

Chapter 2 : Design Development

2.0 National Planning Principle

2.0.1 At the national level any application would be considered under the National Planning Policy Framework. The NPPF sets out, in paragraph 11, “a presumption in favour of sustainable development”, which means “approving development proposals that accord with an up-to-date development plan without delay”. At the same time, it includes several paragraphs which encourage the use of small sites for the delivery of housing - which are specific to this application and detailed later in this document.

2.0.2 These paragraphs include

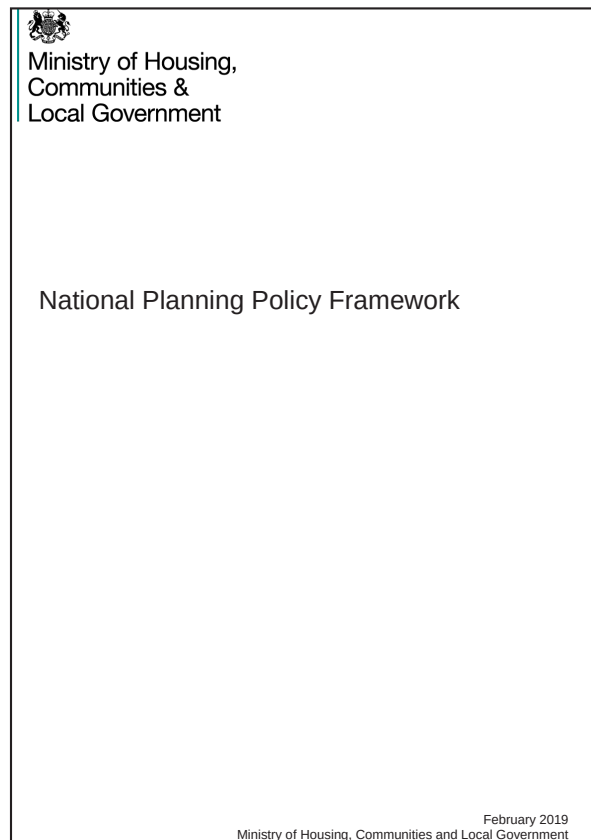
Paragraph 60: To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

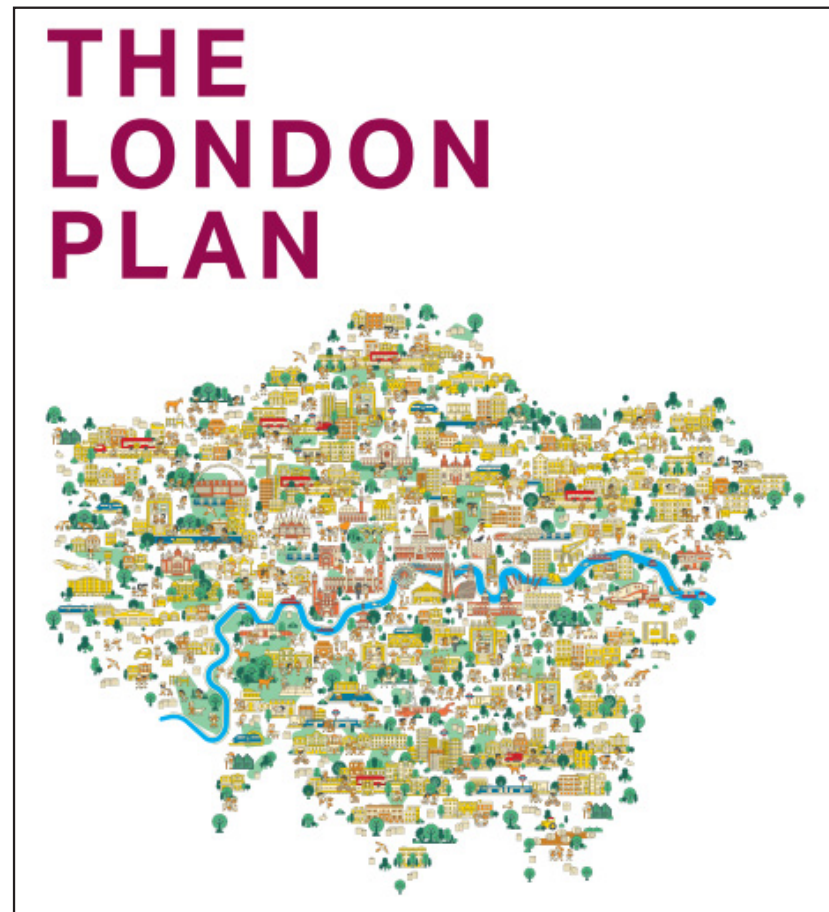
Paragraph 69: To promote the development of a good mix of sites local planning authorities should: (c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.

Paragraph 119: Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

Paragraph 120: Planning policies and decisions should: (d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lockups and railway infrastructure)

2.0.3 This proposal will supply a new 3 person, 2 bedroom family home in a sustainable location. This is a windfall site that is currently under used, which makes it an appropriate location for new housing, which is needed in the area.





2.1 Local Planning Principle

2.1.1 In section 3 of Haringey DMP, it is said that “The London Plan provides the strategic planning framework against which Haringey sets its local housing policies.”. As such Haringey’s guidance is followed:

2.1.2 Policy DM10 (Housing Supply) sets out:

“A The Council will support proposals for new housing on sites allocated for residential development [...]

D Windfall development will be considered acceptable where this complies with the relevant policies of this Plan”

2.1.3 As such, we believe that the delivery of housing on this site meets National and Local Policy. This is supported by comments in the pre-app which highlighted:

“The principle of additional housing is supported by relevant planning policy from national to local level.”



