

DESIGN ACCESS & HERITAGE STATEMENT REV 0



121 NIGHTINGLAE LANE, LONDON N8 7LG

BEHALF OF MS WAUGH

PREPARED BY: GARY ARNAOUTIS
DATE: 30 AUGUST 2023

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DESIGNS

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121 NIGHTINGALE LANE, LONDON, N8 7LG



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1.0 Introduction & Proposal

1.1 This Design, Access and Heritage Statement has been prepared on behalf of our client, Ms Waugh, in support of the proposal to 121 Nightingale Lane, London, N8 7LG

1.2 The proposal is for a single storey ground floor extension.

1.3 The format of our Statement is as follows:

- Section 2 describes the Site and its context;
- Section 3 summarises the Proposal and relevant Planning History;
- Section 4 provides a summary of the Planning Policy Position;
- Section 5 provides an assessment and Justification of the Proposal

1.4 This document should also be read in conjunction with the supporting documentation.

2.0 The Site

2.1 Nightingale Lane is located in Hornsey within the London Borough of Haringey, with Priory Road many arterial road at the southern end and access to Alexandra Palace Park at the northern end. The property is located at the northern end and is the first property within the Campsbourne Cottage Estate conservation area. The properties on this terrace are all residential 2-storey Victorian houses. The other neighbouring property (no. 119) which ends of the previous terrace is located outside of the conservation area, no. 119, is a 3 storey property with a loft conversion and roof terrace.

2.2 The existing property is currently a 2 storey 2 bed house

2.3 The properties all have single storey rear outriggers, however the original outrigger to no.121 has been re-built and to a poor standard.



Birds view of site and surroundings

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Original rear outrigger as seen at the other end of the terrace



Rear of 121 Nightingale Lane

3.0 Planning History

3.1 RELEVANT PLANNING HISTORY

Planning Ref: HGY/2023/1244

Description: Single storey rear extension

Decision: REFUSED PERMISSION

3.2 REASONS FOR REFUSAL

1. The proposed development, by reason of its height and scale, would result in an over dominant, incongruous and discordant addition to this property, detracting from the appearance of the host building and the row of terraced cottages it forms a part of, and harming the character and appearance of the Campsbourne Cottage Estate conservation area, contrary to Policies SP11 and SP12 of the Local Plan (2017), Policies DM1, DM9 and DM12 of the Haringey Development Management DPD (2017) and Policy HC1 of the London Plan 2021.

2. The proposed height and scale of the extension would result in it have an overbearing and unneighbourly relationship with adjoining properties resulting in an increased sense of enclosure detrimental to neighbouring amenity, contrary to policies DM1 and DM12 of the Haringey Development Management DPD (2017).

4.0 Planning Policy

- 4.1 Applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The following section summarises the relevant local, regional and national planning policies that will be material in the consideration of the proposed development.
- 4.2 The current Development Plan for the London Borough of Haringey comprises:

Strategic Policies 2013 (with alterations 2017)

SP0: Presumption in Favour of Sustainable Development
SP11: Design
SP12 :Conservation

Development Management Policies (2017)

Policy DM1: Delivering High Quality Design
Policy DM12: Housing Design and Quality

London Plan (2021)

GG1 Building Strong and inclusive communities
GG2 Making the best use of land
GG3 Creating a healthy city
D1 London's Form and Characteristics
D2 Delivering Good Design
D3 Inclusive Design
D4 Housing Quality and Standards

- 4.3 Draft Local Plan is currently undergoing consultation and does not carry significant planning weight at this time.

