

DESIGN & ACCESS STATEMENT

To be read in conjunction with Drawings P-01 to P-05



Fig.1 Photo showing front elevation of existing property

Address: 51 Etheldene Avenue, London N10 3QE

Introduction

This Design & Access Statement is in support of the planning application to install 3no. new rooflights to the front roofslope, including the removal of existing rooflight, and the replacement of a rear window at ground floor with a door to the garden.

Context for the Proposal

The application site is situated on the north side of Etheldene Avenue, with a row of terraced houses, two stories in height, with cellar below and original loft rooms and rear dormers. Each house has generous front and rear gardens, and the row of houses is located within the Rookfield Conservation Area, and covered by an Article 4 direction.



Fig.2 Aerial View showing application site (red dot) in context, with a variety of existing rooflights seen to adjacent homes

Design & Appearance

The proposed design would have minimal effect on the streetscene, due to the location in the front roofslope, which is only properly visible from the opposing pavement. As Fig. 2 shows, there are many rooflights to the neighbouring homes, with varying sizes, number and alignment. The adjacent property at no. 47, for example, also has 3no. front facing rooflights, similar to what is being proposed in this application.

The rearward element of the works involves demolishing below sill level to a rear opening and removal of window, to replace with a white painted timber door, in style similar to the existing property French doors – ie, fixed casement over and fully glazed door below, with 2 panes horizontally and 3 vertically within the door, to match. The door and fixed casement over will be double glazed to meet modern standards, and inward opening. If not possible to re-use the existing, a new sill to match existing will be installed below the opening, painted black.

Impact

It is considered that the extension will have an acceptable impact on the surrounding properties. There are no privacy concerns as a result of the proposal. The appearance of both the proposed front and rear-facing alterations is in keeping with the host property, and its neighbouring context, as the photos and drawings show.



Fig.3 Photo of the rear elevation as existing



Fig.4 Window to be replaced (centre)

Policy & Precedent

Haringey's CSV5 deals with alterations to existing buildings within conservation areas:

The Council will require that alterations or extensions to buildings in Conservation Areas:

- a) *preserve or enhance the character of the Conservation Area; and Haringey Unitary Development Plan Saved Policies: March 2013 62 b)*
- b) *retain or reinstate characteristic features such as doors, windows or materials of buildings.*

It is considered that the character of the host property is maintained and enhanced by the proposed works. The materials used will be consistent with the original dwelling (white painted timber door, and rooflights with dark external flashings to be in keeping with the overall appearance of the dark roof tiles), whilst the appearance of the proposed works does not change the scale and massing of the house. As Fig. 2 clearly shows, the development proposed has precedence on the street and due to the location of the proposed works it is not considered that these would have a material effect on the streetscape.

Conclusion

It respectfully submitted that the proposal to install 3no. new rooflights to the front roof slope, including the removal of existing rooflight, and the replacement of a rear window at ground floor with a door to the garden, and associated making good works, is in accordance with both local and national planning policy in terms of design & appearance, that the design is comparable with other similar approved extensions and precedents, and that the impact on neighbouring properties and amenities is acceptable, and we respectfully request planning permission from the local planning authority on this basis.

Yours sincerely,
John Quinn, Architect
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