HERITAGE, DESIGN AND ACCESS STATEMENT

Erection of a new one-bedroom,
two-storey dwelling.
17 Marlborough Rd, London, N22 8NB
(Access via Thorold Road)
11.09.2024

CONTENTS

INTRODUCTION

Studio KAZAAD Ltd prepared a heritage, design, and access statement on behalf of Microsystems Properties Freehold Ltd to accompany an application for the erection of a two-story, one-bedroom dwelling at the rear of 17 Marlborough Road with access situated on Thorold Road. Accordingly, this document has been prepared as far as possible following the recommendations of CABE guidance 'Design + Access Statements.'

Notes

Where development has been shown in submitted drawings and documents, access has only sometimes been possible or practical to carry out a comprehensive measured survey. These buildings are shown with a reasonable level of accuracy commensurate with planning stage documents. However, they are not necessarily indicative unless noted as subject to a measured survey.

The drawings shown in this Heritage, Design and Access Statement are not necessarily to scale, and reference should be made to the submission drawings where required or appropriate—within the limits defined above.

Consequently, the proposed new dwelling planning application, submitted within the Heritage, Design, and Access Statement, ensures that the Heritage Impact Assessment about design proposals for the scheme complies with the Bowes Park Conservation Area.

Summary

This heritage, design, and access statement consists of a proposed two-story one-bedroom apartment with outdoor amenity space that would require utilising below-ground space to create additional space to comply with London Design 2021.

The proposal will not harm the character of the Bowes Park Conservation Area, residential amenities, highway safety, or free traffic flow. Therefore, it is guided by the adopted development plan and guidance in the National Planning Policy Framework (the Framework) and London Plan. The development benefits from the presumption in favour of sustainable development, and the planning balance is firmly in favour of this proposal.

LIST OF SUBMITTED DOCUMENTS

The application should be considered with the following documents:

05/2408/001 – Location Plan
05/2408/002 – Site Block Plan
05/2408/003 – Existing Site Layout Plan
05/2408/004 – Existing Front Landscape Elevation
05/2408/005 – Existing Internal Side Elevations
05/2408/006 – Proposed Block Site Plan
05/2408/007 – Proposed Lower Ground Floor Site Plan
05/2408/008 – Proposed Ground Floor Site Plan
05/2408/009 – Proposed Roof Site Plan
05/2408/010 – Proposed Plans
05/2408/011 – Proposed Front Landscape Elevation
05/2408/012 – Proposed Front Elevation
05/2408/013 – Proposed Rear Elevation
05/2408/014 – Proposed Side Elevations
05/2408/015 – Proposed Section AA
05/2408/016 – Proposed Section BB
05/2408/017 – Proposed Bin and Cycle Storage
05/2408/018 – Proposed Tree Removal

Heritage, Design and Access Statement
Accessibility Statement
Construction Environment Management Plan
Fire Statement London Plan Policy D12
List of External Materials
Sustainability Statement
Tree Removal and Replacement Statement
Sunlight Daylight Study
Site Photographs
Biodiversity Net Gain Survey Statement

SITE CONTEXT

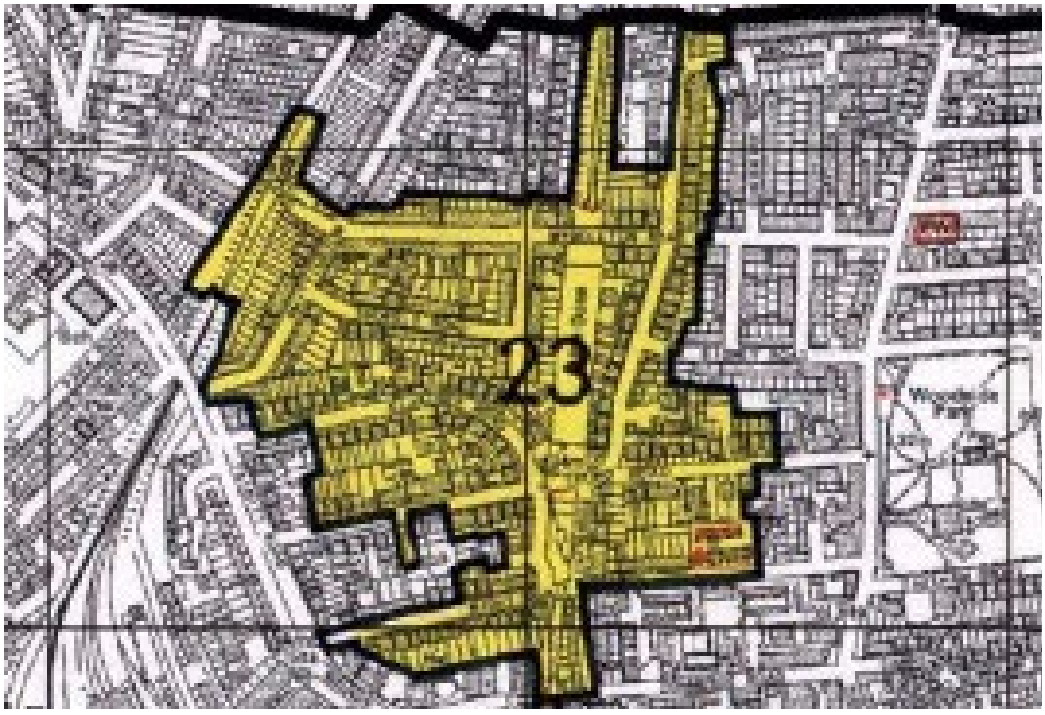
The site falls within Bowes Park Conservation Area in the London Borough of Haringey but without an Article 4 directive. The conservation area is of architectural and historic interest as an area of varied-styled properties, most notably their porch and window joinery, doors, and brickwork finish. The local area predominantly resides in the immediate area and comprises relatively unspoiled, attractive Victorian and Edwardian housing.

Bowes Park is situated on the borders of Wood Green, Palmers Green, and Bounds Green in London. It is a small community centred on Myddleton Road, which houses several shops.

The surrounding properties on Thorold Road and Marlborough Road are not on the Local List of Buildings of Merit. Both Marlborough Road and Thorold Road properties are a mix of two/three-storey terraced houses with a private front and long rear garden that forms part of a terrace of two and three-storey houses.

Some properties have applied for loft conversions and dormers in the past, ensuring their proposed development complies with the planning policies. Several properties on the adjacent streets were constructed at the same time and have ground-floor rear extensions.

Furthermore, the identified properties on Thorold Road and Marlborough Road have ground-floor extensions, most extending further into the garden beyond the existing outrigger building line.



Bowers Park Conservation area map

SITE PROFILE OF 17 MARLBOROUGH ROAD

The applicant purchased land in the rear of 17 Marlborough Road with an area size of approximately 58.11 sqm (11.86m length of 4.9m width) in 2024. This site is a two-storey end-of-terrace property situated on the corner junction of Thorold Road & Marlborough Road and is predominantly formed of two predominantly terraced properties. The site consists of five self-contained flats, which achieved a certificate of lawfulness for an existing use approval in September 2013. A tree is located within the site curtilage, but the tree is not under the Tree Preservation Order (TPO) according to the Haringey Council's Map of Protected Trees.

PLANNING POLICY CONTEXT

Planning law requires that planning applications be determined following the development plan unless material considerations indicate otherwise. As set out in the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the government's planning policies are also significant material considerations when deciding on planning applications.

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that 'If regard is to be had to the development plan for any determination to be made under the Planning Acts, the determination must be made by the plan unless material considerations indicate otherwise.'

The development plan for this application is comprised of the following documentation:

London Plan (2021)
Haringey Council Development Management DPD (Adopted July 2017)
Haringey's Local Plan Strategic Policies (2017)
Haringey Local Plan: Sustainable Design & Construction SPD (2013)

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the national planning policies for England and how these should be applied. It has since been revised, most recently in December 2023. The sections considered relevant to this application are the following.

Paragraph 60 - The overall aim should be to meet as much of an area's identified housing need as possible, including an appropriate mix of housing types for the local community.

