

NKA



Design Statement

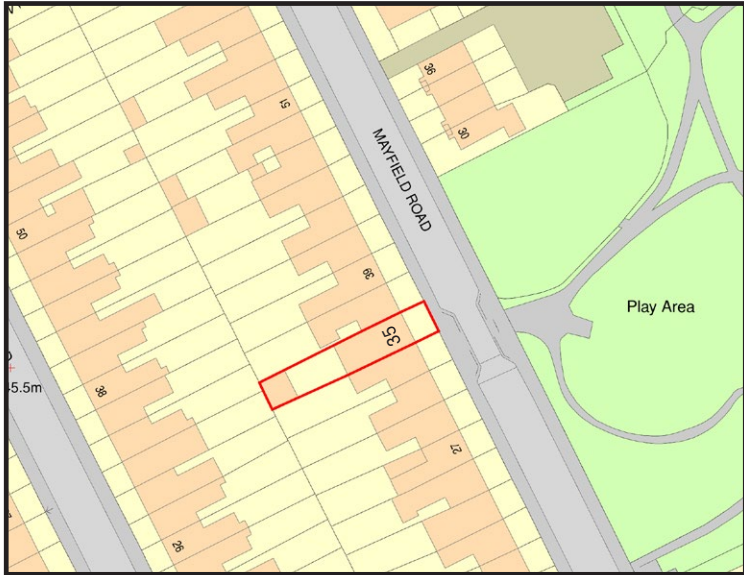
35 Mayfield Road, London, N8 9LL

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June 2023

Pre Planning Design Statement



North

Site Location Plan



SITE - 35 Mayfield Road

Overhead View



SITE - 35 Mayfield Road

Overhead View

Introduction

This report has been prepared to support a planning application for alterations to a period property in Crouch End.

A pre planning application was submitted in Jan 2023 for a similar proposal ref PRE/2023/0005. Some adjustments have been made in response to the comments made.

Existing

The dwelling is located on Mayfield Road opposite the entrance to Stationers Park and is part of a period terrace though not in a Conservation Area and is not Listed.

The house is unique, in that the roof has been previously been adapted (most likely over 30 years ago) to include a full width dormer to the front roof slope and a part width rear dormer to the rear. These roof alterations include the replacement of the original front gable above the bay window (which are predominant features on the neighbouring properties).

Part of the proposal is to improve the appearance of the front dormer to provide a better relationship with the existing dwelling, surrounding context and street elevation.

Inderwick Road is located to the rear (east) of the house. Many of the houses that are visible from the rear of 35 Mayfield Road have been adapted with a number of loft conversions, double dormer extensions, rear extensions and accessible roof terraces.

37 Mayfield Road benefits from a first floor roof terrace to the rear.

Proposal

The proposal is for the following:

1. Front dormer overhaul
2. Rear dormer overhaul / enlargement
3. Rear outrigger dormer
4. Rear roof terrace

Design Issues

The main design issues concern the relationship of the front dormer to the street and the creation of a new roof terrace to the rear.

Character and Appearance

The proposed addition should not have any adverse effect on the character and appearance of the wider area and respect the architectural character, size and scale of the surrounding dwellings. In designing the 'detail', careful consideration will be made to the, form, proportions, and material selection to ensure a high quality, contemporary design.

Impact on the Streetscene

The proposed building does not affect the general character of the streetscene improve the architectural typology of the area.

Neighbours Amenity

Care has been taken to design the volume and position of openings to minimise impact to the neighbouring residential amenity. The roof terrace is sufficiently set back from the edge of the outrigger roof to prevent direct overlooking to the neighbouring properties and gardens.

35 Mayfield Road



Existing Street Elevation



View to double dormer extension and roof terrace at 40 Inderwick Road



View to neighbouring properties from garden



View to rear elevation and 1st floor roof terrace at 37 Mayfield Road



Rear garden



View to Stationers Park from front dormer



Internal View - rear dormer



Internal View - front dormer



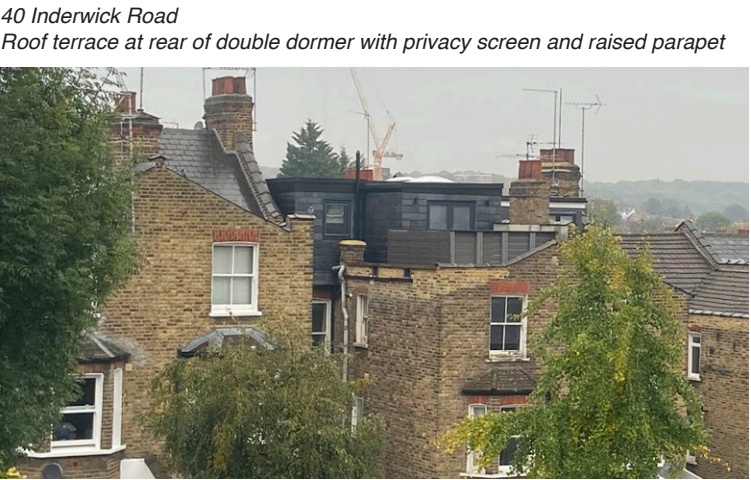
Stairwell to upper level



Rear dormer



View to rear from first floor



IEWS FROM REAR OF 35 MAYFIELD ROAD

June 2023



View to 1st floor terrace at 37 Mayfield Road



View to rear of properties on Inderwick Road demonstrating range of high level alterations, double dormers and roof terraces

