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Design and Access Statement

Remodelling and extension of second floor for dormer loft conversion at 6 Colwick Close, London, N6 5NU

RIBA Stage 3 – Design and Access Statement

23021-A30-002-P1



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1.0	Introduction	Reference
1.01	This is an application for Full Householder Planning Permission regarding the proposal for the replacement of the roof and dormer loft conversion of the existing mid-terraced dwelling located at 6 Colwick Close, London, N6 5NU.	
2.0	Project Team	
2.01	The Applicant has employed Mulroy Architects as the Lead Consultant. Mulroy Architects are a locally based practice with a long track record of residential projects in the London Borough of Haringey.	
3.0	Existing Building & Locality	
3.01	6 Colwick Close is a single-family dwelling located in the middle of a terrace block, built in the 1980s.	
3.02	The property is not in a conservation area, listed or locally listed.	
3.03	The property lies between the areas of Crouch End and Highgate, just south of Parkland Walk. The general character of the immediate area is residential.	23021-3-001-P1
3.04	The site is located within a cul-de-sac (Colwick Close) that runs off Hornsey Lane.	23021-3-001-P1
3.05	The property is located in the middle of a small terrace block of 6 residential properties (4 Colwick Close to 9 Colwick Close). This terrace block forms part of a larger development of 4 terrace blocks with 19 residential properties built between 1976 and 1990.	23021-3-002-P1 23021-3-005-P1 23021-3-006-P1 23021-3-007-P1 23021-3-008-P1
	All the properties within Colwick Close reflect the same architectural typology, features, and aesthetic which is distinct from the surrounding area. These are namely black window frames, red brick facades, and brown concrete tiles clad around the lofts. All properties feature a small front porch.	
3.06	The elevation of adjoining property of No.5 Colwick Close sits on the same plane as No.6 Colwick Close. No.7 Colwick Close is projected 3m towards the street. All three properties have a roof pitch sloping down to the front of the house.	23021-3-007-P1 23021-3-010-P1 23021-3-011-P1 23021-3-012-P1
	The terrace that accommodates 4 Colwick Close to 9 Colwick Close is constructed as a single unit with no structural party walls between adjoining properties. The properties are instead separated by double skin plasterboard with rockwool insulation.	

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Aerial view from the front – property outlined in red.



Aerial view from the rear – property outlined in red

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Front elevation of 6 Colwick Close



Rear elevation of 6 Colwick Close



Street view of 4-8 Colwick Close

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4.0 Client Brief

- 4.01 The Applicant's brief at second floor level is to:
- To improve the quality of the single-family residence.
 - Install a dormer to maximise the useable space within the current footprint.
 - Provide at least one habitable room with an ensuite and a study.
- 23021-3-012-P1
23021-3-013-P1
23021-3-020-P1
23021-3-130-P1

5.0 Planning Policy

- 5.01 This proposal meets the local and national policies, including:
- The London Plan
 - SP11 of the Haringey Local Plan
 - Policies DM1 and DM12 of the Development Management DPD.

6.0 Planning History and Precedent

- 6.01 There is good precedent of dormer extensions to some of the 19 originally matching dwellings within Colwick Close. These are listed below. 23021-3-002-P1
- 6.02 **HGY/2007/1069 – 4 Colwick Close (Permission Granted)**
- Erection of rear dormer window
- 6.03 **HGY/2015/0555 – 16 Colwick Close (Permission Granted)**
- Extension and remodelling of second floor to create additional accommodation
- 6.04 **AP-9809 – 19 Colwick Close (Permission Granted at Appeal)**
- Retrospective planning application for retention of rear dormer window with balustrade

7.0 Design Proposals & Amenity

- 7.01 **Design Proposal**
- The existing loft floor is to be remodelled. The existing roof is to be taken out and replaced with a mono-pitch roof that now slopes down to the rear of the house. This is to match the existing the roof typology of surrounding buildings.
 - A dormer is to be installed at the rear of the house. A master bedroom with ensuite is located on the rear side, with the stairwell leading to a study on the front side. New rooflights will be installed above the stairwell and ensuite.
- 23021-3-012-P1
23021-3-013-P1
23021-3-020-P1
23021-3-030-P1
23021-3-112-P1
23021-3-113-P1
23021-3-120-P1
23021-3-121-P1
23021-3-130-P1

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7.02 Form and Massing

- The form and massing compliment and respect the front elevation of the surrounding existing properties. The dormer is to face the rear of the house so as not to be overly dominant when viewed from the street. The massing and form of the dormer are subordinate to the building as a whole.
- The clear headroom height on the stairwell leading to the loft at its lowest point measures 2.34m. This satisfies the minimum requirement of 1.9m for stairwells leading to loft conversions.
- The additional rooflights will not project beyond the roofline of existing building or surrounding buildings and will not alter the overall massing of the extension.
- The additional volume of the dormer occupies 28.3m³. This is within the maximum limit of 40m³ for dormer extensions for terraced properties.