Paragraph 70 (a-e) - The overall aim should be to meet as much of an area's identified housing need as possible, including an appropriate mix of housing types for the local community.

London Plan (2021)

The London Plan (2021) proactively explores the potential to intensify land use to support additional homes and workspaces, promoting higher-density development, particularly in locations well-connected to jobs, services, infrastructure, and amenities by public transport, walking, and cycling. In addition, a design-led approach should be applied to determine the optimum development capacity of sites.

Some policies are relevant to the proposals:

Policy D1 London's form, character and capacity for growth - Understanding the character and context of individual areas is essential in determining how different places may best develop. An evaluation of the current characteristics of a place, how its past social, cultural, physical and environmental influences have shaped it and what the potential opportunities are for it to change will help inform an understanding of an area's capacity for growth and is crucial for ensuring that growth and development are inclusive.

Policy D3 is based on optimising site capacity through the design-led approach rather than a dual-aspect dwelling. Adequate passive ventilation, daylight, and privacy are needed to avoid overheating.

Policy D4 Delivering good design reflects on visual, environmental and movement modelling/ assessments that should be undertaken to analyse potential design options for an area, site or development proposal.

Policy D6 Housing quality and standards should maximise the provision of dual-aspect dwellings and usually avoid the provision of single-aspect dwellings. A single-aspect dwelling should only be provided where it is considered a more appropriate design solution to meet the requirements of Part B.

Policy D7 requires that 10% of new housing is wheelchair accessible and that the remaining 90% is easily adaptable for residents who are wheelchair users.

Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

Policy G7 requires existing trees of value to be retained and any removal to be compensated by adequate replacement. This policy further states that planting new trees, especially those with large canopies, should be included in development proposals.

Policy H1 Increasing housing supply – this policy relates to allocating an appropriate range and number of sites suitable for residential and mixed-use development and intensification b) encouraging development on other appropriate windfall sites not identified in Development Plans.

Policy H2 Small sites – this section recognises in their Development Plans that local character evolves and will need to change in appropriate locations to accommodate additional housing on small sites.

Policy HC1 Heritage conservation and growth—This paragraph explores development proposals affecting heritage assets and their settings. Development proposals should conserve their significance by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early in the design process.

Policy T1 requires all development to make the most effective use of land, reflect its connectivity and accessibility by existing and future public transport, walking, and cycling routes, and ensure that any impacts on London's transport networks and supporting infrastructure are mitigated.

Policies T4, T5, and T6 set out key principles for assessing development impacts on the highway network in terms of trip generation, parking demand, and cycling provision.

Haringey Council Development Management DPD (Adopted July 2017)

This policy highlights the housing policies that affect Haringey's Strategic Policies. In particular, they seek to ensure that the optimum housing capacity is achieved on individual sites for new housing developments to help secure inclusive communities and that they are appropriately mixed in demographics, household types, and tenure.

Policy DM1 states that development proposals should relate positively to their locality, having regard to building heights, form, scale, and massing prevailing around the site, urban grain, sense of

enclosure, and, where appropriate, following existing building lines, rhythm of any neighbouring or local regular plot and building widths, active, lively frontages to the public realm, and distinctive local architectural styles, detailing, and materials.

Policy DM4 requires proposals to sustainably manage waste that arises from development during the design, construction and occupation phases. All proposals should make onsite provisions for general waste and the separation of recyclable materials and organic materials. Adequate internal and external storage space should be provided to manage the site's waste volume. Accessible and safe access to onsite storage facilities both for occupiers and collection operatives should be supplied.

Policy DM7 consists of development on infill, backland and garden land sites. Part A of the policy outlines that there will be a presumption against the loss of garden land unless it represents a comprehensive redevelopment of several whole land plots. Part B covers issues regarding character and appearance, visual amenities of the street scene, neighbouring amenities and standard of accommodation, which shall be assessed in detail within the other sections of the materials planning considerations of this report.

Policy DM9 states that proposals for alterations and extensions to existing buildings in conservation areas should complement the architectural style, scale, proportions, materials, and details of the host building and appear manageable.

Policy DM21 ensures proposals demonstrate adequate consideration for sustainable design, layout, and construction techniques. Proposals are required to apply the energy hierarchy to minimise energy use in order to meet/exceed minimum carbon dioxide reduction requirements.

Policy DM32 states that the Council will support proposals for new development with limited or no onsite parking where there are alternative and accessible means of transport available, public transport accessibility is at least four as defined in the Public Transport Accessibility Index, a Controlled Parking Zone (CPZ) exists or will be provided before the occupation of the development, parking is provided for disabled people, and parking is designated for occupiers of developments specified as 'car capped'.

Haringey’s Local Plan Strategic Policies (2017)

Under SP2 Housing, this policy promotes providing and accessing high-quality and affordable housing, a critical priority in Haringey's Sustainable Community Strategy. In managing Haringey's growth, new housing investment will be targeted at fostering the development of mixed and balanced communities across the Borough and within neighbourhoods where people choose to live. These communities will meet the housing needs of Haringey's residents and offer quality, sustainable housing for current and future generations.

Policy SP2 states that Haringey Council will seek to ensure a mix of dwelling sizes arising from development and recognises that the Borough lacks family-sized housing. The Haringey Local has a target of 19,820 dwellings between 2011 and 2026.

Policy SP4 promotes and requires all new developments to take measures to reduce energy use and carbon emissions during design, construction, and occupation. Low—and zero-carbon energy generation is required with all new developments, specifically to reduce predicted carbon dioxide emissions through onsite renewable energy generation.

Policy SP7 Transport states that the Council aims to tackle climate change, improve local placemaking and public realm, and improve environmental and transport quality and safety by promoting public transport, walking, and cycling and seeking to locate major trip-generating developments in locations with good access to public transport.

Policy SP11 states that all new developments should enhance and enrich Haringey's built environment and create places and buildings that are high-quality, attractive, sustainable, safe, and easy to use. The development shall be of the highest standard of design that respects its local context, character, and historical significance to contribute to the creation and enhancement of Haringey's sense of place and identity, supported by London Plan (2021) Policies as mentioned in this document.

Haringey Local Plan: Sustainable Design & Construction SPD (2013)

General principles of sustainable design and construction apply to all development proposals that include building and landscape work. Measures highlighted here are applicable to most major and minor developments. Householders can also benefit from the SPD and are therefore invited to consider measures relevant to their house improvement proposals, such as guidance on energy, retrofitting, and water use.

MATERIAL PLANNING CONSIDERATIONS

The primary planning considerations raised by the proposed development are:

1. Principle of Development

2. Design
    - Use
    - Layout
    - Scale
    - Landscape
    - Appearance
    - Sustainability
    - The impact on the amenity of adjoining occupiers

3. Access
    - Parking and Highway Safety
    - Storage Waste and Recycling Facilities
    - Outdoor Amenities
    - Accessibility

4. Heritage Impact Assessment
    - Degree of Harm
    - Impact of the Proposed Development within the Conservation Area

PRINCIPAL OF DEVELOPMENT

NPPF 2023 requires Local Planning Authorities to significantly boost the supply of housing, according to paragraph 60. In addition, paragraph 70 supports approval on small sites and outlines that such sites can make an important contribution to meeting an area's housing requirement and often can be built out relatively quickly.

The London Plan (2021) and the Council's Local Plans support the principle of additional housing. The Council will seek to ensure a mix of dwelling sizes arising from development and recognise a lack of family-sized housing in the Borough. The other policy also illustrates development on infill, backland, and garden land sites. Part A of the policy outlines that there will be a presumption against the loss of garden land unless it represents a comprehensive redevelopment of several whole land plots.

The site currently has a wooden fence with a gate that physically annexes the site from the rear garden of 17 Marlborough Road, which does not form a separate land parcel registered on the Land Registry. Notwithstanding this, the proposed development does not occupy an area over the area divided by the existing fencing. Whilst it does not occupy more than one land parcel, the planning application must be considered on its merits. The proposed building would occupy most of the footprint and, therefore, does not result in the loss of existing garden land. The 17 Marlborough Road land divide has resulted in their site having sufficient outdoor amenity space for residents in the building.

