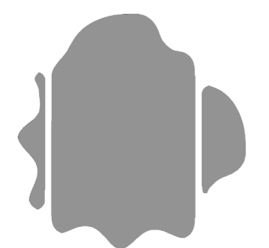
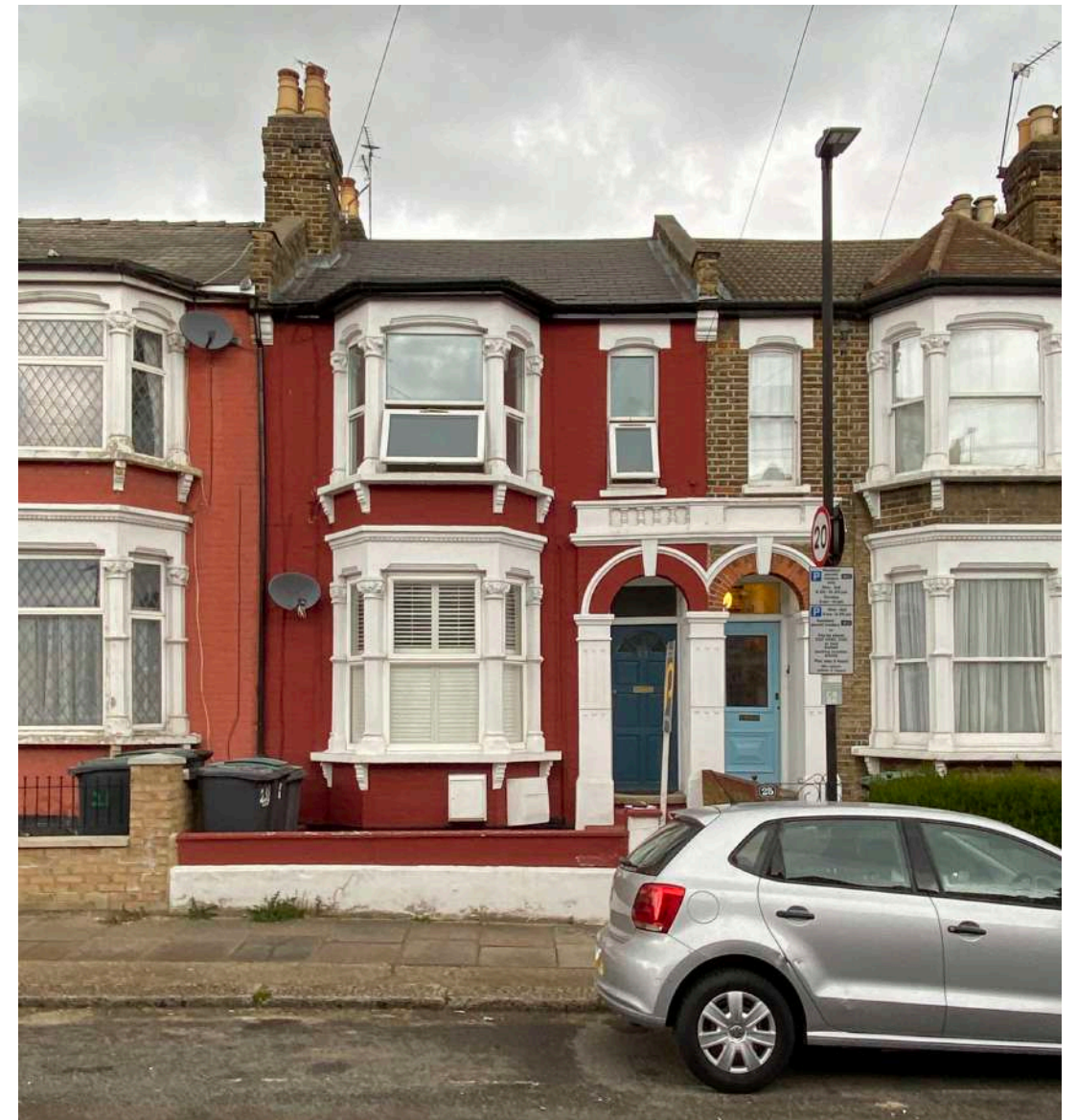


DESIGN & ACCESS STATEMENT
23b CRANBROOK PARK, N22 5NA

Studio Stefan Jovanovic ARB//RIBA
July 21, 2023



PROPOSED DESCRIPTION

RENOVATION AND ROOF EXTENSION OF FIRST FLOOR FLAT AT 23B CRANBROOK PARK.

Cranbrook Park is a residential road located in the northern part of the borough of Haringay, north of Wood Green underground station, and east of High Road. The flat 23B is located on the first-floor of a terraced house maisonette and shares the building with a ground-floor flat that enjoys a back garden. The access to the property is at the front of the building directly off of the street. The building is a traditional terraced house with a red-painted brick front façade and a raw brick appearance at the back. The roof is tiled with synthetic black slate tiles and the windows are made of white PVC.

