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DESIGN & ACCESS STATEMENT

Our ref: 274.3.1.001

Re: 54 Hermitage Road, London, N4 1LY

Scheme: Householder planning.

Single storey ground floor side infill extension and loft conversion.

Subject: Design and Access Statement

1. INTRODUCTION

This design and access statement supports the above planning application, which highlights the process that has led to the development proposals and explains and justifies the development in a clear way.

The statement deals with matters of amount, layout, scale, landscaping, and appearance, as well access to the rear of the development.

The development that is the subject of this application has been designed having regard to the character of the site and its surroundings, the relevant provisions of the development plan and statute.

2. THE SITE AND ITS SURROUNDINGS

The site is not within a conservation area.

The application site lies in the middle of Hermitage Road, and is occupied by a two storey dwelling house, finished with a pitched roof.

3. PLANNING HISTORY

The local authority's website has no record of previous planning application for 54 Hermitage Road.

4. DESIGN

LAYOUT

This planning application seeks to create a ground floor single storey side infill extension to the existing outrigger and convert the loft into a habitable space with the insertion of new rooflights and a rear dormer.

LOFT CONVERSION

The loft conversion will involve the incorporation of a rear dormer and the introduction of 4no rooflights to the front roof slope. This intervention will also involve the re-cladding of the rear slope to match existing. Roof and loft floor are to be upgraded in order to meet thermal requirements of building control.

The box dormer to the rear roof slope is sized to preserve the character, size, and scale of the host building as a whole. The dormer is to be located on the rear roof slope and cannot be seen from the street.

There are several examples of loft conversions with rear dormers in the area and along Hermitage Road, for example at 80 Hermitage Road (Ref: HGY/2015/2065)

The proposed loft conversion involves the insertion of 4no traditional roof windows to the front slope: 1no traditional roof window above the new bathroom and 3no openable roof windows above the new loft bedroom.

The rear dormer is to be clad with insulated, back-ventilated fibre-cement board rainscreen cladding. Equitone, by Eternit. Colour: Dark Grey.

The rear elevation of the dormer is to have high performance double glazed windows in powder coated anthracite aluminium framework, with a frameless glass balustrade. The loft windows are to be fitted with external shutters or blinds to keep the light and heat out.

SIDE INFILL EXTENSION

The ground floor side infill extension will extend to the rear, but step back from the rest of the house's rear elevation to differentiate between old and new. The ground floor side infill will have a flat roof with a resin-based fibreglass roofing system and one high performance double glazed skylight. Between the host building and the side infill we are proposing a small courtyard, which can be accessed from the new dining area through high performance double glazed bifolding doors in powder coated anthracite aluminium framework. The existing rear window and bathroom window are to be maintained.

The extension walls are to be clad with insulated, back-ventilated fibre-cement board rainscreen cladding. Equitone, by Eternit. Colour: Dark Grey.
The rear elevation of the new side infill is to have high performance double glazed bifolding doors in powder coated anthracite aluminium framework. The existing hinged doors to the rear elevation will be replaced with high performance double glazed hinged doors in powder coated anthracite aluminium framework to match the new bifolding doors.

The rear will also see a shading structure to prevent solar gain. This shading structure will also be clad with insulated, back-ventilated fibre-cement board rainscreen cladding. Equitone, by Eternit. Colour: Dark Grey.

The extension is therefore designed in a distinctive contemporary language which is a deliberate juxtaposition to the historical fabric, and which works well with the existing traditional material palette.

ACCESS TO THE DEVELOPMENT

The access to the existing house would remain unchanged.

5. CONCLUSION

All changes proposed have been considered to allow the development to be in keeping with the fabric of the surrounding area.

The approach, as well as the chosen materials, ensures the proposal will respect and enhance the existing building.

The high performance glazing shows the commitment to making this a sustainable project as far as possible.