

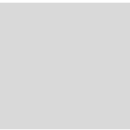


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Legend

Note: we have had a certificate of lawful development granted for the rear dormer and front rooflights under HGY/2024/0698.

The areas that have been applied for the certificate of Lawful development have been greyed out which include the note above. The areas in white pertain to this application for the replacement and improvement of the existing rear extension.

-  **Planning Application**
-  **Certificate of Lawful Development**



Introduction

14 Pendennis Road is a three bed 1930’s terraced house. The property is located between Lordship recreation ground and Downhills park. The owners, a young family, wish to replace the current low quality extension to the rear and add a new high quality extension that complements the context, local environment and character of the house.

Note: we have had a certificate of lawful development granted for the rear dormer and front rooflights under HGY/2024/0698.

We have also had pre-application advice from case officer Eunice Huang with the reference number of PRE/2024/0043

We have referred to the following planning policies:

- National Planning Policy Framework (2019)
- London Plan (2021)
- Haringey Local Plan (2017) Policy SP11 Design
- The Delivering Net Zero report (2023)
- Sustainable Design and Construction SPD
- Development Management DPD (Policy DM1 and Policy DM12)

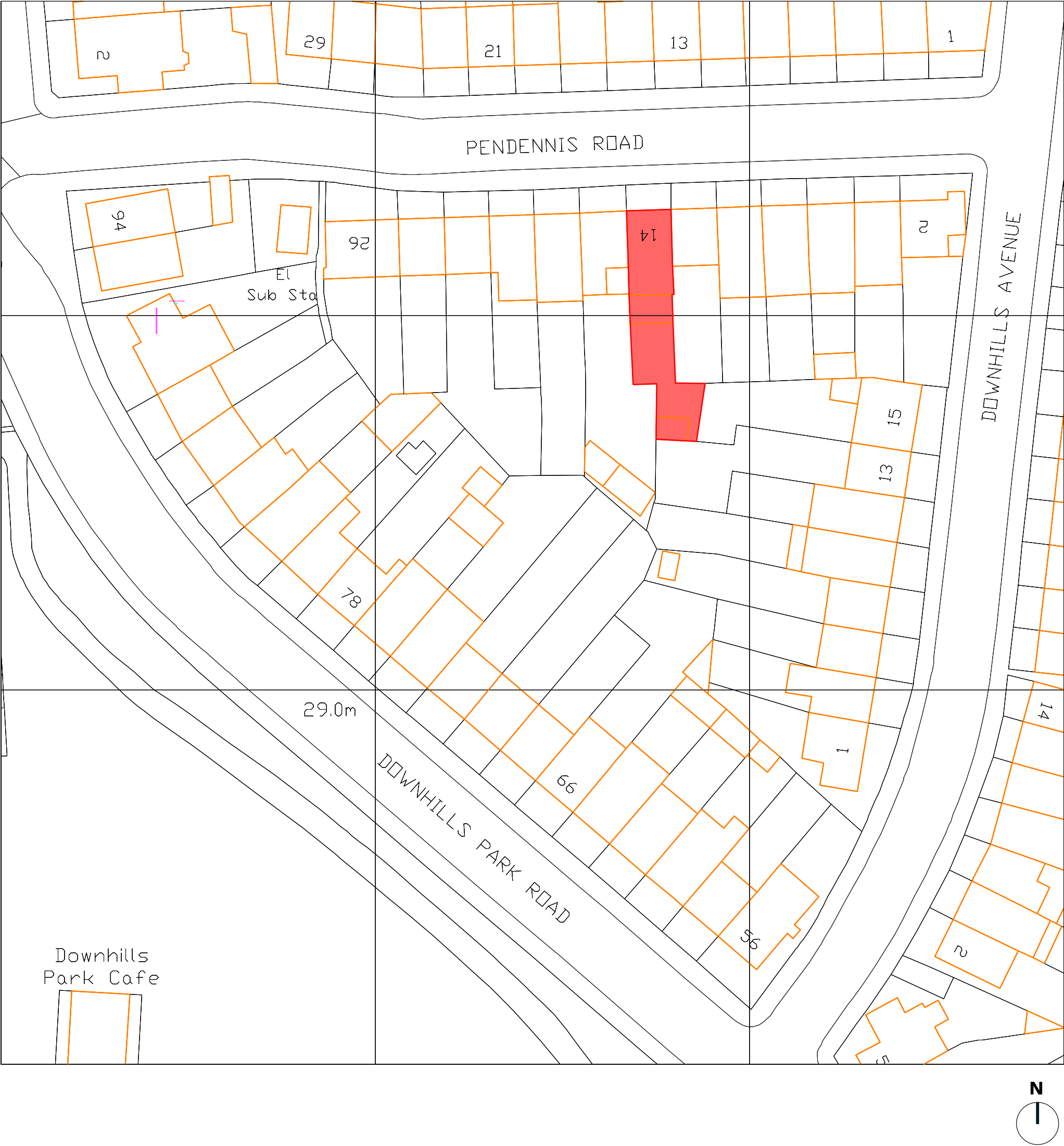
Relevant Planning History

OLD/1980/1200 - Approved  
OLD/1979/1099 - Approved

Existing Property

With this application we are dealing with the ground floor replacement of the existing low quality extension and the enlargement of one window on the rear facade. We are also proposing the complete removal of the low quality corrugated PVC canopy.

The following pages explain our research, concept and proposal.





Site

No 14 Pendennis Road is a two story, three bed, 1930’s terraced house. The existing house is of brick construction. The brick has been painted over on the lower level at both the front and back of the house. On the street facing elevation the upper level has a textured render. The roof is concrete tiled and windows are a low quality UPVC. There is a level change of 920mm from street level to garden level. The house has a low quality corrugated PVC canopy to the rear that sits over a raised terrace.

The property’s orientation is south to north with the front of the property facing north.

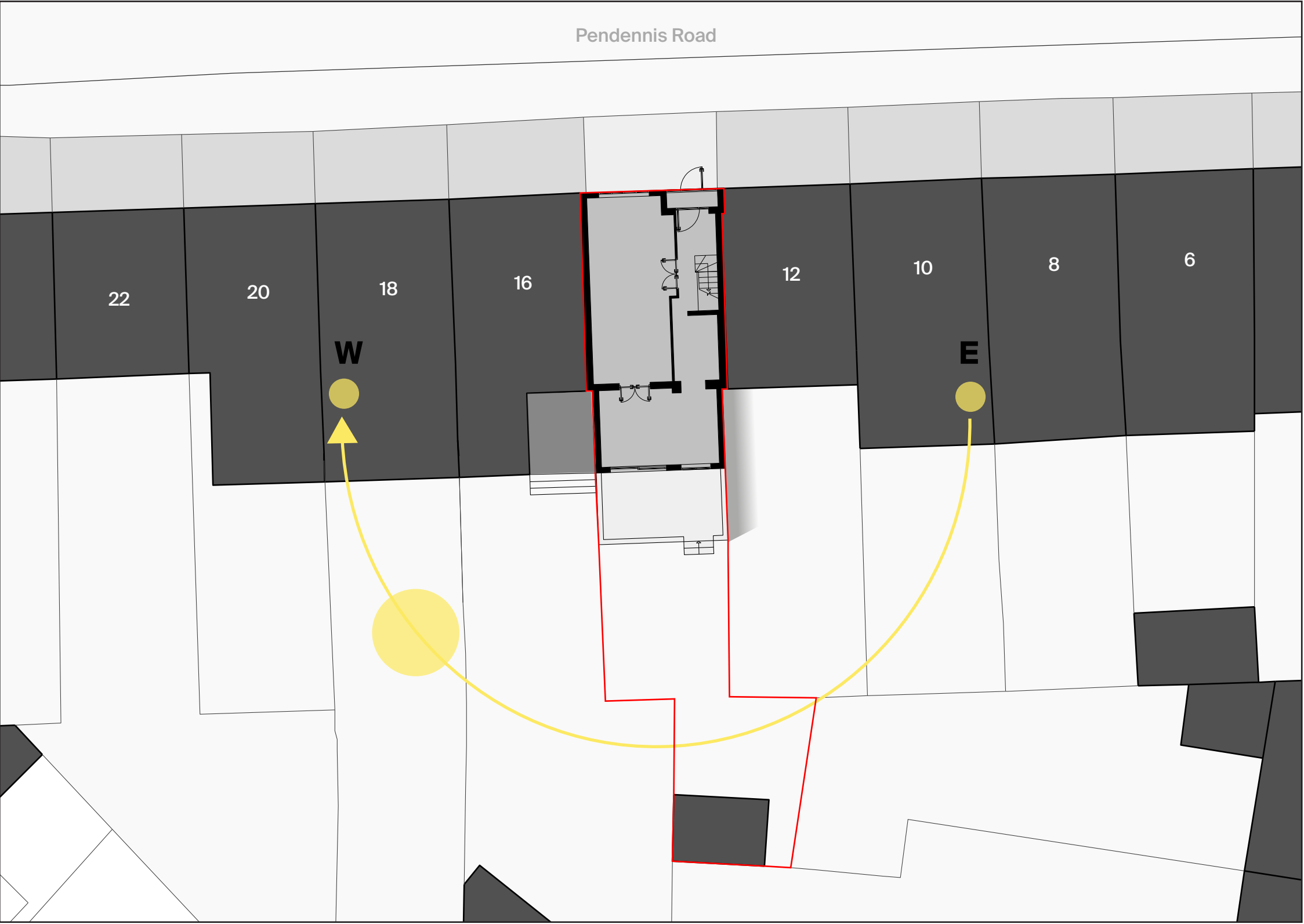
The street has a mix of extensions and loft conversions of various scales and materialities. We are proposing to replace the existing low quality rear extension with a high quality new extension suitable for the needs of the growing family. We are proposing to remove the low quality corrugated PVC canopy at the rear of the property which will improve the conditions for neighbours on either side of the property.



