Design and access statement

74a Antill Road, London, N15 4BA

July 2015

1.0 Introduction

The existing property consists of a 2 storey mid terrace house divided into two flats. The property is situated in a quiet residential area of Antill Road and is not believed to be within a conservation area. The property faces a public car park to the rear of the station.

The property is under a slate duo pitched roof with a lean to slate roof to the rear portion. The majority of properties within Antill Road are of the same early 1900's type build and have been provided with additions to the lower floor and roof slopes.

Pre-application advise had been made and our client and potential builder visited the planning department to discuss the potential of extending the rear roof slope of the property. Our initial design included a rear dormer and outrigger dormer which would allow our client to achieve 2 bedrooms and a bathroom. The discussions resulted in omitting the outrigger dormer proposal and proceed with the main roof dormer. Ensuring the dormer was set 300mm away from the eaves and set below the ridge as practical as possible. The planning officer seemed sympathetic to the width due to the property being narrow therefore the width was not an issue.



Above: View of front elevation of 74a Antill Road

2.0 Proposal

The Proposal is for a rear dormer to the main rear roof slope to allow for additional floor space within the property. The loft conversion will enable a much needed additional bedroom for the family.

The dormer has been designed to be set well below the existing ridge level and the dormer wall stepped away from the existing eaves by 300mm measured by the plane of the existing slope.

The materials proposed are:

- Vertical hung slate covering to the dormer walls,
- Flat roof with an EDPM or 3 layered felt system.
- UPV-c windows
- Lead abutment flashings
- Velux windows in a dark grey metal exterior finish

2 No. Velux windows are also proposed to the front sloping roof and the rear portion roof of the property.

Roof-lights will not exceed a projection of 50mm.

2.0 Design

The rear dormer has been sympathetically designed to match those which have already been constructed within the adjacent road and to properties situated within the surrounding areas. The materials used will also allow the extension to blend in with the roof.



Above: View of the rear of the property at 74 Antiill Road

3.0 Amount

The proposed loft conversion does not increase the footprint area of the property. The addition of the roof slope will increase the useable floor area by approximately 23m2 however most of the loft conversion will still remain under a sloping roof.

4.0 Layout

The subject property is situated solely on the first floor, provided with front entrance door leading onto a shared entrance hall with the ground floor flat. The front entrance door leads onto Antill Road. There is no access into the rear garden as the subject flat does not allow for this amenity space.

There will be no drastic changes to the internal floor layouts of the flat other than catering for a new staircase to be formed above the existing staircase and this will allow access into the new floor.

The new floor will allow for a new bedroom. The bedroom has been provided with a glazed tilt and turn windows to allow adequate light within the bedroom and staircase along with 2 roof-lights to the main front slope and 2No. to the rear first floor kitchen.

5.0 Appearance

The materials proposed for the rear dormer and roof-light windows are considered to match the existing materials provided to the property.

- Slate to the roof slopes and dormer walls to blend in evenly

- Flat roof, this area will not been seen and would consider the weather-proofing to be provided in EDPM or a 3 layered built up felt.

- The windows are mainly PVC-u – It is proposed to match the PVC-u type material situated on the rear portion building.

- Velux windows to be of a dark grey metal to blend in with the slate roof covering.

6.0 Scale

The size of the dormer would be considered appropriate and would match similar properties within the same nearby roads, although to the rear of the site other neighbouring properties appear to have a mixture of designs which in some cases extend further onto the rear portion parts of the building.

It is considered that the proposed dormer would be discreet in its location due to the long rear portion part of the buildings extending into the rear gardens.

Floor space gained by proposal will be approximately 23m2 however half of the floor area will be formed under a sloping roof situated at the front of the property.

7.0 Landscaping

The property does not benefit from outdoor space.



Satellite image of Antill Road and Neighbouring properties