

83B WIGHTMAN ROAD

Design Statement

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This Design Statement has been prepared on behalf of the owner of 83b Wightman Road, Harringay, London N4 1RJ.

The statement highlights the improvements the client has already made to the quality of the flat, and sets out the key strategies and planning policies in support of the planning application for the roof extension.

Ultimately, the client is seeking the extension to extend their existing home to allow their growing family to remain in this well-loved location and Borough of London.

This document sits alongside the relevant supporting planning drawings submitted as part of this application.



83B WIGHTMAN ROAD

Design Statement

CONTEXT

SITE LOCATION

The site is located on the western side of Wightman Road, between the 'Harringay Ladder' streets of Mattison Road and Pemberton Road.

The site has a small front garden to the main road, with a shared garden to the rear accessed via a small alleyway in a break of the terrace.

There are no properties directly to the rear of the site as the mainline railway forms the rear boundary to the garden, with a raised railway siding leading to the Hornsey Rail Depot.

While Wightman Road is characteristic of the Victorian development of this area, there are a number of different styles and scales of houses along the full length of the street between Finsbury Park and Turnpike Lane.

A large number of the terrace properties are subdivided into flats or HMOs.

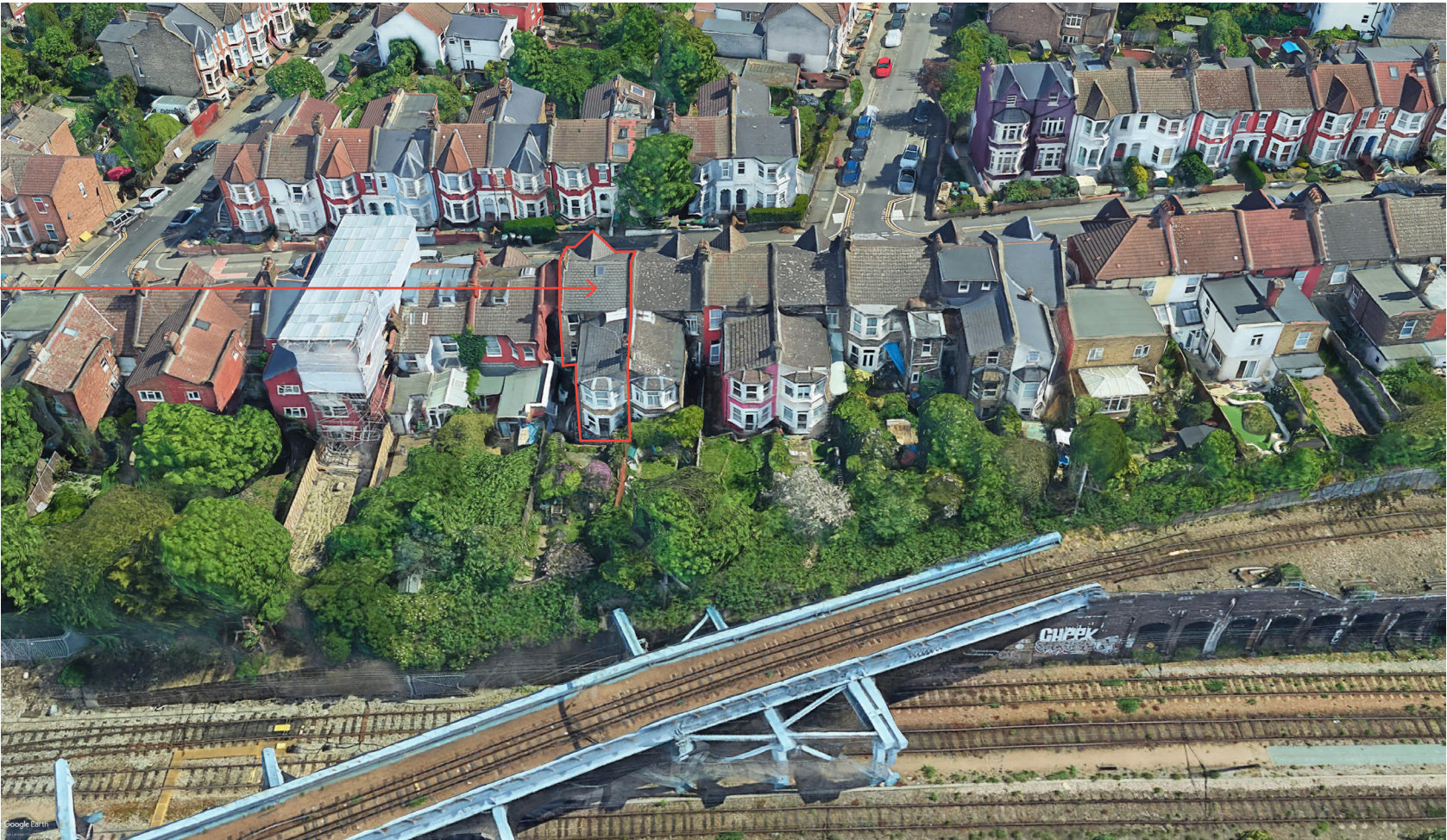
The site is well located for public transport, with Harringay National Rail Station a short walk away. Harringay Green Lanes Overground Station is also close, located on the high street of Green Lanes where several key bus routes provide further access across London.

