

Design and Access Statement
46 & 46a Chalgrove Road, N17

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1.1 Executive summary

This report has been prepared by Hill Patru Architects on behalf of Steven Eagling, the owner of the property at 46 and 46a Chalgrove Road. The proposals seek to accommodate a series of mews type dwellings and flats on an otherwise under-utilised site.

The property is not listed, nor is it within a Conservation Area. It is also not within close proximity to any Conservation Areas or Locally Listed Buildings.

The site is currently a single property with two allocated postal numbers. No.46 is an end of the terrace house. Judging by its architectural detailing and by the configuration of the rest of the streetscape, the property seems to have been added to the original terrace at a later date. The property is a three bedroom house that has suffered a series of ad-hoc alterations including first and ground floor extensions to the rear.

At number 46a there are a series of light industrial units / workshop units of assorted scales (including two storeys) built on the boundary with neighbouring gardens and forming a yard in the centre of the site. The units on that site have been used for multiple businesses over the years (carpenter, metalworker, shutter fabricator, furniture maker, and car body repairs). A change of use class to C3 would therefore be required for the redevelopment of this part of the site.

All proposed dwellings have been designed in accordance with the ‘Technical Standards – Nationally Described Space Standards’ and the The London Plan.

For the purposes of this application, the flats that replace no.46 Chalgrove Road are referred to as 46a and 46b. The new mews houses will be referred to as units 1-4, Chalgrove Mews.

We understand that Haringey is committed to providing a choice of housing for people in the area. We believe the proposal of a housing development on this site is an important part of delivering more housing and better homes in the borough.

1.2 Objectives

Full planning permission is sought for:

“The erection of a series of 6 new residential dwellings together with landscaping and other associated works at 46 and 46A Chalgrove Road.”

The objectives of the proposal are:

- 1. To provide housing that will accommodates a range of users suitable for the area;
- 2. To regenerate a site which has been left under-utilised;
- 3. To provide design solutions that are energy efficient, sustainable and appropriate for the end user;
- 4. To minimise the impact on neighbours by designing-out overlooking and providing adequate separation distances;
- 5. To optimise layout and orientation to provide the best possible living accommodation;
- 6. To contribute to the quality of the public realm by delivering architectural excellence that can be desirable for the neighbourhood.

1.3 Design Principles

Each of the following design principles have been carefully considered to ensure that the architectural design has a positive impact on the neighbourhood and the lives of the residents:

Mews House Typology

Creating a mews street-like environment by grouping the homes around one pedestrianised street.

- all dwellings have a front door that opens onto the new mews
- providing a safe environment for all.

Scale and massing

Balancing the need for density and the need to avoid over-development by:

- pushing the new development away from sensitive boundaries towards the centre of the site;
- alternating mass with adequate visual gaps between properties and neighbours;
- proposing a lower height for the mews house than those of its surrounding buildings so as to be subservient and visually less impacting. The height of the mews houses will also be lower than some existing garage structures on site and no higher than the eaves of surrounding Victorian terraces;;
- the height of the street facing unit in both options presented does not exceed the height of any neighbouring properties.

Outlook

Avoiding loss of outlook for neighbouring properties by:

- positioning the units on site so as to maintain more than 18m separating distance from any existing first floor window looking directly onwards to the proposal;
- providing visual gaps at the first floor. It is important to know that the views across the site from neighbouring properties are partially blocked in the existing condition by the structures on site;
- providing visual interest through the architectural detailing of the elevations at first floor so as to increase the quality of views from the properties on Manor Road. These will be a significant improvement from the views towards the derelict garages currently on the site.

Dual Aspect and Overlooking

Offering the possibility for cross ventilation and enhancing the natural light for the new dwellings whilst protecting the privacy of the neighbouring properties by:

- providing a rear patio (North facing) and South facing entrance courtyards into which bedroom and bathroom windows and doors at ground floor can open;
- providing terraces at the first floor for the kitchen dining living room spaces to open into, in addition to smaller fixed obscured glazed panels towards the North and South;

Daylight and sunlight

Minimising any loss of daylight and sunlight to the neighbouring properties by:

- keeping the heights of the proposed units lower than the highest existing buildings towards the North facing boundary;
- placing the proposed new buildings inwards from the site boundary, and creating breaks at first floor in the East to West massing to minimise shadowing of the neighbouring garden to the North.

Amenity

Creating both private and secure shared or public amenity for the community:

- by providing private patios, courtyards and terraces the summed areas of which exceed by a margin the minimum provisions recommended in the London Plan;
- by providing seating and planting to encourage the appropriation of the shared areas of the mews as a play and social interaction space.

Building fabric and design

Balancing sustainability, durability and cost as well as complementing the existing terraces in the design and material choices by:

- Proposing facing brick as a main material for the new facades, with accents of colour provided by the architectural detailing of doors and windows, fencing, balustrades and canopies.

Cycle spaces

Providing a designated bicycle store area which will accommodate an appropriate number of bicycles for the scheme.

Refuse

As well as road side collection on collection day, each unit has their own dedicated bin store area within each demise.

Fire

Whilst the mews street is less than 3m in width for the majority of it's length, the mews street is less than 45m in length. A fire engineered mitigation strategy will be provided for any unit that cannot be accessed within 45m of a fire tender.

1.4 The Applicant

The Applicant is a private individual. The site has been in the applicant's family ownership for a long period of time. Having grown up in the area and lived on site for an extensive period, they are invested in the area and would like for the new scheme to become a valuable asset to the neighbourhood.

1.5 Design Team

Hill Patru Architects, (formerly Adrian Hill Architects) is an award winning architecture practice which specialises in residential developments and social housing projects.

In 2020 The practice was chosen by Enfield Council as the winners of the 'Housing for the Future' design competition. The winning proposals serve as a benchmark for future social housing projects, both within Enfield, and wider afield.

In 2022 the practice was chosen as a finalist of the 2021/2022 William Sutton Prize for social innovation, recognising the practice's work on creating new social housing models which respond to contemporary and cultural challenges.

1.6 Drawings and supporting information

This document is to be read in conjunction with all drawings and submitted information.

2.1 Site Location

46 and 46A Chalgrove Road London N17 0JD

The site is located in the Northumberland Park area to the North Eastern corner of Haringey. It sits between the new White Hart Lane stadium to the West (7min walk), and Tottenham Marshes to the East (10min walk).

