



Site Assessment

The site is located to the rear of 10 to 12 Bidwell Gardens and has a frontage on Wroxham Gardens.

The site does not lie within any Conservation Area.

The area surrounding the site is characterised by typical suburban residential two storey semi-detached houses.

The site lies on a hill and slopes down towards the properties in Bidwell Gardens.





View from Bidwell Gardens junction looking north towards site in Wroxham Gardens

HGY/2012/1530 - Erection of a new 2 storey 3 bedroom detached dwelling with new cossover to Wroxham Gdns.

Refused - size, design, siting and overall mass unduly dominant and oppressive to neighbouring properties.

This application was appealed and dismissed on similar grounds.

HGY/2014/0718 - Erection of a single storey 2 bedroom dwelling at the rear of 10-12 Bidwell Gardens.

Refused - character and appearance does not complement surroundings, lack of full topological survey of existing does not allow levels of proposals to be assessed.

View from Wroxham Gardens looking south towards site in Wroxham Gardens



Planning History

Pre-App Reference PRE/2020/0113

A pre-app meeting was held via Teams on 10th July 2020 with Roland Sheldon from Harin-gey Planning.

It was a very positive pre-app with confirmation for the principle of the development being confirmed as ok.

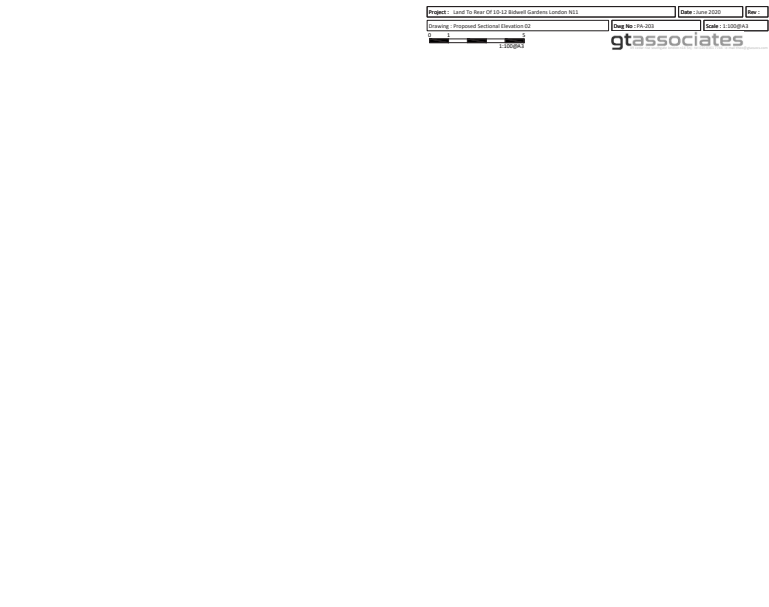
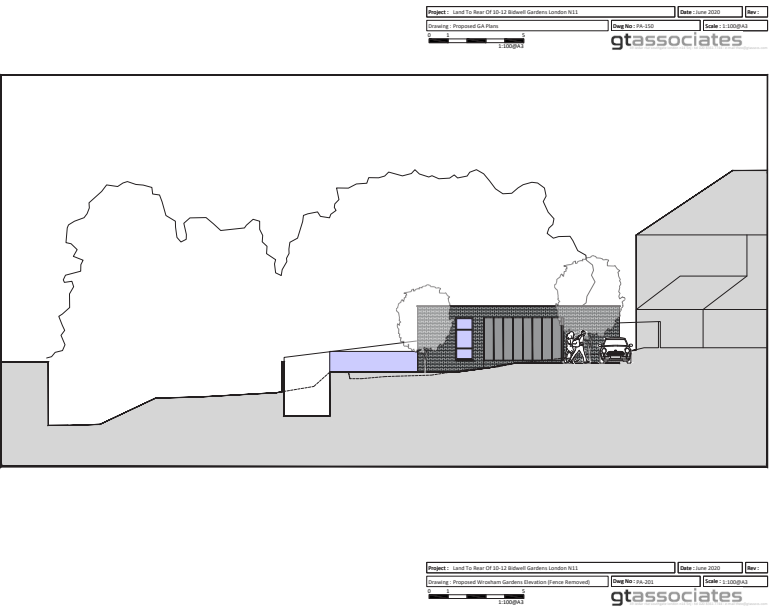
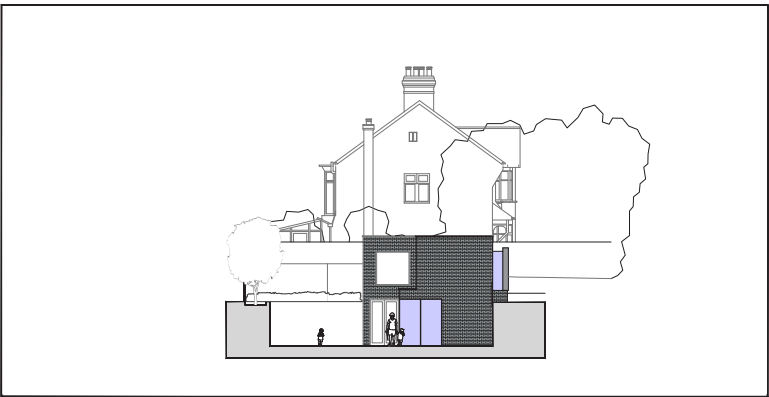
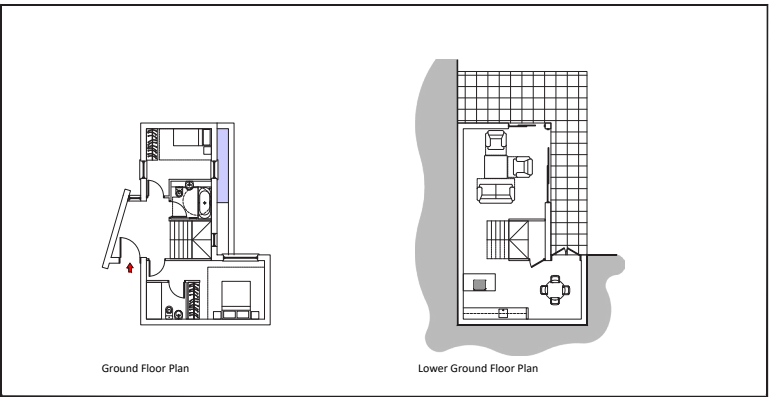
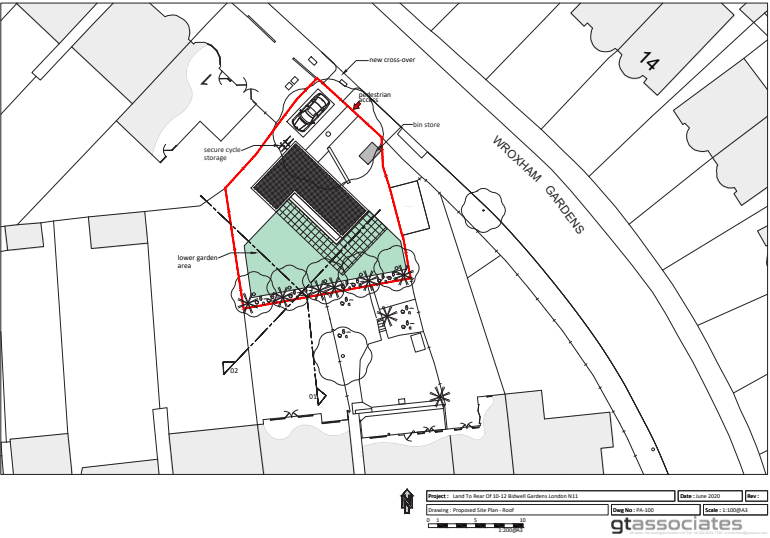
Comments on character and design were overall good. However, further design devel-opemnt would be required on the front elevation to provide more visual interest.

