



PROPOSED REAR EXTENSIONS
74 TURNPIKE LANE
WOOD GREEN, N8 0PR
LONDON

DESIGN REVIEW & CONCEPT DESIGN

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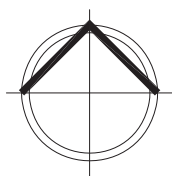
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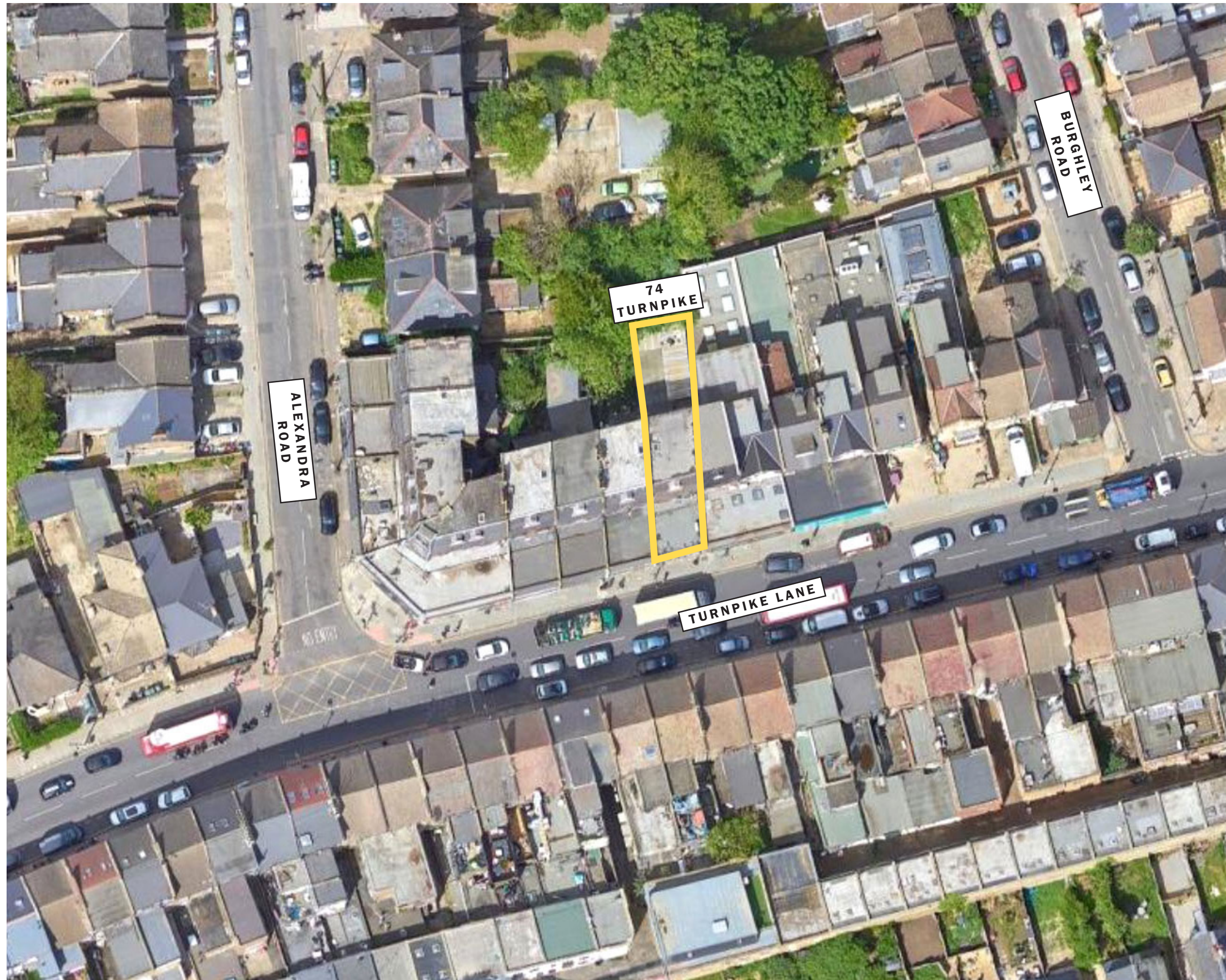
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Checked by: AC