The application site is not within a Conservation Area and there are no known trees with Tree Protection Orders on or near the site.

83 WIGHTMAN ROAD



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EXISTING PROPERTY

The existing two storey with basement property was converted lawfully into two flats in 2007 under application HGY/2007/1078.

The property sits at the end of a terrace with access provided to the rear garden under terms of the shared freehold via the small alleyway between 83 and 85 Wightman Road.

It's architectural features are characteristic of this area with brick construction, bay sash windows and pitched roof.

Access to the application property is up a series of external steps from street level, through the main front door and small shared entrance lobby.

83b Wightman Road is located on the first floor, a slight split level between the front and rear of the flat with a traditional outrigger layout.



EXISTING CONDITION +
AESTHETIC IMPROVEMENTS

EXISTING LAYOUT

The flat currently provides 2 bedrooms to the rear of the building, with a kitchen, bathroom and lounge/diner to the front.

The loft area has previously been boarded internally to provide storage space with access from a loft ladder within the hallway.

The roof has two existing roof lights - a poor quality and failing corrugated light to the outrigger and a single velux window to the rear of the main roof pitch.

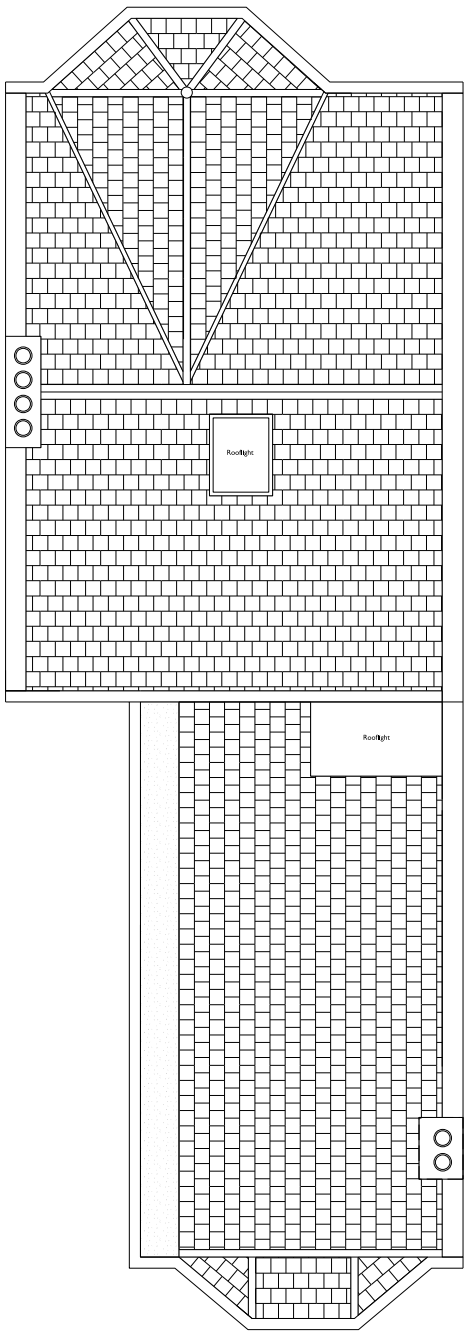
CLIENT IMPROVEMENTS

The applicant purchased the flat and share of freehold in March 2020 and since then has made a number of aesthetic improvements to the quality of the accommodation to suit the young family dynamic including redecorations, fittings and fixtures throughout and a new architect designed bathroom.

