4 Wroxham Gardens
London N11 2BA

Supporting Design Statement REVISION B

Lawful Development Certificate Application for Permitted Development

REVISION B

A Lawful Development Certificate Application was submitted and validated on the 16th June 2023 (application reference number: HGY/2023/1587).

The application was refused as the cubic content of the proposed enlarged roof was calculated to be 51.21m3, and therefore in excess of 50m3 (Class B (d ii)).

The Officer Report confirmed compliance with all other relevant Requirements in relation to the application.

We have calculated that if the height of the proposed dormer is reduced by 55mm, the height reduces to 2.895m high, and the depth reduces to 3.87m.

Calculation for the dormer extension: 6.24m x 2.895m x (3.87/2) = 34.96m3

After adding this to the proposed hip to gable extension (14.84m3), the overall proposed enlarged roof becomes 49.8m3.

Informal email correspondence has been undertaken with the officer outlining the above calculation, and the officer has advised that the calculation appears like it would be ok.

The accompanying section and elevation drawings have been revised to reflect the reduction in height by 55mm, and this clarification page has been added to the Supporting Document. All other drawings and supporting document pages remain the same.

Existing

Introduction

This Supporting Design Statement has been prepared to accompany a Lawful Development Certificate Application for Permitted Development for proposed works to an existing house (4 Wroxham Gardens), located in Alexandra Ward in the London Borough of Harringey.
The proposed works include:

- Single storey enlargement to the rear (3m extension beyond the rear wall of the original dwelling house).
- Enlargement consisting of the alteration to the roof in the form of a 'hip to gable' alteration and rear dormer extension.

Site Location

The proposed alterations are to 4 Wroxham Gardens. The property is a two storey semi-detached 1930's property adjoining No 2 Wroxham Gardens to the south east, with a c2m space between 4 and 6 Wroxham Gardens located to the north west.

The house is located on Wroxham Gardens, off Durnsford Road to the west of Tunnel Gardens (to the west of the railway line). The house is approximately 7 minutes walk to Bounds Green tube station.

Local context

The house is not locally or nationally listed or within or immediately neighbouring a Conservation Area.

The neighbouring streets consist of a similar vernacular of 1930's semi-detached houses, many of which have had rear and roof enlargements added over time. As many of the houses are in an elevated position off the street, alterations to the rear and to the roof are not apparently obvious from the public realm.

Site location plan

Aerial images of the site

Existing Property

Existing property description

The external walls are of a solid brick construction with rendered finishes at first floor level and tile hanging to the circular bay window. The house has solid concrete floors at ground floor level and timber framed floors at first floor level with timber pitched and hipped roof areas covered in clay plain tiles.

The property has a mixture of double glazed timber casement windows and PVCu replacements with timber single glazed French doors and screens leading out to the garden from the rear reception room.

A half width single storey extension exists at the rear located at the north east corner of the house, extending c3.7m into the garden from the original rear facade. The extension has a glazed roof with PVCu glazed windows above a half height brick wall on the south and eastern side and full height brick wall on the northern side. (Planning Permission reference HGY/2010/1136).

The existing house roof has a pitched and hipped construction and is clad in clay plain tiles with half round ridge and hip tiles. The roof to No. 4 is raised up from the roof at No. 2 by approximately 500mm and the roof tiling overlaps the head of the separation party wall. To the main hip slope is an original steel framed single glazed rooflight, which provides natural light to the loft.

The property has shared access to a side passage with No 6, which provides access to the rear of the property and garden area.

Front of house

Rear of house

Side passage looking toward the rear

Existing rear extension

Proposal

The Applicant/ Architect

Phil Hamilton and Gemma Noakes own and live in the house along with their two young children. They have recently moved into the area, and want to refresh the house as it was in a poor state of repair on purchase. Phil and Gemma are both Architects with senior positions at award winning architecture practices.

Proposal Summary

The proposed alterations aim to improve the appearance of the house from the rear, and provide further living space at ground floor and an additional bedroom with ensuite in the roof.

Proposed single storey enlargement to the rear

(class A.1(f) as we understand it)

The proposed ground floor alterations include the construction of a single storey brick extension. The enlarged part of the ground floor will sit next to and combine with an existing extension that will be remodelled, and fabric upgraded to provide a new high quality contemporary open plan kitchen and dining space, a utility room, and a WC.

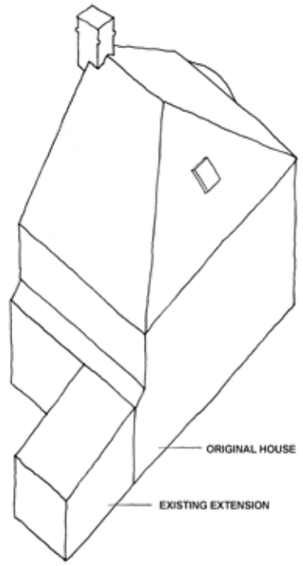
- The new enlargement will extend 3m from the original rear facade of the dwelling house.
- The surface of the roof will be 3m above the ground level at the base of the proposed rear wall.
- The existing extension (planning permission HGY/2010/1136) extends c0.7m further into the garden than the proposed enlargement. The slightly L shaped form accommodates a window seat located at the end of the kitchen area enjoying garden views.
- Double glazed casement doors are proposed in the east facing elevation of the enlargement.
- The roof is to be a flat roof with a glazed roof light/lantern over the dining area.

