

HOUSE OF EM

74 Rathcoole Gardens
Design & Access Statement
26/08/26



Planning Statement

74 Rathcoole Gardens
London N8 9NB

This statement supports a householder planning application to refurbish and extend the existing ground floor rear extension. Prepared for the London Borough of Haringay on behalf of Michael Hines and Stephania Silveia.

The statement identifies the design intent and highlights relevant planning policy in relation to this application.

This planning statement is to be read alongside with the following drawings.

- 26003-005-Site Location Plan
- 26003-010-Existing Ground Floor
- 26003-030-Existing Rear Elevation
- 26003-050-Proposed Ground Floor Demolition
- 26003-055-Proposed Rear Elevation Demolition
- 26003-200-Proposed Section AA
- 26003-300-Proposed Rear Elevation

- Completed householder planning application form
- Completed Community Infrastructure Levy form (CIL)



The Property

74 Rathcoole Gardens is a mid-terrace property located on the southern side of Rathcoole Gardens. The property is situated within a residential area. It is not located within a Conservation Area, as identified in Haringey's list of conservation areas, and it is not a Listed Building.

The front façade of the property is painted brick. The street itself consists of a mix of painted and unpainted red brick properties. The houses are late Victorian or early Edwardian in character and are generally defined by red brick elevations, traditional sash-style windows, decorative brick detailing, and painted stone or render window surrounds. The windows are typically painted timber or uPVC, predominantly white, while the front doors vary in design and colour.

The rear façade of no. 74 includes a three-storey rear outrigger in red brick, with white painted render at ground floor level. No. 72, adjacent to no. 74, has a newly constructed lean-to extension. No. 74 also neighbours the end-terrace property at no. 76-B, which, unlike the rest of the terrace, has a deeper rear building line and extends approximately 2,600mm beyond the rear face of no. 74. No. 76-B features a tall, two-storey flank wall which immediately faces No. 74. The flank wall is shown in Image 4 on this page.

Our clients wish to construct a new side-return extension to open up the ground floor plan and provide additional space for the kitchen and a snug area for their growing family.

Properties along Rathcoole Gardens have been subject to numerous extensions, additions and alterations. Existing ground floor rear extensions can be seen at a number of neighbouring properties, and these are highlighted within this document.

74 Rathcoole Gardens



1. Front Elevation



2. Rear Elevation



3. Garden



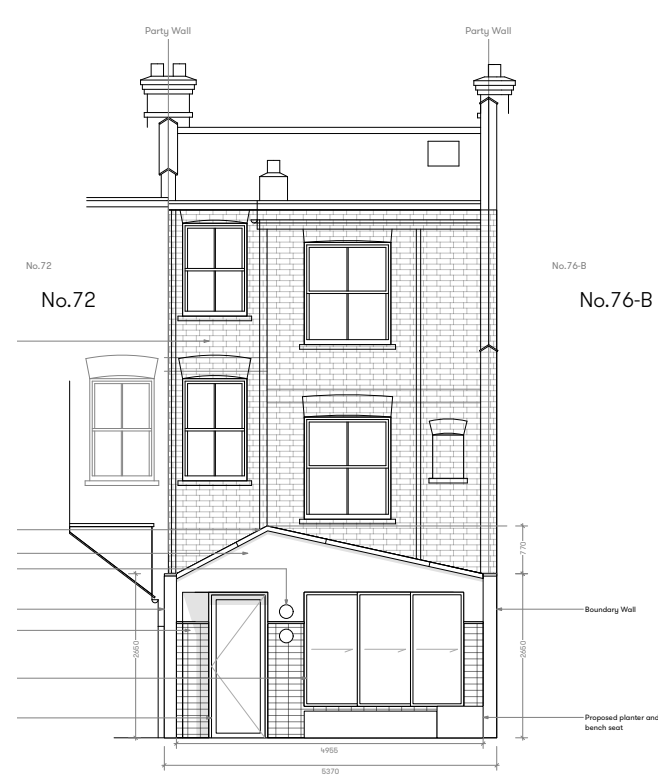
4. Flank wall at No.76-B

Proposed Development

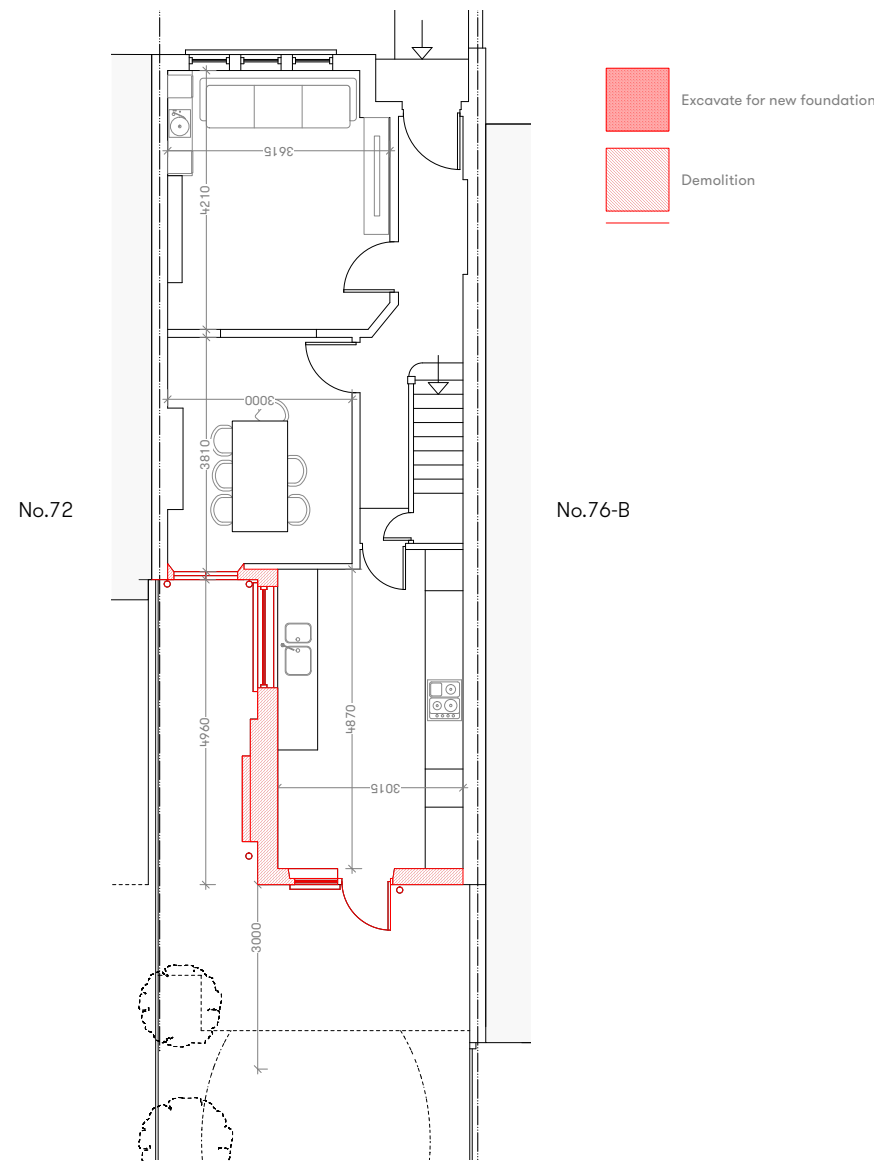
- 1. We propose to remove sections of the existing rear external walls at ground floor level, together with the existing three windows and door at ground floor level.
- 2. Extend the party wall between No. 72 and No. 74 in red stock brick to match the existing rear elevation.
- 3. Extend the party wall between No. 74 and No. 76 by 3m to the rear, also in red stock brick to match the existing rear elevation.
- 4. Infill the existing passageway and extend the ground floor by 3m to the rear. The extension will form the family’s new kitchen, dining room and snug, creating a more open, family-friendly and social living space.
- 5. Create a terrace and seating area by the rear entrance, allowing the family to make better use of their outdoor space.



