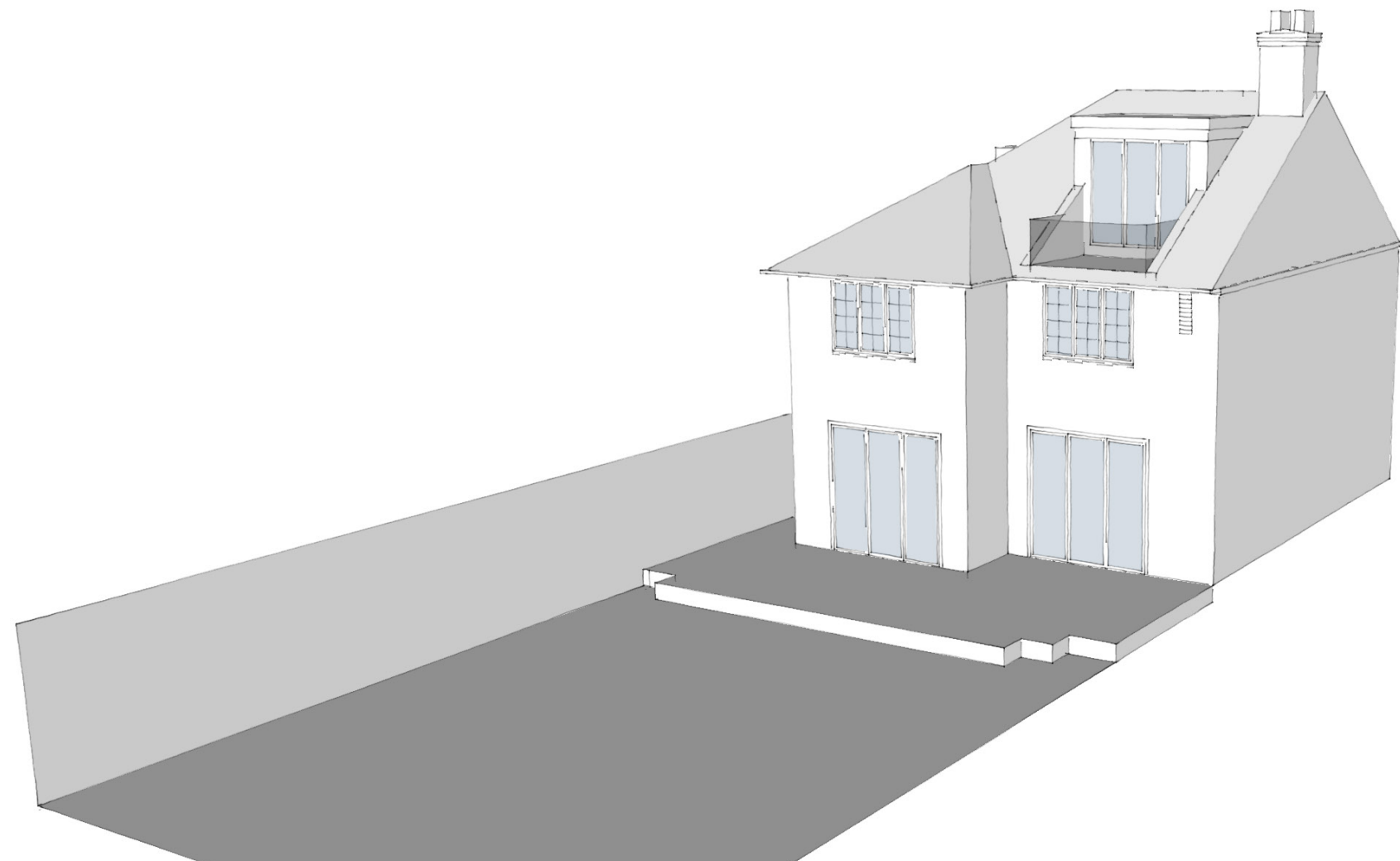


DESIGN AND ACCESS STATEMENT P1

PROPOSED ALTERATIONS TO AN EXISTING DWELLING
INCLUDING THE ADDITION OF AN INVERTED DORMER TO
AN EXISTING LOFT CONVERSION TO THE REAR ROOF SLOPE
& THE ADDITION OF A VELUX 'BALCONY' ROOFLIGHT

38 Wolseley Road,
London,
N8 8RP



1.0

SITE ANALYSIS

1.1

SITE LOCATION

1.2

AREA APPRAISAL

1.3

EXISTING SITE PHOTOS

2.0

APPLICATION PROPOSAL

2.1

DORMER & RECESSED TERRACE

2.2

VELUX CABRILO

3.0

MATERIALITY

4.0

ACCESS

5.0

PARKING

6.0

PLANNING CONSIDERATIONS

7.0

PRECEDENTS

8.0

SUSTAINABILITY

9.0

CONCLUSION

10.0

3D IMAGES

11.0

APPLICATION DRAWINGS

1.0 INTRODUCTION

This document has been produced for proposals at 38 Wolseley Road, including:

- The addition of a dormer window and recessed terrace to the rear roof slope.
- The addition of a Velux CABRIO® balcony roof window to the north-east, side roof slope.