The proposed project is the erection of a high-quality loft conversion with a roof extension. The new roof eaves and ridge at the front of the property will line up with neighbouring property at 21 Cranbrook Park. This will allow for the internal spaces to meet the following building control requirements:

- An internal headroom height of 2200mm.
- Sufficient roof insulation to be installed to upgrade the current energy consumption of the property as well as to maximize internal comfort.
- To provide an adequately sized structure for the new roof to replace the current one, which is no longer structurally sound (see structural survey attached).

The proposed elevations show new skylights that will be added to the front and rear of the property. This will improve incoming natural daylight in the main living area. There are several precedents of front street-facing skylights along Cranbrook Park.

The proposal includes a terrace at the back. The terrace has been designed with a setback from the front and the side edges of the existing roof structure so as to look like a cut-out into the existing rear roof. This setback, along with the proposed balustrade will act as both a security guard and a privacy screen. Comments and concerns from the Planning Inspectorate's Appeal decision have been addressed and amended in this re-submission.

This proposal has no impact on public routes, highways or pedestrian access. This proposal has no impact on waste management and recycling. The current waste management will remain as existitng.

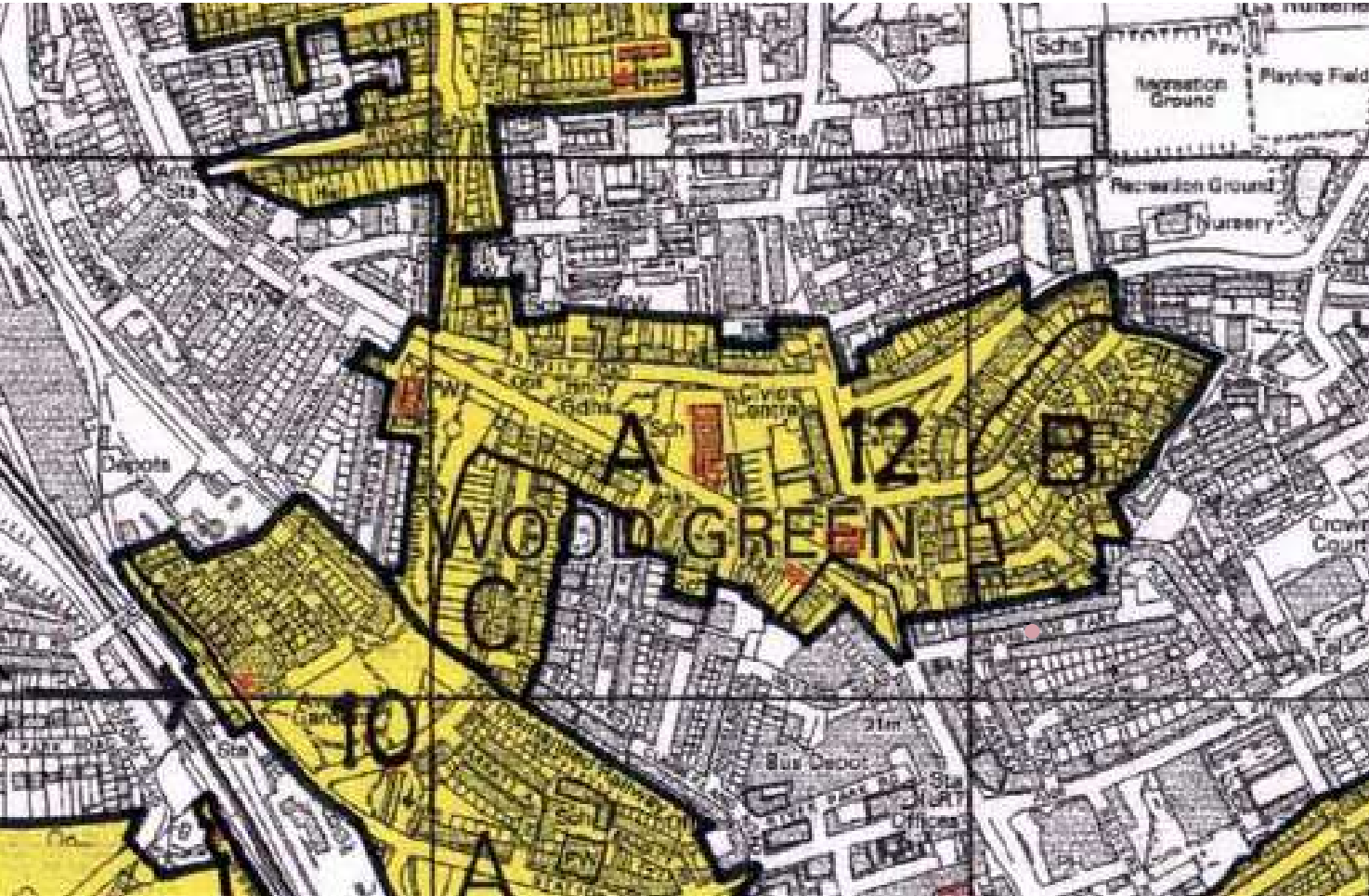


NOT FOR CONSTRUCTION Refer to setting out strategy Do not scale from drawings All dimensions to be checked on site To be read in conjunction with all relevant support consultant's information i.e. LocalArchitect, MEP engineer, fire consultant, lighting designer, AV/security, surveyors, and others.	General Notes	Revision	Description	Date	Revision	Description	Date	Drawing Proposed Description Project 23b Cranbrook Park	Drawn by SJ	Checked by SJ	File Name 23b CP.vwx	 Studio Stefan Jovanović
		R_01	For Information	24/03/21								
		R_02	For Information	20/04/21								
		R_03	For Information	02/09/21								
		R_04	For Information	05/07/23					Drawing Number N/A	Revision 05	Scale NTS	
		R_05	For Information	21/07/23						Date 21/07/2023		

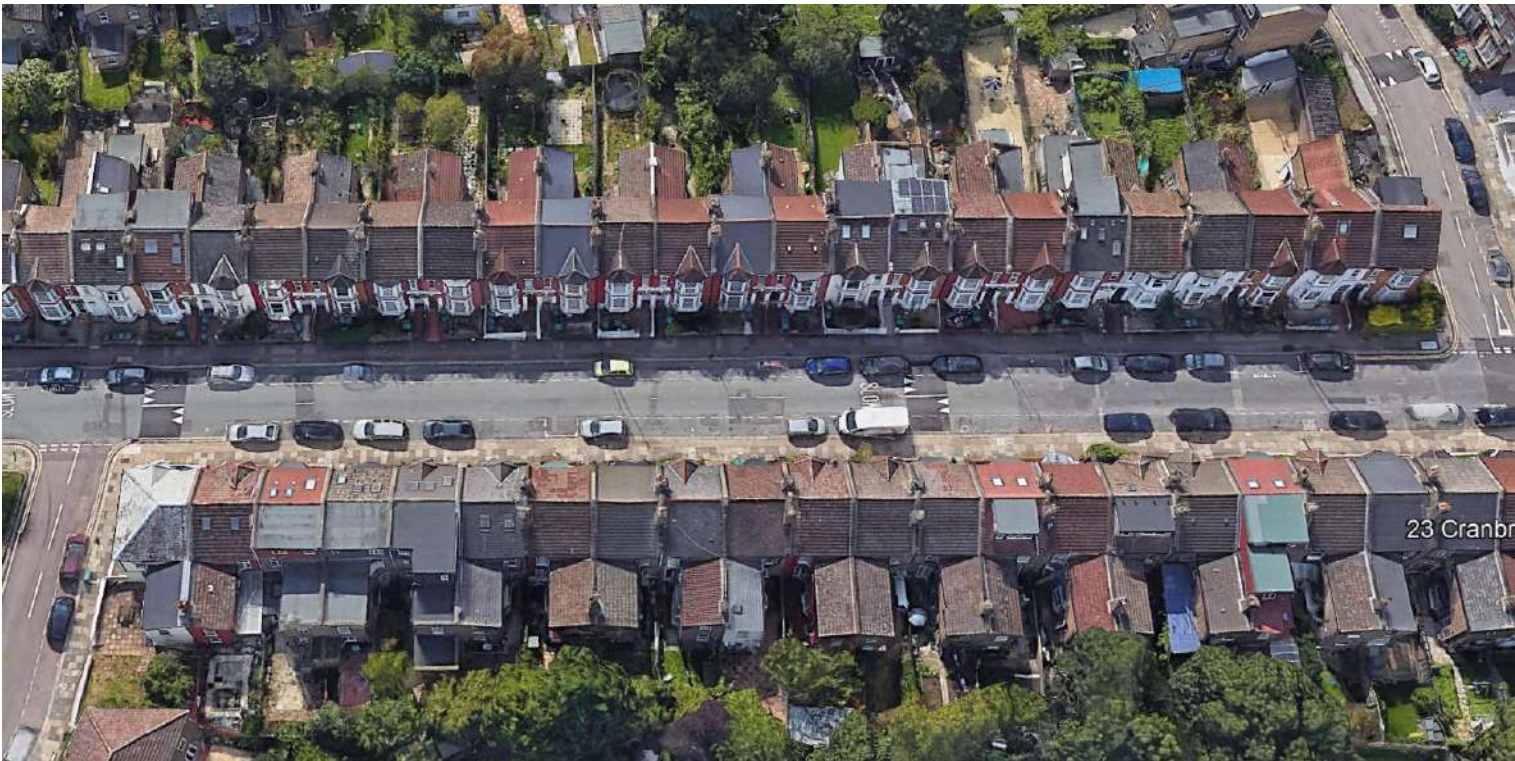
SITE LOCATION
LOCATED OUTSIDE OF THE CONSERVATION AREA

The property is located on Cranbrook Park, outside of the Trinity Gardens Conservation Area. The street is composed of a row of terraced houses with a variety of front façade finishes, ranging from exposed bricks and painted bricks to rendered façades, in tones of whites, greys, terracotta red and orange hues. The roof coverings along the street are also varying in tones and materials and form a patchwork of terracotta, green-grey tile or slate tones.

