

# 48 Yeatman Road

## Design and Access and Heritage Statement

48 Yeatman Road

Highgate

London

N6 4DT

August 2023<sup>i</sup>

This statement is presented in respect of a full planning permission regarding the construction of a hip to gable dormer extension, with the installation of 2no. rooflights in the front roof pitch and 1no. rooflight in the roof of the flat dormer; the construction of a rear ground floor extension, and the demolition of the existing garage and the erection of a single storey side extension.

This document has been provided in support of a detailed application for lawful development submitted to the London Borough of Haringey by

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### **Introduction:**

The Design and Access Statement should be considered together with the submitted drawings as part of the application. The design has been approved by the freeholders.

This statement deals with the principles of design of this development.

### **Methodology:**

This report has been prepared after on-site analysis of the application site and immediate context. Desktop research includes consideration of the Highgate Conservation Area Character Appraisal Management Plan 2013, the London Housing Design Guide and the previously approved applications in Yeatman Road.

### **Site Information**

The site is located on the end of the southern part of Yeatman Road.

The site is not listed and is part of Highgate Conservation Area, Sub area 6-Gaskell.

Yeatman Road, is characterised by homogeneous red brick terraces, broken by gables at intervals.



## The Existing Building

The site is currently occupied by a two-storey end of terrace house. The house number 48, the subject of the application, occupies the whole building, as well as the front, rear and side gardens. It is accessed from a private front entrance on the ground floor level.



## **Design Principles:**

The proposal is to construct a ground floor rear and side extensions and the conversion of the loft space with the construction of a dormer extension in the rear roof slope. All three extensions will be constructed in high quality materials matching the existing dwelling.

Pre-App Advice: ref:

The proposal was submitted for pre-app advice in June 2023. The following information/amendments were requested and provided in the current scheme:

- To provide roof details of the conservation style rooflights in the loft.
- To increase the setback of the proposed side extension to a minimum 1 meter from the main elevation.

### *Access*

The current main access to the property will remain as existing. The garage will be removed, and the garden entrance will be maintained.

### *Layout*

The ground floor will be extended to the rear to provide a large open plan kitchen/dining space with bi-fold doors leading to the rear garden.

The ground floor will also be extended to the side to provide a snug, a bathroom, and an office.

The internal first floor layout will be redesigned to provide a new two-flight staircase to lead to the proposed converted loft. The proposed loft conversion will make the roof space habitable by creating one bedroom and a bathroom.

The new rooms and staircase will be lit and ventilated by two ground floor windows, two loft windows and three rooflights windows. The windows the rear dormer cheek will overlook the rear garden. They will light and ventilate the bedroom and the bathroom. Two rooflights are proposed in the front roof pitch facing Yeatman Road above the bedroom. The third rooflight is in the flat dormer roof above the staircase.

### *Scale*

The proposed rear ground floor rear extension will be 4.74 meters x 3.5 meters. It will have a flat roof with overall height of 3.0 meters, with two rooflights above the dining room. The proposed extension matches the depth of the neighbouring extension at 46 Yeatman Road, as well as the previously approved scheme at 8 Yeatman Road (ref HGY/2016/1934), and at 17 Yeatman Road (ref:HGY/2002?1090).

The proposed ground floor side extension will be 4 meters x 6.2 meters. The setback from the front elevation was increased to 1 meter as recommended in the pre-app advice. The roof is pitched to match the roof slopes of the host dwelling. It was lowered to address the comments of the case officer of the application ref: HGY/2021/1660.

The hip to gable extension will involve raising the end brick wall to match the opposite party wall as well as the construction of a flat dormer in the rear pitch. The dormer will be set back from the party walls and the eaves. This proposal is matching the previously approved applications in 2 Yeatman Road (ref HGY/2017/2742),

### *Appearance*

The proposed rear extension will be constructed in red bricks to match the host dwelling. The pitched roof will be shallow and will be tiled to match the existing roof. The bifold door leading to the rear will match the colour and detailing of the existing fenestration.

The proposed side extension will be constructed in red bricks to match the host dwelling. The pitched roof covering it will match the slopes and materials of the host dwelling's roof. The front window in the office room will match the front windows of the host dwelling. The rear bifold door leading to the rear garden will match the colour and detailing of the existing fenestration.

The roof extension will be constructed and detailed to match the roof of the host dwelling. The two rear windows will match the existing first floor windows in colour and ratios. The end wall will be raised in matching red bricks and will be finished with coping stones and detailing to match the existing party walls between the neighbouring properties.

### **Conclusion:**

The materials and design have been chosen to provide additional space to the existing property and to enhance its use. The loft and ground floor rear extensions matches the previously approved applications in 2 Yeatman Road (ref HGY/2017/2742), 8 Yeatman Road (ref HGY/2016/1934) and 24 Yeatman Road (ref HGY/2017/1955) and 27 Yeatman Road (HGY/2013/1489).

The design proposed side extension is sympathetic to the character of the host dwelling.

The proposal was amended as per the recommendations of the pre-app advice report ref:PRE/2023/0119.

The scale, choice of material and design of the development fulfils the relevant criteria and guidelines of the Highgate Conservation Area Character Appraisal Management Plan 2013, Sub area 6-Gaskell..

We therefore respectfully request that you support this application for planning permission and request your advise on any amendments required to obtain planning permission.

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