

Design & Access Statement

68 Woodside Avenue, London N6 4ST

March 2024

Introduction

This Design and Access Statement has been prepared to accompany the planning application that has been submitted for a householder development at 68 Woodside Avenue, London, N6 4ST. Planning permission is sought to extend this family home to create the additional space require and provide residence for a growing family. The description of development is as follows:

“Erection of a single-storey rear extension and double-storey side extension; enlargement of the existing rear dormer window and erection of side and front dormer windows at second floor level; and creation of a driveway accessed from Lanchester Road relocating the existing dropped kerb in this street”.

The proposal aims to provide a high-quality householder development which would increase the residential floor space for the applicant. Pre-application advice was sought and a meeting held on 15/02/2024. The report concluded:

- *The proposed two-storey side-to-rear extension and rear/side dormers were on balance generally acceptable, but will need adjustment, and an approach as discussed in this submission to be deemed acceptable in design/character terms.*
- *Amendments will be required to the depth/height of the single storey rear extension to ensure neighbouring amenity is not unduly harmed.*
- *Alterations will be required to the side boundary treatment alongside soft landscaping approach to be acceptable in design/character terms.*

The design of the development has taken into consideration all relevant planning policies and guidance as well as the comments and conclusions expressed in the pre-application report. This is to ensure that the neighbouring amenity space is preserved and that there is no harm caused to the appearance of the dwelling and the surrounding area.

Purpose of the Statement

The purpose of this Statement is to explain the design principles and concepts of the proposed development. Design and Access Statements (DAS) are required for most planning applications to assist the Decision Maker and the public in understanding the scheme in terms of the design itself, but also the narrative and story of the scheme.

As noted in para 029 of the National Planning Practise Framework, a Design and Access Statement is:

‘A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. They provide a framework for applicants to explain how the proposed development is a suitable response to the site and its setting and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.’

In terms of the relevant guidance in relation to the preparation of Design and Access Statements, attention has been given to the ‘Design and Access Statement: How to Write, Read and Use Them’ (CABE 2006).

Site Location

The application site is located on the western side of Woodside Avenue, in the junction between Woodside Avenue and Lanchester Road. The property comprises a two-storey semidetached single-family dwelling house. The site has vehicle access at the rear of the property via Lanchester Road. The site benefits from generous front and rear gardens.

The site is located in a mainly residential area and at walking distance from Highgate Woods and Cherry Tree Wood, and approximately 10 minutes walking from East Finchley Station. The surrounding area comprises predominantly double-storey detached and semi-detached properties. Many of the properties along Woodside Avenue, Fordington Road and Lanchester Road have added extensions to the original buildings over the years.

The site is not located within a conservation area and is not a listed building.



Site Location Plan; see PL.00 for scaled drawing

Existing Property

The application site comprises a two-storey, semi-detached single-family dwelling house. The property is set back approximately 10m from the street and includes a well sized front garden with soft landscaping and plating. From the street a low wall with a gate opens to a paved path leading to the main entry of the property. The building also sets back in the side but a garden shed and a single storey side extension cut the connection between the front and side alley to the rear garden. The garden to the rear is at approximately street level, at the start of Lanchester road but its rear section finishes below the street level not following the slope, a raised bed at the adjacent to the rear garden wall reduces this level difference.

The property already has a conservatory and an attached garage at ground floor level as well as a single storey extension of poor quality to the side. The front elevation and the ground floor in the side elevations have been clad with wood planks covering the original painted render of the house. Although there is certain consistency in the row of houses between No 68 to 58 Woodside Avenue, being located just in the junction between three different streets, the surrounding houses show different typologies and styles. There is a high degree of vegetation in the garden with mature trees to the rear.



Rear Elevation



Front Elevation



Side Elevation

Description of the Development

Planning application is sought for the erection of a single-storey rear extension and double-storey side extension; enlargement of the existing rear dormer window and erection of side and front dormer windows at second floor level; and creation of a driveway accessed from Lanchester Road relocating the existing dropped kerb in this street.

