was GRANTED on 28/01/22 The subsequent S73 application highlights the following changes to the design;

- 1.** The proposed development has reduced in size by 13m2 from 161m2 GIA to 148m2 GIA. As a result, the glazing line and terrace edge has been pushed back from the boundary line. The plan has also become simpler and the central courtyard staircase has been removed. Access from the main house to the pool house is now down from the north side of the garden.
- 2.** The skylights have been rearranged. Previously, we had 4 above the pool and 3 above the gym and shower. We have rearranged the skylights in the new scheme to 7 above the pool and 1 above the shower. In total, there is an increase in skylights by 1.
- 3.** We have changed the facade material from limestone to render.

The following 3 pages of this document set out the proposed changes to the design. This document accompanies the amended drawings for the application which show the proposed changes in all of the drawings.

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Size Reduction & Layout Changes

As explained in the introduction, the proposed development has reduced in size by 13m2 from 161m2 GIA to 148m2 GIA.

As a result, the glazing line and terrace edge has been pushed back by 2.1m. The previous design's footprint is marked in red on the accompanying plans, as can also be seen in figure 2.

The plan has also become simpler and the central courtyard staircase has been removed, also marked in hatched red on the accompanying plans, and in figure 2.

Access from the main house to the pool house is now down from the north side of the garden through a series of embedded stepping stones.

