



DESIGN AND ACCESS STATEMENT

1ST FLOOR FLAT, 118 INDERWICK ROAD N8 9JY

EXTENSION OF EXISTING LOFT INCLUDING THE INCORPORATION OF A JULIET WINDOW AND NEW ROOFLIGHTS TO THE EXISTING FLAT ROOF AS WELL THE PROVISION OF PRIVATE AMENITY AREA

INTRODUCTION

This statement has been prepared in support of the planning application for the extension of the existing loft of the first floor flat at 118 Inderwick Road N8 9JY, including the incorporation of a Juliet window and new rooflights to the existing flat roof as well the provision of private amenity area. All works are to the rear of the property.

The proposed works were subject to pre-application enquiry with ref **PRE1003246**. A meeting was held with planning officer Daniel Kwasi on 1st of December 2022 with very positive feedback on the principle of the development.

Although the written pre-application advice letter has not been received to date, the proposal submitted in this planning application has addressed all points raised by the planning officer at the pre-application meeting.

SITE AND LOCATION

The application site is within Stroud Green ward, it is not part of a conservation area and not within any of the St Paul's viewing corridors. Crouch End district centre is within walking distance.



THE BUILDING

The property is within a terrace which features paired rear outriggers, the property is not listed.

Like many of the buildings in the area, it was granted permission to be converted into 2 separate dwellings in 1962, one flat at ground floor and one flat above, and in 2005 the 1st floor flat was granted permission for a loft conversion and to erect the rear dormer.

The application site is the upper dwelling; a two storey 3-bedroom dwelling with loft conversion and no private amenity area. The total gross internal area of the dwelling is approx. 106m², which complies with National Technical Housing Standards for a 3-bed unit.



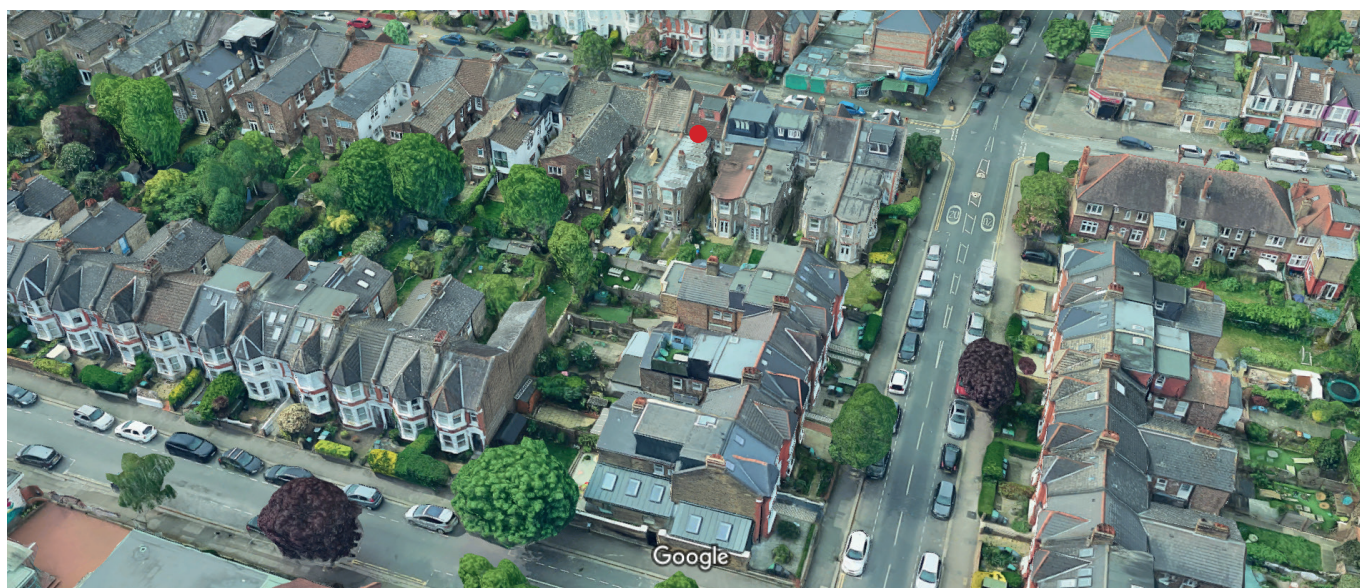
INDERWICK ROAD VIEW



WESTON PARK VIEW



MAYFIELD ROAD VIEW



BIRDS EYE VIEW (REAR)