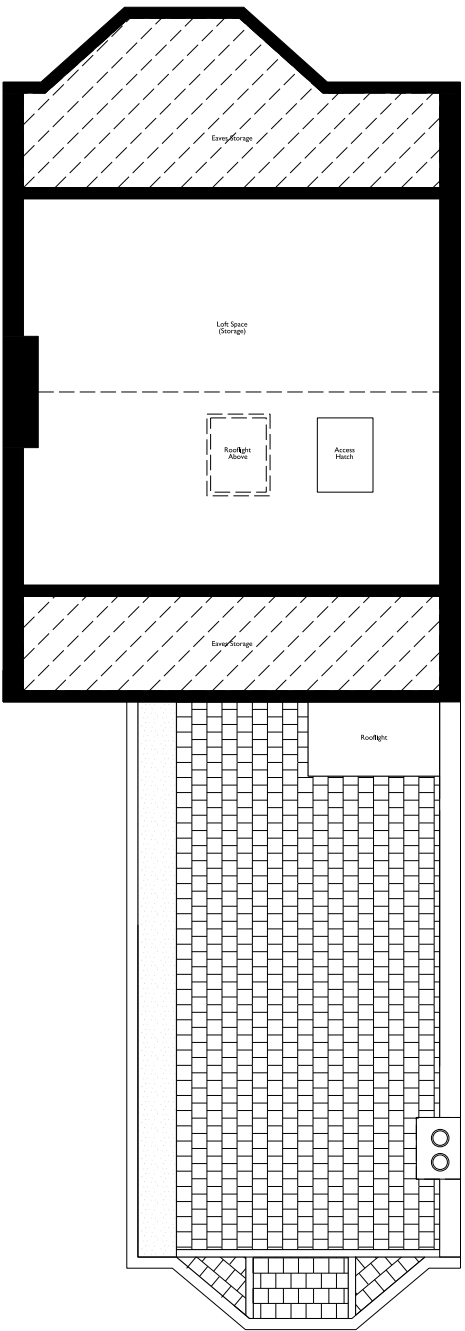
AREAS REQUIRING REMEDIAL WORKS

Identified earlier in the year , there are a number of failing tiles, seals and junctions within the existing roof, causing slight water ingress, that the client needs to rectify and would seek to do as part of the extension works.

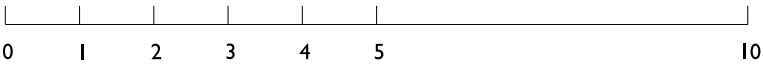
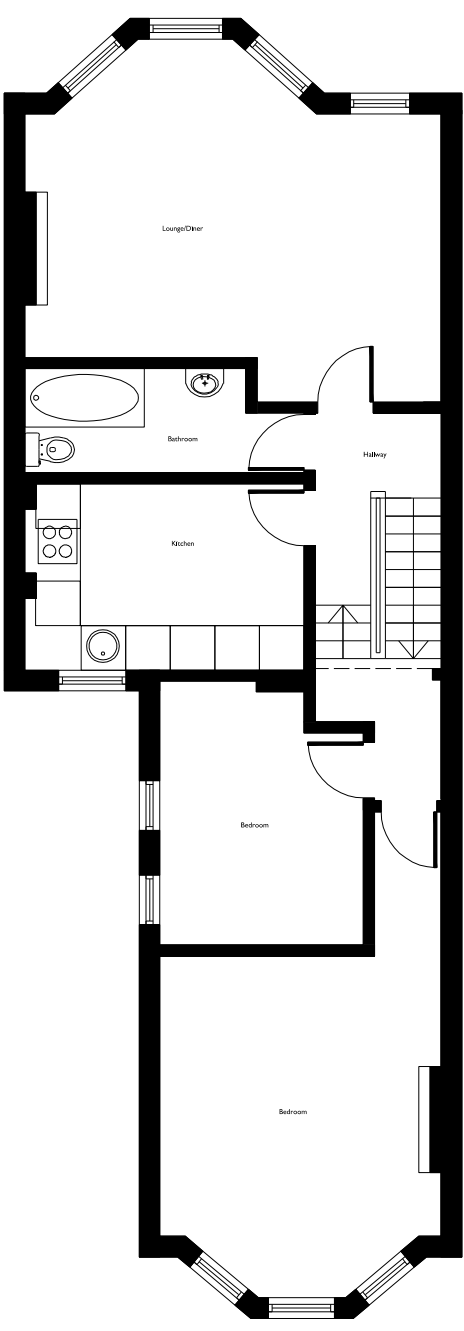
Roof Plan



Loft Storage



First Floor



THE PROPOSAL

SPACE FOR A GROWING FAMILY

The client is seeking planning permission for the roof extension to allow more space for their growing family to stay within an area they have grown to love over the last few years. Equally, since the Covid-19 pandemic and growth of 'working from home' patterns, the additional space will allow the client to comfortably work while providing care for their family in the property.