23021-3-020-P1
23021-3-030-P1
23021-3-120-P1
23021-3-121-P1
23021-3-130-P1

7.03 Materials

- The proposed materials for the façade will be red brick and brown concrete tiles, similar to the existing building.
- The roof will be brown concrete tiles, similar to that of the existing building.
- The new windows and rooflights will be thermally broken aluminium painted black. This is to match the colour of existing timber windows.

23021-3-030-P1
23021-3-130-P1

7.04 Amenity

The proposal has been developed to limit any potential loss of privacy or amenity for immediate neighbours.

- The pre-application report confirmed the additional overlooking created by the dormer window would not be significant due to the existing degrees of mutual overlooking.
- The proposed roof extension would not result in a material loss of sunlight or daylight or have an overbearing appearance to either neighbouring property.
- There will be no material loss of privacy to neighbouring properties.

23021-3-020-P1
23021-3-030-P1
23021-3-120-P1
23021-3-121-P1
23021-3-130-P1

8.0 Pre-Application Consultation

- 8.01 A pre-application seeking advice for the current design proposal was submitted to Haringey Council on 27.04.2023. The reference number was PRE/2023/0080. The planning officer was Sarah Madondo.

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8.02 There was a meeting on 04.05.2023 with the planning officer advising on two options submitted by Mulroy Architects. The overall summary was as follows:

1.	Option A (Considered unacceptable)	
	Proposal: Front dormer	Reason for rating:
	- Modest front dormer (subordinate to the main roof form) - Set well in from both sides, eaves and ridge (retaining existing roof form) - Tiled front and cheeks match existing roof - Modest windows in proportion to existing house	- Option A could not be supported due to scale and bulk, as it would not be subservient to the host property. - Planning officers concluded this option would fail to respect the character or appearance of the existing property. It would be incongruous and an overly dominant feature that would be at odds with the positive design characteristics of the existing dwellings.
2.	Option B (Considered acceptable)	
	Proposal: Rear dormer	Reason for rating:
	- Roof reformed (to be identical in form and material to neighbouring houses where roof slopes down towards the rear) - Modest rear dormer (subordinate to the main roof form, and smaller than that approved at no.19) - Set well in from both sides, eaves and ridge (retaining existing roof form) - Tiled front and cheeks match existing roof - Modest windows in proportion to existing house	- This option was considered acceptable since the proposed extension was more subordinate. - Officers considered that this option was appropriate in its context and was similar with some examples which have been approved and therefore can be supported. - This is the option that is being submitted currently.

The current design proposal is based on option B, as recommended through pre-app.

9.0 Trees

9.01 No works to trees are proposed as a part of the application.

10.0 Access, Refuse, Waste, Parking Provision, Fire & Flood Risk

10.01 Access

The access route and levels into the property from the street will remain unchanged from the existing condition.

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10.02 Refuse

The existing waste collection provision for the property will remain unchanged from the existing condition. A suitable location for standard Haringey domestic and recycling waste bins will be maintained on the site.

10.03 Waste

All soil and waste will discharge via the existing combined mains sewage connection as per the existing condition.

10.04 Parking Provision

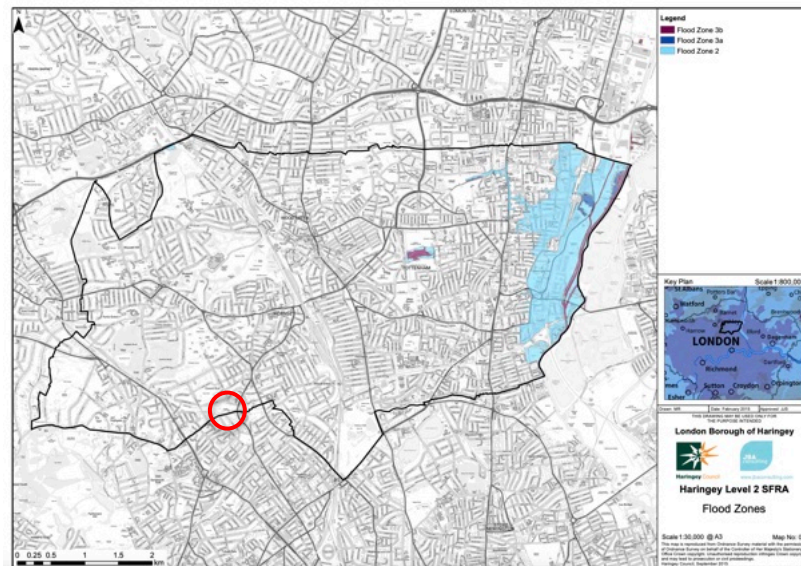
The existing parking arrangements on the street will remain unchanged.

10.05 Fire Strategy

The building has been designed in accordance with approved Document B of the Building Regulations with respect to fire protection and escape.

11.06 Flood Risk

The property is not in a flood zone as indicated on the Haringey Council website.



11.0 Conclusion

- 11.01 The proposal described above and in the accompanying drawings has none or negligible impact to either the area or neighbouring properties and is in line with local and national planning policies.

The design and appearance are site specific, in proportion and reflective of context. The extension is complementary to the existing building while remaining subordinate to its massing and overall character of the street.

For these reasons we believe the application should be considered for approval.