Imagery ©2022 Google, Map data ©2022 5 m

PROPOSAL

The proposed works are to extend the existing rear dormer for more headroom and to incorporate a Juliet window. The proposed works also include the provision of private amenity area to the existing 3-bed flat.

The proposed scheme aims to improve the condition of the existing flat whilst delivering a high standard of urban and architectural design.

KEY OBJECTIVES:

- Extend the headroom area of the existing double bedroom in the loft through dormer extension;
- Internal refurbishment;
- Provide cycle storage;
- Increase the levels of natural light in the flat;
- Provide private amenity area.

PRINCIPLE OF DEVELOPMENT

The principle of the development is to enhance the living accommodation of this existing family sized unit.

This proposal includes extension to the existing dormer to the rear and side (full-width) incorporating a Juliet window, and to provide a private amenity area.

During the pre-application meeting, the planning officer noted the pandemic has emphasised the importance of having private amenity space, as such the principle of enhancing the living accommodation of the existing family dwelling is supported in principle.

The original proposal was for a private amenity area/terrace approximately 6m long, this application the terrace has been reduced in depth to 3 metres. This depth takes reference from the terrace at 110 Inderwick Road, which actually extends further in length on the outrigger, due to their "stepped" dormer (see drawing P01 Block Plans).

The present planning application seeks to address points raised by the planning officer and deliver a high quality residential scheme. The proposed design introduces a variety of measures to provide good levels of privacy as well as daylight and sunlight with minimum impact on the neighbouring amenity. The revised proposal has reduced the terrace to half of the initial proposed length.

CHARACTER OF THE AREA

The area is suburban in character, predominantly double-storey terraced buildings. Several properties have rear dormers, and some have terraces as private amenity areas.

The proposed massing and design for the new dormer and terrace is similar to other examples in the area, respecting

the existing character.

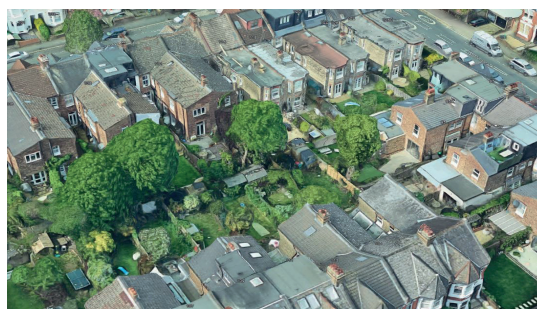
No. 95 Weston Park is an example of successful delivery of private amenity space in the form of a terrace with glass privacy screens to the balustrade and Juliet window.



EXISTING FLAT ROOF



EXISTING DORMER AT 120
INDERWICK ROAD.



BIRD'S EYE VIEW - DORMER OF SURROUNDING PROPERTIES
(REAR VIEW OF INDERWICK ROAD).



VIEW FROM EXISTING BEDROOM
IN THE LOFT.



VIEW FROM BEDROOM AT 1ST FLOOR (PRIVATE AMENITY
AREA OF 95 WESTON PARK)

AMENITY SPACE

Private outdoor amenity space plays an important role in the creation of successful places.

Currently, the existing 3-bed dwelling has no access to private amenity space. To address this issue a terrace is proposed to the rear of the property located on the existing flat roof.

Policy DM12 of Local Plan:

"B. Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy, and design considerations, (...). F. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG."

Housing SPG - Standards for private open space:

"2.3.33 Dwellings on upper floors should all have level access to a terrace, roof garden, winter garden, courtyard garden or balcony. The use of roof areas for additional amenity or garden space is encouraged (...). Houses and ground floor flats should preferably have private gardens."