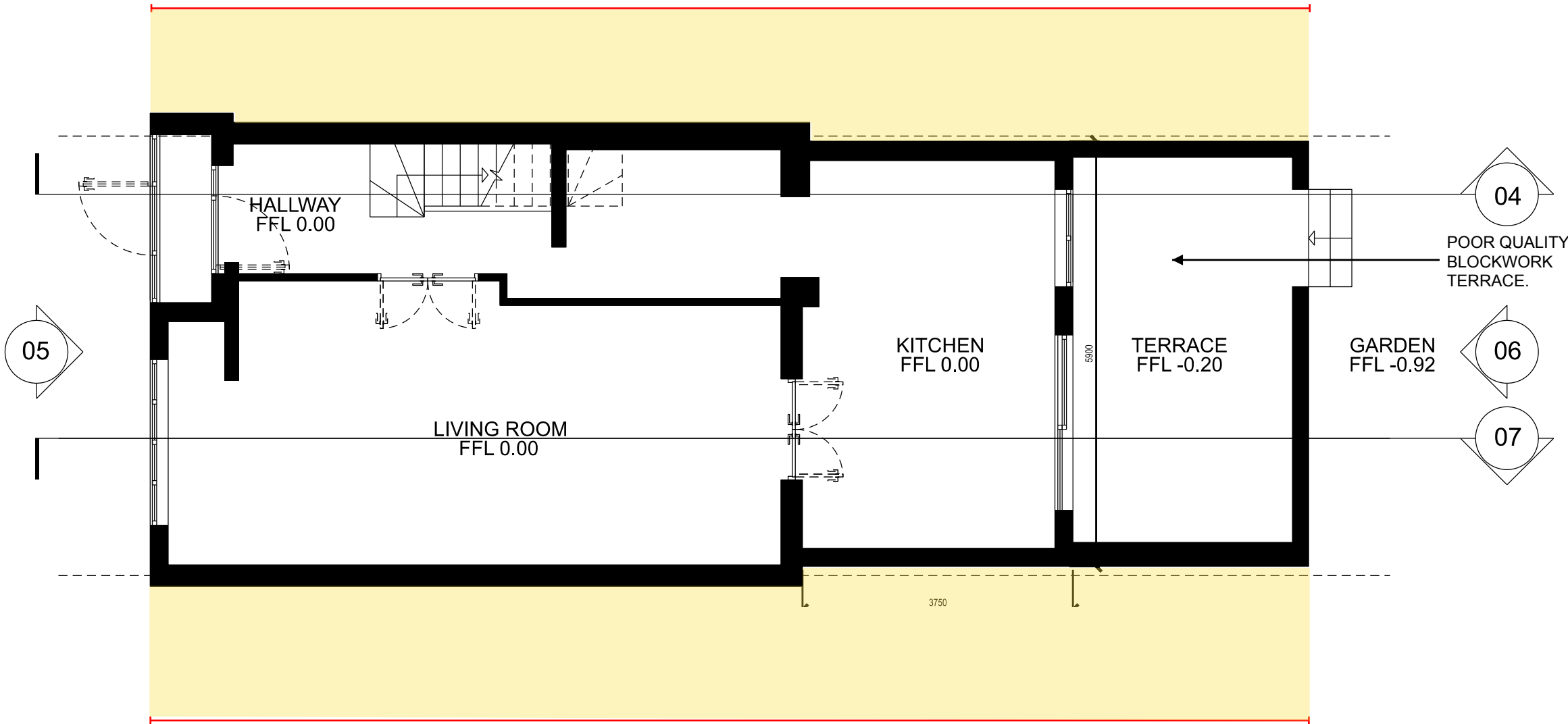


Sun path with Proposed Floor Plan

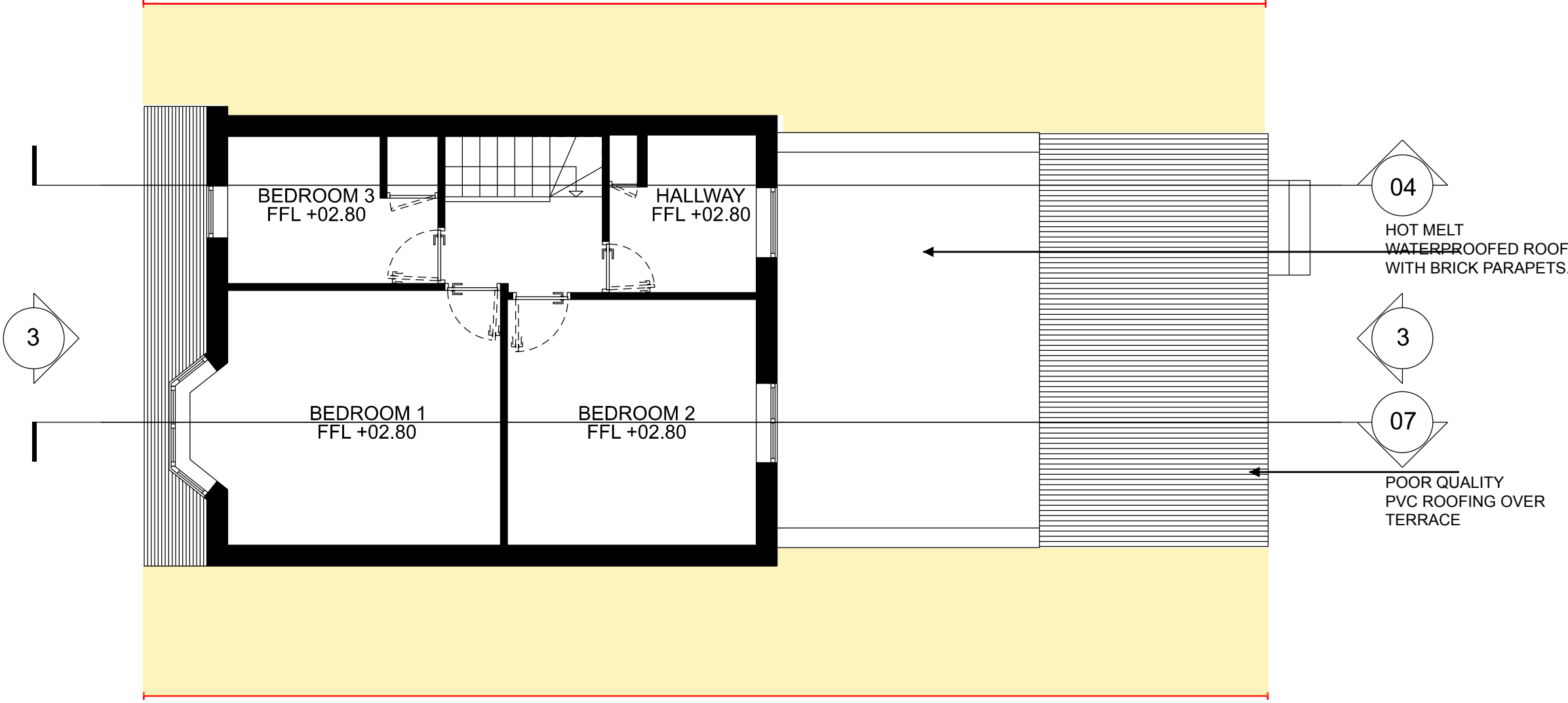
The current extension and canopy creates a long shadow that spills over onto part of number 12's garden during the late afternoon hours.