The terraced house is composed of a main volume giving on to the street with a rear two-storey outrigger. It is noted that under permitted development rights, a dormer extension is acceptable provided it is within 40 cubic meters.



Aerial view of Cranbrook Park looking at the front of 23B



Aerial view of Cranbrook Park looking at the rear of 23B

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		R_01	For Information	24/03/21				Project 23b Cranbrook Park				
		R_02	For Information	20/04/21								
		R_03	For Information	02/09/21								
		R_04	For Information	05/07/23								
		R_05	For Information	21/07/23								
								Drawing Number N/A	Revision 05		Scale NTS	
									Date 21/07/2023			

PIANNING HISTORY

PRECEDENTS OF LOFT CONVERSIONS ON THE STREET

There are many similar loft conversions in close proximity of the site. As suggested in the pre-planning advice, this type of dormer extension is becoming part of the local character:

Pre-Planning Advice, Officer: L. Ackrill, Date: 22 June 2021

“The footprint of the proposed rear dormer would be similar to that of a rear dormer that could be constructed under permitted development rights. Whilst it is noted that the property is a flat, it is accepted that similar roof extensions have taken place to other properties along the same side of Cranbrook Park and it is likely that other properties will come forward in future taking advantage of permitted development rights to a similar extent. As such, the character of the properties along Cranbrook Park are likely to develop in the same manner as that proposed.”

Planning Inspectorate Appeal Decision Notes, Inspector: P. Story, Date: 22 December 2022

“I acknowledge the potential benefits the development could deliver to the living conditions of existing and prospective occupiers of the appeal property through the provision of private outdoor space.”



Neighbour’s loft conversion as precedent:
25 Cranbrook Park



Front elevation skylights across the street
28 and 30 Cranbrook Park



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		Planning History										
		R_01	For Information	24/03/21				Project 23b Cranbrook Park	Drawing Number N/A	Revision 05	Scale NTS	
		R_02	For Information	20/04/21								
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		R_04	For Information	05/07/23								
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							Date 21/07/2023					

BUILDING LINE ALIGNMENTS
ROOF EAVES AND RIDGES

Along this stretch of Cranbrook Park, there is a slight difference in building heights. The newly proposed ridge height will be in the continuation with the building line of the neighbouring property 21 Cranbrook Park. The angle of the new roof will be the same as the existing and there will be no projecting further forward of the roof. According to the pre-planning advice:

Pre-Planning Advice, Officer: L. Ackrill, Date: 22 June 2021
"The increase in ridge height would be acceptable as there is a slight difference in heights along this stretch of Cranbrook Park. However, this would be subject to this providing a continuation of the angle of the pitch of the existing roof. Changing the angle or projecting further forward than that of the neighbouring properties would look incongruous and detrimental to the character and appearance of the street scene through the loss of uniformity of the dwellings."

Planning Inspectorate Appeal Decision Notes, Inspector: P. Story, Date: 22 December 2022
"When viewed from the street, the proposals would marginally increase the ridge height and include the provision of skylight windows to the front roof slope. Due to topography, there are minor variations in ridge height along the street. The changes proposed, alongside skylights to the front roof slope, would have a negligible effect on the appearance of the property from the front and would not have an adverse effect on the character of the area."



