



Design & Access Statement

Prepared by
Urbanist Architecture

Our Reference

294 - N21 3BF

Report Date

19/11/2023

Address

2 Henrietta Gardens, Winchmore Hill, London N21 3BF

Proposal

Addition of a rooftop extension containing one bedroom and ensuite bathroom

Introduction

This document has been prepared by Urbanist Architecture Ltd. on behalf of the applicant to accompany a full planning application along with supporting plans and documentation for the proposal at 2 Henrietta Gardens N21 3BF.

The proposal is for the erection of a rooftop extension, which will maximise the required floor area and allow the family to add a master bedroom with an ensuite bathroom.

The presented scheme has been developed to provide a high-quality roof extension to facilitate more comfortable, contemporary living accommodation for the residing family, improving the relationship between the property and the surrounding properties. The proposed changes follow a previously-refused planning application, pre-application and a dismissed appeal, all which occurred over the past few years.

This submission is the amended version of the latest pre-application advice sought 21/03553/PREHER and the dismissed planning appeal APP/Q5300/D/17/3174020.

This statement should be read in conjunction with the other drawings and documents. This includes:

- Existing drawing set
- Proposed drawing set
- Heritage statement

The design of the intended development has progressed in accordance with the National Planning Policy Framework 2021 (NPPF), the London Plan 2021, the Core Strategy 2010-2025 and the Development Management Document (Adopted November 2014).



2 Henrietta Gardens



2 Henrietta Gardens

Henrietta Gardens

Henrietta Gardens



2 Henrietta Gardens

Waterhouse hall

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Gardens

Henrietta Gardens

6

4

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2

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Location & Setting

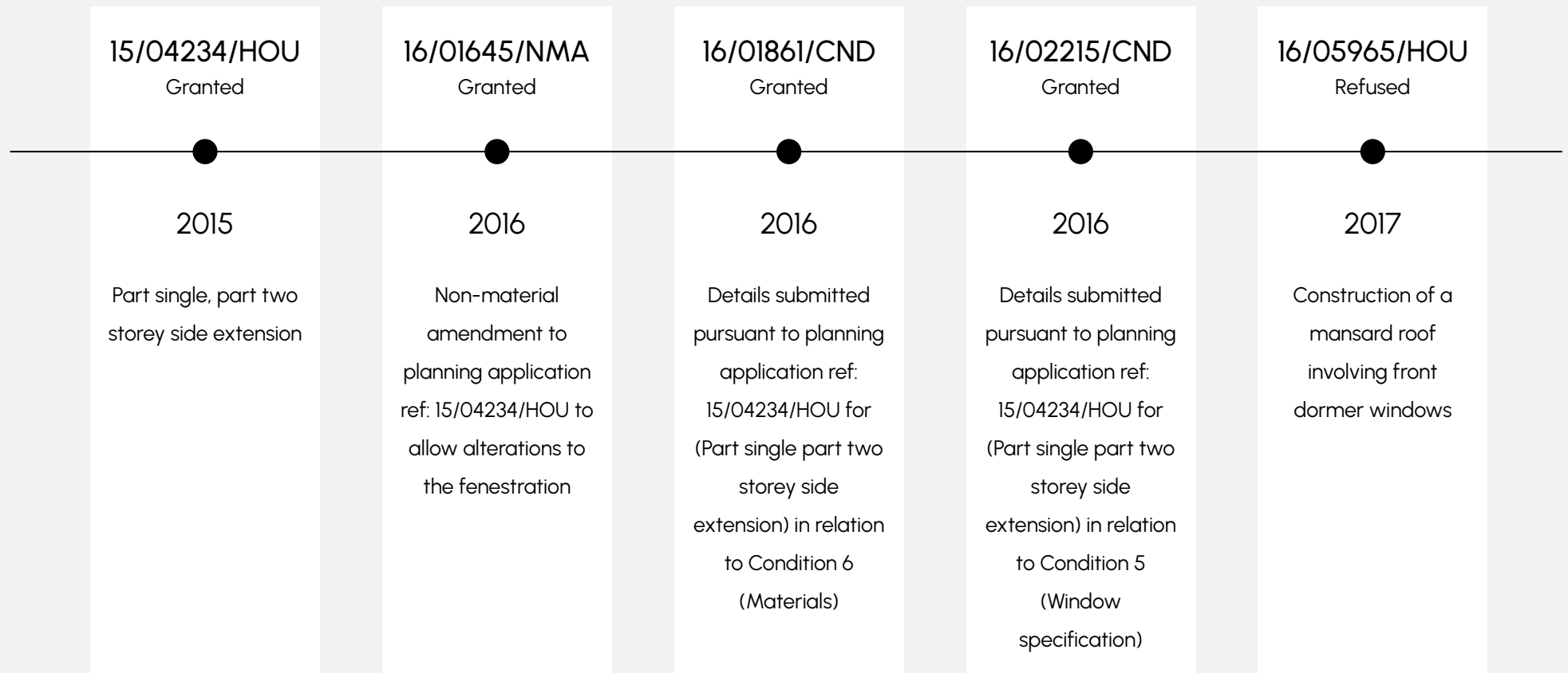
2 Henrietta Gardens is located within Winchmore Hill in north London, in the jurisdiction of Enfield Council. The property is located in a predominantly residential area and was part of a backland development in 2009 under reference TP/09/1051.

The site previously comprised a garden centre, which occupied a linear stretch of land between the railway embankment and the properties fronting Compton Terrace and 'Roseville' flats. The surrounding area is predominantly residential, with shops and commercial uses within 'The Green' and fronting Station Road.

To the east of the site is the railway embankment, with residential development fronting Roseneath Avenue beyond. To the west lies a row of traditional pre-1900 terraced properties, along with 'Roseville'; a more recent two storey pitched roof block of flats with a garage court. To the north and south lie Holly Lodge and Manor Park House respectively, each comprising of three storey, post-war, flat roof blocks of flats.

The site lies within the Winchmore Hill Green Conservation Area, where the character appraisal recognises the neutral contribution of the existing buildings.

Planning History



Planning History

APP/Q5300/D/17/3174020

Appeal Dismissed

August 2017

Contrasting roof form in terms of its profile relative to the existing flat roofs and pitched gable, which would not be in keeping with the contemporary design and form of the existing dwelling and the terrace block

Planning History

The subject property, 2 Henrietta Gardens, was approved as part of the wider backland development in 2009 following subsequent refusal in 2007 and 2008. 2 Henrietta Gardens is known as 'Unit D' in the original planning application.

In order to assess the impact of the proposal, it's important to understand the reasons why the middle section of the block was designed in a terraced-block style in 2009 with a parapeted gable and dormer accommodation roof. The third property - known as 'Unit E', now called 1 Henrietta Gardens ('Unit B' is now called 6 Henrietta Gardens and 'Unit A' is now called 1 Henrietta Gardens) has been traditionally designed in contrast to the terrace by incorporating mansard roof style along with gable roof.

The Design and Access Statement of the original planning application notes that Unit D is situated at right angles to the other properties. It forms an rear wing to the end-of-terrace and therefore faces south. The report further states that Units B, C1, C2 and C3 reflect the conservation area character when viewed from 'Roseville' with a flat roof to Unit 'D' (2 Henrietta Gardens) proposed to minimise the impact on existing properties on Compton Terrace.

The overall implication on design matters relating to massing, height and site context focuses on ensuring the existing properties do not feel overlooked or lose private amenity or daylighting. It is evident that original design of the original development had varied design strategies therefore, resulting in the typology of the development with a varied character.



Planning Considerations

In terms of the planning history of the site, the 2 Henrietta Gardens property sits in a development that encompasses a traditional terraced design approach but has elements of contemporary massing and detailing and some recent additions.

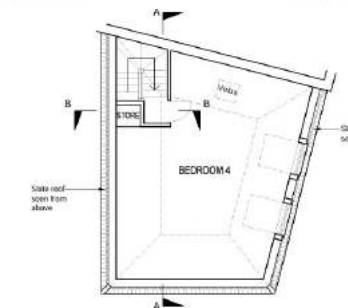
The evaluation of the proposed development takes into account several key aspects (including dismissed appeals and pre-application feedback) and combines these with its potential impact on the character and appearance of the host property and the Winchmore Hill Conservation Area, which is considered a designated heritage asset. Additionally, the assessment considers the impact of the development on neighbouring residential amenity, including factors such as aspect, privacy, overlooking, sunlight and daylight.

