DESIGN ACCESS STATEMENT

77C Alexandra Park Rd, N10 2DG

London Borough of Haringey, Council

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1.0 Introduction

1.1 The Site

Introduction

- This statement supports a Householder Planning Application for roof alterations at 77C Alexandra Park Road, N10 2DG, within a conservation area.
- The proposal comprises enlargement of the rear dormer, a front rooflight and loft reconfiguration to provide two bedrooms, a bathroom, an en-suite and a kitchen/dining room.
- The design considers scale, neighbouring amenity and the character and appearance of the conservation area.
- Supporting documents include:
  - Site Location and Block Plan
  - Existing and Proposed Plans, Elevations and Sections
  - Householder Application Forms

Report Structure

- Site and Surroundings
- Planning History
- Proposed Development
- Design Principles
- Planning Policy and Conservation Area Considerations
- Residential Quality, Access and Amenity
- Impact Assessment

The proposal improves the existing loft accommodation while retaining the principal front roof form and front dormer. The rear dormer enlargement, front rooflight and matching materials are intended to integrate with the dwelling and preserve the character and appearance of the conservation area, with consideration given to neighbouring amenity.

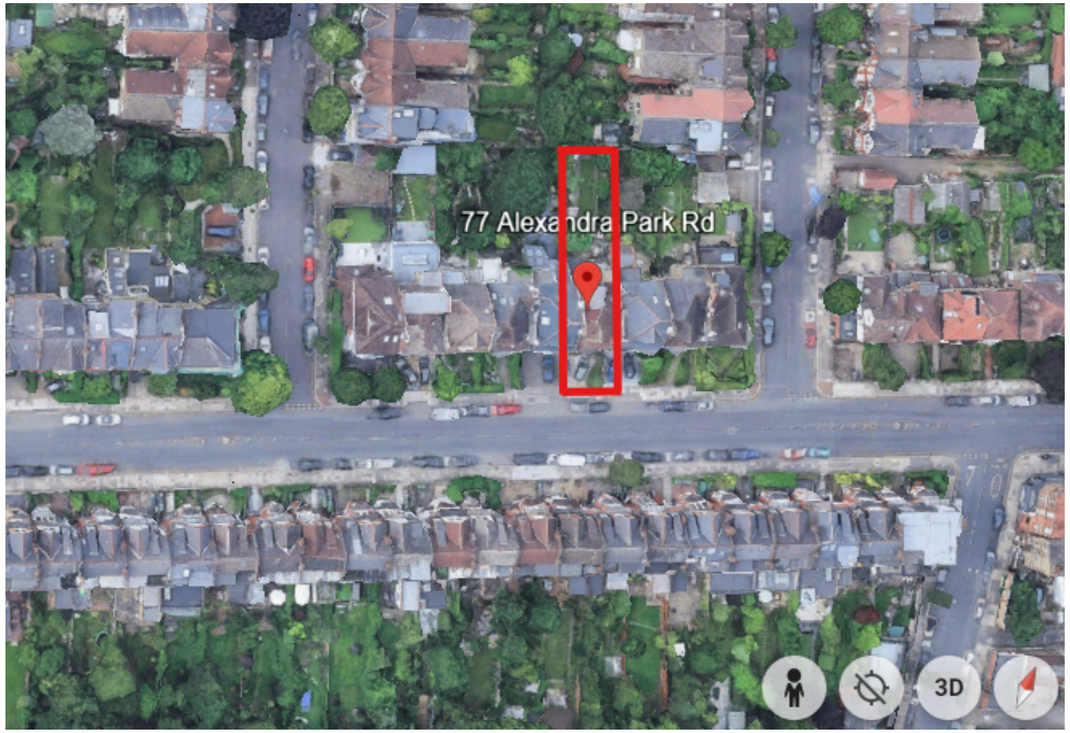


Image 1: Existing aerial view
where the red line denotes the site location

1.2 Site analysis

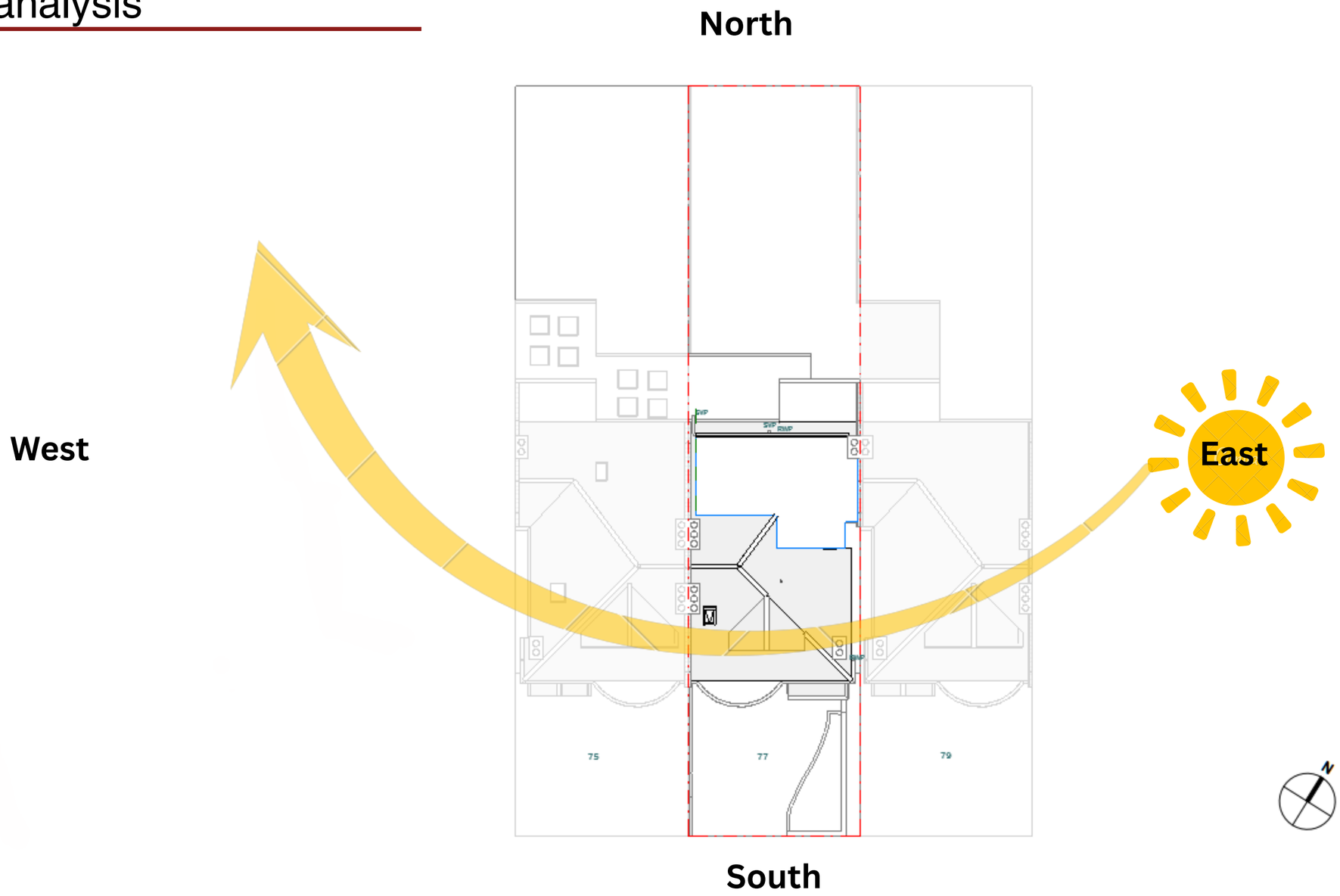


Diagram 1: Site Plan

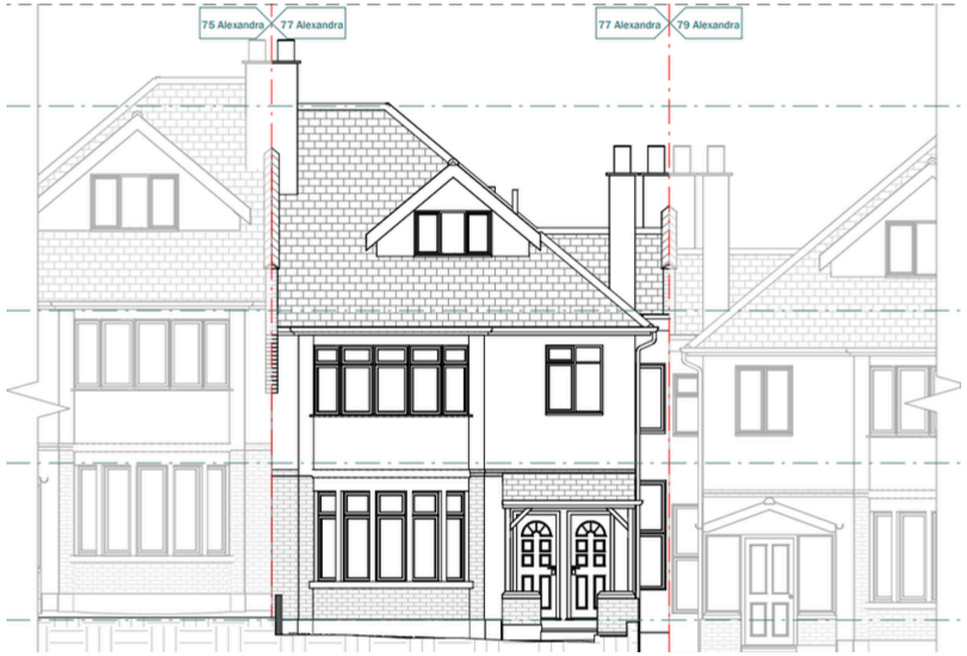
1.3 Site Characteristics

Existing Characteristics

- The property is located at 77C Alexandra Park Road, N10 2DG, within Muswell Hill conservation area.
- The building comprises ground-floor, first-floor and existing loft accommodation.