The proposal consists of a rear dormer extension to the roof, with a part extension over the rear outrigger element of the building. New velux rooflights are also to be introduced to the roof pitch to provide adequate light and ventilation into the rooms.

Within the Borough of Haringey and most specifically within this local area of the Harringay Ladder, there are other examples of first floor flats receiving planning permission for well designed dormer and outrigger extensions that would otherwise be classed as permitted development.

The roof extension would provide a master bedroom with small en-suite and a smaller bedroom for the client's young child over the outrigger.

DESIGN AND MATERIALITY

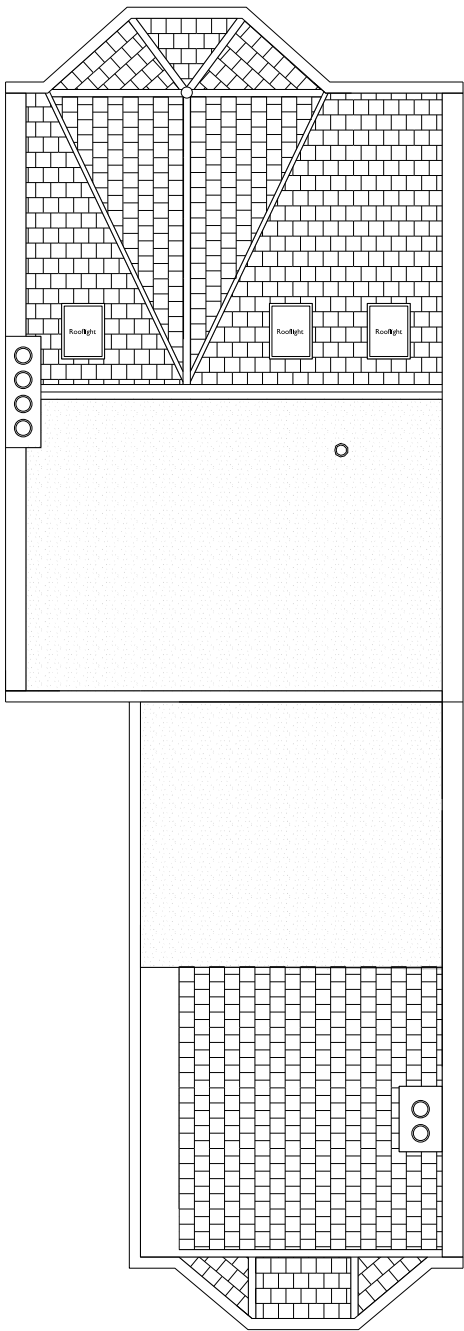
The roof lights will be Velux or similar approved with a frame to blend with the colour of existing roof tile.

The dormer and outrigger will be clad in tile to match the dark grey tone of the existing roof.

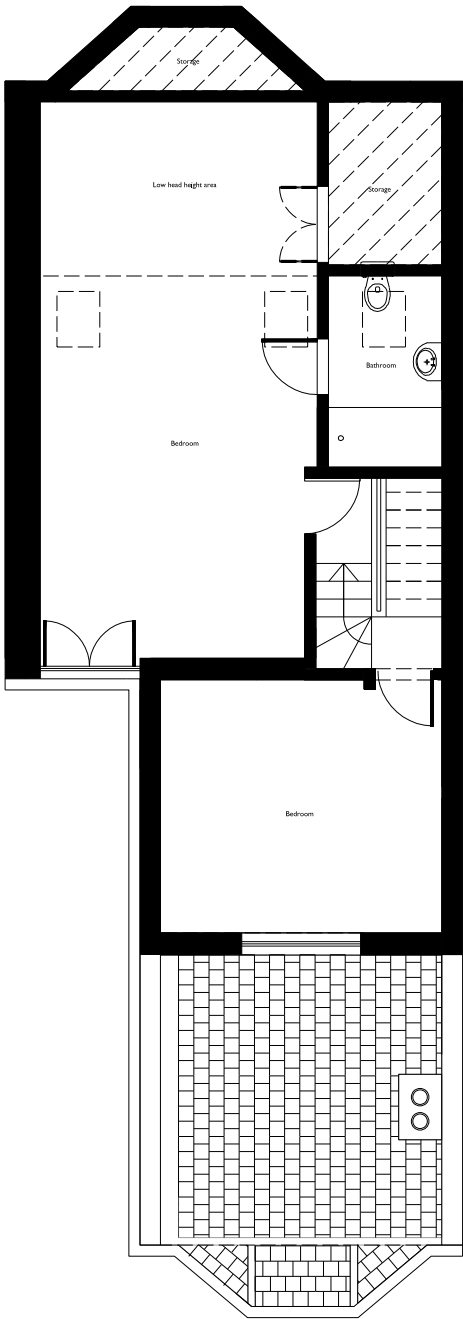
The window frames to the rear will be high quality and high performing UPVC.