The houses in this street are generally semidetached but there are also some detached houses with a diversity of architectural styles including some modern developments. A number of these properties have been subject to sizeable extensions and alterations.. This street is not designated as a conservation area.

Some relevant examples have been listed in the section “Relevant Planning History and Precedents” below with relevant planning references and notes where appropriate.

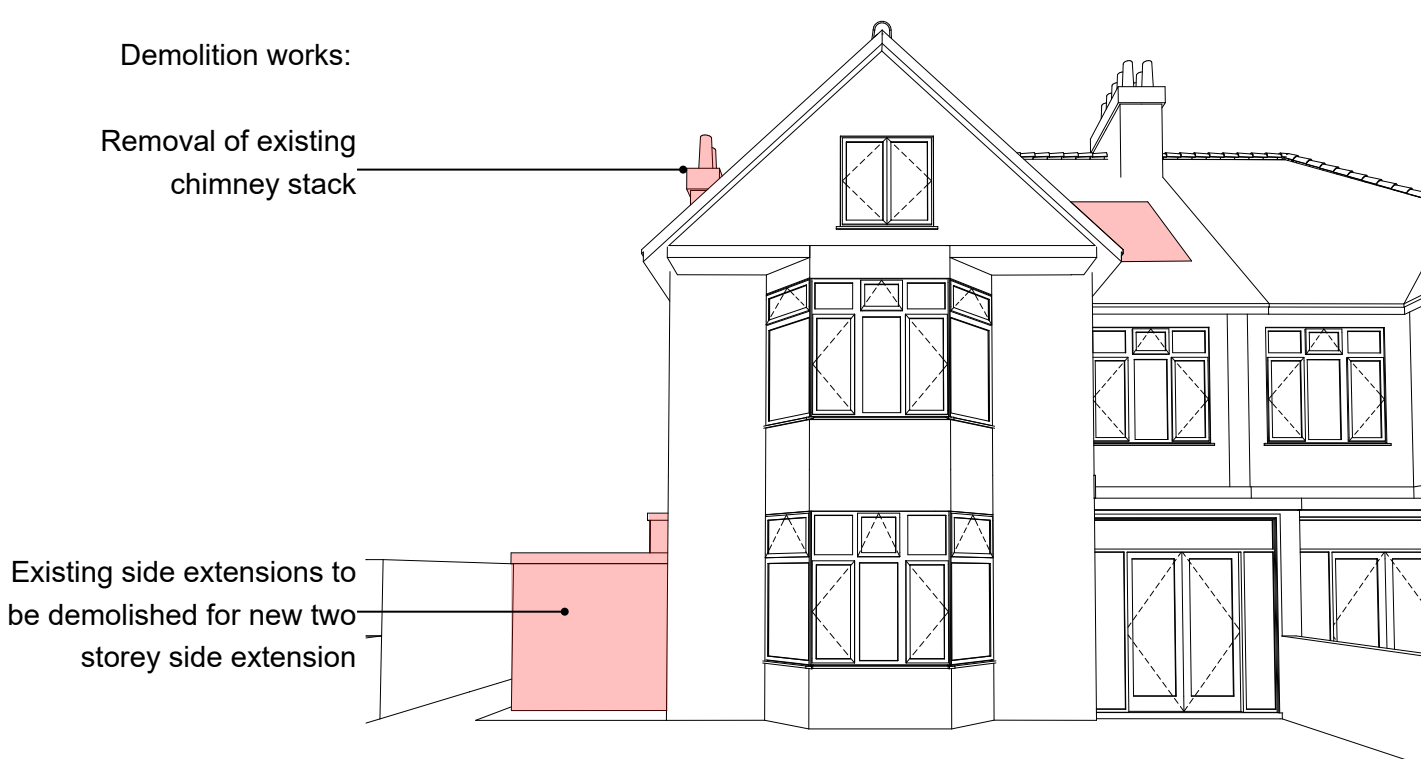


Diagram showing demolition to existing property (in red)



