Design & Access Statement

1 Rusper Road N22 6QT - First floor flat

The purpose of the proposal is to gain additional space by carrying out a dormer loft conversion over the existing rear roof with a terrace over the part of the outrigger roof.
The existing skylight over the outrigger roof will be moved to a different location on the flat roof.
The terrace will be of modest size, set back from the rear outrigger wall and set in from both sides of the eaves.

Timber privacy screens are proposed on the longer sides of the terrace facing the neighbours on Westbury Avenue and Sirdar Road. The height is to be 1.7m from the finished floor level of the terrace. Planters with Viburnum Tinus 'Eve Price' (Laurustinus) Shrub are proposed adjacent to privacy screens.
Laurustinus is a bushy evergreen shrub that grows up to 2.5m and can be formed into a hedge. This will prevent occupants from venturing too close to the edges and prevent overlooking into the neighbouring rear gardens.
A metal balustrade at 1.1m height is proposed at the rear of the terrace as the outlook will be into the far distance.

The proposed works will relate to the existing building by having new stairs from the first floor landing.
The new loft floor level will have a window to the rear and doors to access the terrace.

The siting of the extension was determined by the site plan. The visual impression is designed to match the existing house by matching all the external finishes.

The house is solely private domestic; no disabled access is required.

The proposal does not make any impact on any highway or public route, nor does it affect any existing amenities due to the orientation and distance from the neighbouring properties.

There should be no overshadowing, visibility, noise, or lighting issues, as the proposal is a small-scale extension.

The proposal would not detract from the character and appearance of the immediate area, as similar approved developments can be found:

HGY/2020/2740
41, Willingdon Road, London, N22 6SG

HGY/2024/1117
Flat B, 155 Westbury Avenue, Wood Green, London, N22 6RX

HGY/2021/0238
136, Sirdar Road, London, N22 6RD

It is considered that the proposed development would blend well with the established fabric and would not be overbearing.

Site photos



Front elevation





Side elevations



View from the side window



View from the rear outrigger window