- The loft contains a bedroom, kitchen/dining room, bathroom and storage areas, accessed by an internal staircase.
- The roof incorporates pitched slopes, a front-facing dormer and an existing flat-roofed rear dormer.
- The property sits between 75 and 79 Alexandra Park Road.

Proposed Opportunities

- Enlarge the existing rear dormer with a flat roof to improve the loft accommodation.
- Reconfigure the loft to provide two bedrooms, a bathroom, an en-suite and a kitchen/dining room.
- Install a Velux roof light within the front roof slope.
- Retain the existing front dormer and principal front roof form.
- Retain the ground-floor and first-floor layouts.
- Match the proposed brickwork and windows to the existing building.
- Integrate the alterations with the property's architectural character and conservation area setting.



Existing Front View



Existing Rear View

1.4 Site Constraints

Location & Setting

- Located at 77C Alexandra Park Road, N10 2DG, within an established residential area.
- Situated within Muswell Hill conservation area, as shown on the supplied mapping.
- Positioned between 75 and 79 Alexandra Park Road, with a rear garden.

Site Characteristics

- Two-storey building with existing loft accommodation.
- Pitched roof with a front dormer and flat-roofed rear dormer.
- Loft contains a bedroom, kitchen/dining room, bathroom and storage areas.
- Internal staircase provides access to the loft.
- Ground-floor and first-floor layouts remain unchanged.

Site Constraints

- Within a Muswell Hill Conservation Area, based on supplied mapping.
- Respect the existing building and streetscape.
- Preserve the character and appearance of the Conservation Area.
- Protect neighbouring privacy and amenity.
- Use materials and detailing sympathetic to the existing property.