Taking this aspect of the proposal into account, on balance, the principle of development can be considered acceptable. It should comply with Part B of DM policy DM7, which covers issues with regards to character and appearance, visual amenities of the street scene, neighbouring amenities, and standard of accommodation, which shall be assessed in detail within the other sections of the statement.

DESIGN

<u>Use</u>

The proposed development would introduce a one-bedroom, two-person unit to the site.
It would have an internal floor space of 58.7 sqm, which exceeds the 58 sqm required over two floors to meet the minimum London Plan Guidance Housing Design Standards 2023 in terms of floor space standards. The kitchen/living/dining room combination achieves 22.3 sqm and a bedroom area size of 17.8 sqm with a built-in wardrobe. Storage, service and bathroom space should also comply with standard space sizes with a WC located on the ground floor, enabling easy access for disabled users. These spaces would benefit from a satisfactory means of light and outlook onto the outdoor amenity space of the site, with the additional roof lights to provide additional light into the internal floor space on the ground floor level. The development would have four double-glazed windows covered with Egyptian patterned tinted film, and the public would not be able to look into the kitchen/living/dining spaces on the south-facing Thorold Road. In comparison, two glazing elements serving the southern and western elevations of the living accommodation enclosed with fencing

would receive natural light penetration. This proposal would provide a satisfactory outlook and light for future occupants of the development.

The dwelling would benefit from a 12.7 sqm external private outdoor amenity space of an acceptable standard, which consists of a terraced balcony balustrade, an external staircase for fire escape purposes and a replacement tree with plants. Level threshold access to the site would be provided with a private CCTV-secured gate. The proposal would provide a satisfactory standard of accommodation for future
occupants of the development.

Layout

The proposed building would be positioned adjacent to the public footway of Thorold Road. Given that the existing site is positioned adjacent to the public footway of Thorold Road, sitting forward of the established building line on this street, and is of a similar scale to the proposed development of 44 Whittington Road, the building line of the proposed development would not be unacceptable in terms of respect for the existing character of the street scene with the proposed materials and implementation of the 45 and 25-degree rule.

Scale

It is noted that the scale of the site makes creating a new dwelling challenging in terms of achieving acceptable outcomes in terms of living spaces and outdoor amenities.

The original concept is to replicate the proposed single-storey, one-bedroom dwelling of 44 Whittington Road, but due to constrained GIA floor space, that would have needed to have complied with the London Design Housing Standards. In terms of its size and scale, the existing landscape scene on Thorold Road would have generated an overbearing and overdevelopment of a proposed two-storey development property that would affect the neighbouring properties on both Thorold Road and Marlborough Road. This outcome has indicated an opportunity to utilise the lower ground floor to create additional space to ensure compliance with the planning policies and that natural light is available for the bedroom space for outlook purposes. This architectural design has prompted the creation of a two-storey dwelling with an infilled lower ground floor that should enable a tanking and drainage cavity system to avoid moisture and damp rise within the building.

The bulk, massing, height and design of the proposed building would be an acceptable design response to the site that would respect the character of the street scene and preserve the character and appearance of the Bowes Park Conservation Area.

Landscape

The proposed development is to remove an existing tree and provide a new replacement tree. The replacement tree is Amelanchier alnifolia 'Obelisk', a small, very slender tree or large shrub with upswept branches and bronze young leaves, maturing to green and then orange-yellow in autumn.

Dense, terminal racemes of pure-white flowers with green centres are produced in abundance in mid-spring, followed by edible scarlet fruits, maturing to black. The spread of leaves and tree branches is set to 1m with an ultimate height of 4m, which should not block light availability on the neighbouring properties.

The proposed new tree will be planted at an early stage to allow it to grow naturally. This will help to soften the appearance of a development over time in a sustainable way and enhance the character and appearance of an area. Increasing the area's draw to local visitors will have a greater social and environmental value.

The outdoor amenity space includes proposed permeable paving and sandstone tiles. The permeable paving consists of resin-bound porous material that would enable surface water drainage within the site.

Appearance

The proposed dwelling will be externally engineered mid-sand cloud brick with a parapet coping stone course detailing above the wall to provide visual interest and articulation to the frontage. The street elevation would have four slim elements of double-glazing with Aluminium composite dark grey colour framing. Due to privacy concerns, the four windows will have Egyptian pattern window tint film, as the front elevation faces Thorold Road. In addition, this pattern enhances the dwelling's visual aesthetic and features within the landscape street scene on Thorold Road.

This feature would also complement a proposed dark grey/black timber front door and a boundary treatment of traditional feather board fencing in a dark grey/black.

The window and doors will feature a traditional sandstone sill dry cast with a reconstituted stone chamfered head. There are four conservation rooflights installed on the roof with three solar panels.

The building would be mainly flat, with a single-ply membrane covered by a sedum green roof. The rainwater pipes and gutters will be downpipe hoppers made of Aluminum.

The proposed dwelling will include a 1.1m high black traditional aluminium balustrade railing staircase LCC range due to the demands of conservation areas, especially in London, and the limited space available in basement/lightwell applications. The Georgian style of this staircase is proving very popular for clients looking for something practical but straightforward.

The proposed two flat roof lights consist of conservation roof lights that achieve a distinctive, modern performance standard with an authentic traditional appearance.

The planning application has provided further details of the proposed materials for the proposed dwelling on site, which should be acceptable regarding design and heritage considerations.

Sustainability

The proposed development provides details of sustainable design and construction measures, showing how it proposes to reduce the energy, water, and materials used in design and construction by current London Plan and Local Plan requirements.

The proposed dwelling will achieve a minimum u value set with consultation with a SAP assessor to review the works to ensure Building Regulations Compliance Part L:

Wall – 0.18 with full fill the cavity with 110mm Unilin Cavity therm CT/PIR insulation
Roof – 0.11 with 100mm and 110mm Unilin insulation that combines 210mm.
Floor – 0.13 with 130mm thick Unilin insulation
Double Glazing Windows – minimum1.4
Rooflight – minimum 1.8

Here is the list of sustainable design features in the proposed dwelling's internal and external works:

- Green Sedum Roof
- Energy-efficient LIFX light bulbs
- EM Ceramic Pipes for water treatment
- Mirror Infrared Panels (Bathroom)
- Clay Plastering for Internal Surfaces
- Permeable Paving with Resin Bound Porous
- Underfloor Heating (UfH)
- Mechanical Ventilation with Heat Recovery (MVHR) system
- PV Solar Panel BlueSolar Monocrystalline 305W

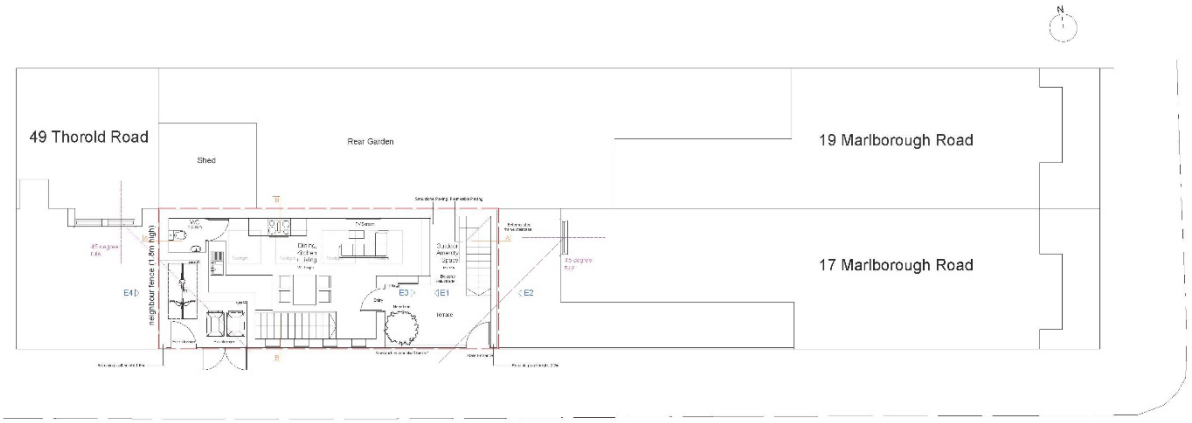
Read the sustainability statement for more information.