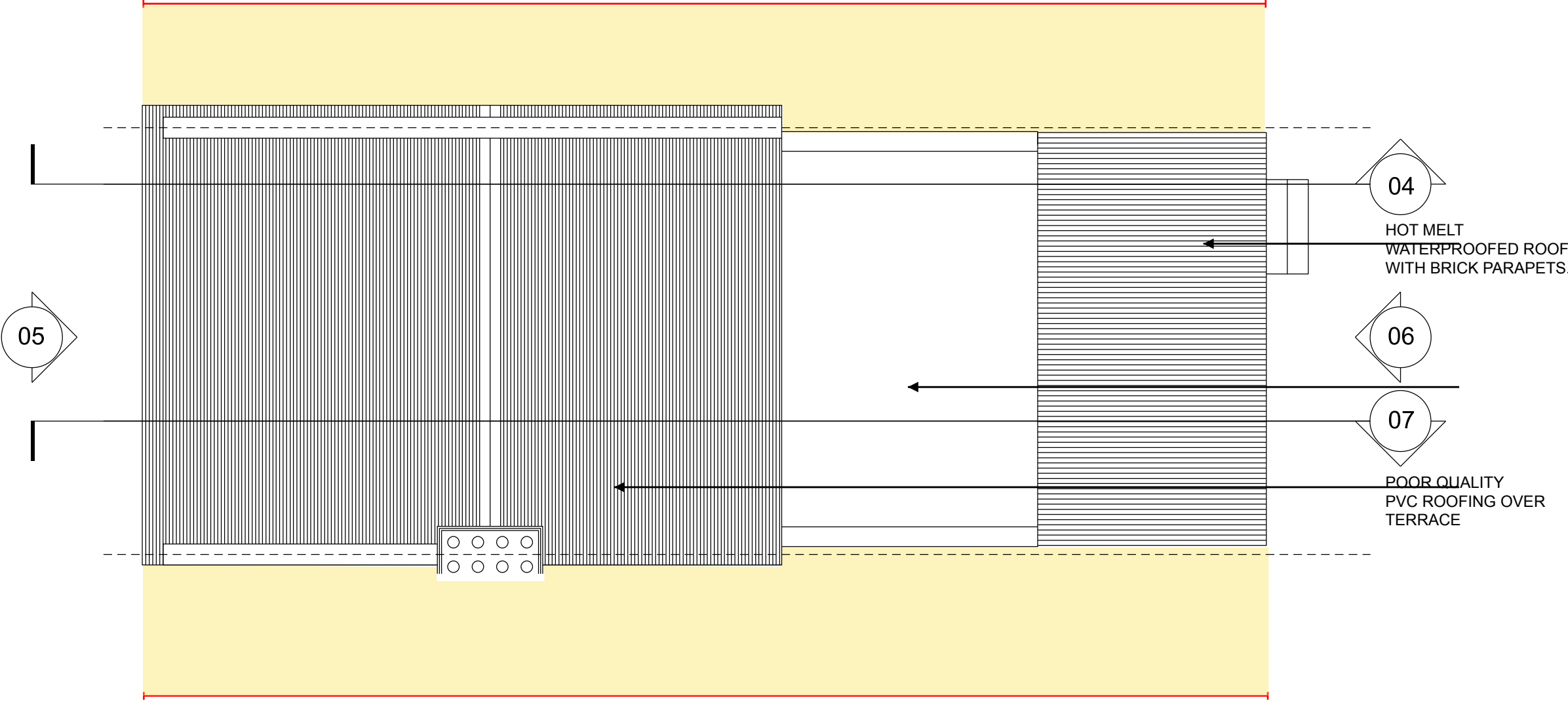
Existing Floor Plan



01 EX GROUND FLOOR  
PLAN - SCALE 1:50



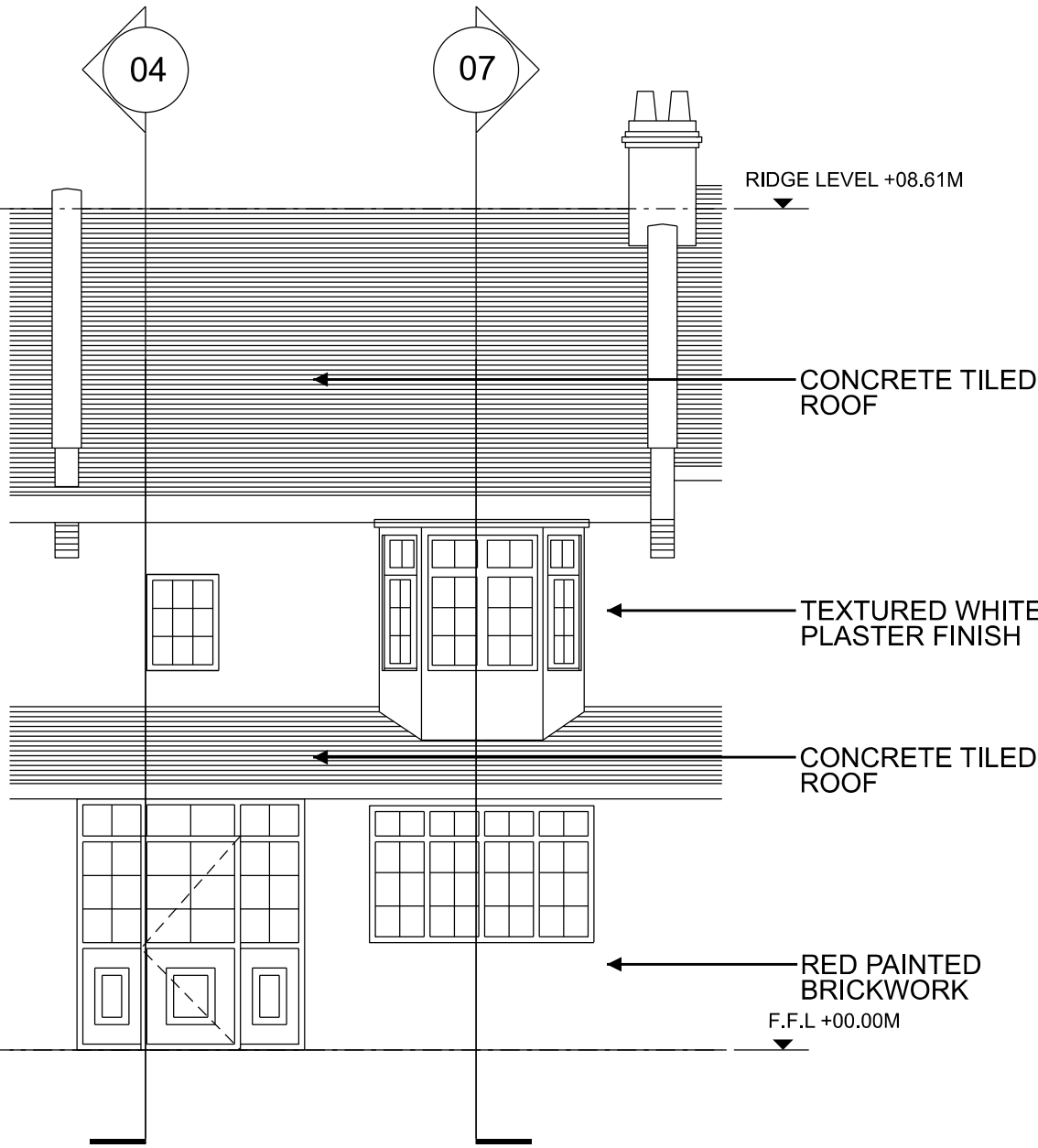
02 EX FIRST FLOOR  
PLAN - SCALE 1:50



02 EX FIRST FLOOR  
PLAN - SCALE 1:50

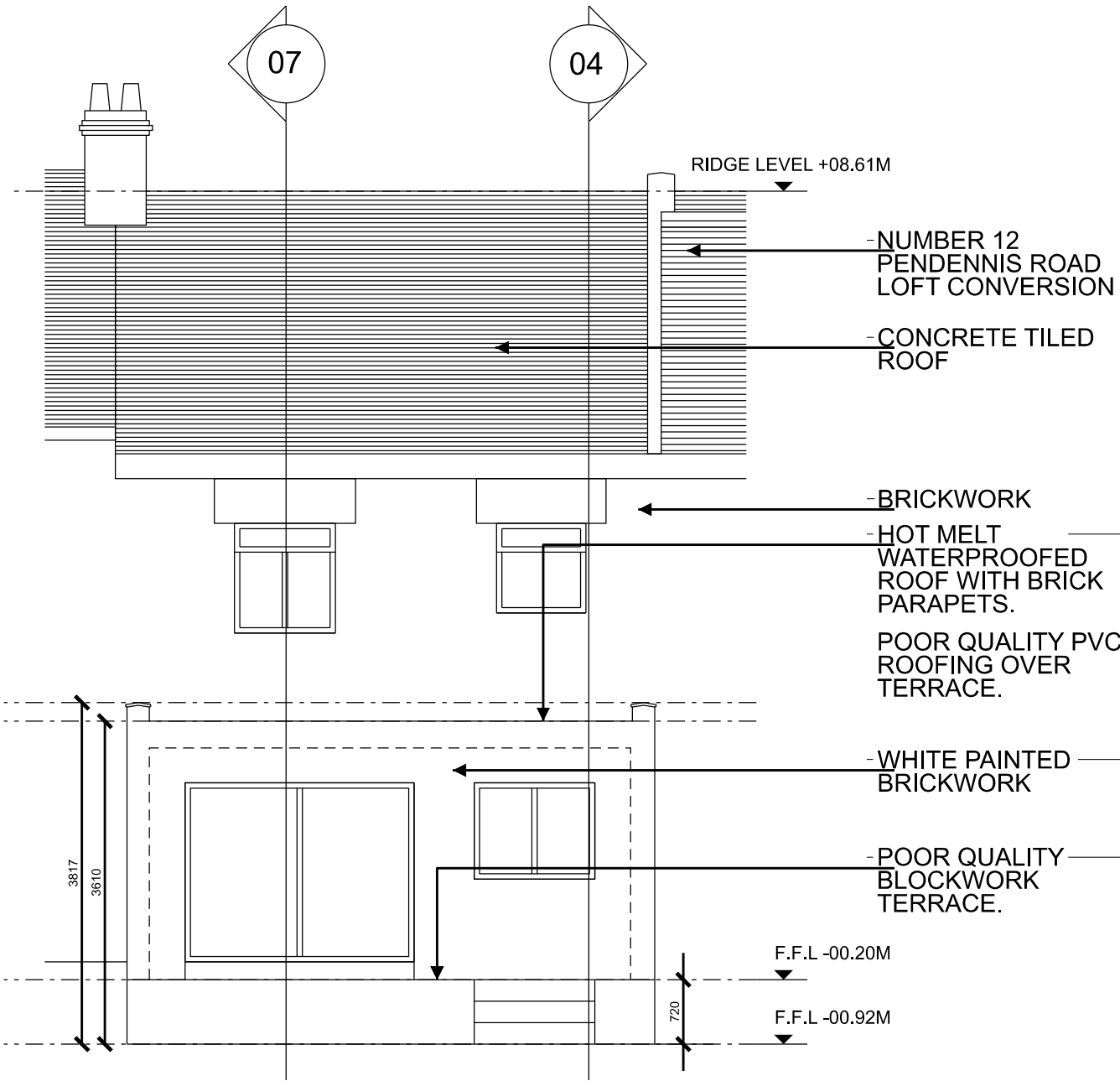


Existing Elevations



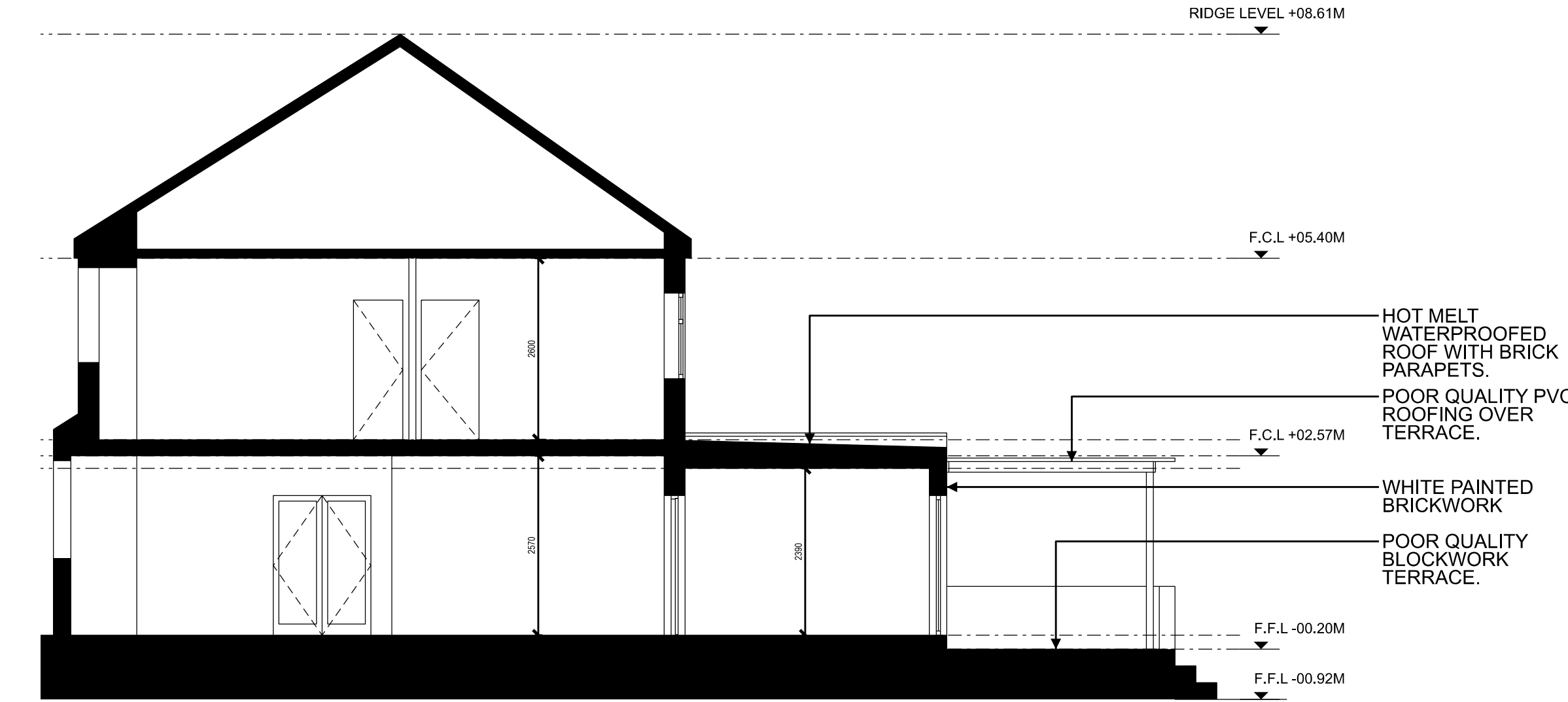
EX FRONT ELEVATION

PLAN - SCALE 1:50



EX REAR ELEVATION

PLAN - SCALE 1:50



EX SECTION

PLAN - SCALE 1:50



Existing

- 1. View of the street facing facade
- 2. View towards rear

We hereby confirm that these photos were taken within 21 days of today's date.



1.

2



Concept

The London Borough of Haringey was created in 1965, amalgamating three predecessor authorities: Tottenham, Wood Green, and Hornsey. These areas, once rural villages with agricultural roots, evolved into suburban towns as part of Greater London. Over the centuries, changes to Haringey’s landscape started to emerge, with well-established communication routes via Highgate, Wood Green, Tottenham, and the River Lea connecting it to the City of London and the bustling docks of the River Thames. This facilitated a thriving agricultural community, supplying produce to the City. In the 18th century, affluent City merchants settled in the area, attracted by its rural charm and proximity to London.

Our concept focuses on the area’s rich history, particularly the potteries operated by the South family during the 1920s and 30s, which were among the largest horticultural pottery manufacturers in England. The district also saw the establishment of numerous market gardens and nurseries in the 19th century, attracted by fertile soil and convenient access to London markets. The nursery industry thrived, at its