Park Lane borders the site to the North. This is a commercial and residential street with traffic calming measures in place. It has convenience shops, takeaway restaurants and supermarkets.

The nearest train stations are Northumberland Park (5min walk) and White Hart Lane (15min walk)

Northumberland Park and High Road both offer numerous local and city wide bus routes.

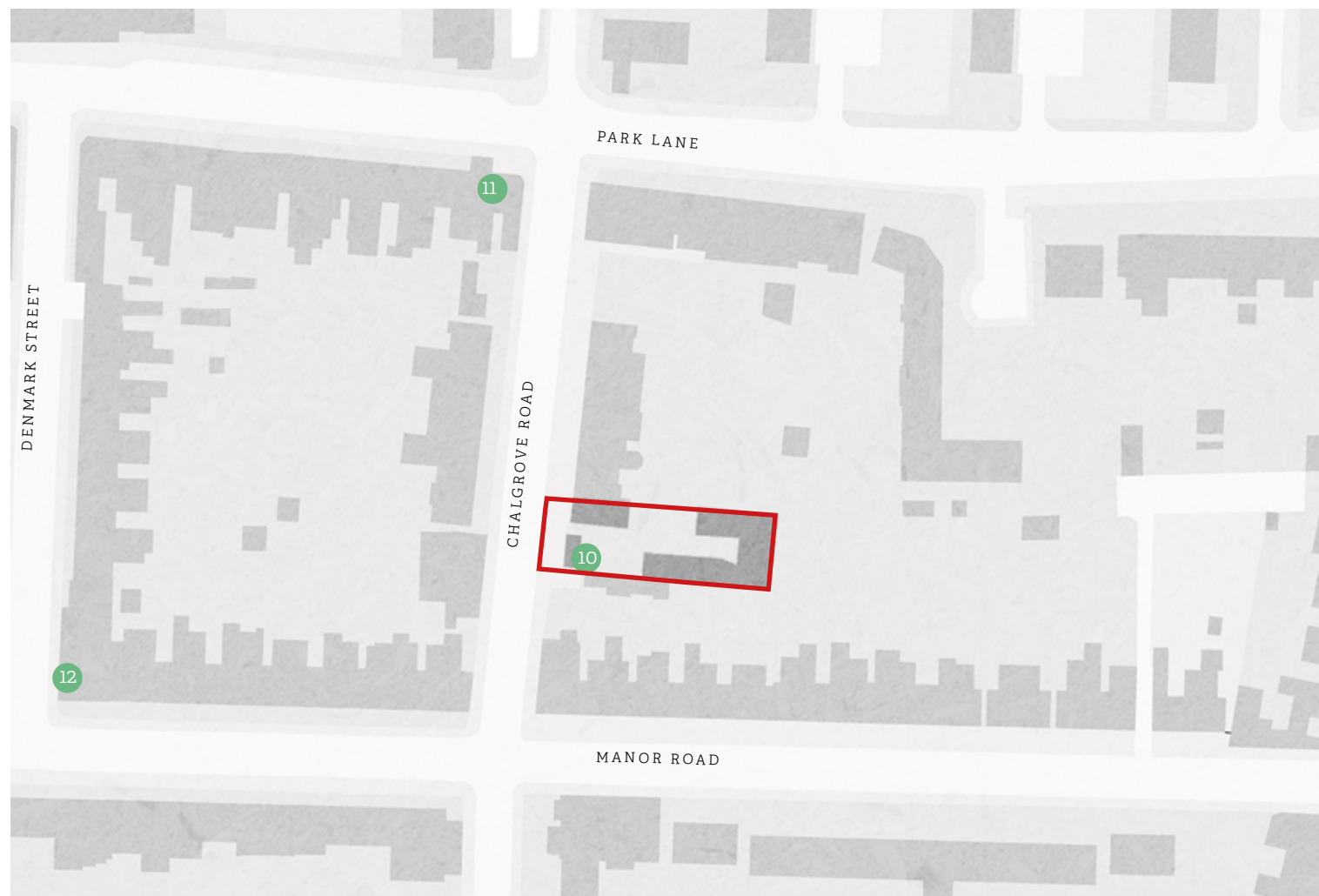
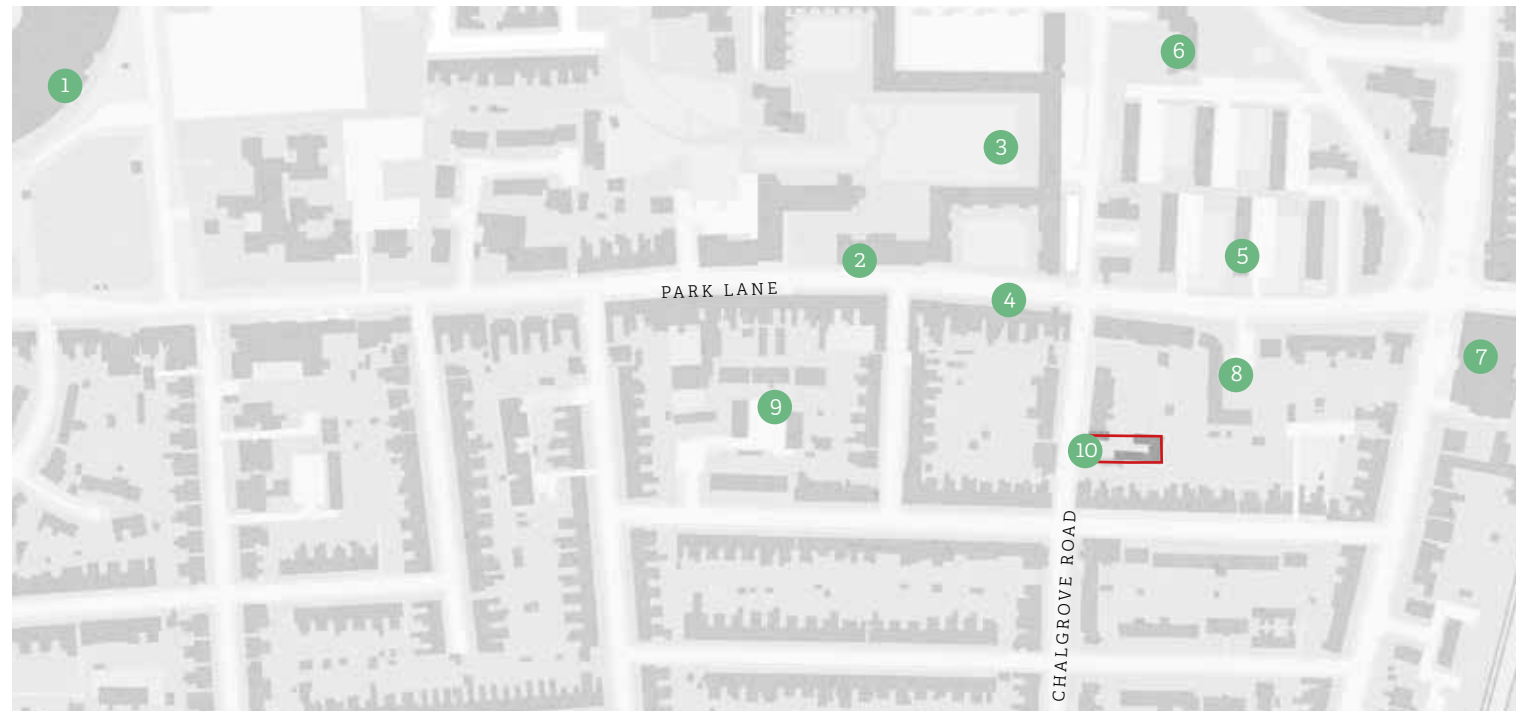


