

DESIGN & ACCESS STATEMENT

Flat 2, 79 Mayfield Road, N8 9LN

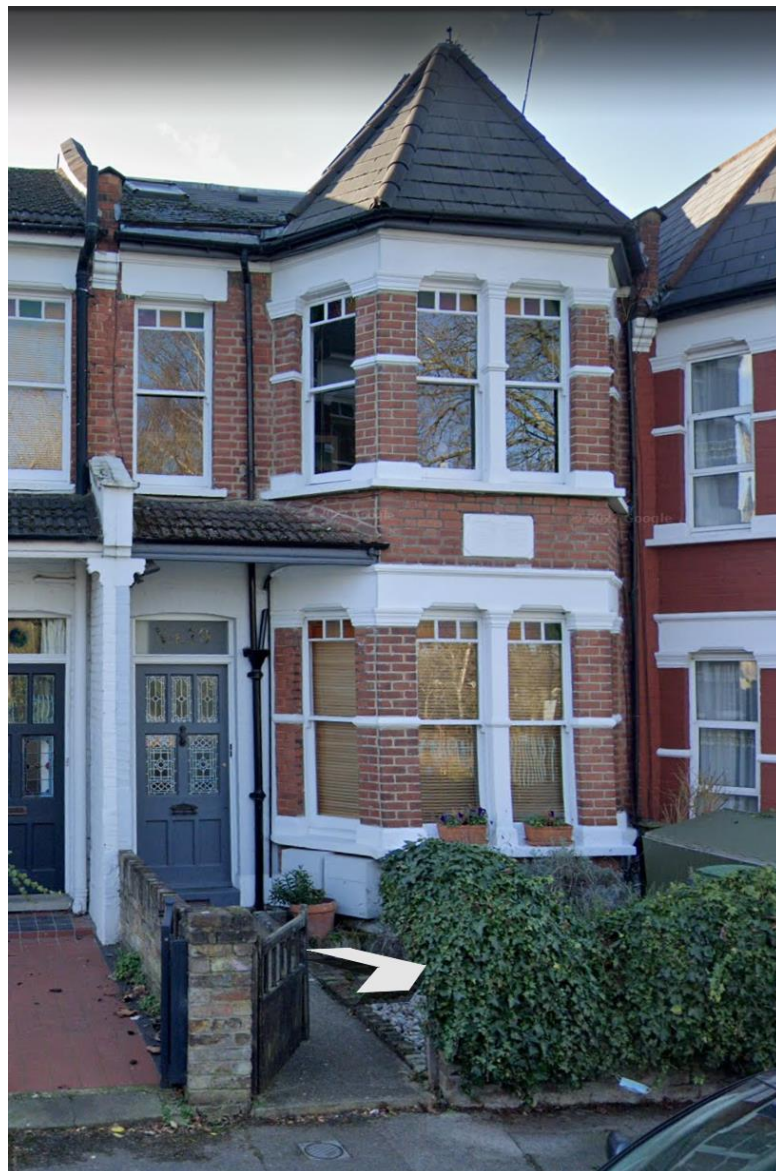
1. DESCRIPTION OF EXISTING PROPERTY;

Summary

79 Mayfield Road was originally a terraced house that was eventually, sub-divided into two self-contained flats. The current proposal affects Flat 2, which is the upper portion of the building.

Materials

The existing property is comprised of traditional building materials typical of the local vernacular. The façade of the property is made of red brick, white painted brick, white painted render and the roof is finished with slate tiles. There is an existing main dormer with a flat roof finished in felt. The existing outrigger has a flat roof which is where the proposed terrace will be inserted. The windows are white painted timber sash windows, and the doors are also made of painted timber.



2. DESCRIPTION OF PROPOSED WORKS;

Summary

The proposal of this application related to a roof terrace and all associated works.

Design Considerations

Careful consideration has been given to Haringey Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space and ensuring that the new construction benefits rather than harms the existing character of the area.