2.2 Approved Planning Application: 175a Nightingale Lane (HGY/2022/1408)

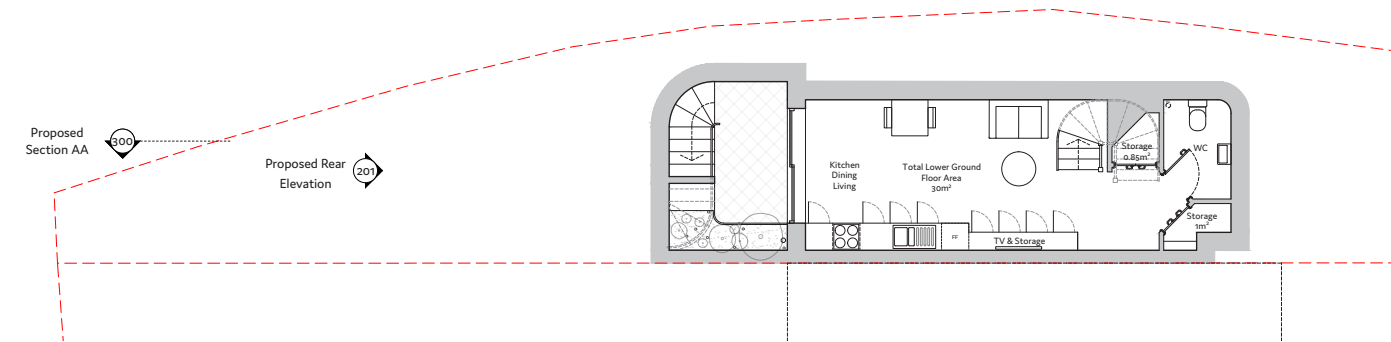
2.2.1 On site, an application for a 1-bedroom house was approved last year (HGY/2022/1408). This proposal builds on that application by proposing a mansard extension to the approved proposal, and create an additional bedroom. By creating a larger home, this house can be used as a family home, rather than as a 2-person home as currently approved.

2.2.2 The proposed house in this application does not change the footprint of the basement. It proposes minor ammendments to the ground level:

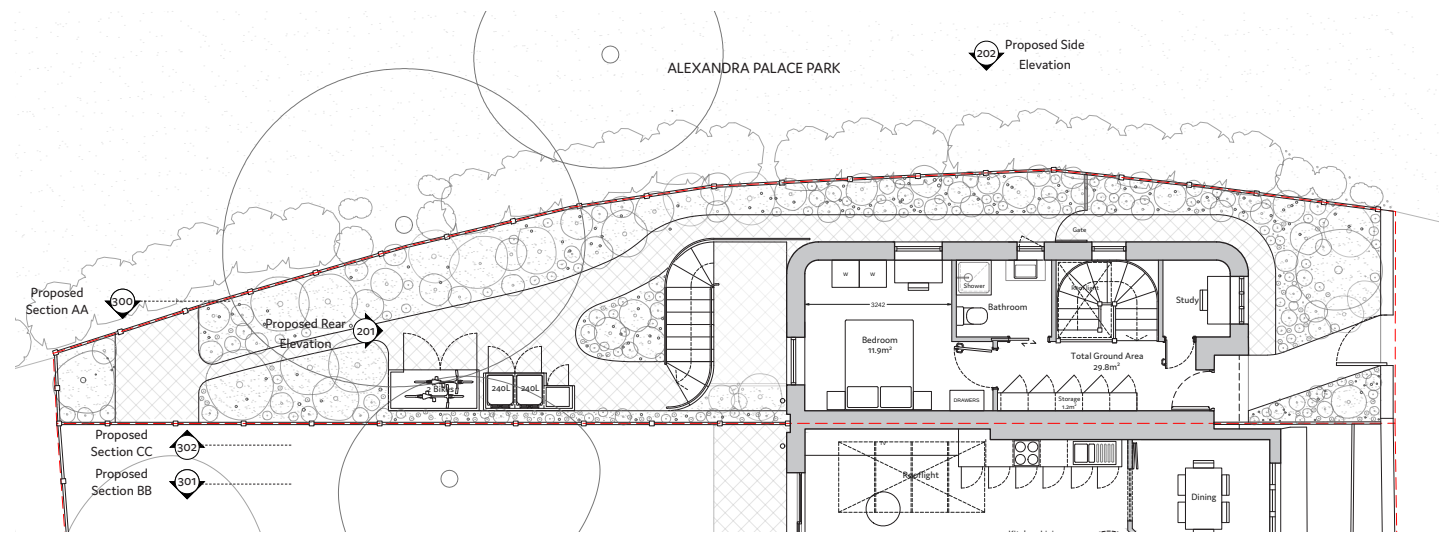
- Adds 1sqm on the North elevation to reference the chimney on the neighbouring property.

A new mansard is proposed which adds 15sqm to the total area of the house.