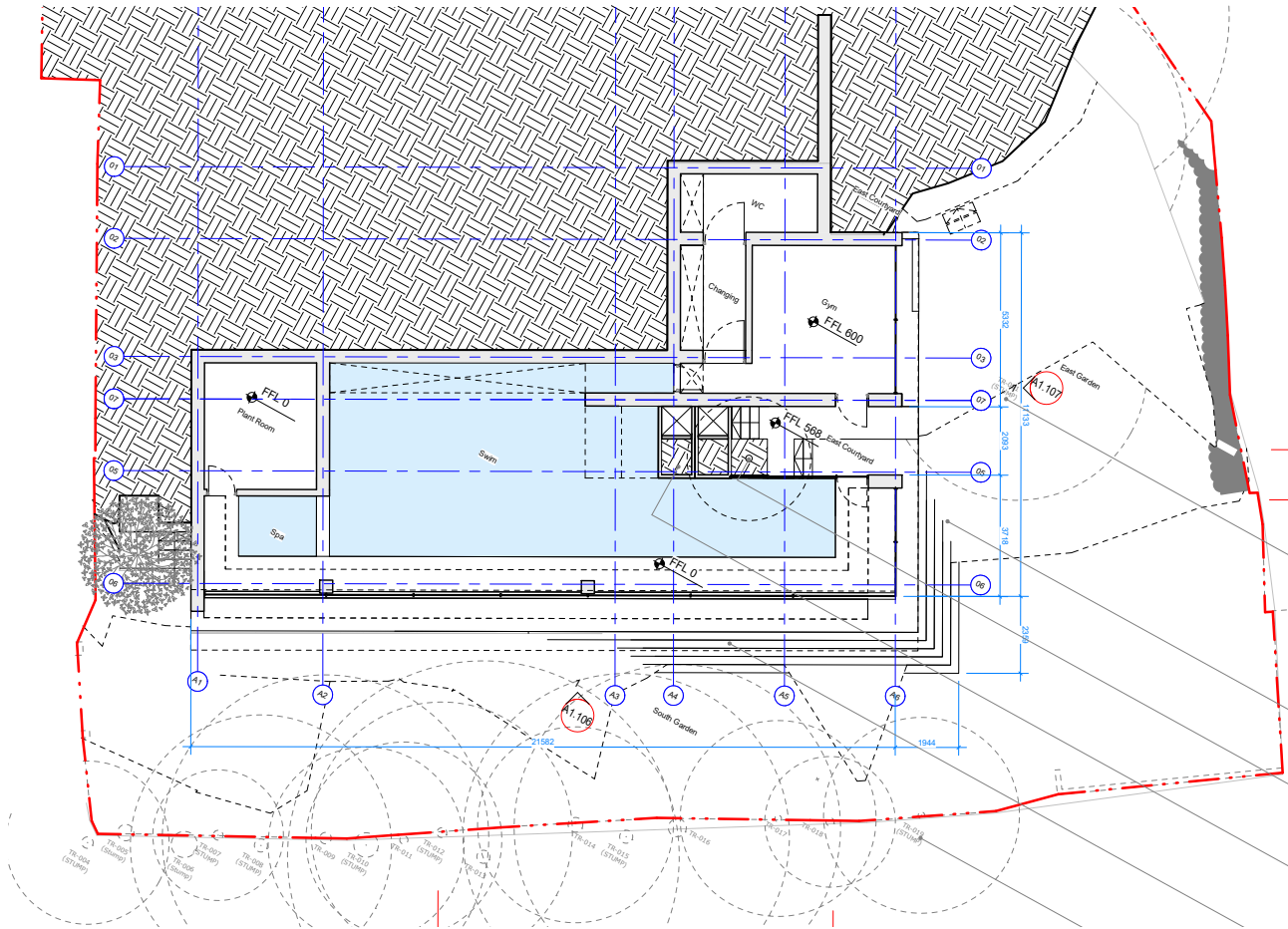


Figure 1 - Previous basement plan

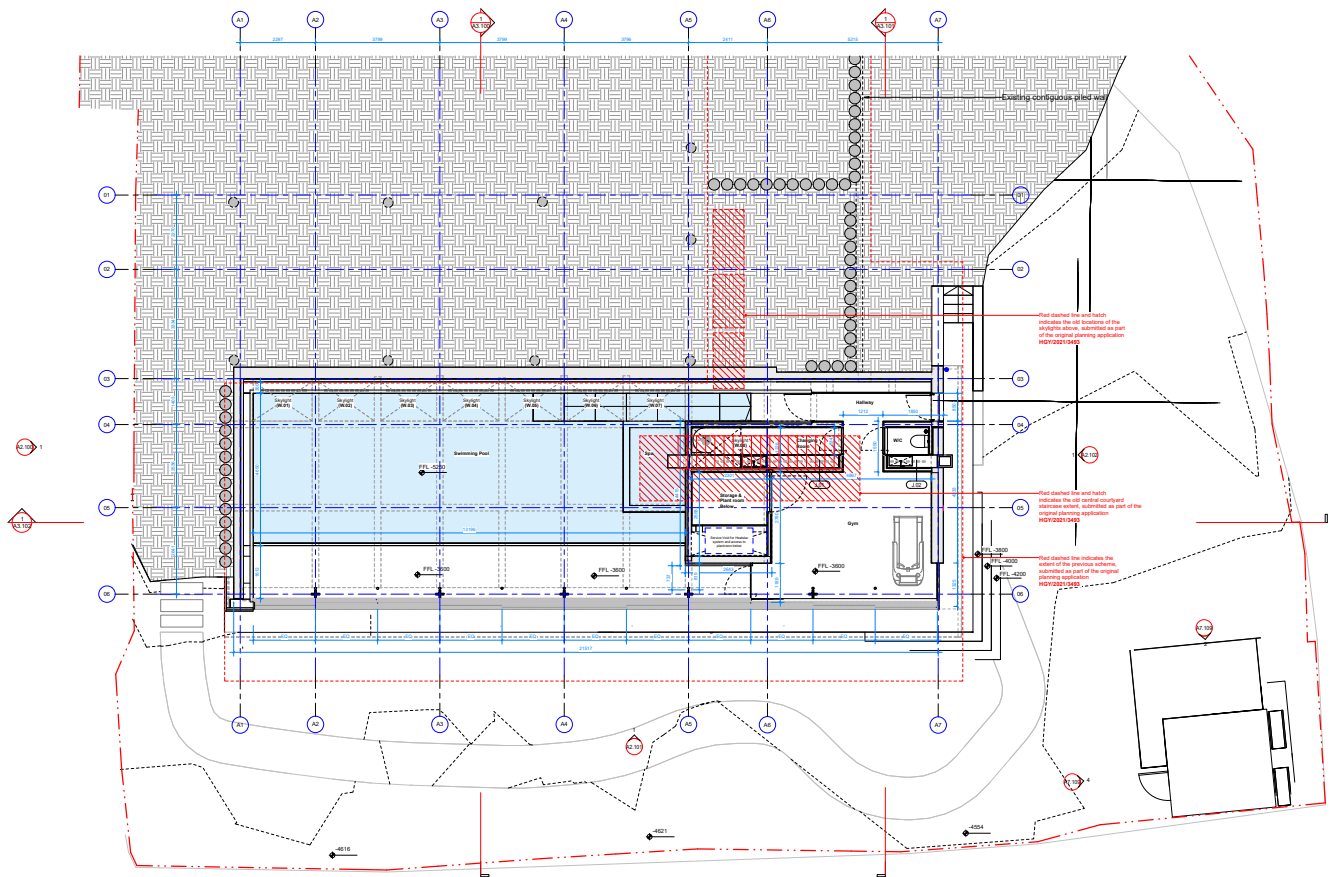


Figure 2 - Revised proposed basement plan

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Skylight Rearrangement

The skylights have been rearranged. Previously, we had 4 above the pool and 3 above the gym and shower.

We have rearranged the skylights in the new scheme to 7 above the pool and 1 above the shower. The skylights have been outlined in green dash line in figure 4. In total, there is an increase in skylights by 1.