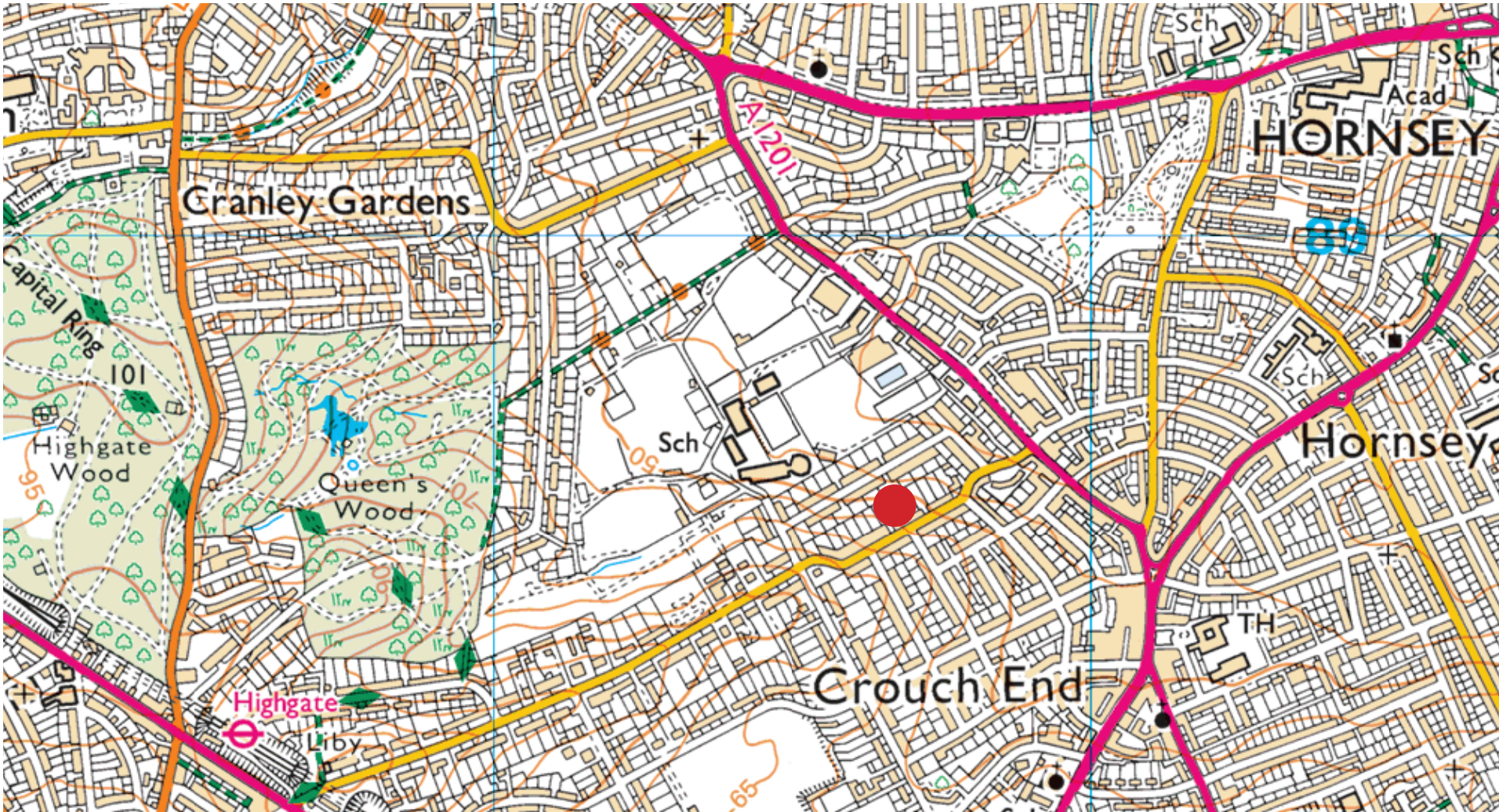
1.1 SITE LOCATION

The site is located on Wolseley Road, a predominantly residential area within the London Borough of Haringey, falling within the curtilage of The Crouch End Conservation Area.

The property is set back from the pavement by a modest front garden and off street parking, sheltered by a walled front garden. The dwelling is a twentieth century, three-storey semi-detached house, built in stock brick. The dwelling is capped with a low pitched, hipped clay roof.

1.2 AREA APPRAISAL

The site has good public transport links being close to Highgate tube station, with direct services to Central London. It also, like much of London, benefits from a good bus network.



SITE LOCATION PLAN



BIRDS EYE VIEW



AERIAL VIEW



1



2



3



4



5



6



7



8



9

- 1 View of the existing loft conversion
- 2 View of the existing loft conversion
- 3 View of the existing loft conversion
- 4 View of the existing loft conversion
- 5 View of the existing loft conversion
- 6 View of the existing loft conversion
- 7 View of the previously approved development adjacent
- 8 View of the existing eaves storage
- 9 View of the previously approved development adjacent

2.0 PROPOSAL

2.1 DORMER & RECESSED TERRACE

The existing dwelling benefits from a spacious loft which has historically been converted to useable space. It includes an existing dormer window to the north east elevation as well as 3.No rooflights to the side and rear roof slopes.

We are proposing to include a modest rear dormer, clad in standing seam lead, a high quality material consistent with recent dormer windows along the street. The dormers are sensitive in scale and as such, will not dominate the existing roof.

In parallel to this, the dormer window will open onto a recessed balcony, concealed within the pitch of the existing roof. The cheeks of the proposed terrace are to be clad in standing seam lead, referencing the finish of the dormer and a “frameless” glass balustrade protects the outdoor space. The proposed terrace is set back from the eaves of the existing roof to maintain the existing form of the roofscape.

There are a number of examples of high level terraces along Wolseley Road, several immediately adjacent to the site. The proposal is modest in scale and will not dominate the existing roofscape.

These proposals are not visible from the front elevation and as such will not affect the existing streetscape.