Existing ridge height



Existing street frontage with proposed building line alignment



Proposed ridge height

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		R_04	For Information	05/07/23								
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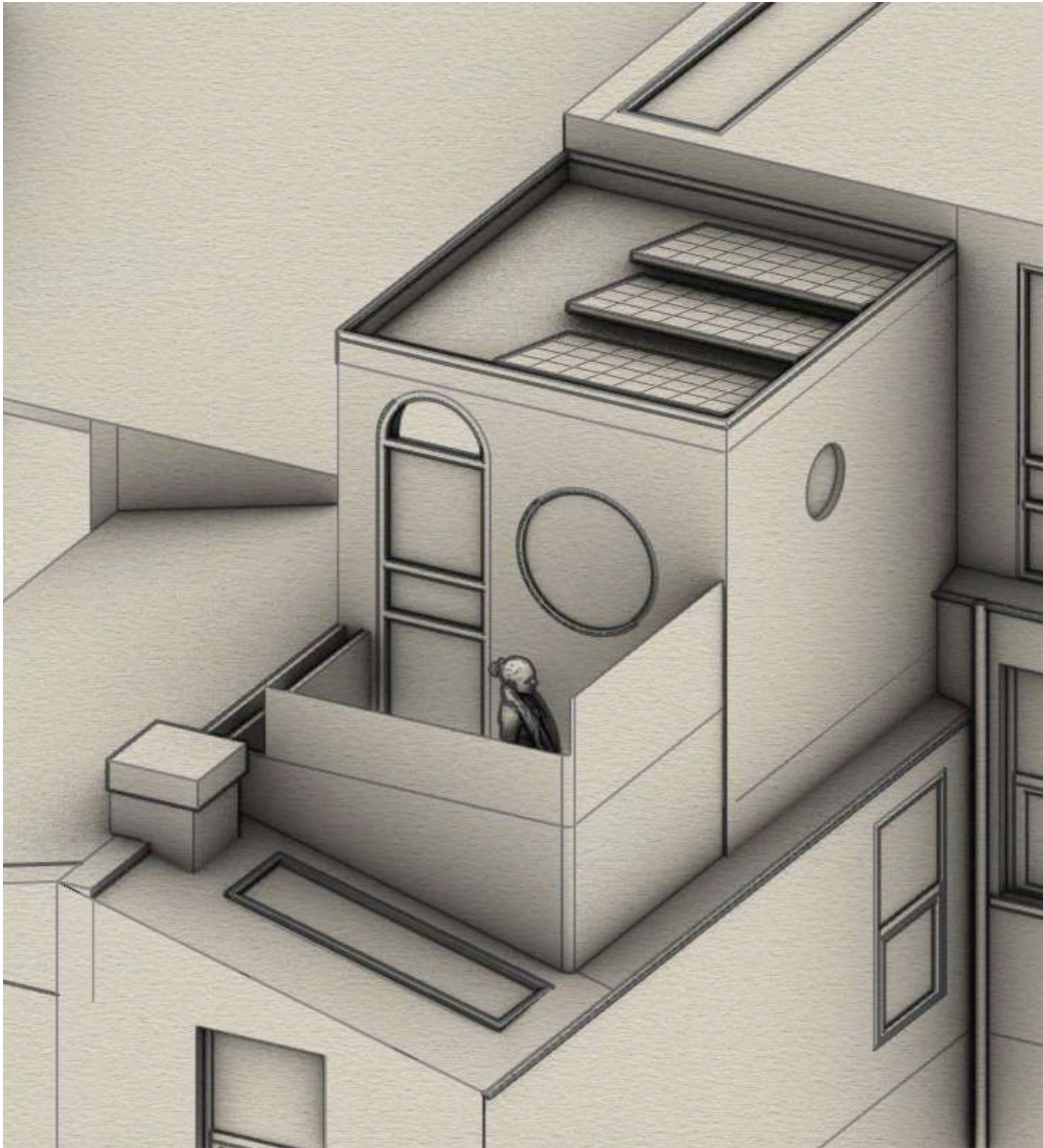
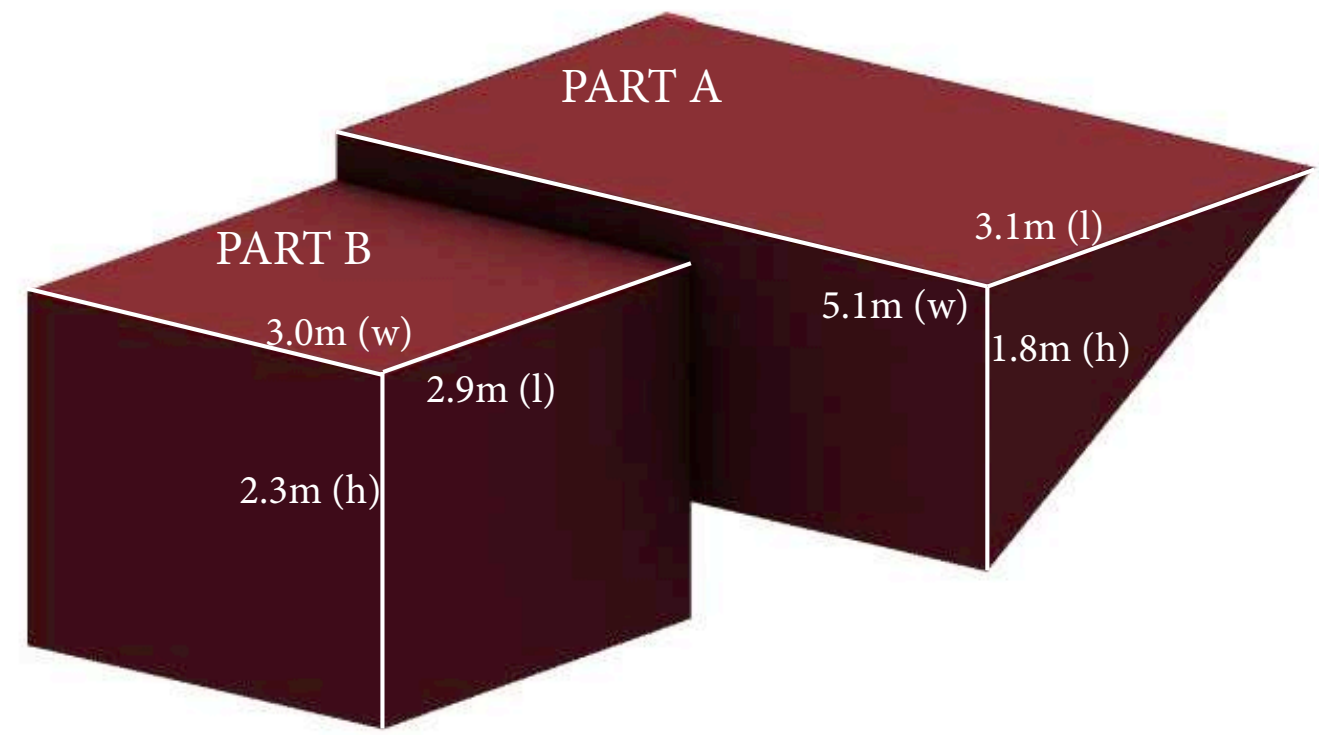
SCALE AND HEIGHT

