



PLANNING, HERITAGE, DESIGN AND ACCESS STATEMENT

HOUSEHOLDER APPLICATION FOR EXCAVATION OF BASEMENT WITH FRONT AND REAR LIGHTWELLS; ERECTION OF PART SINGLE, PART TWO, PART THREE STOREY REAR EXTENSION; INSTALLATION OF PV ROOF PANELS; SIDE AND REAR DORMERS; INSTALLATION OF FLUE; REPLACE FRONT ROOFLIGHT AND INSTALLATION OF 4NO ADDITIONAL ROOFLIGHTS; REPLACEMENT AND REPOSITIONING OF FRONT ENTRANCE (FOLLOWING DEMOLITION OF PORCH); AND REPLACEMENT OF WINDOWS (REVISED APPLICATION SIMILAR TO PERMISSION HGY/2022/1077)

SITE AT 34, CLARENCE ROAD, WOOD GREEN, LONDON, N22 8PL

1 INTRODUCTION

- 1.1 This Planning, Heritage, Design & Access Statement is submitted as a formal part and in support of this Householder Planning Application on behalf of Dr Alex Amato (the 'Applicant') for construction of rear extension and alterations, formation of basement accommodation and light-wells, addition of side dormer and demolition of existing contemporary front entrance porch to be replaced with new ground floor window opening at 34 Clarence Road, Wood Green near Bowes Park, N22 8PL (the 'site').
- 1.2 This application is effectively submitted as a revision to the last approved application Ref HGY/2022/1077 for the above proposed works that was granted permission on 30th May 2022. The principal difference between the last approved application and that proposed relates to the re-configuration of the rear roof detail and change to the proposed use of materials.