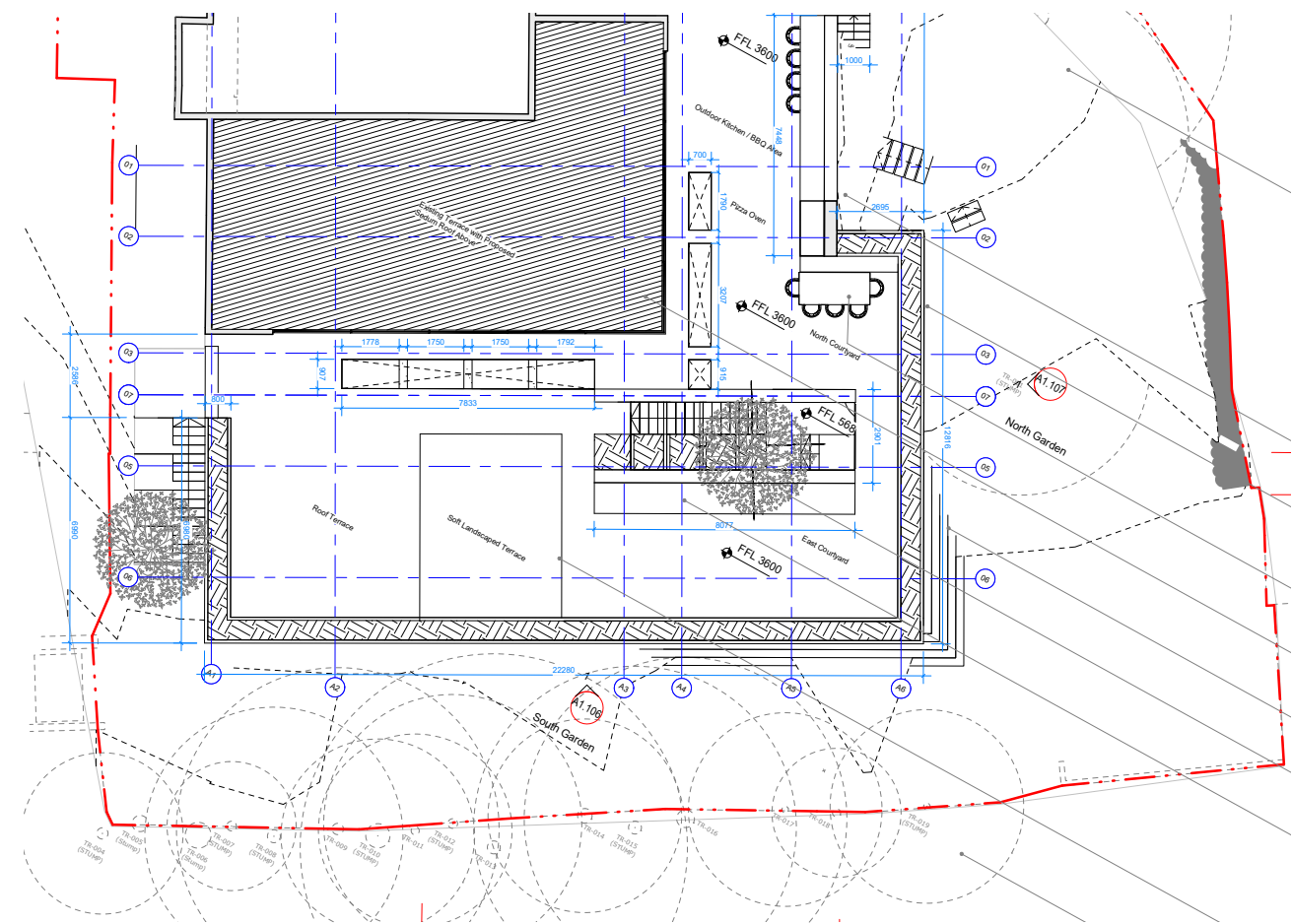


Figure 3 - Previous terrace plan

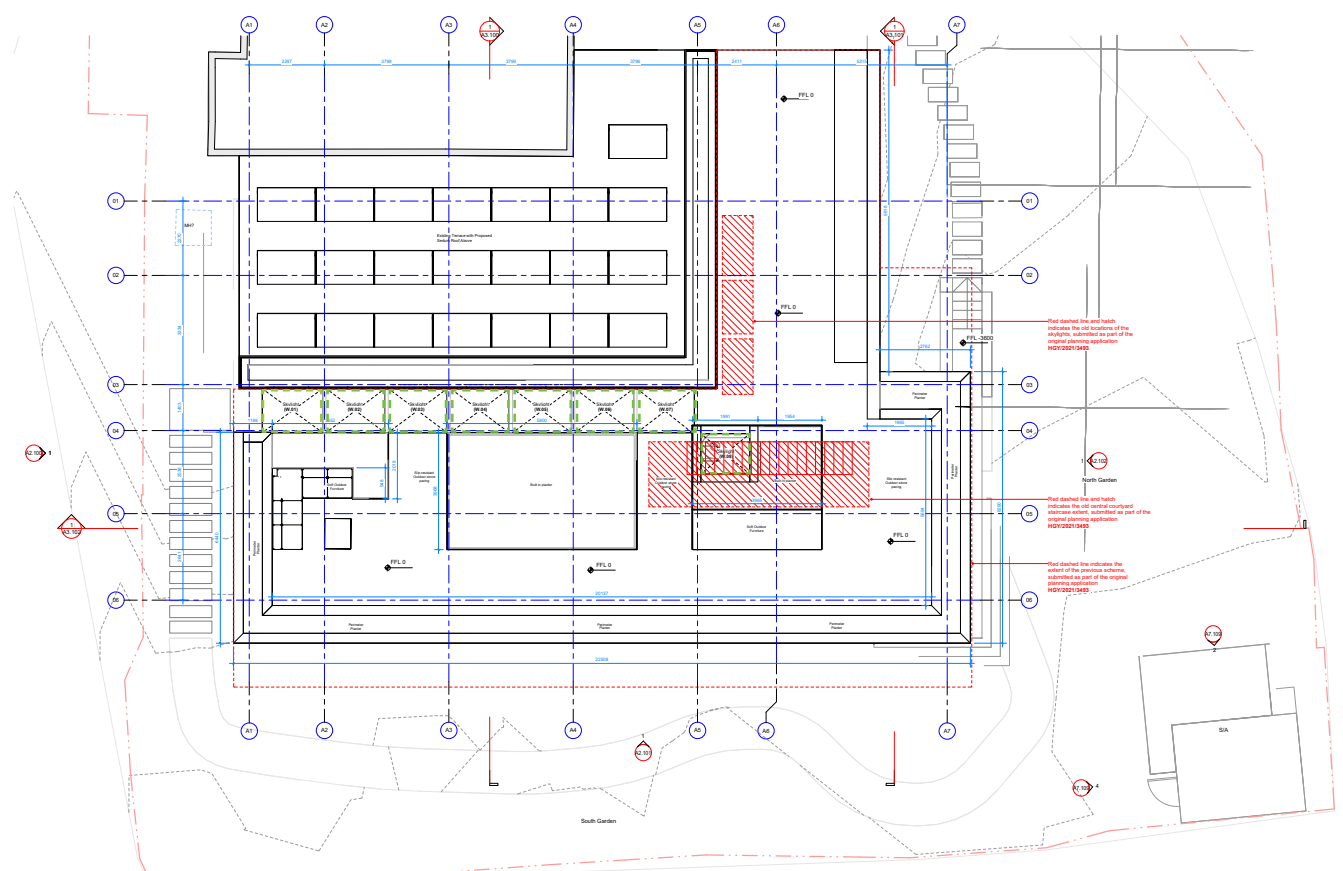


Figure 4 - Revised proposed terrace plan

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Facade Material Change

We have changed the facade material from stone to render. These are marked as R.01 on the accompanying drawings. The areas of render can also be seen highlighted in dashed pink in figure 5.