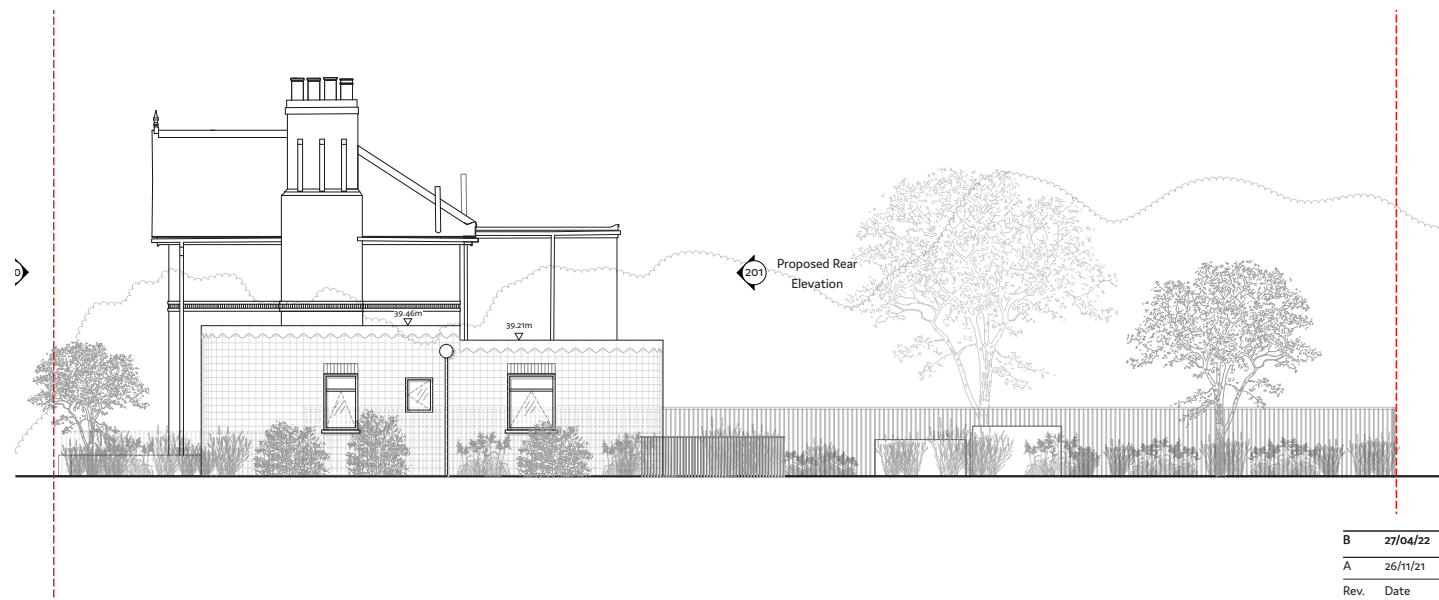
2.2.3 The following pages will detail the ammendements we are proposing to the consented scheme.



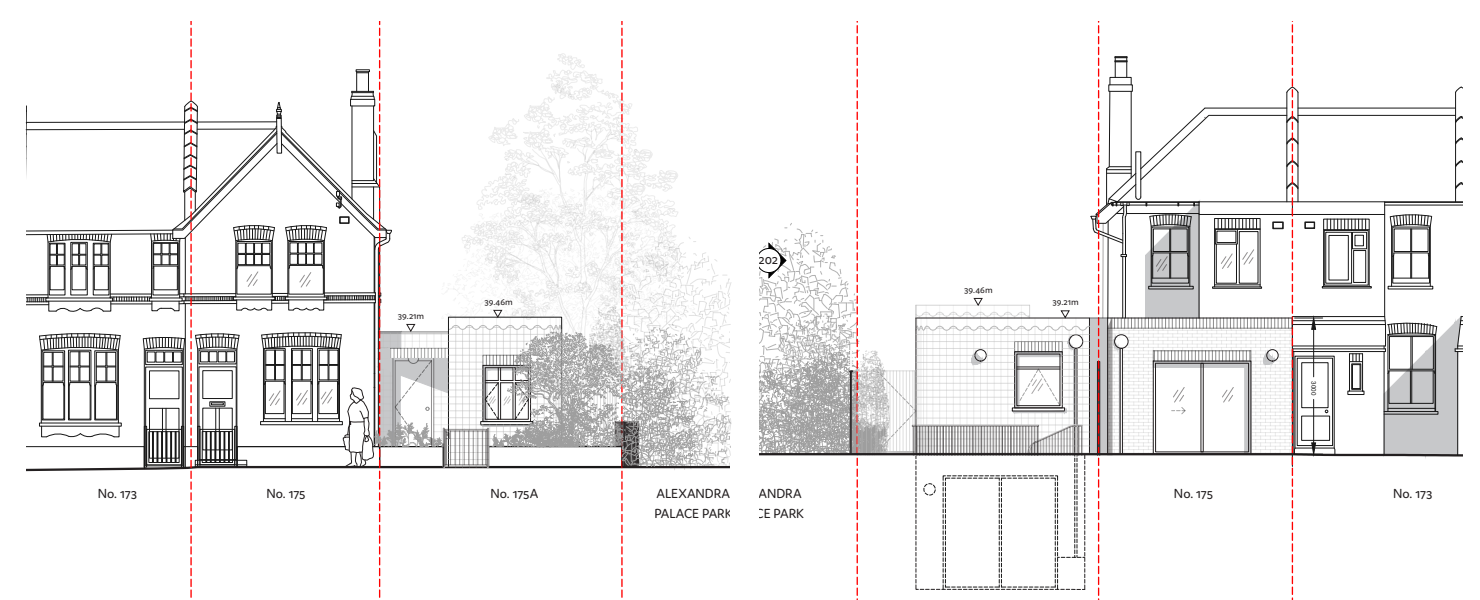
Approved Basement Plan - No changes to footprint from approved application



