

Design, Access & Heritage Statement

Householder planning permission

Erection of roof extension to existing dwelling-house with rear inset terrace

at

1 Rose Place, The Broadway, N8 9SU

December 2023

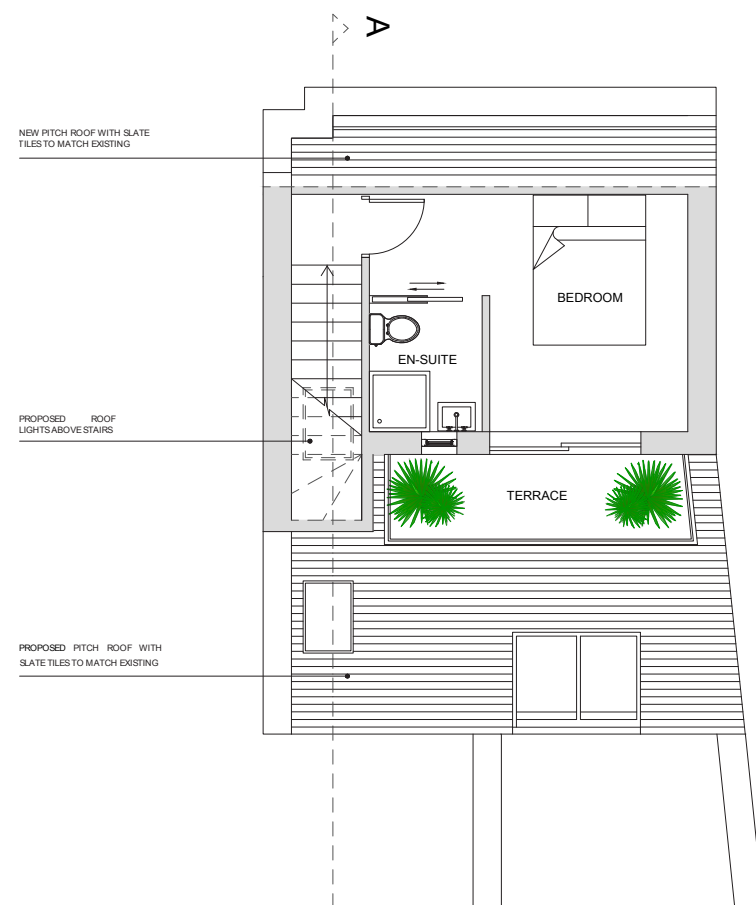
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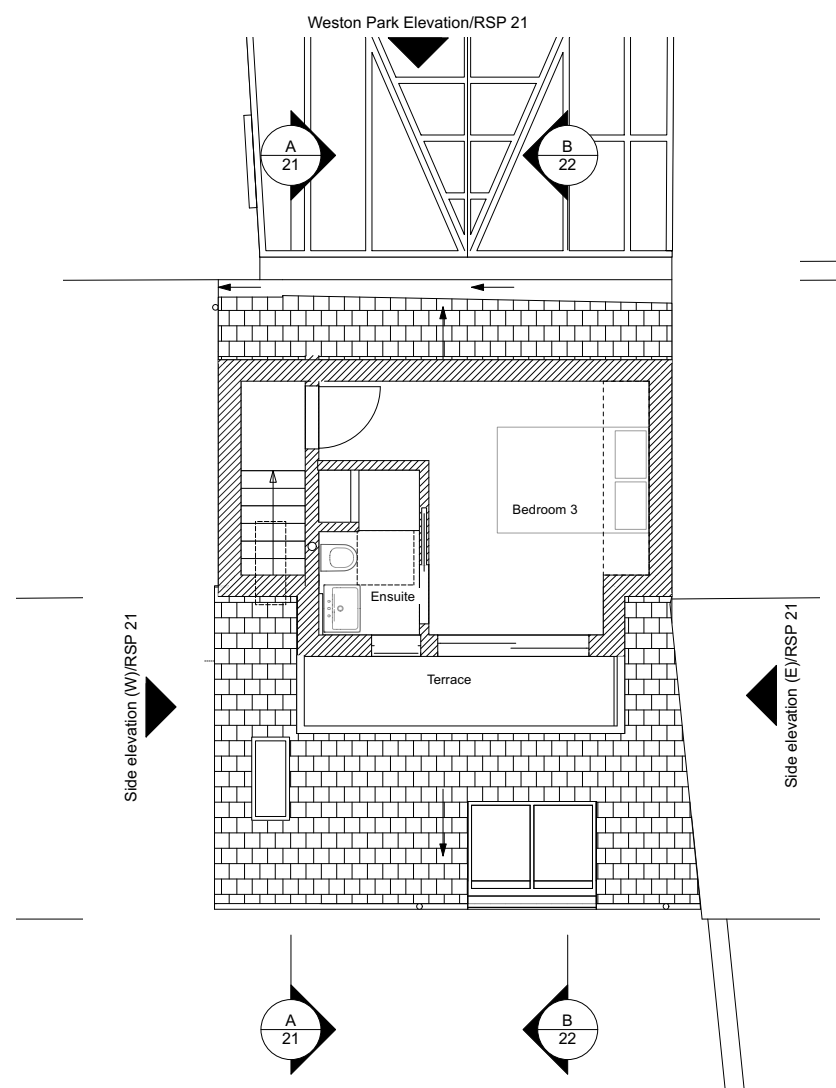