Diagram showing proposed works to property (in green)

Description of the Development

Demolition works:

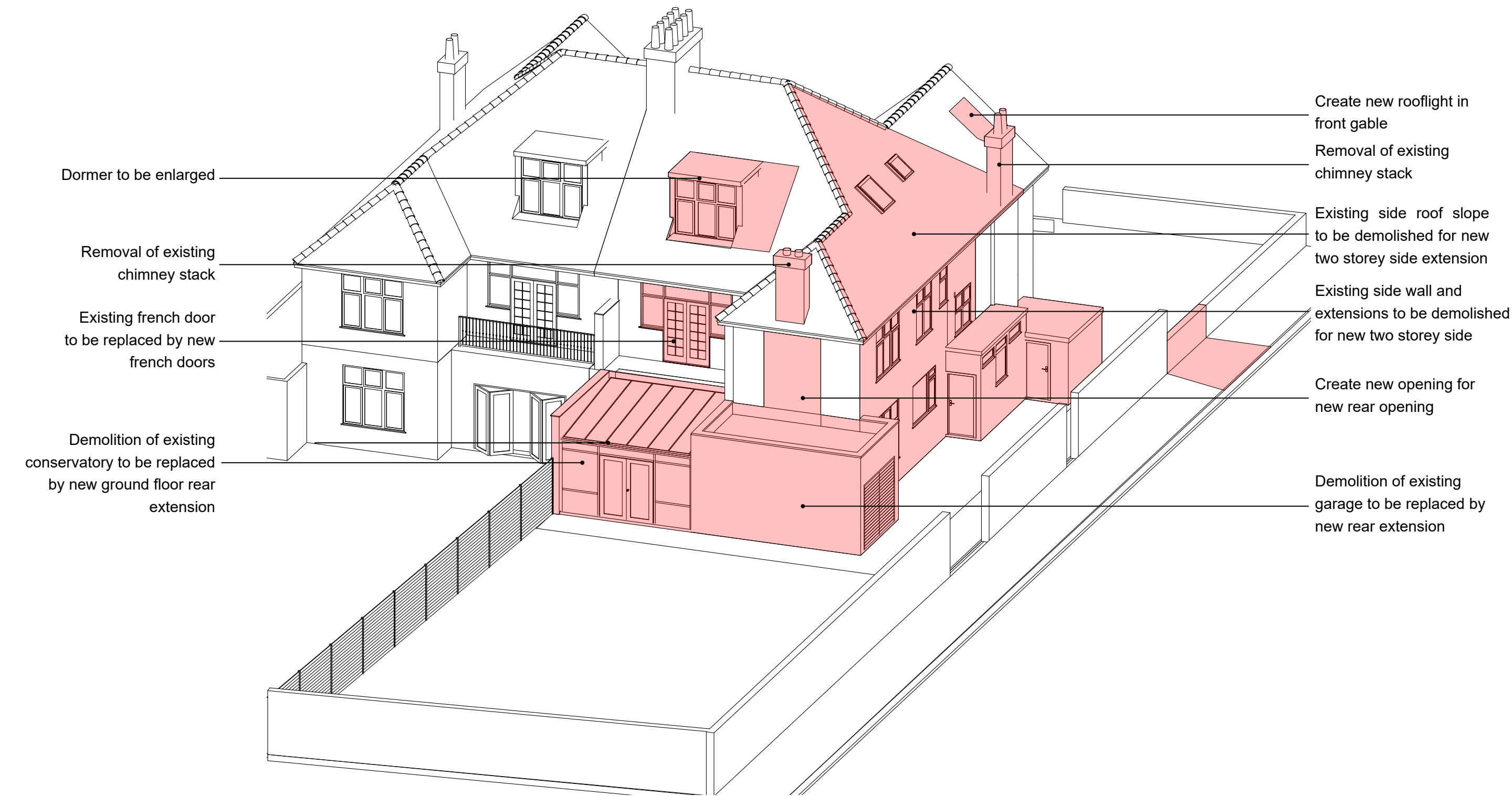


Diagram showing demolition to existing property (in red)