Please find the intended finish of the render as illustrated in figure 6. We are looking to define each separate architectural band by a subtle variation in render coarseness. The tone is to match the existing render on the existing house.



Figure 6 - Render Samples

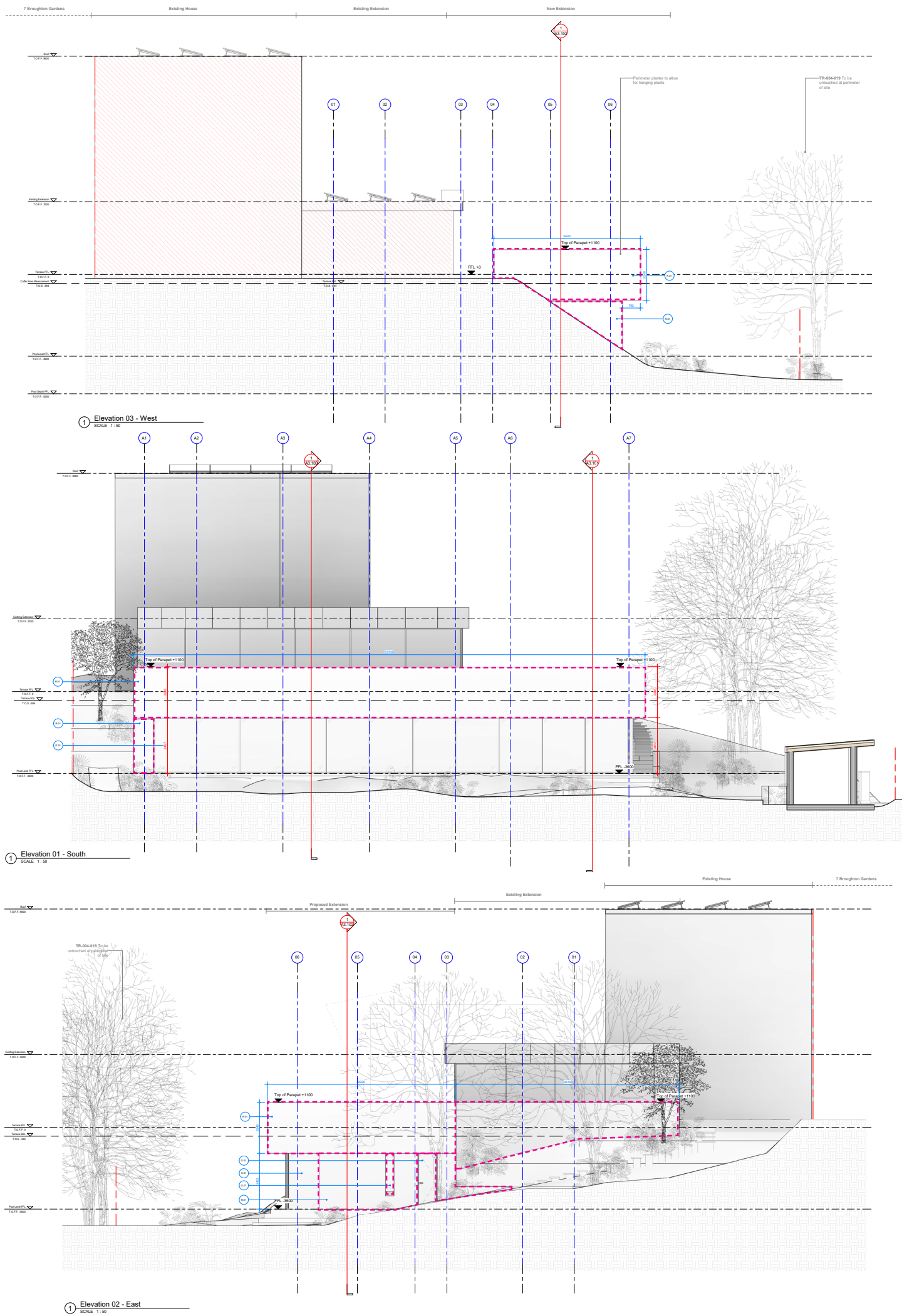


Figure 5 - Proposed Elevations

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