The Juliet Double Doors will be high quality and high performing UPVC with a slimline glass balustrade for safety and common with this arrangement in the area.

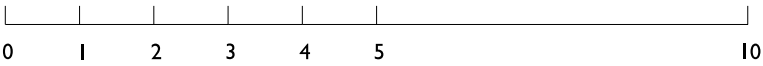
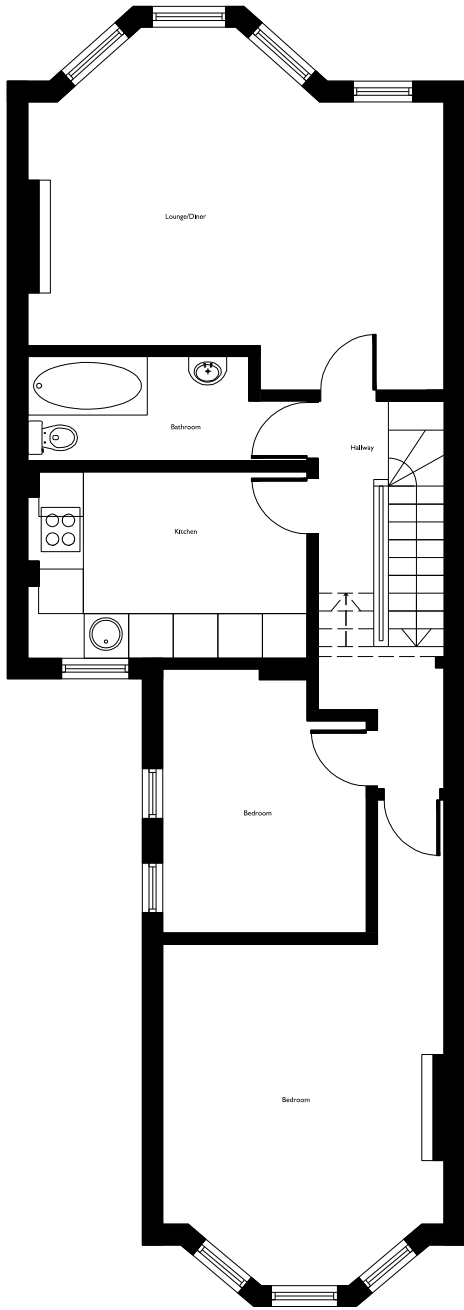
Roof Plan



Loft Extension



First Floor



DESIGN AND IMPACT ASSESSMENT

The client and design team have assessed a number of important contextual points during design development and in proposing the scheme for planning permission.

A VARIED CONTEXT AND REAR ASPECT

- There is no dominant architectural character or quality to the rear aspect of Wightman Road, with varying extensions and building forms.
- Equally, given the rear of the site is the railway line, there would be no adverse impact to the appearance from any neighbouring properties.
- The proposal has been designed to acknowledge the existing site context of the chimney stack, and will leave this element untouched with the pitched roof form of the outrigger remaining to the rear of the site.

NEIGHBOURLY CONSULTATION + DESIGN CONSIDERATIONS

- The proposals have been discussed with the other freeholders of 83 Wightman Road, the owners and occupiers of 83A Wightman Road. Similarly, the proposal has been discussed with adjacent neighbours to 81 Wightman Road. A note has been provided to 85 Wightman Road, though the property is currently unoccupied and in a poor state of disrepair.
- The design takes into account the neighbouring property to the north (85), with no additional windows proposed directly overlooking the property. It is noted however that there are two existing windows to the existing level of the outrigger on the north facade, however the extension will have windows facing west towards the unoccupied railway line.