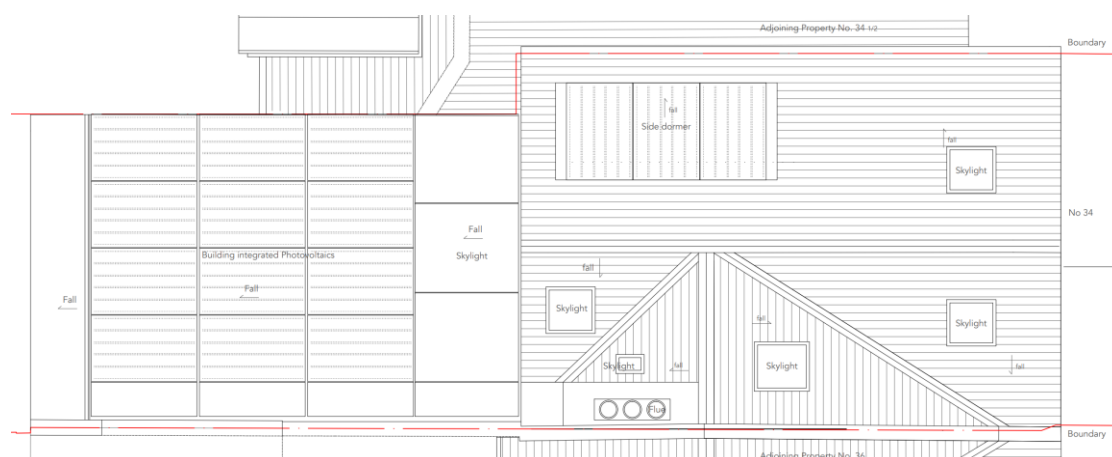
APPROVED REAR ELEVATION



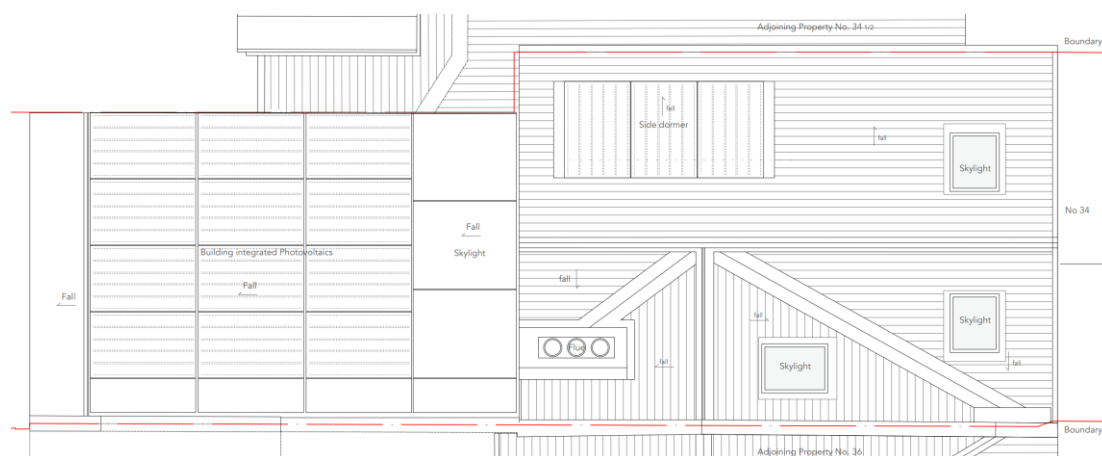
PROPOSED



APPROVED ROOF PLAN



PROPOSED ROOF DETAIL



- 1.3 As shown by the above comparative plan details the proposal provides a less cluttered rear elevation as a result of removing two approved rooflights and relocating the proposed chimney from the parapet common boundary detail. The proposed alterations include the use of slate to the roof form and a more holistic use of cladding materials to the rear gable, side dormer and rear elevation.
- 1.4 In total (and as previously approved) the application detail more specifically proposes the following works –
- excavation of basement under the footprint of the existing house and as proposed to be extended to provide home-office, family room, WC and storage;
 - formation of front and rear light-wells with glazed sky-lights to new basement;
 - contemporary part one and two storey rear extension including extension to rear roof gable, with photovoltaic first floor rear lean-to roof to provide re-configured and enlarged internal floor space, as replacement of existing part one and two storey rear extension;
 - addition of side dormer window;

- addition of 3No front roof-lights to either side of front gable roof plane;
- removal of 9No bubble-style roof lights to side of front gable roof plane (as shown below);
- removal of 2No rooflights to rear roof plane;
- removal of rear steel access steps with safety enclosure and large chimney and flues (as shown below - left);



The above photographs show the steel access steps (left) and front 9 bubble roof-lights (right) proposed for removal as part of the refurbishment and extension of the property.

- it is important to note the first floor rear outrigger window adjacent to the proposed extension (as shown in the above left photograph) is to a bathroom; a non-habitable room
- demolition of contemporary entrance porch and removal of 'false' stone entrance door detail (as shown below) and replacement with reinstatement of traditional ground floor window and door openings with surrounds to match the adjoining semi-detached property.



APPROVED FRONT ELEVATION



PROPOSED



- 1.5 The proposed extensions and alterations are of an exceptional high architectural quality and in compliance with national planning guidance set out in the National Planning Policy Framework ('NPPF'), adopted Development Plan policies and Supplementary Design Guidance.
- 1.6 The premise of this design-led scheme as with the last approved similar scheme has been to positively enhance the traditional frontage and to consolidate, up-date and improve the existing contemporary appearance of the rear elevation whilst providing enlarged 'life-time' future proofed accommodation to meet the aspirations of the Applicant's family needs whilst providing passive house living.

2 PLANNING HISTORY

- 2.1 Planning application Ref OLD/1982/0214 for the construction of a two storey rear extension to provide enlarged living accommodation and two storey side extension to form self-contained house was granted permission on 3rd June 1982. The permission was thereafter commenced and works completed.
- 2.2 Planning application Ref HGY/2018/3306 for formation of basement, part 1 and 2 storey rear extension and addition of side and rear dormer windows and roof-lights including demolition of front porch and replacement with traditional window and door openings was granted permission on 15th February 2019.
- 2.3 Application Ref HGY/2020/3261 for discharge of Conditions 5 and 6 attached to permission HGY/2018/3306 were discharged on 3rd February 2021.
- 2.4 Planning application Ref HGY/2021/2485 for excavation of basement with front and rear lightwells, part one, two and three storey rear extension PV roof panels, side and rear dormers, installation of flue, replacement front roof light and re-positioning of front entrance following demolition of porch including replacement windows effectively proposed the renewal and amend application HGY/2018/3306 was granted permission on 3rd November 2021.