peak boasted that it had the greatest acreage under glass in the world. This success spurred demand for clay flower pots, well-suited to the clay soil of Tottenham and its surroundings. By the 1880s, two potteries had emerged in White Hart Lane, including Tottenham Potteries by Edward Cole and White Hart Lane Potteries by Samuel South & Sons, both of which contributed significantly to the local economy for eight decades.

The project aims to incorporate the abundant clay heritage into the building’s facade, not merely through its render, but also in its architectural design and arrangement, reminiscent of the timber racks once used for storing clay pots. These timber elements enhance and reflect the ‘natural’ aspects inspired by the area’s pastoral history, while simultaneously embracing modern sustainable practices.



Mr Cole's Potteries, Wood Green



Tottenham near the lea c.1894 © Bruce Castle Museum (Haringey Archive and Museum Service)



A potter throwing pots on the wheel at South's, c.1960. Samuel South and the South Potteries From the collections and © Bruce Castle Museum (Haringey

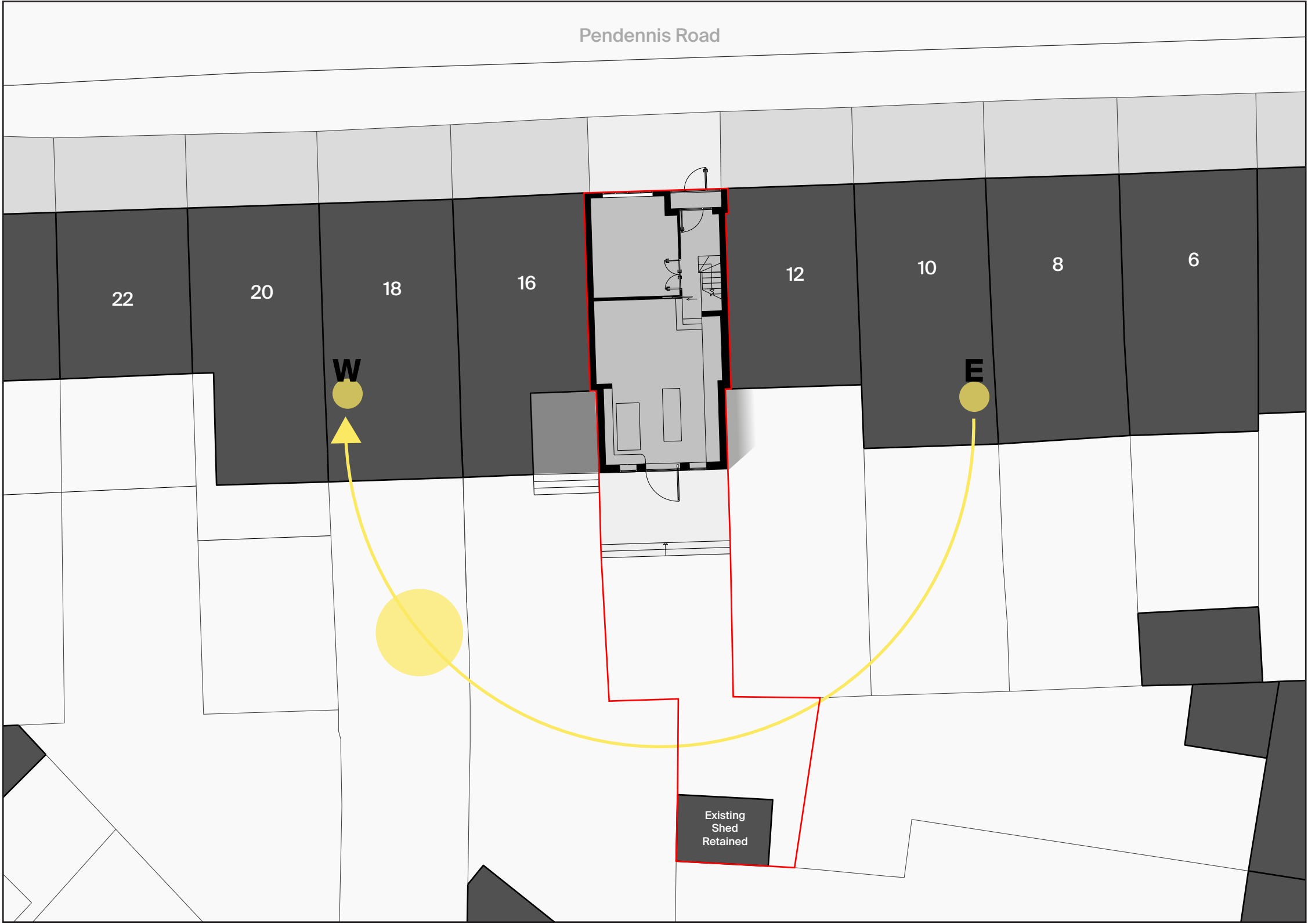


© Bruce Castle Museum (Haringey Archive and Museum Service)



Sun path with Proposed Floor Plan

The proposal removes the PVC corrugated canopy which helps to reduce the shadow falling on number 12's garden. During the late afternoon hours some shadow will still fall on the neighbours garden but this is greatly reduced from the existing. Our proposal retains the existing massing ensuring sufficient daylight, sunlight and a high standard of privacy and amenity to the neighbours complying with both London Plan Policy D6 and DPD Policy DM1 “Delivering High Quality Design”.