The subsequent chapter outlines the primary components of the refused and dismissed scheme and pre-app scheme and conducts an assessment of these components in relation to the applicable policies and guidelines along with the dismissed appeal. Following that, it will assess the pre-application advice meeting notes, albeit being non-official.

Refused Planning Application 2016

16/05965/HOU application has been refused solely based on the design quality and impact on the surrounding area grounds. The grounds of refusal are below;

- *The subject building was designated as a 'subsidiary rear projection' to the terraced row at No. 3 – No. 7 Henrietta Gardens, which also represent a unique main frontage appearance onto Compton Road.*
- *The proposed mansard roof would constitute an increase in terms of scale, massing, bulk to the host building. Views into the site from the public realm are limited, however, there will be significant visible change to the existing main frontage and the host building as a result of the proposed development when viewed from the immediate vicinity of the site.*
- *By reason of its design and form, the proposed development is considered to introduce a form of extension that would result in an overly dominant addition to the host building, unbalance the relationship with the main frontage building and distract from the established building form and architectural merits of the host terrace, detrimental to the character and appearance of the surrounding.*



Dismissed Appeal 2017

Following the refused application, the applicant appealed the decision to contest the reasons of refusal. The inspector dismissed the design based on the following considerations:

- **Location/site and surrounding:** *Given the containment and relative distance from the highway the appeal site is discreetly located. Irrespective of this, the side elevation of the terrace is clearly visible from the public highway.*

The inspector acknowledged the site is in a discreet and secluded location but assessed the property is clearly visible from the public highway.

- **Design rationale of the overall terrace:** *The Henrietta Gardens development features a contemporary design with rectilinear forms and a prominent pitched gable end, creating a focal point. The combination of flat roofs and buff brick on the side elevation results in a distinct, balanced profile, especially when viewed from Compton Road.*

The inspector sees the site as contemporary with the exception of the pitched roof together with the window fenestration.

- **Assessing the mansard roof design:** *The proposed mansard roof addition would disrupt the original design by increasing the dwelling's scale and adding a third floor, undermining its harmony with the terrace. **This roof form, contrasting with the existing flat roofs and pitched gable, would not complement the contemporary design.** Viewed from Compton Road, the mansards tiled façade and dormers would appear out of place against the existing buff brick side elevation.*

Commentary to the dismissed appeal

- The inspector succinctly captures the potential clash between the new development's characteristics and the established contemporary style of the surrounding terrace, emphasising the importance of maintaining a cohesive architectural language.
- The appeal further states that the application site is quite different from the rest of the parade as it's designed to give it a subsidiary appearance in relation to the principal elevation of the terrace and to complement the overall design. Therefore, the **flat roof design is acceptable in the context** of the appeal site and the mansard roof would not be an improvement, for the reasons given above.

Pre-application Advice Meeting Notes - 2021

Following the dismissed appeal, the applicant engaged officers to discuss the acceptability of the revised design under reference 21/03553/PREHER on 22 October 2021. The pre-application meeting was undertaken via the phone and was followed by one paragraph containing council's feedback. No delegated reports were received following the phone discussion. The pre-app response was as below:

"Following our pre-application discussion this afternoon to outline the key issues with the proposal, the principle of the development would not be supported in view of policies DMD13 and DMD44 as discussed and the consideration in heritage terms is that the proposed mansard would not address the concerns raised by the Inspector on the previous appeal. I look to send you the written response in a few weeks. Our current schedule has impacted the response timeframe, given that the department has been extremely busy with a backlog of cases. I will endeavour to send the written response within the next four weeks. Thanks for your cooperation."

The official pre-application advice was never received despite several follow-ups by the applicant's agent. The last follow-up was made on 25th January 2022, five months after the phone discussion. On 4th February 2022, the applicant received detailed written advice in the body of an email:

Principle of Development

CP30 of the Core Strategy requires new development to be of a high-quality design and in keeping with the character of the surrounding area. DMD8 of the Development Management Document seeks to ensure that development is high quality, sustainable, has regard for and enhances local character; and DMD37 states that development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings will not be supported.

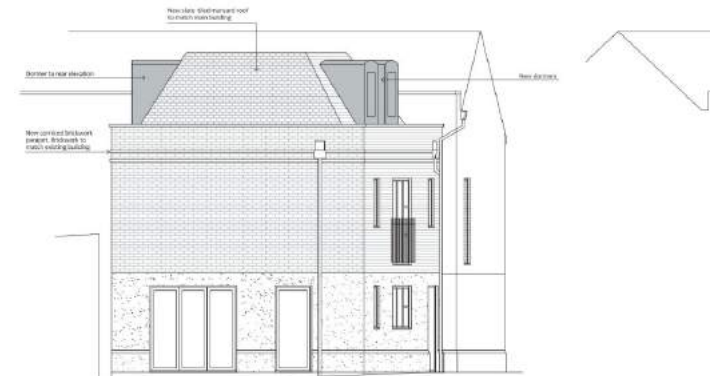
DMD44 states that proposals which fail to conserve and enhance the special interest, significance or setting of a heritage asset will normally be refused.

Pre-application Advice Meeting Notes - 2021 cont.

This is supported in the Winchmore Hill Green Conservation Area Character Appraisal which identifies the application site as a building dating post C 1948 and as one which makes a neutral contribution to the area. The Victorian designed Compton Terrace, which abuts the application site, is noted as one that makes a positive contribution to the area. This approach is consistent with that set out at a national level with Paragraph 197 of the National Planning Policy Framework stating:

"In determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- The desirability of new development making a positive contribution to local character and distinctiveness."*



REAR / SIDE (WEST) ELEVATION

Pre-application Advice Meeting Notes - 2021 cont.

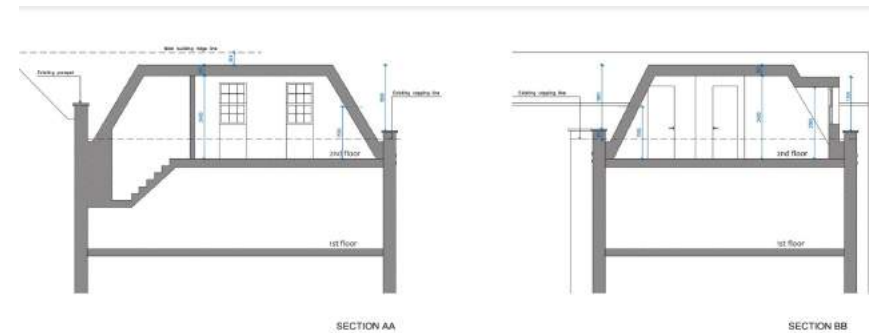
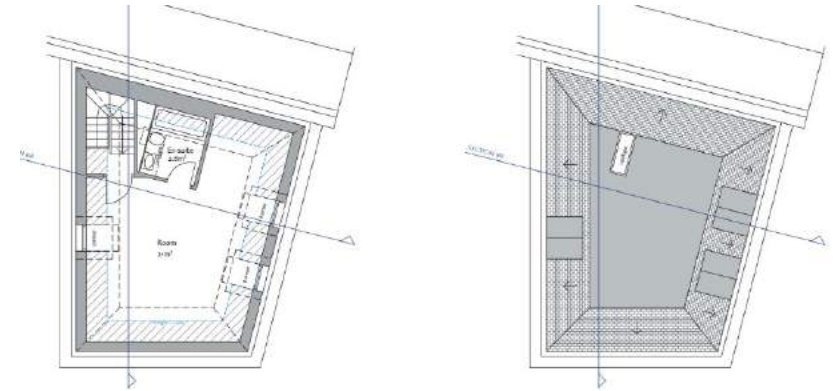
"The proposed structure is assessed against Policy DMD13, which seeks to ensure that roof extensions are of an appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof between 500-750mm are required. They must also be in keeping with the character of the property, and not dominant when viewed from the surrounding area.