Approved Ground Floor Plan - 1sqm added to approved application



Approved Side Elevation



Approved Front Elevation

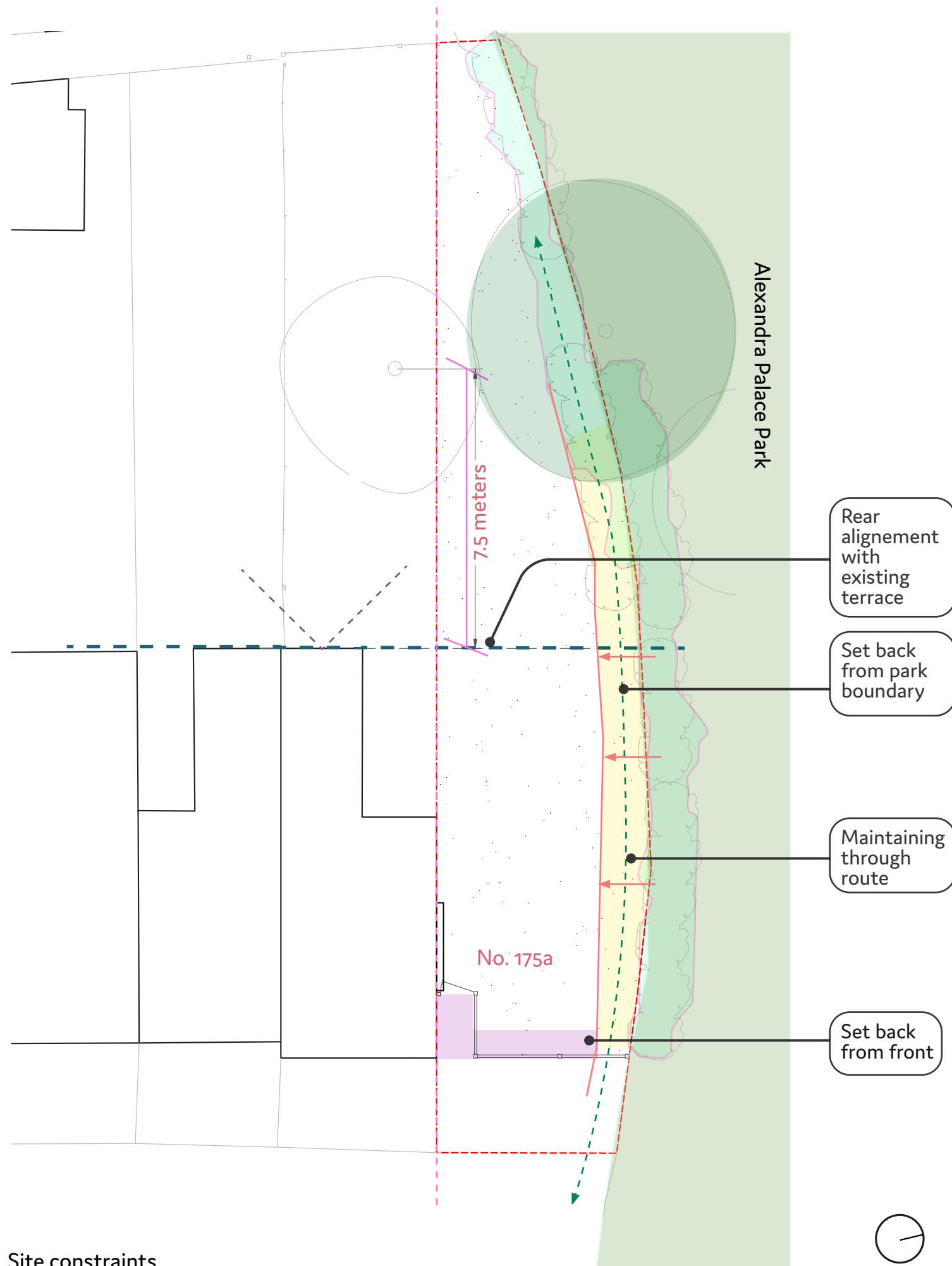
Approved Rear Elevation (Basement dashed)

2.3 Key Site Responses

2.3.1 This amended proposal continues to respect key principles established at the previous application, which were informed by our site analysis and comments received during a pre-application process. These ensure that the proposal makes the most of the site opportunities, meets constraints, and does not unduly impact on its neighbours while meeting local policy.

2.3.2 Key Principles include the following:

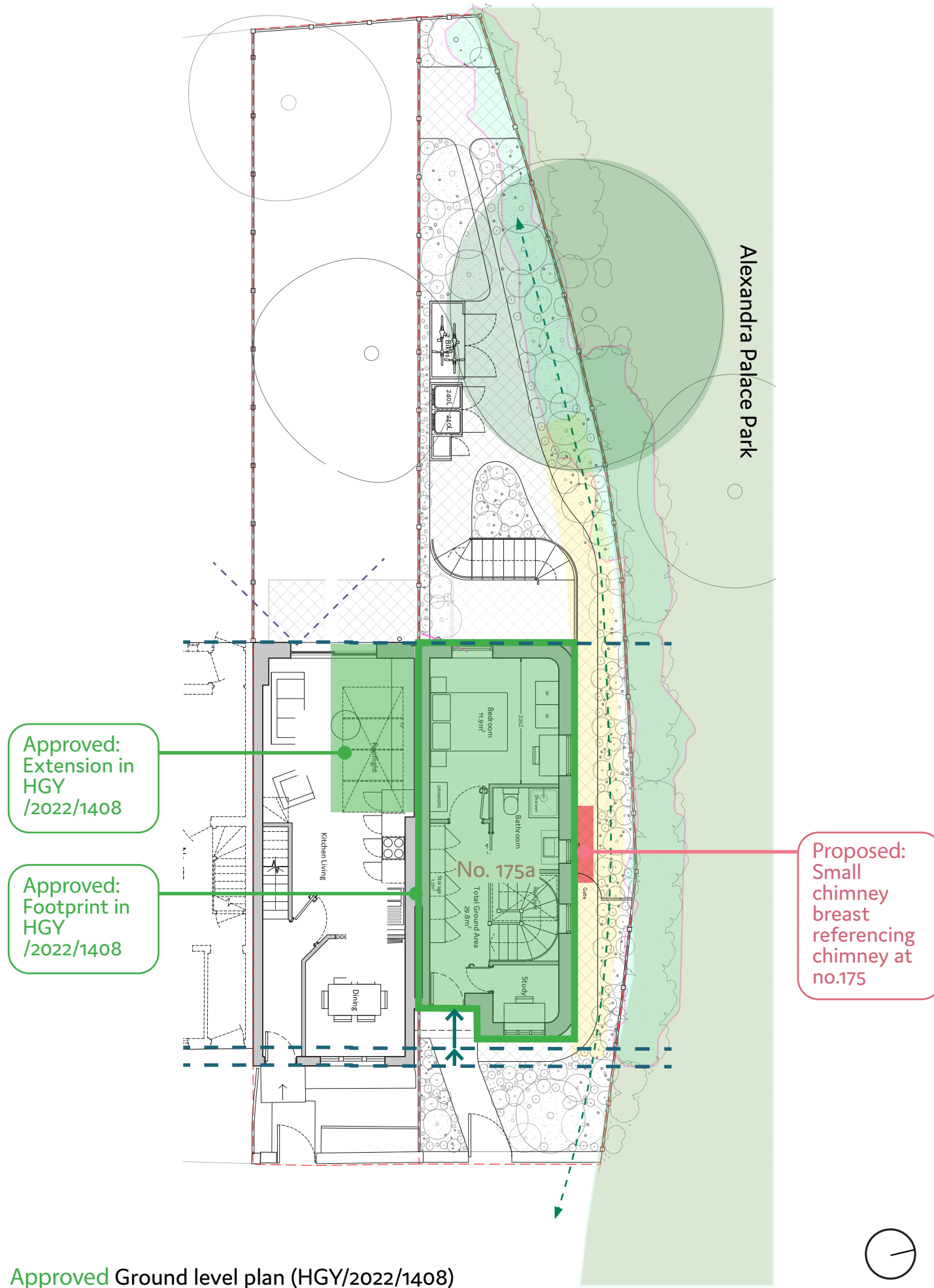
- The relation of a proposal to the adjacement park. This implies, amongst other moves:
 - (1) Setting the house back from the adjacement park to allow for plant growth
 - (2) Being cognisant of views towards the site from the park and views towards the park from existing public spaces and roads around the site
- Creating a visual gap between the end of terrace at No. 175 and the proposed new house
- Maintaining a distance from the rear trees
- Continuing building lines to the rear
- Setting back the house from the front so as to create a clear separation between the terrace and new build and not have any proposal read as a continuation of the terrace