Description of the Development

Proposed works:

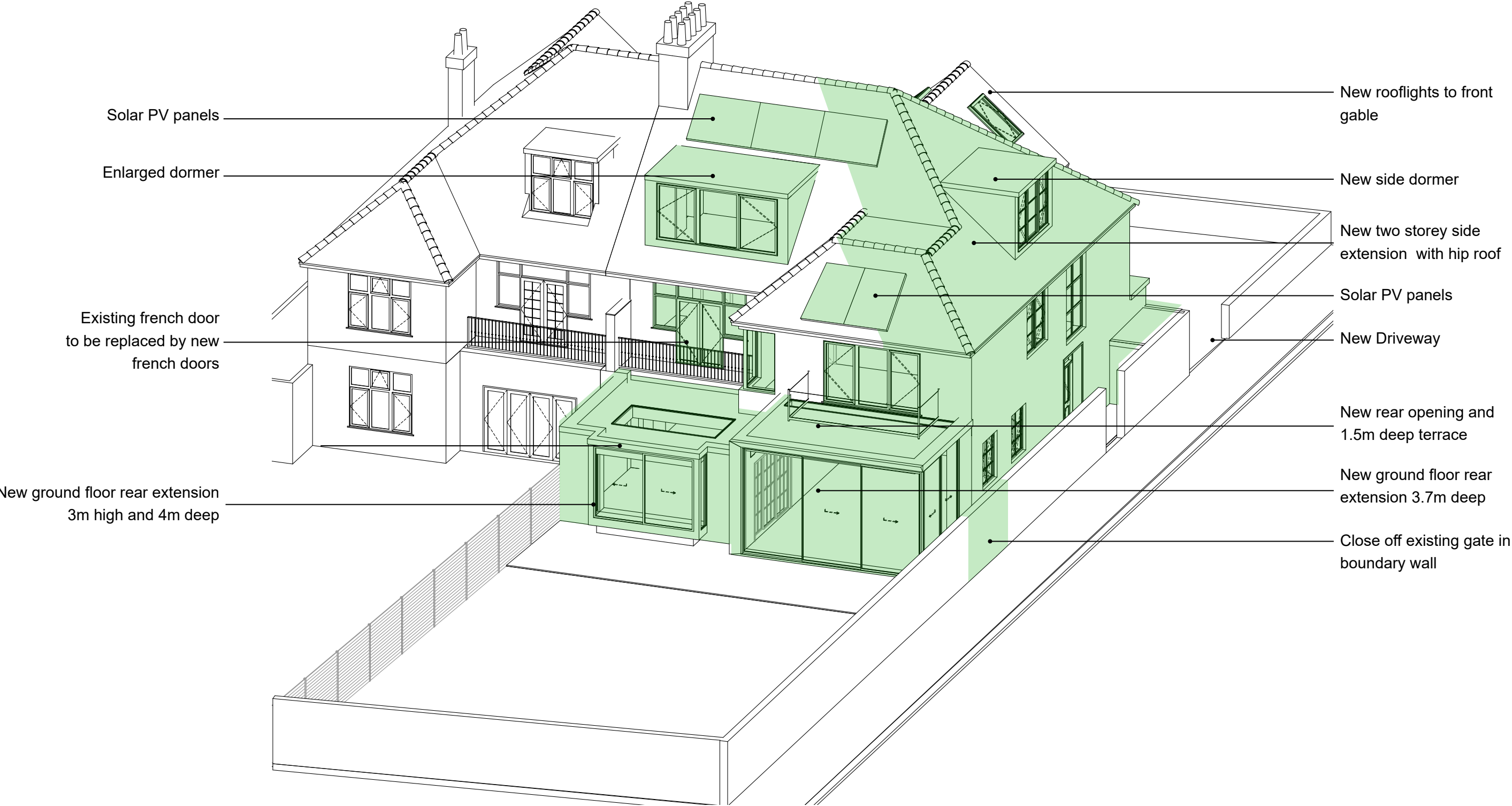


Diagram showing proposed works to property (in green)

