

DESIGN AND ACCESS STATEMENT FOR PERMITTED DEVELOPMENT APPLICATION FOR A LOFT AND POD EXTENSION AT 27 DAWLISH ROAD, N17 9HN

USE:

Single occupancy, private dwelling.

DESCRIPTION:

Consent is being sought for the following alterations and extensions to the property:

- 1. Loft conversion;
- 2. Rear 'pod' extension over outrigger;
- 3. 2no. rooflights into front roof slope.

AMOUNT:

Approximate Existing Floor Area (gross, incl. circulation)

Ground floor	- 52m ²
First floor	- 49m ²
Loft (habitable)	- 0m ²
Total	- 101m ²

Rear garden	- 46m ²
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Proposed Floor Area (gross, incl. circulation)

Ground floor	- 52m ²
First floor	- 49m ²
Loft (habitable)	- 25m ²
Total	- 126m ²

Rear garden	- 46m ²
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PLANNING HISTORY:

There is no recorded planning history for this site. There is a building control application and 2no. FE applications, for cavity insulation and replacement glazing respectively: all three have been accepted.

LOCATION:

Dawlish Road is in a leafy, residential suburb of Tottenham with good access to the local high street and

numerous public transport connections. The road runs approximately north-south, between Holcombe and Scales roads, and at the north end, where number 27 is located, is a two-way route with parallel parking along its west side. Housing stock along the road is in a mixture of architectural styles and scales, however number 27 is part of a terrace formed of two-storied bay-fronted, single family dwellinghouses that present a uniform appearance to the streetscape. Properties at this end of Dawlish road are set back behind small front gardens: rear gardens are medium-sized.

Number 27 Dawlish road is located mid-terrace, on the west side of the road. It has a rendered front elevation with a painted face brickwork rear and sides to the two-storied rear outrigger.

27 Dawlish rd is not situated within a Conservation Area and is not listed, either locally or on the National register.

The property is located in Flood Zone 1.

PLANNING

The proposal has been developed in line with the relevant NPPF documentation and to comply with the requirements of The London Plan (2021). The proposal references local planning policies and guidelines, in particular the London Borough of Haringey Development Management Policy DPD(2017) and the Tottenham Area Management Plan.

The proposal has been developed in compliance with Permitted Development Rights for Householders, Classes B and G.

DESIGN

The proposal seeks to improve the functionality of this family home by converting the loft to provide a fourth bedroom with ensuite and additional storage space.

- Scale/massing: the proposed rear dormer does not extend outside the existing front roof plane and is set back from the existing eaves by approximately 200mm along the roof plane, with the existing eaves line being retained. The 'pod' extension over the existing outrigger will be no more than half the length of the outrigger - approximately 2.5m - and is set back from the outrigger eaves by 700mm. Neither the rear dormer nor the pod extension exceed the height of the original roof. The overall additional volume created is approximately 31m² - well under the 40m² limit for terraced properties.
- Layout: new stairs to loft level will be constructed in accordance with Approved Document K. The proposed 2no. rooflights into the front roof slope and 1no. rooflight into the rear dormer roof will provide generous levels of natural light into the extension, along with the ability to naturally ventilate the proposed loft space. A generous fourth bedroom and well designed ensuite, along with sizeable eaves storage under the front roof, will greatly improve the amenity of this property for its occupants.
- Appearance: the proposed loft/pod conversion will be of a traditional timber construction and finished in keeping with the existing dwelling, designed and detailed to blend in with the existing architectural style of the host dwelling. New windows and doors will be double-glazed and composite-framed, with a PPC finish to complement the existing architectural aesthetic.
- Existing chimneys and party walls are to be retained

in the proposed design, with the middle chimney being removed on the number 27 side only, to accommodate the proposed pod.

- Overlooking/overshadowing: due to its orientation, the dwelling to the south of number 27 Dawlish road - number 25 - will not be overshadowed by the proposed design, and the window placement ensures that it will also not be overlooked. The property to the north - number 29 - may experience some increased shadow, however the restrained proportions of the proposal should ensure that sunlight to the rear garden of number 29 will not be affected. Side-facing windows will be obscure-glazed to 1700mm above finished floor level, therefore ensuring that overlooking of number 29 will also not be increased.
- Access: there are no changes proposed to the current pedestrian access to the proposed dwelling and the new loft stairs will improve on the current loft access. This proposal makes no change to the existing arrangements for vehicle access and parking at the property. Continued use of the property as a single dwelling will not increase demand on local parking provisions.
- Landscaping: There are no changes proposed to the current landscaping of the property.

CONCLUSION:

The proposed loft conversion will greatly improve the current living conditions of this single family home. The design is sympathetic to the neighbourhood and to the buildings' location in this residential area. The proposal has been carefully considered and developed in line with relevant planning legislation. All of the changes can be implemented without detriment to the existing aesthetic and with minimal visible impact on the Dawlish Road streetscene.

Date: July 2023
From: SJA Limited
To: London Borough of Haringey
Subject: 27 Dawlish rd
Conservation Area: No

P2	JULY 2023	FOR PLANNING - LDC PROPOSED	TP	SL
P1	MAY 2023	FOR CLIENT SIGNOFF	TP	SL
Rev	Rev. Date	Purpose of revision	Drawn	Checked
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Project				
27 DAWLISH ROAD				
LONDON N17 9HN				
Drawing title				
DESIGN AND ACCESS STATEMENT				
Drawing status				
PLANNING				
Scale	N/A		DO NOT SCALE	
Client no.				
Drawing number				Rev
SJA3133/SK00				P2



Google aerial view of #27 and surrounds