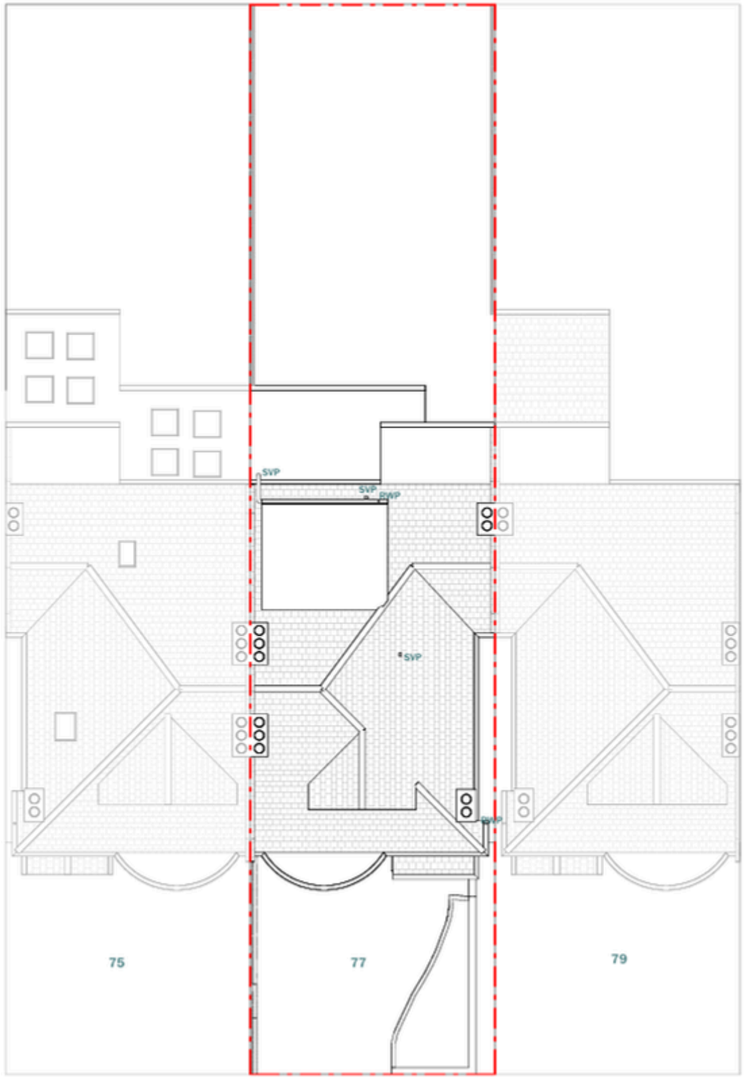
Development Opportunity

- Enlarge the existing rear dormer with a flat roof.
- Reconfigure the loft to provide two bedrooms.
- Provide a bathroom, en-suite and kitchen/dining room.
- Install a front rooflight.
- Retain the existing front dormer and principal front roof form.
- Match proposed brickwork and windows to the existing building.
- Improve the loft accommodation while respecting the conservation area setting.