2.2 VELUX CABRIO® BALCONY

The Velux Cabrio rooflight is a roof window that transforms into a balcony. Two sections of this roof window perform different functions so that when the window is opened it turns into a balcony space that an adult can stand in without crouching or watching their head.

In parallel to the recessed terrace outlined above, there are a number of examples of high level terraces along Wolseley Road, several immediately adjacent to the site, and as such the proposals will not look out of place.

3.0 MATERIALITY

The use of materials has been carefully considered in the design process and final proposals.

Rear Dormers

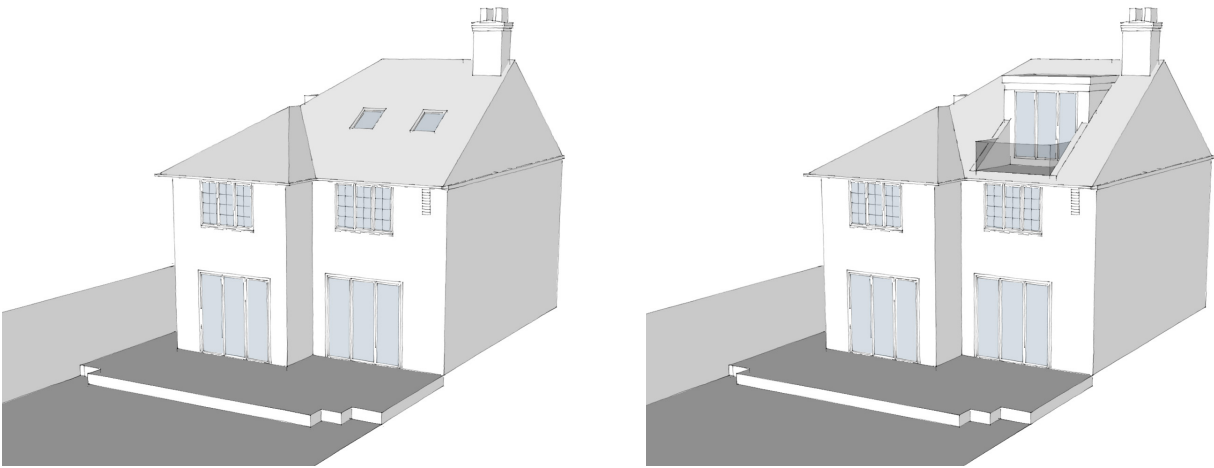
The proposed rear dormers are to be clad in standing seam lead, a material familiar to the sites locality.

4.0 ACCESS

Although we are proposing to remove the existing secondary entrance door, the existing access to the main entrance of the dwelling will remain unchanged.

5.0 PARKING

The existing parking provision for the dwelling will not be affected.

