

N. Turner Designs

28 Freemans Close, Stoke Poges, Bucks, SL2 4ER

Mobile: 07825 372 548

Email: nturnerds@googlemail.com



Design & Access Statement

REF: PS-5928

Site Address:

10 Springfield Avenue, London, N10 3SU

1.0 Proposal

- 1.1 Loft conversion to include a rear dormer, two side dormers, two front facing roof lights and removal of chimney. Externally insulate the building at first floor level. Change the hanging tiles and roof tiles to synthetic slate tiles.

2.0 Introduction

- 2.1 This Design & Access Statement has been prepared by N. Turner Designs Ltd on behalf of Mr. Mrs. Walkden. The proposed development includes modifications to the existing building together with roof alterations in order to improve the appearance, use and layout of the property.
- 2.2 The statement provides further details regarding the proposal and has been considered in line with key planning policies.

3.0 Site Layout & Surroundings

- 3.1 10 Springfield Avenue is a detached 3-bedroom first floor maisonette located on the Northern side of the road. The property is located on a plot of land measuring approximately 330m².
- 3.2 Properties in Springfield Avenue are generally semi-detached but there are a number of detached properties including the application site.

- 3.3 Individual house styles vary in terms of their architectural features and external facades. Spaces between the properties are quite generous and buildings are set back considerably from the front of the plot.

No. 10





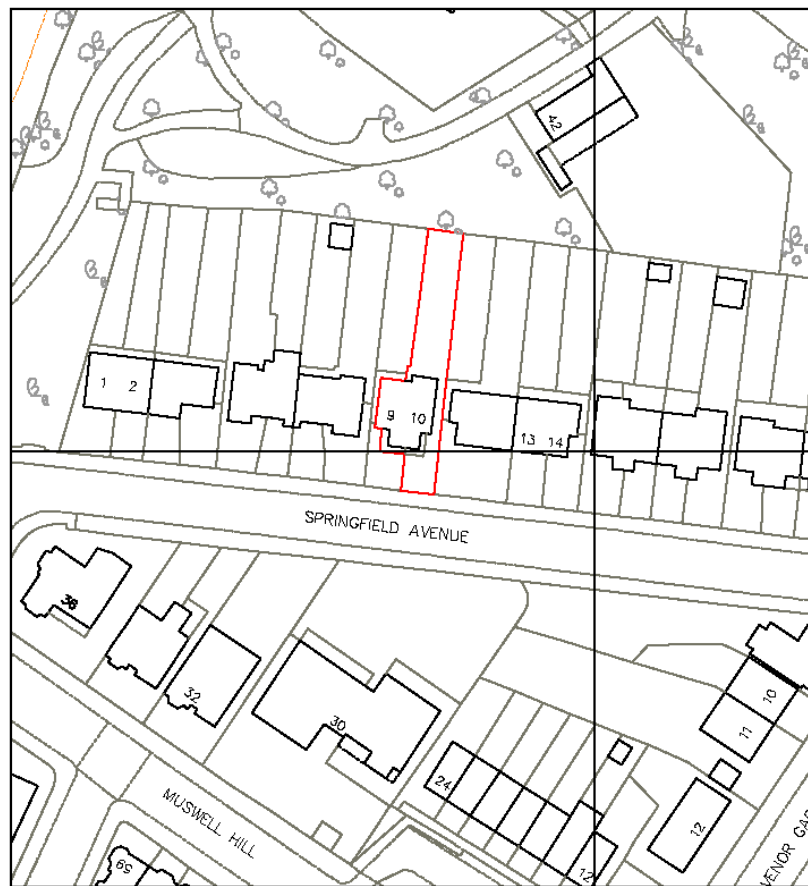
- 3.4 Based on our searches and having viewed all the properties on the road, we identified that the majority of properties – many of which are also first floor maisonette properties – have altered their roofs to facilitate a loft conversion, with front, rear, and side dormers. Some have benefitted from large rear facing dormers (between 4-5m wide) with roof lights to multiple elevations. Numbers 28 and 30 have unique curved top dormers, and number 31 has two front and two rear facing dormers. A wide variety of roof alterations has taken place over the years.
- 3.5 In terms of frontages, most houses have lawned gardens and low boundary walls. This creates a sense of spaciousness and openness along the road. To the rear, properties are served by generously sized back gardens, with visual transparency and scenic views available along the edge of Alexandra Park. The properties are located on a steep hill and so the land serving the dwellings is heavily sloped.
- 3.6 Off road car parking is quite sporadic. Most of the properties to the western side of the street do not have off road parking; however, this changes as one travels easterly on the road, with several houses having at least one parking space at the front of the property.
- 3.7 Properties benefit from extensive views to the south over the townscape. The application address also has views onto a group of contemporary style flats with mansard dormers clad with aluminium panels. These dormers were taken as an architectural reference to help create the design to echo roofline elements in close proximity.