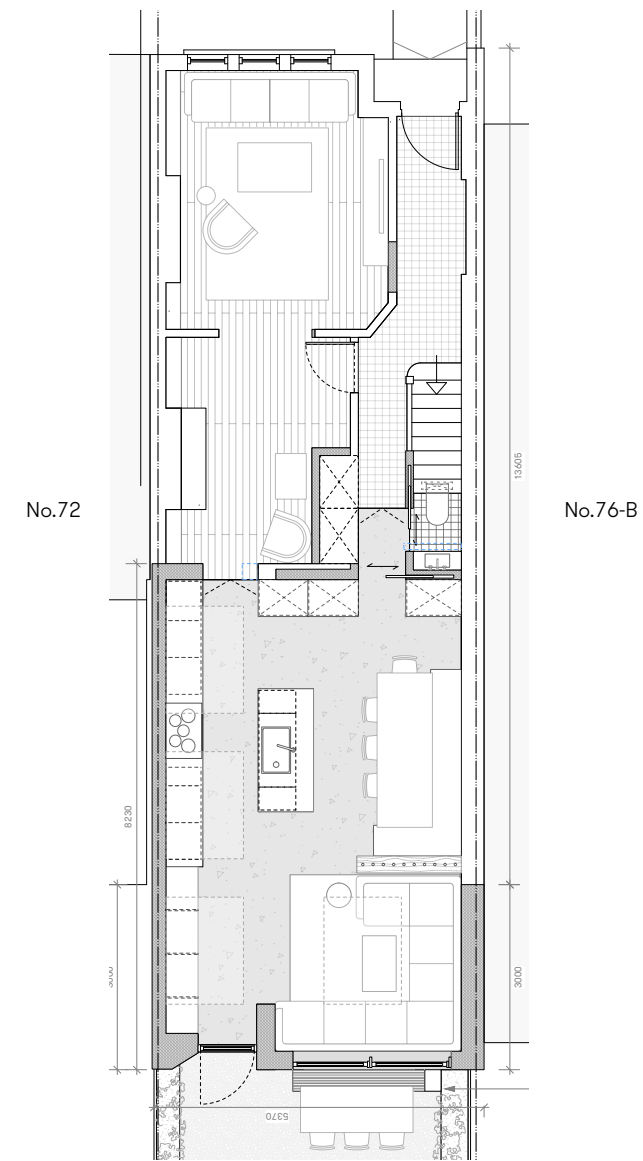
Proposed Rear Elevation Demolition



Proposed Rear Elevation



Proposed Demolition Plan



Proposed Plan

Planning History

A previous application, with application number HGY/2023/2546 for a single storey rear and side infill extension was approved on 18/12/2023. The approval was granted on the following basis:

2.1 - The application site contains a two-storey mid-terraced property on the northern side of Rathcoole Gardens. The site is not within a conservation area and does not fall within the curtilage of a listed building.

2.2 - The planning history of the site has been taken into account when coming to this decision.

2.3 - The proposed ground floor rear and side infill extension would take the up the space between the existing three-storey outrigger and the eastern boundary of the application site. It would measure approximately 4.5m deep x 1.6m wide x 3.1m high (2.7m at eaves) and match the depth of the existing outrigger. The extension would have matching rendered blockwork with a half-pitched slate roof and aluminium rear French folding doors. It is observed that the adjacent property, No. 72 has a similar infill rear extension. The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Given its rear location, the proposal would not result in harm to the street scene. Therefore, the local character and visual amenity of the area will be protected.

2.4 - Given that there is an existing boundary fence of 1.7m height between No. 72 and the application property and the fact that No. 72 has a similar infill rear extension along the shared site boundary, the height and depth of the proposed extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. The proposal would not have flank windows and as such would not result in material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.

2.5 The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2021 and the NPPF.

2.6 All other relevant policies and considerations, including equalities, have been taken into account. Planning permission should be granted for the reasons set out above.



Relevant Planning Applications

Permission has been granted for the following ground floor extensions on Rathcoole Gardens:

- 100 Rathcoole Gardens: Demolition of the existing garden outbuilding and erection of a ground floor rear extension. General refurbishment works throughout and insertion of two new side windows.
Ref. No. HGY/2022/1513
Approved on 19/07/2022
- 90 Rathcoole Gardens: Erection of a single storey side and rear extension.
Ref. No. HGY/2022/1507
Approved on 18/07/2022
- 72 Rathcoole Gardens: Erection of single storey ground floor rear side infill extension.
Ref. No. HGY/2019/1680.
Approved on 02/08/2019
- 68 Rathcoole Gardens: Retrospective planning for single storey rear extension.
Ref. No. HGY/2016/0917
Approved on 18/05/2016
- 57 Rathcoole Gardens: Erection of a single storey side and rear extension.
Ref. No. HGY/2017/0490
Approved on 15/03/2017
- 51 Rathcoole Gardens: Single story rear return & rear infill extension
Ref. No. HGY/2017/2329
Approved on 22/09/2017