Diagram 182

1. Tottenham Hotspur F.C
2. Northumberland Park Neighbourhood Resource Centre
3. Northumberland Grove estate
4. Park Lane shops
5. Northumberland Park estates
6. Kenneth Robbins House.
7. Northumberland Park station
8. Briaris Close
9. Rolvendon Place
10. 46 and 46A Chalgrove Road
11. Existing Commercial units; Laundrette and Convenience store
12. Ministry of Praise Church



2.2 Historic Mapping

Historic mapping shows that the site's wider block was shaped between 1879 and 1895, and was at a later stage of development to the surrounding properties in the area.

Interestingly although part of the site became associated with a terrace mirroring one opposite, the site has always been separately bordered and distinguished from the rest. In 1944 it is described as 'builders yard', and it has broadly seemed to stay the same since in terms of both use and density.

The Northumberland Park area was intensely developed between 1873 and 1895 - a time which signified a massive expansion of urban London and loss of farmland. From 1913 there were a number of gradual pre-war time developments to the surrounding land.

Many of the mid-late Victorian properties to the North side of Park Lane were demolished in the 70s to make way for the more densely populated Northumberland Park estates.

A house at 46 Chalgrove Road and the terrace to which it is adjacent seem to have both appeared somewhere between 1913 and 1937. However, as illustrated at point 2.3 below, the symmetry of the terrace elevation on the stretch between nos 58 and 48 and the fact that the house at no 46 stands out from the rest of the terrace due to its materials and detailing would suggest that the that it was added at some point after nos 58 to 48 were built and does not belong to the original terrace.



Diagram 3 - Historic Mapping

2.2 Historic Mapping cont.

Historic maps and photographs suggest that the site has undergone little change from when it was first developed.

The opposite site has since extended and developed, as here it appears either as an empty site, or part of the garden of 74 Manor road. Now it accommodates the flats at 47 Chalgrove road A, and B.



Diagram 4 - RAF aerial photograph from 1947
47. 47 Chalgrove Road



2.3 Surrounding context

Chalgrove Road is a typical North London terraced street with a mix Victorian/ pre-war housing; 2 storey dwelling houses and dwellings converted into flats, with small commercial corner ground floor units. There are also stretches defined by the perpendicular end of terrace's garden/boundary walls.

Some houses have their original Victorian features still in tact such as the ornate stone columns to the ground floor bay windows. A good number of houses have had the windows replaced with uPVC and aluminium windows over the years.

The road stretches three blocks; to the very South it meets Landsdowne Road, and intersects Asplins Rd and Manor Road before Park Lane to the North of the site, with Romney Close and Foyle Road also as off-roads within this residential area.

To the North of the street, at the corner of Park Lane, is a ground floor commercial unit.

The predominant materials used for the housing are London Stock bricks and white stucco render. There is a mix of brick and block and timber garden walls / fencing.

The houses tend to have gated front gardens, and the pavements are dotted with deciduous trees.

Chalgrove Road has roadside parking either side.

Upon approach to the site as well as from the site when looking from South to North, the 17 Storey housing block on Northumberland Road, Kenneth Robbins House is visible (as seen in photo 1).

1. Looking North up Chalgrove Road, from its intersection with Asplin Road
2. Victorian built terraces of Chalgrove Road, opposite the intersecting Folye Road approach
3. The commercial unit North of Chalgrove Road, where it meets Park Lane



2.3 Surrounding context, on approach

Opposite the site is the previously described 47A and B Chalgrove road, which stretches to the line of front gardens continuing down the Road.



1. North Approach to site, from Manor Road.
2. Property opposite the site, 47 A and B Chalgrove Road
3. View of the site including existing end of terrace property, looking South towards Manor Road



2.3 Surrounding context

This view presents the row of terraces to which the property on site is part of. The existing terrace property on site (as highlighted in red) can be seen as an addition to the otherwise symmetrical row of housing.

The mirrored properties at numbers 58 and 48 are marked out by a bay gables were most probably intended originally as end of terrace houses. No 46 is also distinct from the rest of the terrace in its materials and architectural detailing. Although unidentifiable in the historical mapping due to a jump of dates, these details suggest no 46 was added to the terrace after the completion of the original group of six.

It is these central terraced houses (highlighted in yellow) that create the animated street-facing portion of the road; set back from the pavement through their front gardens. This creates a wider perception of open space, compared to northern and southern ends which face off the properties perpendicular (as highlighted in blue).



2.4 Existing Property Photographs

46 Chalgrove Road is currently a two bedroom property with a rear kitchen extension. It has a private garden with a brick storage shed and backs onto the structure of one of the sheds within the surrounding site.

The property appears in a state of disrepair with significant improvements to its thermal performance being required to bring it in line with current sustainability targets.



1. 46 Chalgrove Road Elevation
2. View of existing rear kitchen extension
3. View towards the rear of the garden
4. View from the rear of the garden back towards the property.