It is considered that the principle of a mansard roof extension with dormers would be unacceptable in heritage terms as it would appear highly visible and overbearing when viewed against the backdrop of the existing heritage asset, contrary to policies DMD13 and DMD44 of the DMD, CP31 of the Core Strategy and HCI of the London Plan."

Character and Appearance

Paragraphs 199 and 200 of the NPPF (2021) state that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."



FRONT (SOUTH) ELEVATION

Pre-application Advice Meeting Notes - 2021 cont.

"Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) *grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
- b) *assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional."*

Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification.

It goes on to state in Paragraph 201 that:

"Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- *The nature of the heritage asset prevents all reasonable uses of the site; and*
- *No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
- *Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and*
- *The harm or loss is outweighed by the benefit of bringing the site back into use.*

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use."

In 2017 an application for the "erection of a single-storey extension through the addition of a flat-topped mansard roof with dormer windows to the front" (16/05965/HOU) was dismissed at appeal (APP/Q5300/D/17/3174020).

Pre-application Advice Meeting Notes - 2021 cont.

It was the inspector's opinion that:

8. The proposed development would conflict with the original design of the development. The mansard roof would increase the scale and mass of the existing dwelling and result in the creation of a third floor, which would erode its subservient design in relation to the wider terrace. It would also result in a contrasting roof form in terms of its profile relative to the existing flat roofs and pitched gable, which would not be in keeping with the contemporary design and form of the existing dwelling and the terrace block. In terms of appearance particularly when viewed from Compton Road, the mansard roof would also introduce a large tiled façade with dormers, which would appear incongruous in relation to the existing relatively uncluttered buff brick side elevation.

9. The appellants' assert that the existing flat roof design of No. 2 is not in keeping with the prevalent pitched and mansard roof forms nearby and that the proposed mansard roof would be an improvement in terms of design.

I acknowledge that flat roofs are not prevalent in the vicinity of the appeal site. However, the flat roof of No. 2 has been specifically designed to give it a subsidiary appearance in relation to the principal elevation of the terrace and to complement the overall design. Therefore, the flat roof design is acceptable in the context of the appeal site and the mansard roof would not be an improvement, for the reasons given above.

11. For the reasons set out above, the proposed development would relate poorly to the existing development and would consequently cause harm to the character and appearance of the surrounding area....

The Conservation Officer asserts that the concerns raised by the Inspector in 2017 have not been addressed. Further to this, an alternative design cannot be foreseen – be it modern or traditional – which would overcome the concerns raised regarding subservience to the main terrace massing on heritage grounds.

Pre-application Advice Meeting Notes - 2021 cont.

Conclusion

Overall, upon assesment of the submitted information and relevant planning policy, should a planning application be submitted, the principle of the proposed extensions to the existing heritage asset is considered unacceptable and the proposal would fail to accord with policies DMD44, HCl of the London Plan (2021) as well as the NPPF (2021).

As you will appreciate, any views or opinions expressed in this report are given in good faith but must be without prejudice to the formal process of consideration, and you will appreciate that any planning application will be subject to formal consultation. Any comments received as a result of the consultation process will be material to our assessment of the proposal. Were the current pre-application scheme to be formally submitted as an application, an objection would be raised to permission being granted.

Regards,

Michael Kotoh-Mortty

Planning Officer

South Team

Development Management

Planning Service

Place Department

Enfield Council

Commentary to the Pre-app Response

The officers cited key policies such as DMD13 (roof extension), DMD8 and DMD31 in the principle of development section. However, these policies do not appear as reasons for refusal in the conclusion section. The officers noted that the proposed mansard roof extension, along with the dormers, would be highly visible and overbearing when viewed against the backdrop of the existing heritage assets of Hoppers Road, Compton Road and Roseneath Avenue. It is crucial to highlight that the subject property is part of the Henrietta Gardens development, which harmoniously blends modern and traditional elements. This blend was acknowledged by the planning inspector. However, the council only cited these policies and added a refusal conclusion in the principle of development section without further assessment. This approach casts doubt on the reliability of the pre-application advice meeting.

Regarding the character and appearance section of the advice, officers referred to the inspector's assessment merely as an assessment and commentary suggesting that no alternative design could be envisioned. In response, this revised application will place significant emphasis on the inspector's comments, as they seem to reflect Enfield Council's consistent assesment.

Design Development

Difference between previous design and revised design

The previously refused application had a full site mansard extension with dormer window to maximise the floor area of the property. The main difference between the previous design and the revised design are as follows;

- **Roof design:** The mansard design is omitted in light of the inspector's comments. The revised design will see flat roof design along with a slanted wall to further reduce the impact
- **Dormer windows:** Dormer windows are omitted from the design to be subservient addition
- **Setbacks:** Generous setbacks are introduced which are 1.5m, 1.8 m and 2.4m from the front parapet wall
- **Parapet height:** The existing parapet height is further increased to reduce the perceived height of the roof addition
- **Material palette:** Traditional roof slates tiles are omitted and contemporary cladding is proposed
- **Height of the roof extension:** The internal ceiling height is reduced from 2.4 m to 2.3 m to further reduce the impact
- **Window fenestration and facade design:** The front facade of the roof extension has inset window fenestrations to give a contemporary look. Additionally, the angular design of the ensuite together with the extra setback of the ensuite is designed to enhance the design's modernity and add architectural embellishment.
- **Contextual change:** No. 4 has an added rear dormer extension as approved in 2018. This was not previously included as part of the backdrop context. This demonstrates the context has evolving nature and character.

Conclusion

The proposal by virtue of its design, scale and location - and with minimum impact on the heritage grounds and amenity of the occupiers of the neighbouring properties - is considered to be subordinate to the main building and would relate well with other buildings in the streetscene. As such, the proposal would comply with the DMD policies 13, 33, 37, 44, 41 and Core Strategy 30 and 31.

Massing Studies



Gable-on form of the extension allows for a visual gap between the existing gable and the new extension.

Opportunities:

- Repetition of the gable form complements the gable end of existing building
- Exploration of appropriate contemporary materials to delineate from existing

Considerations:

- Reduced usable area
- Reduced glazed area
- Potentially difficult to provide subservience



The extension has been pulled back from the front facade to visually minimise massing impact when seen from the ground.

Opportunities:

- Lightweight pavilion as complementary addition to existing
- Opportunity for large extent of glazing
- Flat roof typology minimises overall height/mass

Considerations:

- Contemporary aesthetic as clear addition
- Naturally reduced height



Aerial views from south-east

Extension seems more dominant than other alternatives as it extends to the edges of parapet.

Opportunities:

- Less dominant and reduced form
- Contemporary picture windows offering maximum daylighting
- Maximised developable area

Considerations:

- Bulkier mansard accommodation
- Internal layout to be carefully considered to ensure privacy and usable space

Design Evolution

The development of a rooftop extension has always sought to observe and maintain the original massing and material of the original block's built form. The flat-roofed wing of the subject property offers an opportunity to create additional massing and usable floor space without detracting from this character.

Development of the emerging proposals has always been led by the need to ascertain the most appropriate and balanced addition to this location. Rigorous testing of sectional and elevational options for this rooftop extension demonstrated a need for a clearly subordinate addition. A contemporary solution offered the most construction flexibility in order to minimise the height of the new extension.

The use of a contemporary aesthetic allowed greater flexibility within the design that ensured that minimal roof and wall makeups could be utilised, ensuring the required height of the extension could also be kept to a minimum while continuing to meet energy, structure, and buildability considerations.

