

DESIGN & ACCESS STATEMENT

**FLAT 9A GLADWELL ROAD
CROUCH END N8 9AA**

Proposed rear dormer extension to main and outrigger roof



PLANNING APPLICATION ISSUE

REF NO: 4353/PL

JUNE 2023

CONTENTS

1. Introduction

2. Existing Building and Site

3. The Proposed Design

4. Use, Layout, Scale, Appearance

5. Amenity

6. Access Statement

1.0 Introduction

This Design and Access Statement accompanies our submission for the planning application for the provision of a rear dormer extension to the main and outrigger roof with a small terrace and internal alterations, to Flat 9A Gladwell Road, N8 9AA.

The proposals have been prepared to consider Haringey's guidelines for loft extensions and seeks to improve the standard of living accommodation and amenity of this flat, whilst respecting the existing context and character of the area.

The application site Flat No.9A Gladwell Road has previously been granted permission for the formation of a rear dormer in 2019 (Ref: HGY/2019/0709).

2.0 Existing Building and Site

Flat No.9A Gladwell Road is situated within a 3-storey semi-detached Victorian residential building in Crouch End. The building is a flatted dwelling, and this application relates to the top flat which is a family sized unit, occupying the first and second floors. The application site is not located within a conservation area, as it falls in a gap between the Crouch End and Stroud Green Conservation Areas.

The application site is parallel to the East of Ferme Park Road and is North of Dashwood Road. The properties on Gladwell Road are predominately residential in character.

The East-facing front elevation will not be altered by the proposed rear dormer extension. The front elevation to Flat No.9A faces Gladwell Road. This elevation includes a two-storey projecting bay with windows at ground and first floors, and a gable over. The front elevation of the building is composed of facing brick from the ground to first floor. The windows are white timber sash, and the roof is a slate tile pitched roof.

The North-facing flank elevation is in facing brick to the ground, first and second floors.

The West-facing rear elevation also has facing brick to the ground and first floors. There is a three-storey outrigger extension in facing brick with a painted timber parapet band, pitched roof and rooflights.

The application site Flat No.9A is accessed from the communal ground floor hallway. The entrance stairs from ground level arrive at the half-landing of the first floor of the outrigger, leading onto the kitchen. The steps from the half-landing lead up to the first floor of the main house, where the living room, bedroom 01, and study are situated. The steps from the first-floor main house lead up to the second-floor outrigger half-landing, providing access to bedroom 02 and bathroom. The second-floor outrigger half-landing leads up to the second floor of the main house, where bedroom 03 and the ensuite bathroom are situated.

Several adjacent properties, both within the same terrace on Gladwell Road and on the adjacent streets of Ferme Park Road, Dashwood Road and Womersley Road, have undertaken loft conversion projects involving large rear dormers.

High level roof terraces, to the rear of properties, have also been formed, often as part of a loft conversion.

3.0 The Proposed Design

The application proposals are in summary as follows:

- Proposed rear dormer to main and outrigger roof
- Proposed discrete outdoor terrace to the flank elevation, accessed from proposed rear outrigger dormer
- Associated internal alterations.

The owners of Flat No.9A Gladwell Road wish to alter the layout of their house at second floor level to provide improved living accommodation in a layout that is more suited to the scale of the house and to incorporate some external amenity space to serve the family unit.

Policies relevant to the application include:

- Policy DM1 'Housing Design and Quality' of the Haringey Development Management DPD (2017), requiring development proposals to relate positively to their locality.
- Policy DM12(E) 'Housing Design and Quality' of the Haringey Development Management DPD (2017), where extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing or original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

The internal layout of the house will be partially reconfigured and extended at the rear to the second-floor levels of both the main house and outrigger, with dormers that provide an additional guest bedroom/study, a more generous ensuite bathroom, and a utility room. The stairs from the second-floor half-landing to the second-floor main house are to be reconfigured to make better use of the space and provide a more generous landing at this level. The boiler is to be relocated to the proposed second floor utility room, allowing for a more generous kitchen at first floor level.

A rear dormer extension to the main house and outrigger is proposed at second floor which would extend partially beyond the depth of the existing chimney to the rear outrigger and up to the boundary with No.7 Gladwell Road.

The proposed rear dormer extension has been designed in line with the Class B of the Permitted Development Rights for Householders Technical Guidance 2019 and has taken into account the layout and position of the existing dwelling and local precedent for similar rear dormer extensions.

The new dormer extension will be zinc-clad with a flat roof, and the height of the proposed dormer over the outrigger will match the proposed main house dormer. The flat roof is appropriate for the junction with the existing main and outrigger pitched roofs. The total proposed dormer volume will not exceed 50m³ and is set back by a minimum of 0.2m from the eaves to the edge of the enlargement, from both the main and outrigger roofs.

A rooflight is proposed to the main roof dormer above the landing from the second floor of the main house leading into the outrigger dormer. A powder-coated aluminium-framed Juliet balcony is proposed on the rear elevation of the main roof dormer. Powder-coated aluminium-framed glazed sliding doors are proposed to the North-facing outrigger dormer elevation. A powder-coated aluminium framed window to the rear (West) elevation is proposed to the outrigger dormer.

