

DESIGN & ACCESS STATEMENT FOR
FIRST FLOOR FLAT, 31 DAGMAR ROAD, LONDON, N22 7RP

Background

The application property is a first floor flat with two bedrooms, a lounge and a separate kitchen & bathroom in Dagmar Road, N22. The flat is accessed at ground floor level through a communal hallway and via a staircase leading to the first floor. The property is not in a Conservation area.

The proposal involves the formation of dormers to the rear roof slope & to the outrigger roof slope to create two bedrooms & a shower room; see accompanying elevation drawings. The proposal is similar to dormers found in the surrounding area, including a number now found in Crescent Road.

Both dormer windows are subordinate to their respective roof slopes and are so sized to preserve the dominance of the roof pitch. They are also in keeping with the character, size and scale of the host building as a whole. Consequently, there is no visual of these dormers from the street scene.

The dormer windows will be set into the roof slopes, being positioned well up from the eaves and with the back addition dormer set well away from the end back addition wall. From the garden level, the new outrigger dormer will not be visible due to the existing two storey projection, which will obscure it. It is felt that the proposal does not create any new problems of overlooking.

It will not adversely affect the privacy and amenities of any adjoining property and would not adversely affect the residential character of the area.

It is considered to be consistent with Haringey's policies in respect of 'General Principles', 'Quality Design', & in relation to their 'Design Guidance' & the Council's 'Housing' Supplementary Planning Document.

Physical

The site runs north-east to south-west, front to back & has no other outbuildings positioned on it. There is no garden to the rear available to the first floor flat. The position of drainage & gas lines is not known. There is no known history of crime or disorder on the site.

The loft will principally be constructed on site with materials brought in to enable this.

Access

The new bedrooms & shower room will be reached via the proposed staircase.

Social

The social impact on the locality is negligible

Economic

The economic impact on the locality is negligible

Planning Policy

The scheme has been designed in sympathy with the Council's policies.

Immediate neighbours have been advised of the proposal.