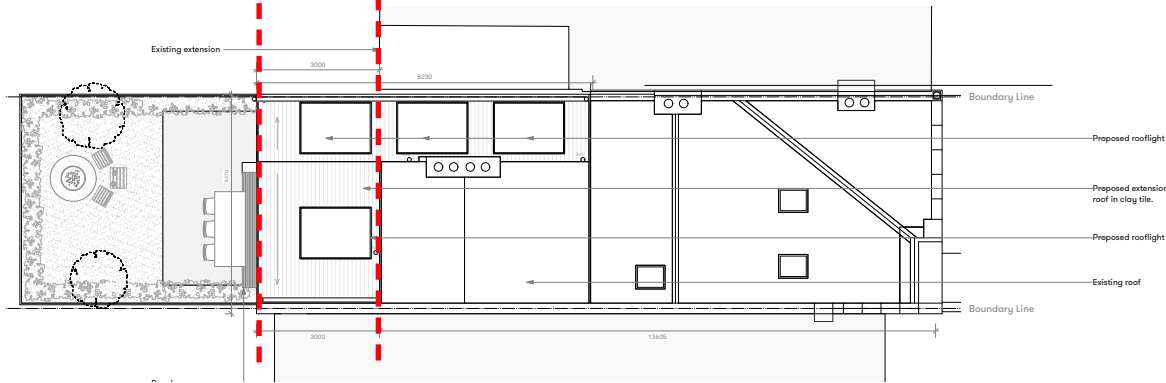
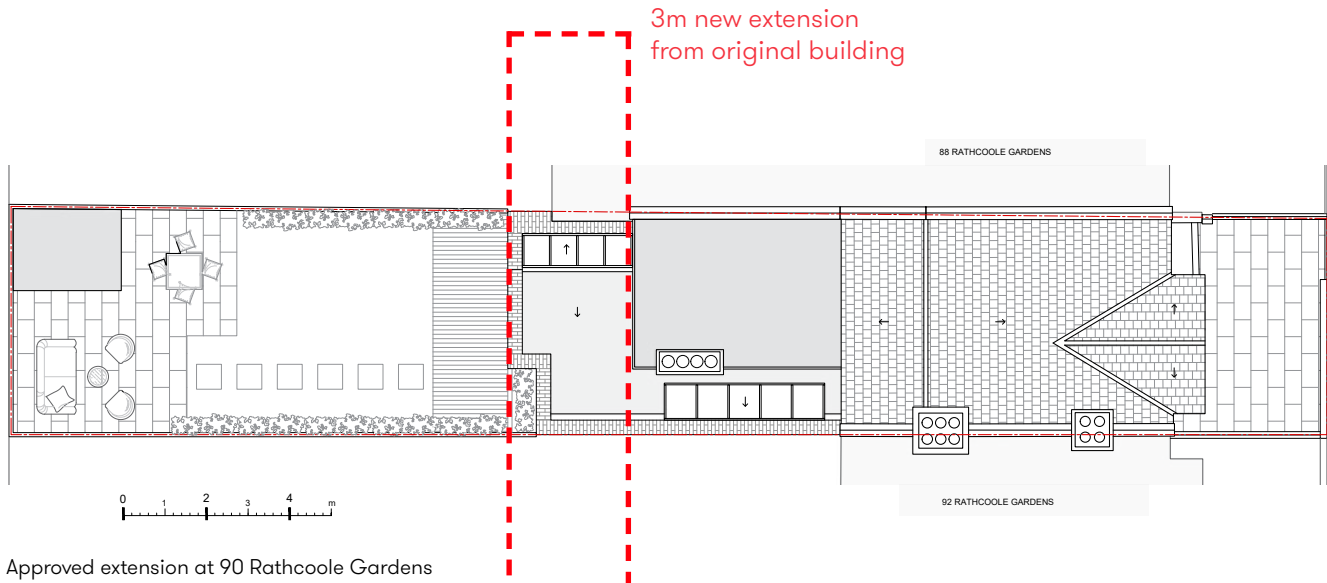
Planning Precedent: 90 Rathcoole Gardens

The approved extension at 90 Rathcoole Gardens, Ref. No. HGY/2022/1507, is similar in scale to the proposed extension at 74 Rathcoole Gardens.

Both the approved extension at No. 90 and the proposed extension at No. 74 project 3m from the existing building.

The extension at No. 90 has an overall height of approximately 3.5m at the apex. The roof drops to approximately 3m at the eaves adjacent to No. 88, and approximately 2.6m at the eaves adjacent to No. 92.

The proposed extension at No. 74 has an overall height of approximately 3.42m at the apex, with a height of 2.65m from ground level to the top edges of the roof adjacent to both No. 72 and No. 76.



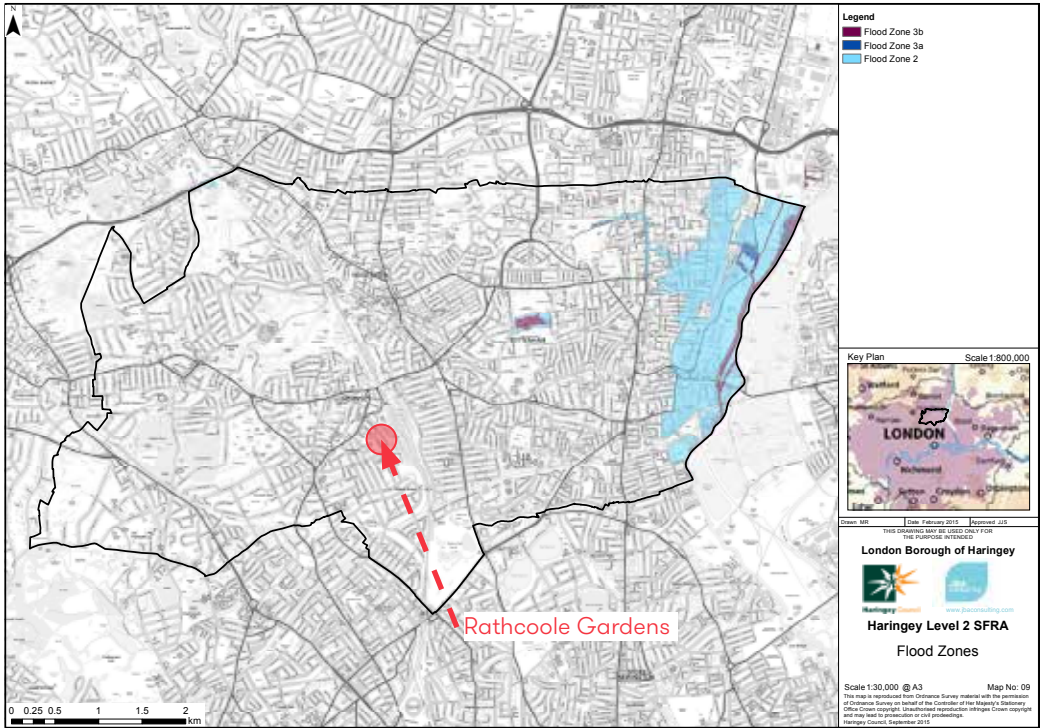
Flood Zones, Landscape and Access

74 Rathcoole Gardens is not located within or near any flood zones, as identified on Haringey’s 2015 Flood Zone map.

The existing rear garden consists of a decked terrace immediately adjoining the rear of the house, with an oval-shaped paved area extending further into the garden. The paving is surrounded by areas of light planting, including young trees, shrubs and bushes. A timber garden shed is located in the north-western corner of the site.