Planning Policy & Guidance

National Planning Policy Framework (DCLG, July 2019)

- Chapter 12: Achieving well-designed places

The London Plan (2020)

- Policy 7.4: Local Character
- Policy 7.6: Architecture
- Policy 7.8: Heritage assets and archaeology

Local Plan (2017)

- Policy SP11 Design
- Policy DM1 Delivering High Quality Design
- Policy DM9 Management of the Historic Environment
- Policy DM12 Housing Design and Quality
- Policy DM34 Driveways and Front Gardens

Highgate Neighbourhood Plan

- Policy DH3: Rear Extensions
- Policy DH4: Side Extensions
- Policy DH5: Roofs and Roofscape
- Policy DH6: Front Boundaries
- Policy TR4: Reducing the Negative Impact of Parking in Highgate
- Policy TR5: Dropped Kerbs and Cross-overs

Supplementary Planning Guidance:

- SPG1a Design Guidance

Planning Assessment

Principle:

This application does not propose a change of use on the site but simply a minor householder development. The objective of the proposal is to provide additional floor space in order to facilitate the needs of the occupants.

The proposed development complies with current national and local policy. The proposed internal changes increase the floor space by approximately 85 sqm, and as such provides an improved and efficient internal layout. As a result, the proposed, alterations will increase the quality of life for the occupants and their overall sense of well-being. The dwellinghouse will provide space for a growing family and improve the ability of occupants to balance combined living and home-working space. Therefore it is considered that the proposal is acceptable in principle.

Design Proposal and Amenity:

Side Extension:

It is proposed to replace the existing single storey side extension with a ground and first floor side extension. In terms of massing this mirrors the right-hand side bay of the existing house, forming a natural double fronted house as seen in many properties in the area. The massing is in proportion with the existing house and other examples in the surrounding area. This side extension will not affect the amenity of adjoining occupiers because this elevation faces Lanchester road and has no neighbouring properties in this direction. Therefore, it wouldn't create a sense of enclosure in any adjoining garden. In addition, views from the windows in the side elevation will be no different than those of the existing windows, thus, not resulting in loss of privacy. Windows of bathrooms at loft and first floor levels will have obscured glass.

The flank elevation will remain set back 1m from the side boundary towards Lanchester Road. Therefore, we consider that it is sufficiently set back from the boundary so as to retain a satisfactory sense of openness at the corner.

According to the Pre-application report: *"The proposed two-storey side-to-rear extension, rear/side dormers are on balance generally acceptable, but will need adjustment, and an approach as discussed in this submission to be deemed acceptable in design/character terms."*

The mentioned adjustments refer to the window size and positions and the depth of the proposed terrace. To address these comments we have revised the design to make the new side and front window proportions similar to the existing fenestration. In addition, we follow the recommendation stating that the introduction of this feature would be acceptable, but it should be reduced to 1.5 metres depth to reduce its visual prominence, given its corner location. Further details of the balustrade have been provided as part of the documentation of this planning application.

Front Dormer:

A front dormer of similar scale and design of other examples in the area is proposed. The cheeks of this dormer will be clad in plain clay tiles similar to the existing and it will align with the window at first floor level. According to the pre-app report this development is acceptable.

Rear Dormer:

The replacement of the existing rear dormer by a larger dormer is also acceptable as stated in the pre-application report. The dormer is set in from the eaves as well as down from the ridge to ensure it is subordinate in scale and appearance in relation to the elevation and roof slope.