1.5 Site Photographs



Site Plan



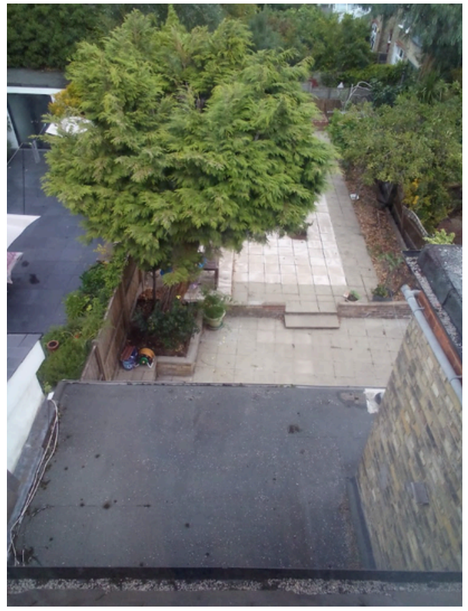
Existing Photos



Existing Photos



Existing Photos

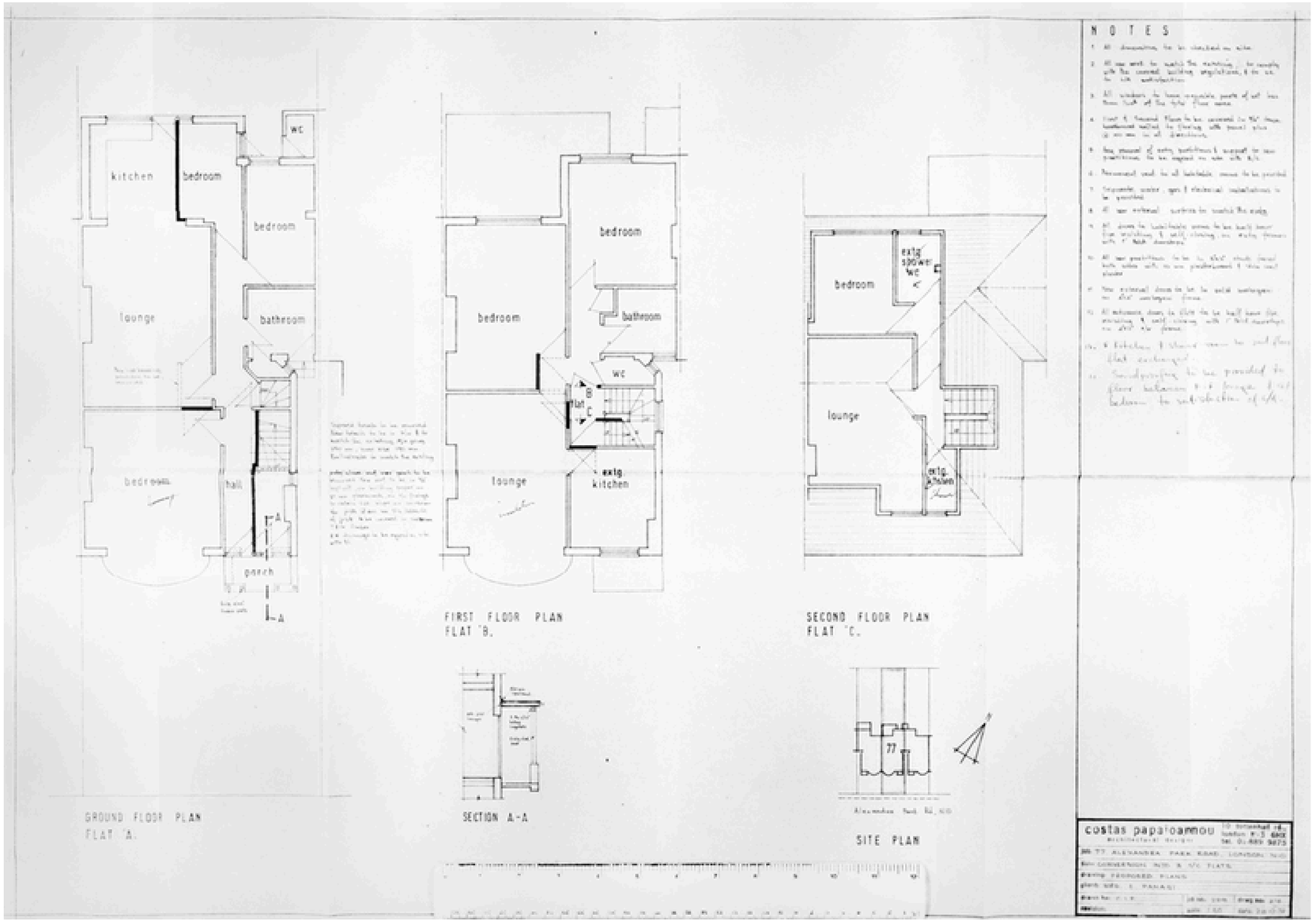


Existing Photos

2.0 Planning History & Precedents

2.1 Planning History

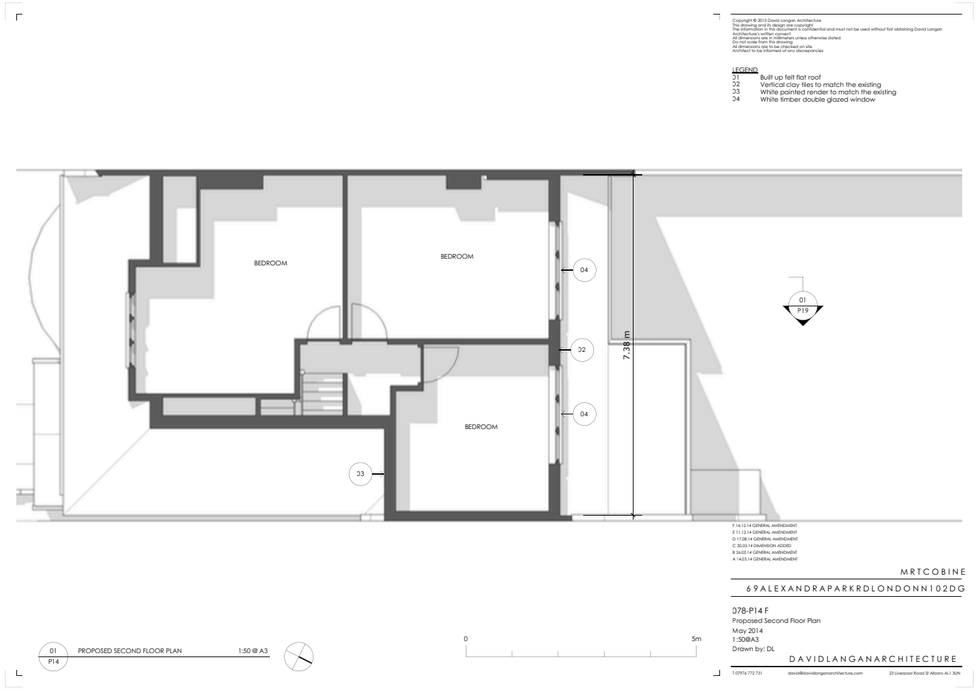
Reference: HGY/1980/00001
Address: 77 Alexandra Park Road, Hornsey, London, N10 2DG
Proposal: Conversion into 3 self-contained flats
Application Type: Full Planning
Status:Decision Made
Determination Level: Delegated Decision
Ward: Alexandra Park
Applicant: Mrs E Fanagi
Agent: C Papaioannou
Council Decision: Approve with Condition
Decision Date: 11/3/1986

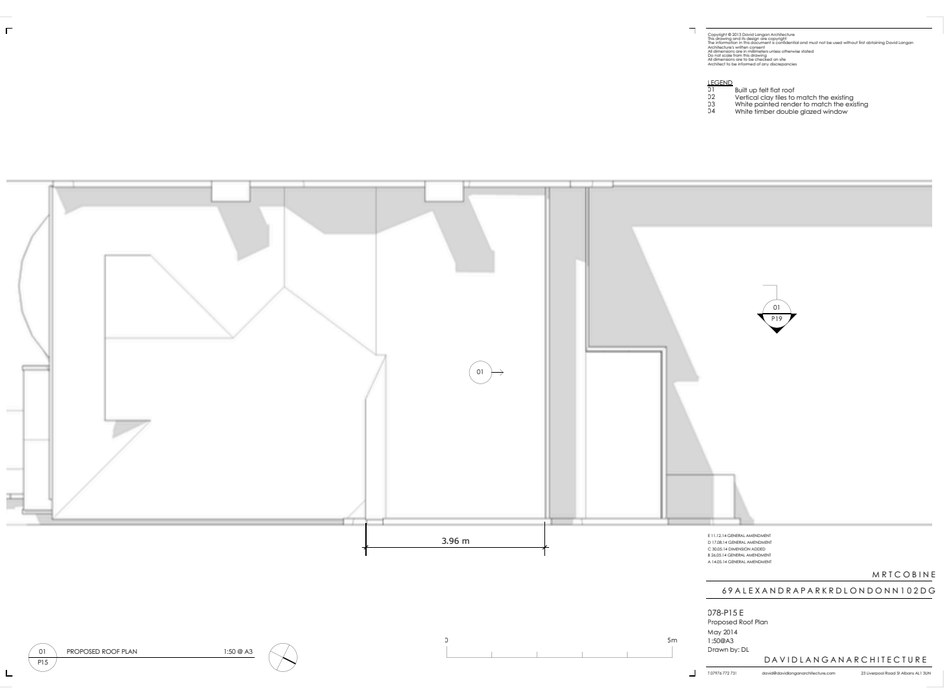


2.2 Planning Precedents

Reference: HGY/2015/0248
Address: 69 Alexandra Park Road, London, N10 2DG
Proposal: Erection of a second-floor extension to form 2 bedrooms (householder application).
Status:Decision Made
Officer: Abiola Oloyede
Determination Level: Delegated Decision
Ward: Unknown
Applicant: Mr T Cobine
Agent: Mr David Langan
Planning Portal Reference: 3934576
Council Decision: Approve with Condition
Decision Date: 23/3/2015