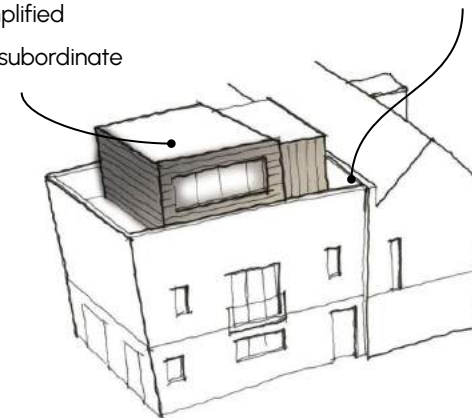
Brise soleil to accent
the horizontal

Balance to parapet
junction

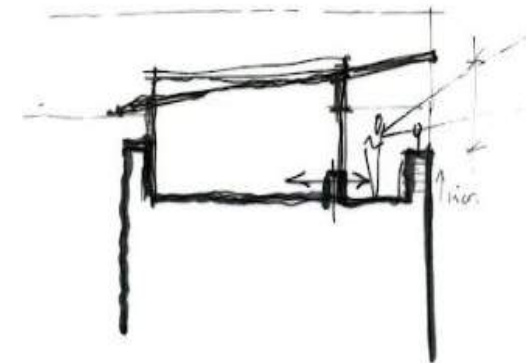
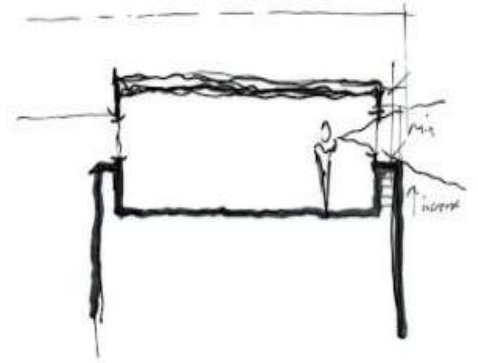
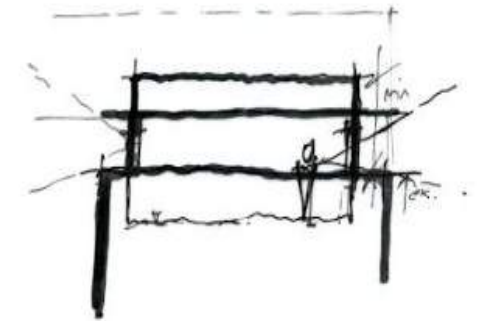


Setback from to
parapet junction

Simplified
massing/subordinate



Massing Development



Views/Daylighting Articulation

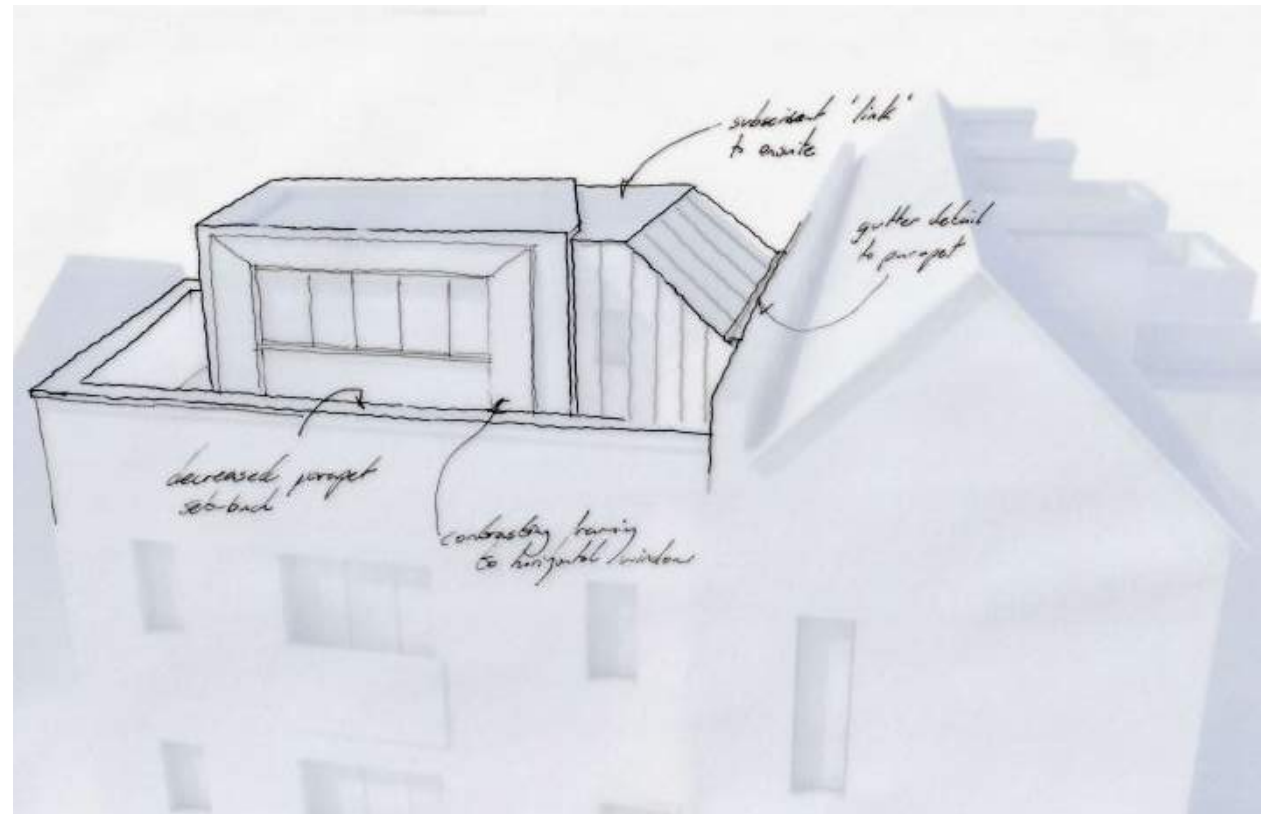
Design Detail

In developing the detailed layout of the extension, further consideration of fenestration, cleaning and maintenance, as well as the extension of the internal staircase were also incorporated.

The siting of the staircase enclosure is adjacent to the junction with the neighbouring wing and this design seeks to reduce the height further, through alignment with the pitch of the staircase, creating a sensitive junction with the party wall at this point and offering simple drainage.

While maintaining NDSS space requirements, the setbacks from the extended parapet walls of the property were maximised to reduce the perceived size of the extension from public and wider views.

Careful consideration of furniture placement including sanitary ware was also accommodated and daylighting/amenity from the property informed the fenestration strategy which in turn allowed cross ventilation and thermal comfort. Throughout the development of the proposals, the natural delineation between the contemporary extension and the traditional brick of the original building was deemed the most appropriate architectural strategy. This also informed the use of contemporary detailing including the window form and surrounds introduced.



Window Articulation



Elevation Development

Material Palette

Material choices have largely been informed by the character of the rooftop extension and its contemporary architectural direction.

Although traditional brick and slate materials have been explored as part of the design development, lightweight structure and cladding strategies provide a superior thermal performance in tandem with reduced roof and wall thicknesses. This allows for an increased floor space of the extension, while also minimising the required height and footprint of the addition.

Through development of the proposals, a clear material delineation between the original and the new has guided both the material colours and detailing. The crisp, simple and lightweight character of the rooftop element complementing the traditional masonry 'plinth' of the existing property below.



Vertical standing seam cladding



Rooftop extension and horizontal seam options



Planning Policy Context

National Planning Policy Framework

2021

Chapter 8 Promoting healthy and safe communities

Chapter 9 Promoting sustainable transport

Chapter 11 Making effective use of land

Chapter 12 Achieving well designed places

The London Plan

2021

Policy D1 London's form, character, and capacity for growth

Policy D3 Optimising site capacity through the design-led approach

Policy D4 Delivering good design

Policy D6 Housing quality and standards

Policy HC1 Heritage conservation and growth

Local Plan

Core Strategy 2010 -2025

Policy 30 Maintaining and improving the quality of the built and open environment

Policy 31 Built and landscape heritage

Planning Policy Context cont.