Views from upper floors will not be significantly different than the existing arrangement. The dormer will be constructed with cheeks tiled in plain clay tiles similar to the existing tiles. The window will be painted aluminium framed.

Planning Assessment

Rear Extension:

The massing of the proposed rear extension is not dissimilar to that of the existing. This has been designed with additional articulation, fenestration composition and height variation in order to break down the mass of the rear facade, and ensure it is a subordinate addition to the existing house.

We have decided to take on board the recommendation of limiting the depth of the section of the extension adjoining the boundary of No 66 to 4m and its height to 3m. Not exceedign the size of the existing boundary wall between these properties. The extension replacing the existing garage will extend 1m further than the original structure but less than 4m from the existing rear wall of the outrigger.

The predominant material at the rear extension will be glass with larger sliding doors and a big window to articulate the elevation, these will be dark aluminium framed.

The smaller section of the extension will be clad in masonry and will have an aluminium coping detail at the top of the wall. The treatment of the elevation with a different material is to complement the use of the material of the existing house. This would show a differentiation between the original structure and the proposed new projection towards the rear. The setback from the line of the larger section would ensure that this elevation is hardly seen from the street.

The larger section replacing the existing garage will be glass in its majority with the proposed aluminium coping detail also extending to it. The section of side elevation that is not glazed will blend with the treatment applied to the existing house, rendering it similar to the front and side elevations. The sliding doors and window will be painted aluminium framed.

Roof:

The roof over the side extension will be a traditional pitched tile roof, tied into the existing roof and forming a single composition. The condition of the current roof tiles is very poor, therefore the existing plain clay tiles will be replaced with new plain clay tiles. The eaves and ridge heights remain unchanged from existing. Low profile roof lights within the central roof area will be set back from the ridge and project less than 150mm from the roof finish.

Side Dormer:

The new proposed side dormer is also set in from the eaves as well as down from the ridge to ensure this element is subordinate in scale and appearance in relation to the elevation and roof slope. This element is also considered acceptable in scale and design within the pre-application report.

Views from upper floors will not be significantly different than the existing arrangement of the pitched rooflights. As with the current rooflights, any view from the side dormer is limited to acute angles of the front garden of no.73 and 75 Lanchester Road. The dormer will be constructed with cheeks tiled in plain clay tiles. Windows will be painted aluminium framed.

Front Elevation:

The front elevation will be restored, removing the wood cladding and reinstating the render that is characteristic of the area. The form and materials of the side extension will match that of the right hand wing, forming a

traditional double fronted elevation in keeping with the character of the original house. The existing windows are to be replaced with new windows keeping a traditional character. The front windows in the side extension will match the existing windows to the front.

Off-street Parking:

The development proposes to vary the existing parking provision. It is proposed to relocate the existing dropped kerb off Lanchester Road serving the current garage further down Lanchester Road creating a driveway in the front garden still off Lanchester Road. This will required the installation of a permeable hardstanding surface of the front garden.

The pre-application report states that “From a design perspective, this arrangement would be acceptable subject to the introduction of a quality soft landscaping scheme to surround the parking space. In addition, details of permeable hardsurfacing should be provided alongside any formal submission. The high-quality soft landscaping of the remainder of the front garden should be retained and shown on submitted plans.”

The front garden will be designed to have more than 50% of soft landscaping, respecting as much as possible the current planting and vegetation. Adequate rainwater attenuation is proposed with the introduction of Geocellular tanks that will slow down water release into the drainage system. In addition, addressing the points within policies TR4 and TR5, the proposed dropped kerb will not cause a reduction of on-street parking capacity nor create additional on-street parking and it will not be a visual intrusion to the street scene. Thus, the replacement of an existing driveway by a new driveway at the front is in line with the relevant policies and the recommendations within the pre-application report.