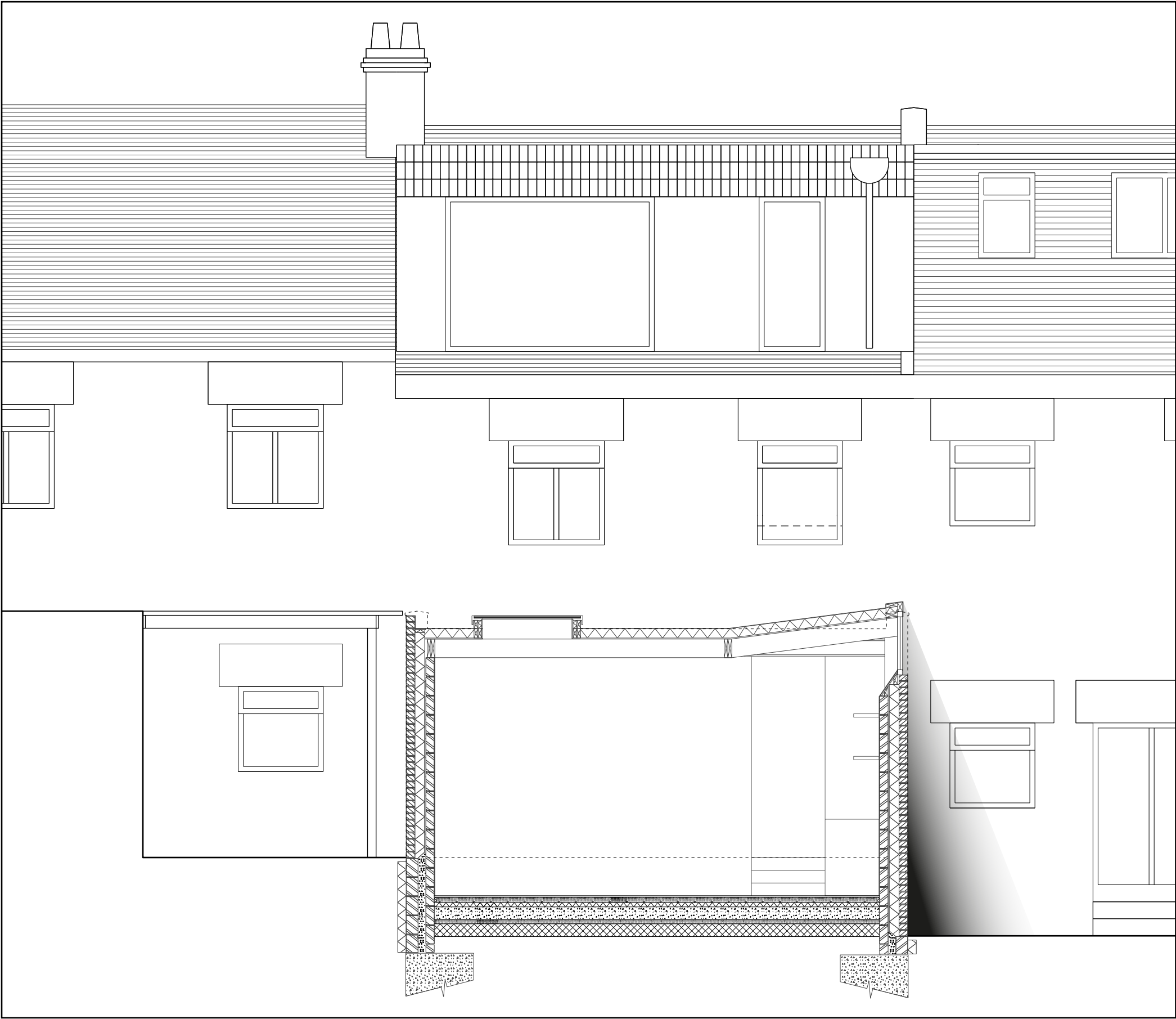


# Sun path with Proposed Section

The proposal removes the PVC corrugated canopy which helps to reduce the shadow falling on number 12's garden. During the late afternoon hours some shadow will still fall on the neighbours garden but this is greatly reduced from the existing. Our proposal retains the existing massing and thus causes minimal disruption to the adjacent environ. The extension remains subservient to the host bulding.

The new extension also includes a high level east facing window and a new rooflight. Due to their height and positioning both of these windows cause no issues or negative impact to their environ. The rooflight has exposed joists running below it which obscures views into the property to aid privacy. Likewise the the east facing window has exposed timbers running along the inside with obscure views and aid privacy.

Note: we have had a certificate of lawful development granted for the rear dormer and front rooflights under HGY/2024/0698.

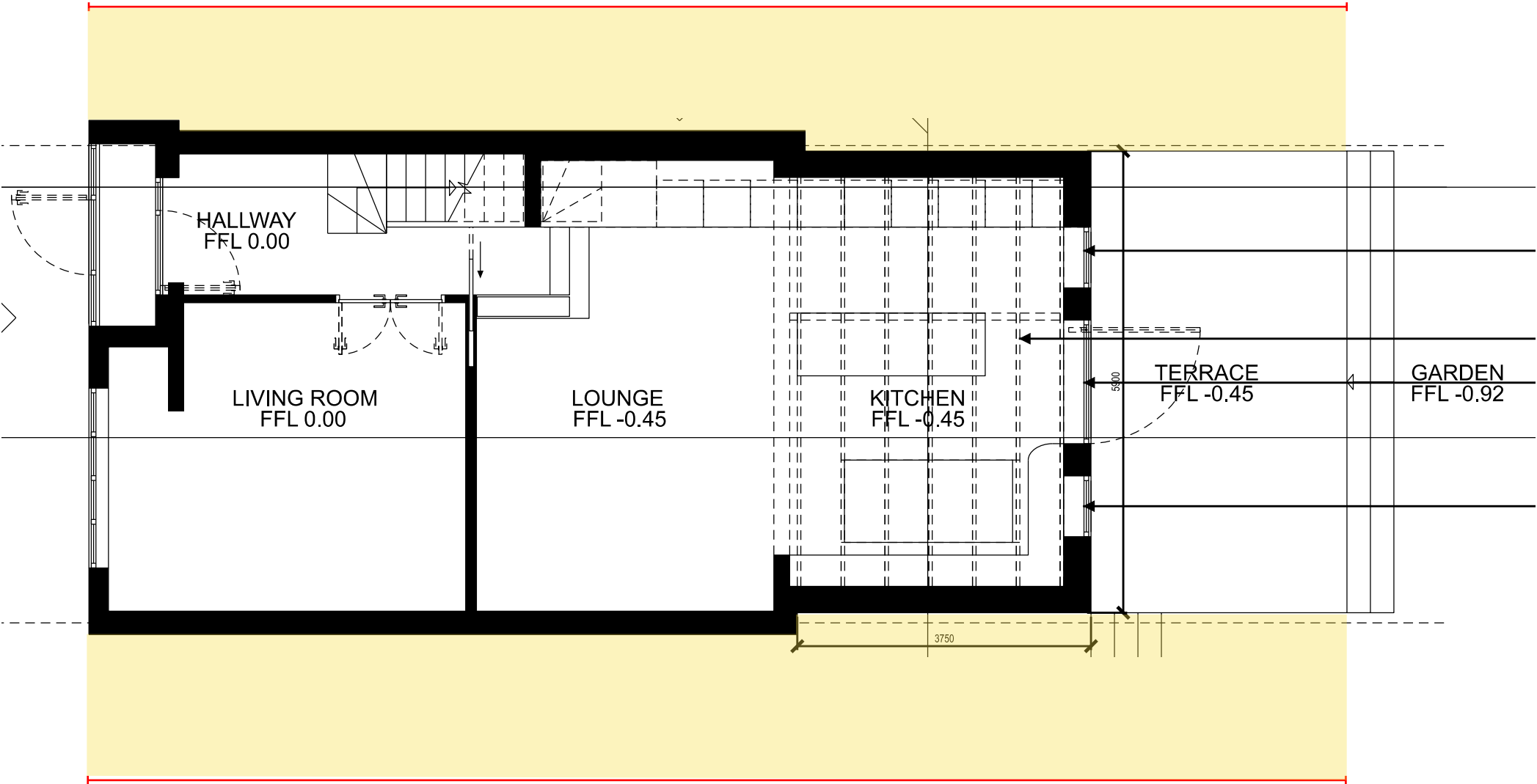




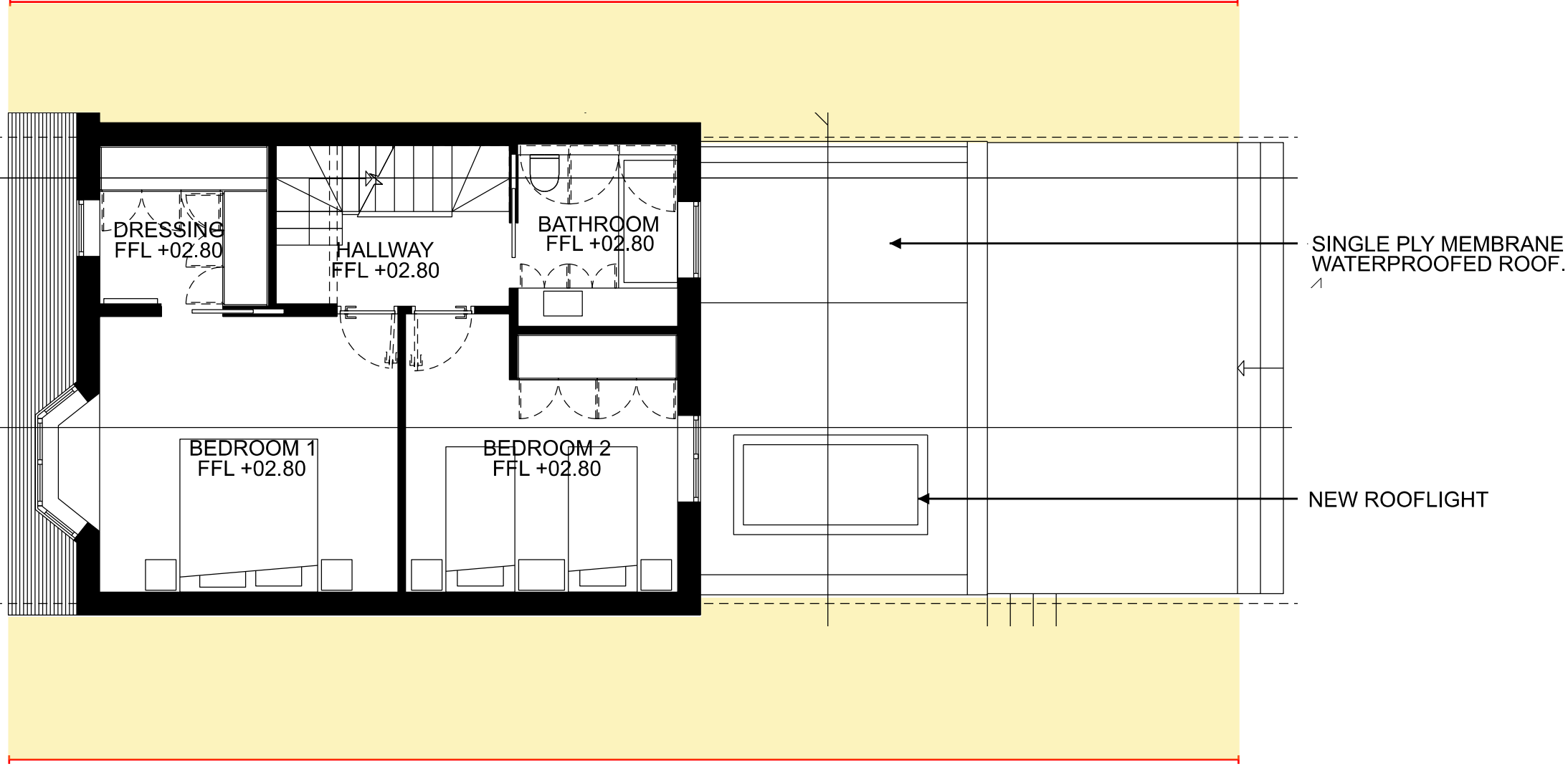
Proposed Floor Plan

The proposed floor plan lowers the level of the kitchen floor to improve head height and quality of space whilst making the change in level from front to back less abrupt with a smoother transition. We are proposing a large timber pivot door to the rear terrace with two narrower windows either side. The rear extension elevation has been designed to reference the area’s clay heritage into the building’s facade as well as the elegance of the architecture of the time. We have taken inspiration from the front elevation of the house with its textured

brick and plaster and strong top and bottom bands. The colour of the render to the extension references the tone of the brick, the local roof scapes and the materiality of the existing building. The above has been designed to meet criteria set out in both DPD Policy DM12 “Housing Design and Quality” and “DPD Policy DM1 “Delivering High Quality Design”