1 EXISTING SITE



LOCATION PLAN



2 PLANNING HISTORY CONTEXT

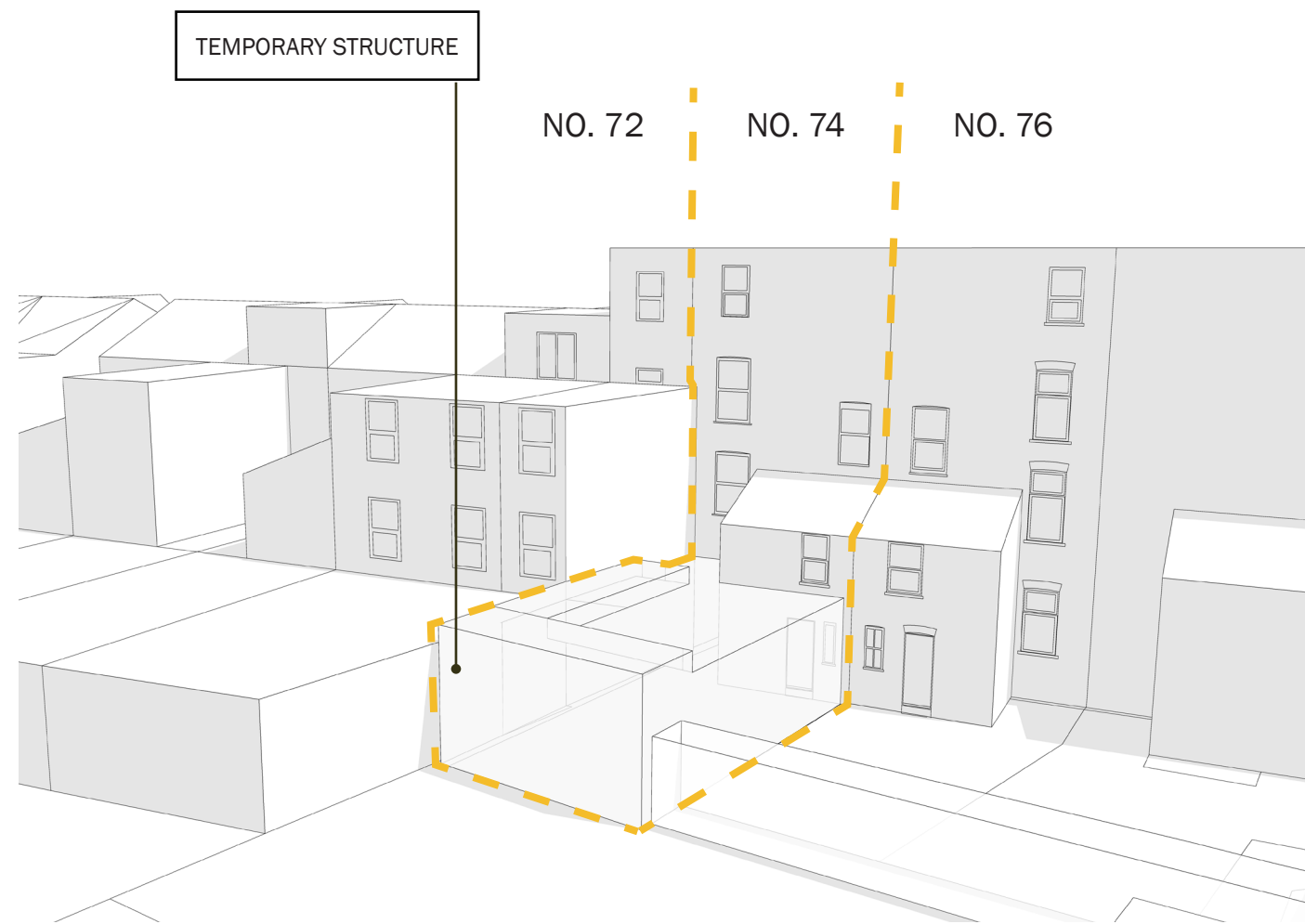
The previous planning application (HGY/2022/4142) for a conversion of the existing vacant former residential unit at the upper floors into a 3bed-4p family unit at the first floor and two 1bed-2p flats at the second and third floor, involving the two storey rear extension was refused due to the reasons stated below. We have have identified the issues from the previous application and addressed them as part of the design scheme which are summarised below for a new Full Planning Application.

