

GROUND FLOOR FLAT, NO. 37 RUTLAND GARDENS, N4 1JN

Design & Access Statement (inclu. photographs)

31st August 2023



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Architecture | Fabrication | Digital Art

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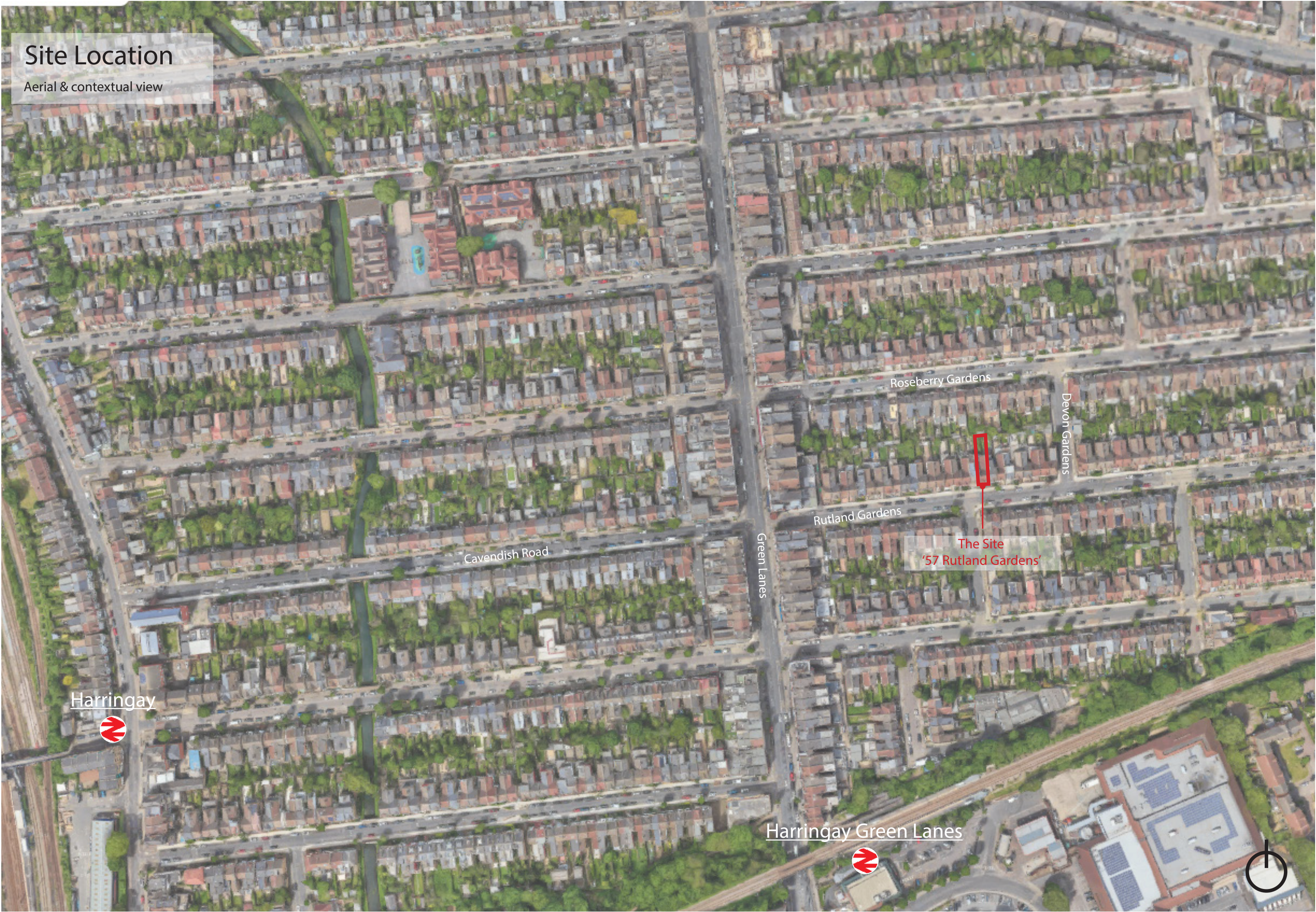
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Site Location

Aerial & contextual view



Harringay



Harringay Green Lanes



Section one

Introduction

Site Introduction

Location & Description

Site Description

The site, is a 2-storey mid-terrace house located on Rutland Gardens. The property has an original deep 2-storey rear outrigger. It was converted into two separate flats in the 1966s.