Impact on neighbouring amenity - sunlight and daylight report to be obtained and south and west facing bedroom windows to be re-positioned.

Standard and Quality of Accomodation - Min floor standards and outlook and light are all satisfactory. Layout to comply with Part M4(1). Sunken courtyard provides satisfactory amenity.

Trees and Landscaping - Boundaries to be screened to avoid stark minimalist courtyard. Green roof to be provided.

Flood Risk - Flood Risk Assessment to be provided wiht formal full application.



The proposals are for a two storey development to provide a two bedroom detached house.

The proposal will appear single storey with a flat roof from wroxham gardens.

The building footprint has been aligned with the front facade of no 1 wroxham gardens thus maintaining the building line. However as the proposals are for single storey with extensive planting to this front garden area and the choice of dark building material the proposed building will barely be visible from the street scene.

A full and detailed topographical survey has been carried out which shows accurately the slope of land towards the bidwell road properties. This has allowed us to use this natural slope in conjunction with setting into the ground a lower ground floor which will be below the fence line and therefore not visible from bidwell gardens. The proposals will therefore appear single storey when viewed from the rear of the properties in bidwell gardens.

The gross internal floor area of the proposal is 97sq.m which exceeds the 70sq.m requirement for a 2Bed 3 Person two storey house. All the rooms within the property are also in excess of the standards.