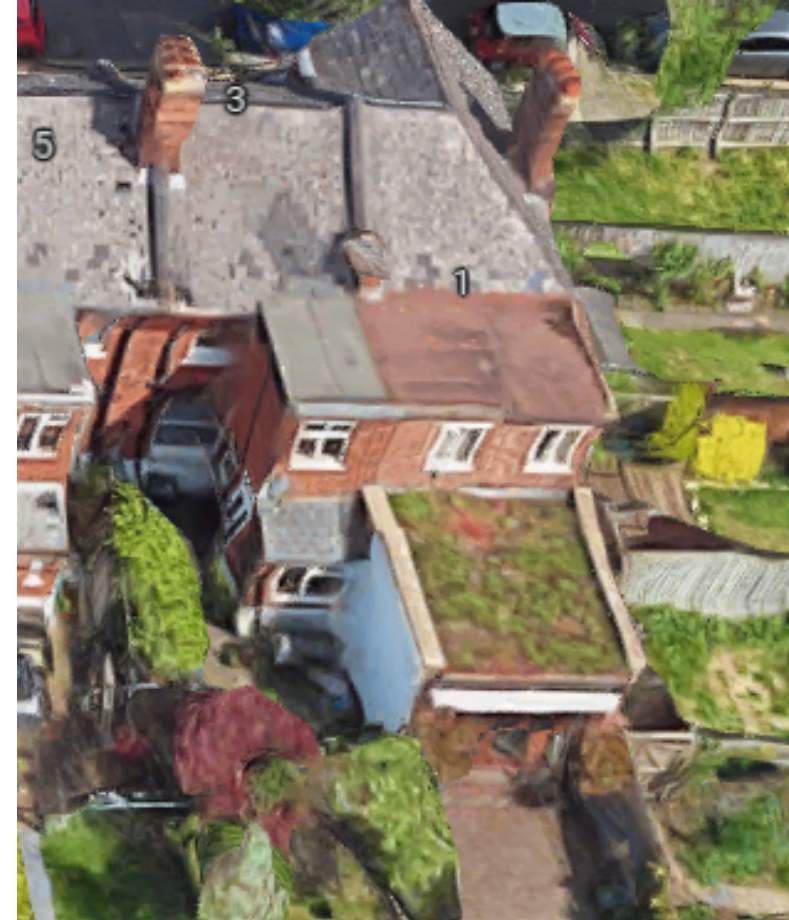
5.0 Planning Considerations

The main issues to be considered in this case are:

- 1) Conservation, Character and Appearance
- 2) Impact on Neighbouring Amenity

Conservation Character Appearance and Design

- 5.1 There is no adopted appraisal of the Campsbourne Cottage Estate conservation area, however the properties effected by the conservation area have been selected for the utilitarian design and character.
As such the conservation area does not cover the whole road but a selection of housing types in the area and the schools on Nightingale Lane.
The main consideration is to ensure the proposals preserve or enhance this character.
- 5.2 The dwelling is the end of the terrace where the rear elevation has been constructed 500mm shorter the neighbouring property (no.123). Whilst the rear outrigger of no. 121 is longer so that it finishes at the same point as no.123. Thus an extension of 3m from the rear outrigger would be like any other permitted development extension in the borough and that have been approved in other conservation areas including this one.



1 South View Road, Campbourne Cottage Estate – 2 storey rear extension and additional single storey rear extension

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- 5.3 The previous planning proposal was designed with level ground floor rear extension has been amended following the previous application to omit the parapet flank walls as well as lower the overall finished height of the flat roof. This has reduced the impact no.123 by 600mm.
- 5.4 To the other side, no.119 is not within the conservation area and has formed large extensions to the rear including a loft conversion with side elevation glazing and roof terrace. This causes massive privacy issues. The length of the proposed extension whilst fulfilling the clients requirements for internal space also reduces the impact of the overlooking issue.



119 Nightingale Road

- 5.5 The previous application made issue with the long section of brickwork along the boundary with no. 119. However, this is not directly visible from either no.119 nor from the street as a gate at the front prevents a view of the entire ground floor brickwork and the proposed extension from the street. There is also 2 sets of gates at the rear preventing a direct view of the flank wall at ground level from the garden of no.119.



Gated access to side alley

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- 5.6 The dwelling is designed in keeping with other developed properties both on the road and locally in the surrounding roads. Photos show properties along the terrace with ground and first floor extensions *They therefore inform the character and pattern of development of this part of the CA.*



Two storey extensions built to entire terrace

- 5.7 The proposed extension is to be constructed using stock bricks to match exactly the look of the original brickwork unlike the existing rear outrigger which appears to have been rebuilt in the past without the benefit of matching brickwork and without the dual pitched slate roofs. Thus the proposal is an opportunity to improve the current situation.

Quality of Accommodation

- 5.8 Larger proposals have been submitted and approved at 1 & 11 South View Road where a 2 storey rear extension exists with larger development than proposed here as well as all the properties 161 to 175 Nightingale Road.



11 South View Road – Two storey rear extension with additional single storey ground floor

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- 5.9 The additional space would improve the quality of accommodation, the property was originally constructed in the 1800's as utilitarian housing, however we have come a long way since then and the housing quality must reflect this, whilst maintaining the character and integrity of the conservation area. The extension in no way harms the host building but allows it to continue hosting families in the community for long time to come. The Haringey plan speaks of developing diverse communities, this allows to the property to be used for slightly larger families attracted to this area for the local schools.

Impact on Residential Amenity

- 5.10 The scheme is considered to have an acceptable relationship with the adjoining properties as similar proposals already exist in the conservation area both original and later additions.
- 5.11 The impact on neighbouring property should be considered a minimal. As mentioned prior, the extension as seen from no.119 is minimal due to the arrangement of the side access alleyway and from no.123, it would be no different to any other extension approved under permitted development in other areas and approved in the conservation area. These types of extension are not deemed to impact the amenity of neighbouring properties.



Rear elevations of South View Road –
Large extensions and two storey extensions

6.0 Conclusion

6.1 *The NPPF, paragraph 11 states the following :*

The presumption in favour of sustainable development
For decision-taking this means:

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

The above extract states that any adverse impacts must outweigh the benefits of the proposal.

It is clear that the benefits of the proposal to the building, the occupants and the environment outweigh any adverse effects, which we now believe have been reduced to insignificant.

6.2 The development would provide an improved standard of accommodation in terms of energy performance as this is the opportunity to upgrade a large part of the property. It also improves the quality of living with all the additional space to cater for a modern, diverse and inclusive lifestyle.

6.3 The extension would not result in an unacceptable impact on neighbouring amenity or harm the character and appearance of the conservation area.