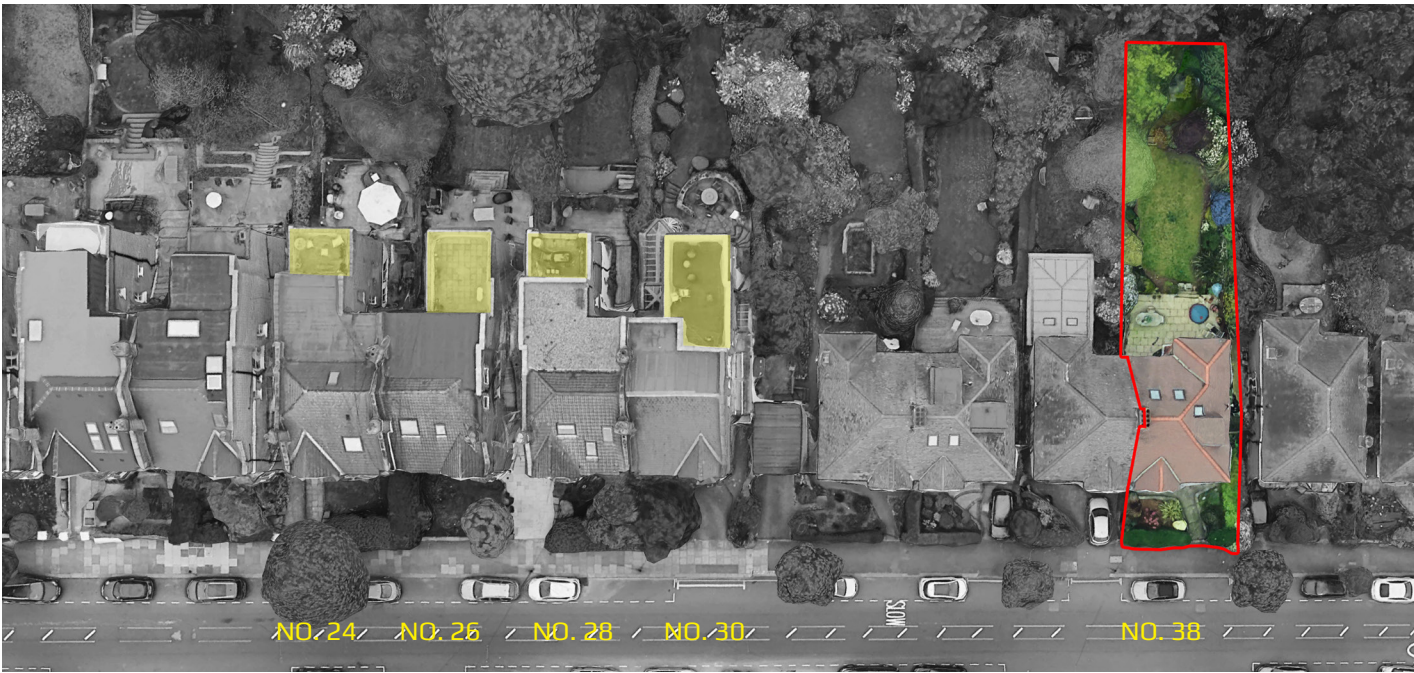


EXISTING VISUAL

PROPOSED VISUAL



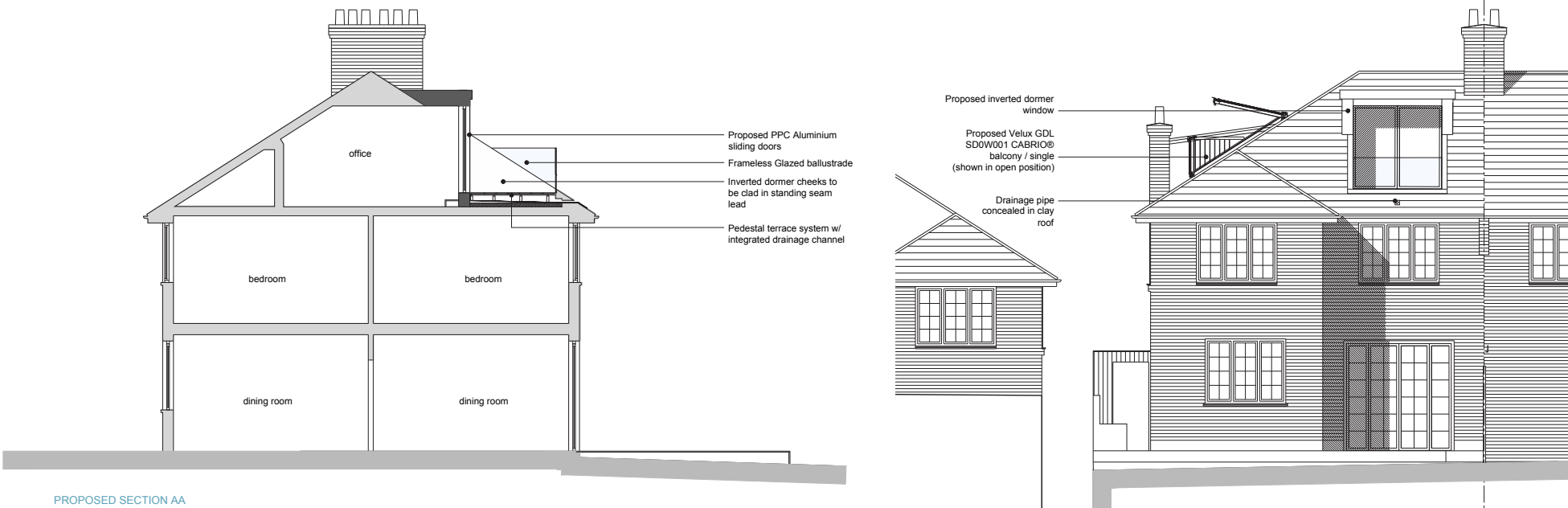
VELUX CABRIO ROOFLIGHT



EXISTING STREET CONTEXT



Yellow hatch indicates existing second floor terraces along Wolseley Road



PROPOSED REAR ELEVATION

In the design of the proposal we have taken into consideration guidelines and policies of the London Borough of Harringey, including those set out in the Local Plan: Development Management DPD and The Crouch End Character Appraisal. Key elements of which, and how we have addressed them are set out below:

- ## 7.0 PRECEDENCE

40 Wolseley Road is a three storey dwelling within The Crouch End Conservation Area. The architect saw an opportunity to provide a rear extension and loft conversion to a fully detached Edwardian Villa.

A rear and side dormer window provides additional floor space within the loft, set back from the eaves and ridge to ensure this did not dominate the existing roof slope.

2 Clifton Road lies in close proximity to the site at Wolseley Road, demonstrating a similar treatment to the rear roof slope. Although a somewhat dated addition, the proposals demonstrate a partial dormer, partial recessed terrace, providing additional external space to the upper floors of the property.

All new elements of the proposal are to be constructed to meet the most recent thermal fabric U-Values as outlined in Part L of the building regulations and as such, we feel this rating can be improved upon.

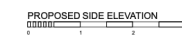
We feel the proposal is not detrimental to the existing dwelling or the surrounding area. The proposals will not have an adverse impact on the neighbouring properties due to the conservative scale of the proposals.

The materiality of the proposal references the host dwelling while complimenting and enhancing the existing aesthetic of the dwelling.

The proposed loft conversion will not be visible from the front elevation and avoids dominating the rear roof slope. There are several examples of similar loft extensions within the site's locality and as such will not look out of place

The proposals are sympathetic in nature and will have minimal impact to the two neighbouring dwellings, nor their amenity. We feel the proposed changes greatly improve the usability of the house for future residents, in accordance with The London Borough of Harringey's relevant policies.

