

Planning & Design & Access Statement

First floor Flat 38 The Broadway, Crouch End, London N8 9SU

Proposed new loft conversion

Introduction: This planning & design and access statement is prepared in support of the application for full planning permission and should be read with the plans accompanying the application. It is proposed to sympathetically extend the existing family dwelling creating additional living accommodation for the owner.

Policy Background: This scheme has been designed taking into consideration the relevant planning policies of the Development Management Document Adopted in 2014 in respect of extensions to residential properties.

The Design Component: We are proposing a new loft conversion to an existing domestic first floor flat. The proposal has been designed to match the scale & appearance of the existing property and the surrounding area particularly property No.34 & 36 The Broadway (Please refer to picture and note at rear of this document). The landscaping will also match that of the existing surrounding.

Use: The existing use for the application site comprises a commercial unit to the ground floor and a first floor flat above. The proposed development to the first floor flat will remain as a family dwelling but will provide additional accommodation at roof level with 1no new bedrooms and a bathroom proposed.

Amount: The proposed extensions are consistent with the amount of development in the vicinity in terms of density. The neighbourhood's services are unlikely to be affected by the amount of development planned. The additional amount will not unduly harm the existing amenity.

Layout: The layout of the building has been designed to match that of the existing building on the site and that of adjoining buildings. Given the juxtaposition of the adjoining properties within the road the projection of the extensions from the rear main wall and side main walls of the original dwelling house do not unduly affect the windows or amenity of the adjoining occupiers. All habitable rooms are provided with windows for natural daylight and ventilation.

Site Layout: The layout of the building on the site is unchanged.

Scale: The proposed extensions sit comfortably with the adjoining buildings in terms of mass and space between the buildings. The scale, geometry and proportion of the proposed windows and fenestration for the extensions are domestic in scale and similar with the existing and other buildings within The Broadway and that of the surrounding areas.

Landscaping: The landscape will remain as existing.

Appearance: The appearance from The Broadway will remain as existing and will have a rear dormer similar to 34 & 36 The Broadway. The proposed alterations to the side and rear elevations will match that of the existing and adjoining residential units thus preserving the character, appearance and context of the surrounding area.

Access: The access for the house as a whole is not proposed to be changed.

Vehicular and Transport Links: There are excellent transport links, with bus stops and train links a short distance from the property.

Analysis: The proposed loft conversion is similar to the adjoining properties and similar to many that have been approved in the area and it is considered that the proposed satisfactorily meets all planning requirements

Conclusion: By reference to the previous approved applications to neighbour properties, it is considered that the proposed development is satisfactory in a planning context and the applicant looks forward to receiving Council support.

Photos: This photo indicates adjoining properties, which are very similar to what we are proposing, and in doing so we will be matching the surrounding areas and keeping with the street scene.



34 & 36 The Broadway