The impact on the amenity of adjoining occupiers

The overall height of the dwelling is 3.2 metres to sufficiently ensure that the proposed development's bulk, height, and massing would not result in an unacceptable loss of light, outlook, or visually overbearing impact on the existing neighbouring properties.

The 25—and 45-degree rule has been implemented to ensure that 49 Thorold Road would not be impeded by the proposed new dwelling, in which the property owner should be able to receive light. In addition, 17 Marlborough Road should be able to receive natural light penetration into its own living accommodation spaces.

This resulted in an overall height of the building of 3.2 m, with fencing set at 2.4m high. The external design section of the WC is set to be lower at approximately 2.55m to ensure the architectural design scale does not affect the neighbouring properties.



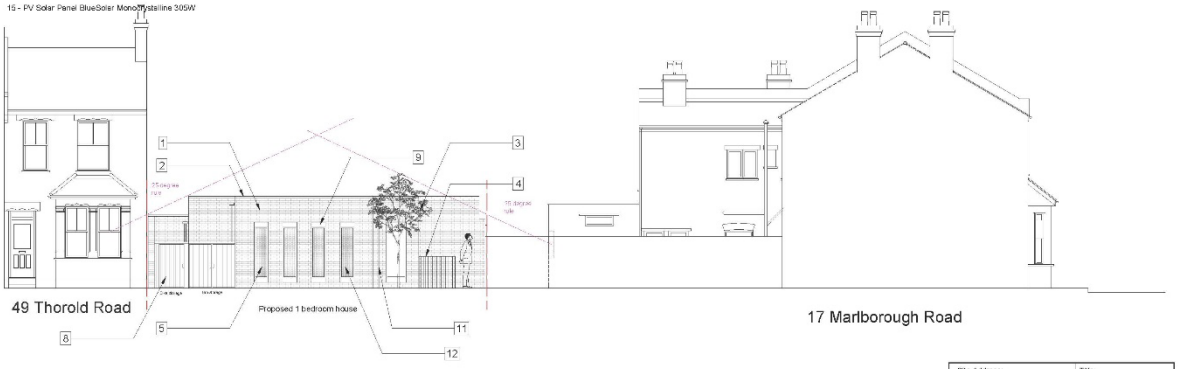
THOROLD ROAD

Site Address: 17 Marlborough Road via Thorold Road London N22 8NB	Title: Proposed Ground Floor Plan Site Plan
Project: Erection of 1 Bedroom Dwelling	
Drawing No: 09/2408/005	
Date: August 2024	Scale: 1/100 @ A3
Status: Planning	
Client: Microsystems Properties Freehold Ltd	

1:100
2m 0 2m 4m 6m 8m 10m

Key

1 - Ibstock Mid-Sand Engineering Brick
2 - Apex Parapet Coping Stone
3 - 4m High Amelanchier alnifolia 'Obelisk' Tree
4 - 1.1m High Balustrade Railing Black Cast Iron Staircase
5 - Aluminum Flush Vertical Windows
6 - Traditional Featherboard Fencing
7 - Conservation Flat Rooflight
8 - Composite Timber Panel - Vertical for Bin and Cycle Storage
9 - Traditional Sandstone Window Sill and Lintel
10 - Stained Oak Front Door
11 - Aluminum Hopper Rainwater Gutter
12 - Egyptian Patterned Decorative White Frosted Window Film
13 - Two Pane Sliding Doors
14 - Aluminum Vertical Slat Garden Gate
15 - PV Solar Panel BlueSolar Monocrystalline 305W



Site Address: 17 Marlborough Road via Thorold Road London N22 8NB	Title: Proposed Front Elevation
Project: Erection of 1 Bedroom Dwelling	
Drawing No: 09/2408/012	
Date: August 2024	Scale: 1/100 @ A2
Status: Planning	
Client: Microsystems Properties Freehold Ltd	

1:100
2m 0 2m 4m 6m 8m 10m

ACCESS

Parking and Highway Safety

The site is located in an area with a public transport accessibility level (PTAL) of 5, which is very good. 0 is the worst, and 6a is the highest level of PTAL.

The site is located within a controlled parking zone (CPZ) that is operational Monday through Friday between 10:00 a.m. and 12:00 p.m.

The proposed dwelling would not provide any off-street parking for the new dwelling. However, this should be acceptable given the outstanding levels of public transport accessibility, such as bus routes towards Palmers Green, Wood Green, Muswell Hill and White Hart Lane. In addition, there is an easy 10-min walking distance to Bounds Green Tube Station and Bowes Park Train Stations, which travel towards Central London within 30 minutes. Cycle storage is proposed to be in front of the dwelling on the south side elevation of the dwelling on Thorold Road.

A construction environment management plan (CEMP) is submitted with this planning application to ensure that the development can be constructed without creating an unacceptable impact on traffic, highway safety and general neighbouring amenity conditions in the locality.

Storage Waste and Recycling

A proposed storage waste facility is located on the south side elevation of the dwelling on Thorold Road to ensure an accessible location for the residents to leave the wheelie bins outside and ensure safe collection for waste management.

Outdoor Amenities

The sliding doors leading from the bedroom would allow future occupiers to utilise approximately 3.6 sqm worth of outdoor facilities, though the terrace area level would be considered a use of outdoor amenity space. There is an option for the residents to explore outdoor garden spaces, which are 20-minute walking distance and

Accessibility

The layout would comply with Part M4(2) Building Regulations standards. Read the accessibility statement M4(2) provided in this planning application.

ADDITIONAL NOTES

Party Wall

If planning permission has been granted, the applicant will be drawn to the Party Wall Act 1996, which sets out requirements for notice to be given to relevant adjoining owners of intended works on a shared boundary. Excavations will be carried out near a neighbouring site boundary.
A Party Wall Notice is also required for the excavations of a new building within 6 metres of any part of a neighbouring owner's building or structure, where any part of that work will meet a line drawn downwards at 45° in the direction of the excavation from the bottom of the neighbour's foundations.

Construction Environment Management Plan

If planning permission has been granted, then there is a requirement to create a Construction Environmental Management Plan (CEMP) that must address how potentially adverse impacts associated with development and construction sites will be managed. This request is mainly due to the constrained site of Thorold Road and Marlborough Road. The level of detail required in a construction management plan will be based on the type and scale of the development, such as pollution prevention measures with details of measures to be used during construction and operation, detailed plans that demonstrate a buffer between watercourses or surface drains and refuelling, storage, and mixing areas and sustainable practices, such as waste management, erosion control, and habitat preservation.

HERITAGE IMPACT ASSESSMENT

Policy DM9 of the Development Management, Development Plan Document (2017) states that proposals for alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

The following considerations are detailed within the policy for proposals to address:

Degree of Harm

The external materials chosen for the new dwelling, mainly the mid-sand cloud brick with coping stone detailing, are contemporary but in keeping with traditional construction methods. The use of brick resonates with the predominant materiality of the surrounding buildings, ensuring the development harmonises with its neighbours. The coping stone adds visual interest, echoing traditional decorative brickwork details in historic buildings nearby. This careful selection of materials mitigates the degree of harm to the visual integrity of the area.

The proposed aluminium composite, slim-framed double-glazed windows provide a modern contrast to the typical sash windows found on neighbouring properties. However, these windows' narrow profile helps maintain verticality and proportion, aligning with traditional architectural rhythms. The

Egyptian tinted film, although modern in function, does not significantly alter the appearance of the building from the street and helps preserve privacy while respecting the visual aesthetic of the area.

The proposed dark grey/black timber front door and feather board fencing provide a modern, clean aesthetic. The darker colours contrast somewhat with the traditional lighter brick facades and white-painted timber windows in the surrounding area. However, the materials used (timber and feather board fencing) are traditional, and subdued colours avoid any overly jarring impact.

The aluminium rainwater pipes and hoppers are modern but designed to be discreet. Their slim profile and use of high-quality material ensure minimal visual impact on the overall appearance of the dwelling.