- 2.5 A further planning application Ref HGY/2022/1077 revising the design detailing approved by application Ref HGY/2021/2485 was granted permission on 30th May 2022. This latest application proposes final design amendments.
- 2.6 Permission HGY/2022/1077 forms the lawful 'fall-back' position, and therefore a significant 'other material' consideration when assessing the modest amendments proposed by this submitted scheme.
- 2.7 The 'fall-back' position establishes the principle of forming a basement, the scale, mass and articulation of the contemporary re-configured part single and 2 storey rear extension including roof alterations, addition of side dormer and new traditional front façade detailing.

3 APPLICATION SITE AND CONSERVATION AREA CONTEXT

- 3.1 The application site premises originally comprised a traditional gable fronted semi-detached house constructed of stock bricks. However, after considerable modernisation in the 1980s including a contemporary 2 storey side extension to form a self-contained house known as No 34 ½ Clarence Road the now rendered property effectively forms a mid-terrace.



The above photograph shows the application site property formerly a semi-detached house with contemporary two storey side extension comprising self-contained house; No 34 ½ Clarence Road set within a street scene of considerably mixed character.

- 3.2 In addition to the new dwelling formed by the side extension the original property was substantially extended to rear with a part single and two storey extension and second floor timber clad part gable roof addition following approval of application OLD/1982/0214 (as shown below).



The above photograph shows the rear of the property as substantially extended and altered albeit screened to the public realm and also the immediate built context within which the proposed scheme will be set.

- 3.3 The application site lies within the Bowes Park Conservation Area an identified Heritage Asset.
- 3.4 Whilst Bowes Park Conservation Area was designated on 29th November 1994 there is no accompanying Conservation Area Appraisal ('CAA') to identify the Asset's 'significance', primary character or details of individual component parts that cumulatively comprise the setting and context as a evidential base for the designation.
- 3.5 In the determination of planning applications within conservation areas the impact of a development on the 'significance' of a Heritage Asset is a material planning consideration.
- 3.6 The definition of 'significance' as provided by Annex 2 of the NPPF ('National Planning Policy Framework') relates to 'heritage interest' and that significance is derived not only from a heritage asset's physical presence but also from its setting.
- 3.7 As set out in Annex 2 the 'setting' relates to the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.
- 3.8 With regard to the proposed extensions and alterations the 'significance' of the conservation area relates to the immediate surrounding rectilinear street pattern comprising a mix of substantial detached and semi-detached buildings of 2, 3 and 4 storeys providing both individual houses and flatted accommodation.
- 3.9 19th Century Victorian and Edwardian houses provide the prominent building form in the wider area though there is much inconsistency in character and detailing in the immediate vicinity of the application site as a result of property extensions, home-improvements and infill developments.

- 3.10 There is no identifiable architectural homogeneity within the immediate context of the application site where the built form noticeably comprises a mix of period styles and those properties that have been considerably extended and altered.



The above and below photographs illustrate the considerable mix of architectural styles and scales of properties within the immediate Clarence Road street scene; opposite and adjacent to the site.



- 3.11 The prevailing character and identifiable 'significance' is provided by the more formal street pattern of traditional 19th Century two and three storey residential building scales set behind low wall and fence enclosed front gardens and intrusive hard surfaced parking bays.
- 3.12 The rear elevations and privately enclosed rear gardens due to their visual inaccessibility to the public realm do not contribute to or form part of the identified 'significance' other than forming part of the overall spatial layout of Bowes Park.
- 3.13 The application site property and adjoining semi are one of the better examples of mid-19th Century buildings and therefore the proposed work to restore the original frontage detailing will make a positive contribution to the character of the conservation area.
- 3.14 The proposed principal façade alterations, including removal of contemporary entrance porch and fake entrance door to be replacement with re-instatement of original door and window openings with traditional encasement surrounds will reveal the legibility of the building and will positively improve the appearance of the built frontage and street scene setting.