This application relates to the ground floor flat only.

Location

The site is situated in a residential area.

The site is not located within any Conservation Area, and it does not fall within the curtilage of a listed building.

Summary of Proposed Works

This application seeks approval on the following proposed works:

Proposed new single side extension (1.6 x 4.7m) & landscape interventions.



Site Location Map
(Sc. 1: 1250 @A3)



01 Aerial View 01



02 Aerial View 02

External Site Photographs



View from Rutland Gardens, looking from main street.



View rear of the property, looking towards the end of the garden.



Existing front elevation.



View from the existing side space.



View to the existing rear of the property and existing first floor flat access.



View through the side of the property.



View to the existing rear of the property and existing first floor flat access.

Section two

Planning History & Policy

Planning Policy

Main Documents

Planning Policy & Site Specifics

- The site is not located within any Conservation Areas.
- The property is not Listed, nor Locally Listed.

Haringey's development plan is currently made up of the Strategic Policies, Development Management Policies, Site Allocations and Tottenham Area Action Plan, alongside the London Plan and the North London Waste Plan.

Policy DM12 - Housing Design & Quality

(extracts from the Development Management DPD Harrigay - July 2017

"All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG."

This is achieved by: Providing a modern extension, using materials which are similar to the existing brick work. The new extension would allow for an open-plan kitchen/dinning room, necessary for modern life living, while improving the green areas amenities and access to direct sunlight.

"3.13 The Council expects that residential extensions and alterations are well designed to create a good quality living environment, whilst protecting the amenity of adjoining neighbours and the integrity of the local residential character."

This is achieved by: The extension has no windows that would have a direct overlooking issue with the neighbouring properties. The proposed skylights are small in size.

3.14 Extensions to residential buildings should therefore be subordinate in scale to the original building, as well as respect the architectural unity of a block or terrace of houses and the urban grain and character of the surrounding area.

This is achieved by: Providing a small side extension (app. 5 new sqm), which is subordinate in scale to the original building.

Haringey
LONDON

Find Address

N4 1JN

Go

Map Categories

+ Site Specific Proposal

0/1

+ Managing Growth

0/4

+ Town Centres

0/5

+ Open Space and Biodiversity

0/14

+ Employment

0/4

- Conservation

5/5

Conservation Areas

Archaeological Priority Areas

Article 4 Direction (for alterations to front facades in conservation areas)

