

63 Onslow Gardens
London, N10 3JY

The Planning Officer,
Haringey Planning Services,
6th Floor, River Park House,
225 High Road, Wood Green,
London, N22 8HQ

10th May 2024

Dear Mr Mark Chan,

65 Onslow Gardens - Planning Application HGY/2024/1081

Thank you for your letter dated 22nd April, inviting me to comment on this Application. Please find some requests for modifications below.

Design and Appearance

The Walls - Finish

I'd like to request that the wall finish of the development be white to match the existing white finish on the rear of the building, rather than the proposed red brick. This would be in keeping with rest of the group of 12 Victorian period houses on the south side, near the entrance to Queens Wood, which are in a distinctive, mixed Tudor Revival and Arts and Crafts architectural style.

The white reflects light and heat, creates a sense of light and space and harmonises well with nature and the sky. It is therefore bright, uplifting and visually appealing as an amenity for the residents at 63; as well as in the public realm, for members of the public using the footpath behind the OG back gardens and the historic nature reserve, Queen's Wood. The vista is particularly stunning in Winter, when bare trees are silhouetted against the row of white houses bordering the Woods.

A modern, red brick finish would result in a loss of these benefits and disrupt the rhythm and uniformity of the built environment. It would appear out of character with the neighbouring houses in the row by looking incongruous and of a darker, dominant appearance for the residents in 63OG and in this historical setting.

Previous extensions have maintained the uniformity in white finish of this group of houses, e.g. nos. 55 (HGY/2015/0778), 57 (HGY/2010/0368) and 68 (HGY/2017/3602). Properties on the north side with a white wall finish at the rear have also used white walls for their extensions.

Please see supporting evidence in photos below.

Privacy - Overlooking

First Floor Bedroom Window

The proposal includes replacing the existing first floor bedroom, traditional, sliding sash window, at the rear of the main building, with a new, metal-framed, clear glass window. This new window is shown as re-positioned lower, and at the edge of the rear wall in Drawing, ref. 23012-3-320. This will impact privacy as it will be nearer to 63OG, directly overlook the patio seating area and provide a view through the kitchen window and glazed side door of 63OG.

The tree on the 63OG side of the boundary currently obscures the view from the existing bedroom window, but this will not be the case if the base of the window is lower and at the edge of the rear wall.

To resolve this, I'd like to request that the proposed new window is kept in the same relative position and dimensions as the existing one, next to the outrigger. This would be next to the proposed new reconstructed wall, which would be no further out than, 100mm as stated in the Design and Access Statement and Drawings, ref. 23012-3-311 & 23012-3-312.

This would also minimise the appearance of asymmetry at the first floor level, with 63OG and the neighbouring period houses, which will be visible from the public realm.

Please see photos below

'Trees within Falling Distance'

The proposal states that there are no 'trees within falling distance'. However, there are two, both on the 63 OG side of the boundary, one of which is approximately 7.4m high and 4m span. The other is scheduled for removal.

This tree shields and softens the appearance of the building for the residents of 63 OG and when viewed from the Public footpath and Queen's Wood. It provides: shade (cooling), privacy and well-being for the residents of 63OG; as well as contributing shelter and an edible berries food source for wildlife and abundant diversity from the adjoining nature reserve, Queens Wood. This includes a range of bird species including those on the amber list, such as Thrush and Stock Dove.

Protecting the tree, during and after the development works, is important given its wide ranging private and public amenity value and the loss of the existing soft landscaping, soil, trees and shrubs at 65 to make way for the development.

Please see photos below

I hope it will be possible to modify the proposals as requested above. If there are any queries or further information is required, please let me know. Thank you for your attention to this matter and I look forward to hearing from you.