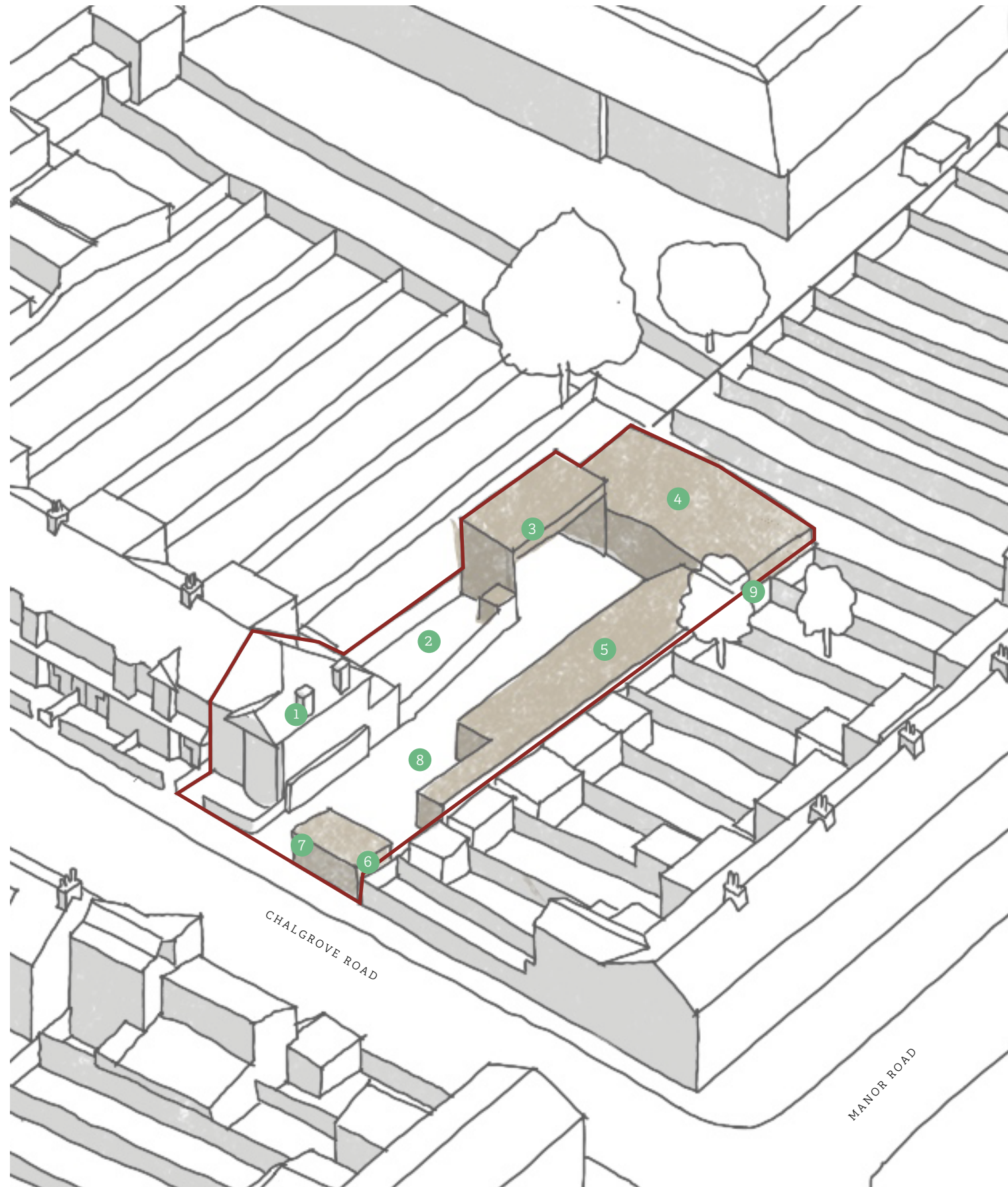
2.5 Existing Surrounding Site Photographs

The site is largely tarmacked or paved, for ease of car access, There are a number of existing workshops built up to the boundary, of different scales. The most dominant of these being the double storey corrugated asbestos structure which backs onto the neighbouring garden at 48 Chalgrove Road on the site boundary.

There are no significant trees on the site itself. One which is very visible is that in the rear garden of 90 Manor Road, and as seen in photos 1 and 2. The proposal is sensitive to this.



1. View upon entering the large double gates to the site
2. View around the corner of the site to existing sheds
3. View North towards the rear of the Park Lane terraces.
4. View back onto the first building adjacent to the pavement.
5. View from the rear of the site into the existing corrugated shed space



2.6 Existing site layout

This diagram describes the occupation of the site as it exists currently within context of neighbouring properties, boundaries and gardens.

The rear of the site is accessed from a gate which aligns with the existing dwarf walls of the front gardens and neighbouring boundary walls. The existing property is accessed through the front garden off the street.

The trees on the boundaries have been taken into consideration during the first stage of design work to assess the impact on the scheme and the neighbouring residents. One tree being most prominent for the site is that in the rear garden of 90 Manor Road.

Diagram 5 - Existing site layout

1. Existing end-of-terrace house
2. Private garden for the existing terrace house
3. Double height corrugated structure
4. Single height storage shed
5. Timber storage spaces
6. Brick inwards facing single height building
7. Site threshold with two sets of gates.
8. Paved open area for easy vehicular access
9. Tree as described, and seen in previous photographs, 90 Manor Road



2.7 Site constraints and considerations

When assessing the feasibility of a residential development on this particular site, there are a number of key issues to be considered in the design process, namely:

1. Daylight and sunlight conditions for both the new development and neighbouring properties
2. Proximity of neighbouring properties to the site in relation to Haringey's SPD guidance of an 18m separation distance between properties for the purposes of overlooking.
3. Fire fighting strategy (Distance from front to back of site is 42m)
4. Single point access into the site
5. There is a varied orientation of adjacent properties along the boundary edge
6. Street frontage
7. End-of-terrace condition
8. Proximity of refuse storage from site entrance
9. Surveillance, permeability and cohesiveness in order to not result in a loss of security to adjacent dwellings
10. Security of existing adjacent properties and gardens.