The terrace will have opaque glazed screens to both sides to prevent overlooking. All the materials have been selected to blend with the existing and create a seamless proposal that will contribute to enhance the character of the host dwelling.

3. LOCATION;

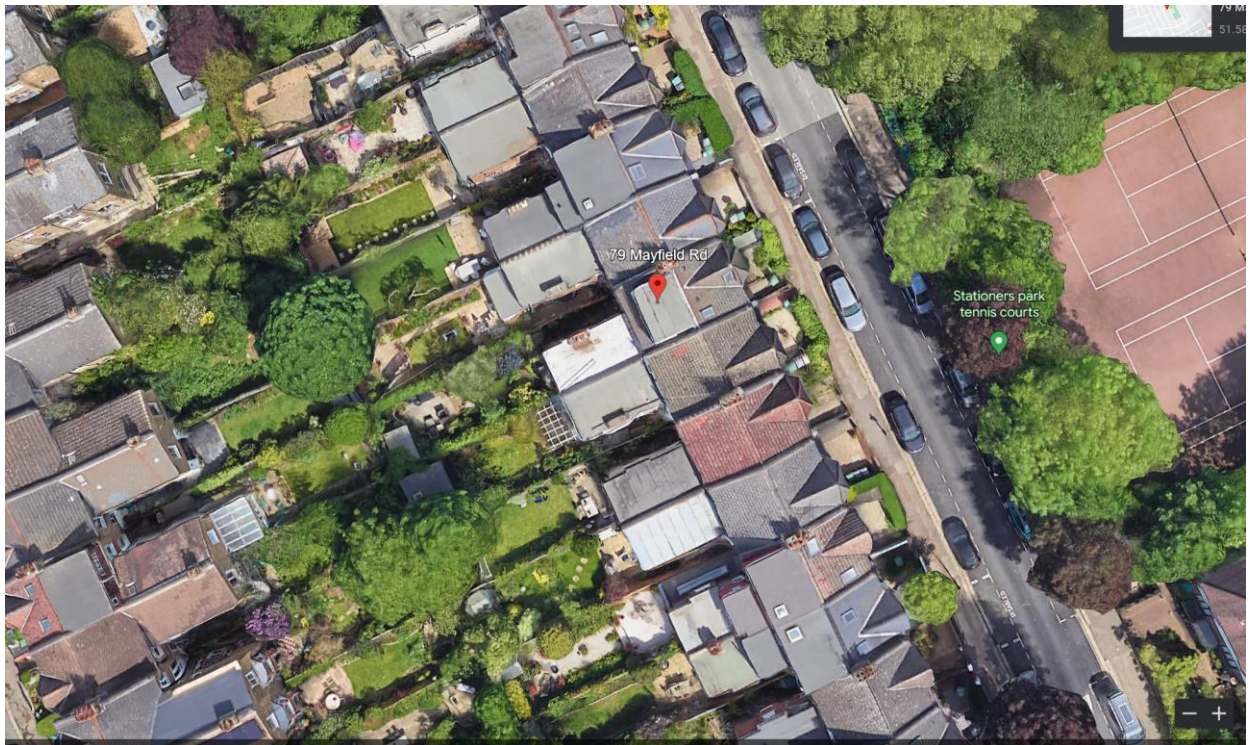
The building is not located in a conservation area. The house is not listed.

4. ACCESS;

No alterations to existing access or parking.

5. LANDSCAPING;

No alterations to the landscaping



6. PRECEDENTS:

There are a series of similar developments in the area. Terraces have become more frequent in the local vicinity and therefore, they are considered to be part of the character of the area.

95 Weston Park Road – HGY/2016/3313 – Loft conversion including formation of rear dormer and roof terrace and insertion of front rooflights.



Flat C, 40 Inderwick Road – HGY/2020/0624 – Formation of rear dormer extension to an existing top floor flat of a terrace house.



Flat B, 101 Weston Park Road – HGY/2015/3245 – Formation of loft conversion with rear dormer extensions, rear roof terrace and roof lights to front roof slope.

