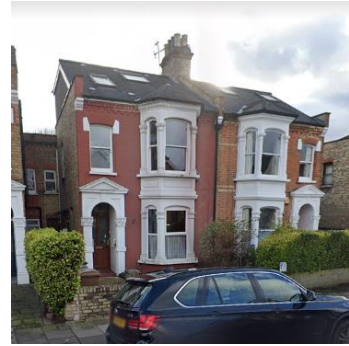


33a Palace Road

Design and Access Statement

16.03.2023



01. Site Location

33a Palace Road, Hornsey, London, N8 8LQ

02. Site Description

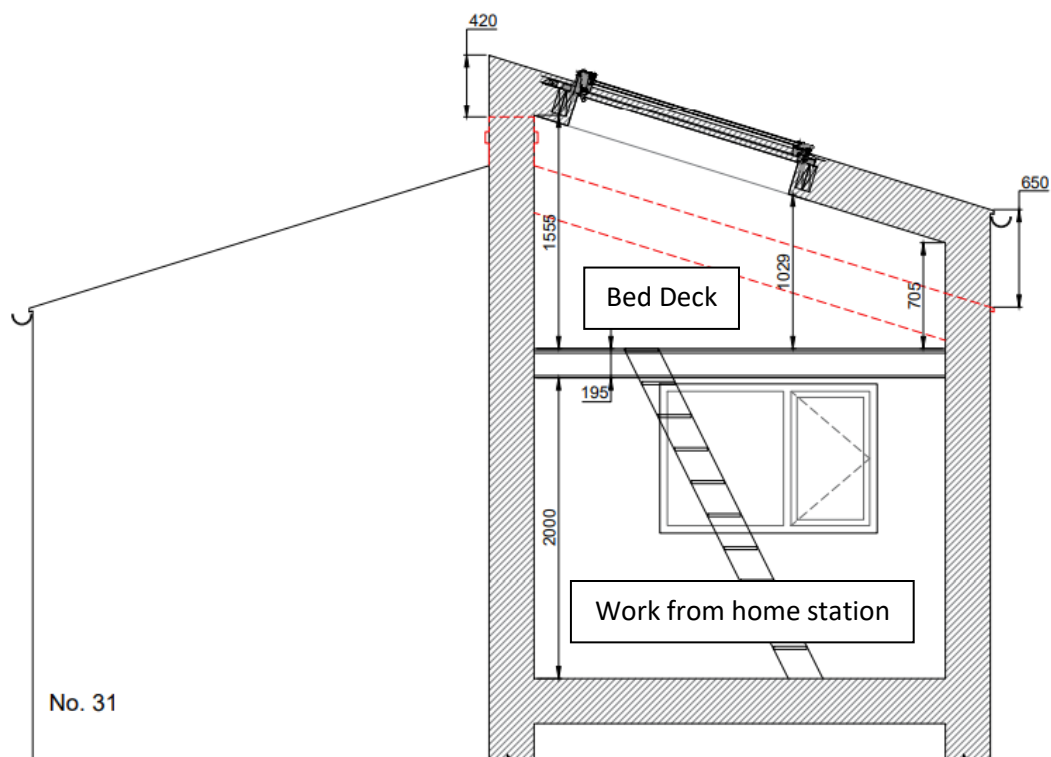
The property is a first and second floor flat within a mid-terrace house in a quiet residential area of Hornsey of masonry construction with fibre cement tile roof finish. Palace Road runs roughly east to west between Park Road and Middle Lane, the site is on the southern side of the road.

03. Proposal Description

The existing property is a two-storey, three-bedroom flat. The proposal is for an additional roof light to the front of the house and to raise the roof of the outrigger at the rear of the property to create additional space internally.

The flat houses a family and with the requirement to work from home a workspace separated from the living area is now required. By raising the roof of the outrigger it provides sufficient space to create a bed deck within the extant bedroom enabling a dedicated work space to be created below, separate from the rest of the living spaces.

The additional rooflight at the front allows for the creation of an additional bedroom for the children of the family.



04. Impact on neighbouring properties

The raised roof on the outrigger is located at the rear of the property and therefore will not be visible from the public domain. The proposed raising of the roof should not adversely affect the neighbouring properties; the garden is south facing and therefore already benefits from good daylight and sunlight. The highest point of the roof will only be raised by 420mm which will have a negligible impact on the neighbouring properties.

Although the height of the outrigger will be higher than the properties immediately adjacent it will be in line with the heights of the roofs further along the road (no's 11 to 27) which already benefit from a higher outrigger as demonstrated in the photograph below.



05. Materials

The raised roof will be made of the same materials as the existing, brick faced walls to match the existing and the roof slates will be reused proposed.

06. Summary

The proposal is to enable the existing property to meet the requirements of the family occupying the property. The alterations to the buildings form only affects the rear of the property and is not visible from the public domain. The development is sympathetic to the character of the terrace and the scale of development in the area and will not harm neighbours' amenity in an unacceptable way.