

DESIGN & ACCESS STATEMENT FOR
31 FORTISMERE AVENUE, LONDON, N10 3BN

Background

The application property is a single family dwelling with four bedrooms & a bathroom, a lounge, a dining area & kitchen & a ground floor WC in Fortismere Avenue, N10. The property is accessed at ground floor level through a hallway & there is also access to the rear, via a side access. The property is in the Muswell Hill Conservation area.

The proposal involves the formation of dormers to the rear roof slope & to the side roof slope to create a bedroom & a shower room; see accompanying elevation drawings.

Both dormer windows are subordinate to their respective roof slopes and are so sized to preserve the dominance of the roof pitch. They are also in keeping with the character, size and scale of the host building as a whole. The side dormer is required to provide the required headroom over the new staircase.

The dormer windows will be set into the roof slopes, being positioned well up from the eaves and down from the ridge, with the rear dormer set in from the adjoining properties. It is felt that the proposal does not create any new problems of overlooking.

It will not adversely affect the privacy and amenities of any adjoining property and would not adversely affect the residential character of the area.

It is considered to be consistent with Haringey's policies in respect of 'General Principles', 'Quality Design', & in relation to their 'Design Guidance' & the Council's 'Housing' Supplementary Planning Document.

Physical

The site runs east to west, front to back, with one outbuilding positioned on it. There is a garden to the rear. The position of drainage & gas lines is not known. There is no known history of crime or disorder on the site.

The loft will principally be constructed on site with materials brought in to enable this.

Access

The new bedroom & shower room will be reached via the proposed staircase.

Social & Economic

The social & economic impact on the locality is negligible

Planning Policy

The scheme has been designed in sympathy with the Council's policies.

Immediate neighbours have been advised of the proposal.