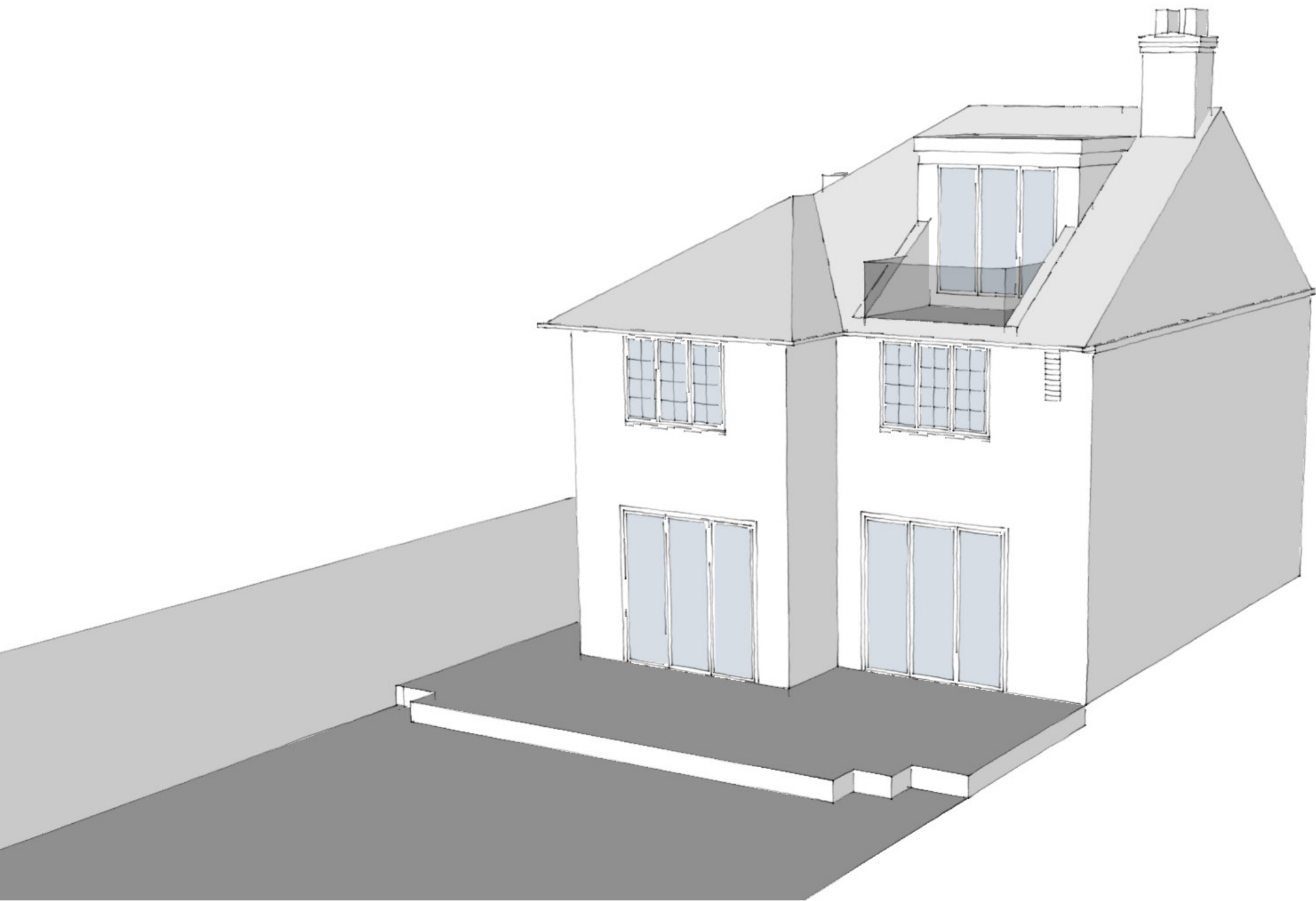
We trust that the above will allow the Local Authority to conclude that the scheme is acceptable in terms of planning, design and conservation, and will be minded to grant planning consent under its delegated powers.



40 WOLSELEY ROAD



2 CLIFTON ROAD



PROPOSED REAR VIEW

Copyright: All rights reserved. This drawing must not be reproduced without permission.

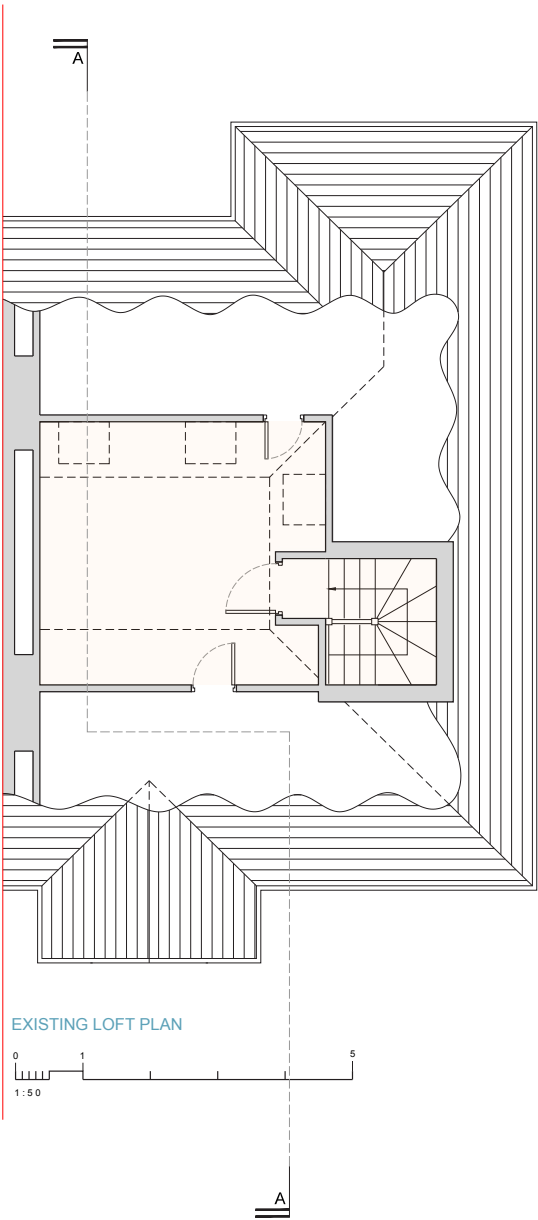
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the architect for comment prior to fabrication.