Reasons for Previous Refusal	Issue	How this has been addressed	
The proposed extensions, by virtue of its excessive height, depth and massing, is not subservient in appearance to the host building, resulting in an overdevelopment of the site which is out of keeping with the pattern of development within the row of buildings, contrary to policies SP11 of the Local Plan 2017, policy DM1 of the Development Management DPD 2017 and policy D4 of the London Plan 2021, that all seek to promote high quality design.	Height and extension for first floor not in keeping with the elevation rhythm of context.	Maintaining the established facade pattern with the existing buildings (No.72) and reducing the extension to align.	✓
	Ground floor level overdeveloped	Footprint revised & significantly reduced to avoid impacting adjoining buildings and spaces.	✓
The excessive bulk, scale and massing of the proposed rear extensions would be visually overbearing in appearance, result in an unacceptable impact on neighbouring amenity in terms of overshadowing, loss of light when viewed from the rear gardens and windows of neighbouring occupants and create an increased sense of enclosure. The proposal is therefore contrary to policies DM1 of the Development Management DPD 2017 and D6 of the London Plan 2021.	Overshadowing & loss of light for adjacent building	Appropriate distance from adjoining building (No.76) to avoid overshadowing and loss of light. Reduced overall massing & footprint from first floor to second floor. Wall pulled back from adjoining building to avoid overbearing in appearance.	✓
	Visually overbearing in appearance & creates an increase sense of enclosure		✓
	Negative impact on neighbouring amenity spaces & a loss of light		✓