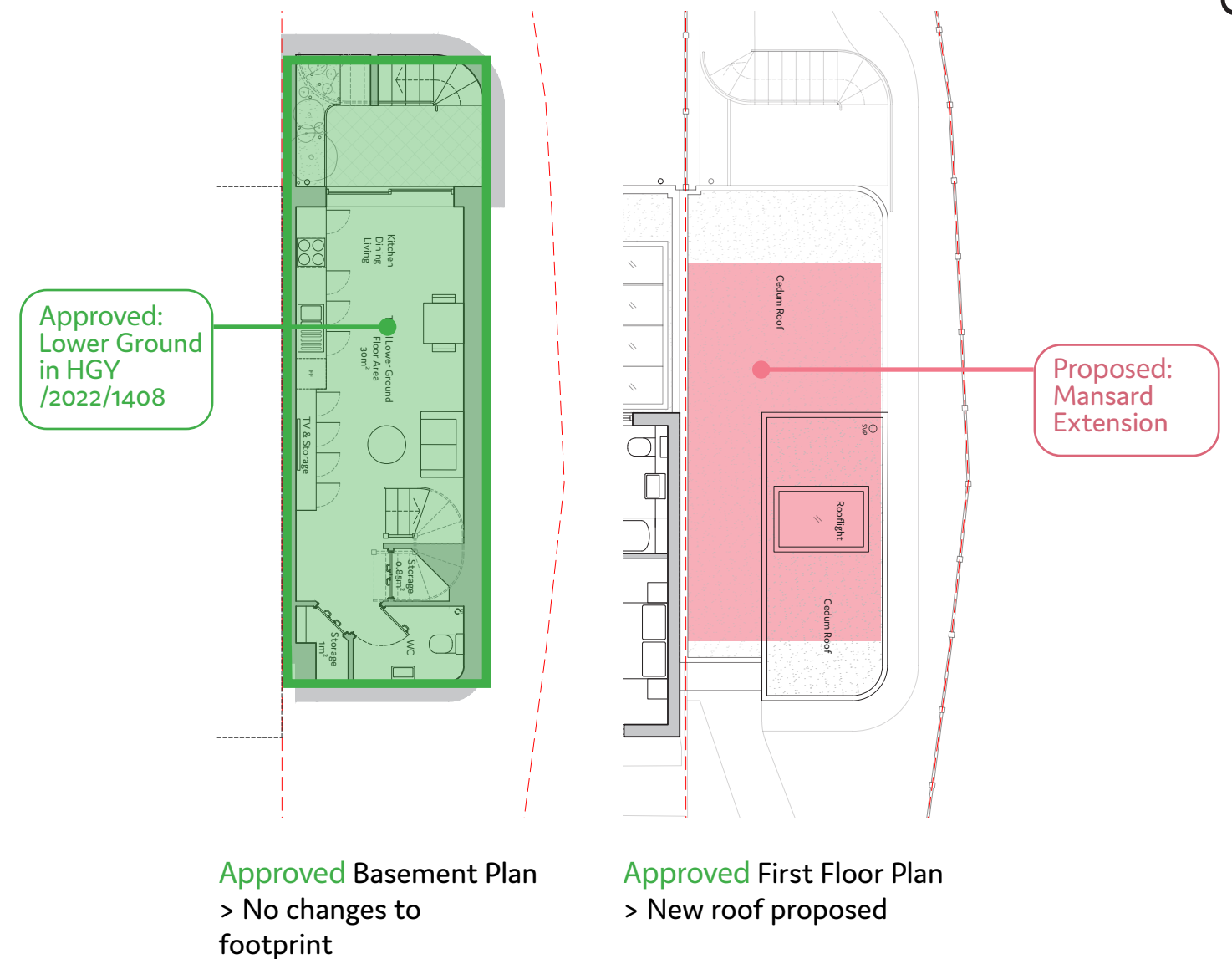
2.4 Amendments to Approved Plans (HGY/2022/1408)

2.4.1 In plan, our proposal makes minor ammendments to the ground level plan by adding a small extrusion to part of the side elevation. This is done where the distance between the park/ site boundary and the house is sufficient so as to not affect the boundary vegetation. Its design references the chimney breasts of no.175; this will be detailed later in this statement. It also aids in achieving the 76sqm required for a two-bedroom house.

2.4.2. These changes respect the previous approved design by continuing the logic of creating a discrete and subordinate addition to the terrace. It also is cogent to the site analysis performed previously.