01 EX GROUND FLOOR  
PLAN - SCALE 1:50

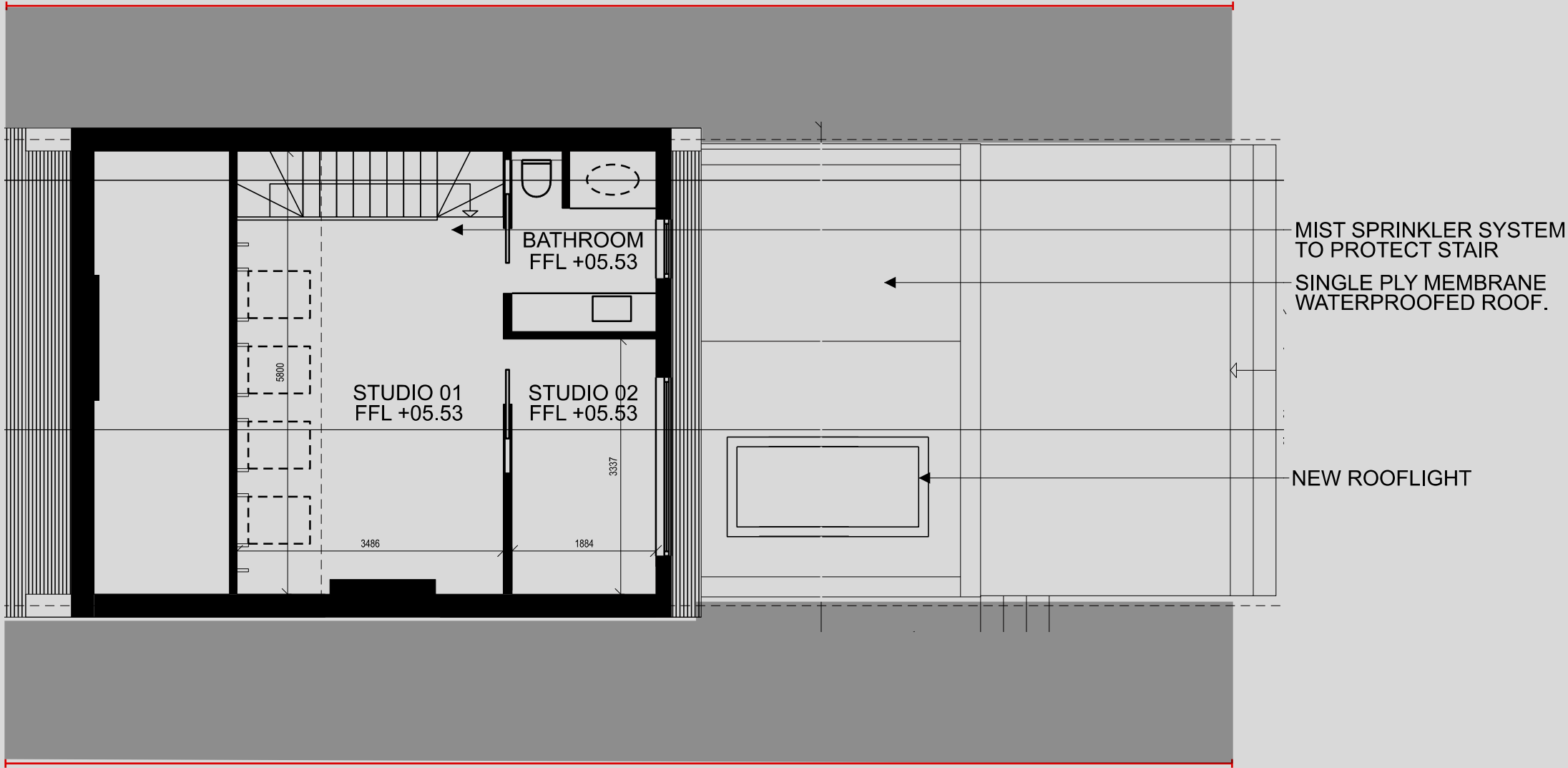


02 EX FIRST FLOOR  
PLAN - SCALE 1:50

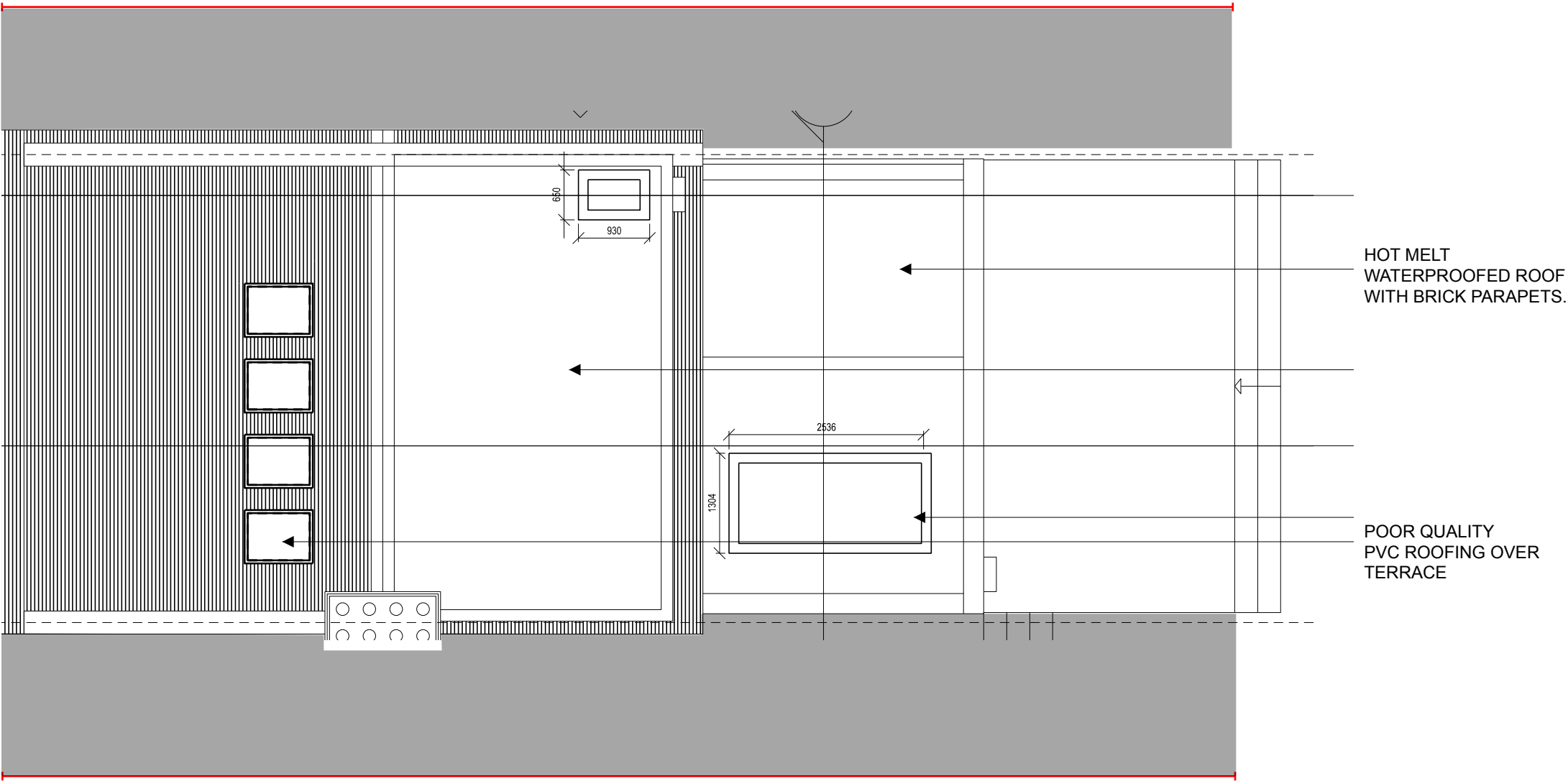


Proposed Roof Plan

The proposed extension proposes a new rooflight to allow light into the plan improving the quality of space for the family. The rooflight has exposed joists running below it to obscure views into the property.



03 PR SECOND FLOOR PLAN  
PLAN - SCALE 1:50



04 PR ROOF PLAN  
PLAN - SCALE 1:50

Note: we have had a certificate of lawful development granted for the rear dormer and front rooflights under HGY/2024/0698. This is provided here for reference only.