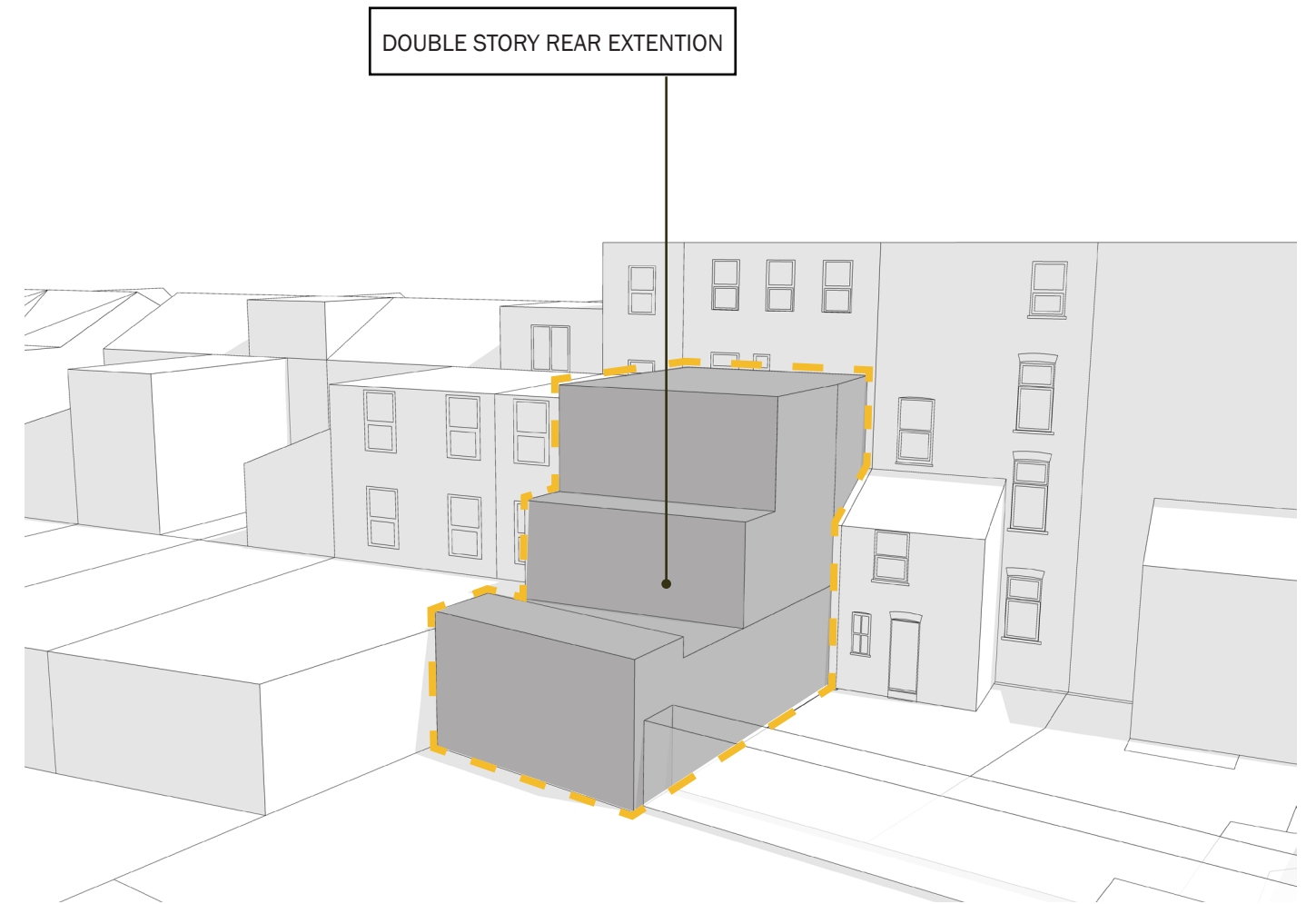


3 DESIGN REVIEW

EXISTING & REFUSED COMPARISON



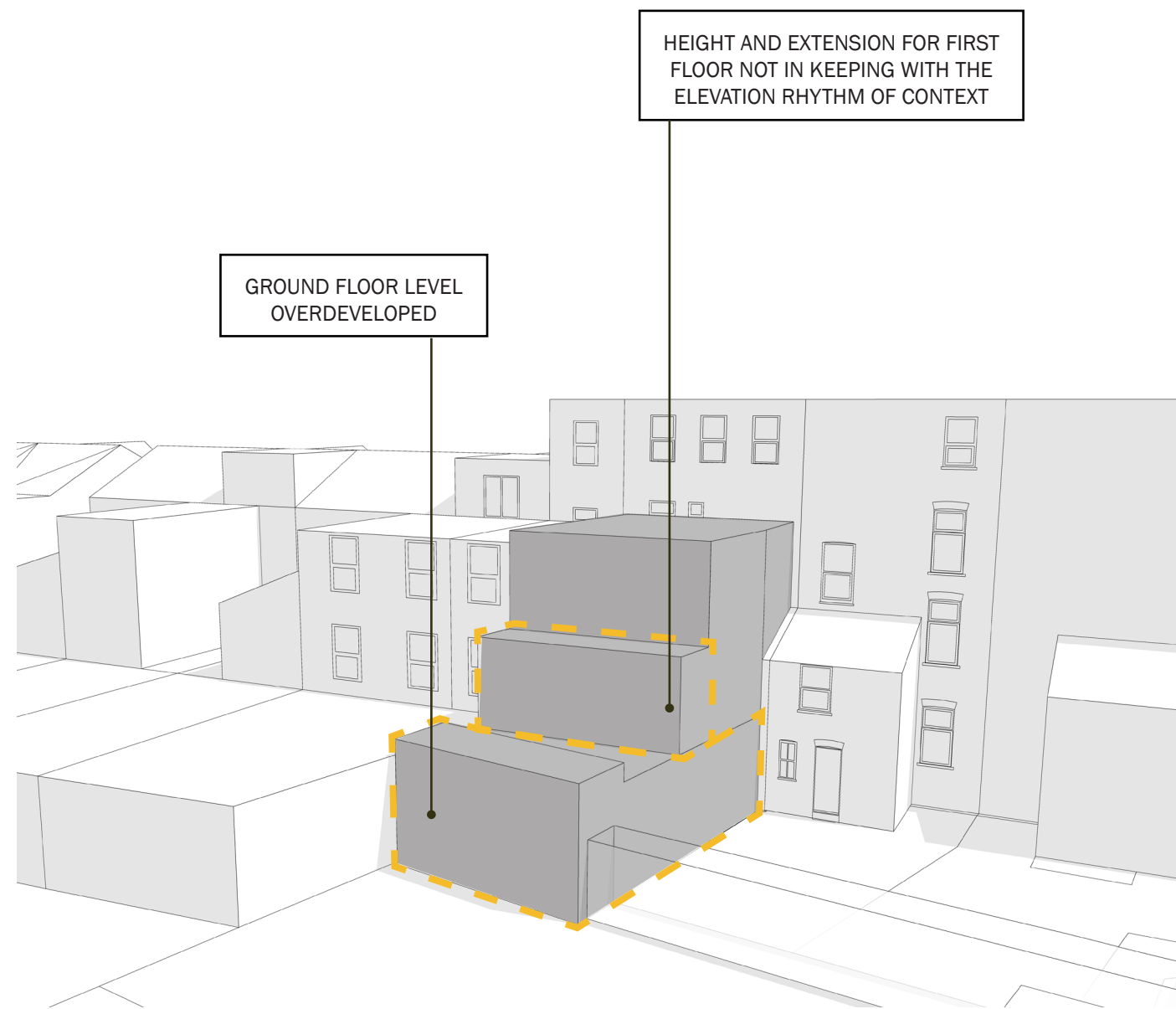
REAR OF EXISTING SITE - 74 TURNPIKE LANE