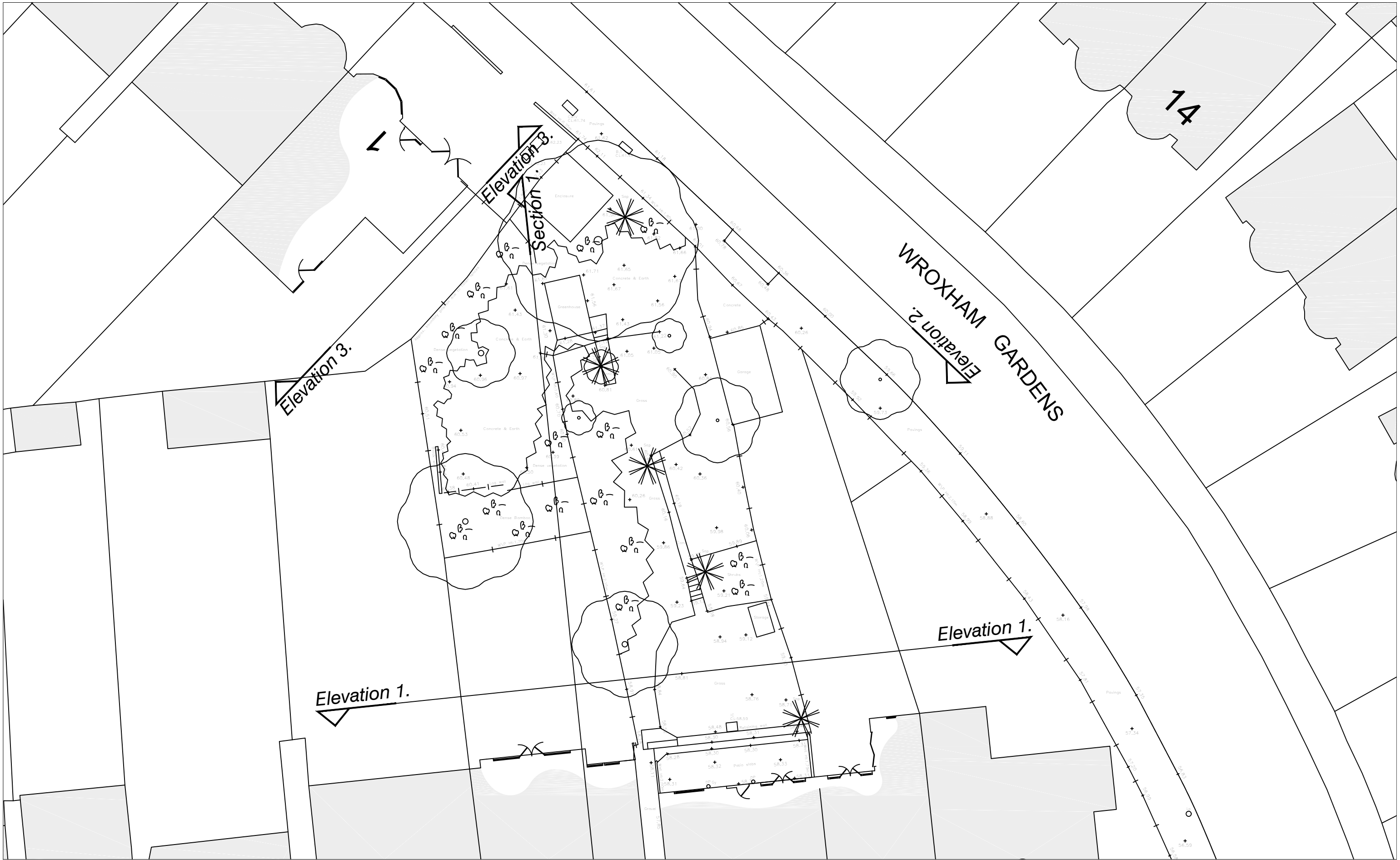
The proposed site plan shows location for an off street parking space, bin stores and secured cycle storage.

The siting of the footprint of the site has kept the building away from neighbouring boundaries and has avoided any overlooking issues.



example images of possible external envelope materials





Project : Land To Rear Of 10-12 Bidwell Gardens London N11

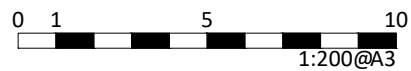
Date : Sept 2020

Rev :

Drawing : Existing Site Plan

Dwg No : EX-100

Scale : 1:100@A3



gtassociates

49 cedar rise southgate london n14 5nj : tel 020 8361 7744 : e-mail theo@gtassocs.com



Project : Land To Rear Of 10-12 Bidwell Gardens London N11

Date : Sept 2020

Rev :

Drawing : Existing Elevation 01

Dwg No : EX-101

Scale : 1:100@A3

0 1 5
1:100@A3

gtassociates
49 cedar rise southgate london n14 5nj : tel 020 8361 7744 : e-mail theo@gtassocs.com



Project : Land To Rear Of 10-12 Bidwell Gardens London N11	Date : Sept 2020	Rev :
--	------------------	-------

Drawing : Existing Elevation 02	Dwg No : EX-102	Scale : 1:100@A3
---------------------------------	-----------------	------------------





Project : Land To Rear Of 10-12 Bidwell Gardens London N11

Date : Sept 2020

Rev :

