DESIGN AND ACCESS STATEMENT

LOCATION

The site is located at 22 Leaside Avenue, N10 3BU

CONSENT AUTHORITY

The consent authority is the Council of Haringey

PROJECT DESCRIPTION

Refurbishment of loft conversion, replacement of existing front skylight and addition of 2 new front skylights, erection of rear dormer window.



Front View



Rear View

PROPOSAL - GENERAL

The architectural proposal aims to improve the current layout of the property, allowing for proper use of the existing loft conversion. The roofline loft conversion currently comprises of an uninhabitable space with low height and a small bathroom. Due to the height restrictions, the room is used as storage space. The application seeks to incorporate a rear dormer, in order to make the loft conversion a livable space comprising of a bedroom and a shower room.

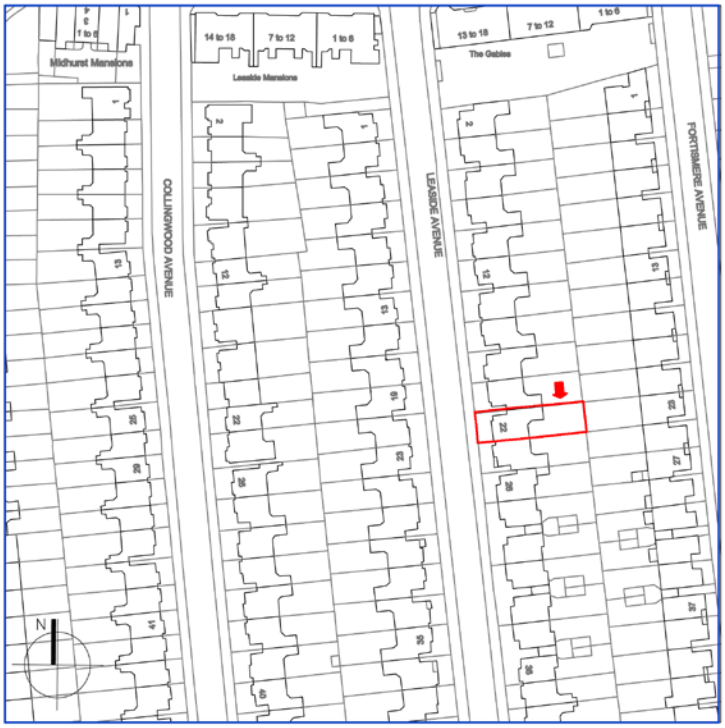
SITE AND SURROUNDING AREA

The property is located on 22 Leaside Avenue in Muswell Hill and is a halls-adjoining terraced house. It is a part two/part three storey house which already has two rooms in the roof creating a second floor, an original bedroom at the rear of the property and the existing low height loft room centrally. The property is adjacent to residential properties on all of its sides.



Rear View

North of the site is Fortis Green Road. South of the site is Grand Avenue. East of the site is Fortismere Avenue and West is Collingwood Avenue.



SCALE 1:1250 LOCATION PLAN

OUTLINE OF THE PROPOSAL

The purpose of this application is to improve the living conditions at the property and make use of all available space. The owners require an additional usable bedroom in order to accommodate a growing family including an elderly relative. The proposal will create a contemporary, functional, safe and efficient dwelling adjusted to the modern day needs of the owners.

The space in the loft conversion does not allow for its proper use, because of its sloping ceilings and low height. It cannot function as a bedroom with an en-suite bathroom as was initially intended by the previous owners and is now used as storage space. The application aims to give head height to the existing space by creating a rear dormer, allowing for a minimum height of 1.95m internal space. The existing skylight of the shower room will be replaced with a new one. Its proportions and position will be similar to the current size and position. Two new skylights will be added to the front of the roof in order to give more light to the space.



Existing loft conversion

DESIGN, SCALE AND APPEARANCE

The described design approach has been presented in a pre application planning advice appointment with the Council of Haringey on the 16.9.14 and has followed carefully the guidelines discussed during this meeting. All skylights at the front of the roof will be aligned to create a well organized façade and are in keeping with the many other skylights in the area. The proposed rear dormer has a width of 2.60m in accordance with the width of first floor windows. The size of the skylights and the width of the dormer have been designed carefully to correspond to the façade of the building in size and scale and ensure the existing roof continues to be the predominant element.