Development Management Document (Adopted November 2014)

- DMD 13** Roof extensions
- DMD 37** Achieving high quality and design-led development
- DMD 38** Design process
- DMD 44** Conserving and enhancing heritage assets

Winchmore Hill & Conservation Area Character Appraisal (2015)

Townscape Analysis

Vicars Moor Lane Conservation Area Character Appraisal (2015)

Townscape Analysis

DMD Policy 37 - Achieving High Quality and Design-Led Development

The Development Management Policy under Good Design(6.1) and DMD 37 states that *"development that is not suitable for its intended function, that is inappropriate to its context, or which fails to have appropriate regard to its surroundings, will be refused."* This further goes on to state that *"development should capitalise on the opportunities available for improving an area in accordance with the following objectives of urban design: Character, Continuity and Enclosure, Quality of the Public Realm, Ease of Movement, Legibility, Adaptability and Durability, Diversity."*

Justification and guidance on implementation of the above policy further states under 6.1.4 *"In all cases, respecting and complementing the distinguishing positive characteristics of an area (paying particular attention to the immediate context), is key to creating and promoting a sense of identity and place and integrating development into its surroundings. This does not necessarily mean creating replica development. **Contemporary and innovative design can often enhance local identity,** while reinforcing the positive aspects of an area's built form."*

It is evident that DMD 37 is mostly addressed to the new build development or larger scale regeneration project. Not all of the urban design objectives can be achieved for a proposed roof extension to create an additional bedroom for a growing family to meet their needs. Ease of movement, continuity and enclosure and quality of public realm are not applicable to the proposal in this submission.

However, the justification test supports that good design can be achieved via contemporary and innovative design to enhance the local identity while contributing aspects of an area's built form.

DMD Policy 13 - Roof Extensions

The Development Management Policy 13.1 states that roof extensions to residential properties will only be permitted if all of the following criteria are met:

- a. *Be of an appropriate size and location within the roof plane and, in the case of roof dormers, inset from the eaves, ridge and edges of the roof (insets should normally be **between 500-750mm**); and*
- b. *Be in keeping with the character of the property, and not dominant when viewed from the surrounding area;*

2. Roof extensions to the **side** of a property must not disrupt the character or balance of the property or pair or group of properties of which the dwelling forms a part.

3. Roof dormers on **front facing roofs** will generally only be permitted if they do not materially affect the character of the area and are not dominant or intrusive when viewed from the surrounding area.

Justification and guidance on implementation of the above policy further states under 2.5.5 *"Roof and side extensions, due to their **visibility**, can have a more discernible impact on the street scene. Uniformity in architectural treatments, such as roof lines, and the rhythm of building widths are important **to maintaining a continuity of character** across parts of Enfield. Side facing dormers, in particular, can result in awkward development forms and disrupt the balance of a row of terraced or pair of semi-detached houses, where roof treatments are mirrored."*

Additionally 2.5.7 justification guidance states that where the *"property is already at the **end of a row of terraces**, the circumstances are different and therefore the separation distance from the back edge of the pavement is important. **Corner, or end of terrace properties** occupy prominent places along a street frontage. Maintaining a **separation from the pavement** on a return frontage will help to ensure that side extensions on these properties are not overly dominant."*

Principle of Development

The main considerations of relevance to this application are the impact of the proposal on the character and the appearance of the host dwelling and on the streetscene.

Achieving High Quality

When applying DMD 37 criteria to the proposed roof extension, it's important to contextualise the policy's intent as well as the specificities of this project. The scope of DMD 37 primarily targets new build developments or larger scale regeneration projects. This understanding is crucial in applying the policy's guidelines to smaller scale projects like the proposed roof extension. It's essential to differentiate between the broad objectives intended for larger developments and the more nuanced application necessary for smaller, individual property enhancements. Not all urban design objectives outlined in DMD 37 are relevant or achievable for the proposed roof extension. The proposed design will be integrated contextually with the existing built form in the row of houses (No.s 2 - 6 Henrietta Gardens) by adding a flat roof design with raised parapet. The design will respect the existing architectural language and contribute to the visual appeal and functional improvement of the property, aligning with the broader goals of urban design quality.

The design of the roof extension has been conceived with the local identity in mind, which is established in the inspector's decision that the row of terraces has a modern design (apart from pitched roofs) so any addition should respect and follow that aspect. With this in mind, the extension aims to complement and enhance the existing character of the area, rather than detract from it, demonstrating a sensitive and thoughtful approach to design.

The proposed roof extension is designed to respect and enhance the existing architectural language of the building. This involves using materials, forms and colors that complement the existing structure while introducing contemporary elements. The design acknowledges the existing building's character and the local area's architectural heritage and ensures the extension is a respectful addition rather than an intrusive element.

In conclusion, while the proposed roof extension may not fulfill every urban design objective of DMD 37, it adheres to the core principles of good, contemporary and innovative design. It respects the policy's broader intent by enhancing local identity and contributing positively to the area's built form, thereby demonstrating a nuanced and appropriate application of DMD 37 to a small-scale residential project.

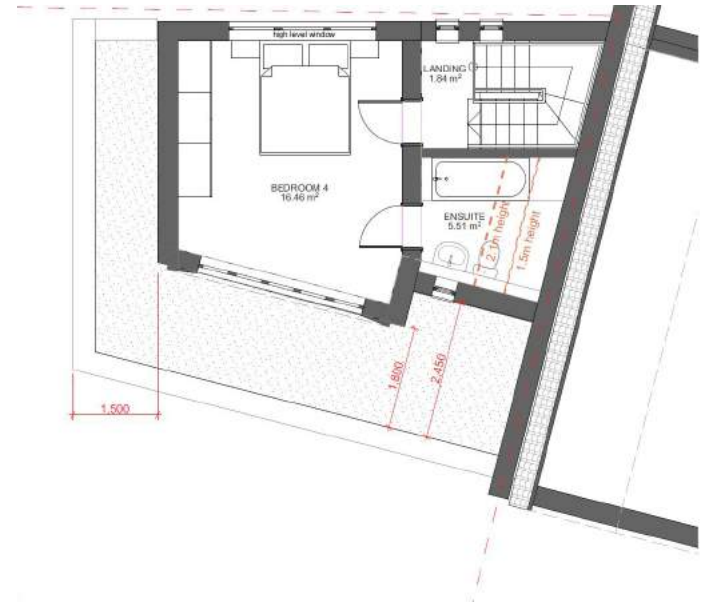
Principle of Development cont.

As mentioned, the main considerations of relevance to this application are the impact of the proposal on the character of the host dwelling and on the streetscene.

Roof Extension

Policy 13.1 states that the proposed roof extension must be of an appropriate size and location inset from the eaves, ridge and edges of the roof (insets should normally be between 500-750mm); and be in keeping with the character of the property. It is important to ascertain the definition of the 'appropriate size and location'. The proposed roof extension introduces various setbacks from the main roof plan. The setbacks are respectively 1.5 m setback from the north-east elevation, 1.8 m and 2.45 m from the south facing elevation.

Regarding height differences, the main mass of the extension over the master bedroom (with a subservient link containing the stairwell), is located with a lower roof and a pitched roof to minimise the impact to No. 3 and No. 4 Henrietta Gardens.



Principle of Development cont.

Roof Extension

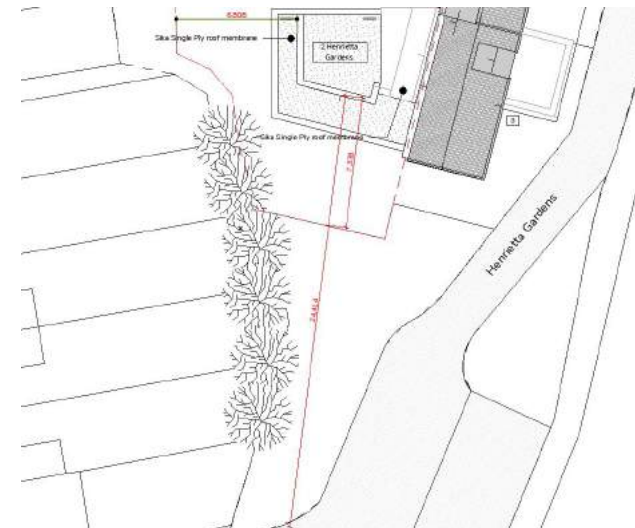
Understanding the unique position and design of the subject property at 2 Henrietta Gardens, particularly in the context of a rear extension that forms a separate dwelling for No. 3 Henrietta Gardens, requires a nuanced interpretation of urban design principles and planning guidelines:

Dual nature of the development: The project is intriguing in its dual nature – on one hand, it's a rear extension to an existing dwelling, while on the other, it represents an end-of-row terrace building. This dual identity presents unique challenges and opportunities in terms of design, access and integration with the surrounding urban fabric.