Proposed Elevations

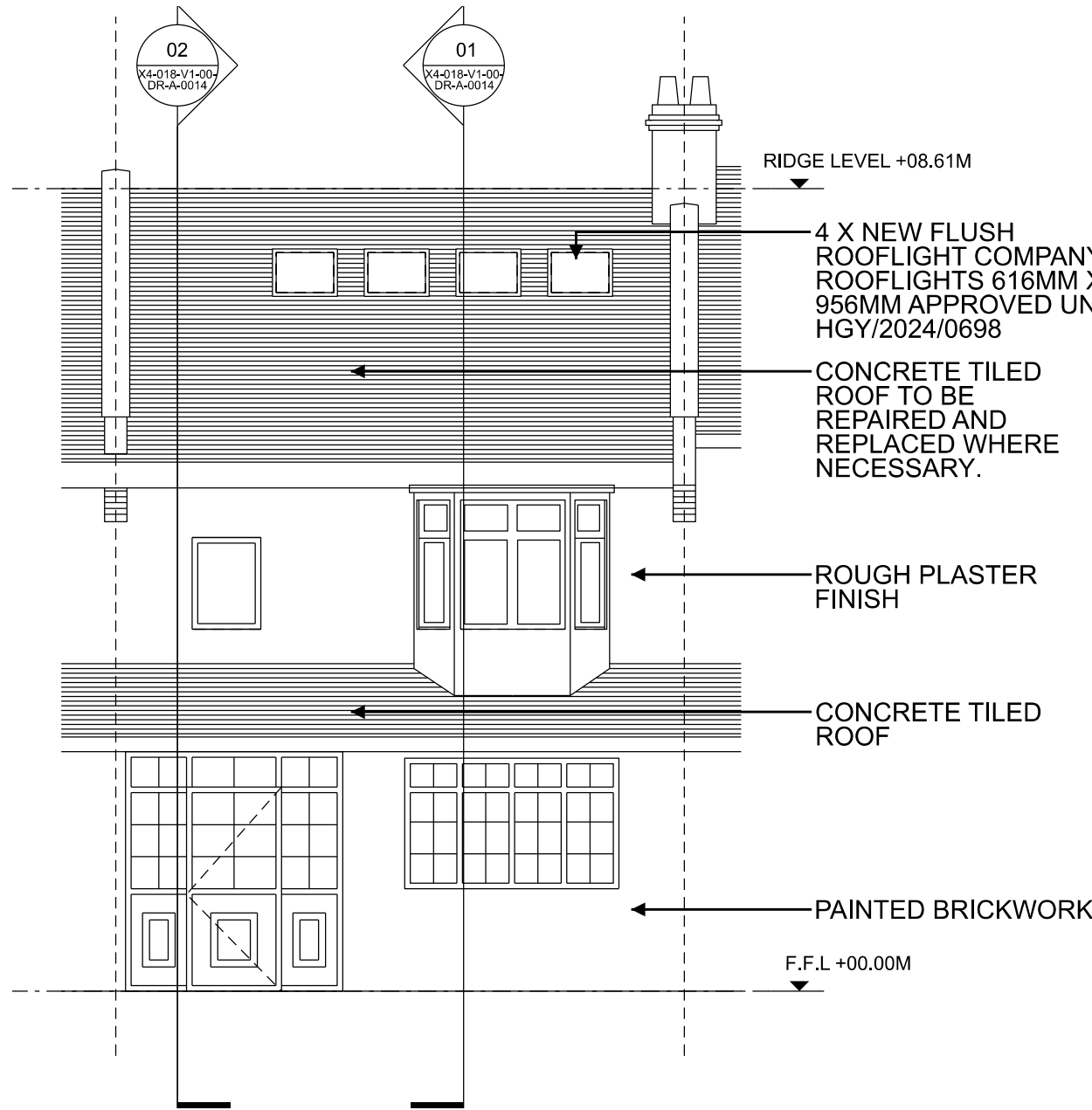
The new extension proposes a high level east facing window and a new rooflight. Due to their height and positioning both of these windows cause no issues or negative impact to their environ. The rooflight has exposed joists running below it which obscures views into the property to aid privacy. Likewise the east facing window has exposed timbers running along the inside which obscure views and aid privacy.

The proposed mass of the new extension is similar to the existing extension to limit any impact on the environ. The corrugated PVC canopy is also removed improving the quality of light available to neighbouring properties.

We have studied DPD Policy DM12 “Housing Design and Quality” and have ensured that the proposal is of high, site specific, and sensitive design quality whilst complementing the original building. We have ensured that we meet criteria set out in DPD Policy DM1 “Delivery High Quality Design” by designing a proposal that relates positively to the localities context and character. This has been supported by case officer Eunice Huang during the pre-application stage (PRE/2024/0043).

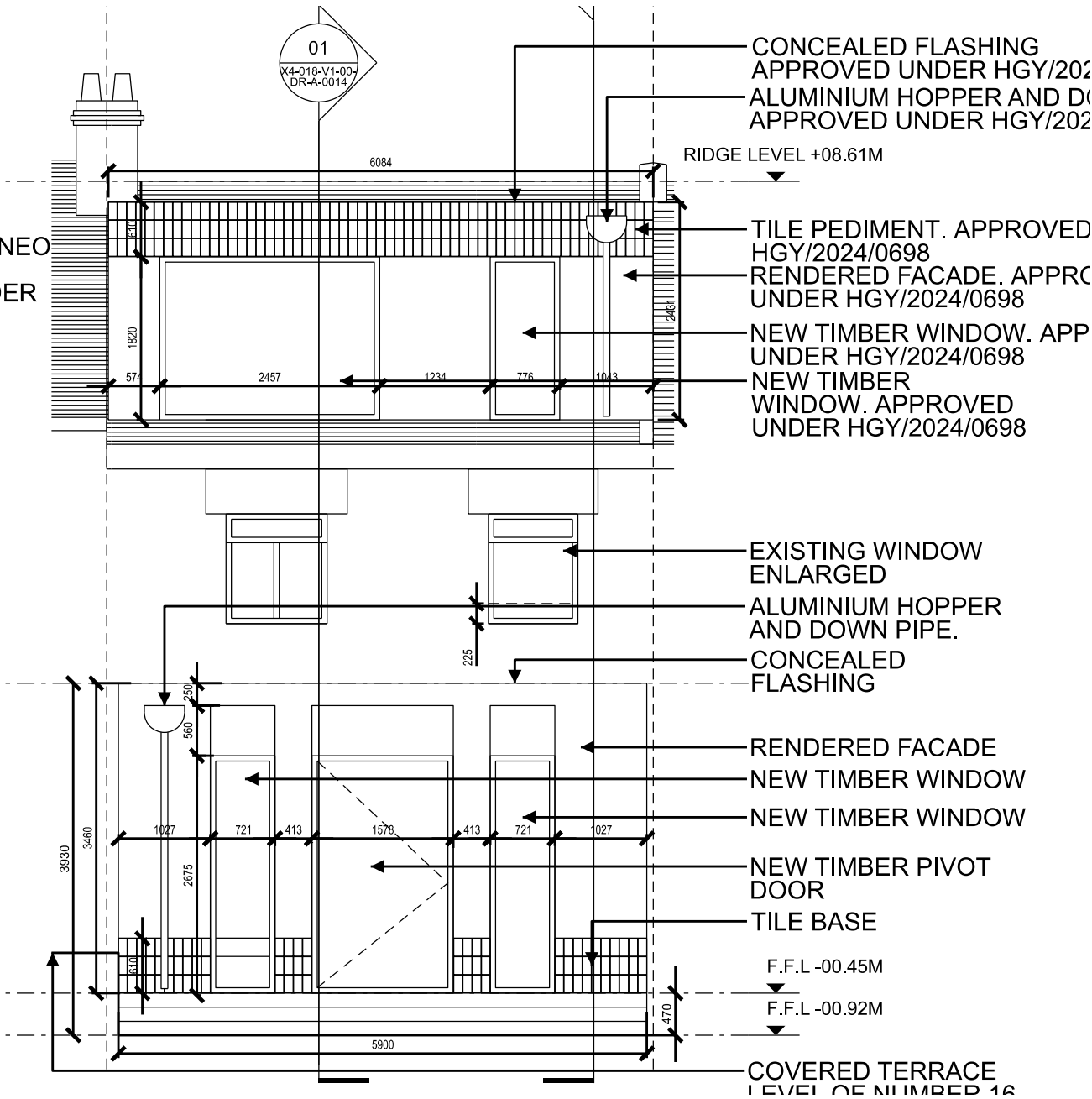
Pre-Applied Advice was sought for this proposal under PRE/2024/0043. Originally the owners of the property wished to enlarge the upper street facing windows. This was not supported by case officer Eunice Huang so has subsequently been removed from the proposal. The enlargement of the rear window was considered acceptable so remains part of our proposal.

Note: we have had a certificate of lawful development granted for the rear dormer and front rooflights under HGY/2024/0698.



