

DESIGN & ACCESS STATEMENT FOR
80 WHITTINGTON ROAD, LONDON, N22 8YG

Background

The application property is a two-storey mid-terrace property with three bedrooms, a bathroom, a lounge/living room & a kitchen/dining area in Whittington Road, N22. The property is in the Bowes Park Conservation area.

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

Both dormer windows are subordinate to their respective roof areas and are so sized to preserve the dominance of their respective roof designs. They are also in keeping with the character, size and scale of the host building as a whole. There is no visual of these dormers from the street scene.

The dormer windows will be set into their specific roof formations; the rear roof slope dormer being positioned well up from the eaves and in from the party wall, with the back addition dormer set well away from the end outrigger wall. It is felt that the proposal does not create any new problems of overlooking.

The height & depth of the dormer extensions would not result in a material loss of sunlight or daylight or have an overbearing appearance to the neighbouring property.

It will not adversely affect the privacy and amenities of any adjoining property and would not adversely affect the residential character of the area. There are no windows to the side elevation of the outrigger dormer.

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.

The proposal will comply with Policy DM9 of the Development Management Development Plan 2017 and will preserve & enhance the character and appearance of the Conservation Area.

Physical

The site runs north-west to south-east, front to back & has no other outbuildings 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 bedrooms & shower room will be reached via the proposed staircase.

Social

The social impact on the locality is negligible.

Economic

The 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.