Impact of the Proposed Development within the Conservation Area

The proposed development demonstrates a considered approach to balancing contemporary architectural design with the area's historic character. The development's scale, materiality, and detailing ensure it integrates sympathetically with the surrounding heritage buildings, while the use of modern materials such as aluminium and the sedum green roof introduces subtle, progressive elements.

The proposed materials and design features are consistent with the street's character and do not negatively impact the conservation area's visual coherence. Moreover, the flat roof, though modern in form, is softened by the introduction of the green roof system, which promotes environmental sustainability—a positive addition to the area.

The cumulative impact of the proposed development is assessed as low because the building introduces modern elements such as aluminium windows, a flat roof, and darker colour schemes. These are balanced by traditional materials and thoughtful design elements. The green roof further softens the visual impact, which adds an environmentally beneficial feature.

Overall, the proposed building respects the scale, massing, and alignment of the surrounding architecture, avoiding any significant disruption to the existing character of Marlborough Road and Thorold Road. While there are departures from the prevailing aesthetic regarding roof form and materials, these are not considered to cause substantial harm to the setting.

PRECEDENT CASE STUDY: 53 LANSDOWNE GARDENS, LONDON SW8 2EL

Located within the Lansdowne Gardens Conservation Area, 53 Lansdowne Gardens is a striking example of contemporary architecture that harmoniously blends with its historic surroundings. This two-storey dwelling with a lower ground floor, designed by Brendon Tracey of Phillips Tracey Architects, achieved planning permission following a successful appeal. Completed in 2015, the house is characterised by its modern design and discreet profile, carefully set behind a restored original boundary wall. The home features an L-shaped form that offers privacy while maximising natural light through its thoughtful layout and extensive glazing.

The house's ground floor opens to a bright, open-plan living area with immaculate Microcement flooring. This space incorporates a dining area and a bespoke Molteni & C kitchen, which can be separated by floor-to-ceiling bi-fold doors, providing flexibility for the residents. To the left, a reception area offers views of a paved courtyard garden through five metres of glazing, allowing abundant natural light to flood the space. Large glazed openings and open-plan design enhance the sense of space and light, creating a seamless connection between indoor and outdoor areas.

On the lower ground floor, accessed via an open-tread oak staircase, the house offers a primary bedroom with an en-suite shower room, access to the sunken courtyard, and a second bathroom. The current owners have reconfigured the space by removing the partition wall between two originally designed bedrooms, creating a large additional living area. This flexible design approach allows for easy reinstatement of the third bedroom, highlighting the adaptability of the home's layout. Overall, 53 Lansdowne Gardens exemplifies how contemporary design can successfully integrate into a conservation area, combining modern living standards with respect for the neighbourhood's historic character.

CONCLUSION

The proposed development would be acceptable in terms of design and character, provide a satisfactory standard of accommodation, and not result in an unacceptable impact on neighbouring amenities.

The design thoughtfully balances modern functionality with sensitivity to the Conservation Area. By adhering to best practices in design, materials selection, and placement, the development ensures that the design achieves high-quality architectural design with sustainability implementation to protect the environment and reduce carbon emissions while remaining visually prominent and intact.

Throughout this document and the suite of technical documents that support the application submission, it has been demonstrated that any harm arising from the proposals will not significantly and demonstrably outweigh the scheme's benefits.

APPENDIX A – 53 LANSDOWNE GARDENS PLANNING APPLICATION DRAWINGS

0 1 2 3 4 5

Metres

10/01814/FUL

2 MAY 2010

Existing brick wall retained and repaired where necessary

Existing opening moved and reduced in size, new timber gate added

Bicycle storage in Courtyard

Existing brick wall retained and repaired where necessary

Mechanically operated opaque glass rooflight to Lower Ground Floor to Secured by Design standards max. vertical opening approx 300mm

Fixed opaque glass rooflight to Lower Ground Floor to Secured by Design standards

Mechanically operated rooflight to Lower Ground Floor to Secured by Design standards max. vertical opening approx 300mm

Existing width of opening retained in proposed elevation

Existing opening in brick wall retained and new timber screen added

Existing width of opening retained in proposed elevation and new full height window installed

Existing brick wall retained and repaired where necessary

Mechanically operated rooflight to Lower Ground Floor to Secured by Design standards max. vertical opening approx 300mm

External louvres to window to prevent overlooking

New brick wall in Yellow stock brick to match existing perimeter walls on North, East and West elevations

51 Lansdowne Gardens

T4

Bin store

High level existing slot window

Escape stair

Lower Ground Floor Courtyard

Concrete retaining wall to lower ground floor

Courtyard

Proposed mature new tree in Courtyard

Timber balustrade

f

T6

Climbing plants to external wall of courtyard

c

Concrete retaining wall to lower ground floor

Pavement

New internal wall with brick finish externally where visible above existing wall

Cupboard

b

Existing brick wall retained and repaired where necessary

Dining

G7

T8

Kitchen

Garden of 108 Lansdowne Way

WC

T9

a

Existing building boundary shown with a red dotted line

Ventilation opening with timber louvres to external face

Site Boundary

Mechanically operated rooflights to Lower Ground Floor to Secured by Design standards max. vertical opening approx 300mm

Garden of 110 Lansdowne Way

N.B. Refer to Tree Report for descriptions of trees relating to references T1 - T9, G7 and G10.

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REV DATE COMMENTS

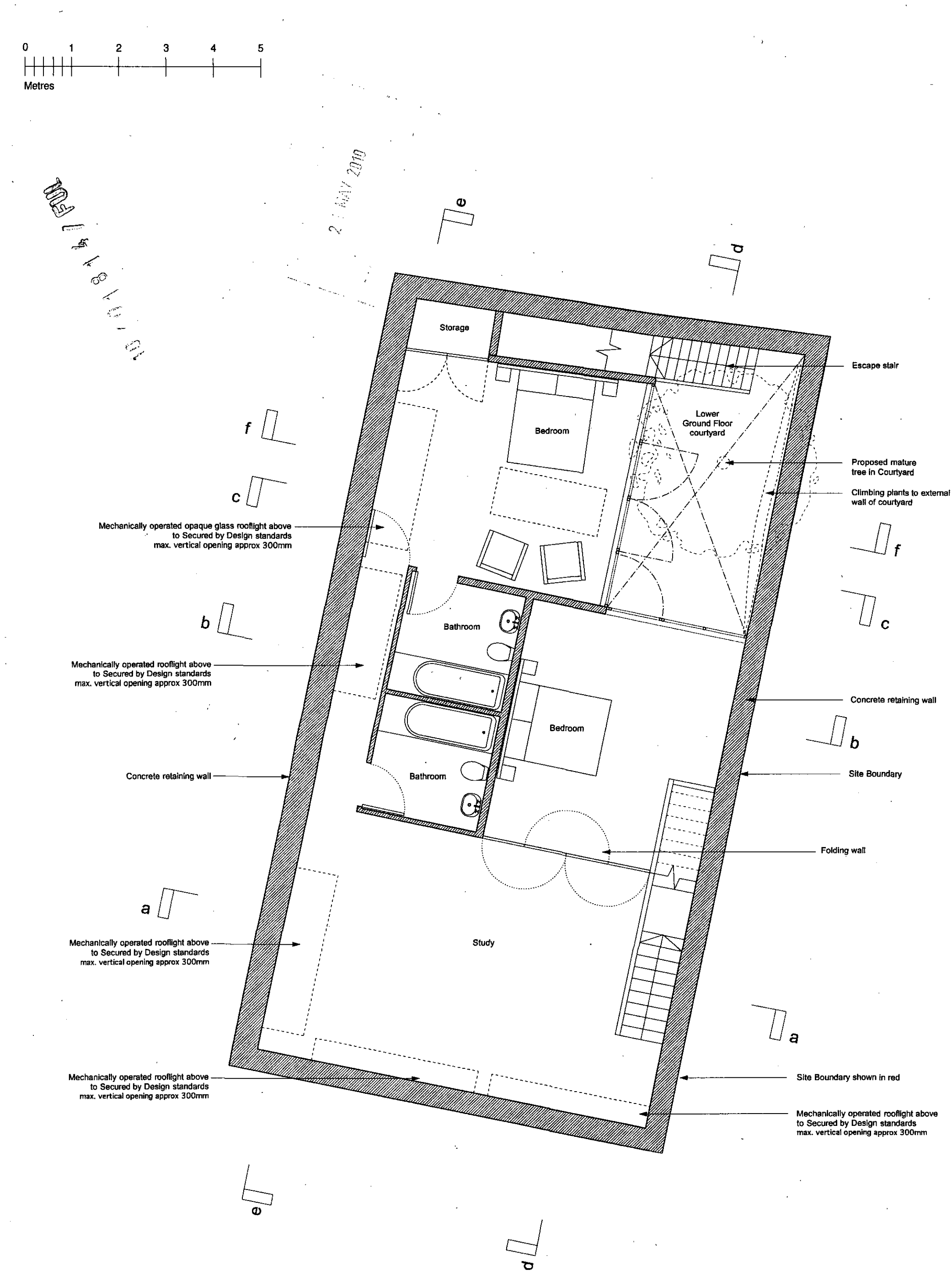
N

Project Title	53 Lansdowne Gardens
Drawing Title	Proposed Ground Floor Plan
Scale	1:50 @ A2