3.0 Design Development

3.1 Proposed development

Floor Area Summary

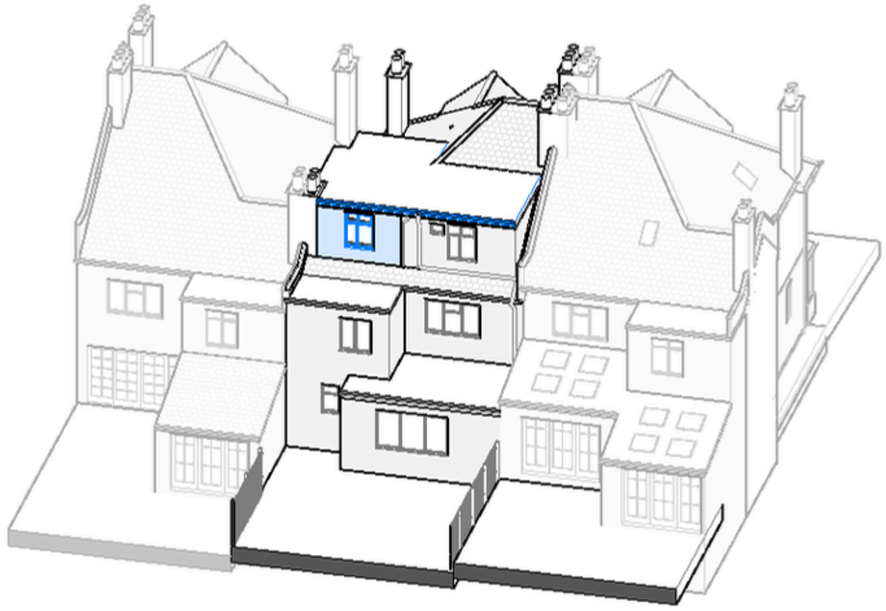
- Proposed bedroom 1: 8.78 sq.m.
- Proposed bedroom 2: 10.18 sq.m.
- Proposed bathroom: 2.81 sq.m.
- Proposed en-suite: 2.90 sq.m.
- Proposed kitchen/dining room: 19.99 sq.m.
- Loft bedrooms increased from one to two.

Proposed Accommodation

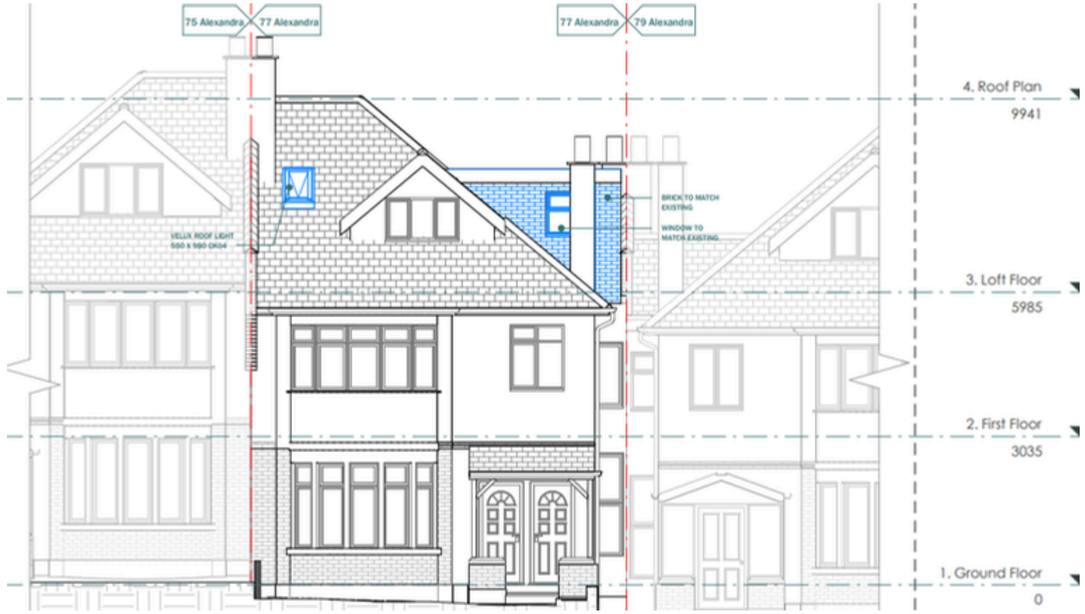
- Two loft bedrooms, including one with an en-suite.
- Separate bathroom.
- Kitchen/dining room.
- Existing internal stair access to the loft.

P**roposed Opportunities**

- Enlarge the existing rear dormer to provide additional loft space.
- Reconfigure the loft to provide an additional bedroom and en-suite.
- Install a rooflight within the front roof slope.
- Retain the existing front dormer and principal front roof form.
- Retain the ground-floor and first-floor layouts.
- Match the proposed brickwork and windows to the existing building.



Proposed Front View



Proposed Front Elevation

3.1 Proposed development

- The proposed development retains the existing ground-floor and first-floor layouts, with alterations to the loft accommodation.
- The enlarged rear dormer and internal reconfiguration provide one additional loft bedroom and an en-suite, increasing the loft accommodation from one bedroom to two.
- The proposed loft accommodation consists of:

Existing Use	Exisiting Area	Proposed Use	Proposed Area
Bedroom 1	**8.19 m²**	Bedroom 1	**8.78 m²**
ST	**11.25 m²**	Bedroom 2	**10.18 m²**
ST/Boiler	**3.40 m²**	En-suite bathroom	**2.90 m²**
Bathroom	**2.00 m²**	Bathroom	**2.81 m²**
Kitchen/Dining	**19.42 m²**	Kitchen and dining room	**19.99 m²**

- The ground and first floors are hatched and their internal areas aren’t shown. Also, the 44.66 m² is the sum of the labelled rooms, so it doesn’t include all circulation and internal wall areas needed for loft GIA.