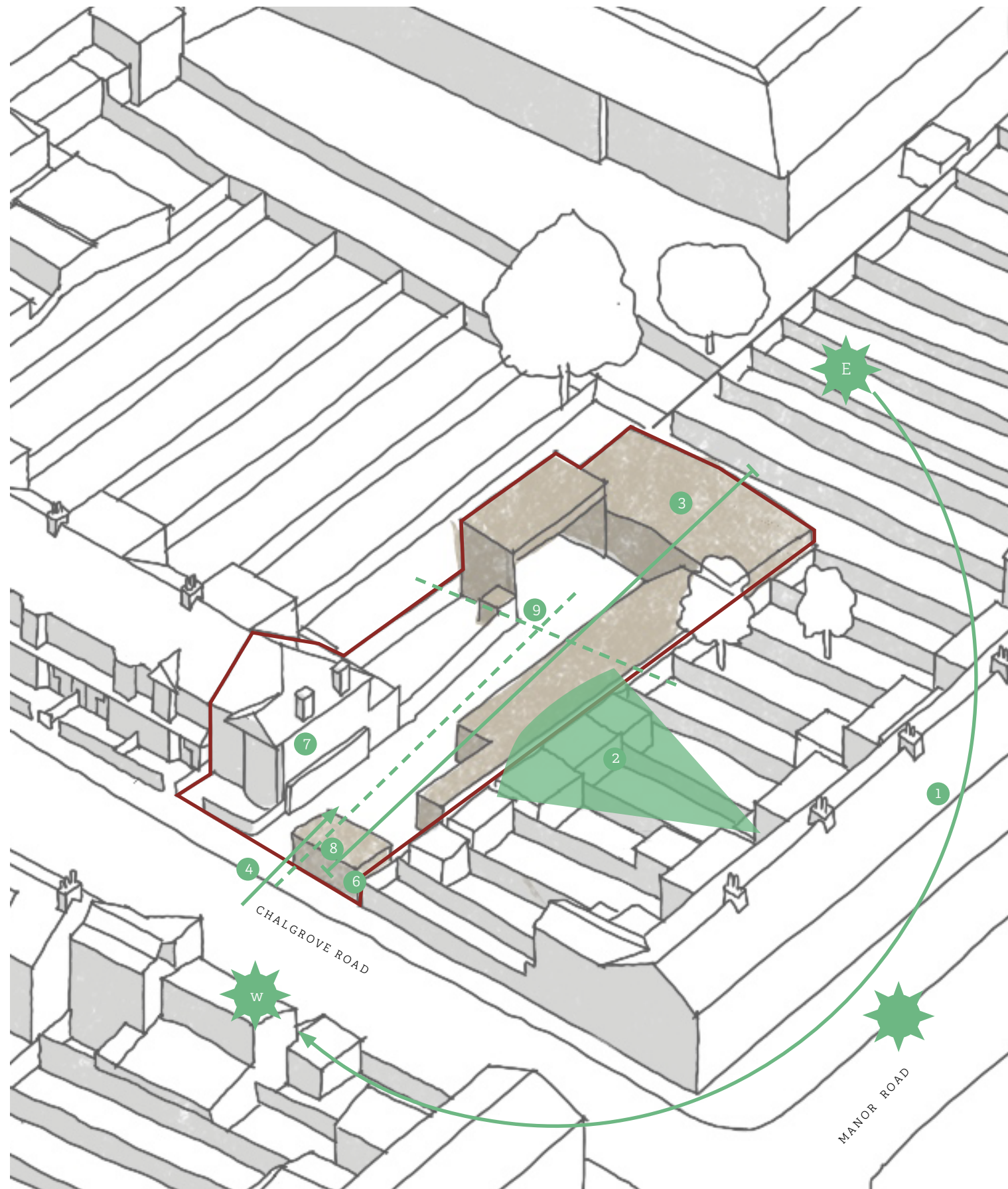
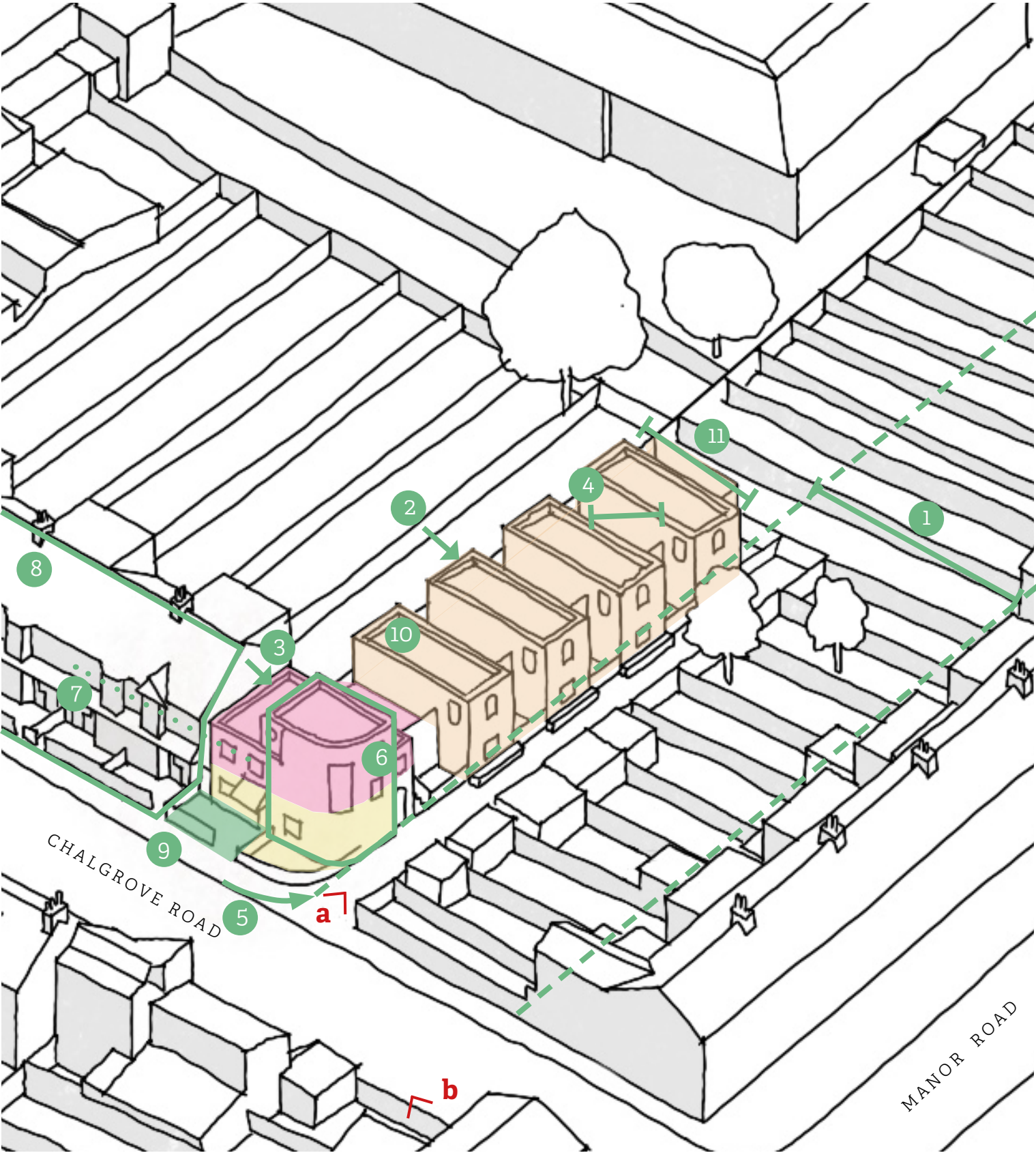