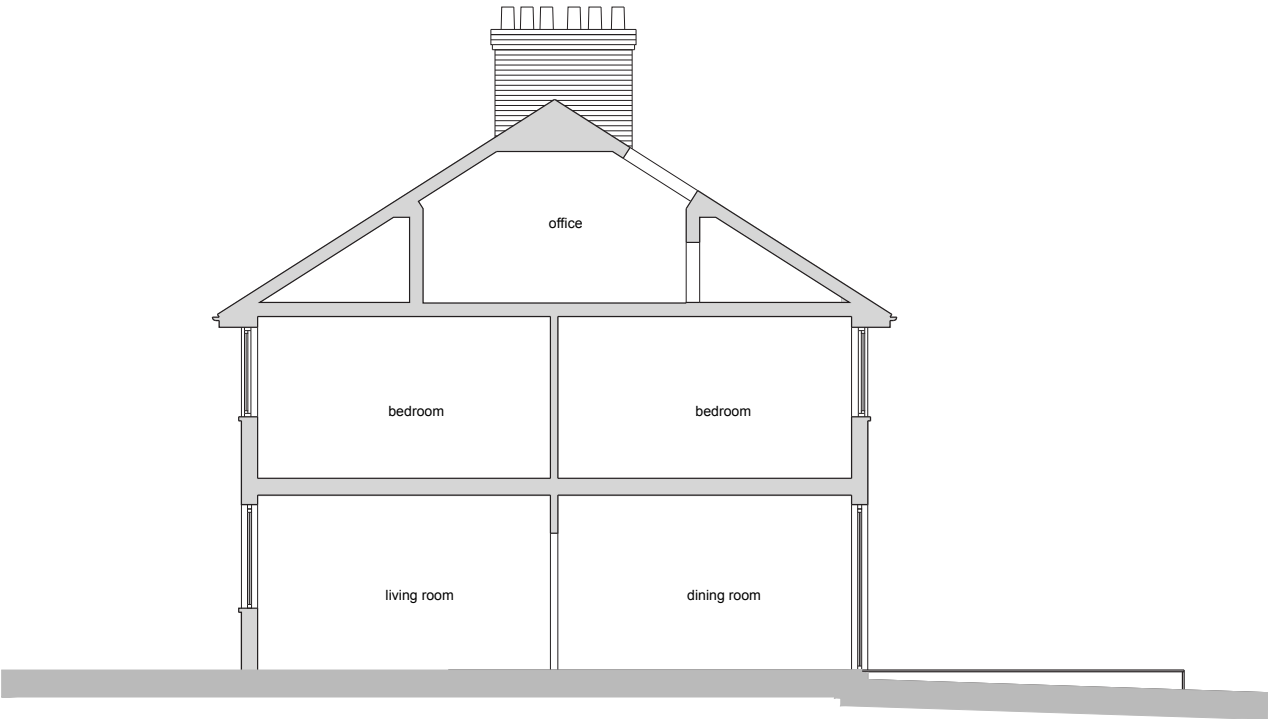
This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES



1 : 100



EXISTING SECTION AA

OPEN london		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DB t: 020 7332 2888	
architecture - surveying - interior design			
www.openlondon.uk.com mail@openlondon.uk.com			
project			
38 Wolsley Road London, N8 8RP			
client			
drawing title			
Existing Loft Plan & Section AA			
drawing status			
Preliminary			
scale	date	drawn by	checked by
1:50 @ A1	16/09/22		
1:100 @ A3			
job no.	drawing no.	revision	
22028	102	P1	

Copyright: All rights reserved. This drawing must not be reproduced without permission.

Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the architect for comment prior to fabrication.

This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES



OPEN london		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DF t: 020 7332 2888	
architecture - surveying - interior design			
www.openlondon.uk.com mail@openlondon.uk.com			
project			
38 Wolseley Road London, N8 8RP			
client			
drawing title			
Existing Rear Elevation & Side Elevation			
drawing status			
Preliminary			
scale	date	drawn by	checked by
1:50 @ A1	16/09/22		
1:100 @ A3			
job no.	drawing no.	revision	
22028	103	P1	

Copyright: All rights reserved. This drawing must not be reproduced without permission.

