andrew mulroy architects ltd

14040 – 70 Windermere Road, London, N10 2RG

Design and Access Statement (Planning Stage)
Proposed Loft Conversion

14040-A30-001

Rev A – 10 Nov 2015 – planning issue

1.0	**THE EXISTING BUILDING**	**Document reference**
1.1	This is a Planning & Conservation Area Consent application (with demolition) for a proposed Loft Conversion to the rear of a two storey, terraced Victorian house on Windermere Road in Muswell Hill, N10. Windermere Road is in the Muswell Hill Conservation Area. The surrounding area is largely residential with properties of similar size and age. The building has been owned by the current family for three generations and is residential in use and it is not proposed to change this planning use.	14040-03-501, 502, 503, 504
1.2	The front elevation is of high quality masonry with areas of detailed rendered eaves, and white painted timber windows typical of that found in the local area. The original rear elevations are also formed in masonry but of slightly poorer quality stock brick, as is typical of the houses in the local area. The house has never been extended, however there exists a current certificate of lawfulness for elevational works to the rear of the house at ground floor level. The adjoining property at No. 68 is an identical house type, mirrored. Whilst the property adjoining at no.70 is of a similar age, but is a of a slightly differing style. No. 70 has a significant later addition dormer to the rear roof façade.	



View of property from Windermere Road.



Aerial view of 70 Windermere Road from the rear in context to other properties.

2.0 THE BRIEF

2.1 The applicants who own the property wish to:

1. Convert the roof space to provide an extra bedroom to the property, so it can carry on as a central hub for the extended family.
2. To facilitate the roof conversion, add a subservient rear dormer to the existing main roof slope.
3. To add a modest roof light to the front slope of the roof.
4. Upgrade the internal fabric of the roof structure to make significant improvements to the energy performance of the property.

3.0 THE PROPOSAL

3.1 The proposed application contains the following elements:

1. Existing drawings indicating the current configuration of the property.	14040-03-512,513,
2. Drawings proposed extent of alterations to internal spaces at roof level.	514, 520,531,
3. Elevation and Section drawings showing the extent of the proposed dormer facing the rear garden.	532

4.0 FORM, DESIGN AND MATERIALS

4.1 Massing

Loft:

The vertical face of the dormer is to be set back 1000mm from the existing eaves at the main rear roof slope of the house in keeping with the planning requirements within a Conservation Area. The dormer also steps in from the sides of the party wall parapets by 1000mm.The highest point of the dormer is lower than the existing ridge. It is to be noted that the property at No.70 has a dormer similar in massing to the proposed dormer in this application. There are various other dormers visible from the rear of the property in the surrounding area.

Materials
It is proposed to use a dark coloured metal fascia panel (Zinc or similar) to the visible surrounds and sides of the proposed dormer extension. This is a material typically used in both modern and traditional roof construction and is intended to match as far as possible the tone of the existing slate roof surface.

Windows will be high performance aluminium dark framed windows to match the cladding colour.

5.0 ACCESS

5.1 The project involves the extension of a property that is approx. 100 years old. The principal access arrangements to and into the property remain unchanged.

6.0 ENERGY

6.1 The new works will be designed and insulated to current standards. This will constitute a significant upgrade in the overall thermal performance of the building.

7.0 WASTE

7.1 The existing waste arrangements will be retained with the bins and recycling stored in the front garden of the property

9.0 CONCLUSION

9.1 We believe that:

1. The proposed extensions at roof and garden have a negligible impact on the loss of amenity and daylight to any the immediate neighbours.
2. The proposal described in the accompanying drawings is of a sympathetic form and scale to the existing house and is wholly appropriate within a Conservation Area.