

Design and Access Statement

1 LEINSTER ROAD N10 3AN ROOF EXTENSION



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1. Overview and Context

The existing property is an Edwardian end-terraced house at the lower end of a steeply sloped street.

The occupiers are a family with both adults frequently working from home. There is an existing roof extension, smaller than surrounding neighbours', that forms a bedroom and ensuite. There is currently no dedicated space for home working.

It is proposed to extend the existing roof dormer to create a home office. The extension will remain within the edges of the existing roof, no higher than the existing dormer and set back 200mm from the existing outer wall face below.

This will enable undisturbed home working while family life continues in the rest of the house.



Rear of property showing existing dormer, smaller than neighbouring

2. Accommodation and Layout

The existing house comprises kitchen, dining, living and utility rooms at ground floor, bedrooms and bathroom above and a bedroom with ensuite in the roof space. The small dormer extension will add a home office to the layout.

3. Precedent

The current dormer is smaller than the adjacent and surrounding neighbours'. This small extension will occupy the same width of the existing roof as the neighbours' and be more in keeping with their roof dormers:



Current loft dormer, left, next to wider adjacent dormers to the right



1 Leinster Road shown 'pinned' at bottom of aerial image, local loft dormers that are full width and larger than applicant's shown highlighted.

4. Proposal Design, Materials and Massing

There would be no change to the front elevation and so no impact on the street scene as a result of this proposal.

The rear dormer extension would continue the existing rear dormer roof height, which is approximately 200mm below the existing roof ridge line. It would be finished in slate tiles to match.

The dormer would be set back 200mm from the existing rear wall and set in 650mm from the edge of the roof at the rear. It would be set back from the existing dormer, following the existing wall beneath, making it visually subservient.

5. Access

There would be no change to access into the property as a result of this proposal.

6. Landscaping

No existing landscape would be affected by the proposals.

7. Energy and Sustainability

The proposed dormer extension would be insulated to current Approved Document L standards, meaning that the resulting building would be more thermally efficient than existing. New windows will perform better than the elemental values of Approved Document L thereby further limiting heat loss.

The creation of a home office would allow the homeowner to work from home, thereby removing the energy use and emissions associated with commuting.

8. Conclusion

The proposed rear dormer extension brings the dormer more in line with local neighbours'. It would be set in from the existing roof at ridge, side and eaves. It would have no visible impact on the streetscene. It would improve the thermal performance of the existing roof and, in creating a dedicated space for home working, would reduce the energy use and emissions caused by daily travel to and from an office.

END

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