As part of the proposal, the existing timber deck will be removed to allow for the proposed extension. The existing oval paved area will also be replaced with a smaller terrace, reducing the amount of hard landscaping within the garden. The overall area of planting and permeable ground cover will therefore be increased as part of the works, improving the softness and permeability of the rear garden.

Access to the property will remain unchanged and will continue to be via the existing front entrance from Rathcoole Gardens. The proposal also includes a new WC at ground floor level, improving the accessibility and practicality of the home by removing the need to use the internal stairs to access a WC.



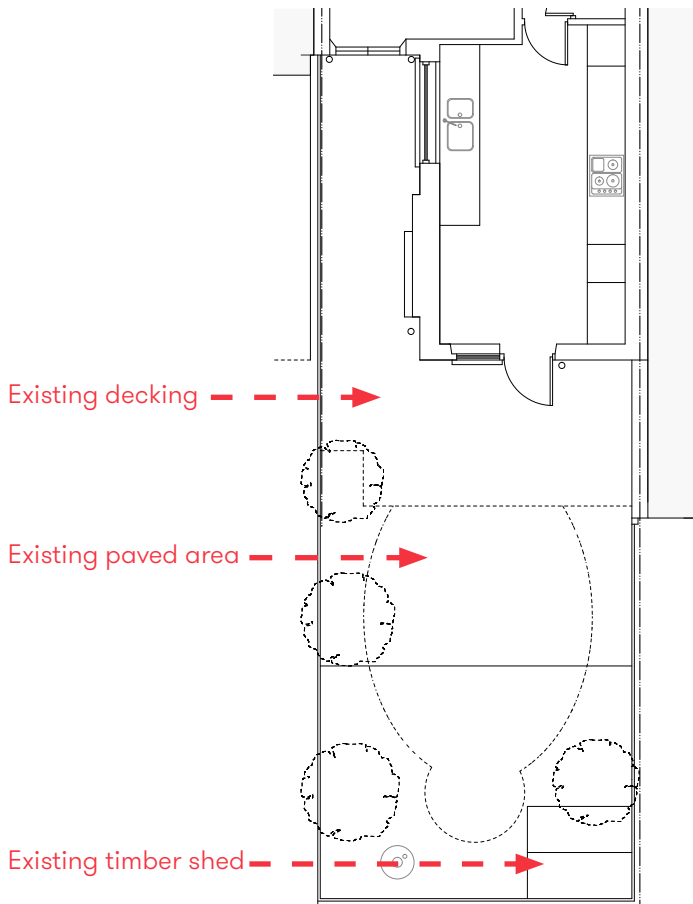
Flood Zones in Haringey.



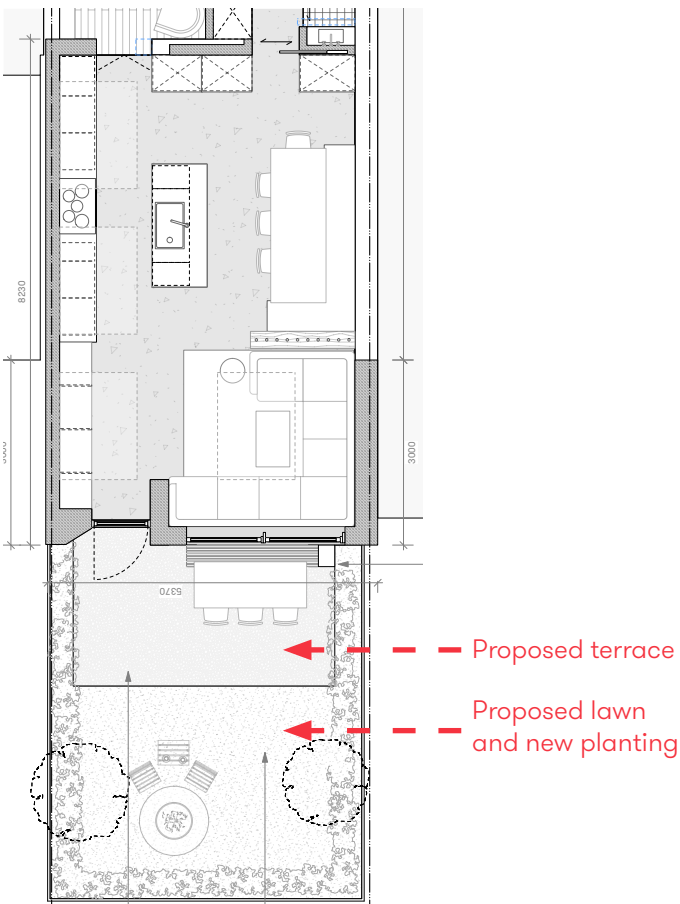
Existing rear garden looking towards the back.



Existing rear garden looking towards the house.



Existing Rear Garden



Proposed Rear Garden

Materials



Terracotta coloured render.



Glazed tiles.



Powder-coated aluminium window and door frames.



Clay roof tiles.



Sketch of proposed rear extension.

Design Approach & Conclusion

Design

The proposed extension has been designed as a sympathetic and contextual addition to the existing building. The works will improve the existing ground floor arrangement by opening up the cellular layout and creating a more generous, practical and sociable living space for the family.

The volume of the extension has been carefully considered in relation to the proportions and symmetry of the existing building. The proposed rear extension projects 3,000mm beyond the existing outrigger and infills the existing passageway along the north-eastern side of the house. This creates a modest and legible addition that remains subordinate to the host building.

The proposed roof has an asymmetric pitch, responding to the geometry of the existing outrigger and the former passageway. This allows the extension to sit comfortably against the existing rear elevation while creating a distinctive but restrained architectural form.