3.1 Proposed development

Loft Floor

Existing

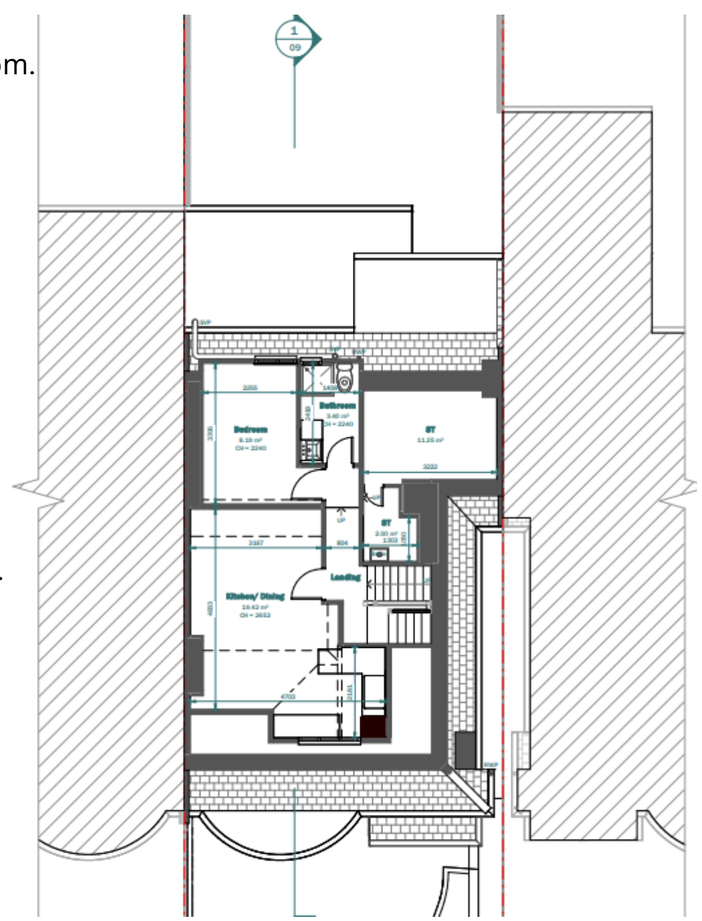
- The loft contains one bedroom, a bathroom and a kitchen/dining room.
- Two storage areas are shown within the existing loft.
- The accommodation is accessed via an internal staircase.
- An existing dormer extends from the rear roof slope.

Proposed

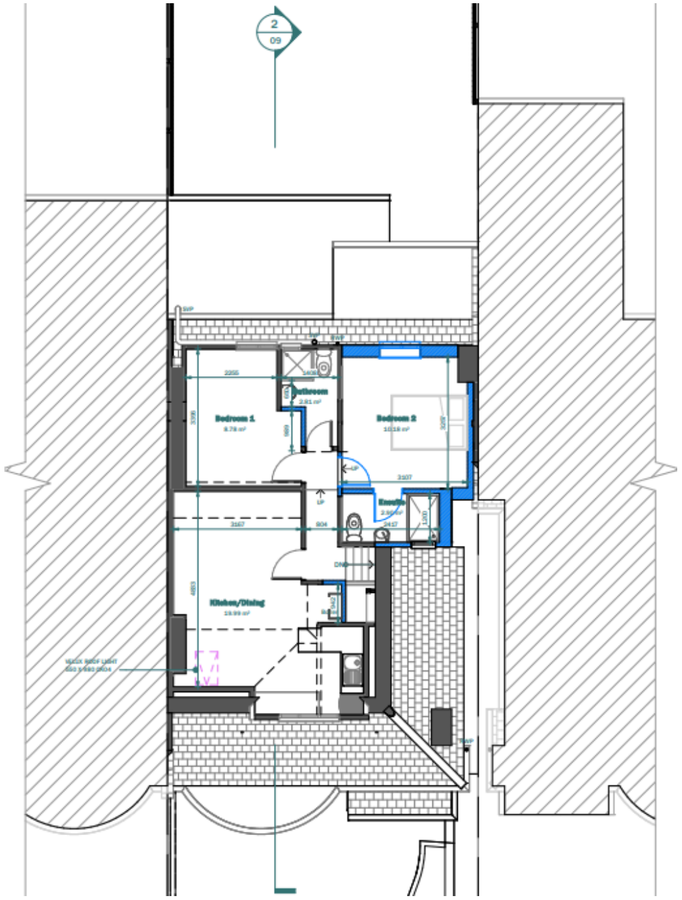
- The loft is reconfigured to provide two bedrooms.
- Bedroom 1 measures 8.78 m² and Bedroom 2 measures 10.18 m².
- A bathroom of 2.81 m² and an en-suite of 2.90 m² are provided.
- The kitchen/dining room measures 19.99 m².
- The existing staircase is retained for access.

Design Development

- The rear dormer is enlarged to accommodate the revised loft layout.
- A second bedroom and an en-suite are provided within the loft.
- The kitchen/dining room and separate bathroom are retained.
- The existing ground-floor and first-floor layouts remain unchanged.