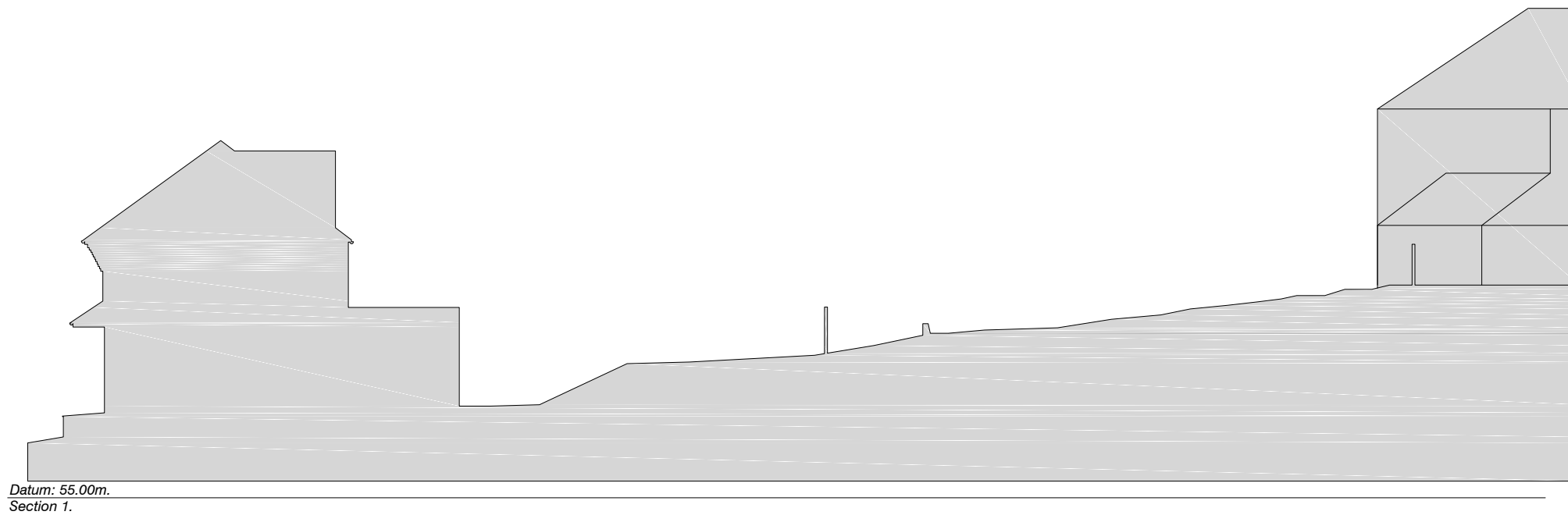
Drawing : Existing Elevation 03

Dwg No : EX-103

Scale : 1:100@A3

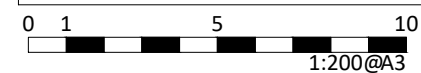
0 1 5
1:100@A3

gtassociates
49 cedar rise southgate london n14 5nj : tel 020 8361 7744 : e-mail theo@gtassocs.com

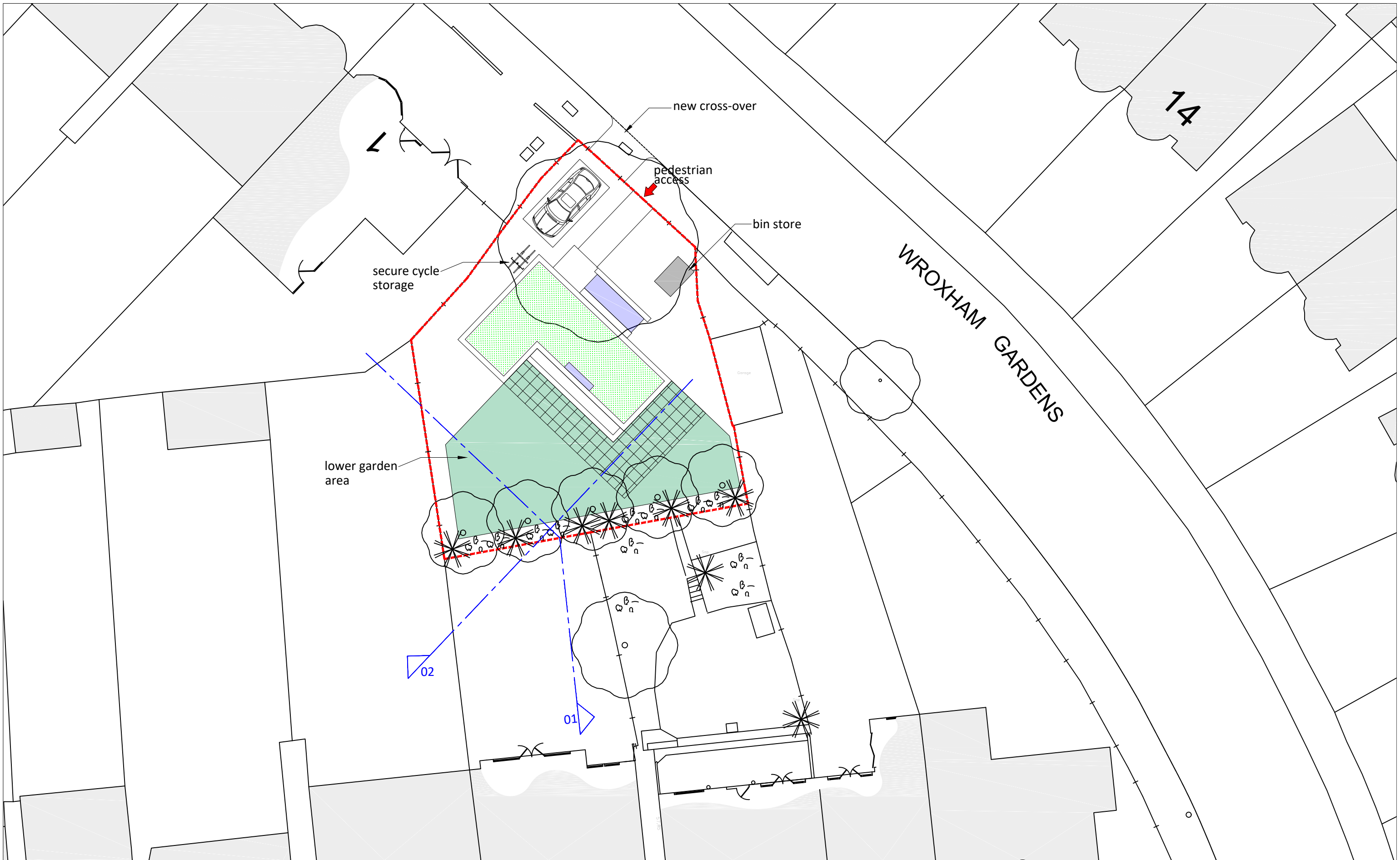


Project : Land To Rear Of 10-12 Bidwell Gardens London N11	Date : Sept 2020	Rev :
--	------------------	-------

Drawing : Existing Section 01	Dwg No : EX-104	Scale : 1:200@A3
-------------------------------	-----------------	------------------



Proposed Plans & Elevations



Project : Land To Rear Of 10-12 Bidwell Gardens London N11

Date : Sept 2020

Rev :