- 3.8 From our searches, we can confirm that the property is not located in a conservation area, a site of scientific or architectural interest and there are no heritage assets nearby.

4.0 Application Site

- 4.1 The site is a first-floor maisonette with an extremely tall 4 hipped roof. Access to the property is via a side door which leads into ground floor hallway with a staircase. The maisonette itself excluding the entrance hall has a GIA of 81.7m². As previously mentioned, the property is located on a very large plot of land.



- 4.2 The building itself is a solid masonry construction. Exposed brickwork is visible around the ground floor perimeter which changes to tile at first floor level. The tiles are red toned and we believe them to be clay. Concrete roof

tiles are discoloured and change in tone from grey to brown. All windows are white UPVC casements style with Georgian bars.

- 4.3 We believe the property was constructed circa 1910, and therefore the walls do not benefit from insulation. Some insulation was noted within the roof area, but it was thin and sporadic.
- 4.4 In terms of the site layout, the property is set back approximately 7.5m from the front boundary wall. When viewed from the front elevation, there are two gated entrances on both sides of the grounds with paths that lead up to the front doors of both maisonettes. There is a generous sized lawn to the front but no facility for off road parking. Access to the rear grounds is possible from both sides of the property and from back doors.

Front Elevation

No. 10



Rear Elevation



Rear grounds as seen from the first floor window



5.0 Design Principles

- 5.1 At present the property is quite small and the family desperately needs to enlarge, upgrade and modernise it for multi-generational family living. The only viable way to enlarge this property is to utilise space within the roof void as this does not affect the footprint of the building and limits any impact on neighboring amenity.
- 5.2 Importantly the family in residence would like to improve the thermal performance of this property to closely meet current Building Regulations and hence reduce carbon loss in line with the London Plan. This will be achieved by removing the perimeter tiles and externally insulating the whole of the first floor. New tiles will be reinstated as per the submitted plans. The proposed loft conversion and eaves will be insulated to a high specification which will exceed the June 2022 Regulations, thereby considerably reducing heat loss through the roof space. All lighting will be changed to energy saving type throughout.
- 5.3 In terms of the external design we are proposing to remove the large central chimney. The chimney is not in use and currently takes up considerable space within the roof void. We propose to construct a small single bonnet dormer to both sides of the roof which will be clad with new synthetic slate tiles. The side bonnets are required in order to give access and additional space for the rooms at loft level and provide more daylight to stairs and first floor. We are also proposing a rear facing dormer to provide for habitable space.
- 5.4 The proposed rear dormer has been designed so it replicates qualities of the aluminium clad mansards that are seen on the flats directly opposite (off Muswell Hill). Please refer to the photo in Section 3.7 on page 4. This dormer will be primarily glass structure with zinc cladding, creating a highly appealing extension, which will lift the overall aesthetic of the rear elevation. Renewing and replacing old tired structural and design elements, including rotten timber, discoloured roof tiles and leaking gutters will smarten the whole property. Inward opening doors and a simple glass balustrade with neat fixings will ensure a safety solution that does not detract from the strong visual connection with the garden and greenery of Alexandra Park.

