

20 Eade Road: Revised proposal for planning

5th December 2023

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1.0 Introduction

This document outlines a revised design for the extension of no. 20 Eade Road. The revised design seeks to address the concerns raised when planning was last sought and refused for a roof extension in 2022.

The revised design comprises a dormer roof extension, outrigger roof extension and ground floor kitchen extension.

The design has been informed by the following planning policy (in addition to pre app advice):

- Chapter 3, Design, The London Plan, 2021
- Policy DM1, Chapter 2: Design and Character, Development Management DPD 2017, Haringey's Local Plan
- Policy DM12, Chapter 3: Housing, Development Management DPD 2017, Haringey's Local Plan
- Policy SP11: Design, Chapter 6: safer for all, Haringey's Local Plan: Strategic Policies 2017

The property is not situated within a conservation area and it is not listed.

No objections have previously been raised by any consulted neighbours.

There are no directly facing properties within 60m of the rear of this property.

The proposed works are at the rear of the house and not visible from any surrounding streets.

No.18 Eade Road (next door) have built a full width dormer and full width outrigger extension under permitted development right.

No.22 Eade Road (next door but one) have built a hip to gable dormer extension with a fully glazed facade and a 2nd floor balcony over the entire footprint of the existing outrigger.

This proposal will increase the usable space for a growing family meaning children can have separate bedrooms, parents can have home working space and there will be adequate bathroom provision. The project offers an opportunity to improve the fabric of the building and its energy efficiency. These works will not increase the need for parking on the street or make any alterations to the external landscaping of the property.

Careful consideration has been taken to work with the volume and character of the existing building and its setting, to lessen any impact on neighbouring properties and to improve the thermal performance of the existing house.

2.0 Relevant Planning History

HGY/2023/1635

Erection of single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m

Status: Approved

HGY/2022/1948

Roof extension comprising full width dormer to rear of main roof and outrigger extension with small balcony to rear.

Status: refused, decision upheld at appeal

The issues cited for reason for refusal focussed on the outrigger extension, they were:

- scale and bulk
- materials
- incongruous, dominant and disproportionate
- at odds with and harmful to the character of this area

How these issues have been addressed:

- Both dormer and outrigger extensions have been set in from the eaves of the existing roof (previously they were overhanging)
- The material palette has been updated to match and/ or complement the existing materials in type and colour
- The depth of the outrigger extension has been reduced to match the extension at no. 18 Eade Road so that it now takes up approximately half the footprint of the existing outrigger
- The balcony is set back from the rear edge of the outrigger

3.0 Pre app Advice

A pre app meeting was held on the 6th September 2023 with the applicants and case officer Benjamin Coffie (BC). BC stated that the planning department's approach is to not allow building on/ occupation of the entire footprint of the existing outrigger, therefore the application would be looked upon more favourably if:

- the outrigger extension was built over half the length of the existing outrigger (to match the extension already built at no.22);
- the balcony was set back from the rear of the existing outrigger (in line with the rear of the chimney stack).

Overlooking

- Screening on the southern edge of the balcony (towards the neighbours at no.22) could be achieved with a trellis above eye height and evergreen climbing plants. BC said this would be acceptable rather than using a solid or opaque glass barrier

Boundary to no.22 Eade Road

- BC stated that the boundary between no. 20 and 22 should not be higher than 2.4m (from no.24's external ground level) beyond the back of the existing house

Materials

- BC confirmed that the materials should be selected to match and complement the existing in type and colour. He confirmed that the material palette presented met this criteria. BC also confirmed that the silvery weathered timber cladding visible at the rear of no.24 Eade Road would be an acceptable cladding material to use for this proposal - this has now been added to the material palette.

All these points have now been integrated into the revised proposal

4.0 Design Approach and quality control

I am an associate architect in a Stirling Prize winning London architecture firm where we specialise in the reuse of existing and historical buildings with a noted sensitivity to context.

Through this role I have gained an extensive knowledge and experience of traditional and sustainable building construction and materials that I intend to integrate into this project and therefore make a positive, high-quality and long lasting contribution to the neighbourhood.



