



SCENE

05th September 2023

Dear whom it may concern,

// Scene Architects

14 Hanover Square

Mayfair

London

W1S 1HN

Re: 2061_3 Barratt Avenue, Wood Green, London, N22 7EZ

Please find enclosed a Householder Application for a new side return extension only.

Throughout the design process, we have conformed to guidance that has been taken from permitted development rights for householders' technical guidance (2019) ministry of housing, communities and local government.

// Planning Policy

// Haringey Council

108C Gloucester Road,

London

N17 8NU

3 Barratt Avenue is situated in the London Borough of Haringey and within the Conservation Area – Wood Green Common.

Taken from Conservation Area Character Appraisal

"Every local planning authority shall from time to time determine which parts of their area are areas of special architectural or historic interest the character appearance of which it is desirable to preserve or enhance and shall designate those areas as conservation areas."

"Nos. 1 to 27 (odd), which form two uniform terraces of red brick Victorian dwellings with slate roofs and recessed arched entrances. The majority of properties have consistent hipped gables".

Retaining the character of the original dwelling, this retention and concentration on the existing architectural language is important the success of the project. Therefore, where possible the proposal will be following The Town and Country Planning (General Permitted Development) (England) Order 2015 where possible.

// Permitted Development Validation

Class A - Enlargement, improvement, or alteration

Extensions (including any extensions to the original house under Class A or under a separate planning permission) and other buildings must not exceed 50% of the curtilage.

50% of the curtilage is not exceeded.

(c) the height of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the highest part of the roof of the existing dwellinghouse

The highest part of the house is not exceeded.

(d) the height of the eaves of the part of the dwellinghouse enlarged, improved, or altered would exceed the height of the eaves of the existing dwellinghouse

The height of the proposed eaves does not exceed the height of the existing eaves height.

The height of the eaves will be measured from the ground level at the base of the external wall of the extension to the point where the external wall would meet (if projected upwards the upper surface of the roof slope.

(f) the enlarged part of the dwellinghouse would have a single storey and (ii) exceed 4 metres in height

(i) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, and the height of the eaves of the enlarged part would exceed 3 metres

The proposed extension will be 3210mm from external ground level to upper surface of the flat roof. It will be 2920mm from neighbouring external level to upper surface of the flat roof.

Where any part of a proposed extension to a house is within 2 metres of the boundary of its curtilage, then the maximum height of the eaves that is allowed for the proposal is 3 metres.

The proposed extension will be 3210mm (to flat roof) which is slightly over the allowance for permitted development however it will be 2920mm when measured from the neighbouring external level, which is below the guidance.

Additionally, only a small edging upstand is proposed along the party wall line, minimising height. Also, the proposed coping level to the southern wall, sits below the existing abutment line of the conservatory (refer to elevation).

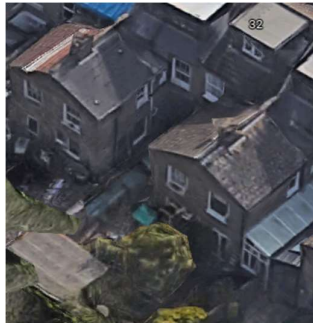
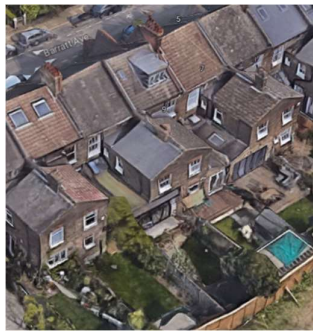
(j) the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the original dwellinghouse, and would –(i) exceed 4 metres in height,

(ii) have more than a single storey, or

(iii) have a width greater than half the width of the original dwellinghouse

// Surrounding planning applications

- APPROVED HOUSEHOLDER APPLICATION - 8 Barratt Avenue Proposal: Single storey rear/side infill extension and loft extension with rear dormer window.
- APPROVED HOUSEHOLDER APPLICATION - 7 Barratt Avenue Proposal: Erection of rear single storey extension and associated works (householder application)
- APPROVED HOUSEHOLDER APPLICATION - 11 Barratt Avenue Proposal: Refurbishment of interior, new ground floor extension and loft conversion to bedroom
- APPROVED PERMITTED DEVELOPMENT APPLICATION - 26 Barratt Avenue - Proposal: Erection of single storey rear extension.
- APPROVED HOUSEHOLDER APPLICATION - 27 Barratt Avenue, Proposal: New ground floor side extension