EXISTING FRONT DORMER VIEW



PROPOSED FRONT DORMER VIEW



2 EXISTING Axo - NE
Scale: 1:130

2 PROPOSED Axo - NE
Scale: 1:130



EXISTING REAR DORMER VIEW

PROPOSED REAR DORMER VIEW

The existing front dormer does not relate well to the surrounding context. This proposal aims to improve this relationship and with new high quality finishes that will help provide some cohesion between the dormer volume and host dwelling.

The proposal is for the following:

1. Front dormer overhaul

- Replacement of concrete tile dormer cladding and roof covering with new slate finishes
- Existing window aperture adapted and new heritage style timber sash windows installed. These will match the original style and be aligned with the existing bay window openings below.

2. Rear dormer overhaul

- Existing dormer widened to allow access to new outrigger dormer over stair
- New zinc cladding to replace existing concrete tile to match new outrigger dormer
- Eaves window over stair to replace existing double velux arrangement

3. Rear outrigger dormer

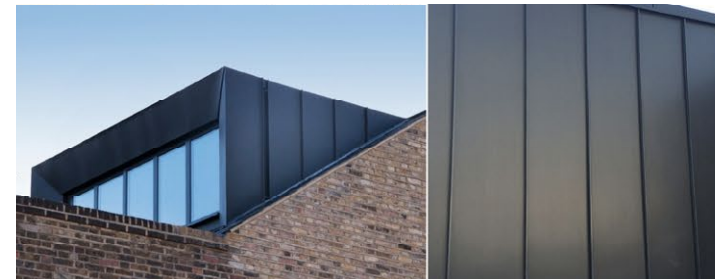
- New rear dormer over outrigger to form office space
- Party Wall raised to enclose dormer
- Depth of rear dormer half that of the existing outrigger to ensure additional volume is subservient to the host dwelling
- Tapered reveals to terrace doorset

4. Rear roof terrace

- Accessible from new outrigger dormer
- Set back from outrigger edge to prevent direct overlooking

Material Precedent - SLATE

FRONT DORMER RECLADDING & MAIN ROOF COVERING



Material Precedent - ZINC STANDING SEAM
REAR DORMER & OUTRIGGER DORMER



Material Precedent - HERITAGE STYLE TIMBER SASH
FRONT DORMER WINDOW REPLACEMENT



REAR ELEVATION
Submitted at Pre Planning



REAR ELEVATION
Submitted for Planning

PRE PLANNING

The pre planning application was well received by the Local Authority. The comments provided include:

FRONT DORMER OVERHAUL

The replacement of concrete tile dormer cladding and roof covering with new slate finishes and the existing window aperture adapted and new heritage style timber sash windows installed is considered acceptable and would represent a high-quality improvement to the existing property.

REAR DORMER ENLARGEMENT

The proposed scale and bulk of the widened dormer together with the double Velux is deemed acceptable and would have a proportionate appearance to the existing roof slope.

REAR OUTRIGGER DORMER AND TERRACE

With regards to the proposed outrigger and the terrace, Officers note that this element of the development would occupy the existing roof and would result in the alteration of the rear gabled wall. This would represent a dominant addition to the roof therefore the proposed depth of the extension should not project more than half of the depth of existing depth of the roof.

The proposed terrace should also be set back from the eaves to allow this read as subordinate feature on the outrigger and for the original profile of the outrigger to still be appreciated when viewed from the rear garden.

MATERIALS

The proposed materials are considered acceptable and would not appear at odds with the current materials incorporated in new development in the immediate area.

IMPACT ON NEIGHBOURING AMENITY

Given the location of the proposed dormers it is not considered to result in an unacceptable impact on the residential amenity of neighbouring occupiers.

There could be potential overlooking impacts from the proposed terrace and proposed side window however the side window could be mitigated by making this obscured glazed.

Moreover, setting back the proposed terrace from the back of the outrigger, will reduce opportunities to the look directly down into adjoining gardens.

PLANNING

- No change for proposal submitted for planning

- No change for proposal submitted for planning

Rear gable wall is now as existing - no alteration as part of the proposal. Depth of outrigger dormer extension reduce to be half the depth of the existing outrigger.

Terrace now significantly set back from edge of outrigger roof to the side and rear.

No change for proposal submitted for planning

No change for proposal submitted for planning

Proposed terrace now significantly set back from edge of outrigger to prevent overlooking and side window obscured glazed