
10 Old Dairy Court
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Date: 31st January 2024

Ref: R/O 11 Wolseley Rd N8 - HGY/2023/0724

Dear Mercy,

In response to your feedback please find attached an amended scheme which I understand addresses all your points:

1) Increase in garden space / reduced footprint

We have made two very significant changes to the proposal:

- a) We have entirely omitted the basement level.
- b) We have significantly reduced the footprint of the building. (Now only 67% of the plot).

This not only means that there is a more ground floor garden space but also those gardens are much better suited for growing because they will have nothing but ground beneath them; the roots can spread freely as they would with any traditional garden. There are now three garden spaces arranged around the building, each with trees growing in them. The proposed species of tree is a combination of silver birch and field maple because they have light crowns, and are good in proximity to buildings.

There was a concern that the loss of the vegetation on the site would have a negative impact on the character of the area. We want to take this opportunity to reiterate again that these are not trees, rather overgrown hedges, and should not form any kind of precedent. That said the proposal now provides meaningful space for compensatory planting of the size and extent necessary to provide a degree of greenery and screening within the site, necessary also to help soften and integrate such a development into its surroundings.

This reduction in the built form also allows for better water permeability and biodiversity in general.

Finally, The planted roof at first floor level will be a 'Bauder' system for 'meadow grass' (not Sedum).

2) Overlooking

We have added a wall at the end of the terrace to prevent any overlooking into the rear windows of No. 11 Wolseley road.

We included a new drawing in the rear elevations of 11 and 13 Wolselsey road for your reference.

3) Design

We have toned down the textured brickwork from the original application. Now it is simple brickwork with hit-and-miss brickwork in places as marked.

In the new set of drawings we have shown the elevation of the building without the front wall.

We also attach new 3D views.

4) Inclusive access

There are two doors into the building from Clifton Road pavement level. The door that is closer to Wolseley Road has a flush threshold with the ground floor level and therefore the building complies with Part M4(2).

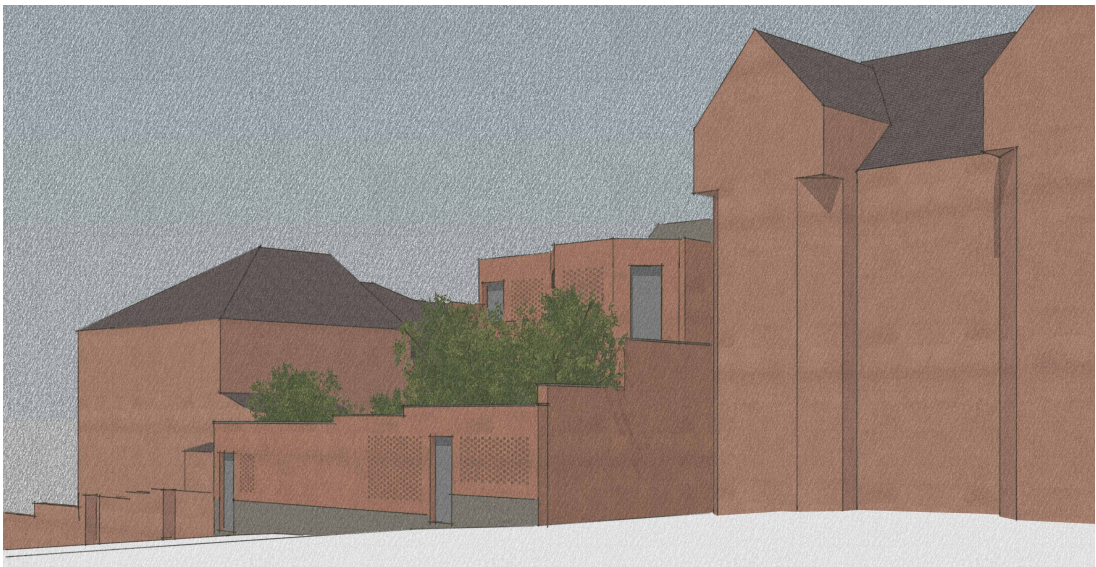
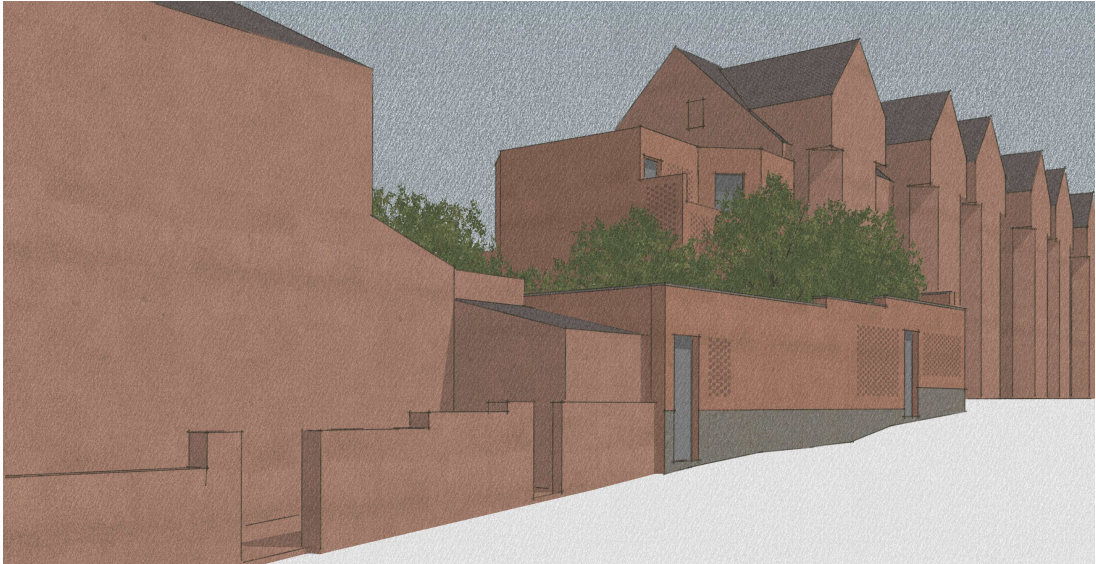
We have been pleased to have worked with Haringey Planning to develop these amendments. I trust that the scheme is now acceptable and we look forward to hearing from you in due course.

Yours sincerely,



Cassion Castle

BA(Cantab) MA(RCA) RIBA



rev	details	date
-	for planning	30/01/24

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Project: Clifton Road, London, N8 8JA		
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