Existing Loft Floor



Proposed Loft Floor

3.1 Proposed development

Roof Floor

Existing

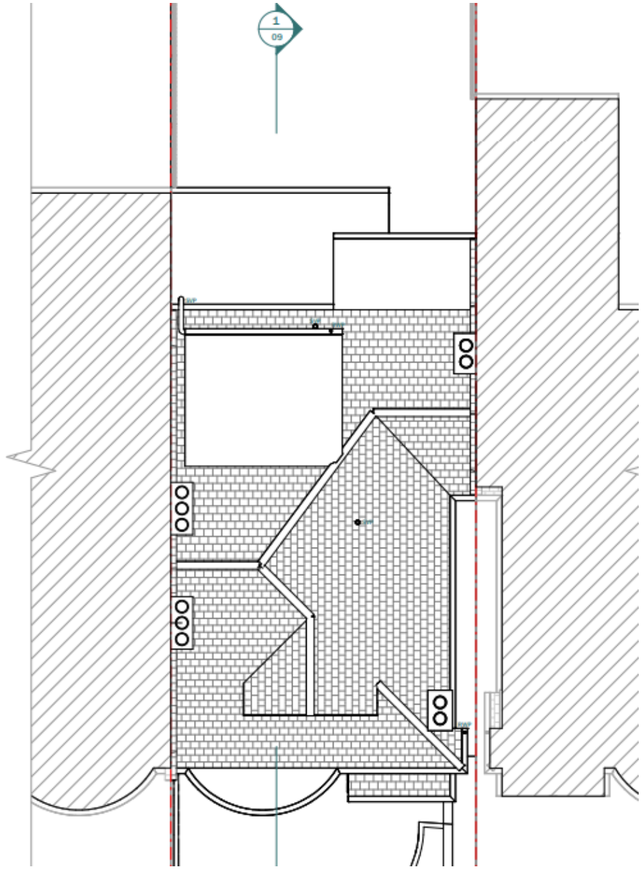
- The property has a pitched roof with an existing front dormer.
- An existing flat-roofed dormer is located to the rear.
- Chimneys form part of the existing roofscape.

Proposed

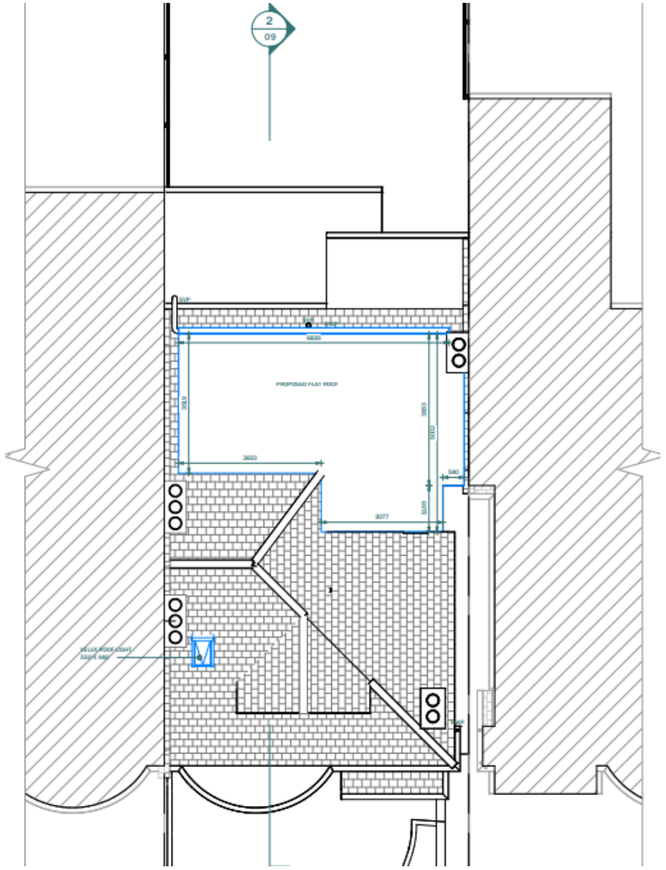
- The existing rear dormer is enlarged with a flat roof.
- A rooflight is installed within the front roof slope.
- The existing front dormer and principal front roof form are retained.
- The existing chimneys are retained.

Design Development

- The enlarged rear dormer provides additional space for the loft accommodation.
- The front rooflight provides natural light to the loft.
- Proposed brickwork and windows are to match the existing building.
- The roof alterations consider the character and appearance of the conservation area.



Existing Roof Floor



Proposed Roof Floor

3.2 Proposed development

Access

- Existing access from Alexandra Park Road is retained.
- The existing internal staircase provides access to the loft accommodation.
- The ground-floor and first-floor layouts remain unchanged.
- No lift is shown.

Refuse & Recycling

- No changes to refuse and recycling arrangements are shown.
- No new refuse or cycle store is indicated.
- Existing collection arrangements are retained.

Impact

- The enlarged rear dormer increases the roof volume.
- A new rooflight alters the front roof slope.
- The existing front dormer and principal front roof form are retained.
- Proposed brickwork and windows are to match the existing building.
- The design considers the character and appearance of the conservation area.
- The scale and visibility of the dormer, together with neighbouring privacy and outlook, require consideration.

3.2 Proposed development

Protection of Architectural Character

- The main building, front bay and principal entrance are retained.
- Roof enlargement is concentrated at the rear of the property.
- The existing front dormer and principal front roof form are retained.
- A new rooflight is proposed within the front roof slope.
- The design considers the character and appearance of the conservation area.

Roof Form & Geometry

- The existing rear dormer is enlarged with a flat roof.
- The enlarged dormer provides additional loft accommodation (bedroom).
- The existing internal staircase provides access to the loft.
- The main roof and chimneys are retained.
- The front dormer remains part of the existing roof form.

Materials & Architectural Treatment

- Proposed brickwork is to match the existing building.
- Proposed windows are to match the existing windows.
- The front rooflight is set within the existing roof slope.
- External finishes and detailing are intended to complement the property and its conservation area setting.

3.2 Proposed development

Fenestration & Vertical Rhythm

- Existing windows to the main building are retained.
- A new rooflight is proposed within the front roof slope.
- The existing front dormer window is retained.
- Windows within the enlarged rear dormer provide light to the loft accommodation.
- Proposed windows are to match the existing building.

Contextual Response

- The rear dormer is enlarged to improve the existing loft accommodation.
- The principal front roof form and front dormer are retained.
- The design considers neighbouring properties at 75 and 79 Alexandra Park Road.
- Proposed brickwork and windows are to match the existing building.
- The alterations consider the character and appearance of the conservation area.

Boundary Treatment

- No changes to boundary enclosures are shown.
- The proposed works are concentrated at roof level.
- The rear garden and existing building footprint are retained.
- The position of the enlarged dormer and its windows requires consideration of neighbouring privacy and outlook.