Diagram 6 - Site constraints



46 Chalgrove Road
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3.1 Pre-application advice

3.1 Pre-Applicaton 1 - Pre-application submission PRE/2022/0231

Pre-planning advice for development on this site had previously been sought in June 2022, by Toca Architects. The officer's report noted: *'The provision of residential development on this site is supported in principle subject to the proposal providing an acceptable standard of living environment for prospective occupiers of the scheme, an appropriate quality of design, meeting sustainability and carbon reduction targets, and on it not having an unduly negative impact on the amenities of neighbours or local highway conditions'*.

3.2 Pre-Applicaton 2 - Pre-application submission PRE/2024/0049

An area of main concern was with respect to Pre-Application 1 was the bulk and massing. Pre-Application 2 submission addressed this by placing the new dwellings away from the sensitive boundaries with neighbouring gardens and by breaking the proposed volume at first floor with the introduction of raised terraces, allowing the development to be inward looking at this level. This mitigated loss of outlook, loss of daylight, and helped avoid overshadowing and loss of privacy for the neighbouring properties.

This submittal presented two development options for the site, with similar densities but different approaches in relation to the Chalgrove Road streetscape. With both strategies, there was a strong emphasis on creating a new mews, with comfortable homes that are intended to enhance the quality of the area, and be an exemplar for achieving sensitive densification within existing neighbourhood terraces.

In both options, the mews ran from Chalgrove Road to the rear of the site. The central spine formed by two storey dwellings was broken at first floor level by terraces that facilitate an inner looking and minimise the loss of outlook for neighbouring properties. Each new dwelling would be a self-contained unit, each with their own front door, gardens and outdoor terraces. The units themselves were been carefully designed in each scheme, to consider neighbouring constraints.

Option 1 proposed to remodel the existing house at no. 46 and creating a new house of similar proportion adjacent to it. The new mews at the rear of the site accommodated 4no. 2 bed/ 3 person dwellings and would be accessed via a gated entrance. From an urban design perspective, Option 1 sought to achieve coherence by continuing the existing street front to this section of Chalgrove Road.

Option 2 proposed the removal of the existing property at 46 Chalgrove Road and a holistic design approach to the site. Behind a defined corner unit sat a mews of 4no. 3 bed/ 4 person dwellings.

3.3 Pre-Application 2 - Formal Pre-planning feedback report

Key extracts from formal feedback, received on 7th July included:

Principle of the proposal

- The provision of residential development at this site is supported in principle

Comments on Design

1. Replacement of the frontage building (46 Chalgrove Road) would be acceptable in principle and has more design appeal than keeping it.
2. Preferable to maintain the party wall relationship to no.48 rather than leave a gap
3. Modern design approach is considered to be acceptable
4. Design options for the mews terraces are acceptable in principle
5. Size and spaciousness of rear garden to the frontage left by Option 2 is considered sufficient and the privacy of the very long rear garden of 98 Manor Road is not considered unduly impinged, and that could easily be adequately mitigated with a higher screen to no harm to the proposal



Housing Quality

1. Internal layout of the proposed scheme would be broadly acceptable subject to concerns raised in the design section
2. Officers are concerned about the outlook from the windows of the proposed flats onto the flank wall of the new mews building given the limited separation distance but would consider the proposals are likely to either be acceptable as draw or capable of being made acceptable with minor modifications

Housing mix

1. Officer would encourage a greater number of family sized units if possible, and therefore Option 2 has been preferable dwelling size mix to Option 1.

Inclusive Design

1. Officers request that 10% of all units should be wheelchair accessible in accordance with the London Plan Policy D7 and Approved Document M4(3) of the Building regulations.



4.1 Developed Proposal

The developed scheme is for 4 mews houses and a block of two flats, that replaces the existing dwelling at 46 Chalgrove Road. The mews houses have first floor terraces, with 2.9m gaps between each and inward looking windows and doors. As the site runs on a East to West axis the gaps allow for East facing windows to each unit. Inverted living (with living / dining accommodation at first floor) means that these East facing windows serve the living / dining and kitchen accommodation.

Large inward looking openings to the terrace remove the need and reliance on clear glazed windows to the North or South elevations. There are no clear glazed overlooking windows to the gardens of Manor Road to the South, or Chalgrove Road, to the North. A single clerestory glazed window to the first floor kitchen of Units 1-4 is proposed on the North elevation. A projecting oriel window with high level glazing is being proposed to the Southern elevation.

Direct overlooking from terraces is avoided by the use of a perforated brick terrace screens (see section 6). The terraces are more than 18m from any first floor neighbouring windows.

Mews house Units 1-3 are 3 bedroom, 4 person 2 storey dwellings, each - 84m2. These units meet BRegs AD M4(2) - 'accessible and adaptable dwellings' requirements Each of these units has a private 13m2 rear garden amenity space, 6m2 courtyard and a private 20.9m2 terrace

Mews house Unit 4 is a 2 bedroom 3 person 2 storey dwelling - 74.5m2 This units meets BRegs AD M4(2) - 'accessible and adaptable dwellings' requirements This unit has a private 10.5m2 rear garden amenity space, 8m2 courtyard and a private 6.8m2 terrace

46a Chalgrove Road is a 1 bedroom, 2 person single storey dwelling - 58.5m2 This unit is a Part M4(3) wheelchair user dwelling This unit has a private 25.9m2 rear garden amenity space and 15.1m2 front garden amenity space

46b Chalgrove Road is a 3 bedroom, 4 person 3 storey dwelling - 98.6m2 This unit is a Part M4(1) user dwelling This unit has a private 19.8m2 first floor terrace and 6.2m2 courtyard.