Approved Ground level plan (HGY/2022/1408)



2.5 Amendments to Approved Elevations (HGY/2022/1408)

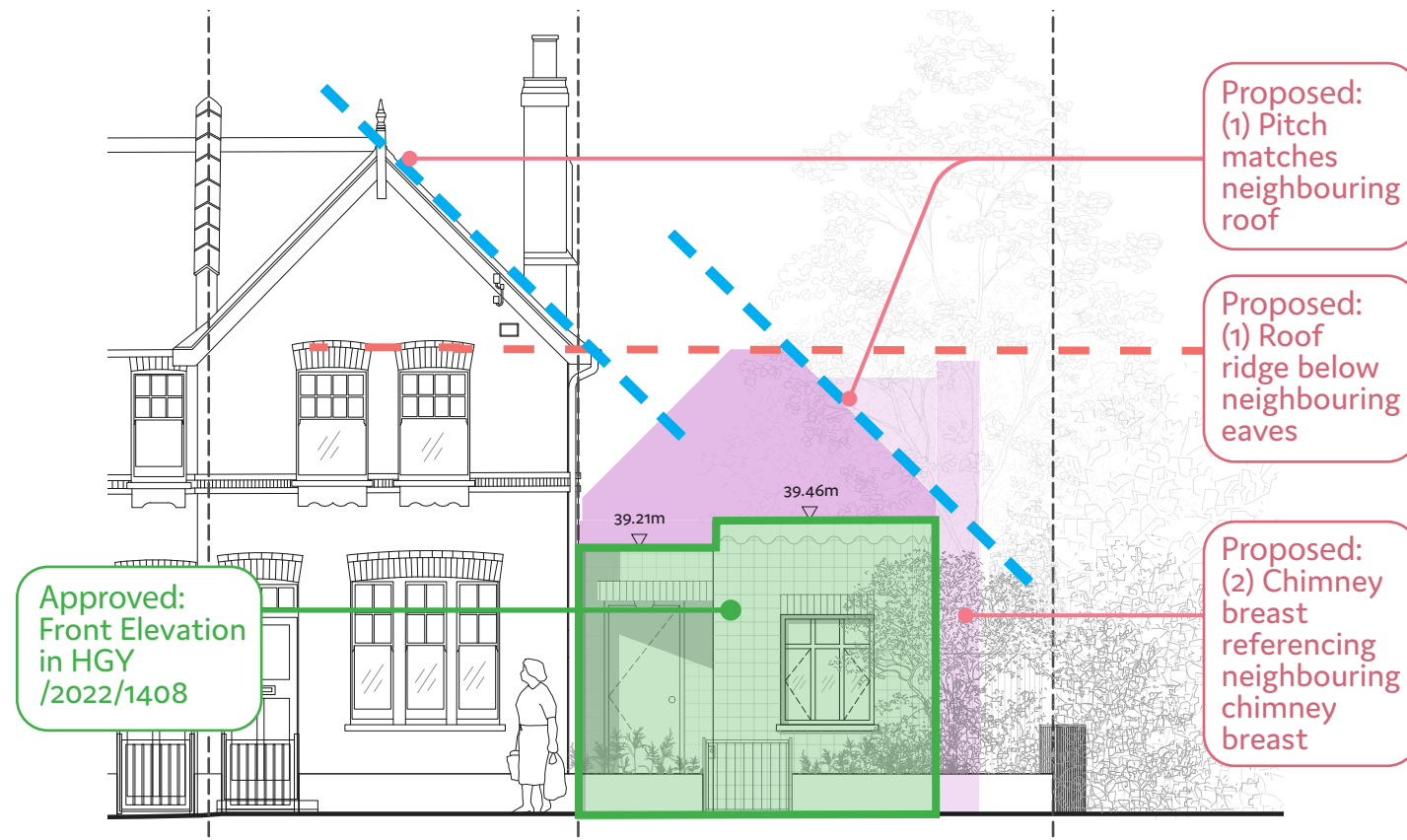
2.5.1 In elevation, we are proposing a pitched roof. This addition was made following extensive studies and optioneering to create a form which respects the terrace. This will be detailed in the following pages.