As this dormer can only be seen from the rear, it will have no impact on the street scene and will not overrule the building's external appearance and form. In terms of scale, the two sides of this dormer are pitched to ensure that no protrusion exists beyond the plane of the original roof. We have opted for a flat roof as this is commonplace on dormer extensions on the road, but mostly to ensure that the original roof form is visibly seen above the dormer. In terms

of materials, the combination of the zinc cladding and newly proposed tiles will allow this dormer to merge neatly into the roof.

- 5.5 Since submitting the application we have obtained feedback from Planning regarding the two side dormers. The Team Leader is of the opinion that we should aim to reduce the original designs in order to achieve a successful planning decision. Therefore, the revised plans that accompany this statement incorporate the required changes. Both dormers have been reduced in height as well as being further set back from the external wall plate. The base of the dormers now measures 1.24m up from the eaves, and the top measures 1.32m down from the main ridge. A further reduction has also been made to the width.

The side dormer roofs are hipped to all three sides (as opposed to being gabled) so they neatly and discretely blend in with the host property. The reduction in size is shown on the “Proposed Front Elevation Diagram” below. It should be noted, that this property is on elevated land when viewed from the front. As a result of this, and as a result of the dormers being set back 3.64m from the front eaves, they can only be seen from limited vantage points and will have minimal visual bearing at street level.



This revised submission also takes on board the recommendations of the Planning department by significantly reducing the overall width of the rear dormer. This allowed for additional clearance between the dormer and two hips, and this clearance now measures 400mm. In terms of the overall size, the dormer can no longer be considered excessive as it respects the form of the original roof. The base of the existing roof measures 10.4m in width and the base of the proposed rear dormer is only 5m, therefore, less than 50% of the roof width is occupied by the dormer.

Taking the sloped equivalent provides a more accurate and comparative assessment. In terms of the actual coverage, the rear roof slope occupies an area of 38m². If we compare this to the proposed rear dormer, this covers an equivalent sloped area of just 18.3m². The rear dormer equates to 48% roof coverage and therefore more than 50% of the original roof is retained. It must be noted that the base of the rear dormer is set upslope of the roof by 520mm and downslope of the ridge by 2080mm.

The diagram below outlines the reduction in size proposed.



PROPOSED REAR ELEVATION

The result of these combined decisions is a sympathetic and considerate addition which offers the occupier the space needed, but limits the scale of the proposal in response to Planning recommendations.

- 5.5 We are of the opinion that the amended design provides an elegant solution, respectful of the character of the building and surrounding area. The use of glass ensures the lighter structure sits in a satisfying contrast against the heavier, more solid roof of the building, while the original roof form can still be appreciated.

6.0 Neighbouring Amenity

- 6.1 The proposed new side facing windows as well as the rear full height doors do not provide any additional overlooking to neighbouring properties when compared to the views afforded to the existing first floor windows.

During consultation period no objection has been voiced by any of the neighbours. We are therefore of the opinion that the design is considered appropriate for the character of the existing building and the surrounding area.

7.0 Access

- 7.1 There are no proposals to change the access arrangements to the property.
- 7.2 Access to the rear garden is via a retained footpath on both the side and the rear of the dwelling. The footpath is wide enough for disabled access and for any equipment that is required to maintain the grounds.
- 7.3 Both access to emergency services and egress from the property have not been compromised in any way.

8.0 Conclusion

- 8.1 The proposal takes into account existing architectural features and has been designed so that the original building form remains appreciated. Roof enlargement has been restricted to the sides and rear only which meet relevant planning guidelines. The only change to the front is the insertion of two roof lights.
- 8.2 We are of the opinion that the proposed scheme is visually attractive, congruent, and will be a positive contribution to Springfield Avenue. Minimal clean detailing together with the high quality of materials will provide a robust elegant design that ages gracefully with minimal maintenance requirements.
- 8.3 The proposal has been designed in accordance with the relevant Planning Policies and Guidelines.