EXTENSION ROOF PITCH AND SCALE

In order to preserve the terraced house character at the rear of the property, we suggest to offset the terrace by 1.5m from the rear edge and 0.2m from the side edge. That way, the roofscape at the rear of 23 Cranbrook Park will be read as it was before, respecting the original angle of the pitch. On this page to the right you will see a render taken from the 3D model of the proposed property. We have taken the Planning Inspectorate’s comments into account by respecting the existing roof slope and outrigger. Below you will find a diagram of the proposed volumetric extension, totalling 34.2m³.

Pre-Planning Advice, Officer: L. Ackrill, Date: 22 June 2021

“The proposed rear dormer would be small enough in scale and there would be adequate separation distance to neighbouring habitable room windows and garden areas as not to appear significantly more overbearing than the existing built form at the site.”



The internal volume of the roof extension will be 34.2 m³

Part A: 5.1m (w) x 3.1m (l) x 1.8m/2 (h) = 14.2 m³

Part B: 3.0m (w) x 2.9m (l) x 2.3m (h) = 20.0 m³

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		R_04	For Information	05/07/23								
		R_05	For Information	21/07/23								
								Drawing Number	Revision	Scale		
								N/A	05	NTS		
								Date				
								21/07/2023				

PRIVACY & OUTLOOK
 PRIVACY SCREENING & VIEW ANGLES

The terrace is inset from both sides of the outriggers' edge. This recess will maximise privacy towards the neighbour at 21 Cranbrook Park. The height of the screening is currently set at 1.6m, from finished terrace floor level to top of screen, to reduce the apperance of any significant bulk to the roof extension. The balustrade will act as both security guard and privacy screen. At this height, the gaze of a standing person, looking back, located anywhere on the terrace, between 1400 and 1700mm height, will be obstructed from seeing into the neighbour's rear window. The floor of the roof terrace will be sunken by 300mm, and thus will look as a cut out of the existing roof, not adding any visual bulk to the rear character of the house.

Pre-Planning Advice, Officer: L. Ackrill, Date: 22 June 2021 advice

"There is no in principle objection to a roof terrace, this would need to be modest in scale and set back from the edge of the eaves of the rear roof of the two storey outrigger and should project no further than the middle of the chimney on the outrigger. The terrace should also be set in from the side with No. 21 as to appear cut into the original roof form, preserving its original character. The chimney breast should be retained to provide a level of screening to the proposed terrace area."



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		R_02	For Information	20/04/21				Project 23b Cranbrook Park				
		R_03	For Information	02/09/21								
		R_04	For Information	05/07/23								
		R_05	For Information	21/07/23								
									Drawing Number N/A	Revision 05	Scale NTS	
									Date 21/07/2023			

CHARACTER

REAR CHARACTER, MATERIAL & COLOUR

The rear of the house follows the rhythm of backyards and maisonnettes. The roofscape shows double sloped roofs. To the right and to the left of the property, the external appearance of façades varies from raw brick to painted brick and renders of different textures. The tones vary between white, greys and reds. We believe that the proposed grey glazed brick and grey cement tile will be in character with the existing colours at the rear of the properties, staying true to the use of bricks and tiles as in the other properties, whilst incorporating a grey finish on the facade as well, in line with the grey colours incorporated in the facades of 21 and 19 Cranbrook Park (please refer to the images below).