Listed Buildings

Locally Listed Buildings

+ Culture and Leisure

0/1

+ Views

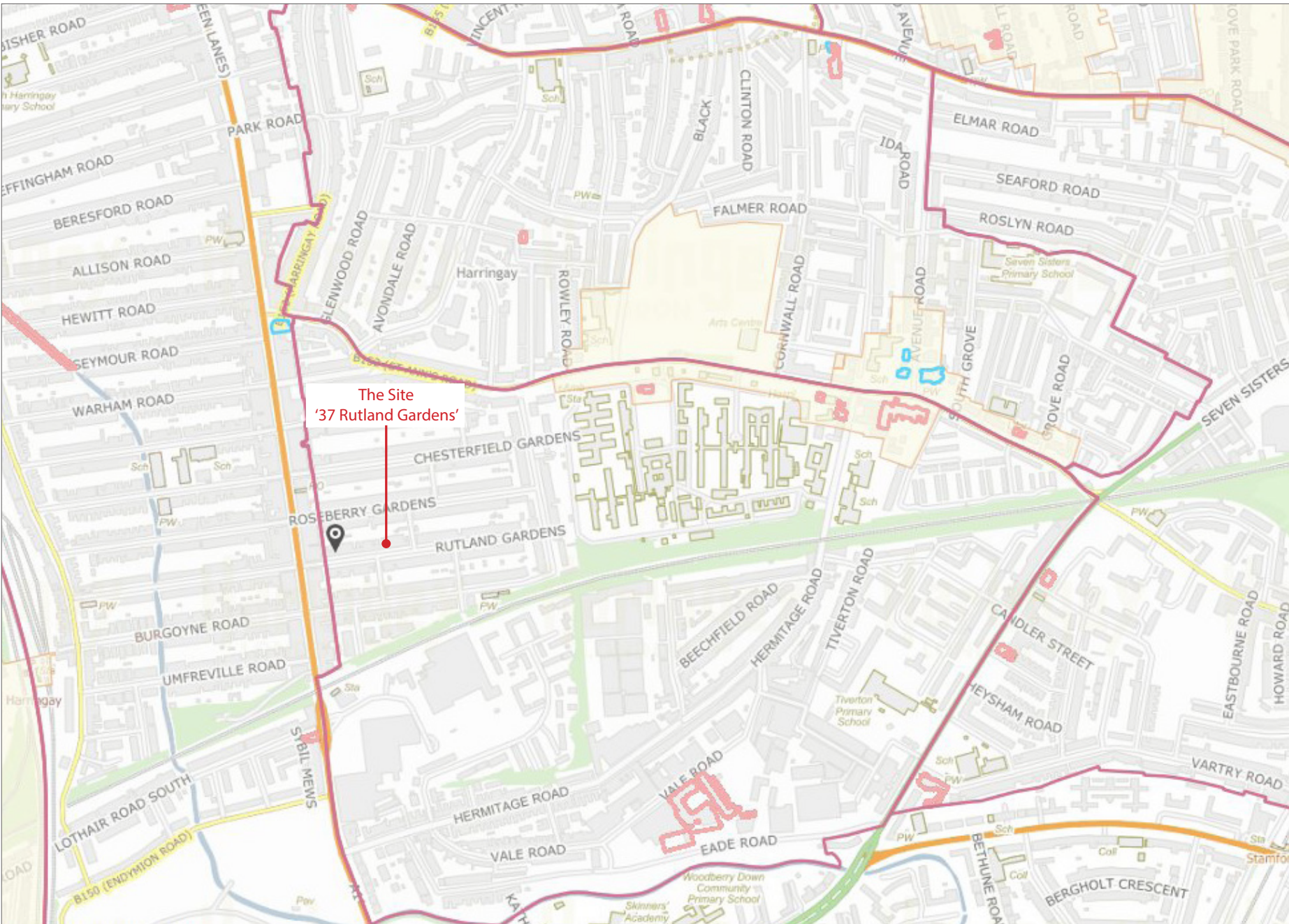
0/2

+ Water

0/3

+ Other

1/9



Haringay Planning Policy Map

 The site (37 Rutland Gardens)

Planning Precedents

Rear Extensions & Flank wall Window precedents

The property has limited planning history documentation available online. The following information was publicly available on the Council's Planning search:

No. 37 Rutland Gardens - Planning Applications

OLD/1956/0592 - Conversion into two self contained flats completed 05.09.1966.

Around the immediate surroundings of No. 37 Rutland Gardens there are a few recent planning applications for extensions. Please see below.

- A

No. 35 Rutland Gardens, TW8 8BX
(Plann. Ref.: HGY/2022/0499)
The proposed works involve the conversion of the second floor into habitable space with the addition of a split level dormers.
Approved on 21.07.2008
- B

No. 39 Rutland Gardens, N4 1JN
(Plann. Ref.: HGY/2018/1276)
Certificate of Lawful Development for an 'L-shaped' rera roof dormer extension and insertion of two roof lights into the front roofscape.
- C