REVISED PROPOSAL

- the outrigger extension is reduced in depth to match the outrigger extension next door at no.22
- balcony set back from rear and eaves of outrigger,
- planters and trellis around the perimeter of the balcony partially obscure the new extension, combined with set back this reduces risk of overlooking, a taller trellis is fixed to the south side of the balcony to reduce any risk of overlooking towards no. 22 Eade Road
- cladding and roofing materials chosen to match the existing (see material palette)
- small wraparound rear garden extension added

5.0 Roof Extension

Existing:

The loft of this property is uninhabited and uninsulated. The main roof has been re-laid with concrete tiles at some point within the last 50 years – these are too heavy for the structure of the roof. The back outrigger roof is slated and uninsulated, a small section is a flat lead roof which would have housed the original cold water tank and allows a high level ventilating window. Both roofs are in poor condition and leaking.

Proposal:

The proposal is to add two extra bedrooms, a shower and WC and a small balcony.

The front elevation of the roof will be re-laid with natural slate with added insulation and ventilation – three flush roof lights will be inserted into the slope. Externally the house will be redecorated. To the rear the brick party walls will be built up and a new full width dormer to the back of the main roof formed.

The outrigger will be partially built up to form an additional room with two rooflights and rear facing glazing and a small balcony at the rear. In addition, existing single glazing will be replaced with double glazed timber sashes to improve thermal performance.

Design:

The roof extension is comprised of two parts full width dormer and outrigger extension.

The outrigger extension will project approx half the length of the existing outrigger to match the length of the extension already completed next door at no. 18 Eade Road. The slope of the extension roof will be set at the same angle as the slope of the existing roof, this sympathetically matches the existing geometry of the building and the lower eaves of the new roof will lessen the impact of the new volume on lower floors and the neighbouring property (no.22).

A small balcony will be set back from the rear edge of the existing outrigger in line with the chimney stack. A planted screen to the south of the balcony will prevent overlooking.

The setback of the extension and balcony from the rear wall of the house will ensure that the original volume is still readable.

There will be no windows in the south facing wall of the outrigger towards No.22.

The dormer will be glazed across its length and stepped to follow the line of the outrigger roof. The glazing will have a deep frame to maintain privacy and avoid overlooking.

The brick chimney will be raised with the top rebuilt to match the existing - this is so that the new roof and raised party wall can be properly flashed into the brickwork to ensure effective waterproofing. We have agreed with our neighbours at no.18 that we will raise the brick party wall to the rear of the chimney to avoid any overlooking towards their back second floor bedroom.

Material (see material palette, p6):

Materials have been chosen to match and blend in with the existing traditional surrounding architecture.

The sloping outrigger roof will be standing seam natural zinc, the flat dormer roof will be a single ply liquid membrane (imitation lead), the rainscreen cladding will be naturally weathered timber cladding. Any additional brickwork will be London stock to match, flasings will be in lead or zinc to match and existing coping stones will be reused.

Sustainability:

The new roofs will be insulated to meet building regulations. High performance double glazing will be used throughout. In addition, insulation will be added internally to the rear walls of the lower floors of this property and existing single glazing replaced with double glazing.

New rooms will be lit with low energy LED lighting and daylight. Natural ventilation will be provided by cross ventilating opening rooflights and new windows.

Wherever possible materials will be sourced from not too far away. Rainscreen cladding will be UK grown and processed, all timber will be FSC accredited, bricks reclaimed from London. Zinc roofing has a long lifespan and is very recyclable.

Provision will be made for solar panels to be fitted to the roof at a later date to combine with an air source heat pump.

6.0 Material Palette



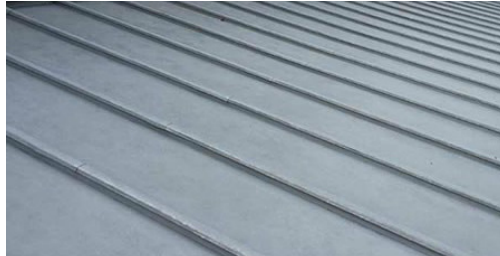
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Roofing materials

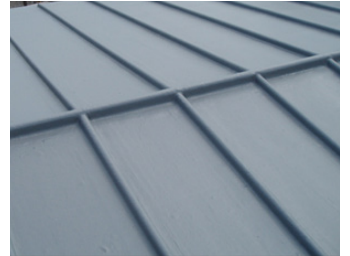
1. natural slate
2. standing seam zinc
3. lead
4. single ply membrane (imitation lead)