Diagram 9 - Developed Proposal

- 1. 46a / 46b Chalgrove Road
- 2. Unit 1 - Chalgrove Mews
- 3. Unit 2 - Chalgrove Mews
- 4. Unit 3 - Chalgrove Mews
- 5. Unit 4 - Chalgrove Mews
- 6. Access to Chalgrove Mews
- 7. Bicycle storage and plant
- 8. Mixed planting
- 9. 3m gaps between dwellings at first floor
- 10. Shared amenity
- 11. Front garden amenity / courtyard
- 12. 'Blind' window to southern elevation
- 13. Two storey projected oriel window
- 14. Projecting oriel window with glazing element to southern elevation set at 1.7m above FFL





4.2 Proposed layout - Ground Floor

The Ground floor flat at 46a Chalgrove Road will be a wheelchair accessible dwelling and conforms to Part M4 (3) guidance. The scheme as a whole meets a pre-planning recommendation to have a 10% of accommodation as wheelchair accessible.

The 4 houses on Chalgrove Mews (units 1-4) have an inverted living arrangement. The ground floor of units 1-3 have 1 double and 2 single bedroom. Unit 4 has 1no. double and 1no. single bedroom. Each room meets The London Plan - Technical Space Standards.

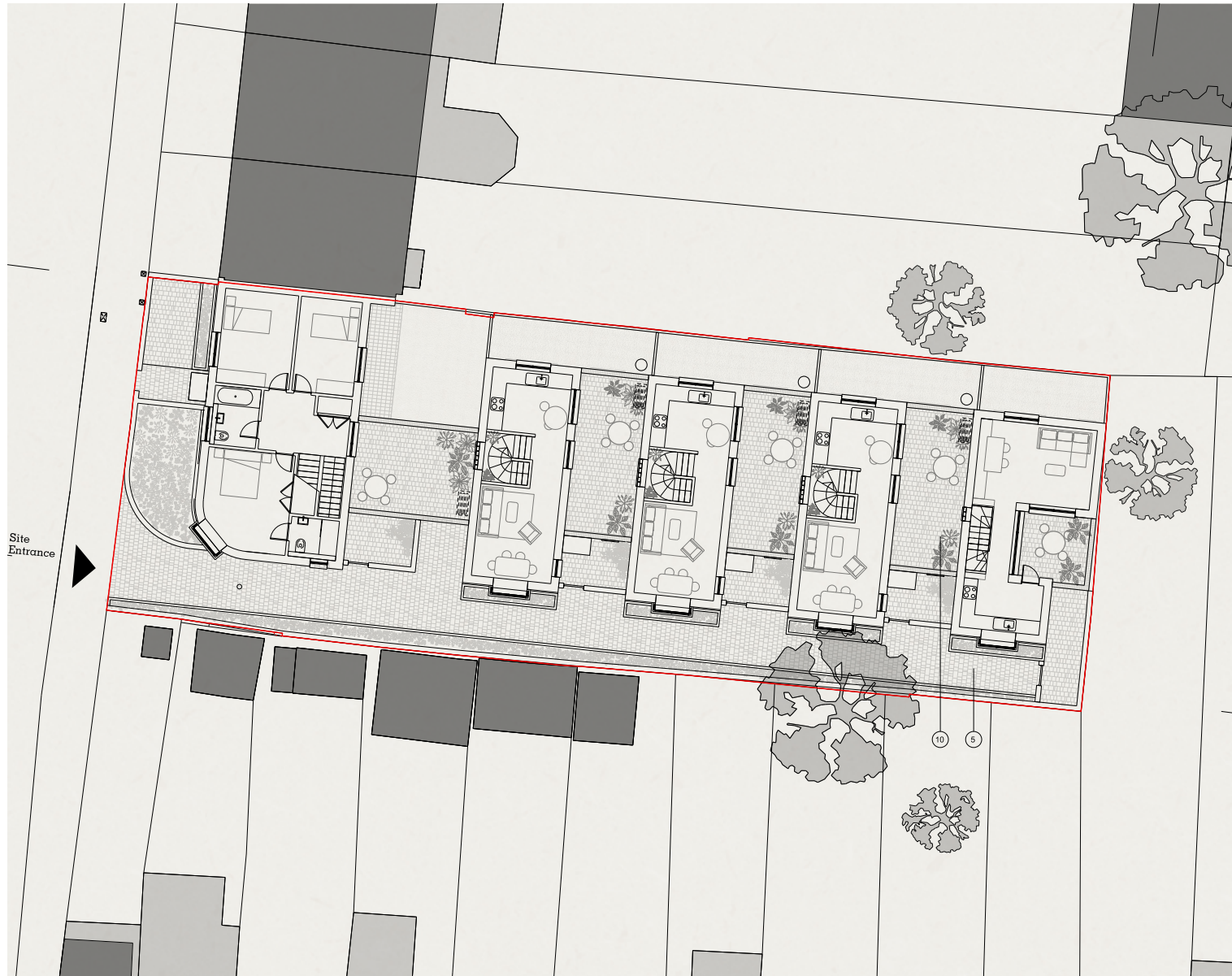
Bin storage for 46a is located adjacent to the flat entrance. Bin storage for 46b and each of the mews houses is located in the courtyards in front of flat / dwelling entrances. The storage capacity of each flat meets Haringey's collection day requirements.

14no. covered and secured cycle spaces are located adjacent to the courtyard of no. 46b.

A comfortable width to the mews street allows for private planting, direct front door access. A communal space is also provided, with seating and planting

Diagram 10 - Site layout, Ground Floor

1. 46a Chalgrove Road - Wheelchair accessible dwelling
2. 46a Chalgrove Road amenity space
3. Shared community space
4. Waste & recycling store / private courtyard
5. Cycle storage
6. Private planting
7. Private Courtyard spaces



4.3 Proposed layout - First Floor

Kitchen, living and dining accommodation occupies the first floor of all mews dwelling units.

The terraces not only allow good lighting, but also break up the first floor building line, reducing the mass of the development at first floor and it's visibility to neighbouring properties.

Direct overlooking from terraces is avoided by the use of a perforated brick terrace screens (see section 6).

The terraces are more than 18m from any first floor neighbouring windows.

