

Design & Access Statement

First Floor Flat, 104 Raleigh Road, Hornsey, London N8 0JA

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23097_rA. 22.09.2023.



1: INTRODUCTION

Project Description:

Application for planning permission for the renovation of a 1-bedroom into a 2-bedroom flat with the construction of a rear dormer loft conversion extension with 3no. front-facing roof lights and the installation of a roof terrace at the second-floor level over the existing rear outrigger with internal alterations at first floor flat, 104 Raleigh Road London N8 OJA

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This Design & Access Statement has been produced by **mkk**architecture in support of the planning application for a rear dormer loft conversion, rear roof terrace, and internal alterations. The design proposal involves the conversion of an existing 1-bed property into a 2-bed flat at 104 Raleigh Road.

This document and accompanying drawings will help illustrate the rear loft extension and rear first-floor terrace amenity space, which we feel builds on the potential of the site and enhances today's modern living. This document explains the context of the site and the design rationale behind the proposed development. The rear dormer will provide the necessary sqm to convert the current 1-bedroom into a 2-bedroom self-contained flat allowing it to conform with current design and space standards.

The rear terrace area will incorporate a 1.7m/ 1.8m high obscured structural screening with high-level planting. The privacy screens such as trellises with climbing plants or decorative panels, will be incorporated to provide a sense of seclusion for the residents.

2: PLANNING HISTORY

- | | |
|------------------|---|
| a. OLD/1981/1302 | Conversion into 2 self-contained flats |
| b. HGY/2012/2420 | Demolition of existing extension with new extension |
| c. OLD/1985/1269 | Erection of a single-storey rear extension |

This application is to seek approval for a rear loft conversion and rear terrace amenity space, similar to others within the local area and also to emulate a other approvals such as illustrated below:

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|------------------|-----------------------|
| 1. HGY/2013/0255 | 37b Warham Road |
| 2. HGY/2014/0237 | 74b Roseberry Gardens |
| 3. HGY/2017/3520 | 121 Effingham Road |
| 4. HGY/2017/3237 | 62 Seymour Road |

3: SITE CONTEXT & EXISTING BUILDINGS

The application relates to a semi-detached two-storey property. The site does not relate to a listed building and does not fall within a conservation area.

The appearance of the proposed rear extension will form a similar appearance and design to others currently constructed/ approved within the local area.

4: Planning Policy

DM Policy (2017) DM12 'Housing Design and Quality
DM1 'Delivering High Quality Design'
Local Plan (2017) Policy SP11

5: PROPOSAL – DESIGN INTENT & ATTRIBUTES

mkkaarchitecture has adhered to good design principles and has proposed that the rear loft extension will incorporate materials that will match existing finishes and construction techniques wherever possible. The proposed apartment will confirm the latest technical housing standards – nationally described space standards.

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The architectural design approach has taken influences from conversions within the area, endeavoring to enhance the rear views and internal living space. The roof alteration will also include three front-facing inline roof lights, with minor internal alterations.

The proposed rear terrace area will be constructed above the first-floor out-rigger roof. The terrace will be designed to make the most of the available space, taking into account the dimensions and the layout of the flat. A safe and convenient access point from the flat to the terrace area will be created/ formed via the landing, to ensure easy transition between indoor and outdoor spaces. Privacy and overlooking are fundamental to the design proposal with the inclusion of obscured structural screening and trellises with climbing planting. The proposed site also benefits from the reduced number of residential builds at the rear which assists in alleviating the concern of privacy and overlooking.

6: DESIGN & APPEARANCE

Both the rear loft extension and terrace will be of a high and sensitive design quality, The proposal will respect and endeavor to complement the form and existing architectural characteristics of the building along the street and will endeavor to enhance the details of the original buildings.

High-quality matching or complementary materials will be used appropriately in relation to the context of the adjoining buildings and existing street scene. The proposal will be constructed to the highest standard that respects its local context, character, existing historic significance and design.

There are a number of examples of loft conversions and terrace designs in the local area, with a similar scale and character as that being proposed. The additional bedroom will be included within the rear dormer extension and allow the apartment to meet the housing technical design space area requirements.

7: CONCLUSION

The construction of a rear terrace space in this design aims to significantly improve the living experience for the residences while adding aesthetic design impact to the property. The design will prioritize functionality, aesthetics, and privacy, ensuring a harmonious integration of indoor and outdoor living. In this context, we feel the impact will therefore not jeopardize/ affect the existing rear elevation and, furthermore will introduce consistencies of design.

We feel the proposed development in our opinion will not harm the amenity of surrounding land and buildings. The proposals will ensure a high standard of privacy and amenity for the users and neighbours.

The proposed development would be subservient and sympathetic to the host building and in keeping with existing development in the area. We believe within the design fundamental policies have been implemented and taken into account from the outset, and feel that should a positive decision be granted can only assist with enhancing the local area, the wellbeing of the occupier, and help living for the future.