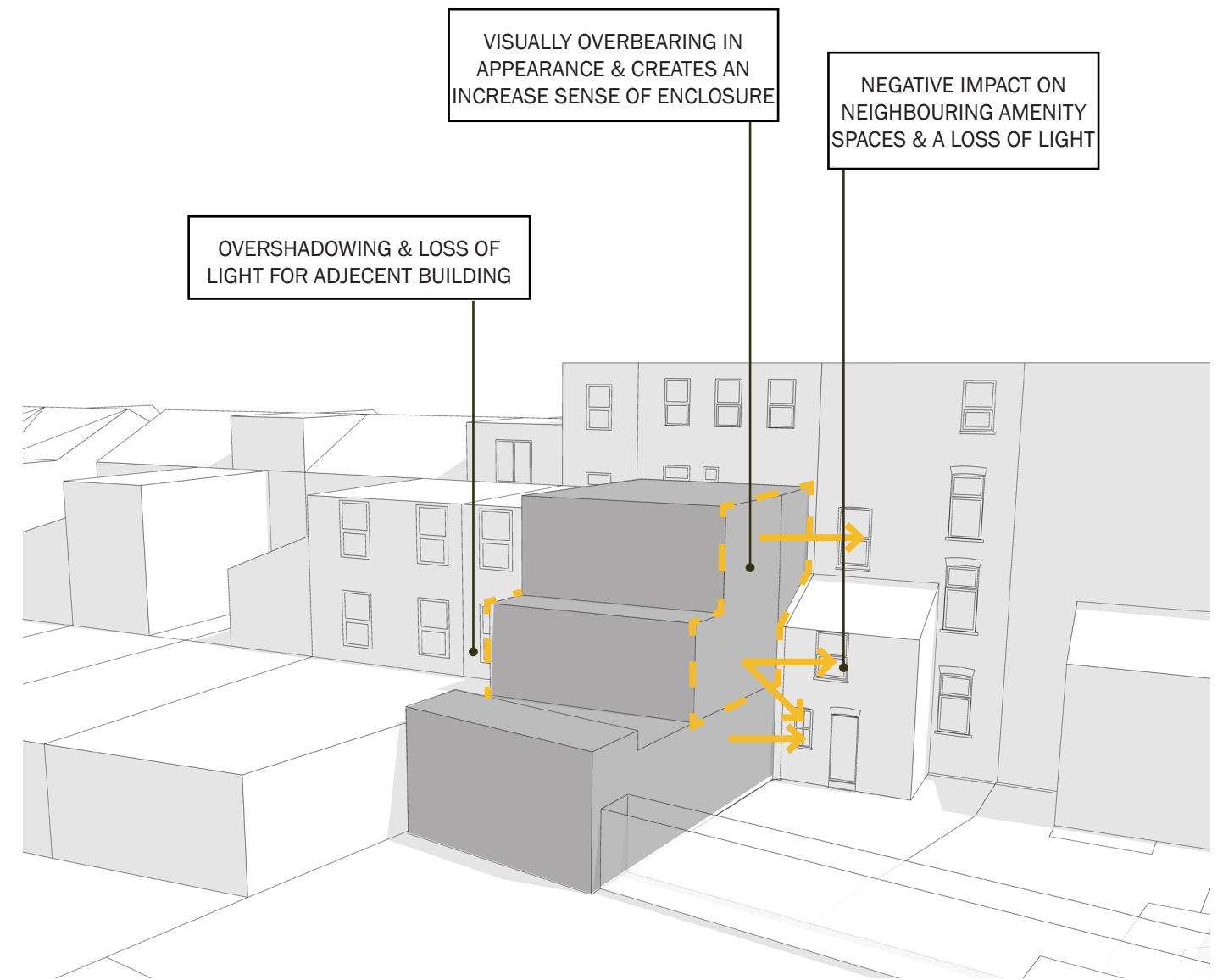
REFUSED SCHEME (HGY/2022/4142)