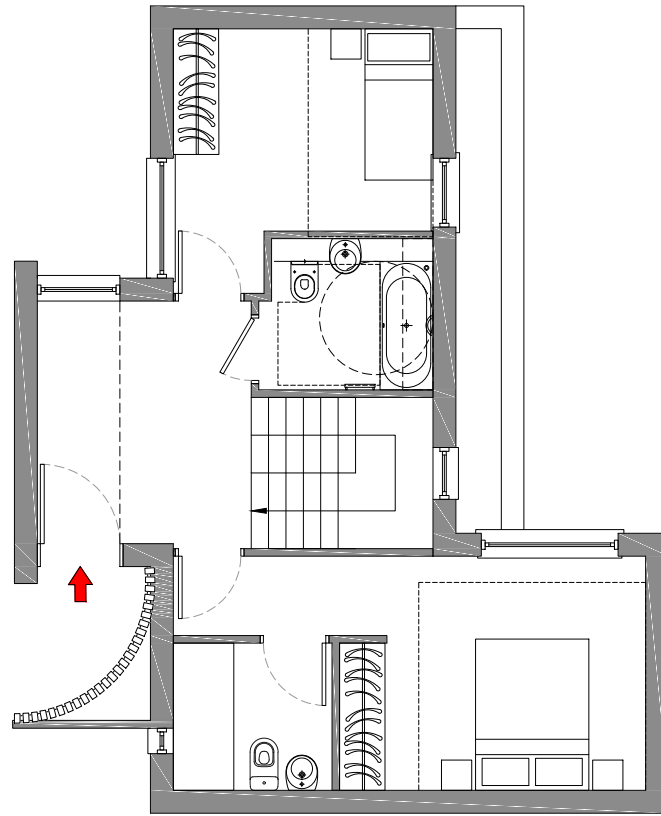
Drawing : Proposed Site Plan - Roof

Dwg No : PL-100

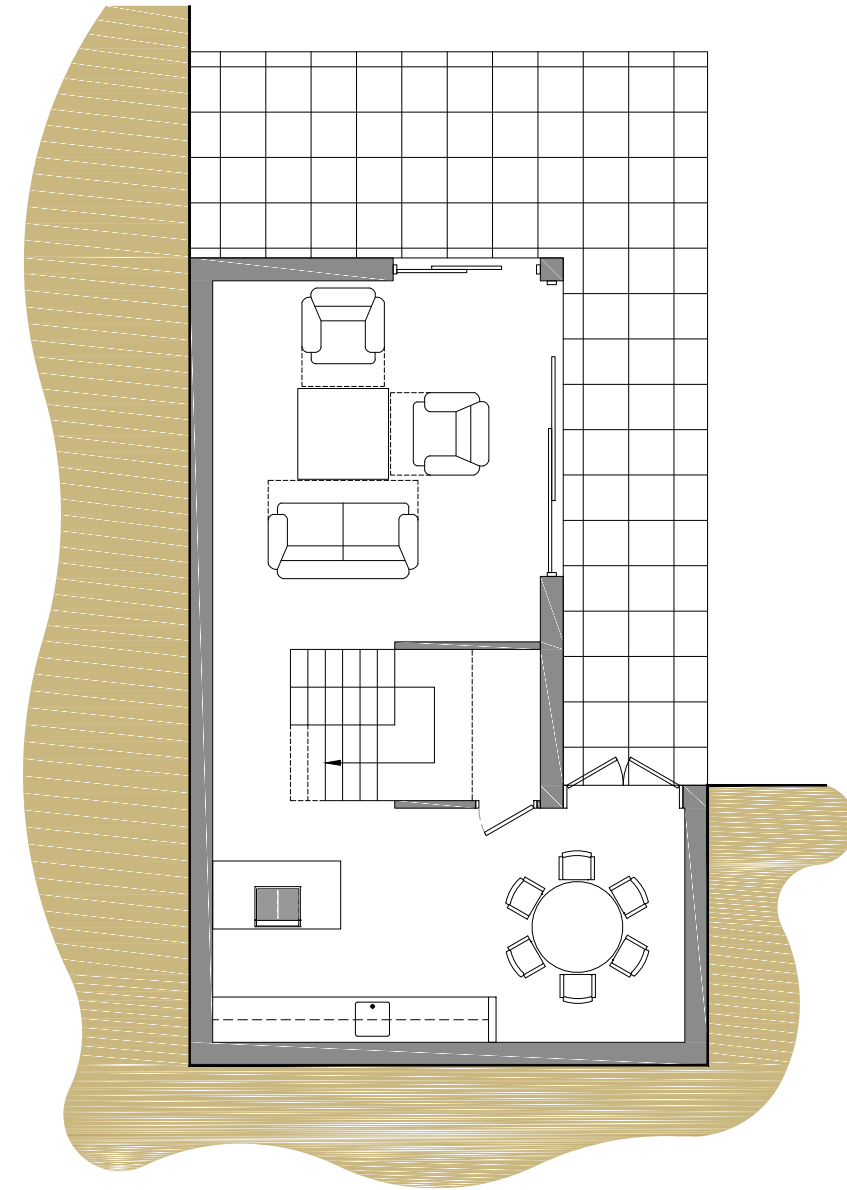
Scale : 1:100@A3



gtassociates
49 cedar rise southgate london n14 5nj : tel 020 8361 7744 : e-mail theo@gtassoc.com