3.3 Site Massing Development

- The proposal enlarges the existing rear dormer at loft level.
- The enlarged dormer has a flat roof and provides additional loft accommodation.
- The loft is reconfigured to provide two bedrooms, a bathroom, an en-suite and a kitchen/dining room.
- A Velux roof light is proposed within the front roof slope.
- The existing rear dormer and principal roof form are retained.
- The ground-floor and first-floor layouts remain unchanged.
- Proposed brickwork and windows are to match the existing building.
- The design considers the character and appearance of the conservation area.

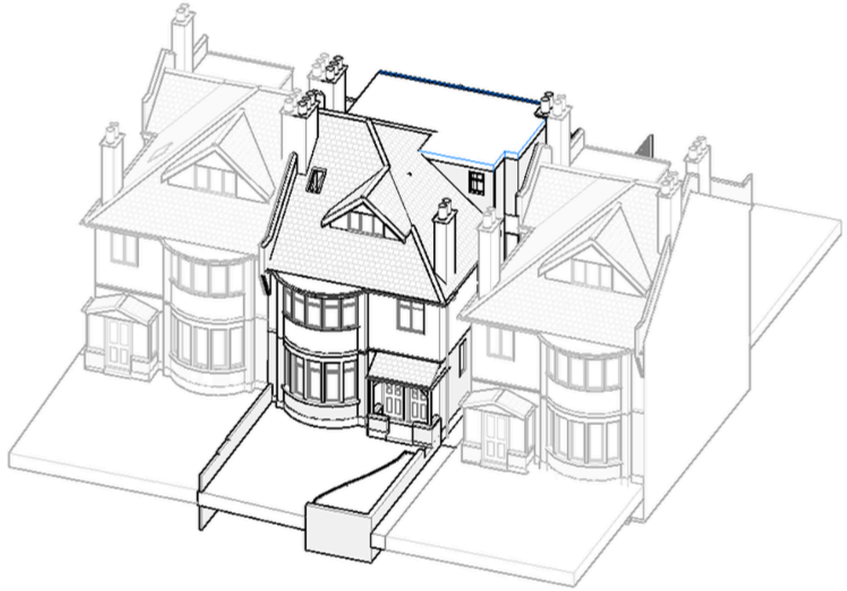


Image 6: Proposed Rear View

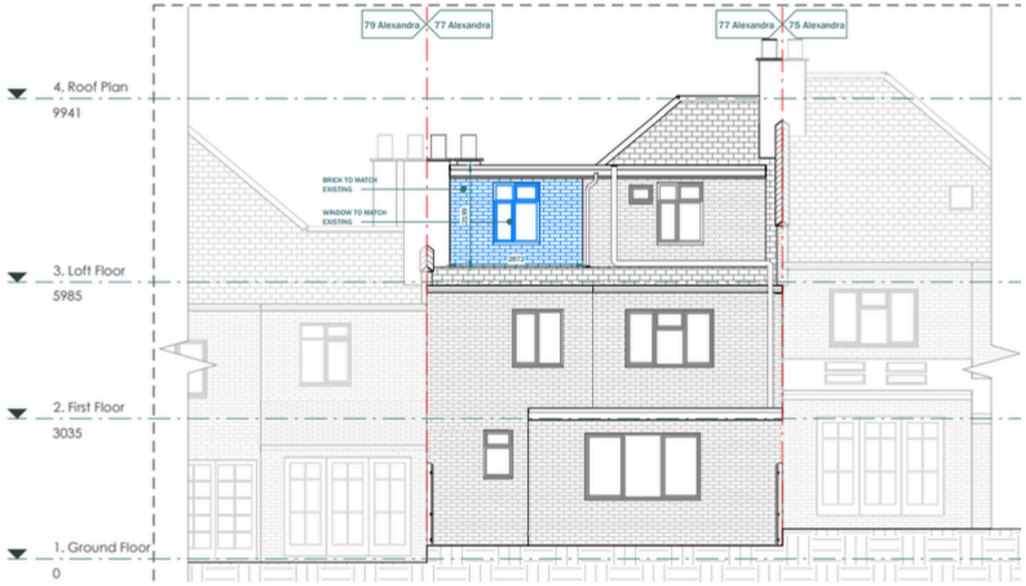


Image 7: Proposed Rear Elevation

4.0 Development plan & Planning Policies

London Borough of Haringey Planning Considerations



- Respect the existing building and streetscape.
- Preserve the character of the Conservation Area.
- Keep the rear dormer proportionate to the roof.
- Match existing brickwork and windows.
- Protect neighbouring privacy and amenity.
- No Article 4 Direction applies.



- Provide an additional loft bedroom and en-suite.
- Retain a separate bathroom and kitchen/dining room.
- Provide natural light through windows and a front rooflight.
- Ensure adequate ventilation to the loft rooms.
- Retain internal staircase access to the loft.



- Retain access from Alexandra Park Road.
- Retain the principal entrance.
- Retain internal staircase access to the loft.
- Retain the existing ground-floor and first-floor layouts.
- Retain existing refuse and recycling arrangements.



- Protect neighbouring privacy and outlook.
- Consider views from the proposed rear dormer windows.
- Avoid excessive enclosure or overshadowing.
- Consider the scale and position of the enlarged dormer.
- Consider the relationship with 75 and 79 Alexandra Park Road.



- Keep the extension ridge below the main ridge.
- Integrate front and rear dormers.
- Reflect the proportions of the existing house.
- Limit visual bulk beside the boundary.
- Retain the main roof and chimney.



- Existing access arrangements are retained.
- No changes to parking are shown.
- No separate cycle store is shown.
- No additional dwelling is proposed.
- The works are confined to the existing loft and roof.

5.0 Conclusion

5.0 Conclusion

Conclusion

- The proposal enlarges the existing rear dormer with a flat roof to improve the loft accommodation.
- The loft is reconfigured from one bedroom to two bedrooms, and En-suite.
- The existing internal staircase continues to provide access to the loft.
- A new Velux roof light is proposed within the front roof slope, while the existing dormer and principal front roof form are retained.
- The ground-floor and first-floor layouts remain unchanged.
- Proposed brickwork and windows are to match the existing building.
- The design considers the property’s relationship with neighbouring dwellings and the character and appearance of the conservation area.

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