- 3.15 The existing contemporary part one and two storey rear extension and asymmetrical timber clad gable addition include an ad-hoc mix of architectural detailing and comprise a discordant form. The replacement rear extension of high quality design will consolidate the contemporary form and with use of new material finishes will enhance the aesthetic appropriate to the context.



The above photographs show the variety of architectural form and articulation adjoining and adjacent to the rear of the application site.

4 PRIMARY PLANNING LEGISLATION

- 4.1 The Applicant cites Section 38 of the Planning & Compulsory Purchase Act 2004 ("PCPA") and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 in favour of the development. There will be no demonstrable harm to important interests, more particularly those relating to the local context, the character and appearance of the host building and conservation area street scene or the amenity of residents in the locality.

5 NATIONAL PLANNING POLICY FRAMEWORK

- 5.1 The NPPF introduced in March 2012 as amended in July 2018, February 2019 and more recently on 21st July 2021 is a material planning consideration in the determination of planning applications and introduced a presumption in favour of *sustainable development*, as referred to at paragraph 11.
- 5.2 Paragraph 38 encourages LPAs to approach decisions on proposed development in a positive and creative way, to work proactively with applicants and to seek to approve applications for sustainable development where possible.
- 5.3 Paragraph 119 requires planning policies and decisions to promote 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. The proposed extensions and alterations to provide accommodation for expanding family needs will provide a more efficient use of this previously developed site without compromising spacious and attractive living accommodation within a safe environment and is therefore fully compliant with these objectives.

- 5.4 The proposed extensions and alterations are compliant with criteria a) – f) of paragraph 130 where the proposal will provide high quality accommodation, is well related to the setting, site and character of the host property, optimises the potential of the site. The size of the proposed replacement extension is appropriate to the context and importantly meets housing need.
- 5.5 Paragraph 197 states that LPA's in determining applications should take account of the desirability of new development making a positive contribution to local character and distinctiveness. The proposed extensions and alterations will positively enhance the appearance and setting of the host property albeit the substantive part of the application development is not visible from the public realm.
- 5.6 Paragraph 199 states that when considering the impact of a proposed development on the 'significance' of a designated heritage asset, great weight should be given to the asset's conservation.
- 5.7 The proposed development will not result in harm to either setting or significance as a result of the high quality architectural design replacing existing extensions that are unexceptional and contradict the legibility of the host building in both form and fenestration detailing.

6 THE DEVELOPMENT PLAN

- 6.1 The Development Plan comprises the London Plan (2021), the adopted Haringey Local Plan including Strategic Policies, Site Allocations and Development Management DPD (July 2017) and Supplementary Planning Guidance.
- 6.2 The application site is unallocated, although it lies within a primarily residential area and the Bowes Park Conservation Area.

LONDON PLAN

- 6.3 The proposal is compliant with the objectives of Policies D4, D5 and D6 in relation to the efficient use of land and high quality inclusive design.
- 6.4 The proposed design of the extensions and alterations is compliant with criteria set out in Policy D4 where it makes a positive contribution to streetscape, incorporates highest quality materials and is appropriate to its context.
- 6.5 The proposed scheme with re-configured internal floor layout and new entrance provides accessible and inclusive development compliant with the objectives of Policy D5 B 1) – 5).
- 6.6 In accordance with Policy D6 'Housing Quality and Standards' the proposed extension and alterations and consequent internal re-configuration ensures high quality living space in excess of minimum floor space and storage standards (3bedroom 4 – 6person house = 90 – 108 sqm with 2.5 sqm built in storage).

- 6.7 As set out in Policy D6 the proposed development is compliant with *Private Internal Space* standards 1) – 8) and with an expansive retained private rear garden the development considerably exceeds minimum *Private Outside Space* standards 9).
- 6.8 In relation to Policy D10 'Basements' the scale and single storey depth of the proposed basement was established following the grant of permission Ref HGY/2018/3306 and subsequent permissions HGY/2021/2485 and HGV/2022/1077 that include the construction of a basement.
- 6.9 The proposed development is compliant with Policy HC1 C where it states –
- "Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process."