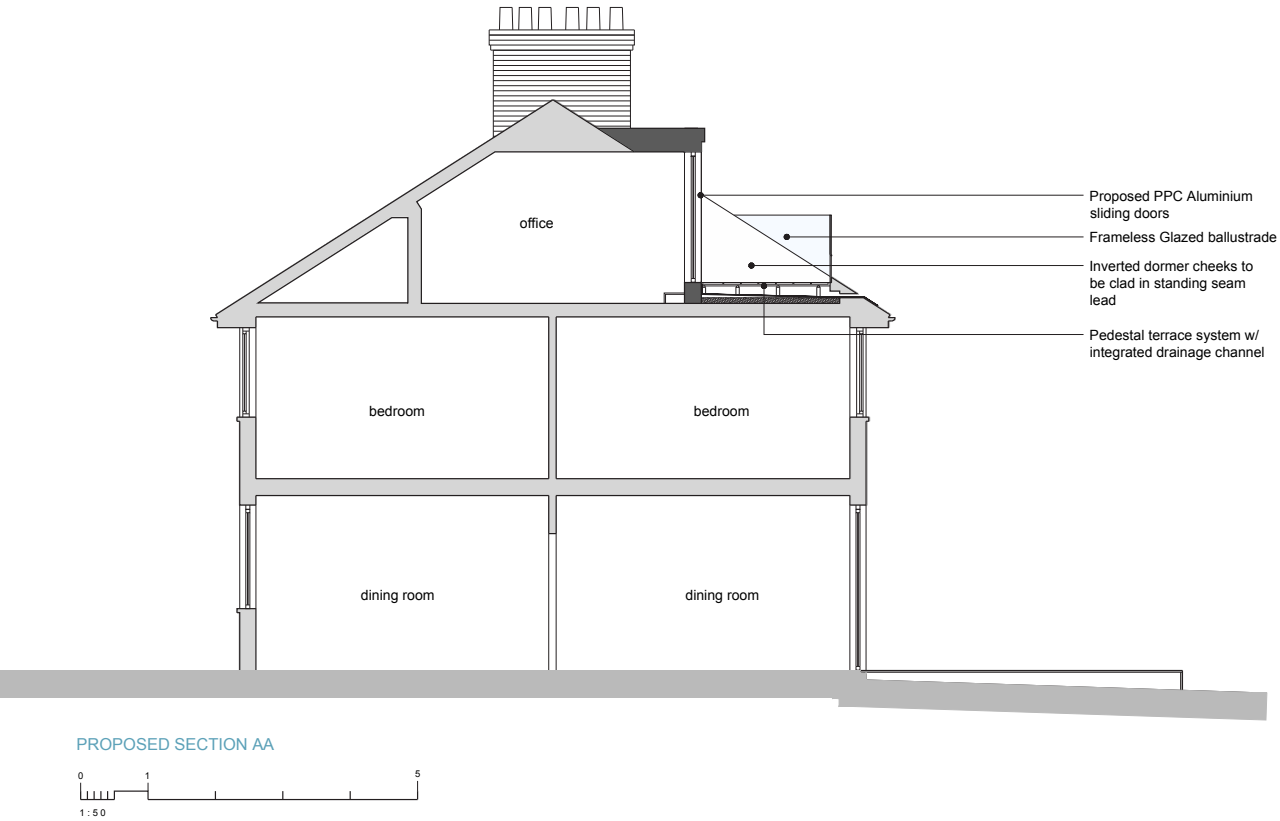
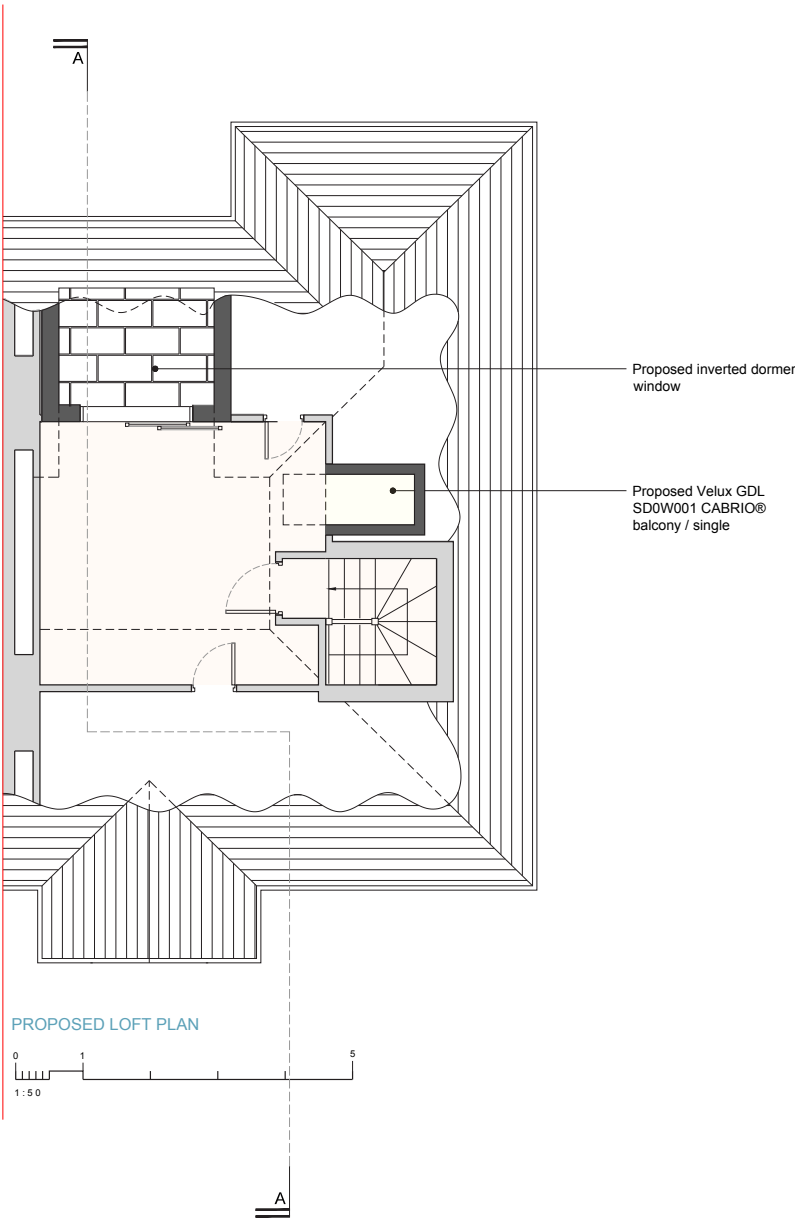
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the architect for comment prior to fabrication.