Ground Floor Plan



Lower Ground Floor Plan

Project : Land To Rear Of 10-12 Bidwell Gardens London N11

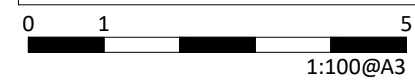
Date : Sept 2020

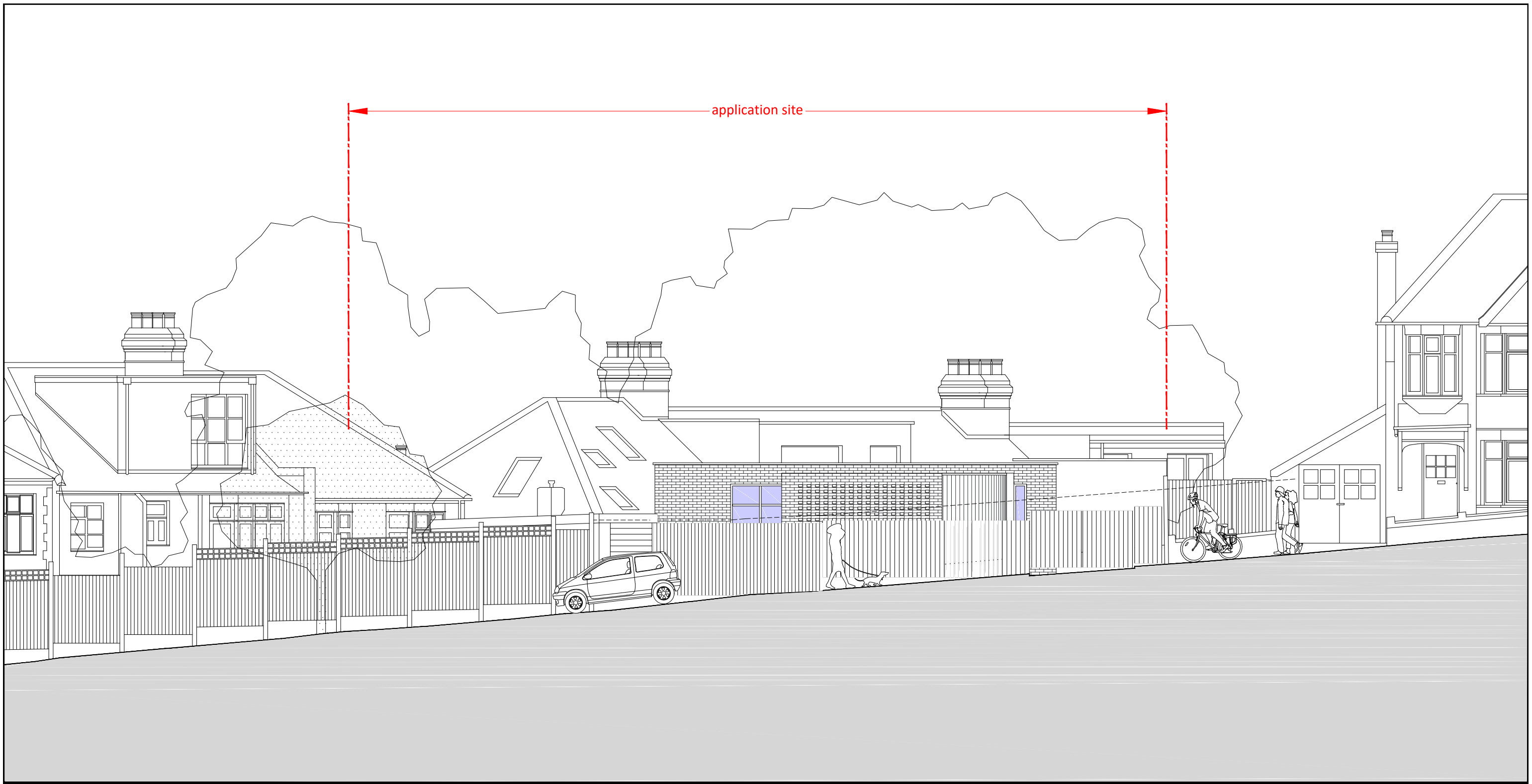
Rev :

Drawing : Proposed GA Plans

Dwg No : PL-150

Scale : 1:100@A3





Project : Land To Rear Of 10-12 Bidwell Gardens London N11

Date : Sept 2020

Rev :