STATUS	JOB NO.	DWG NO.
Planning	LGH	LGH.P10 A

0 1 2 3 4 5

Metres



N.B. Refer to Tree Report for descriptions of trees relating to references T1 - T9, G7 and G10.

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REV DATE COMMENTS

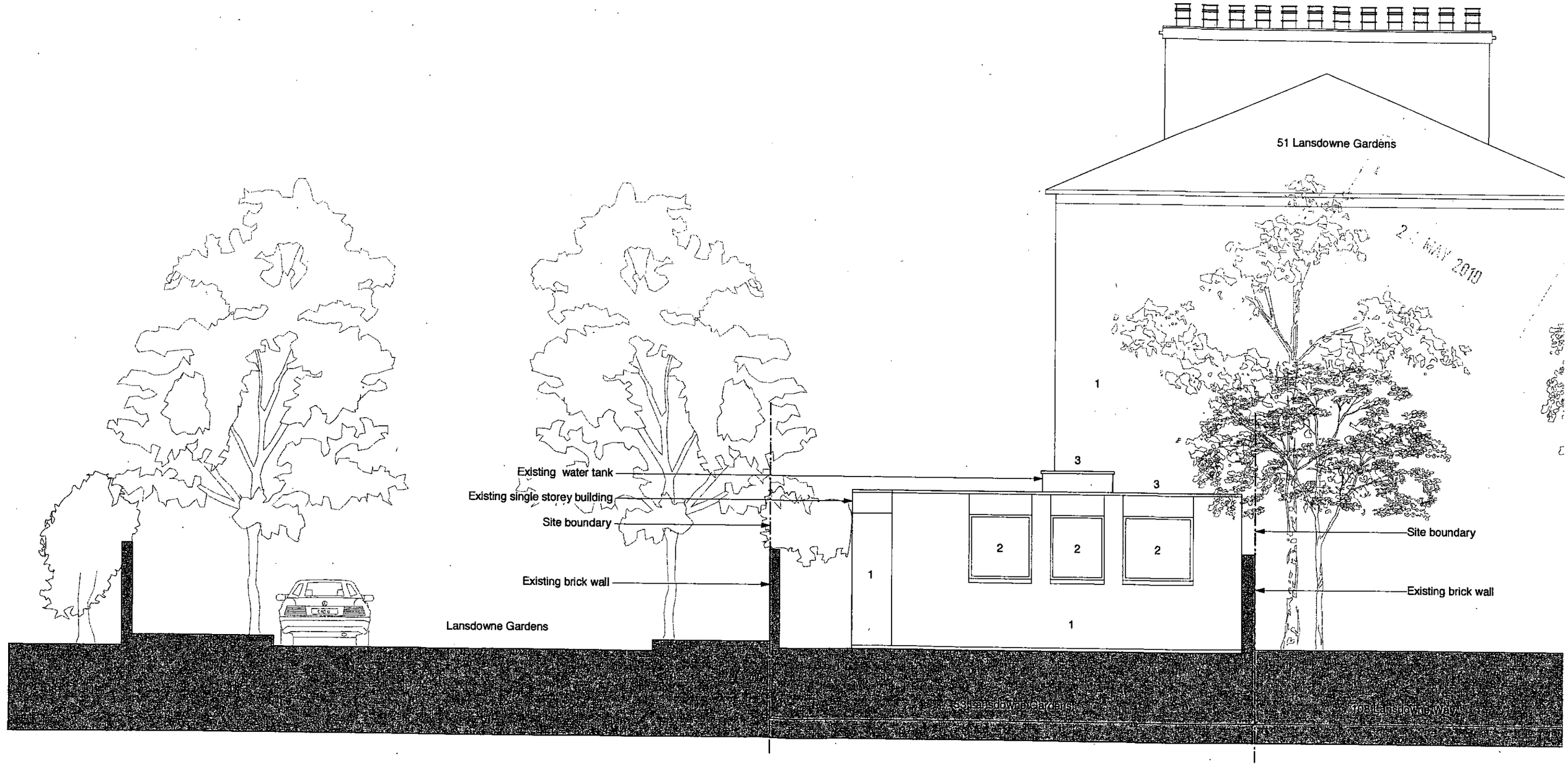
N

Project Title	53 Lansdowne Gardens
Drawing Title	Proposed Lower Ground Floor Plan
Scale	1:50 @ A2

STATUS	JOB NO.	DWG NO.
Planning	LGH	LGH.P09 A

Materials Key:

1. Yellow stock brick
2. Glazing
3. Asphalt roof



0 1 2 3 4 5

Metres

10/01817/FUL

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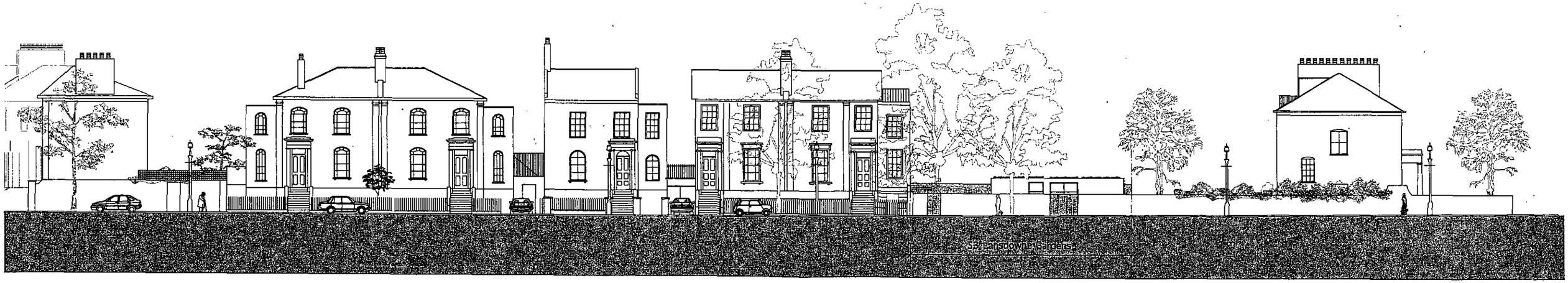
REV	DATE	COMMENTS

DO NOT SCALE FROM THIS DRAWING
Contractor to check and verify all dimensions on site prior to commencing work
Any discrepancies to reported to the architect immediately.