3 DESIGN REVIEW

REFUSED SCHEME ANALYSIS



NOT KEEPING WITH THE PATTERN OF DEVELOPMENT WITHIN THE ROW OF BUILDINGS



EXCESSIVE BULK, SCALE & MASSING

4 CONCEPT DESIGN

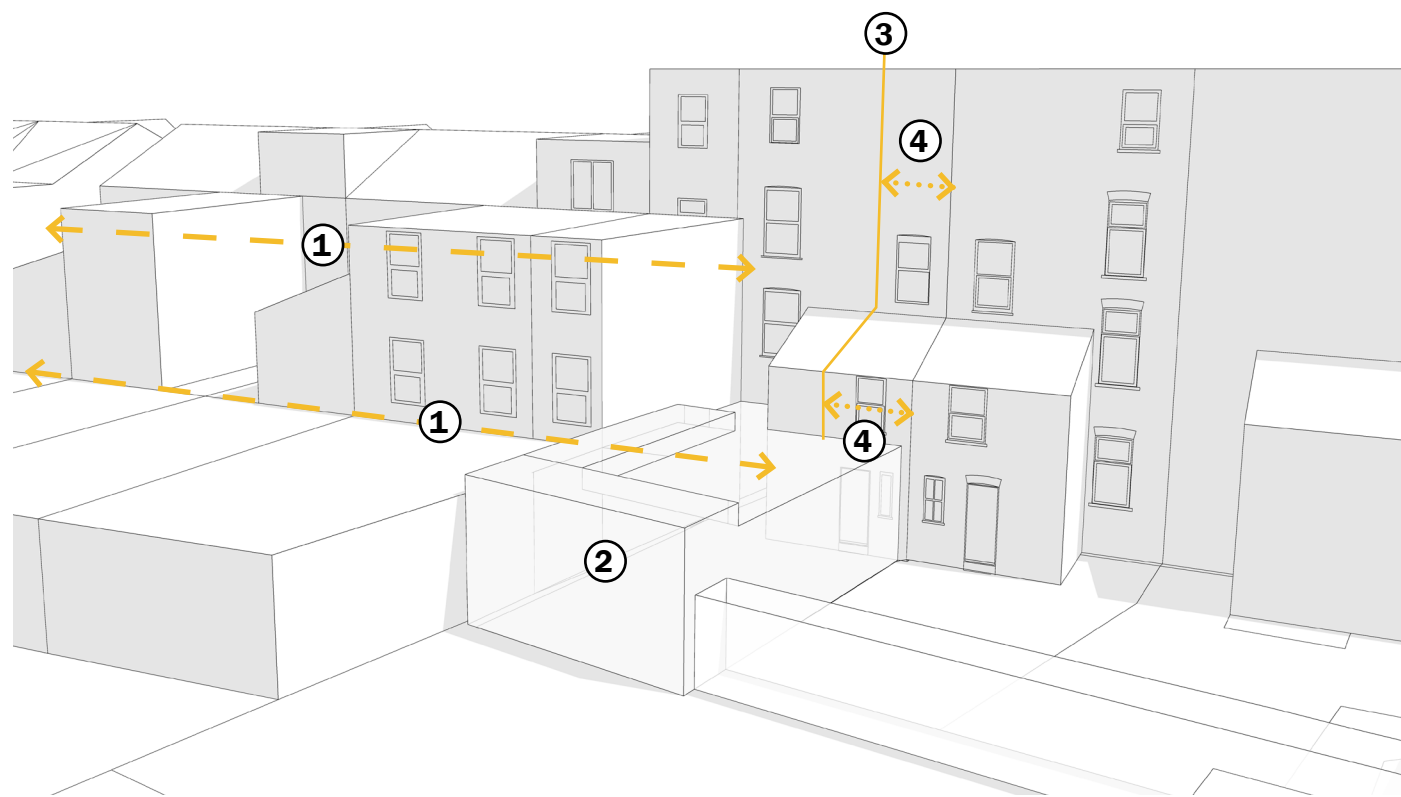
PROPOSED SCHEME

① MAINTAINING THE ESTABLISHED FACADE PATTERN AND ALIGNING WITH EXISTING BUILDINGS