DESIGN

The proposed full width dormer extension is to the rear and will not exceed the height of the existing ridge, it will be set back from the original eaves. The total volume of the proposed dormer will be approximately 22m³. As such, the proposed massing and design will be similar to other dormers in the area, respecting the existing character.

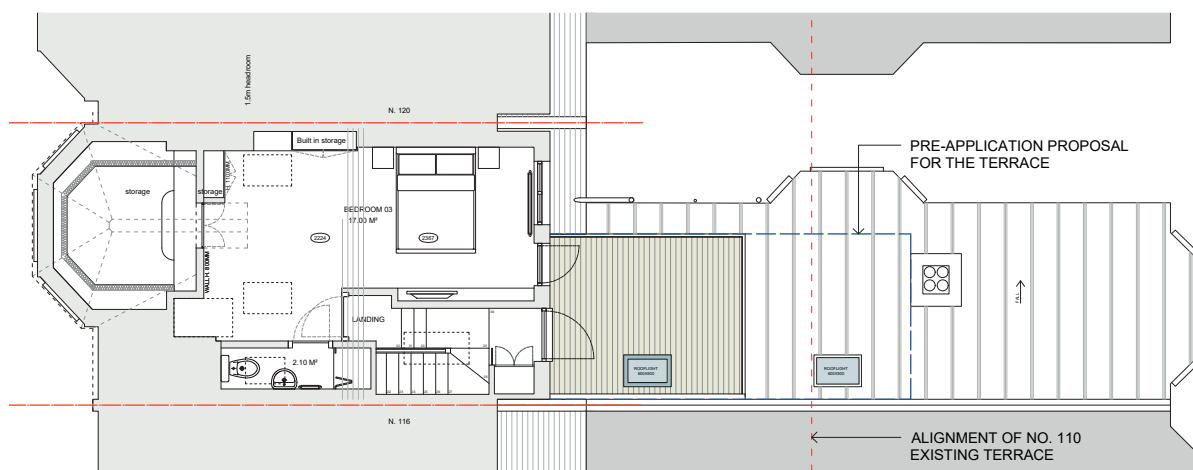
The internal refurbishment includes the provision of additional storage for bicycles and the provision of natural light to the existing dark first floor corridor. The proposal includes 2 new rooflights to this area to minimize the use of artificial lighting during the day.

The proposed terrace will be located on the existing flat roof, well set back from the rear end of the property and side edge of the roof. The proposed length has been reduced in half from the pre-application proposal.