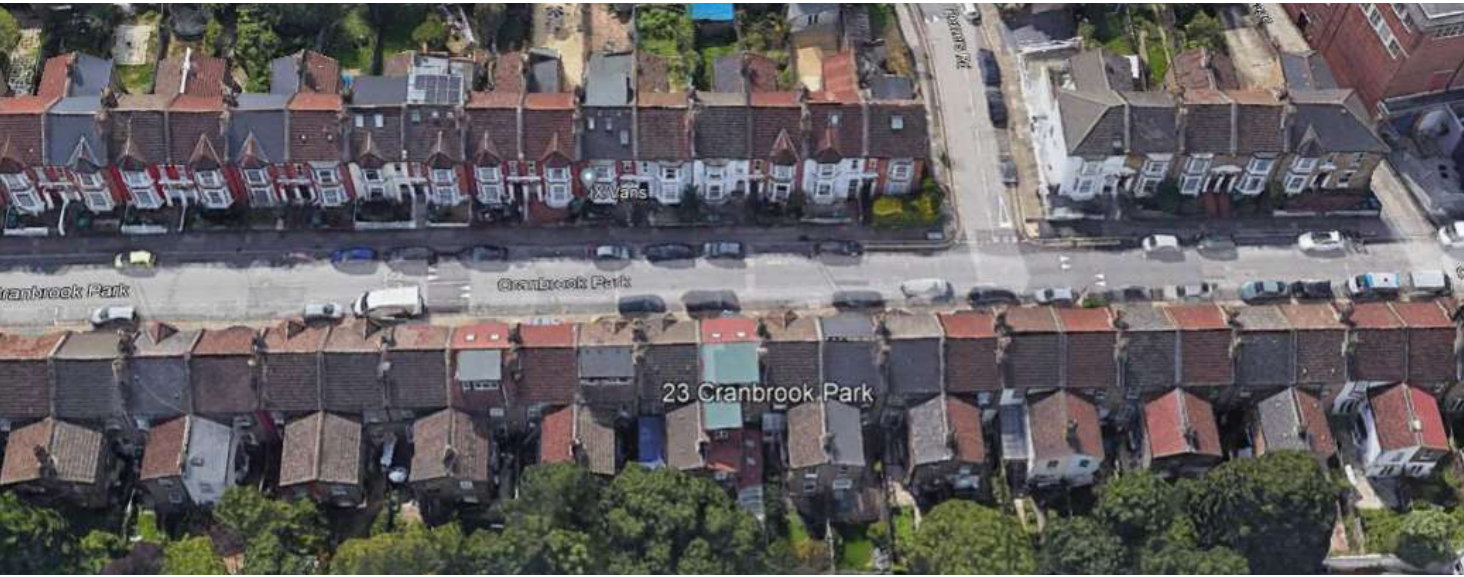


Photo taken standing in the back garden, looking to the west of the property.



Photo taken standing in the back garden, looking to the east of the property.

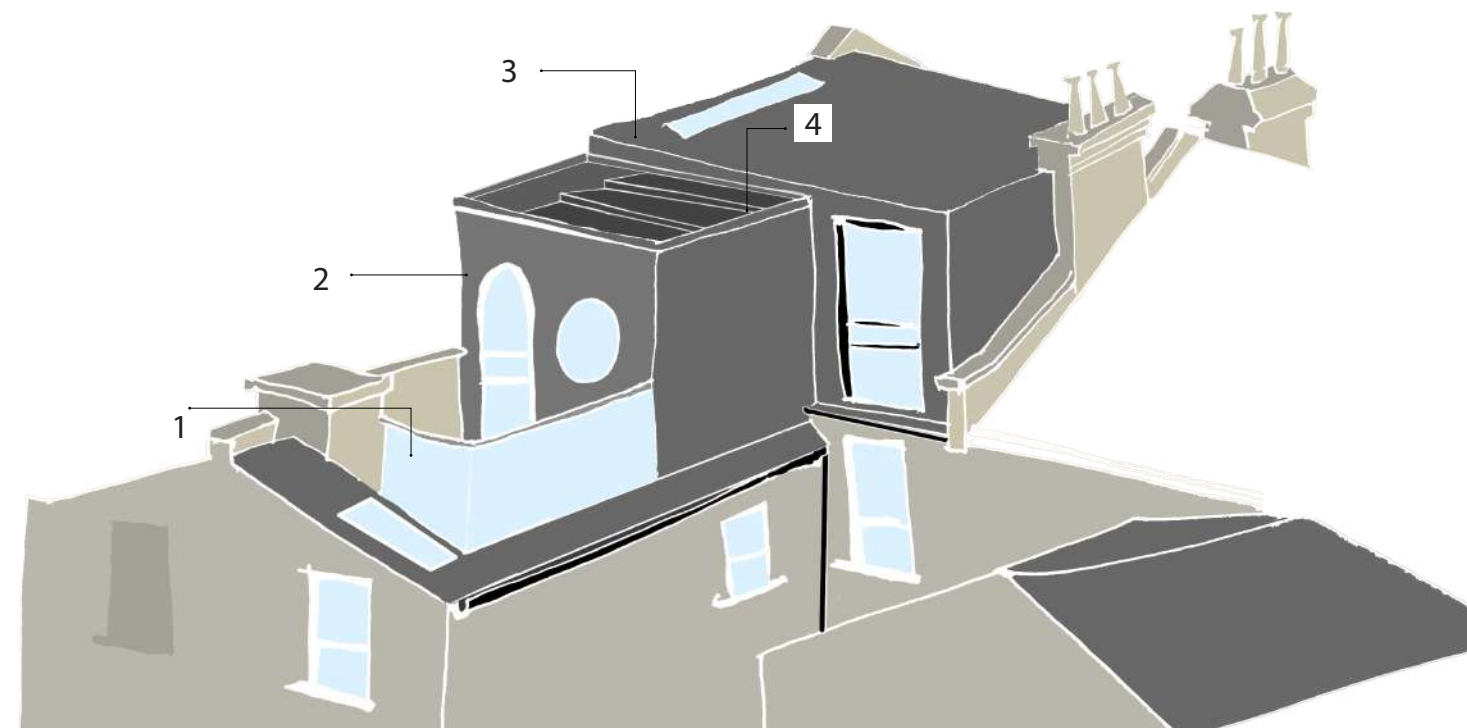
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		R_04	For Information	05/07/23								
		R_05	For Information	21/07/23								
									Drawing Number N/A	Revision 05	Scale NTS	
									Date 21/07/2023			