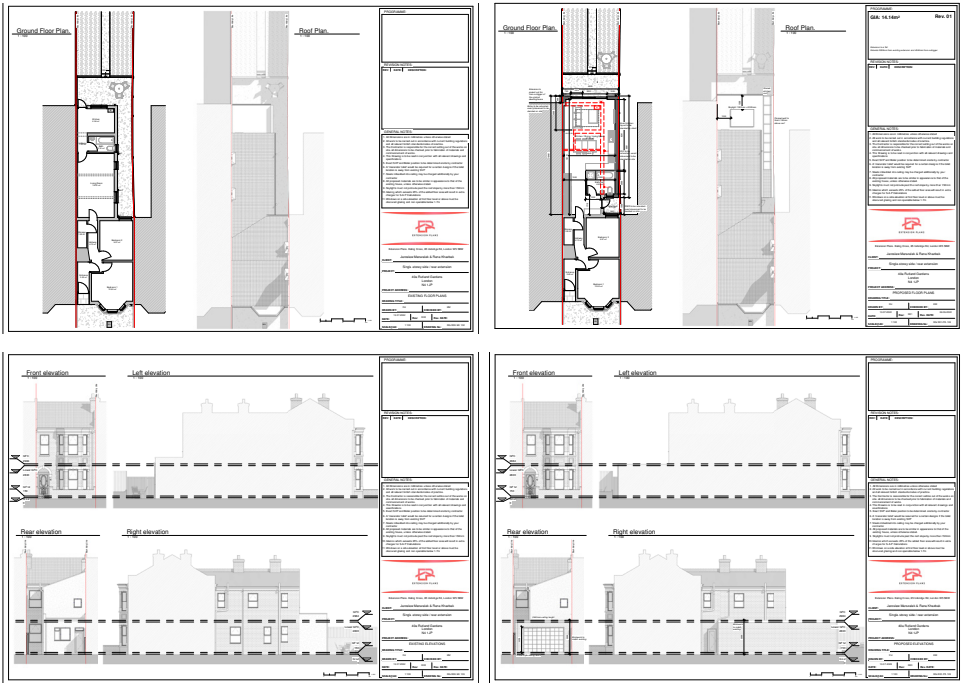
No. 58 Rutland Gardens, N4 1JP
(Plann. Ref.: HGY/2019/2486)
Erection of single-storey rear extension.
Approved - 28.05.2020.
- D

No. 90 Rutland Gardens, N4
(Plann. Ref.: HGY/2022/2243 & HGY/2023/0154)
Erection of single-storey rear extension and infill extension.
Approved - 03.11.2022.
- E

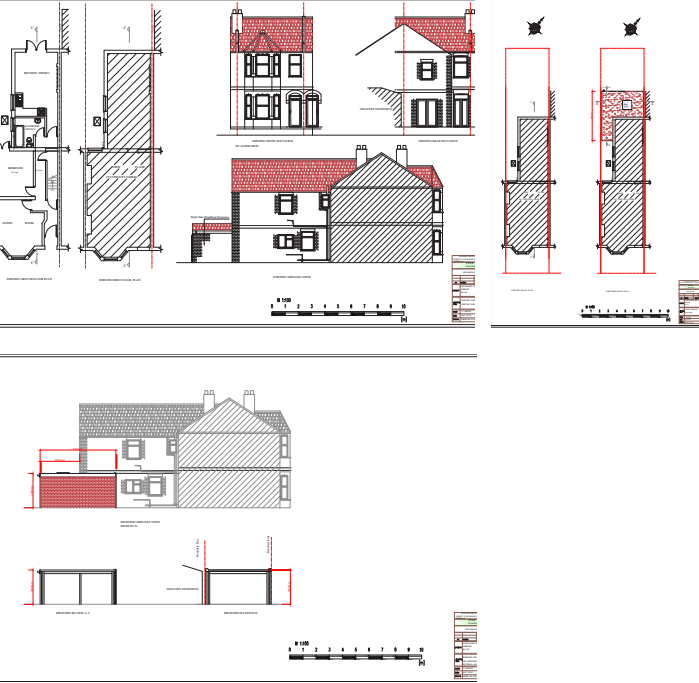
No. 16 Rutland Gardens, N4
(Plann. Ref.: HGY/2023/0255)
Erection of single-storey rear extension and alterations to rear elevation glazing.
Approved with conditions - 16.03.2023.
- E

No. 40 Rutland Gardens, N4
(Plann. Ref.: HGY/2022/2142)
Erection of single-storey wrap around extension with Crittall style sliding doors.
Approved with conditions - 28.10.2022.