2.5.2 The amendments we are proposing the elevation are as follows:

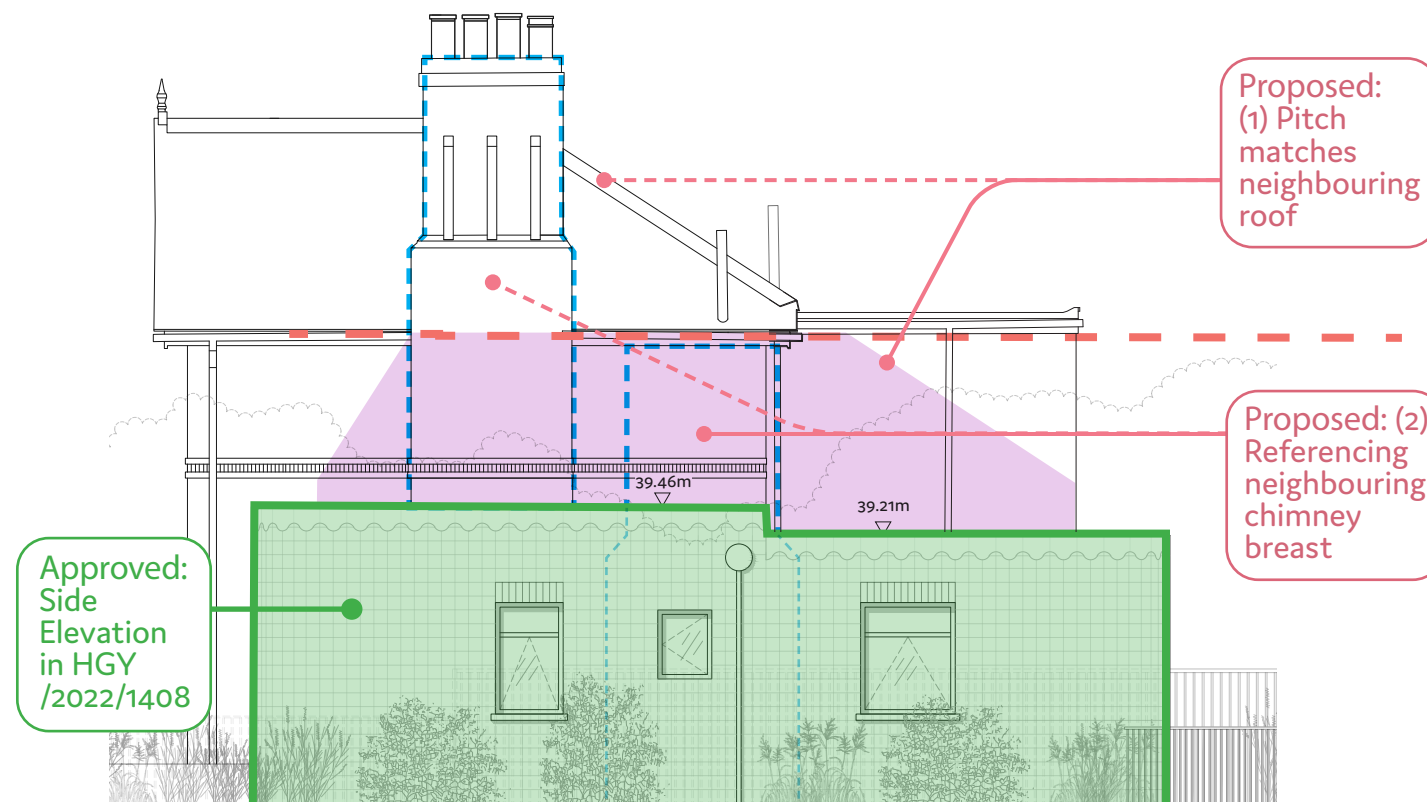
-(1) A pitched roof, set back from the approved elevation (which itself is set back from the terrace). The top of the roof is below the eaves of No.175, clearly marking it as a submissive addition to the terrace. At the same time, the pitch is identical to that of No.175 to keep the geometry familiar. This is also notable at the rear, where the roof pitch matches the rear pitch of No.175

-(2) Further back from the roof, the aforementioned chimney breast continues along the pitched roof. The form temporarily references the chimney at No.175 but is set below it, emphasising the subordination of the house to the existing terrace.

2.5.3. These changes respect the previous approved design by continuing the logic of creating a discrete and subordinate addition to the terrace.



Approved Front Elevation (HGY/2022/1408)



Approved Side Elevation (HGY/2022/1408)

2.6 Roof Development



(1) Half Pitch Roof



(2) Pitched Roof



(3) Pitched Roof with window



(4) Proposed - Capped ridge pitched roof



(A) Lighter coloured frontage



(B) Proposed - Darker coloured frontage

2.6.1 The roof form that is proposed in this application has been extensively studied. Previous applications have seen mixed comments with regards to roof form, in particular, considerable public opposition to the flat roof in a previous design and a preference for a pitched roof. We believe our proposal responds best to all comments received by the public and planning officers; it references the existing terrace in form, but is much smaller in scale.

2.6.2 For our proposal, we studied alternative roof forms and the addition of a window:

- (1) A half pitch: This would create additional space in the mansard by reducing the amount of restricted headroom. This may however read as a continuation of No.175
- (2) Pitched roof: This pitched roof proposal is not flattened at the top. This could make the house overly prominent.
- (3) Pitched roof with window: The addition of a window may make the elevation overly fussy and a window can be prescribed on the side elevation instead.
- (4) Capped roof: This option reduces any impact from the roof ridge and sets the roofline beneath the eaves of No.175 Nightingale Lane. This approach was selected.

2.6.3 We also studied different materials for this roof. These can be summarised by two approaches:

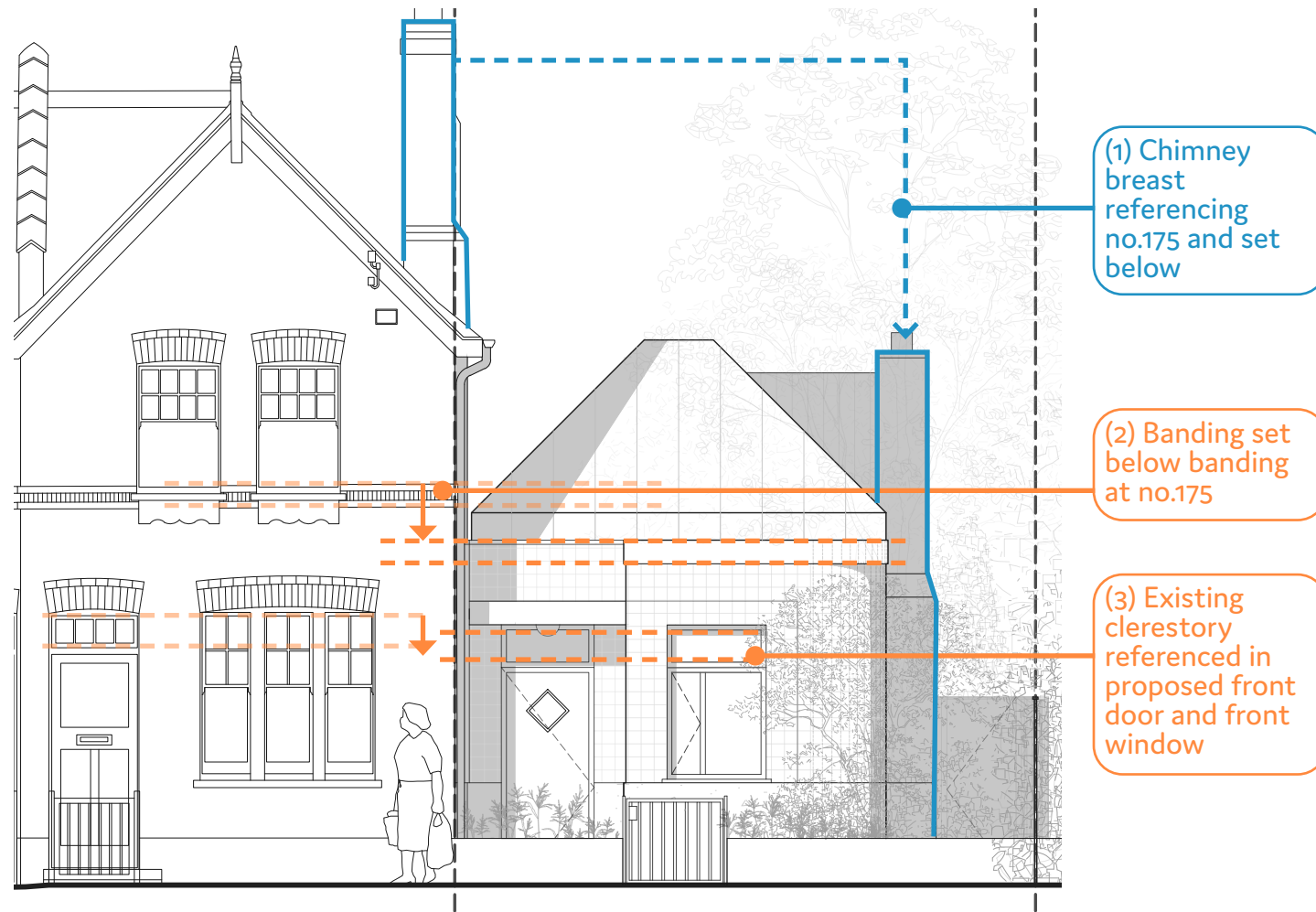
- (A) Continuing the same material as the ground level onto the front of the proposed roof. This would reference the form of the frontage at no.175. It was felt that this would compete with no.175.
- (B) Cladding the roof in a dark material (further details later in this report). A dark colour makes the roof read clearly as a 'hat'. It references the slate roofs that are higher up and therefore marks the proposal as a subordinate to the terrace. This approach was selected.

