

Design and Access Statement

First Floor Flat, 19 Pemberton Road, N4 1AX

We write in support of a planning application submitted for a loft conversion and roof terrace for our flat on Pemberton Road. The property is a two bedroom upper flat with no balcony and no access to other private external space.

The property is not a listed building nor is it in a conservation area.

Loft Conversion

We consider the loft conversion to be in keeping with the many loft conversions already completed in our nearby surrounding area, including on Pemberton Road. In the design of the proposals, we have visited loft conversions completed by neighbours, and we are proposing to follow a very similar layout. The proposals are designed to be proportionate to and subordinate to the existing appearance of the house. The loft conversion will be of a sensitive design quality and constructed in materials complementary and appropriate for the location and type of property. The proposed external cladding is slate, which is similar to surrounding loft conversions.

Roof Terrace: examples of consented proposals

Many houses on the Haringey Ladder and surrounding area have been granted permission for similar roof terraces, including on Pemberton Road. These include:

- First Floor Flat, 111 Pemberton Road;
- Flat 2, 47 Duckett Road;
- First Floor Flat, 87 Seymour Road;
- First Floor Flat, 62 Seymour Road;
- First Floor Flat, 49 Burghley Road;
- 24 Eade Road;
- 1-15 Eade Road;
- 113 Stanhope Gardens;
- First Floor Flat, 24 Harvey Road;
- 41 Rutland Gardens;
- 36 Lorne Road;
- 68 Raleigh Road;
- 77 Weston Park;
- 249 Wightman Road;
- 5 Wightman Road;
- 5 Tancred Road;
- 57 Mattison Road

Although there are no examples yet of completed roof terraces in the immediately surrounding properties, the roof terrace would be in keeping with the scale of similar proposals and aesthetically with the local area generally. It is designed to be subordinate in scale to the original building and to respect its architectural character.

At present, we have no access to outdoor space in our flat, which is detrimental to our private enjoyment of our property. This roof terrace would enable us to stay in the flat and make it our family home in the long-term. To facilitate us being able to stay in our home, through the provision of this outdoor space, Haringey Council would be furthering the principles of its new Local Plan in facilitating a community where people can put down roots. The new Local Plan also emphasises that homes should be designed to promote health and wellbeing.

The granting of the roof terrace would be in keeping with Haringey Council's Development Management DPD and the London Plan which requires all newly built flats be given access to a balcony or terrace. Those provisions are in recognition of the value that outdoor space provides, and we believe that the same principles should apply to this proposed adjustment to our existing flat.

The modestly-sized roof terrace proposed is proportionate to the size of the flat, and is not of a size which could accommodate medium or large gatherings. It will not therefore generate significant noise and disturbance, beyond a usual modest amount for a couple's home.

The flat already has visibility into the next door house (Number 21) through the east-facing bedroom window. Through the north-facing bedroom window, we already have visibility of the surrounding gardens and the backs of Warham Road houses which we face onto. Please see the photos below which illustrate this.

We do not therefore believe that the privacy of neighbours or any overlooking risk would be significantly impacted by our roof terrace in any event. However to further protect privacy and eliminate overlooking, for both our flat and neighbours, the proposals will be completed with a privacy screen of 1.6m high (or another height that the Council stipulates) around the terrace. We propose that this privacy screen is composed of opaque tempered glass, but can adjust this to another material as the Council dictates in its conditions.

The proposed terrace would be subordinate to the dwelling as it is set well back from the rear wall, which reduces the privacy risks and visual impact.