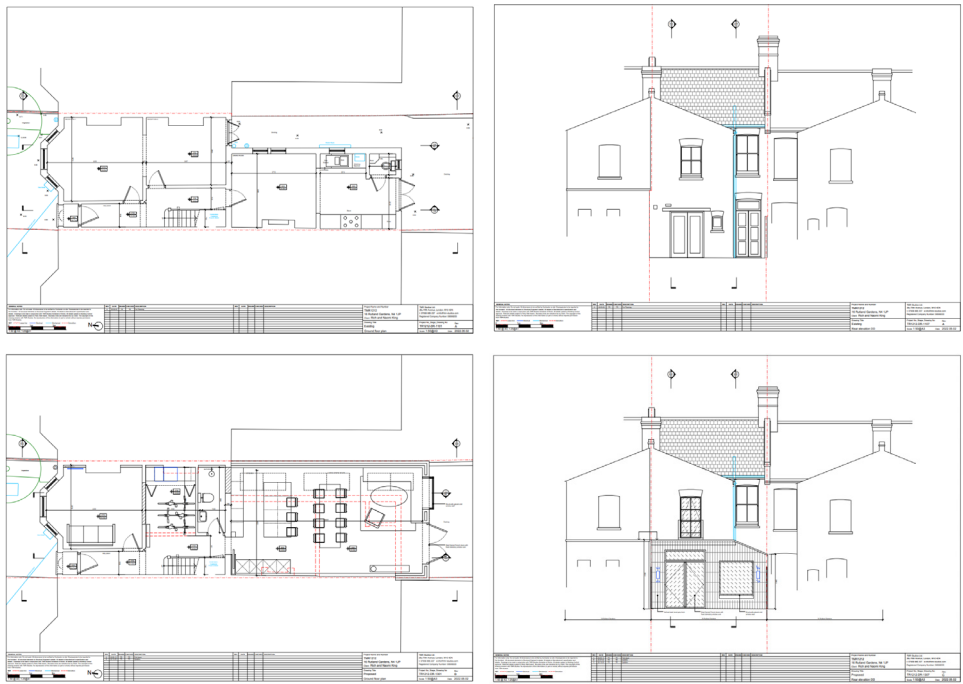
D No. 40 Rutland Gardens



A No. 39 Rutland Gardens



E No. 16 Rutland Gardens (rear & infill extension)



D No. 90 Rutland Gardens (rear & infill extension)