Bike and Bin Storage

A covered bicycle storage is proposed to replace the existing shed used for storage that fills the space between the house and the side boundary toward Lanchester Road. A separate low height lightweight structure element will also provide appropriate storage for the wheelie bins adjacent to the new proposed driveway. These were considered acceptable in the pre-application report: “There are no objections to the introduction of the bin/bike store on the side boundary as shown on the plans, from a character and design perspective.”

Side Boundary Treatment

Following the feedback of the pre-application report, we have amended the design of the side boundary towards Lanchester Road. Complying with the recommendations expressed in the report, the design has been revised to retain the existing masonry boundary wall as much as possible and where its condition doesn't allow for it, it is proposed to replace it by a masonry wall matching the height of the existing wall with bricks similar to the existing.

Having had positive feedback from the pre-application and after observing the advice provided and implementing some changes to the design, we considered that the proposed scale and siting of the extensions, when viewed from the neighbouring properties and the surrounding area, would be subservient to the host dwelling and in keeping with its character. The proposal would not introduce a new form of development within the wider area as it would appear similar to that of the other properties in the immediate surroundings. As such, it is considered that the proposed development would not have a harmful impact on the appearance of the host dwelling or the character and setting of the area.

Relevant Planning History and Precedents

HGY/2022/0231 - 41 Woodside Avenue, London, N10 3HY

Officer’s comments:
Permission is sought for a 6m deep x 3.45m high rear single-storey extension. A 1m wide side gap will be created behind the altered front garage door. The extensions will amount to 84sqm additional habitable accommodation space, including the conversion of the loft. The proposed materials are zinc, brick and render. The proposed hip to gable roof extension roof extension is proposed. This would broadly match adjoining properties and is considered in keeping with its surroundings. The rear dormer was modestly reduced in size in order to appear less bulky and subordinate to the host building.
On balance, the proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.



Front Elevation
Approved Existing Drawings



Rear Elevation



Front Elevation
Approved Proposed Drawing



Rear Elevation

Relevant Planning History and Precedents

HGY/2014/3021 - 75, Lanchester Road, London, N6 4SX

Officer’s comments:
Side rear and dormer extensions as well as outbuildings are common forms of residential addition and generally considered acceptable in principle subject to design and materials. Furthermore, the flank elevation will remain sufficiently set –back from the side boundary so as to retain a satisfactory sense of openness at the corner.



Approved Existing Drawing



Approved Proposed Drawing

Relevant Planning History and Precedents

HGY/2023/0178 - 59 Lanchester Road, Hornsey, London, N6 4SX

Officer's comments:

The retained gap and the hipped roof design of the proposal and the previously extended No.61 Lanchester Road would still be significant enough to avoid a 'terracing effect' and to maintain the sense of separation between buildings that is a character of the streetscene. As such, the proposal is considered in line with the above policies.

The height and depth of the extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is therefore considered acceptable in amenity terms and in line with the above policies.



Approved Existing Drawing



Approved Proposed Drawing

Relevant Planning History and Precedents

HGY/2015/1163 - 43, Woodside Avenue, London, N10 3HY



Relevant Planning History and Precedents

HGY/2014/0411 - 61, Lanchester Road, London, N6 4SX

Erection of a two-storey side extension and single-storey rear extension, extension of hipped roof and formation of rear and side dormers - Granted



Previous Front elevation



Approved Front elevation



Recent image

HGY/2018/1302 - 67 Lanchester Road London N6 4SX

Removal of existing single storey front garage and erection of 2-storey side extension involving alterations/extension to roof form, removal of rear dormer and erection of side and rear dormer, removal of existing single storey rear extension and erection of replacement single storey rear extension, erection of single storey side bicycle store. - Granted



Current image



Old image (Google Street View)

HGY/2014/3104 - 12 Lanchester Road London N6 4TA

Refurbishment and extension to first floor side elevation including roof dormer. Alterations to rear terrace and replacement of windows and doors. Granted



Current image



Old image

HGY/2015/1887 66, Cranley Gardens, London, N10 3AJ, London (property to the right)

Erection of three storey side extension including rear loft dormer - Granted

Officers comments:

Overall the extension has been designed in a character to match the existing house with the ridge, eaves, material and windows designed to match the existing

Whilst the massing and scale of the property would increase when viewed from the street and the degree of separation between the properties would be reduced, there are other examples of infill extensions on Cranley Gardens as well as a variety of housing types. The proposal is considered appropriate in terms of character and appearance in accordance with the policy.