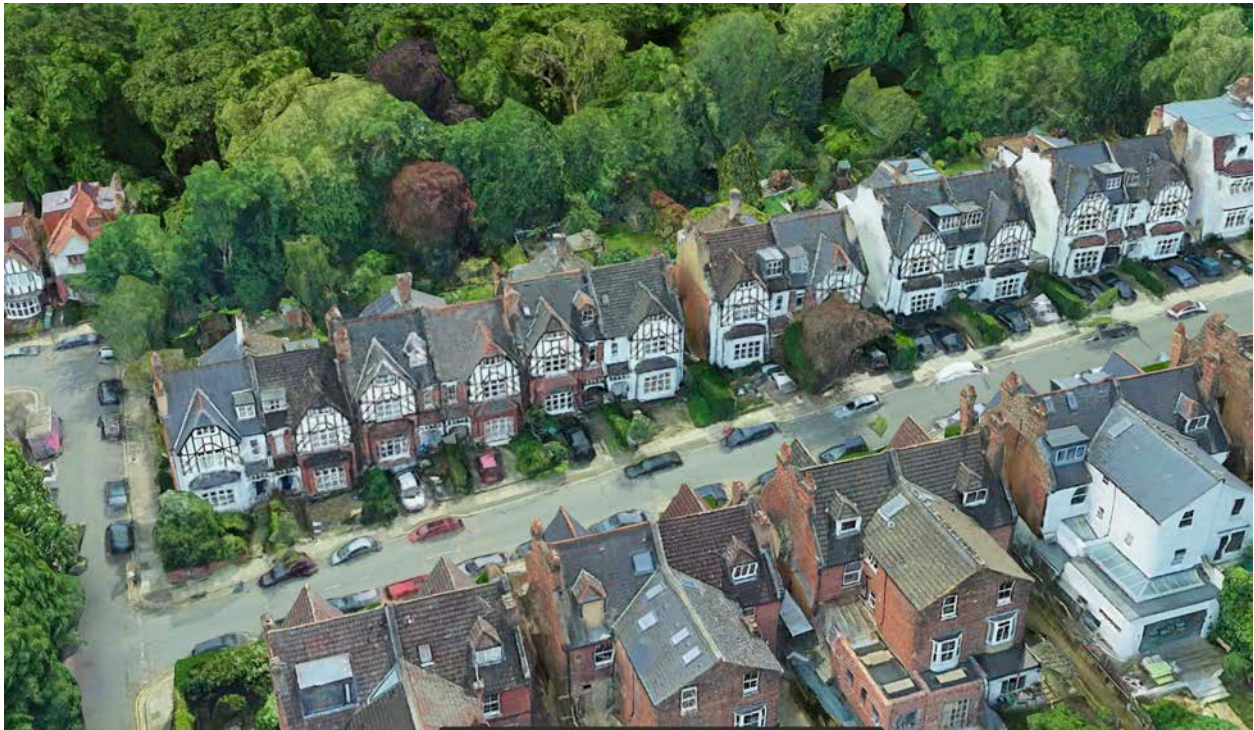
Yours sincerely,

Miriam Yelland
Owner, 63 Onslow Gardens

Supporting Evidence

Design and Appearance

65 is in a group of terraced and semi-detached houses, on the south side, at the bottom end of the street, beside an area of historical significance. This group of 12 houses were constructed in the early 1890s, in a mix of Tudor Revival and Arts and Crafts style, with its characteristic adherence to light, space and harmony with nature.



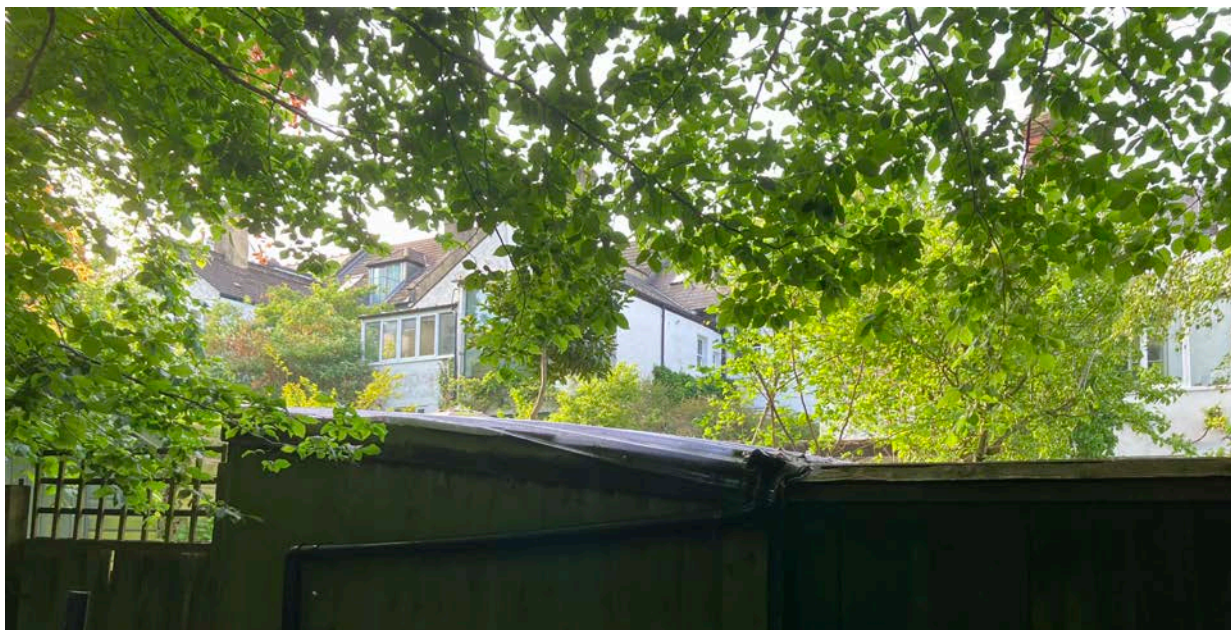
Rear extensions were sensitively designed in white finish, creating a visually appealing rhythm.



In the public realm since Victorian times, Queen's Wood is a widely used ancient woodland and nature reserve. When viewed through the trees from Queen's Wood, the experience of harmony with nature is evident as the white finish of the buildings blends in with the sky.



Rear view of 63 & 65 OG from Queen's Wood.



In this view from the public footpath, 65OG is partly obscured by trees and shrubbery, which will be removed to make way for the development so will then be clearly visible from the public realm.



View from near the entrance to Queens Wood on Connaught Gardens.

Privacy - Overlooking

Views from the kitchen door at 63OG and patio seating area, towards proposed site of the 65OG new, first floor bedroom window, at the edge of the principle rear elevation (where the down pipe is, which will be moved).



'Tree Within Falling Distance'



Shade (Cooling), Privacy and Well-being Value

Views from 63OG ground floor patio by outrigger side elevation and the 2nd floor bedroom balcony. The tree provides shade (cooling) and privacy to the ground floor rear living room, kitchen, first floor bedroom and patio and overhangs the patio seating area, obscuring it from both 65 & 63 OG. Residents of the rear bedrooms on the first and second floor of 63OG gain well-being and huge value from this beautiful tree.