Proposed front elevation



Proposed rear elevation

The alignment guides used for the dimensions of the dormer are in line with other designs in the area that have been approved as acceptable and have been considered not to alter the character of the building and the surrounding properties. These alterations will not affect the height of the roof, as the height of the dormer will be lower than the highest part of the existing roof. The additional floor space created at this level will be 6.45m2. The scale and massing of the proposal is in accordance with the character of the surrounding area.



Skylights on neigbouring properties on Leaside Avenue



Rear dormer at neighbour property (18 Leaside Avenue)

The materials used will be traditional and the same as the ones existing in the property and neighbouring properties. The design of the dormer window follows the design of the corresponding windows on the other floors, as well as the design of similar elements in neighbouring properties on the street, so as to preserve the character of the area.

The proposal aims to meet the criteria of the Housing Act of 1985 concerning natural lighting, with openings that exceed this requirement. This way the property will be adequately illuminated with natural light and ensure good living conditions. It will also not cause any loss of light to the adjacent properties since the height of the property is not increasing. The orientation and size of the openings will not result in any additional overlooking.

LANDSCAPING

N/A

ACCESS

The access is unchanged. There are no changes to the property that will change the way someone accesses the site.

PLANNING POLICY

The proposal has taken into account the following documents related to planning applications in the area of Haringey:
-The Unitary Development Plan (UDP), adopted by the Council on 17 July 2006
-The London Plan
-The Supplementary Planning Document (SPD) on Housing adopted in 2008
-The Supplementary Planning Guidance SPG 1a – Design Guidance
-The Supplementary Planning Guidance SPG 2 – Conservation and Archaeology
-Policies CSV1 and CSV5, regarding Development, Alterations and Extensions in Conservation Areas

According to the Guiding Principal in paragraph 4.4 of the UDP *"every one in Haringey should have access to a decent, affordable and safe home appropriate to their needs".* It is one of the Council's main objectives to promote sustainable patterns of living and working in Haringey, creating spaces that will affect positively the quality of life of their users.

In Paragraph 11.3 of the UPD the council describes as one of its Key Objectives for Conservation Areas *"to preserve or enhance the character and appearance of the conservation area".* The proposal aims to preserve the character of the area throughout the design. According also to the UD3 general principles, it complements the character of the local area and is of nature and scale that is sensitive to the surrounding area. The proposed dormer is subordinate to the existing building and is not undermining the architectural character and effect of the whole. Since the height of the roof will stay the same, there will be no impact in terms of loss of sunlight or daylight, nor any overlooking to the adjacent properties.

According to CSV5 policy regarding Alterations and Extensions in Conservation Areas "The Council will require that alterations or extensions to Buildings in Conservation Areas: a) Preserve or enhance the character of the Conservation Area; and b) Retain or reinstate characteristic features such as doors, windows or materials of buildings". The proposal fully follows these guidelines retaining the characteristic features and materials of the existing building and neighbouring properties.

The application site is in the Muswell Hill Conservation Area and is not the subject of an Article 4 Direction.

In addition, following the SPG1a guidance, the design of the proposal has regard to the physical and cultural context of the Muswell Hill Conservation Area. It respects and does not undermine the form, structure and urban grain of the locality, taking into account local distinctiveness, including materials and features. The proposal is in scale with the adjoining properties. At the same time it is subordinate in scale to the original building, keeping the existing uniformity of the building and allowing for the existing important features of the property to be predominant. The dormer is subordinate to the existing loft conversion and does not undermine the sweep of the roof. The window of the dormer is designed according to the patterns and details of the windows below. It is subordinate to the roof and also in line with the character, size and scale of the building as a whole. The design of the proposal follows fully the existing character of the house and enhances its architectural properties.

As of the above, the application is fully in accordance with the design guidelines set by the Council of Haringey.

CONCLUSION

The proposal aims to improve the existing space and create good living conditions for its occupants. The overall building height is not increasing. There is no additional overlooking of neighbouring properties. The views to the neighboring properties will be limited. The design of the skylights and the dormer and the materials that will be used are in keeping with the character of the neighbouring houses, therefore there will be no impact on the Conservation Area. The proposal has been designed according to Council's planning policies and is considered acceptable in design and scale.

For all the above reasons, it is considered that planning permission can be properly granted.