1 Summary and background information

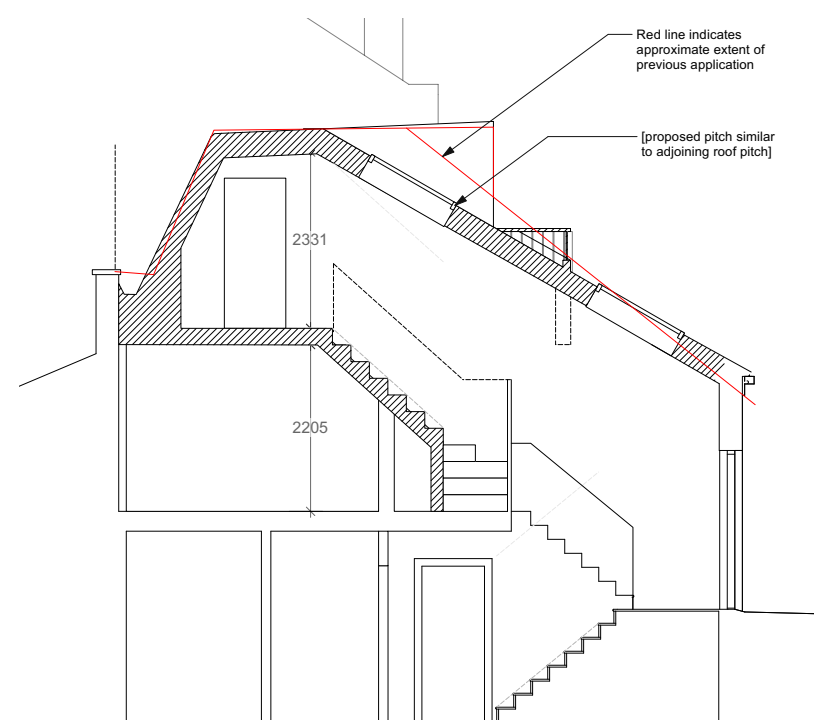
- 1.1. This design and access statement has been prepared to accompany a full planning application for a 1-bedroom extension to the property.
- 1.2. Following previous submissions, the design has absorbed previously given design feedback, by both the officer report of HGY/2022/1760, as well as the corresponding appeal inspector's report.
- 1.3. A planning statement accompanies this application, though key to the design aspect developed in this application is the relationship of the proposal to Weston Park, which is improved by not raising a wall identified by the appeal process as detrimental in the previous application. More comprehensive analysis of the scheme from this viewpoint is included in section 2.
- 1.4. The property is within the Crouch End Conservation Area, a small 2-story building sitting partially below ground. It is flanked to the west by a much larger 4 storey building (Hubert House). 1 Rose Place sits well back from this building, which has a large glazed extension and refuse area fronting the pavement. This shields the lower floors of 1 Rose Place from Weston Park. A taller terrace of housing typical of the conservation area adjoins to the East. This terrace has typically 2 stories fronting Weston park with most having 2nd floor additions with loft conversion and dormer extensions. 1 Rose place is also well behind the typical building line of this terrace. From the aerial image shown left, it is clear the immediate area is generally densely populated as is typical of a 'high-street' block, with numerous roof terraces and roof extensions.
- 1.5. Owing to factors mentioned above the building at present neither represents a coherent unbroken elevation to the Weston Park elevation, nor does it provide a significant or pleasing space between buildings. Refer views 1 and 2. In relation to the design overall, the revised scheme which is significantly less conspicuous, would fully preserve the character and appearance of the conservation area.



Previous submission plan



Current proposal



Section

2 Design, layout and access

- 2.1. **Accommodation:** In this respect, this application mirrors HGY/2022/1760, providing an additional bedroom and ensuite shower/WC to the property.
- 2.2. **Smaller overall volume :** HGY/2022/1760 proposed a pitch of roof that marginally steepened the pitch compared to the existing slate roof. The current design is more in line with the typical roof pitch seen in the entire adjoining terrace. This also allows a smaller overall volume of the upward extension.
- 2.3. **Weston Park elevation:** The officer report for application HGY/2022/1760 objected to the proposed additional expanse of blank wall above existing adjoining buildings. No increase in this wall is proposed here - a slate roof similar to the terrace to the East would be visible slopes away from the street. View 1 shows how this difference is generally only visible from the far side of Weston Park, and because the wall adjoining the property is unchanged, the proposal would be relatively inconspicuous, certainly less noticeable than the scheme rejected previously.
- 2.4. **Material:** The materials chosen generally show a continuation of those used in the building at present - extended brick walls forming the new story, slate roof to match existing roof. A zinc clad dormer visible only from Rose place appears partially above the roofline, with an inset balcony.
- 2.5. **Neighbouring amenity:** The appeal inspector concluded that the proposal not feel 'oppressive, nor unduly heighten a sense of enclosure'. As the design here shows a marginal reduction in volume owing to a lower roof pitch (mentioned above), with the dormer proposed the same volume, it follows that the impact on neighbouring amenity should also be acceptable with this proposal.
- 2.6. **Access** to the property would be unchanged. A single staircase is proposed, adding to the existing staircase access to bedrooms.



2.7. **view 1:** from far pavement of Weston Park. Existing/previous permission/proposed. Note that the previous permission design image is our visualisation of the previous design rather than a previously submitted image.



2.8. **view 2:** from near pavement of Weston Park - existing/proposed. Note that the proposal is barely visible standing on the pavement itself, this image being taken as high as possible standing partially in the road.



2.9. View 3: The property seen from Rose Place. The entrance at ground level is a mezzanine between a raised upper level and lower ground living area.



2.10. View 4: Also from Rose place, showing typical 2 to 4 storey buildings to left. 2 and 3 Rose place seen to the right (with established permission to add an additional story above the existing 2 storey building).