



Design and access statement

**For a dormer and Velux to the rear roof slope and one rooflight to front roof slope
at 34 St Jame's Lane, London, N10 3DB**

1.0 Introduction

34 St James Lane is situated within at the end of a terrace located to the south-west of St Jame's Lane.

The property is situated within the Muswell Hill conservation area, the property is not listed.

The properties envelope is provided with a plain tile covered roof, the external walls to the building consist of a solid brickwork laid in flemish bond.



View of the rear and side fenestraion of No.34 St Jame's Lane

2.0 Proposal

We would like achieve planning consent for a wider dormer to the rear roof slope, forming the part converted raised gable and hip ended roof to a more historic gable ended roof with matching parapet wall detailing. Replace the existing Velux's with conservation style Velux rooflights to the front and rear of the property.

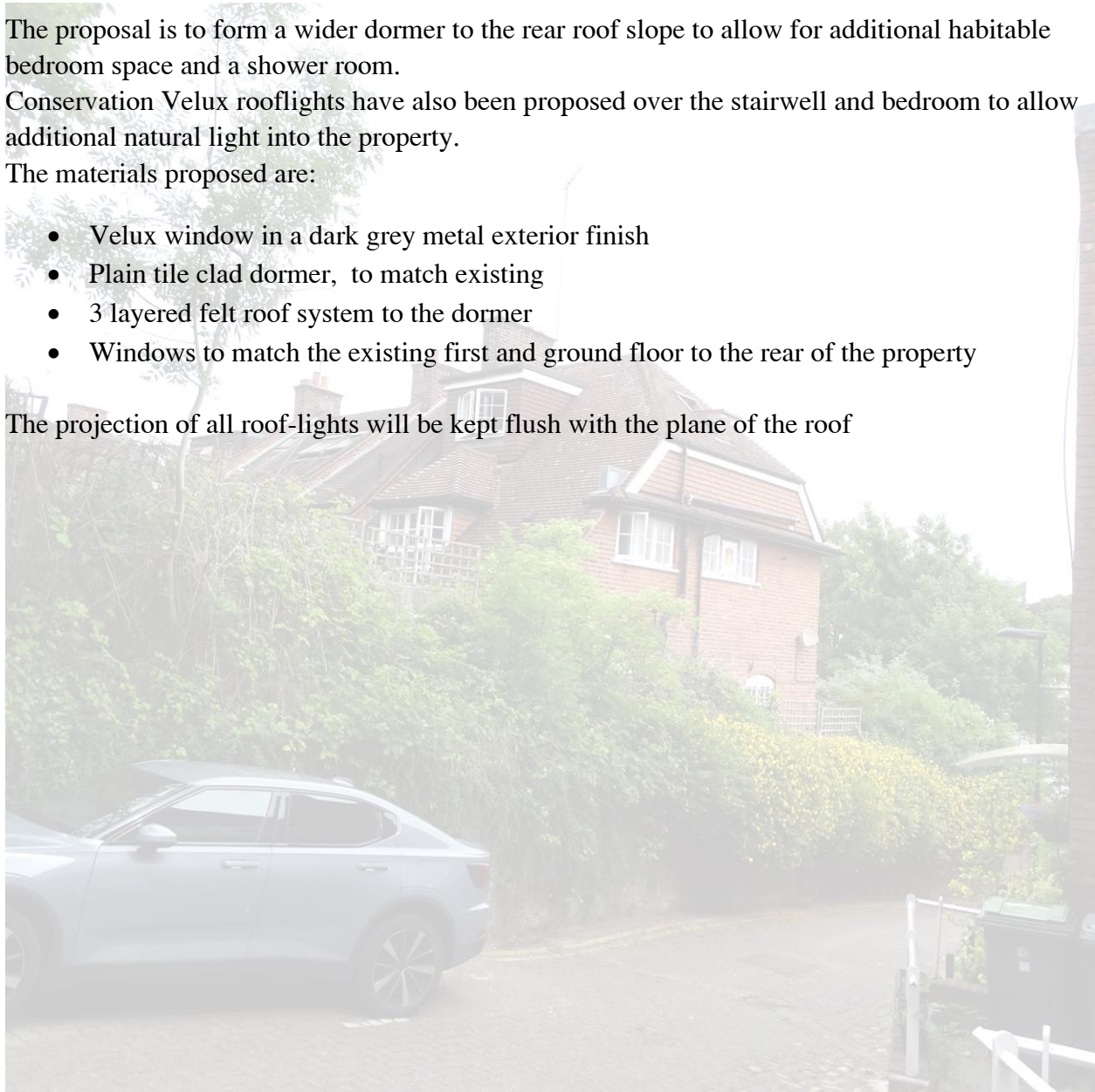
The proposal is to form a wider dormer to the rear roof slope to allow for additional habitable bedroom space and a shower room.

