Douglas Architects

Top Floor Studio
100 De Beauvoir Road
London N1 4EN

Tel: 07941 534 182
E: contact@douglasarchitects.co.uk
W: www.douglasarchitects.co.uk

Haringey Planning
Planning Regeneration and Economy
Level 6
River Park House
Wood Green
London N22 8HQ

12.06.2016

Planning Application for work at 21d Jacksons Lane N6 5SR

Provision of a roof terrace within the existing pitched roof at the rear of the building

Submitted On-Line Ref: PP-05130319

Dear Haringey Planning,

We have recently submitted a Planning Application via the Planning Portal for work at 21d Jacksons lane. The works consist of the provision of a roof terrace within the existing pitched roof at the rear of the building.

We have paid the fee for the application on-line.

Background and similar projects in the area
The site is in a conservation area. The existing building is not listed or locally listed. We have not requested pre-application advice for this proposal because we recently submitted an application for a similar proposal at 31 Jacksons Lane – and that application was successful.

There are three similar roof terraces that have been built in the neighbouring buildings – one at number 35, one at 31 (as mentioned above) and one at number 23. The one at number 23 is larger than we are proposing and is still extremely difficult to see from garden level. The one at number 35 is even more difficult to see from garden level.

Proposed Rear Roof Terrace
The proposed roof terrace is essentially a cut-away or negative development. The existing roof materials and dormer window would remain unchanged as part of this proposal.

It therefore does not represent any change in aspect or overshadowing for and adjacent properties. Because of the size of the gardens attached to the application site and the neighbouring buildings there is no danger of a feeling of overlooking on the properties to the rear.

Because the roof terrace is set so far back from the eaves of the building it will be very difficult to look down into the gardens and it will be impossible to look down into the first 15m

of the gardens, thus there will be no feeling of overlooking into those gardens. The presence of the existing dormer on one side and the chimney-stack on the other prevent longer, diagonal views from the proposed terrace into the adjacent gardens below.

We feel that the provision of the roof terrace presents significantly less of a feeling of overlooking into the gardens below than is presented by any one of the existing rear dormers or rear windows.

Amenity Space
At present the garden is intended solely for the use of the lower maisonette. This means that the top floor flat (21d Jacksons Lane) has no designated outdoor amenity space. While the flat is of a reasonable size, it would obviously benefit from outdoor amenity space in the form of the proposed roof terrace.

Conclusion
The proposal respects the existing building as it leaves the profile of the roof intact. It presents minimal overlooking issues - much less so than the existing windows and dormer on the rear elevation. We feel that it would be beneficial to the existing property and is in general a modest and extremely low impact development that will benefit the existing building.

Yours faithfully,

Craig Douglas RIBA
For Douglas Architects Limited

Documents included with this application:

Site Location Plan – JAC_EX_101 (1/1250)

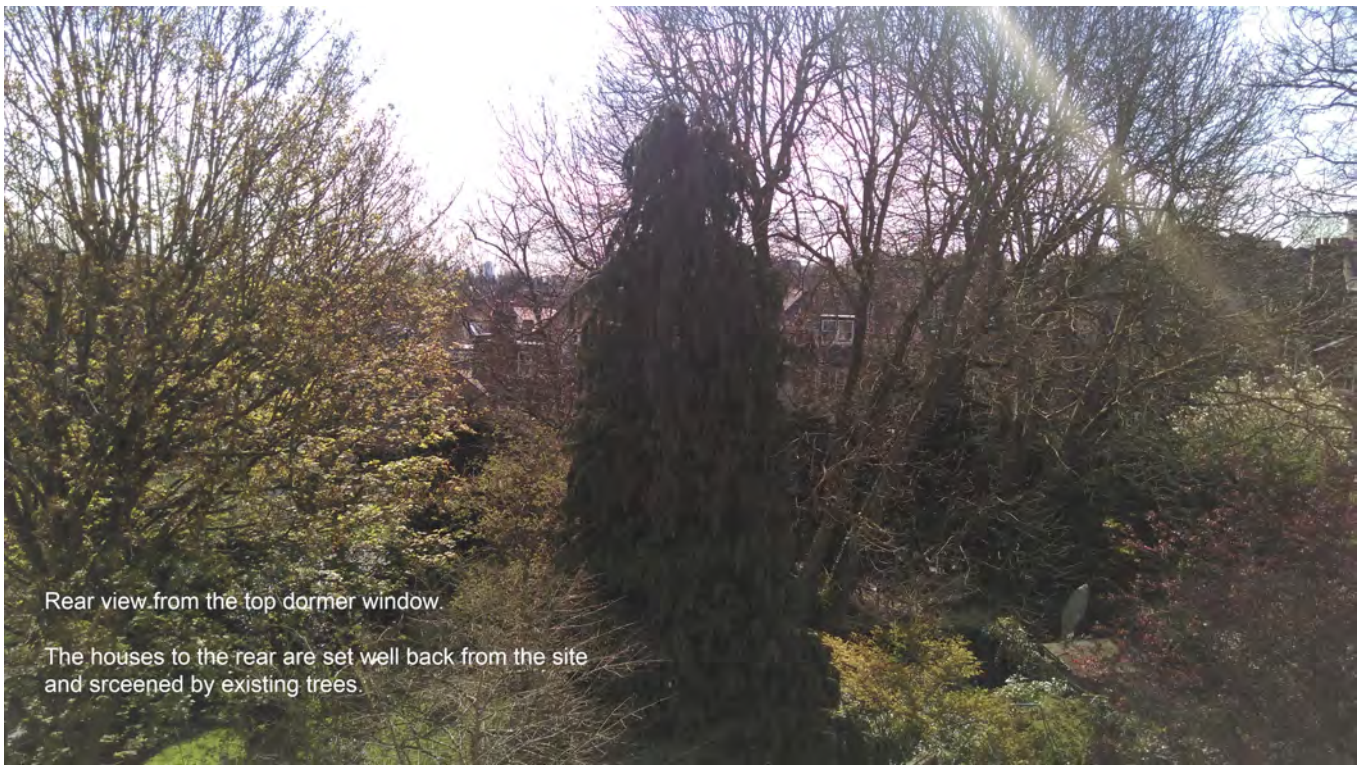
Existing Rear Elevation with Upper Storey Plans – JAC_EX_01 A (1/100)
Existing Section C and Rear Elevation – JAC_EX_02_A (1/100)

Proposed Upper Storey Plans – JAC_GA_01 (1/100)
Proposed Sections C and D – JAC_GA_02 (1/100)
Proposed Rear Elevation – JAC_GA_03 (1/100)

This cover letter with its attached page of site photographs and notes is to be seen as the Design and Access Statement for this application.



Aerial view of the site showing similar roof terraces in adjacent buildings.



View from the existing top floor room.

END