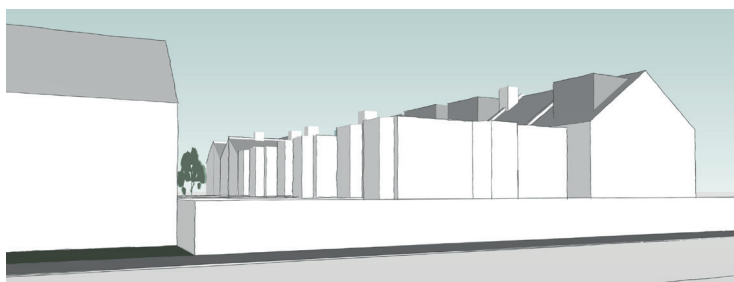
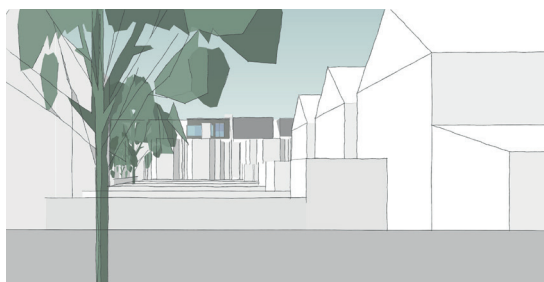
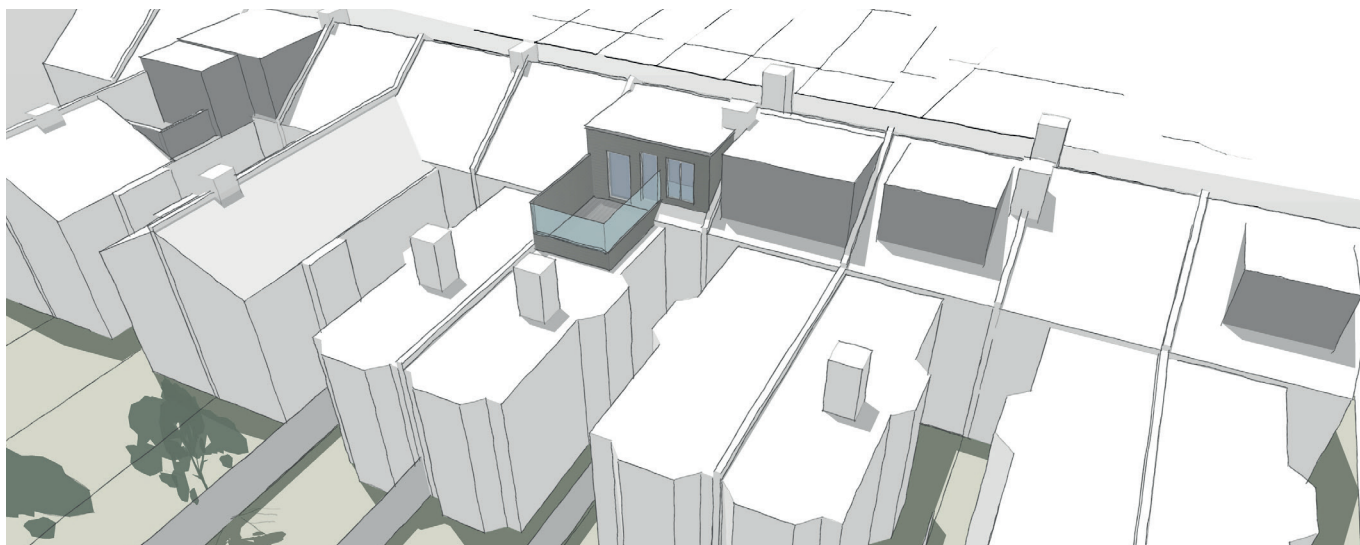
IMPACT ON NEIGHBOURING AMENITY

The proposed terrace comprises 1.9m high balustrades, some with frosted glass for privacy and to allow good levels of daylight and sunlight. Frosted glass is very good to achieve visual privacy (it can achieve 20% opacity) while still allowing light to pass through.

Currently the adjacent No. 120 Inderwick Road has side windows directly facing the windows of the application site, those windows are believed to be a bathroom and bedroom and both already feature obscured glass/film. Nevertheless, the balustrade of the proposed terrace facing 120 Inderwick road has been designed with frosted glass at 1.9metres high to provide complete privacy whilst retaining the levels of daylight and sunlight to the adjacent property.



PROPOSED TERRACE PLAN- NTS



PROPOSED MATERIALS

The proposed material to the new dormer is recycled composite cladding in grey. All new windows and doors are to be double glazed, grey colour. Privacy glass is proposed to the new Juliet window.

The proposed enclosure of the terrace is part cladded and part obscured glass privacy screens in line with other glazed balustrades in the area.



RECYCLED COMPOSITE CLADDING-
ECOSCAPE/ARGENT



FROSTED PRIVACY GLASS, FRAMELESS
BALUSTRADE

SUMMARY

As per local and London policy, access to a private amenity space is critical for all and the use of roof areas is encouraged as noted above. The pandemic highlighted the importance of having access to the outdoors and private personal space. Any new developments require private amenity space and this is generally delivered in the form of balconies or terraces in London.

Following the pre-application meeting, the scheme has been amended to address points raised and the proposed terrace has been significantly reduced in length so it will not be overly dominant in the area.

This existing 3 bedroom dwelling meets all internal technical housing standards but has no private amenity space and the proposal seeks to remedy this.

The proposed dormer extension, the new rooflights and the new terrace will make a positive contribution to the urban landscape through its conscious design and high quality materials, whilst delivering a better living experience.