Contextual integration and visual impact: The design of the extension must be sympathetic to the existing architectural language of Henrietta Gardens, while also asserting its own identity. This involves considering aspects like scale, materials and architectural detailing to ensure that the new development enhances, rather than detracts from, the visual and spatial quality of the area.

Urban design and planning implications: From a planning perspective, this arrangement necessitates a careful balance

between respecting the existing urban context and introducing a new architectural element that redefines the character of the site. It calls for a design solution that is sensitive to the existing streetscape and neighbouring properties, while also being innovative in addressing the unique configuration of the property.



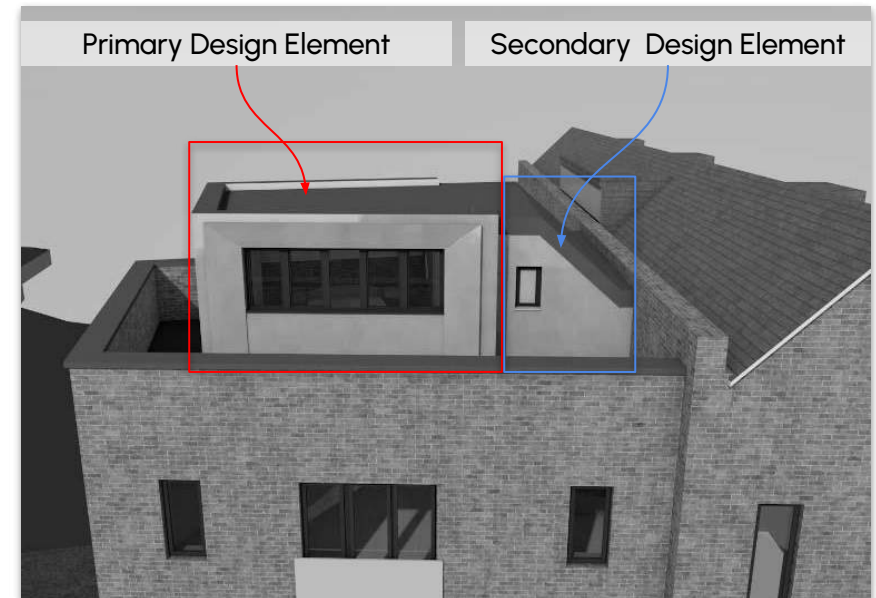
The proposed roof extension falls under the guidelines for front-facing roofs and corner or end-of-terrace properties as outlined in the Roof Extension Justification Guidance policy. This policy emphasises the importance of a greater separation distance from the back edge of the pavement, ensuring that side extensions on such properties do not become overly dominant. The distance from the pavement is 24.4 m, 7.3 m from the southern boundary line and 6.8 m from the eastern boundary line.

Principle of Development cont.

Roof Extension

These measurements not only comply with the policy's requirements but also demonstrate a conscientious effort to integrate the extension harmoniously into the existing spatial context, thereby mitigating any potential dominance of the structure within its surroundings.

The design of the proposed extension skillfully incorporates two distinct elements: the main core as the primary element, and a subordinate core as the secondary design element. This approach, featuring 'design breaks', is a widely recognised and effective strategy to ensure that extensions remain visually subservient to the host dwelling. Such design breaks prevent the extension from overpowering the original structure, maintaining a balance between the new and the existing. Furthermore, the existing property's asymmetrical design and its contextual placement are complemented by this approach. The roof of the extension is thoughtfully designed to be lower than the main elevation, achieved through an increased parapet wall, which results in an overall height difference of 1.50m. Additionally, the extension's roof is set down from the ridge level compared to the adjacent row of terraces, further ensuring that it integrates seamlessly and respectfully with the surrounding buildings.

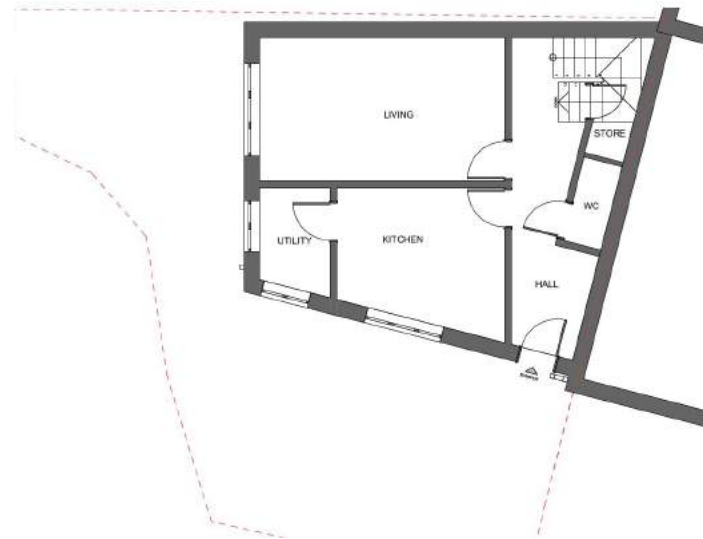
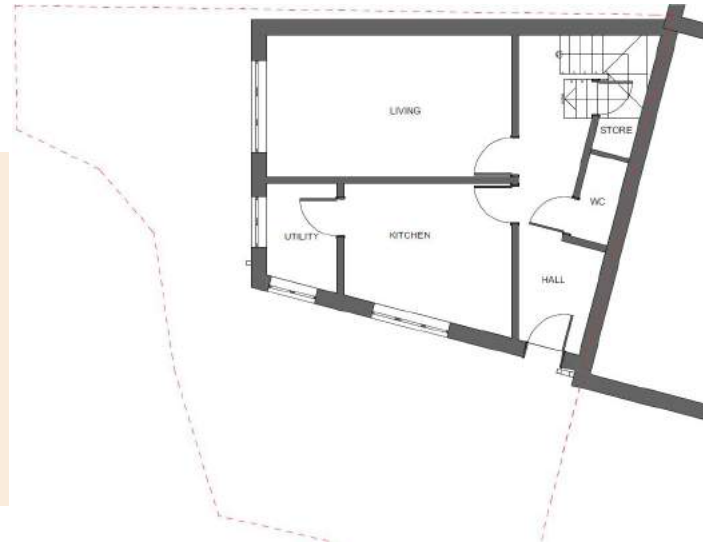


In conclusion, the proposed design, with its careful consideration of scale, height and architectural detailing, demonstrates a commitment to preserving the character of the existing property and its context. The strategic use of design elements ensures that the extension adds value to the property while maintaining the integrity and harmony of the local streetscape. This approach exemplifies contemporary urban design principles, balancing innovation with respect for existing architectural character.

Ground Floor Plan

Existing

The current ground floor area will remain the same. The proposal will not affect the ground floor level.



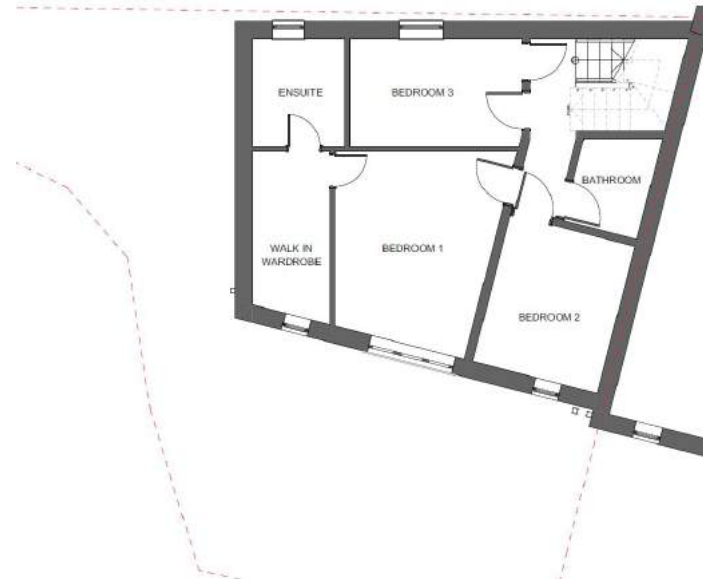
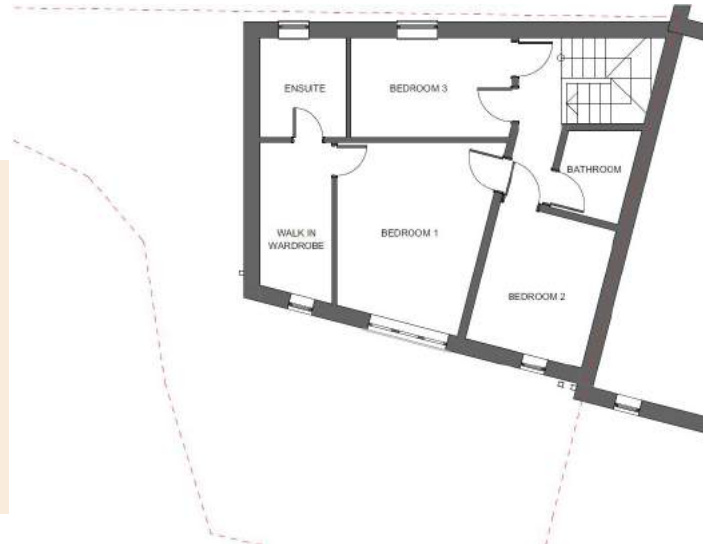
Proposed

The ground floor will remain the same. There will be no alteration proposed for the ground floor area.