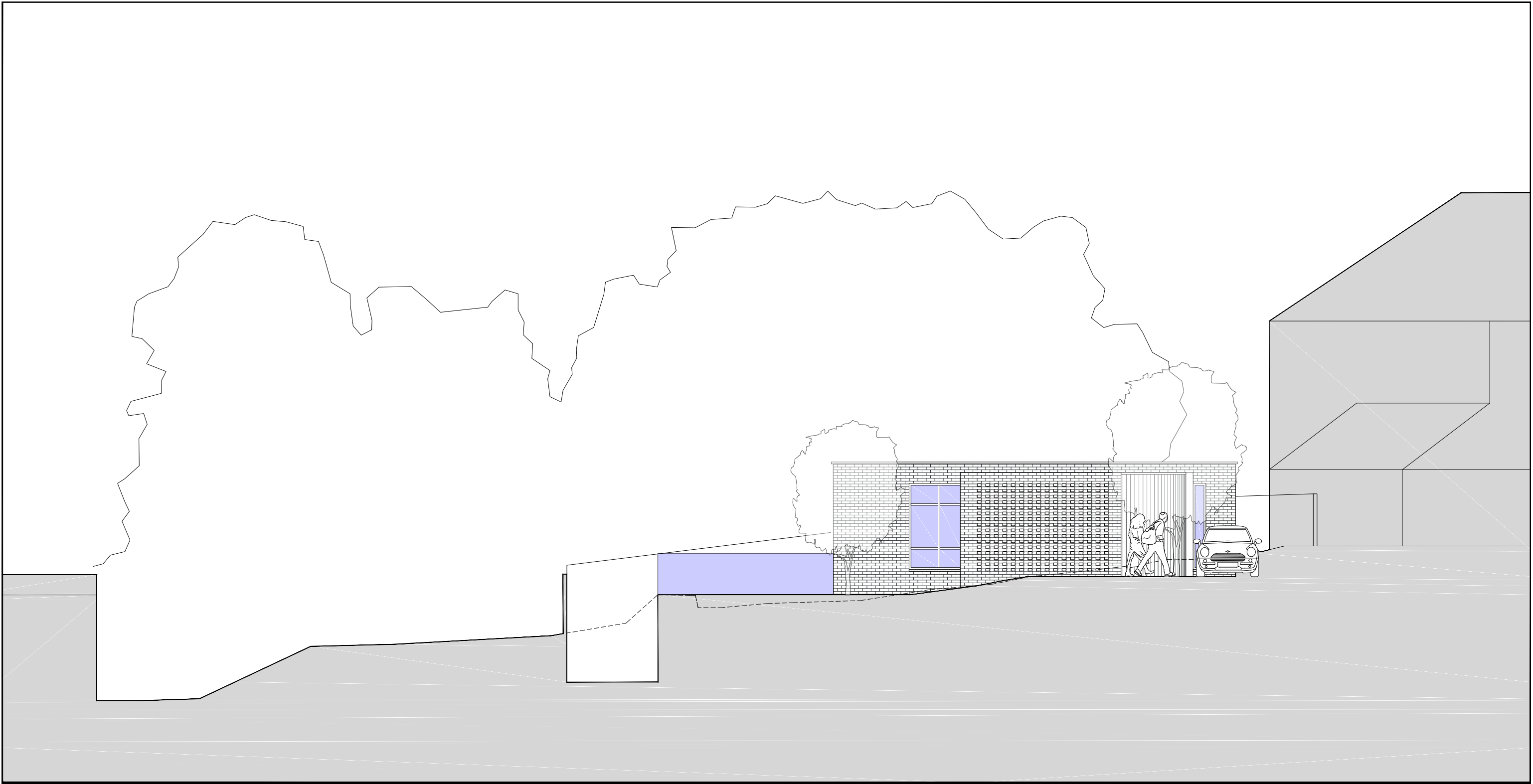
Drawing : Proposed Wroxham Gardens Elevation - Street Scene

Dwg No : PL-200

Scale : 1:100@A3

0 1 5
1:100@A3

gtassociates
49 cedar rise southgate london n14 5nj : tel 020 8361 7744 : e-mail theo@gtassocs.com

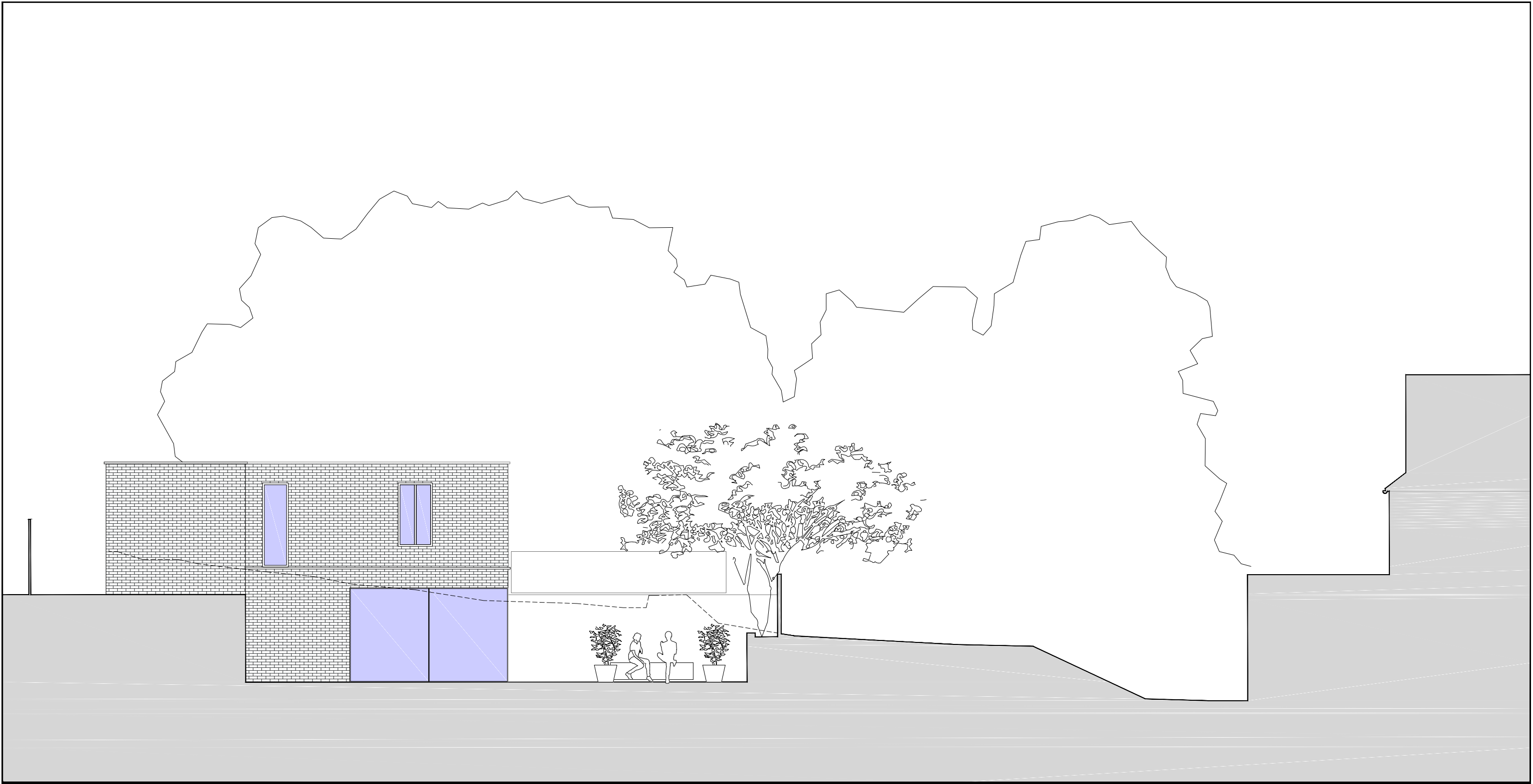


Project : Land To Rear Of 10-12 Bidwell Gardens London N11	Date : Sept 2020	Rev :
--	------------------	-------

