

DESIGN STATEMENT

FIRST FLOOR FLAT, 16 SOUTHEY ROAD, TOTTENHAM, LONDON, N15 5LH



Front view



Rear view

The planning application relates to loft conversion to an end of terrace property in **Haringey Council, N15**. Specifically, the works comprise: **Erection of a rear roof dormer extension.**

The subject property is located at Southey Road, and is a flat.

INTRODUCTION:

The existing building appears to be generally as old as the surroundings. The front and rear elevation is made of London stock bricks. Pitched roof and timber windows are prominent features of the property. The surrounding locality is predominantly residential. The appearance and scale of the proposal has been designed with due consideration to the existing developments to the properties in the locality. It is the intension that the proposal will improve the appearance of the property and will not in any way disturb the streetscape.



Existing Site and its surroundings

PROPOSED DESIGN:

The proposed rear roof dormer extension would provide one bedroom, en-suite and storage at loft floor level. The height of the intermediate ridge is relatively habitual and enables an adequate floor to ceiling height. The proposed dormer extension has been set in well within the original roof slope of the house and it is considered that the proposed extension would remain small in scale and would remain subordinate to the original building. The proposed extension would not detract from the character and appearance of the immediate area. Proposed roof lights on the front elevation will not cause significant visual impacts, and will not be overly visible or apparent from the street or from wider viewpoints.

The amount of overlooking of the neighbouring properties rear garden areas from the windows in the rear roof extension would be no greater than that from the existing first floor windows

in the rear elevation of the house. The proportion and scale of the proposed extension would be no harm to the character or appearance of the area, the extension would not result in a negative impact on the street scene.

USE:

The use proposed by this application is not any different to the existing situation i.e. residential dwelling. The surrounding properties are residential and such a use is therefore not making any disturbance in this location.

AMOUNT:

Specific to this application, the adjacent properties have made use of the generous space available within their roofs and have converted their attics into habitable space. The design would not affect the appearance of the building, and the street scene. The visual impact of the proposal will be negligible, and it will not detract from the established pattern of surroundings.



10A, 20A, and 22A Ferndale Road, London N15 6UE



First Floor Flat, 88 Lansdowne Road, London N17 9XL

Similar roof extensions on flats marked on the above 3d- satellite views as built in the council

PRECEDENT DECISION:

We do not believe that any part of this proposal is creating a precedent as some other properties in the council have also been permitted for similar type extensions, as mentioned below:

Address	Planning Reference	Proposed development
Flat A, 26 Ferndale Road, London N15 6UE	HGY/2021/2942	Erection of a rear dormer including the installation of 2x front rooflights and construction of a roof terrace.
Flat A, 16 Ferndale Road, London N15 6UE	HGY/2021/0414	Loft conversion including dormer to rear roof slope, terrace over outrigger and 3 rooflights to front roof slope; first floor rear extension; external alterations to rear fenestration; internal alterations including all related works.
Flat 1 & 2, 24 Ferndale Road, London N15 6UE	HGY/2020/0187	Proposed single-storey rear extension to Flat 1, the formation of a rear dormer to the main roof, the installation of two

		rooflights to the front roof slope and the erection of roof terrace at Flat 2.
Flat A, 30 Ferndale Road, London N15 6UE	HGY/2016/1869	Erection of loft extension with Juliet balcony and removal of chimney
Flat A, 20 Ferndale Road, London N15 6UE	HGY/2016/1094	Formation of rear dormer and insertion of 2 front rooflights
First Floor Flat, 88 Lansdowne Road, London N17 9XL	HGY/2016/1094	Erection of a rear dormer with the associated insertion of rooflights into the front roofslope
Flat 2, 72 Lansdowne Road, London N17 9XL	HGY/2019/2131	Roof extension comprising construction of rear dormer and insertion of 3 No rooflights to front roofslope to facilitate conversion of loftspace into habitable use to convert existing first floor residential unit into 2 self contained 1-bedroomed residential units.

LAYOUT:

The proposed layout makes the most of the opportunities which exist at the site. By reconfiguring the general layout and forming the proposed extensions, a large, lighter, and better configured space is created. The house is a terraced property where a wide variety of similar developments by way of roof extensions exist in the vicinity. Hence, we regard our proposals to be in keeping with the local character of this area. No adverse impacts will be anticipated on the neighboring property's daylight and sunlight by the position and scale of the proposal, particularly in the context of existing building bulk.

Our design has fully considered the impact of development on the amenity of residents and the environment in general and it's taken this into account at all stages of the development process. In formulating our proposal, we have been mindful of the immediate vicinity and environmental context.

APPEARANCE:

All materials to be used in the construction of the proposed development have been carefully thought out in consideration of the surroundings.

The materials are as follows:

- The external appearance of the dormer would have tiles to match existing.
- UPVC French doors with Juliet balcony is proposed to rear of dormer.

- A new staircase complying with the Building regulations will be provided to access to the new bedroom.

The proposal has been designed to be in keeping with both the existing property and the overall street scene.

CONCLUSION:

It is considered that the proposed development would be in full accordance with the design and policies of the Council. The Design Statement has demonstrated that the proposed works are all appropriate for the site and surrounding area, in respect of the context, proposed materials and the adjoining properties. None of the proposed works unduly shade/affect the adjoining owner's amenity, and there are no overlooking issues with the design. Due to the above, we would ask the Council to look favourably on this application.