

DESIGN & ACCESS STATEMENT FOR
34 BARNARD HILL, LONDON, N10 2HB

Background

The application property is an end of terrace single family dwelling with three bedrooms, a bathroom & a shower room, a lounge, a playroom and a kitchen/living space in Barnard Hill, N10; see accompanying plans & elevation drawings. The external appearance & scale of the proposal has been designed taking in recognition of the developments in the surrounding area, including No. 18 Barnard Hill, approved under reference HGY/2020/1854. The property is found in the Muswell Hill Conservation area.

The proposal involves the formation of dormers to the rear roof slope & to the outrigger roof slope to create a bedroom, a study & a shower room; see accompanying drawings.

Both dormer windows are subordinate to their respective roof slopes and are so sized to preserve the dominance of the roof pitch. They are also in keeping with the character, size and scale of the host building as a whole. Consequently, there is very limited visual of these dormers from the street scene. The host site adjoins a four storey block of flats.

The dormer windows will be set into the roof slopes, being positioned up from the eaves and with the back addition dormer set well away from the end back addition wall. From the garden level, the new outrigger dormer will not be visible due to the existing two storey projection, which will obscure it. It is felt that the proposal does not create any new problems of overlooking.

The outrigger dormer will only project a modest distance along the outrigger & will not be visible from the street scene.

It will not adversely affect the privacy and amenities of any adjoining property and would not adversely affect the residential character of the area.

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.

Physical

The site runs north-west to south east, front to back & has one other outbuilding positioned on it, located at the rear of the site. 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 bedroom, study & 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.