Adjacent to both neighbouring boundaries, the proposed extension will measure 2,650mm from ground level to the top of the roof. The apex of the asymmetric roof will sit 770mm above this, giving an overall maximum height of 3,420mm.

The proposed sliding windows and hinged door have been carefully positioned to align with the existing windows above. This maintains the rhythm and pattern of the rear elevation and respects the established character of the terrace. The proposed rear garden door is slightly recessed, adding depth and articulation to the elevation while creating a subtle hierarchy between the different elements.

Three rooflights are proposed along the north-eastern part of the roof, above the area currently occupied by the passageway. These will bring much-needed daylight into the centre of the plan, benefiting the existing sitting room and hallway as well as the new extension. A further rooflight is proposed over the south-western part of the roof, above the family snug and adjacent to the new dining area.

The rear of the property faces north / north-west and is affected by the neighbouring two-storey flank wall at No. 76 and the existing infill extension at No. 72. As a result, natural light to the rear of the house is currently limited. The proposed rooflights and areas of glazing have therefore been carefully considered to improve daylight within the plan while maintaining an appropriate relationship with neighbouring properties.

Materiality

The proposed material palette has been selected to complement the existing terrace while giving the extension its own quiet, contemporary identity.

A terracotta-coloured render is proposed to the upper third of the rear elevation, with a complementary glazed tile finish to the lower two thirds. These materials provide a contemporary interpretation of the red and terracotta tones found in the existing stock brickwork of the terrace. The combination of matt render and glazed tile will add texture, depth and visual interest without competing with the original building.

The sliding window and door frames are proposed to be powder-coated in a matching tone. This will create a coherent and considered elevation, where the new elements read as part of a unified composition.

The roof is proposed to be finished with clay tiles. This further reinforces the relationship between the extension and the existing building, using a material that feels robust, contextual and appropriate to the character of the property.

Conclusion

The proposed extension has been designed as a complementary and subordinate addition to the existing building. Its scale, form and detailing respond carefully to the proportions and rhythm of the original rear elevation, while the proposed material palette provides a subtle contemporary character rooted in the tones and textures of the existing terrace.

The additional space created by the extension will significantly improve the internal layout of 74 Rathcoole Gardens, providing a more open, functional and family-friendly home suited to modern living.

Existing and Proposed Drawings

Notes

- All dimensions are in millimeters unless otherwise noted. Do not scale from drawings.
- Drawings are based on survey information by others, all dimensions to existing structures are to be checked on site & any discrepancies shared and coordinated with the Design Team.
- Drawings are to be read in conjunction with all relevant drawings, schedules and specifications from Architect and consultants.
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PLANNING

Project
Rathcoole Gardens
Client
Michael Hines & Stephania Silveira
Drawing Title
Site Location Plan & Block Plan

Scale
1:50 @ A1
Date Created
28/05/2026

Drawing Number
26003-005

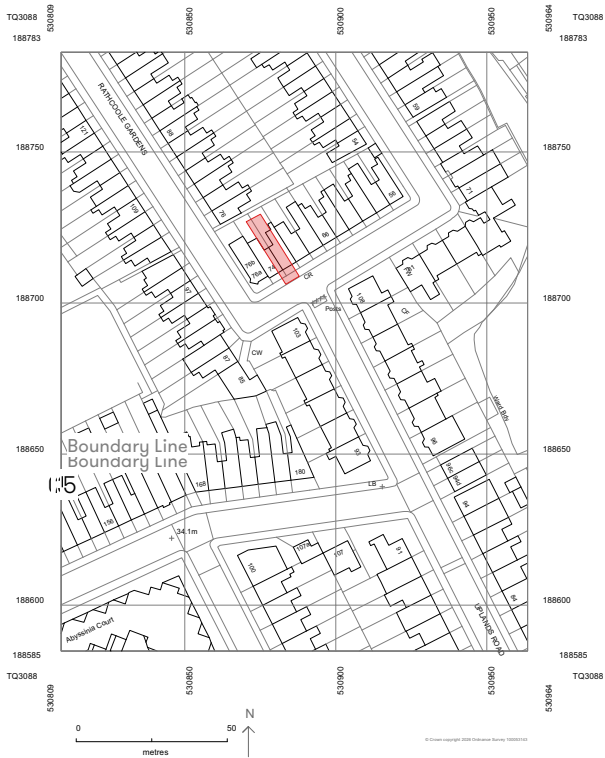
Revision
Date Revised

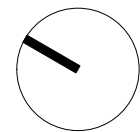
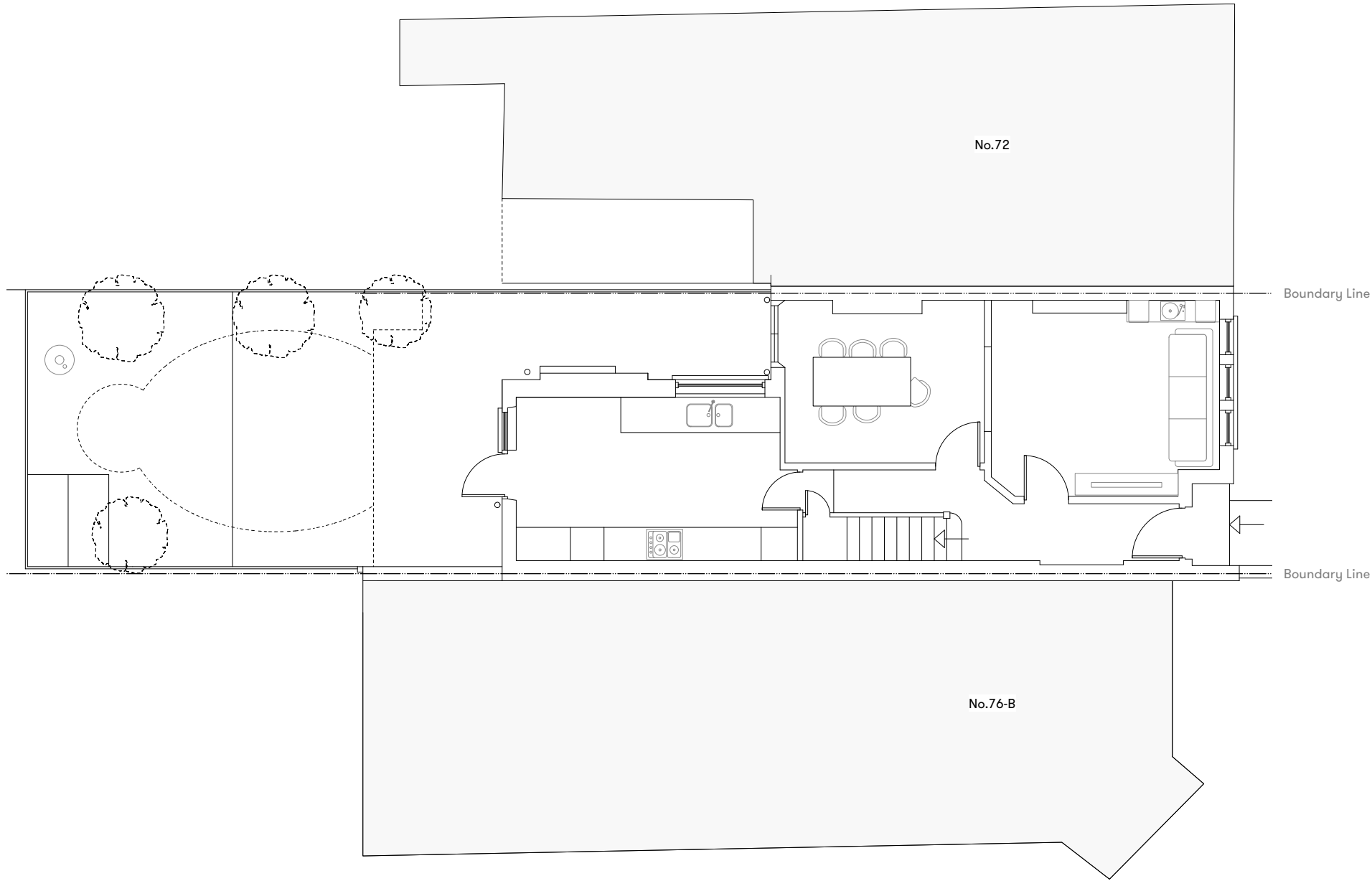
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Checked By
MB