Diagram 11 - Site layout, First Floor

1. Sedum roof
2. First floor private terraces - 12.9m²
3. Private Courtyard spaces at Ground floor - 5.6m²
4. Unit 5 Private ammenity space at Ground floor - 18.9m²



4.4 Separation distances

This diagram describes the Separation distances proposed.

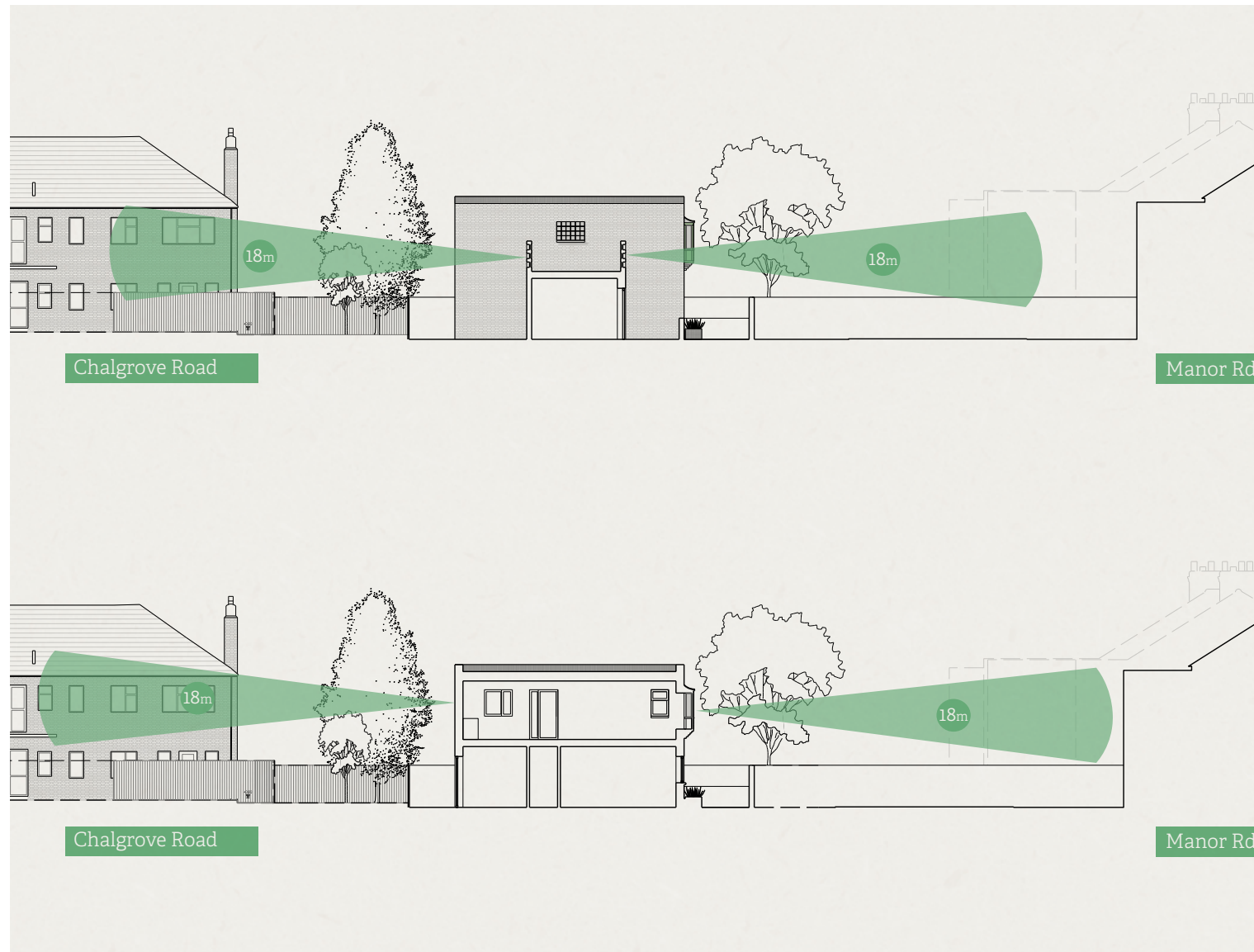
On the South elevation, the houses sit a minimum of 18.5m from the nearest first floor neighbour at Manor Road.

All windows to the Western elevation at first floor (kitchen window, '1') are obscured, without loss of light. The kitchen also benefits from a glass door onto the terrace.

To the North of the site, a separation distance of 50m is achieved to the facing dwellings of Park Lane.

Diagram 12 - Separation Distances

1. Obscure glazed kitchen window
2. Obscured perforated brick screen
3. Obscure glass block window above internal staircase to North face of all dwellings



4.5 Outlook and aspect

These diagrams show the outlook and viewing distances from all terraces and windows to the North and South of the site.

Diagram 13 - Separation Distances



4.6 Daylight / Sunlight

The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings, and ensure that adjoining land or properties are protected from unacceptable overshadowing.

The daylight / sunlight report by Right of Light Consulting, (Appended to this document) determines that the proposals accord with with The London Borough of Haringey's Development Management DPD, specifically DM1, DM12 and DM15 in relation to daylight / sunlight.

Daylight availability to windows

All windows with a requirement for daylight pass the Vertical Sky Component test.

Sunlight availability to windows

All windows that face within 90 degrees of due south have been tested for direct sunlight. All windows pass both the total annual sunlight hours test and the winter sunlight hours test. The proposed development therefore satisfies the BRE direct sunlight to windows requirements.

Overshadowing to gardens

All gardens and open spaces tested meet the BRE recommendations.

Conclusion

In summary, the numerical results in this assessment demonstrate that the proposed development will have a low impact on the light receivable by its neighbouring properties. In our opinion, the proposed development sufficiently safeguards the daylight and sunlight amenity of the neighbouring properties.

Diagram 14 - Extract from Right of Light Consulting daylight and sunlight report



4.7 Materials and appearance

The predominant material selections are:

- A whitish / grey coloured brick with matching mortar colour and flush pointing
- Masonry upstands and horizontal banding
- Green roofs
- Stone sett permeable paving

Diagram 15 - Materiality

1. New boundary wall
2. Brick bench seating
3. Green flat roof
4. Whitish / grey brick
5. Composite aluminium / timber framed bedroom window
6. Projecting oriel window
7. Private planting
8. Metal canopy
9. Blind window
10. Planting inc tree planting