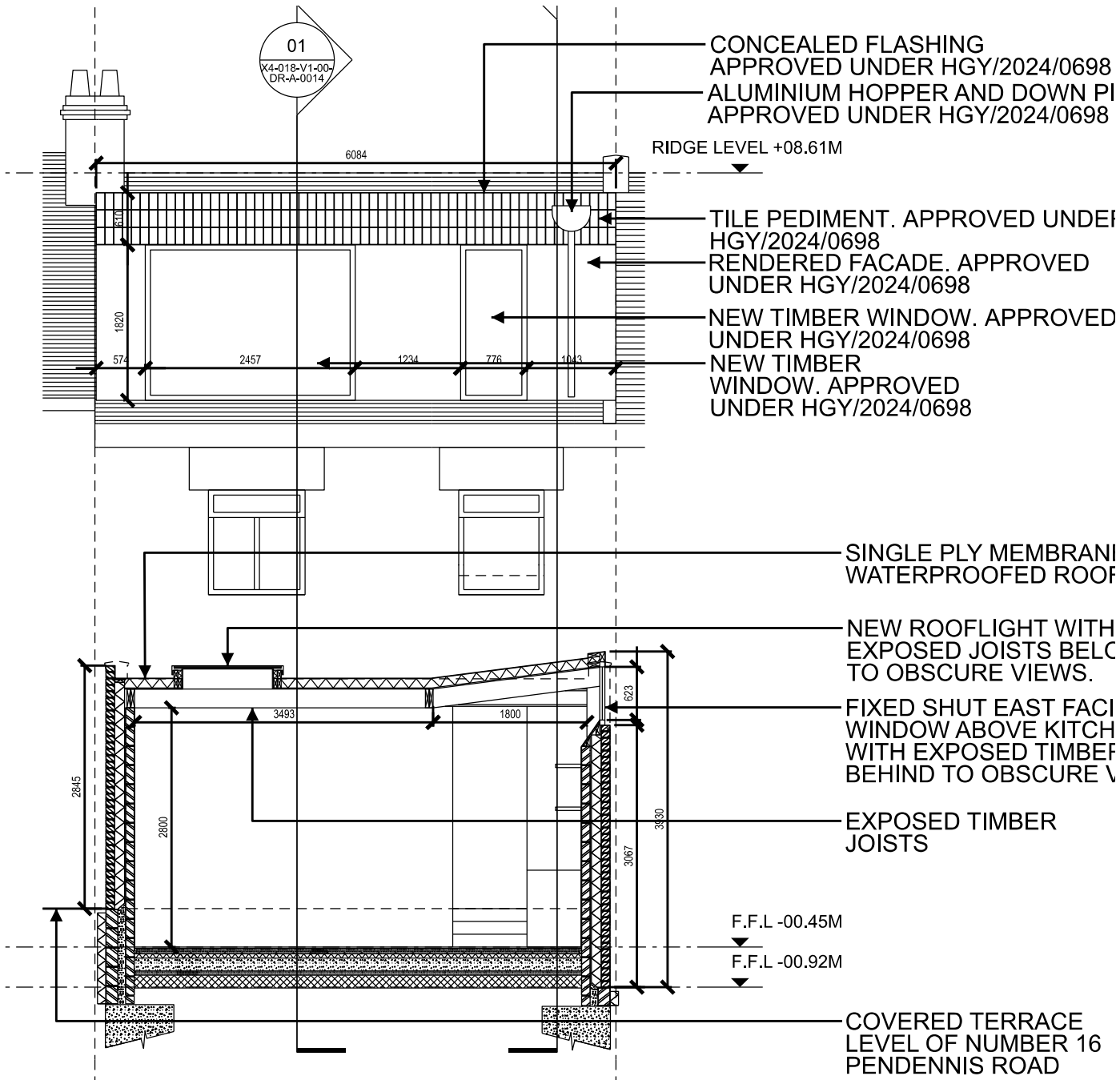
PR FRONT ELEVATION

PLAN - SCALE 1:50



PR REAR ELEVATION

PLAN - SCALE 1:50



PR REAR SHORT SECTION

PLAN - SCALE 1:50



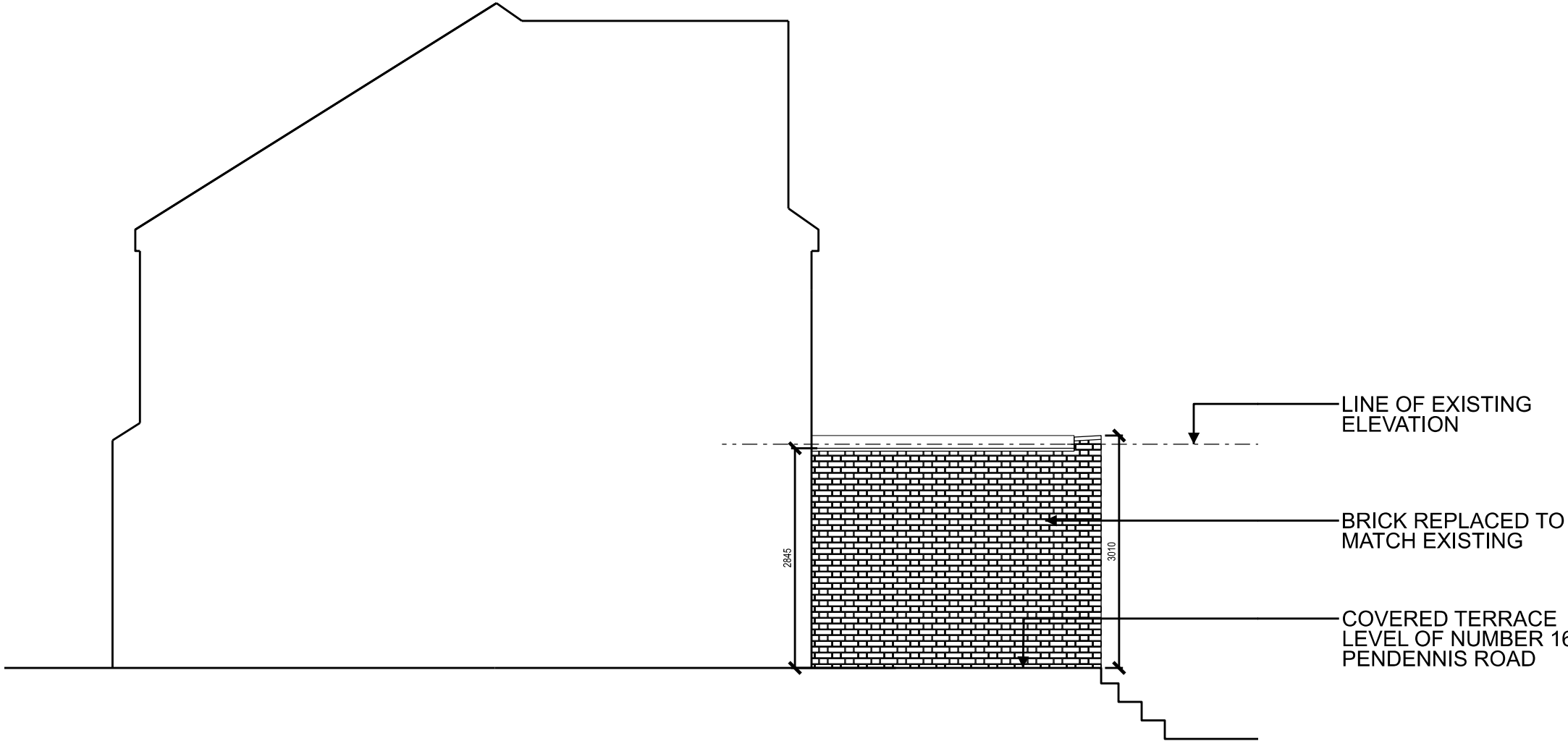
Proposed Elevations

The proposal includes a highlevel, fixed shut, east facing window with exposed timbers running along the inside which obscure views and aid privacy. Added to this the window has a cill height of 2.6m above FFL which mitigates direct views. With these architectural moves we believe we are delivering a proposal that meets DPD Policy DM1 “Delivery High Quality Design” by ensuring a high level of privacy and amenity for the occupiers and the neighbours. With the removal of the rear PVC canopy we are improving the sunlight, daylight and aspect to the neighbouring properties.

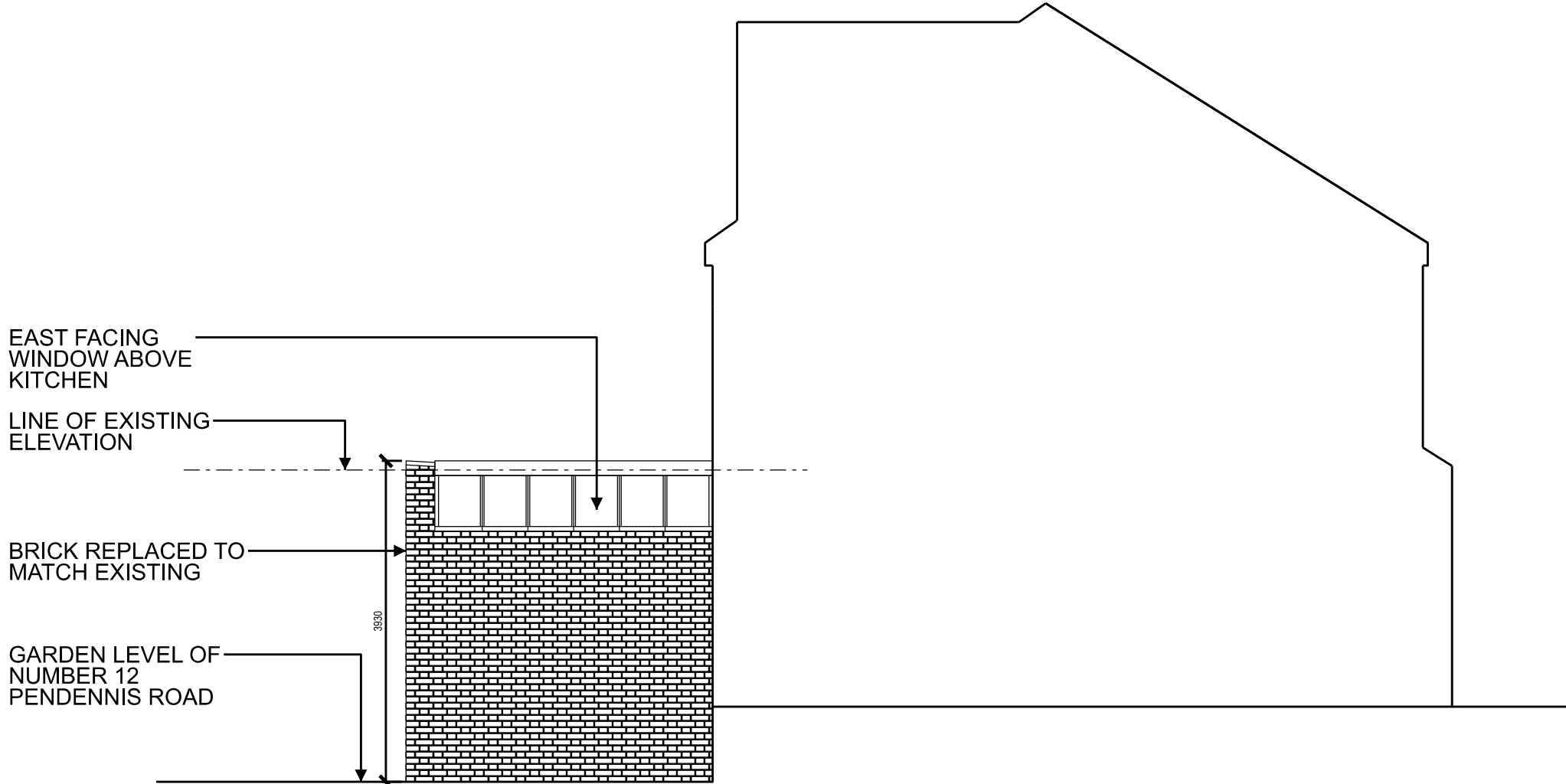
Pre-Applicated Advice was sought for this proposal under PRE/2024/0043. Case officer Eunice Huang considered the rear extension to be sympathetic in form and massing to the host building and surrounding development. This is aided by the removal of the PVC canopy. The rear extension and demolition of the canopy is deemed acceptable.

Note: we have had a certificate of lawful development granted for the rear dormer and front rooflights under HGY/2024/0698.

We are proposing brick to match the existing house on either side elevation of the extension.



03 PR LONG SIDE ELEVATION 01  
PLAN - SCALE 1:50



04 PR LONG SIDE ELEVATION 02  
PLAN - SCALE 1:50



Thank you.

Email

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