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Project

Rathcoole Gardens

Client

Michael Hines & Stephania Silveira

Drawing Title

Existing Ground Floor

Scale

1:50 @ A1

Date Created

28/05/2026

Drawing Number

26003-010

Revision

Date Revised

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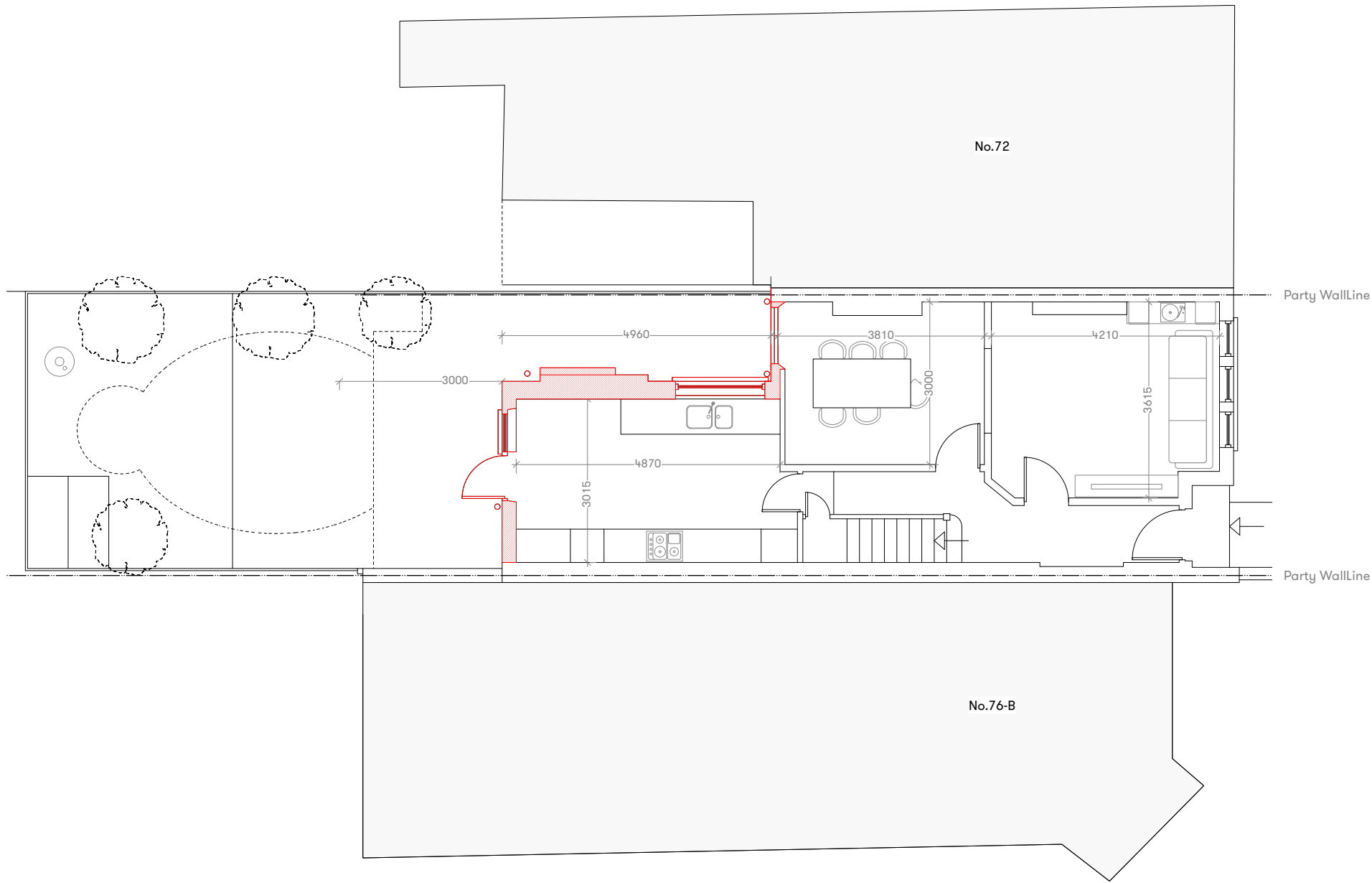
Project	
Rathcoole Gardens	
Client	
Michael Hines & Stephania Silveira	
Drawing Title	
Existing Rear Elevation	
Scale	Date Created
1:50 @ A1	28/05/2026
Drawing Number	
26003-030	
Revision	Date Revised
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Project
Rathcoole Gardens