STRATEGIC POLICIES

- 6.10 The proposed development is compliant with the objectives of Strategic Policy SP0 that sets out a presumption in favour of sustainable development to reflect the principles national planning guidance.
- 6.11 The proposed scheme has been designed with regard to the objectives of Policy SP11 'Design'.
- 6.12 Policy SP12 'Conservation' states – "The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment." The proposed scheme embellishes these objectives.

HARINGEY LOCAL PLAN – DEVELOPMENT MANAGEMENT DPD

- 6.13 The proposed development is compliant with the criteria set out in Policy DM1 A, B, C and D 'Delivering High Quality Design' –

A. Haringey Development Character

- (a) The proposed extensions and alterations relate positively to neighbouring structures to create a harmonious setting;
- (b) The development including removal of existing intrusive and incongruous detailing will improve the character and quality of the area;
- (c) The proposed scheme follows design principles established during the determination of the previous approvals Ref HGY/2021/2485 and HGY/2022/1077;
- (d) The submitted plans and proposed materials evidence the high quality of design and finish;
- (e) The proposed scheme provides inclusive development and sustainable construction detailing.

B. Design Standards

The proposed development is compliant with criteria (a) – (g) where the development proposal relates positive to the locality in terms of height, form, scale, mass, urban grain, spatial setting, local rhythm and distinctive architectural styles, detailing and materials.

C. Landscaping

As part of the proposed scheme all existing mature soft landscaping will continue to be retained and maintained to preserve ecological value of the site and to contribute toward sustainability credentials of the site.

D. Privacy and Amenity

As a result of good and sympathetic design the proposed scheme as an amendment to the development approved by application HGY/2022/1077 will not result in harm to adjoining or surrounding neighbour's amenity. The development will not adversely affect sunlight or daylight levels available to existing neighbours and there will be no issues relating to overlooking or privacy.

- In terms of scale and mass the proposed extensions remain identical to that last approved (2022/1077), and consequently there are no new amenity or light issues.

- 6.14 The proposed frontage alterations including the removal of a contemporary porch and re-instatement of traditional door and window openings will enhance the public realm in accordance with the objectives of Policy DM3.

DRAINAGE

- 6.15 In relation to Policy DM26 whilst the site lies within a designated 'Critical Drainage Area' the 'fall-back' position comprising the live extant permission (Ref HGY/2022/1077) includes a basement of the same size and depth and part single and 2 storey rear extension therefore the proposed scheme raises no new drainage or flood risk issues.

7 DESIGN CONSIDERATIONS

- 7.1 As referenced within the 'Introduction' (above) this application proposes only modest amendments to the extant permission Ref 2022/1077 in relation to changes to the rear roof detail and use of materials in all other respects the design remains the same as last approved on 30th May 2022.
- 7.2 A planning application has been submitted for the proposed revisions given that the alterations whilst extremely modest and mostly hidden to the public realm are considered to go beyond what may have been consider appropriate for an application for a Non-Material Amendment, and particularly where the site premises sits between and adjoins No's 36 and 34 ½ Clarence Road.
- 7.3 It should be noted that the Applicant has informed and discussed proposed works along the common boundary with the neighbours.

- 7.4 The proposed basement, replacement rear extension, dormer windows and alterations including reinstatement of traditional frontage façade comprises a bespoke scheme that is design-led by the scheme architect; KYL Architects having specific regard to identifiable spatial layout, existing built form, character, appearance and use of materials; the local vernacular context evident within the conservation area.
- 7.5 The application site property formerly a semi-detached house was subject to considerable extension and alteration in the early 1980s. The extent of those works included a contemporary front entrance porch, a 2 storey side addition to form a self-contained house known as No 34 ½ and a contemporary 2 storey rear extension including addition of new rear gable to form enlarged second floor accommodation.
- 7.6 The design of those additions was strikingly different to the original architectural detailing of the mid-19th Century semi. Those 1980s extensions to the host property whilst providing expanded accommodation are now very much of their time and comprised awkward conflicting form and junction detailing that are now suffering the passage of time and some maintenance issues.