POLICY COMPLIANT DESIGN

- The design has taken into account DM Policy 2017 DM12 'Housing Quality and Design,' Policy DM1 'Delivering High Quality Design' and Local Plan (2017) Policy SP11 - all of which centre on creating design of the highest quality, that is site specific and respectful of surrounding context.
- The provision of additional bedrooms within the single family dwelling provides high quality accommodation in an area where this is promoted, and many larger properties have been split into small units.

INTRODUCTION OF EAST FACING ROOFLIGHTS

- The introduction of rooflights to the front roof pitch are considered appropriate primarily due to the position of the site within the street and topography. This means that there are very few townscape views where the windows would have any impact or be visible. Secondly, there are a significant number of examples on Wightman Road and in the surrounding Harringay Ladder where well positioned rooflights have been located on the front roof pitch. Internally, these windows will have a large benefit to the internal condition - allowing ventilation and light to access the proposed dormer room.

LOCAL PRECEDENT
EXAMPLES

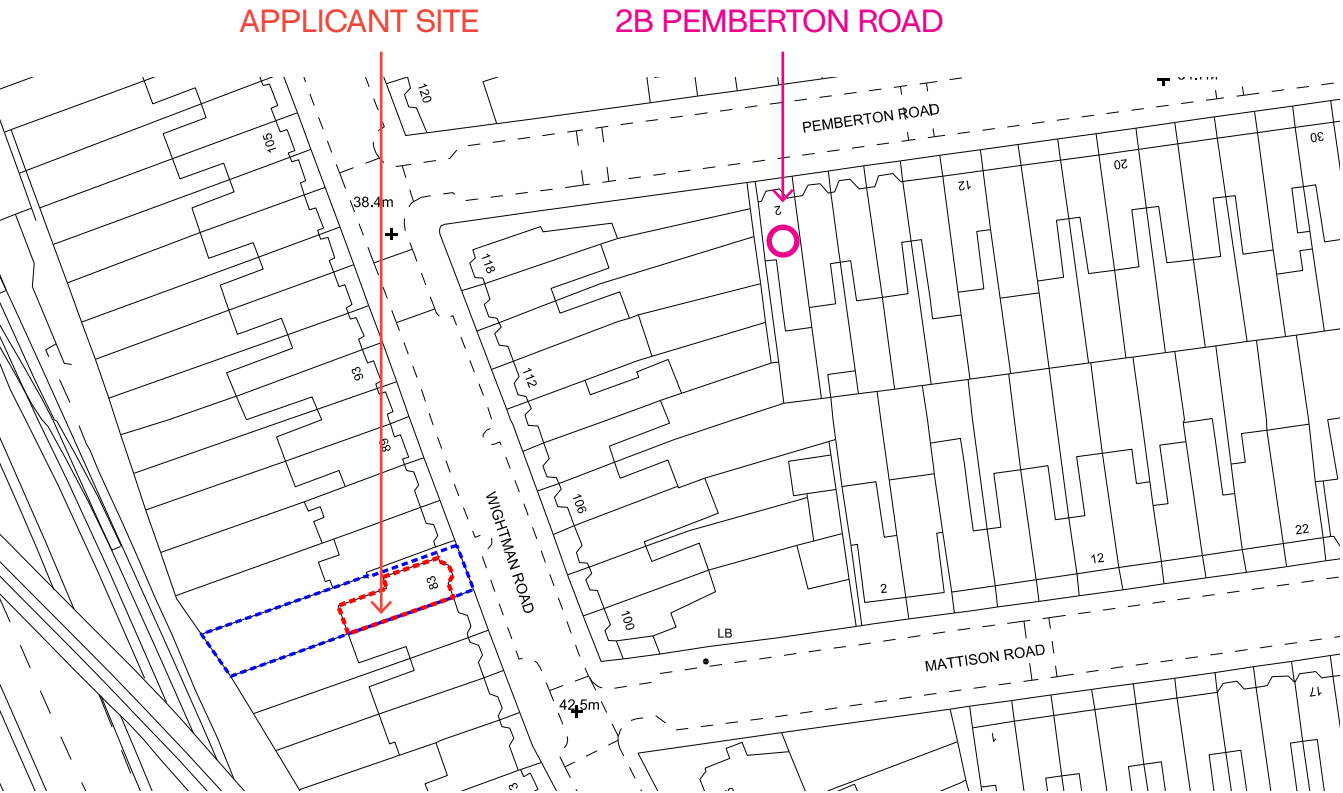
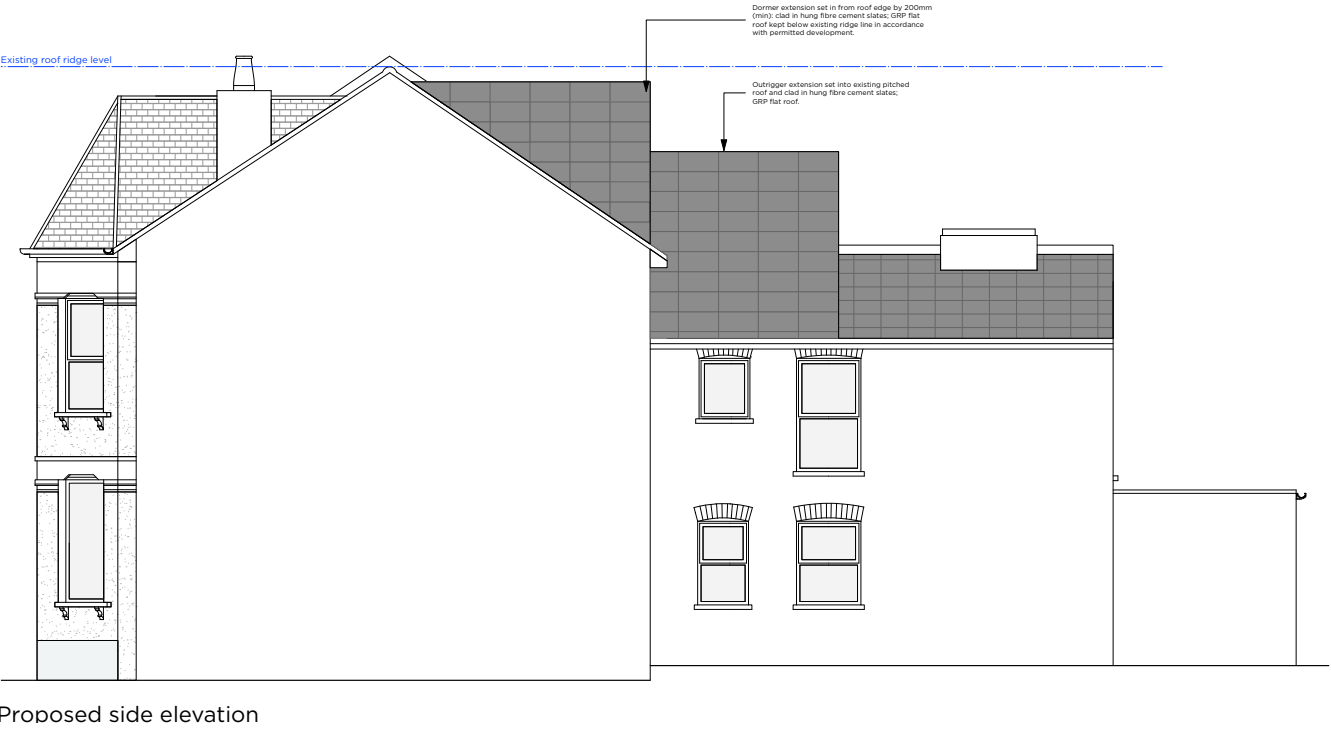
There are a number of examples within the Harringay area and more specifically the Harringay Ladder where high quality and well designed roof extension and outrigger extensions have been approved and constructed.

Recently, a great example has completed across the road from the applicant site at 2b Pemberton Road - images shown facing. (Application reference HGY/2020/2676)

Within this application, the designer has referenced a number of further precedents that demonstrate the appropriateness of this scale of development and improvement.

Facing | *Planning Drawings for 2b Pemberton Road Application*

Below | *Completed scheme as viewed from Mattison Road*



SUMMARY

The proposal provides a high quality and attractive 4 bedroom single family dwelling in the first floor flat for the current occupiers to allow their family to grow in an area they have grown to love.

The design compliments the improvements the family have already made to the property and would be finished to a high architectural quality.

Through the careful consideration of window locations and scale of extension, it is considered that there would be no undue loss of amenity, privacy or daylight to the adjacent properties.

We therefore believe that Haringey Council would look favourably on this application and recommend that approval is granted.