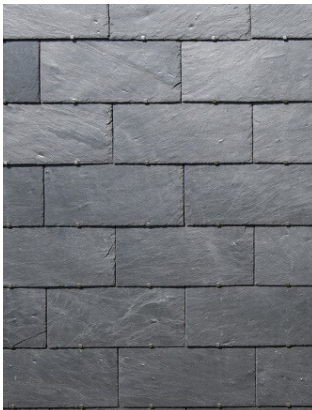
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Rainscreen cladding

5. natural slate
6. weathered timber (no.24 Eade Road)
8. black stained larch



8



9



10



11

Existing and new brickwork

9. Reclaimed stock brickwork to match existing with lime mortar

Glazing

10. aluminium framed fixed glazing on timber frame

Green roof

11. sedum and wildflower planted roof

7.0 Ground floor

Existing:

The ground floor kitchen area of this house is in poor condition and currently only usable for storage and bike parking. The timber floor is in poor condition and needs replacing, the area needs damp proofing. The glazed door leading into the garden is not original and of poor quality. The windows are single glazed and badly fitting.

Proposal:

Permission was recently granted for a small side infill extension that does not project beyond the back of the original house. This application extends the kitchen extension by less than 1.5 metres beyond the back of the original house into the garden.

The depth of the proposed extension is set out to match the depth of the original WC outhouse (privy), the side wall to this privy is still in place on the boundary to no.18, we propose to retain this and use it to set the depth and height of the extension, there would therefore be no discernible change to no.18. A site photo of the remains of this privy and archive material showing this privy can be seen on page 9 of this document.

Impact on no.22:

The boundary wall to no.22 will step down from the rear of the existing house so that the boundary beyond 6m will not be higher than 2.4m (this is as advised by the planner in the pre app meeting). Previously the scheme had been approved with a wall 2.7m high along its entire length. This proposal extends that wall by approx. 1.4m but as the height steps down the boundary wall will have less impact overall.

This proposal is also considerably smaller in height and depth than the ground floor rear extension already built at no.22 (see photos, p9).

Impact on other properties:

The garden immediately outside the rear of no.20 is approximately one metre lower than the rest of the garden. This will mean that this extension is not really visible from other neighbouring properties.

Reason for extending:

- a better connection to the garden
- a new light space for a kitchen and dining
- space for a part M compliant groundfloor WC
- internal secure cycle parking
- storage
- thermal upgrade of building fabric and removal of damp

Reason for change to approved scheme:

Whilst the recently approved scheme would improve the layout of the ground floor we have taken some time to carefully consider what will best serve our family and any future inhabitants of this house.

As a family we have become increasingly reliant on cycling as our primary means of transport, the extension back into the garden frees up hall space to store childrens bikes and a folding bike, more generous doors into the garden will make it easier to park larger bikes in the garden - it is just not secure enough to park on the street or in the front garden.

By increasing the floor area we are also able to accommodate a more generously proportioned WC that meets part M standards.

Design:

The extension is designed to be low at the eaves / party boundary so that it will have little impact on neighbouring properties. The slope of the roof is set out sympathetically to match the existing slope of the outrigger roof and new roof extension.

Material (see material palette, p6):

Party walls will be built or repaired in stock brickwork to match the existing.

The rear of the extension facing into our garden will be finished in materials to match the existing house and proposed roof extension. The roof to the south has a rooflight, the slope to the north will be a sedum and wildflower roof. Any guttering and flashings will be to match the existing.

Precedent:

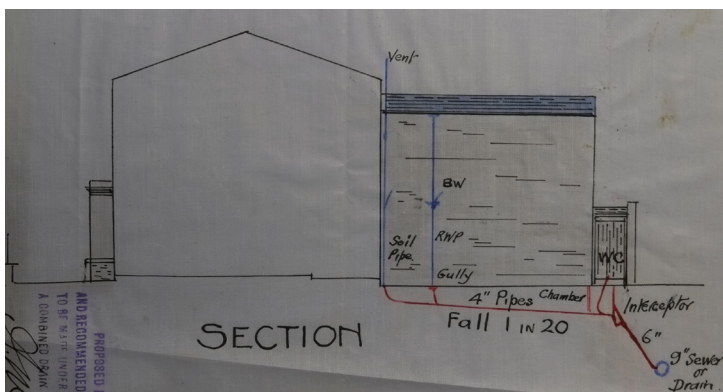
12 Eade Road has recently extended the rear floor in a similar manner (see drawing, p10). They have set out the size of the extension to the line of the previous outhouse and kept the eaves lower as we have proposed, they have also included a wildflower roof. Other houses on the street have also extended rearwards: Within this terrace nos. 2, 8 and 22 have all extended to the rear at ground level. Nearly all the houses on Eade Road that back onto the New River have extended at the rear on ground level.