MATERIAL

The proposed extension, roof and side walls will be clad with dark grey cement tiles, of similar tone as the existing roof (reference #3). The outrigger extension's roof will have PV panels installed. Looking at the external treatment of the facades facing north in the rear area we noticed a variety of grey renders as well as raw brick finishes. The proposed material for the north facing side of the extension is a grey glazed brick (reference #2). This material was chosen to complement the existing brickwork in the building and the grey-coloured cement tiles that would line the new roof and side of the extension, but also offer a different texture, more pleasant to the touch. The proposed material for the balustrade is a translucent panel, so as to minimise the bulk of the terrace whilst retaining an airy feel.

Planning Inspectorate Appeal Decision Notes, Inspector: P. Story, Date: 22 December 2022

"The green roof and solar PV panels would be located on the flat roof of the extension and largely hidden from view. As such, they would have a neutral effect on the character and appearance of the area. The rear of the properties along the street are formed of a variety of materials and there are some differing styles of fenestration. The proposed development would add to this variety, and [...] I find no specific harm relating to the choice of materials or fenestration [...]"



External treatment analysis: [photo taken from rear garden looking east.



1. Translucent balustrade with aluminium handrail



2. Grey-glazed brick



3. Grey cement tile roof and wall cladding



4.PV panels

NOT FOR CONSTRUCTION Refer to setting out strategy Do not scale from drawings All dimensions to be checked on site To be read in conjunction with all relevant support consultant's information i.e. LocalArchitect, MEP engineer, fire consultant, lighting designer, AV/security, surveyors, and others.	General Notes	Revision	Description	Date	Revision	Description	Date	Drawing	Drawn by	Checked by	File Name	 Studio Stefan Jovanović	
		R_01	For Information	24/03/21				Proposed Materials	Project 23b Cranbrook Park	SJ	SJ		23b CP.vwx
		R_02	For Information	20/04/21									
		R_03	For Information	02/09/21									
		R_04	For Information	05/07/23									
		R_05	For Information	21/07/23									

ORIGINAL WINDOW

RESTORING BATHROOM WINDOW TO ORIGINAL SIZE

The window that is currently in the existing bathroom is extremely small and is a later addition to the terrace house. The original window seems to have been to the left of what is currently there, evident through the brickwork that has been patched into the wall subsequently. This corresponds to the size of the window of the neighbour at 21 Cranbrook Park as shown in the second image below, at 0.7m wide and 1.0m high. We propose to enlarge the small window to its original size as show in the drawings to the right, but keep the placement of the wall opening where it currently is. This would allow for more light in to the bathroom. The glass would be frosted to keep privacy from the neighbours. The dimensions of the current window are 0.45m wide and 0.51m high. The dimensions of the new window would be 0.7m wide and 1.0m high.



Photo of existing bathroom window at 23B Cranbrook Park, with dashed outline of where original bathroom window used to be.



Photo of neighbour’s bathroom window (original size of 0.7m wide by 1.0m high) at 21 Cranbrook Park - first floor flat.



Drawing of existing side facade of rear part of the house, with high-lighted brick-work showing where original bathroom window was.



Drawing of proposed side facade of rear part of house with expansion of wall-opening to accommodate original sized window.

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								Date 21/07/2023				