Proposed roof enlargement

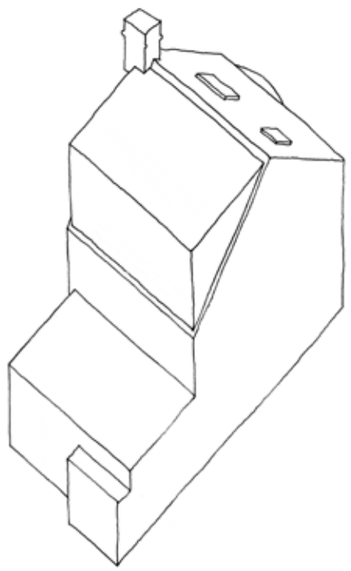
(class B.1 as we understand it)

The proposed roof enlargement will involve the reconstruction of the roof with a 'hip to gable' reconfiguration at the side, and the introduction of a dormer extension at the rear.

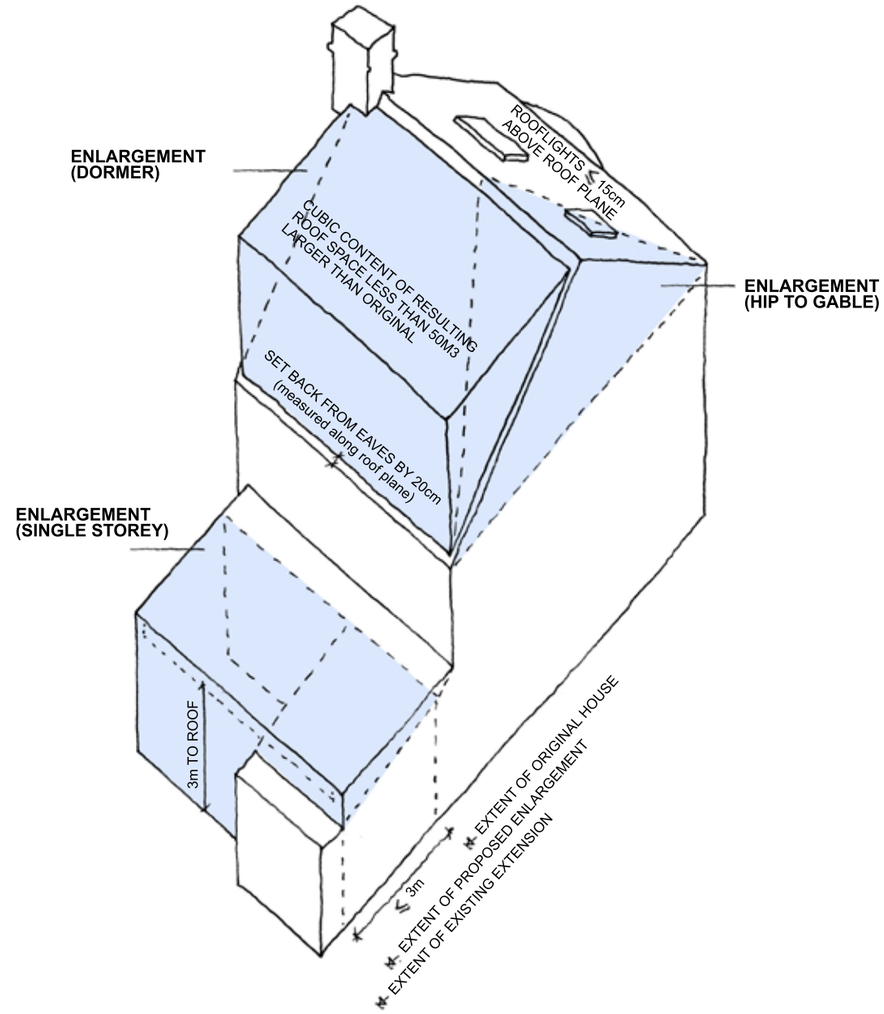
- The cubic content of the resulting roofspace will be less than 50m3 larger than the original.
- The roof extension will be set back from the eaves by 20cm along the roof plane, and will be tiled with a similar tile.
- An area of glazing will include a Julliette balcony looking east providing the main outlook from the bedroom.
- 2 roof lights (no more than 15 cm above the roof plane) and 2 casement windows will provide further daylight into the bedroom and bathroom.



Existing axo diagram of house



Proposed axo diagram of house



Proposed axo diagram alterations explained