The OS map shows the small brick privies built at the rear of the houses on Eade Road. Many of these are still in place.



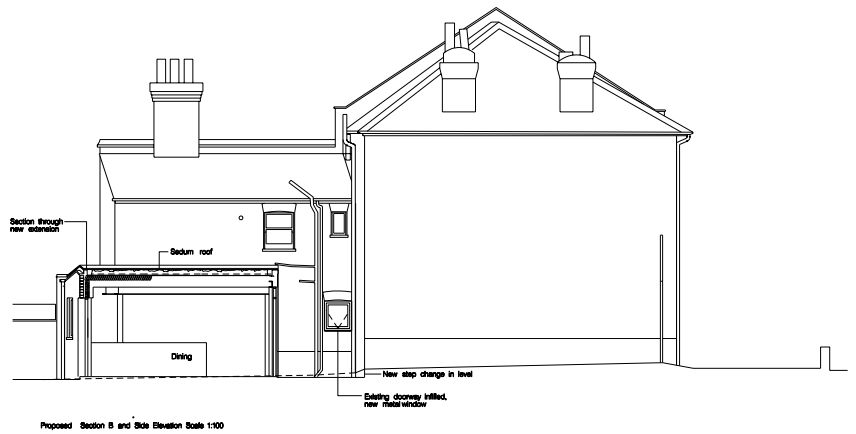
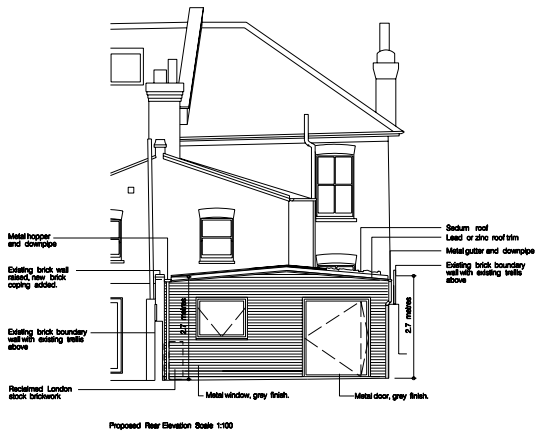
Archive plans and sections show this out building in more detail.



Left: View towards no.18 shows the original brick side wall of this privy, this would remain in place and set the height of the eaves and depth of the proposed extension.

Right: View towards no.22: the eaves of the proposed ground floor extension would be lower than the roof of the brick extension already built at no.22. This proposed extension would also not project as far into the garden.

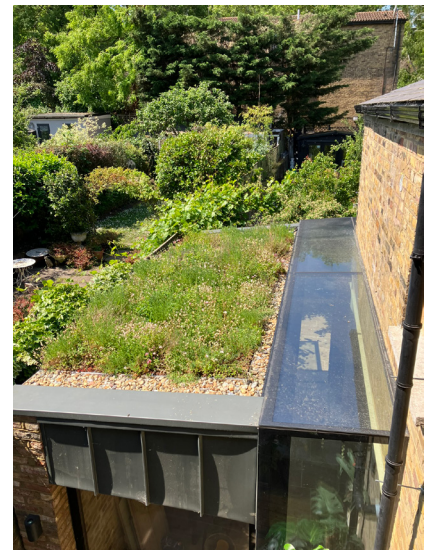




12 Eade Road section and elevation of recently approved and built ground floor extension. The projection of the extension to the rear is set by the original privy. The new roof is topped with a wildflower meadow. HGY/2020/0056



20 Eade Road approved side infill ground floor extension HGY/2023/1635



Wildflower roof at no.12 Eade Road



20 Eade Road revised proposal with ground floor extension projecting into garden by depth of original privy, the slope of the roof will be a green roof with sedums and wild flowers to retain rainwater and increase bio-diversity.