// Elevational Treatment

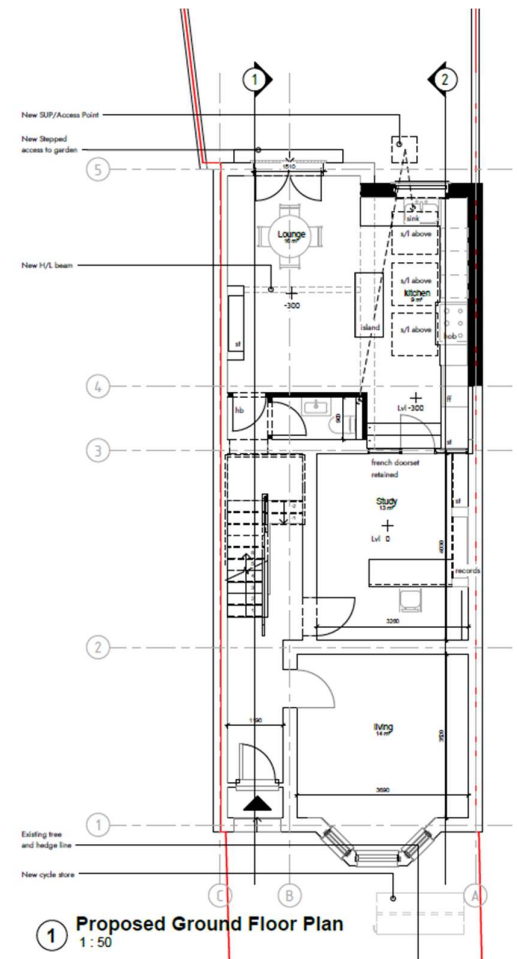
The rear elevation is the main elevation that is being altered. The new openings propose to imitate the brick arches on the existing dwelling to stay in keeping with the surrounding character. The materials used will be similar in appearance with bricks being reused in demolition to be used where possible. To stay in keeping with the original dwelling is important to the client.

// Plans

The layout of the proposed dwelling currently benefits from stepped levels at the rear of the property. The current use of the rooms on the ground floor are living, study and kitchen/dining room. We seek permission to extend the narrow kitchen/dining area to be more habitable and lighter. We will retain, where possible, the existing assets, such as the side window, archway, and structure surround. This will ensure retention of the heritage aesthetic of the building is met.

Please note: 5 Barratt Avenue have approached Scene Architects and 3 Barratt Avenue to confirm their intention to build a similar single storey rear extension. Matching the same proposed outer southern wall build line. They have also agreed to extend equally along the existing shared party wall line.

In conjunction with the proposed extension, there is a new door-set to the external of the existing and new openings internally to facilitate the proposed side return extension. Along with these structural amends, a new ground floor WC is proposed to the existing ground floor living. The first floor, basement and loft will not be altered.



// Site Photos

Please see corresponding site photographs attached below, this demonstrates the impact of this proposal is purely on secondary windows serving the kitchen and to a floor to ceiling glazed conservatory. Refer to zoomed photo (appendix 01).



Figure 1



Figure 2

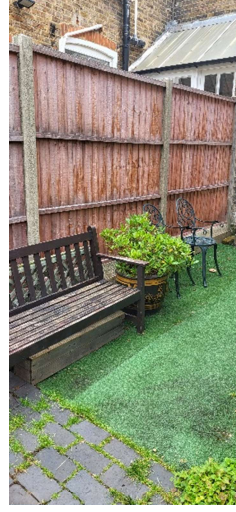


Figure 3

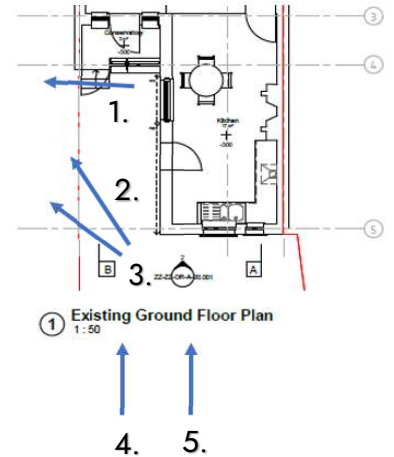


Figure 4



Figure 5

Yours sincerely,

Joshua Carter

Joshua Carter

// Architectural Designer (RIBA)

(for and on behalf of SCENE Architecture, formerly DAP Architects Ltd)

APPENDIX 01