First Floor Plan

Existing

The existing first floor consists of three bedrooms, inclusive of one master bedroom with an ensuite and walk-in wardrobe.



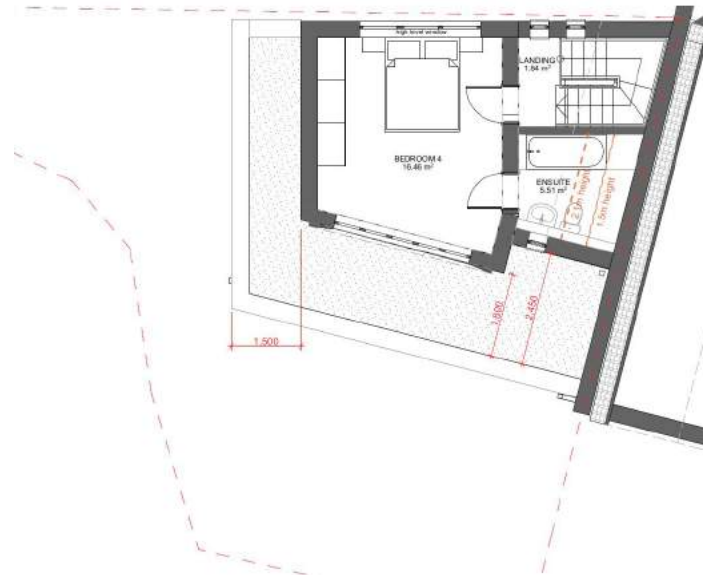
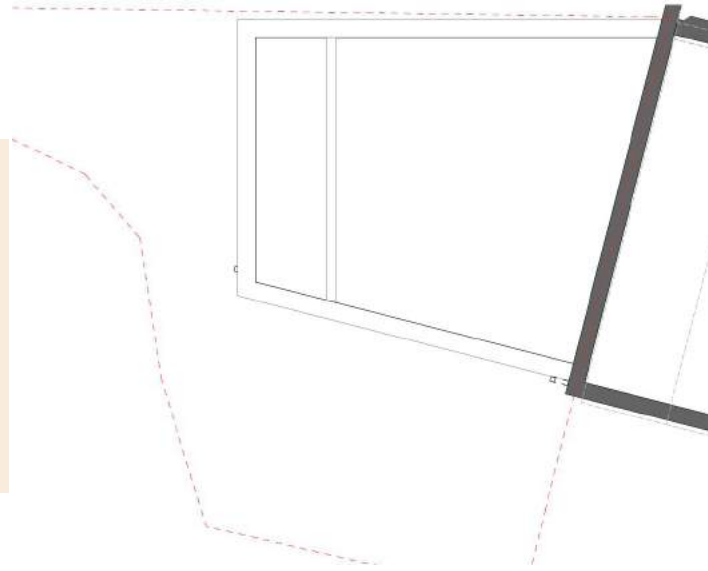
Proposed

The proposed first floor level will see the new staircase extended to the roof extension.

Second Floor Plan

Existing

The second floor consists of a flat roof with minimal parapet.



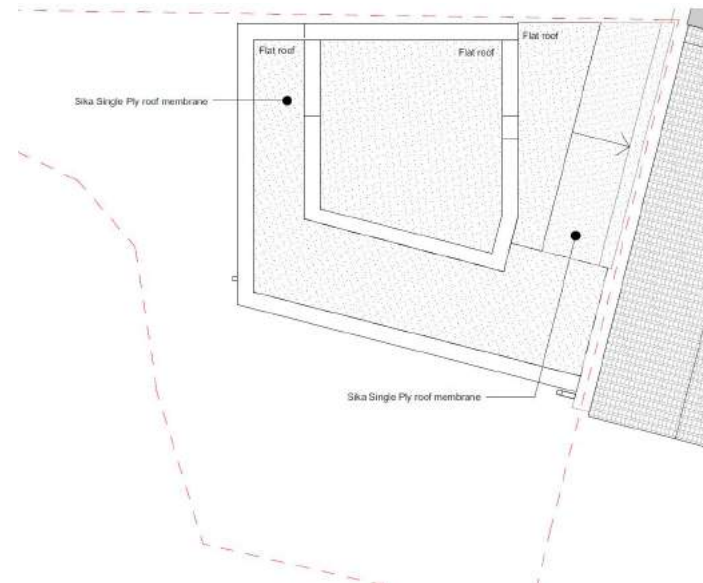
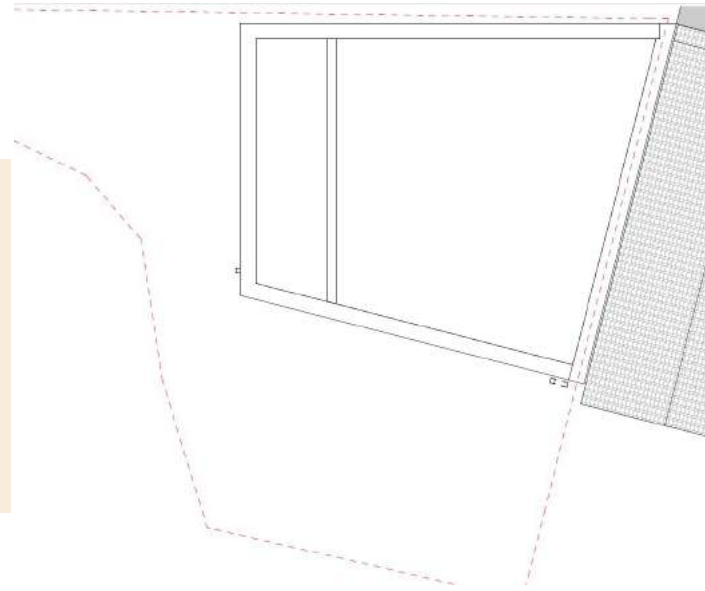
Proposed

The proposed second floor will introduce the new proposed roof extension with an internal height of 2.3m. Various setbacks are introduced to limit extension's prominence.

Roof Plan

Existing

The roof plan consists of a flat roof.



Proposed

The proposed roof plan will consist of two types of extension: a flat roof to allow the desired internal height for the master bedroom and a sloped roof that follows the headroom of the staircase within.