Conservation Velux rooflights have also been proposed over the stairwell and bedroom to allow additional natural light into the property.

The materials proposed are:

- Velux window in a dark grey metal exterior finish
- Plain tile clad dormer, to match existing
- 3 layered felt roof system to the dormer
- Windows to match the existing first and ground floor to the rear of the property

The projection of all roof-lights will be kept flush with the plane of the roof



3.0 Design

The proposed dormer has been designed to not dominate the rear roof slope, its siting would allow a set down from the ridge, formed well above the eaves line and kept away from the party and gable walls by 1 metre.

Gable ended properties are quite common within this road and surrounding streets. The detailing of the gable wall would replicate the existing brick and capping detailing to the existing party wall structures. (Please refer to photos as examples within the street).



Above: Brick detailing to replicate to raised end wall



Above and below: Gable walls to properties within St Jame's Lane





Above: Gable walls to properties within St Jame's Lane

4.0 Amount

The additional footprint gained and including the existing loft room would be 27.8m² of which will allow for an additional bedroom and ensuite.

The siting of the dormer allows for it's setting to be 1000mm from the party and gable walls, The eaves to the rear feature a long cat slide type roof, therefore the dormer would be sited at a great distance from the eaves. The dormer would be set down from the ridge by 1250mm.

5.0 Layout

The newly formed dormer would allow for an additional bedroom and shower room. To achieve suitable height within the loft rooms, it is proposed to lower the ceilings at first floor level, this would create ideal head heights within the upper floors of the property.

The current layout of the property will not change with the exception of introducing a new modified traditional staircase.

6.0 Appearance

The proposed dormer has been designed in materials that match the existing property, this would allow for a well balanced appearance.

The rear of the property would seem enclosed and set well back from the street formed along St Jame's Lane and the high tree line backing Church Crescent. The rear of the property would not be visable from the public highway.

7.0 Scale

External measurements have been provided on the plans accompanying this application, please refer to Plan No.1416/453.

8.0 Landscaping

Due to the nature of the works, there would be no impact on landscaping.

Conclusion

A variety of properties within St James's Lane differ in shape and form and have been provided with Velux rooflights and dormers of various scale. Gable type roof structures are common along this road and surrounding roads. The design and material to construct the proposal would be inkeeping with the historic design of the property.

With our proposal in mind, we would consider that the proposed extension would not seem to have any overall impact or effect on the conservation area or the appearance of the environment and street scene.

9.0 Heritage statement

Proposal, siting, location and architectural merit:

The property is located within Muswell Hill conservation area. The key design policy is CSV5, which requires that alterations or extensions preserve or enhance the character of the conservation area. Supplementary Planning Guidance (SPG) 'Conservation & Archaeology' requires that alterations and extension be generally be confined to the rear or least important facades and should not upset the scale or proportions of the building, or adversely affect the character or setting of neighbouring buildings. In specific in relation to roof extensions it says that they should be confined to the rear and should complement the appearance of the existing building.

The adopted 'Conservation Area Character Appraisal' makes the following references to this part of St. James's Lane. "The development on the subject's side of St. James's Lane is set back from the highway and there is a greater influence of trees and landscape elements. Although the properties differ in style there is general consistency in their height and the use of red brick and hipped tiled roofs" "Nos. 12 to 36 (even) are terraced properties with an Arts and Crafts influence in their prominent hipped roofs and chimneystacks, multi-paned casement windows and bays. There is a densely planted area of trees and shrubs in front of Nos. 18 to 36 (even) that contributes to the landscaped character of the west side of St James's Lane."

The dormer window extension would sit below the ridge line and in from the gable and party wall lines and subject to the use of material to match. The roof forms to these properties are only obliquely viewed and as such subject to the use of material to match the existing/ conservation rooflights etc, the townscape of the street and the character and appearance of this part of the conservation area can be preserved, consistent with saved UDP Policies UD3 and CSV5, Local Plan Policies SP11 and SP12, London Plan Policies 7.4, 7.5, 7.6 and 7.8 and SPG2 'Conservation and archaeology'.