Client
Michael Hines & Stephania Silveira

Drawing Title
Proposed Ground Floor Demolition

Scale
1:50 @ A1

Date Created
28/05/2026

Drawing Number
26003-050

Revision
1

Date Revised
28/05/2026

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Rathcoole Gardens	
Client	
Michael Hines & Stephania Silveira	
Drawing Title	
Proposed Rear Elevation Demolition	
Scale	Date Created
1:50 @ A1	28/05/2026
Drawing Number	
26003-055	
Revision	Date Revised
Drawn By	
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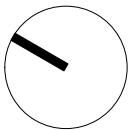
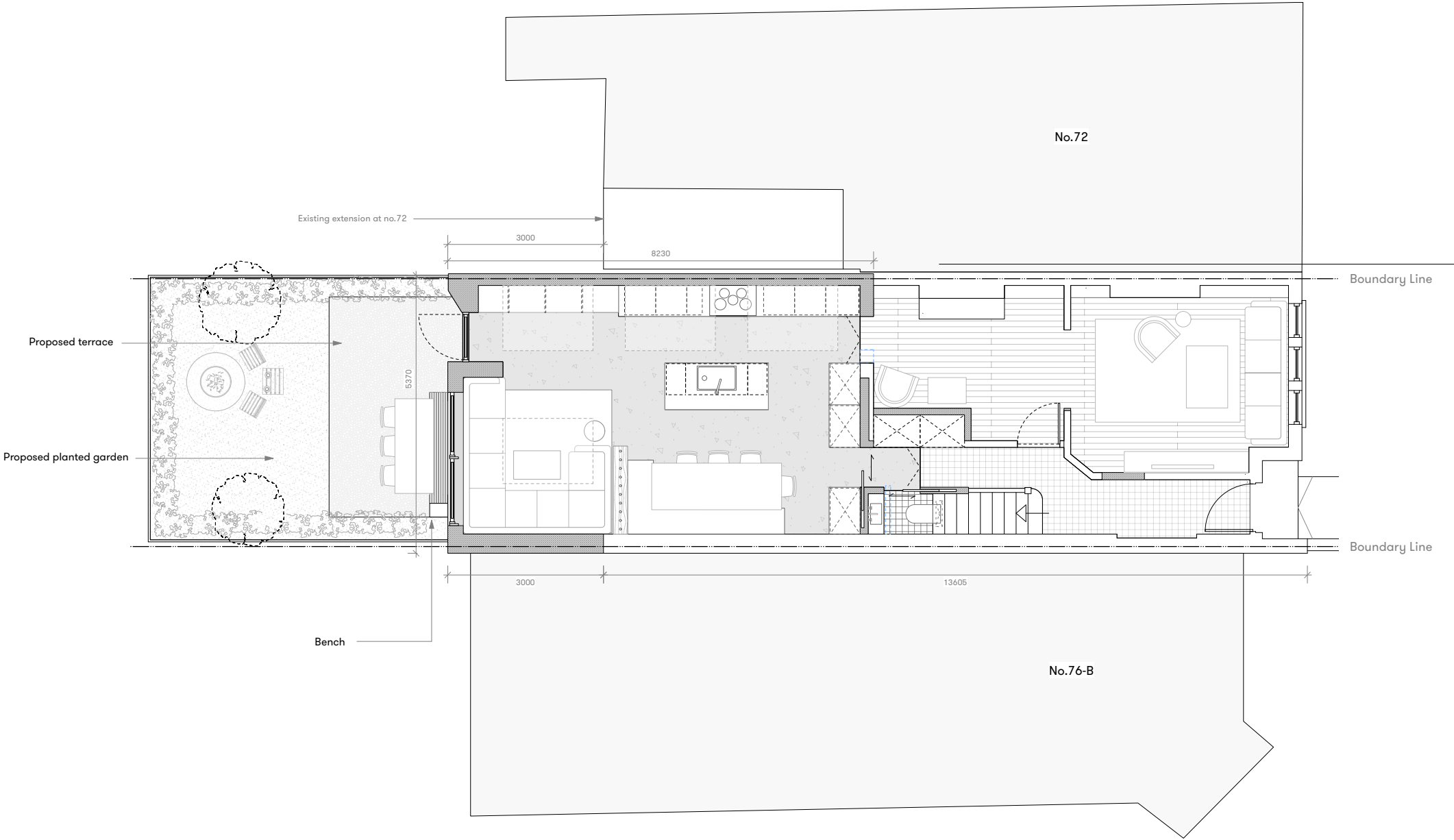
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Proposed extension



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PLANNING

Project
Rathcoole Gardens
Client
Michael Hines & Stephania Silveira
Drawing Title
Proposed Ground Floor

Scale
1:50 @ A1
Date Created
28/05/2026

Drawing Number
26003-100

Revision
Date Revised

Drawn By
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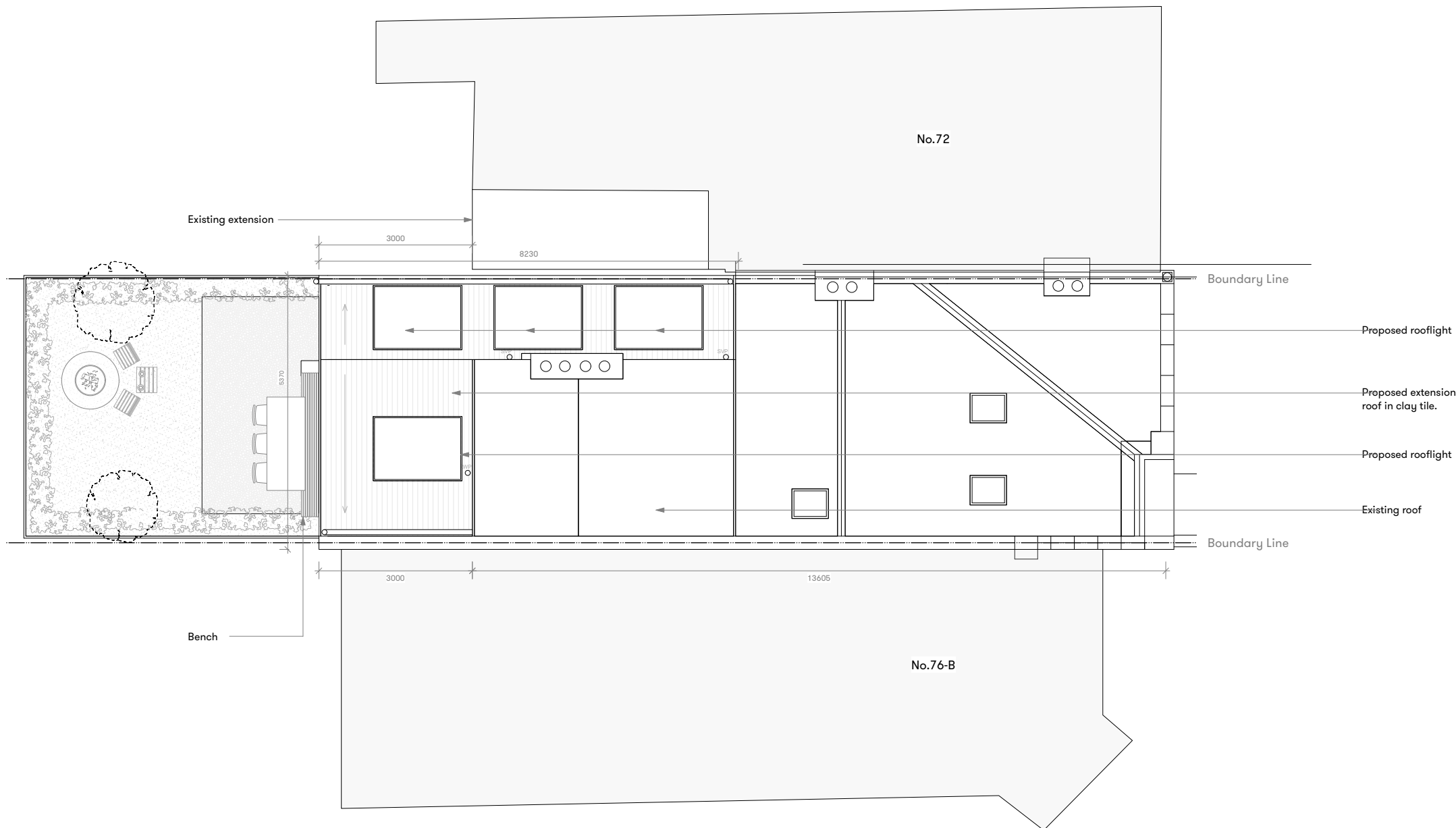
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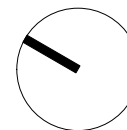
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 Proposed extension