This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES



OPEN london
architecture - surveying - interior design
www.openlondon.uk.com
mail@openlondon.uk.com

Mermaid House
2 Puddle Dock
Blackfriars
EC4V 3DB
t: 020 7332 2888

project
38 Wolsley Road
London, N8 8RP
client

drawing title
Proposed Loft Plan & Section AA

drawing status
Preliminary

scale date drawn by checked by
1:50 @ A1 16/09/22
1:100 @ A3

job no. drawing no. revision
22028 105 P1

Copyright: All rights reserved. This drawing must not be reproduced without permission.

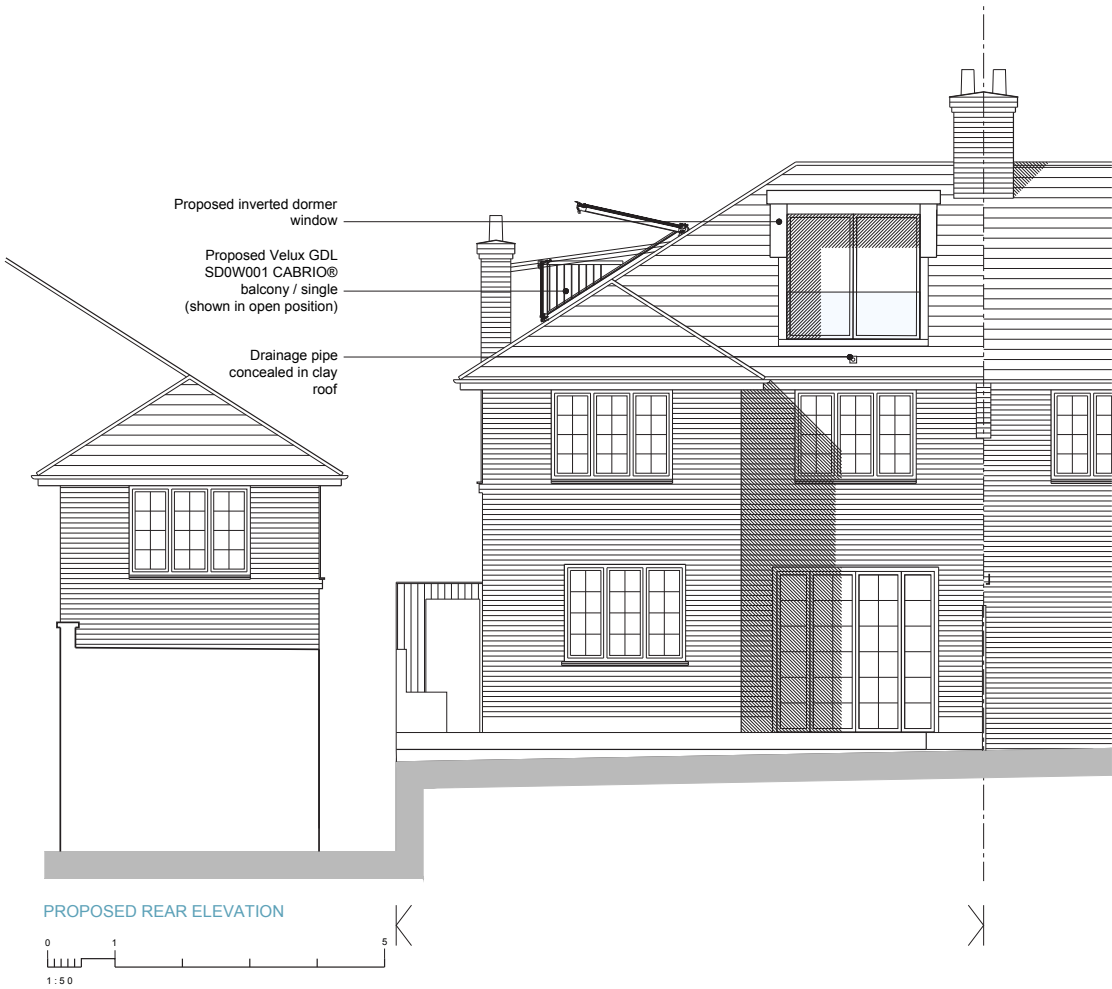
Only the original drawing should be relied upon. Contractors, sub-contractors and suppliers must verify all dimensions on site before commencing any work or making any shop drawings.

All shop drawings to be submitted to the architect for comment prior to fabrication.

This drawing is to be read in conjunction with the architect's specification, bills of quantities / schedules, structural, mechanical & electrical drawings and all discrepancies are to be reported to the architect.

Do not scale from this drawing. Dimensions are in millimetres unless otherwise stated.

NOTES



OPEN london architecture - surveying - interior design www.openlondon.uk.com mail@openlondon.uk.com		Mermaid House 2 Puddle Dock Blackfriars EC4V 3DF t: 020 7332 2888
project 38 Wolsley Road London, N6 8RP client		
drawing title Proposed Rear Elevation & Side Elevation		
drawing status Preliminary		
scale	date	drawn by checked by
1:50 @ A1	16/09/22	
1:100 @ A3		
job no.	drawing no.	revision
22028	106	P1

OPEN london

Mermaid House
2 Puddle Dock, Blackfriars
London EC4V 3DB

W: www.openlondon.uk.com
T : +44 (0)20 7332 2888
E : mail@openlondon.uk.com