Section three

Proposed Designs & Materiality

Proposed Massing

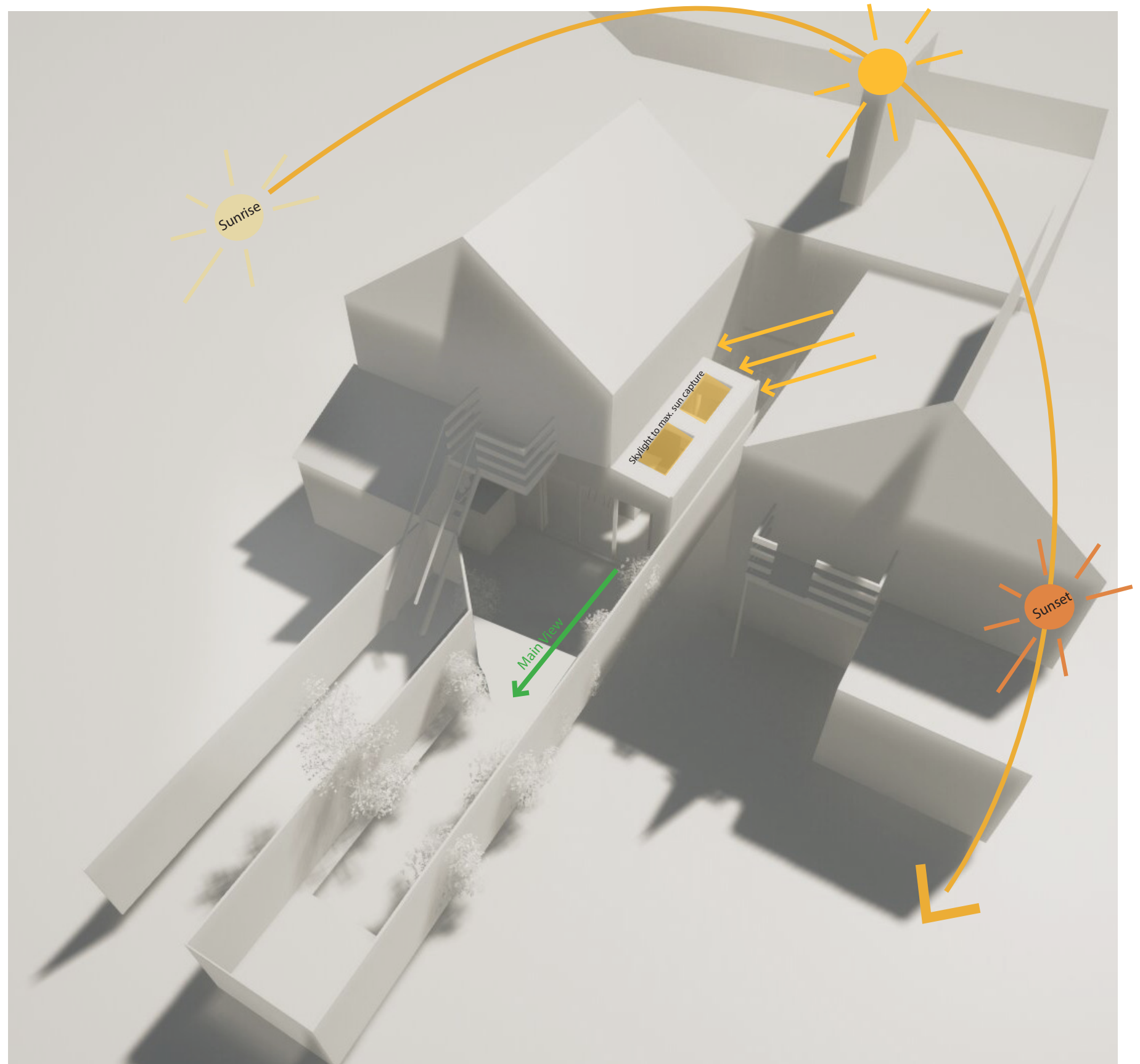
Aerial View of volume & context links

Design Development

The flat is situated at the ground floor of No. 37 Rutland Gardens. It has access to the rear garden, which is shared with the flat above (via a timber deck/stairs). Currently, the fences are in poor condition and the existing ground floor flat has limited daylight coming in.

The proposed works are seeking to increase the quality of the internal space, by allowing more light inside. This is achieved by introducing full-height sliding doors at the rear and 2 x skylights above the side extension and creating an open-plan kitchen-living-dining space.

The proposed extension will be in line with the existing massing of the house.



Rear View

Materiality & Colour

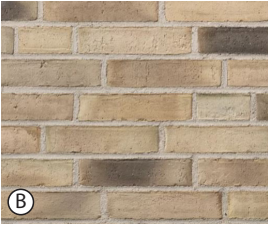
Proposed Materials

The current rear elevation is dominated by the London Stock Brick (in parts quite darken).

- The proposed materiality of the extension will include:
- A - Existing Yellow London Stock Brick ;
 - B - Proposed new Yellow London Stock Brick (to match existing);
 - C - Proposed light timber fence (for privacy);
 - D - UPVC anthracite frames (windows).



(A) Existing Brick



(B) Proposed London Stock Brick to match existing;



(C) Proposed timber fence



Section four

Area Schedule

Area Schedule

Existing GIA:	53.3 m ² / 573 ft ²
Proposed GIA:	58 m ² / 624 ft ²

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Thank you.