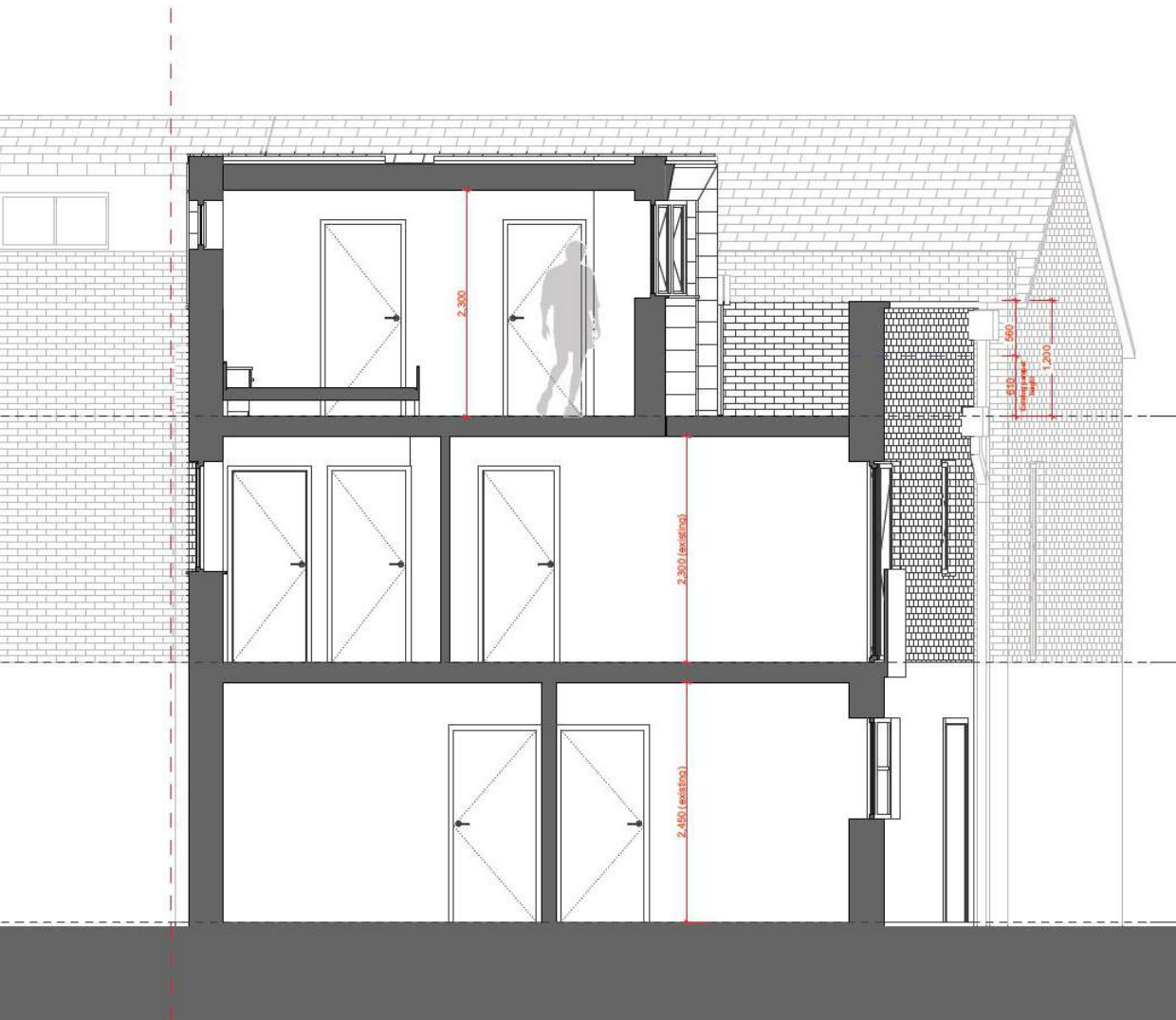
Proposed Elevations

Front Elevation



Rear Elevation





Scale, Amount & Layout

The proposed roof extension will add 28 sqm to the roof of the property. The extension's height, carefully considered at 1.5 m above the raised parapet, ensures a visually pleasing and unobtrusive addition to the property's profile. This height adjustment, coupled with the existing parapet being raised by 560mm, is a strategic design choice to maintain the subordinate appearance of the extension in relation to the overall structure..

The extension's internal layout is efficiently designed, allocating 16.4 sqm for a spacious master bedroom, 5.51 sqm for a well-appointed ensuite bathroom and 1.84 sqm for a stairwell that seamlessly connects the first floor to the second. In summary, the proposed roof extension is a well-considered addition that thoughtfully balances the need for additional space with the importance of maintaining the architectural integrity of the property.

Appearance

This design offers a modern addition to the traditional property, reflecting the themes found in the conservation area with the addition of more contemporary elements.

This design embodies a harmonious blend of traditional and modern elements, presenting a contemporary addition that complements the traditional character of the property while aligning with the overarching themes of the conservation area.

By integrating contemporary features into the existing fabric, our proposal not only honors the heritage values but also revitalizes the property, thereby enriching the cultural vibrancy of the surroundings



*Roseville' Shown for context only



Appearance cont.

The proposals seek to provide a sensitive and carefully considered addition to the existing two storey property.

Although the extension proposes an additional floor, parapeted setbacks and the flat roof incorporated in the form of the addition minimises the impact to both adjacent properties and wider public views of the site.

The carefully considered massing of the proposals incorporates quality contemporary materials to accommodate an appropriately-sized master bedroom while seeking to remain subservient to the original form of the terraced block.

Material choices have purposefully been considered to provide a clear delineation between the existing and the new, in a similar fashion to the contrast between roof and facing material palettes.

Wider Context



Wider Context

from south east



Wider Context



from north

Wider Context



from north west

Proposed Materials

Standing Seam Zinc Panels

Vertical cladding for the stairwell and ensuite bathroom



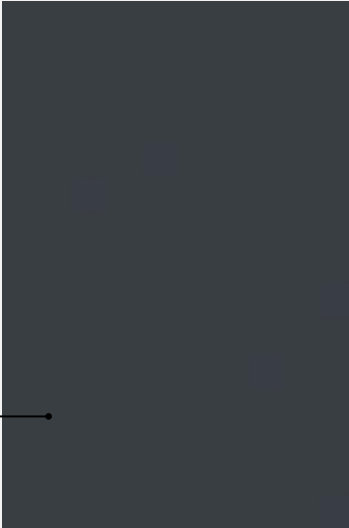
Standing Seam Zinc Panels

Horizontal panel for the bedroom extension



Anthracite Grey Metal Frames

For windows, doors and skylights



Amenity of Neighbouring Properties

The proposal will have no further impact on the neighbouring properties in relation to overlooking or overshadowing.



Sustainability

The National Planning Policy Framework states:

"The planning system should support the transition to a low carbon future [...] It should help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions, minimise vulnerability and improve resilience; encourage the reuse of existing resources, including the conversion of existing buildings; and support renewable and low carbon energy and associated infrastructure."

The construction of the new extension will be carried out with awareness of circular economy principles. This will ensure that, where possible, elements of existing structures are retained for reuse in future construction works and that the new extension is built with a view to being partly dismantled rather than fully demolished when its lifespan is over.



Summary

The revised application represents a substantial departure from the previously rejected proposal, showcasing a series of significant improvements that address the concerns raised by the inspector and substantially reduce the visual impact of the development. These key changes are as follows:

Roof design: The initial mansard design, which drew objections, has been completely replaced with a flat roof and a slanted wall. This new design not only adheres to the inspector's comments but also significantly reduces the visual impact on the surrounding area.

Dormer windows: To maintain a sense of subservience and minimise any potential visual intrusion, dormer windows have been entirely omitted from the design. This ensures the addition remains in harmony with the existing architectural context.

Setbacks: The revised plans now include generous setbacks of 1.5m, 1.8m, and 2.4m from the front parapet wall, further diminishing any perception of massiveness and ensuring the development respects the spatial dynamics of the neighbourhood.

Parapet height: By increasing the existing parapet height, the perceived height of the roof extension has been effectively reduced. This modification serves to alleviate concerns regarding the development's impact on the local skyline.

Material palette: In response to feedback, the traditional roof slate tiles have been replaced with a contemporary cladding material, contributing to a more modern and aesthetically pleasing appearance.

Summary

Window fenestration and facade design: The front facade has been enhanced with inset window fenestrations, imparting a contemporary and visually appealing aesthetic. Additionally, the angular design of the ensuite bathroom, combined with extra setback, introduces an architectural embellishment that complements the overall design.

Contextual change: It is crucial to note that the surrounding context has evolved, as evidenced by the approval of a rear dormer extension for No. 4 in 2018. This contextual shift underscores the need for flexibility and adaptability in design considerations.

In conclusion, the revisions made to the proposed development not only address the concerns previously raised but also align with the evolving character of the neighbourhood. The changes represent a conscientious effort to harmonise with the local context and mitigate any adverse visual impact, ultimately making a compelling case for the approval of this revised application.



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