Drawing : Proposed Wroxham Gardens Elevation (Fence Removed)	Dwg No : PL-201	Scale : 1:100@A3
--	-----------------	------------------



gtassociates
49 cedar rise southgate london n14 5nj : tel 020 8361 7744 : e-mail theo@gtassocs.com



Project : Land To Rear Of 10-12 Bidwell Gardens London N11

Date : Sept 2020

Rev :

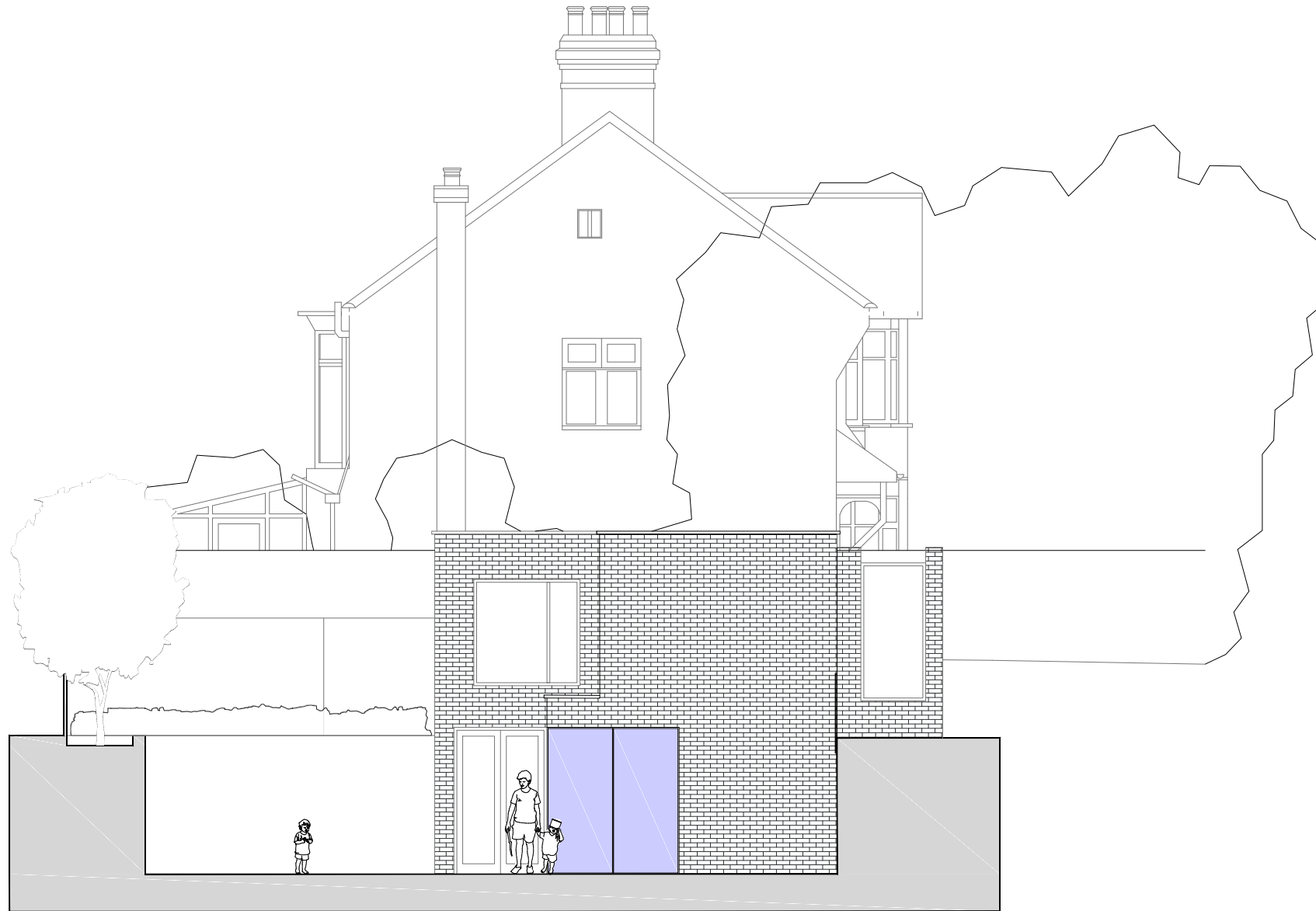
Drawing : Proposed Sectional Elevation 01

Dwg No : PL-202

Scale : 1:100@A3

0 1 5
1:100@A3

gtassociates
49 cedar rise southgate london n14 5nj : tel 020 8361 7744 : e-mail theo@gtassocs.com



Project : Land To Rear Of 10-12 Bidwell Gardens London N11

Date : Sept 2020

Rev :

Drawing : Proposed Sectional Elevation 02

Dwg No : PL-203

Scale : 1:100@A3

0 1 5
1:100@A3

gtassociates
49 cedar rise southgate london n14 5nj : tel 020 8361 7744 : e-mail theo@gtassocs.com