N

Project Title	53 Lansdowne Gardens
Drawing Title	Existing South Elevation
Scale	1:50 @ A2
drawing number	STATUS: Planning · JOB NO.: LGH · DWG NO.: LGH.P05



10/01814/FUL

0 5 10 15 20
Metres

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REV DATE COMMENTS

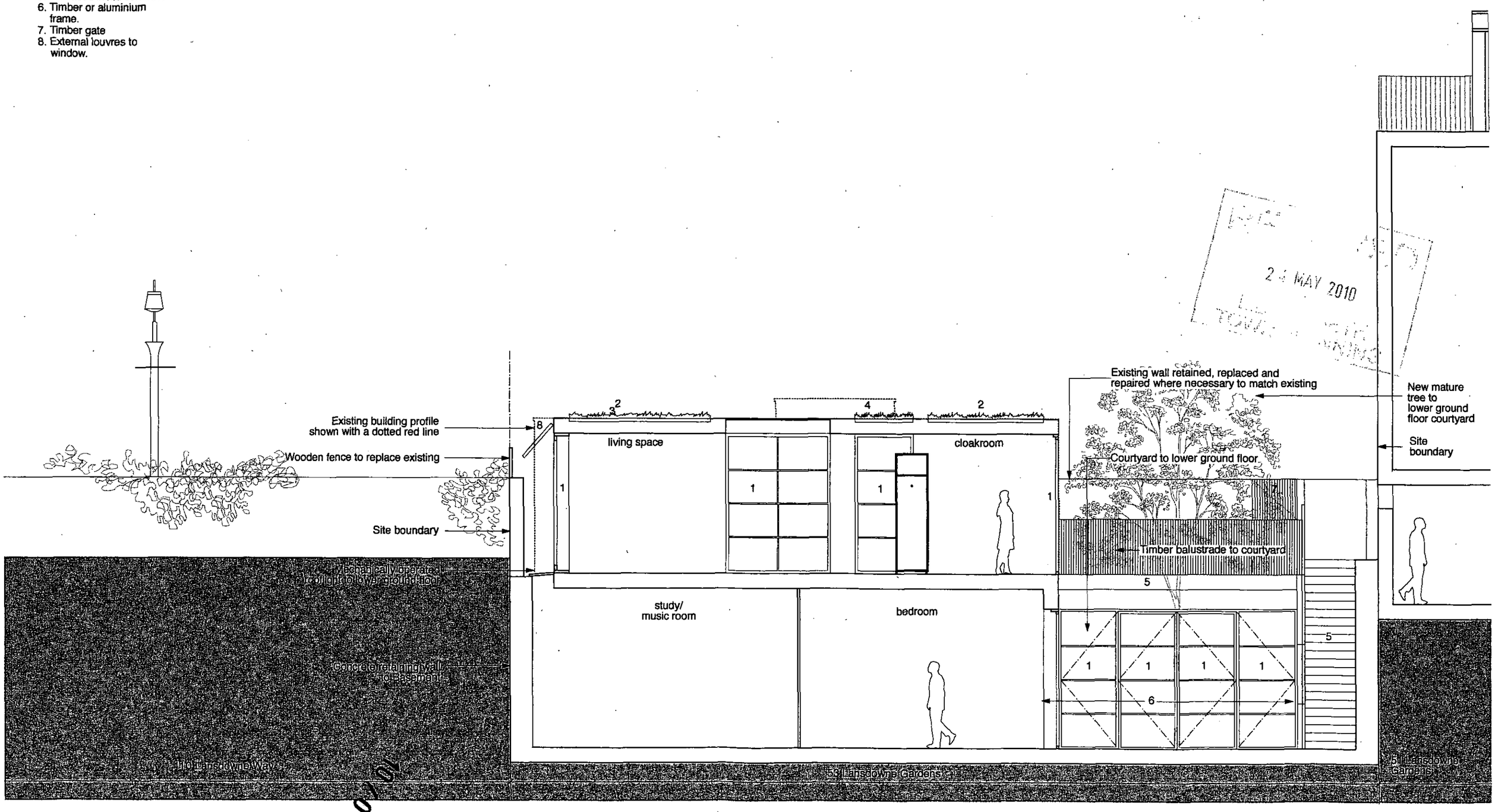
N

Project Title	53 Lansdowne Gardens
Drawing Title	Proposed Street Elevation
Scale	1:200 @ A2

STATUS	JOB NO.	DWG NO.
Planning	LGH	LGH.P12 A

Materials Key:

1. Double glazed windows
2. Green roof
3. Translucent glazed rooflight
4. Clear glazed rooflight
5. Fairfaced insitu concrete
6. Timber or aluminium frame.
7. Timber gate
8. External louvres to window.



0 1 2 3 4 5
Metres

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REV DATE COMMENTS

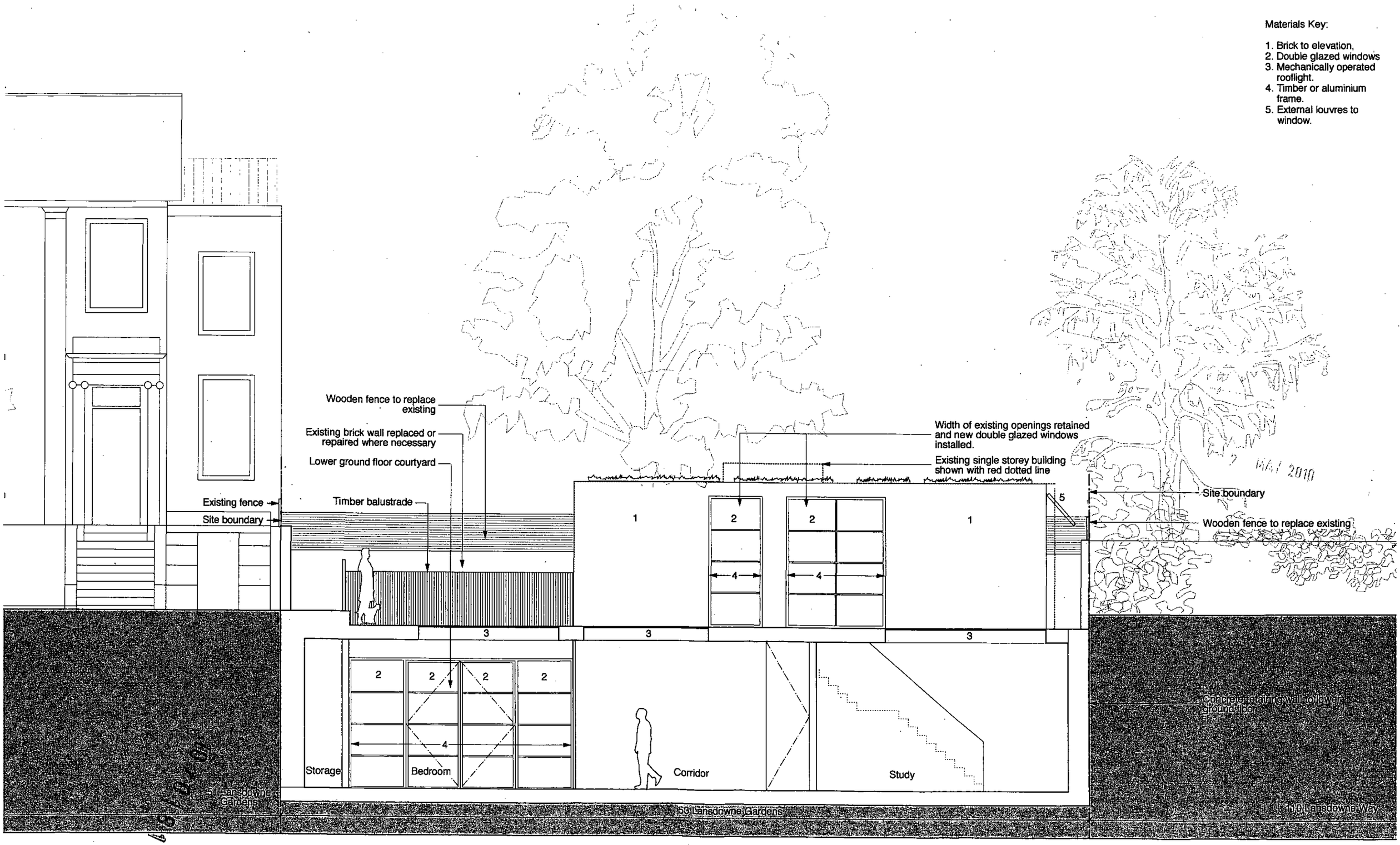
N

Project Title	LGH (Lansdowne Garden House)
Drawing Title	Section DD
Scale	1:50 @ A2

STATUS	JOB NO.	DWG NO.
Planning	LGH	LGH.P20 A

Materials Key:

1. Brick to elevation,
2. Double glazed windows
3. Mechanically operated rooflight.
4. Timber or aluminium frame.
5. External louvres to window.