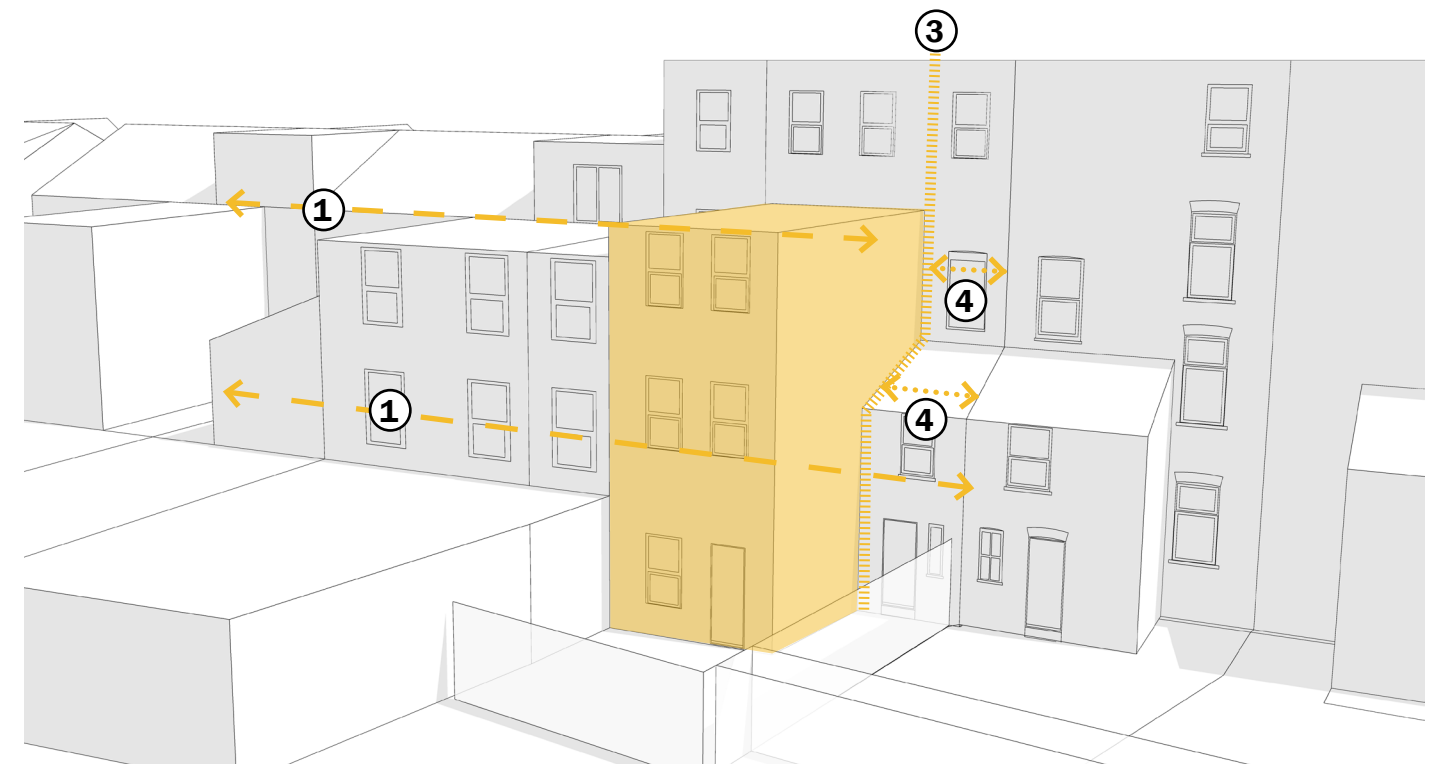
② EXISTING TEMPORARY ELEMENTS TO BE REMOVED

③ WALL PULLED BACK FROM ADJOINING BUILDING TO AVOID OVERBEARING IN APPEARANCE

④ APPROPRIATE DISTANCE FROM ADJOINING BUILDING TO AVOID OVERSHADOWING AND LOSS OF LIGHT



PROPOSED DESIGN PROCESS



PROPOSED MASSING

5 REFUSE STRATEGY