A frosted window is proposed to the flank (North) outrigger elevation for the existing second floor bathroom in the outrigger. A small, discrete outdoor terrace is proposed over the rear outrigger along its flank elevation, accessed from the proposed rear outrigger dormer. The outdoor terrace is proposed to be screened by 1.7m high obscured glazing for privacy.

The proposed dormer extension will project forward partially of the existing dormer extension at No.7 Gladwell Road but there will be no impact on the daylighting and sun lighting of the neighbouring property, as the existing chimney stack obscures any potential impact from the 45° angle projected from the proposed rearward line of the dormer.

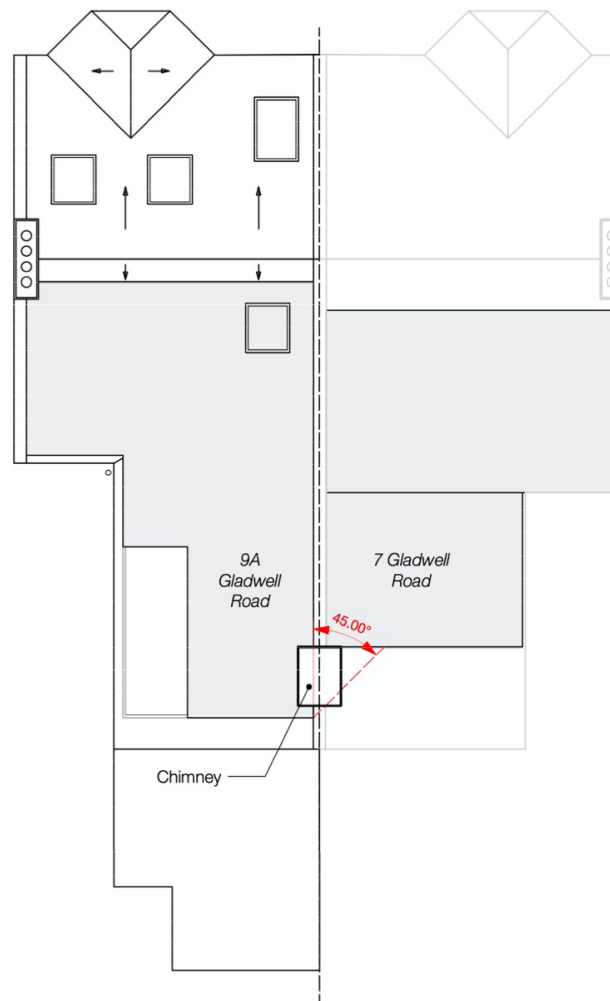


Diagram to demonstrate the line taken at 45 degrees from the proposed dormer does not impact on the dormer at No.7 as the 45-degree line path is blocked by the existing chimney.

The proposed design and appearance of the new dormer extension to the rear elevation will be in keeping with the existing house. The proposals will enhance the appearance of the house whilst significantly improving its amenity and living accommodations without any harmful impact on the amenity of the neighbouring property.

The proposed terrace will be discretely located along the flank elevation of the proposed outrigger dormer and, as such, will face the flank elevation of the existing dormer extension at no. 11 Gladwell Road. 1.7m high obscure glass screening is

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proposed to the perimeter of the terrace, reducing further any opportunity for overlooking the adjoining and neighbouring properties.

We note the relevant planning precedent for similar nearby extensions and alterations as follows:

9 Gladwell Road N8 9AA – Ref: HGY/2019/0709

Formation of rear dormer.

7 Gladwell Road N8 9AA – Ref: HGY/2020/0490

Certificate of Lawfulness for proposed rear dormer and outrigger extensions to facilitate a loft conversion.

11 Gladwell Road N8 9AA – Ref: HGY/2023/0435

Installation of zinc cladding to existing rear dormer roof extension, erection of a rear outrigger roof extension, insertion of roof lights in rear dormer, and alteration to front roof light.

71 Ferme Park Road N8 9SA – Ref: HGY/2017/1603

Roof terrace over existing rear addition with timber privacy screen.



View of proposed dormer, roof terrace and timber screen at 71 Ferme Park Road.

73 Ferme Parke Road N8 9SA - Ref: HGY/2020/0426

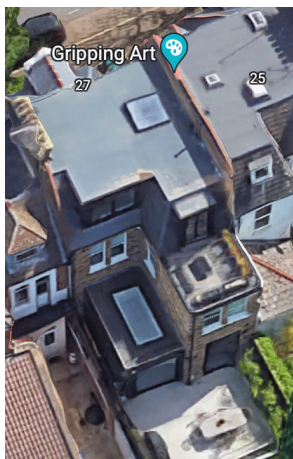
Erection of rear dormer roof extension and hip-to-gable roof extension and formation of rear roof terrace.



Views of proposed dormer, roof terrace and timber screen at 73 Ferme Park Road.

27 Womersley Road - Ref: HGY/2019/1739

Installation of terrace by replacement of rear rooflight with double door and installation of balustrade at roof level.