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PLANNING

Project

Rathcoole Gardens

Client

Michael Hines & Stephania Silveira

Drawing Title

Proposed Roof Plan

Scale

1:50 @ A1

Date Created

28/05/2026

Drawing Number

26003-105

Revision

Date Revised

Drawn By

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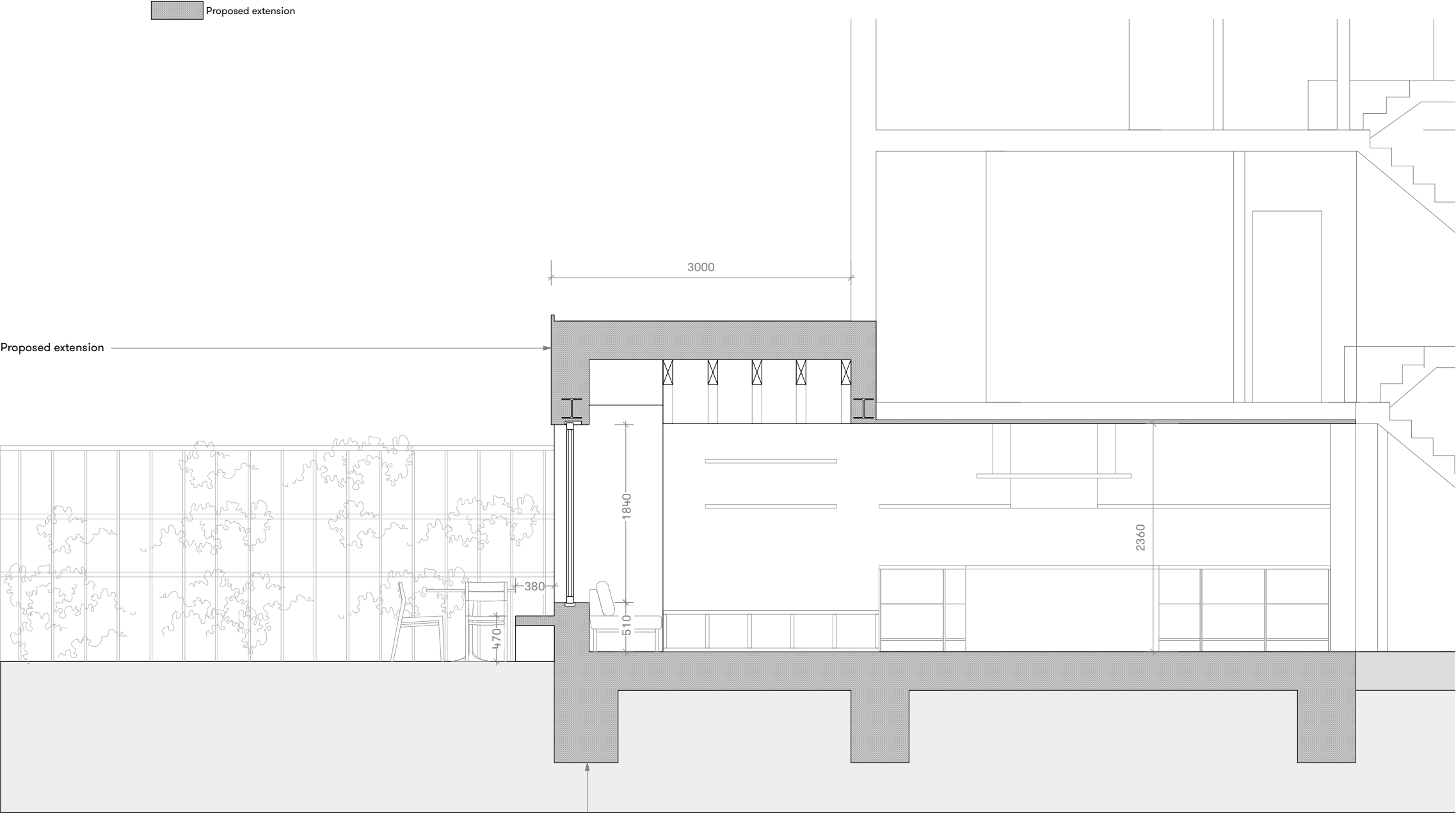
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Proposed new foundations



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PLANNING

Project
Rathcoole Gardens
Client
Michael Hines & Stephania Silveira
Drawing Title
Proposed Section AA

Scale
1:50 @ A1
Date Created
28/05/2026

Drawing Number
26003-200

Revision
Date Revised

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Michael Hines & Stephania Silveira	
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Proposed Rear Elevation	
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Drawing Number	
26003-300	
Revision	Date Revised
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JO	MB
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THANK YOU