MAY 2010

0 1 2 3 4 5
Metres

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REV DATE COMMENTS

DO NOT SCALE FROM THIS DRAWING
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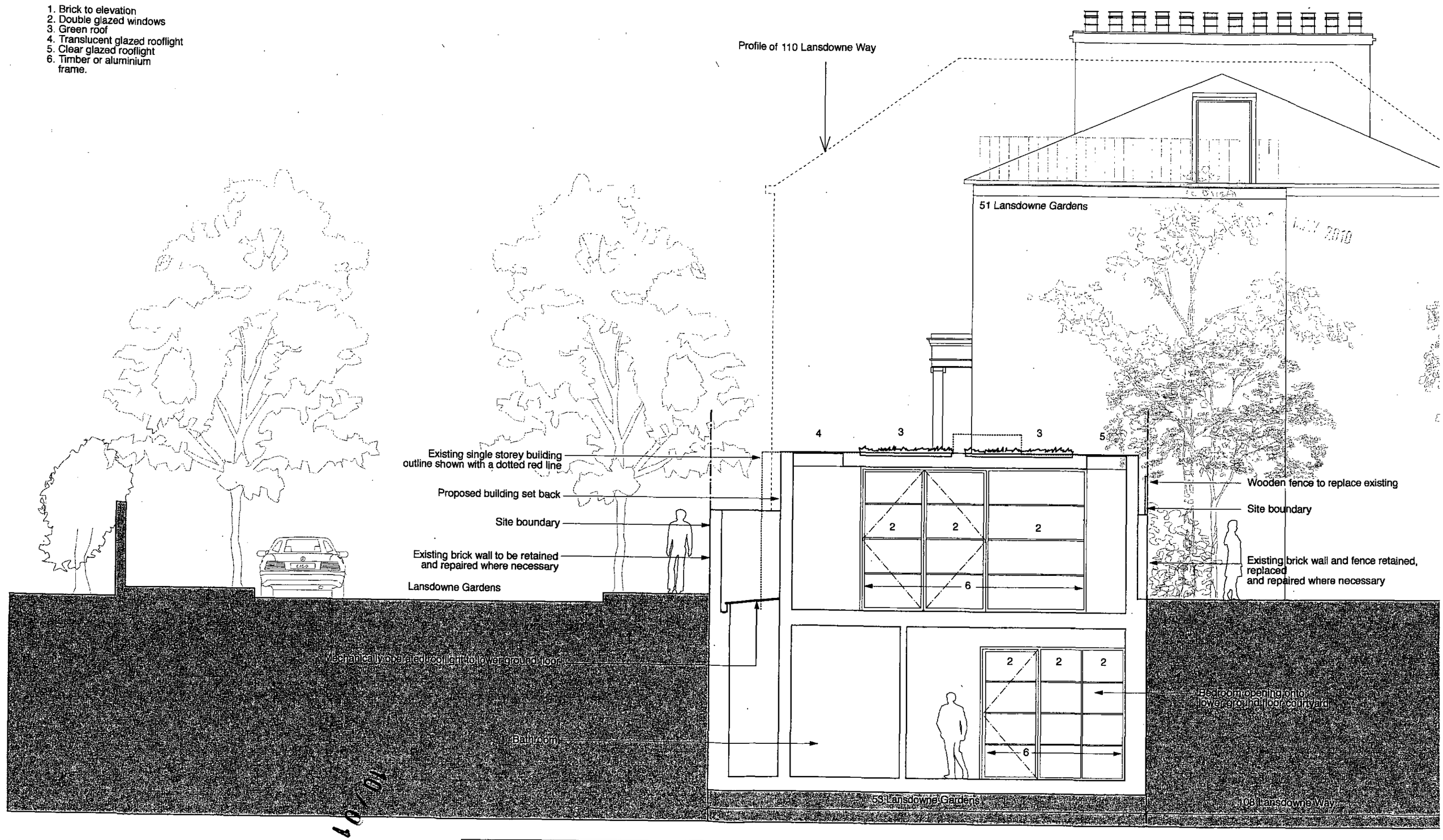
N

Project Title	LGH (Lansdowne Garden House)
Drawing Title	Proposed Section EE
Scale	1:50 @ A2

STATUS	JOB NO.	DWG NO.
Planning	LGH	LGH.P21 A

Materials Key:

1. Brick to elevation
2. Double glazed windows
3. Green roof
4. Translucent glazed rooflight
5. Clear glazed rooflight
6. Timber or aluminium frame.



0 1 2 3 4 5
Metres

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REV DATE COMMENTS

N

Project Title	LGH (Lansdowne Garden House)
Drawing Title	Proposed Section BB
Scale	1:50 @ A2

STATUS	JOB NO.	DWG NO.
Planning	LGH	LGH.P18 A

APPENDIX B – 53 LANSDOWNE GARDENS BROCHURE

THE MODERN HOUSE

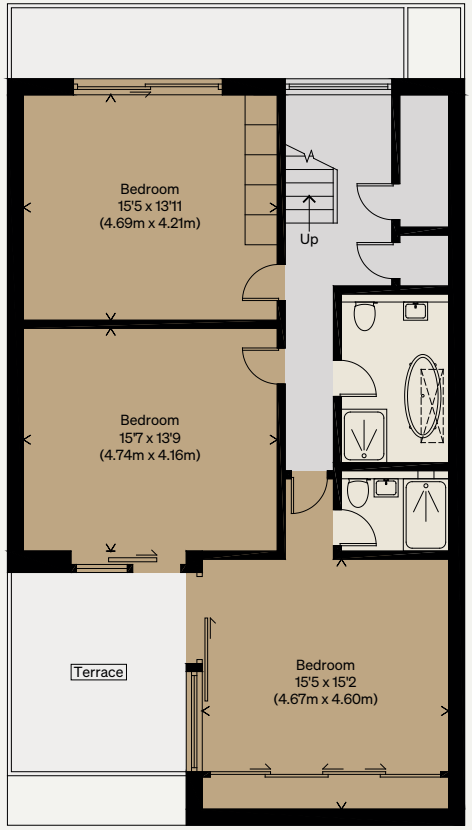
Lansdowne Gardens

LONDON, SW8

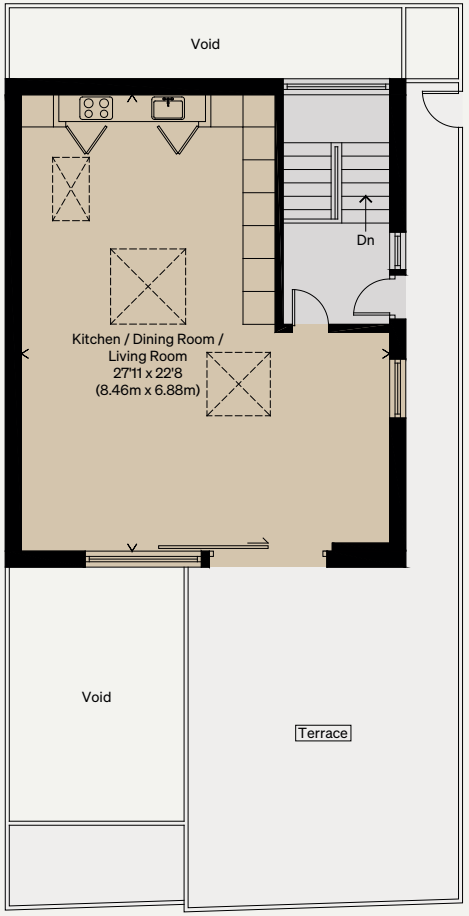
Approximate Floor Area : 1604 sq ft / 149.0 sq m

Illustration for identification purposes only,
measurements are approximate, not to scale

VIEWING ARRANGEMENTS
Telephone: +44 (0)20 3795 5920
Email: viewings@themodernhouse.com



Lower Ground Floor



Ground Floor