Current image



Old image (Google Street View)

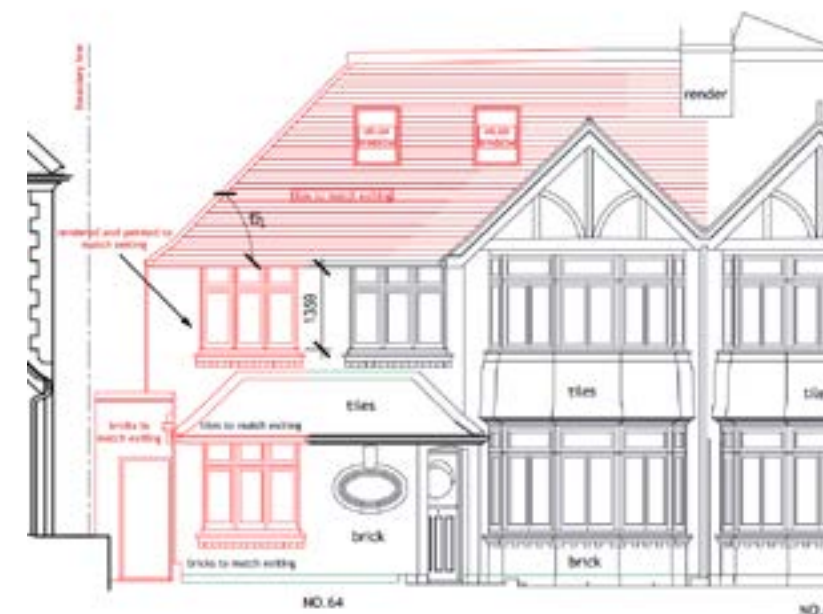
HGY/2017/0786 64, Cranley Gardens, London, N10 3AJ, London (property to the left)

Erection of part single-storey part two-storey side extension, single storey rear extension and rear dormer roof extension. - Granted

Officers comments:

The property is not within a conservation area and is not listed. The proposed two storey side extension will match, in form and design, that which was been approved on the adjoining property (66 Cranley Gardens) in 2016. The extension will maintain the same design as the existing building, being rendered and painted to match existing. The dormer extension will also match that which has been approved of the adjoining property in form and scale. The single storey rear extension will be subordinate in form to the main building, being only 3m in depth from the main rear elevation of the building. It will also be of match in external materials and will incorporate rear doors that match the fenestration on the property.

In terms of the proposed finished appearance (integral garage with room above (dormer window) and hipped roof), there are a number existing houses on Lanchester Road which similar design whereby the original garage is integral to the house with a dormer above the garage.



Approved Drawing

Conclusion

This Design and Access Statement has demonstrated the proposed development accords with the relevant policies of the Local Plan and describes the design revisions made following the pre-application meeting and written advice. It also largely demonstrates that this type of side, rear and roof extensions are common forms of residential addition in the area and generally considered acceptable in principle. Furthermore, being a semi detached property in a corner plot, the extensions would have little impact in the feeling of openness and ensure that the urban pattern is not unapropriatly altered.

The proposal is considered acceptable with regard to the relevant policies of the Local Plan, Supplementary Planning Documents, Neighbour Plan, the London Plan, and the NPPF. This is further supported by the Pre-application report and the design revisions made following the observations made. On this basis, we believe that this proposal should be supported.