The above photographs show the original site frontage prior to the 1980s alterations.

- 7.7 The objective of the proposed frontage alterations is to re-instate the traditional vernacular appearance and symmetry of the semi-detached houses following the removal of the existing contemporary entrance porch and replacement with original window opening and traditional surround and reform the original door entrance (as sketch street scene below provided by KYL Architects).



- 7.8 To rear the proposed part single and 2 storey contemporary extension will replace the 80s addition with a consolidated form of holistic design detailing and use of materials.
- 7.9 The proposed basement will provide additional family room and home office whilst the property as extended and internal reconfigured including replacement of a spiral staircase will considerably increase the spatial layout providing ground floor open-plan kitchen-dining area, 2No enlarged first floor bedrooms each with ensuite and master-bedroom suite within the second floor roof area.
- 7.10 The proposed use of Corten/lead cladding form an integral part of the 21st Century design.
- 7.11 Whilst the proposed design effectively amends the last approved scheme (Ref HGY/2022/1077) it has been subject detailed scrutiny and a transitional process resulting in a more seamless and holistic appearance.
- 7.12 The design provides horizontal and level floor expansion of living accommodation to rear whilst creating vertical alignment of articulation and materials.
- 7.13 The design and the appearance of the proposed extensions and alterations as revised are of a high quality and sit within a substantial and attractive landscaped garden. The appearance of both the built form and landscape setting will ensure the development seamlessly assimilates within the context of the conservation area.
- 7.14 In relation to the impact of the proposed development on the adjacent neighbours; as a result of the siting and orientation of the rear extension and roof alterations given that such are of identical scale, mass and on the same footprint as the current live application Ref HGY/2022/1077 there are no new issues arising and particularly where the scheme has been specifically designed to safe-guard the privacy and amenity of both the applicant's family and the adjoining neighbours.
- 7.15 In terms of amenity considerations the proposal is compliant with Policy DM1 D as referenced at paragraph 6.13 above.
- 7.16 Minimum space separation standards can readily be achieved, and as such there will be no loss of amenity or privacy from overlooking or proximity of built form.
- 7.17 In relation to sunlight and daylight the proposed scheme proposes identical scale, mass of proposed form and siting orientation of the current extant permission Ref HGY/2022/1077 (the 'fall-back' position) and therefore raises no new amenity or shadowing issues.
- 7.18 All existing mature boundary planting will be retained and there will be loss or need for the removal of mature trees within the rear or front garden areas to facilitate the proposed development. This amended application therefore raises no Bio-diversity issues.

8 ACCESSIBILITY CONSIDERATIONS

- 8.1 The site situated within Bowes Park area that exhibits positive accessibility credentials.
- 8.2 The application site is situated within a highly sustainable location where residents and their visitors can readily access their properties by foot, wheelchair and bikes from the nearby bus stops, tube and train stations.
- 8.3 This convenient location also provides unprecedented pedestrian or wheel chair access to the nearby shops, restaurants, bars, cafes, places of employment and community facilities along Bounds Green Road and Myddleton Road.
- 8.4 Accessibility to the wider area of London is within easy reach by extensive bus services along Bounds Green Road (A109) and High Road (B105), Bounds Green Tube Station and trains from Bowes Park Station without reliance on car usage or ownership.
- 8.5 The proposal retains a car-free scheme as existing that is commensurate with the highly accessible location, in order to encourage the continued use sustainable transport modes, whilst if needed short-term visitor parking is available on-street and within the area.
- 8.6 An appropriate number of secure cycle storage spaces are proposed within the curtilage of the site.
- 8.7 The internal layout has been designed to promote maximum accessibility fully compliant with the requirements of the DDA and Building Regulations.

I hope this information and the accompanying plans provide sufficient detail in order to support this revised scheme, however should you require further information please do not hesitate to contact me on 07970 711548 or e-mail wattsplanning@live.co.uk