2.7 Proposed Front Elevation

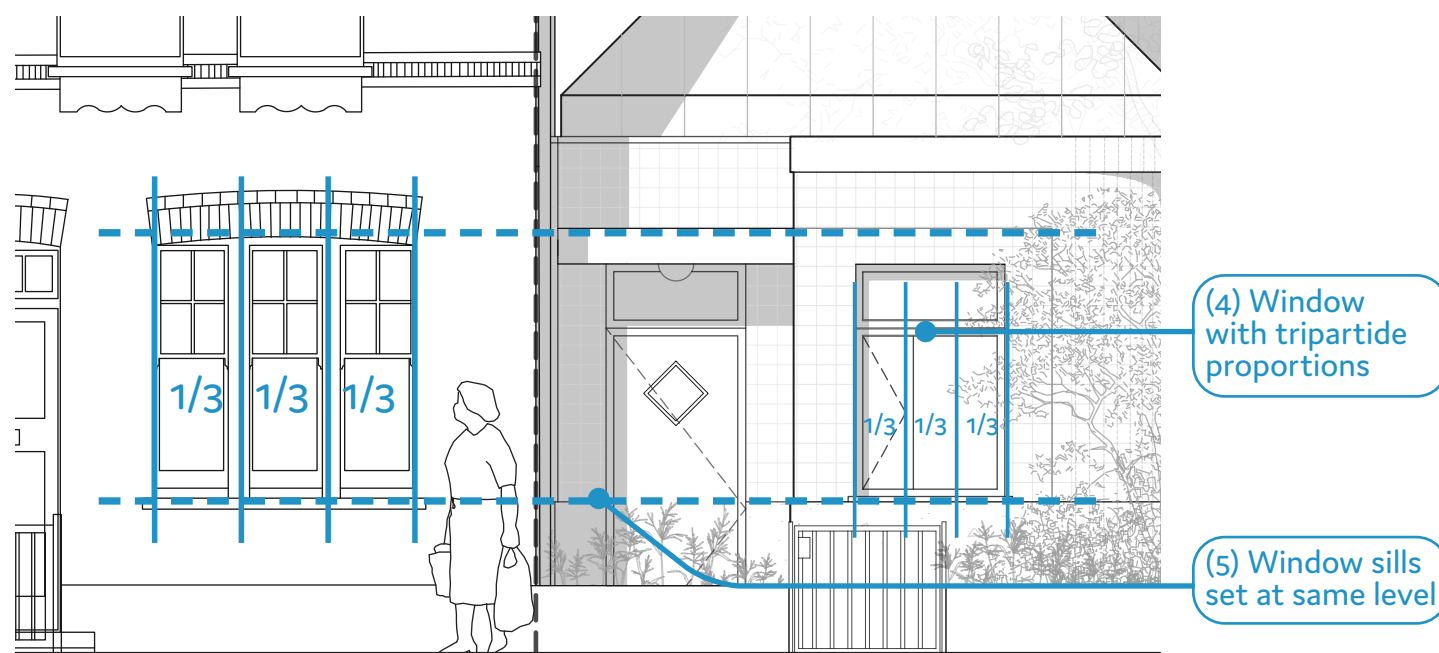
2.7.1 Geometries and details of the existing terrace have been respected in the addition of the roof form. This follows on from a similar approach in the approved application:

- (1) The proposed chimney breast references the neighbour while being set well below the existing to emphasise its subordination.
- (2) The proposed expressed parapet/banding that separates ground and roof is of the same width as that of the neighbour. To emphasise subordination, it is set well below that of the neighbouring property.
- (3) The clerestory window in the existing is referenced in the clerestory above the front door and front window of the proposal
- (4) The window panes are split using the same tripartite ratio as the existing house
- (5) Window sills are set at the same level

2.7.2 The overall roof form is familiar to the area. An example of this design language is found in the locally listed Campsbourne school, opposite the site.



Proposed Front Elevation (Subordination)



Proposed Front Elevation (Detailing)



Roof form on the Campsbourne School, opposite the site