

Document:	*Design & Access Statement*
Site Address:	*34 Clifton Road*
	London, N8 8JA
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1.0 SITE ANALYSIS

THE SITE

34 Clifton Road is a four bed terraced house, with two floor levels. Estimated as an early 20th Century property, the home has a small front garden and generous rear garden.

Clifton Road is on a hill with each neighbouring property stepping up/down. A number of neighbouring properties, including the property next door [number 32], have had loft extensions. Some of the extensions are visible from the street and all loft extensions have Velux style windows installed on the front elevation.

The property is constructed from red brick with white render details on the front elevation. The windows are predominately single glazed timber sash painted green.

The site sits within the Crouch End Conservation Area.

PLANNING HISTORY

Through searching the online Haringey planning database we have found no applications associated with 34 Clifton Road.

A number of applications have been approved for similar rear loft extensions on Clifton Road. The most relevant application to our application is the neighbouring property, 32 Clifton Road:

- HGY/2011/0651, Flat 4, 32 Clifton Road - Loft Extension - Permit

2.0 DESIGN

PROPOSAL

To inform the design we have used the following planning policy documents:

Haringey Unitary Development Plan, Saved Policies:

- UD3 and CSV5

Haringey Local Plan:

- SP11 - Design

Supplementary Planning Guidance, Conservation and Archaeology:

- SPG2 - Alterations and Extensions in Conservation Areas

- Materials

The proposal consists of extending into the loft with a rear dormer and Velux style roof lights.

The new extension is similar in form and scale to the neighbouring property. This is to create a symmetrical and coherent appearance when viewing the rear elevations at 32 and 34 Clifton Road.

We propose to clad the new dormer in high quality lead. Lead is a traditional material used regularly in conservation areas. The lead will preserve the character of the area and sit comfortably next to the existing slate roof tiles.

The windows will be timber framed double glazed. We propose that the windows are to have a grey painted finish that sits harmoniously with the lead cladding.

The rear dormer will not be visible from the street and therefore should have little impact on the conservation area.

The proposed Velux style rooflights to the front elevation are proposed in similar locations to neighbouring properties. Therefore they are in keeping with the existing context.

3.0 SITE PHOTOS



Rear elevation image showing the neighbouring property dormer extension.



Front elevations showing a number of Velux windows on the front elevations.



Google Earth image showing the applicants site and rooflights on neighbouring properties.

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