

DESIGN AND ACCESS STATEMENT

Addition of a roof extension, internal and external alterations to a top floor flat to create a new bedroom and bathroom area; new rear roof terrace.

Top floor flat, 1 Annington Road, London, N2 9NB



This design and access statement has been prepared in support to making a full planning application for carrying out alterations to a top floor flat at 1 Annington Road, London, N2 9NB.

This is a re-submission of a similar scheme to the one refused on 06 October 2022, No HGY/2022/2120.

The revised proposals look to address the reasons for refusal of the previous submission and the new roof dormer is more in-keeping with the character of the property and of the adjacent conservation area in terms of size, scale and positioning on the roof.

The existing dwelling has been split into two flats, one flat occupies the ground floor level and the application flat occupies the upper floor levels.

We propose the addition of a roof extension that aims to compliment and visually correspond to an existing rear flat roof projection at the roof level. This existing rear flat roof projection is particularly unusual for a terraced property however it is a key characteristic of all properties along the short terrace at Annington Road.

Our proposed extension sits in the middle of the rear roof pitch and it touches the existing rear flat roof projection of the property and the side wall at that level.

The proposed roof extension makes it clear it is a sympathetic addition to the host property and it allows for a fair part of the existing roof to remain visible given the particular geometry, setting and volume of the original roof.

We also propose the conversion of the rear roof area into an accessible roof terrace; frosted glass panels offers protection from falling along three sides.

We believe that the proposed changes will compliment the character of the existing building, do not impact on the amenities of the adjacent properties and create an improved living space that blends contemporary design with the character of the host building.

We do not propose to alter the access around the front or the rear of the flat; for anything further please see the attached drawings and forms that accompany this submission.



View of the side elevation



View of the front elevation



View of the rear elevation and view of the rear of the adjacent terrace



View of the rear elevation and the gap to the boundary; the proposed extension will be practically not visible from the street level; the existing roof and tiles will remain visible.