View of proposed dormer and roof terrace at 27 Womersley Road.

17 Womersley Road N8 9AE – Ref: HGY/2020/0211

Construction of rear dormer roof extension with front elevation rooflights and rear roof terrace to first floor flat.



View of proposed dormer and roof terrace at 17 Womersley Road.

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4.0 Use, Layout, Scale, Appearance

Use:

The property is a flatted dwelling, and its use will be retained as such.

Layout:

The proposed extension will provide additional living and sanitary accommodation and extended amenity. This and the other proposed internal alterations will assist in adapting the accommodation to better suit the needs of the family, current circumstances, and lifestyle.

Scale:

The design of the proposed works is of a high quality. The external alterations will be subservient to and in keeping with the character of the host building. The proposed alterations are in keeping with the scale of the existing and surrounding buildings.

Appearance:

The proposed rear dormer extension and outdoor terrace are located at the rear of the house and will not have any impact on the public street scene. The external alterations to the rear will be of an appearance responding to the character of the host building.

5.0 Amenity

Planning policies relevant to the application's amenity include:

- The London Plan (2021) Policy D3, where development proposals should deliver appropriate outlook, privacy, and amenity.
- Policy DM1 'Housing Design and Quality' of the Haringey Development Management DPD (2017), where development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours.

The proposed dormer extension and outdoor terrace will not have a material impact on the amenity of the adjoining property at No.7 and neighbouring property at 11 Gladwell Road, whilst significantly improving the quality and use of the existing dwelling, including provision of discrete external amenity space to serve the family dwelling.

The proposed new outdoor terrace to the second-floor outrigger dormer on the rear and flank elevations will be screened by obscured glazing and so will not have an impact on amenity and overlooking. The terrace is small in area and is accessed from private rooms (bedrooms) and will not be a source of nuisance. It is smaller and more discrete in design than other existing roof terraces in the vicinity.

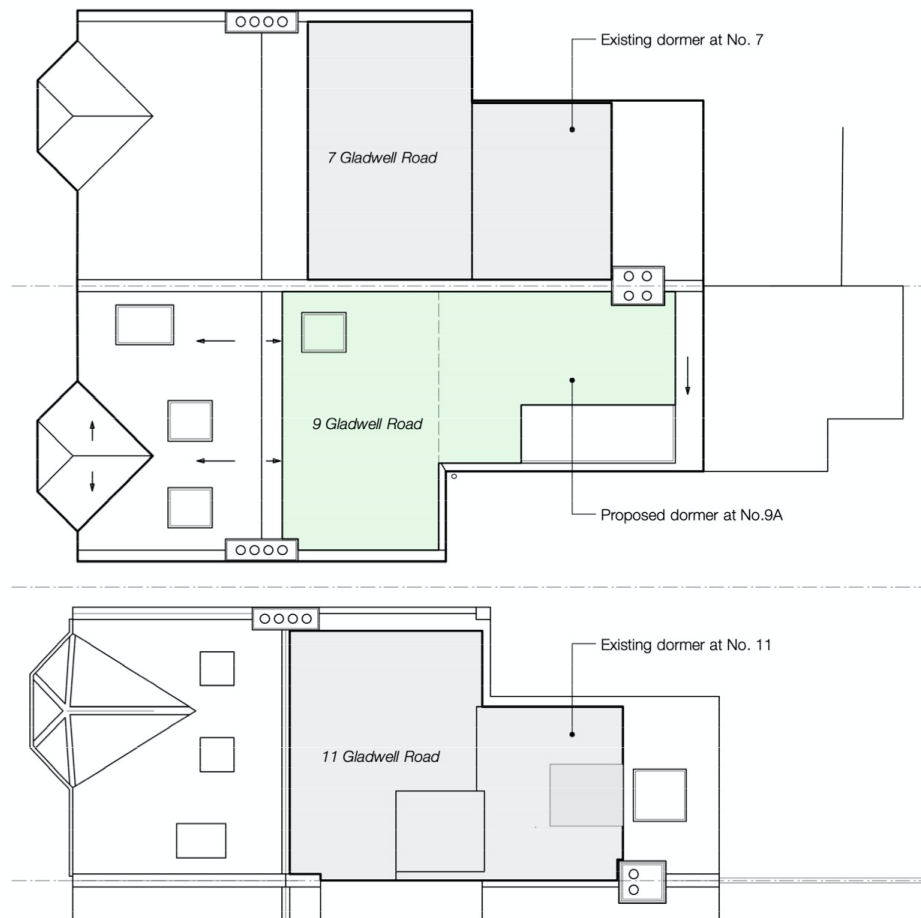


Diagram to demonstrate consented dormers at No.7 Gladwell Road (Ref: HGY/2020/0490) & 11 Gladwell Road (Ref: HGY/2023/0435) in relation to the proposed dormer at No.9A.

6.0 Access Statement

The application site is a flatted dwelling. The existing primary and secondary accesses to the building will remain unaltered via the existing front and side passage doors. There are no changes proposed to the existing access arrangements.