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Design & Access Statement

64 Talbot Road

Contents

1.0 Introduction

2.0 Context

3.0 Proposal

1.0 Introduction

This design and access statement has been prepared by Bradley Van Der Straeten Architects to accompany the householder planning application for 64 Talbot Road.

The existing property is a semi detached property that sits within the Highgate Conservation area. There are many applications within the same street and surrounding context for similar proposals.

This document seeks to justify that the proposed works will maintain the character of the site and respect the neighbouring context. We aim to demonstrate that we have taken a carefully considered approach to the design of the proposal, through an extensive study of the context.

Bradley Van Der Straeten Architects is an award-winning RIBA Chartered Practice with extensive experience of residential projects in and around the Haringey area and London.

Guidance

Policies in the London Plan 2021

The designs are compliant with policies D3, D4, D6.

Greater London Authority Housing SPD 2012.

Haringey's Local Plan Strategic Policies 2017

The designs comply with the recommendations in the guide.

Development Management, Development Plan Document 2017

The designs comply with the recommendations in the guide.

2.0 Context

The Site

Talbot Road is predominantly lined with 2 storey semi-detached houses with rear gardens, adjacent to the subject site. Many properties along Talbot Road have had rear loft dormer extensions, as well as replacement windows approved and new rooflights within the front roof slopes. (Refer Page 4)

Massing

The existing building is a two storey semi-detached house with a large disused loft space under the main pitched roof. The property has an existing rear ground floor extension to one side of the large garden.

Materials

Walls: Red brick and render to front elevation with painted London stock brick to the rear, with no cavity or insulation. Slate tiles to existing roof.

Windows: The existing windows are a mixture of single glazed white painted timber sash windows and PVC/aluminium replacements throughout.

Lintels and ornaments: White painted brick lintels to the rear with brick lintels and terracotta tile features to the front.

Use

The property was recently acquired by the applicants to become their family home, having moved from another property in the area. The use of this property is as a primary family dwelling.

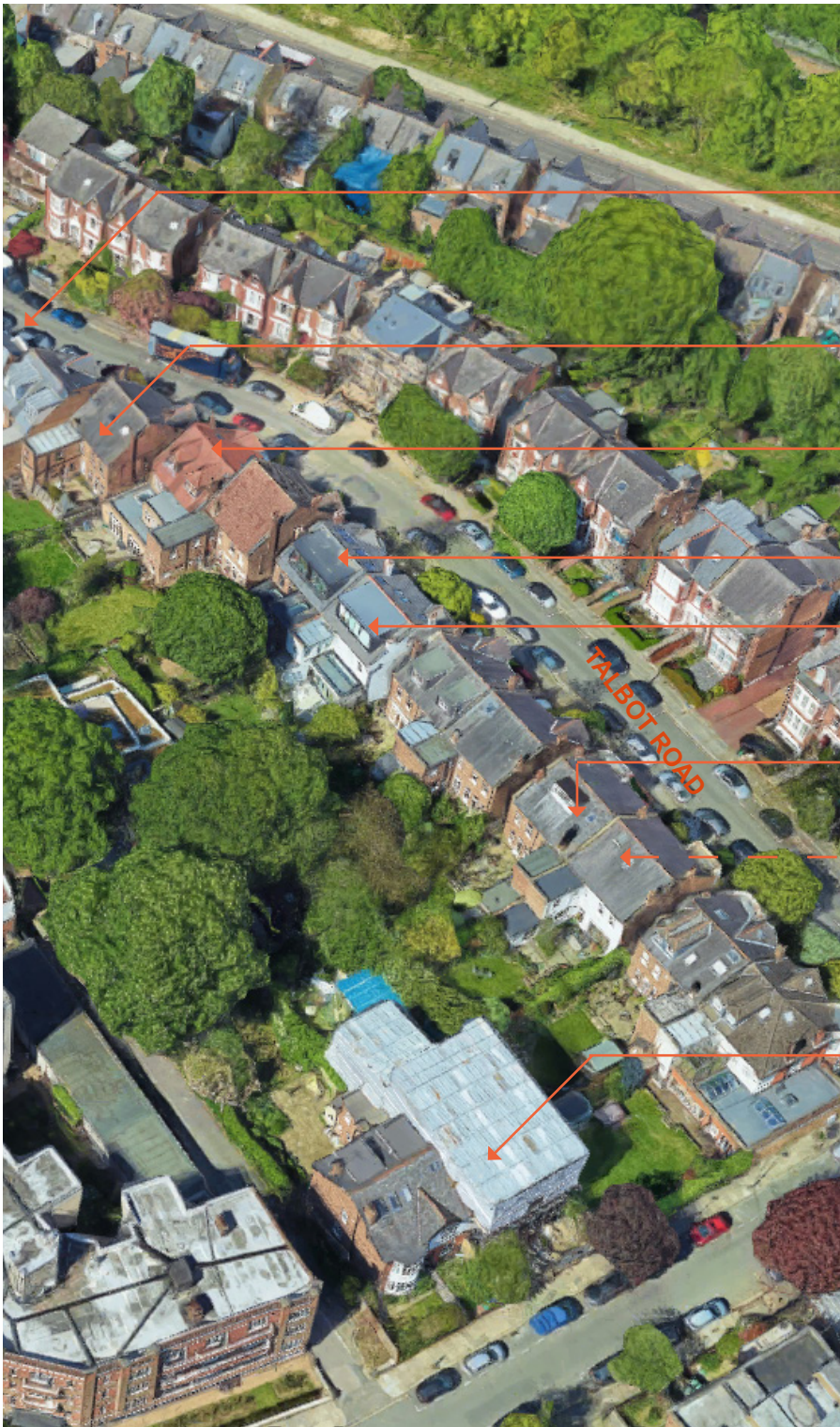


Location Plan



Rear View

2.0 Context



HGY/2014/3417
No. 86 - Erection of rear roof extension

HGY/2016/3349
No. 80 - Erection of rear dormer

HGY/2012/1451
No. 78 - Formation of two rear dormers and new rooflights in front roof

HGY/2017/0092
No. 74 - Combining of two dormers into one roof extension

HGY/2016/3006
No. 72 - Rear roof extension

HGY/2019/3275
No. 66 - Roof extension with replacement dormer

64 Talbot Road
Subject Property

HGY/2019/2764
4 Church Road - Roof extension with two rear dormers

Planning permission has been granted for multiple similar roof extensions on the same terrace in the past few years. These applications were generally for large scale dormers to the rear roof slope with new rooflights to the front roof slope.

2.0 Context

Photographs



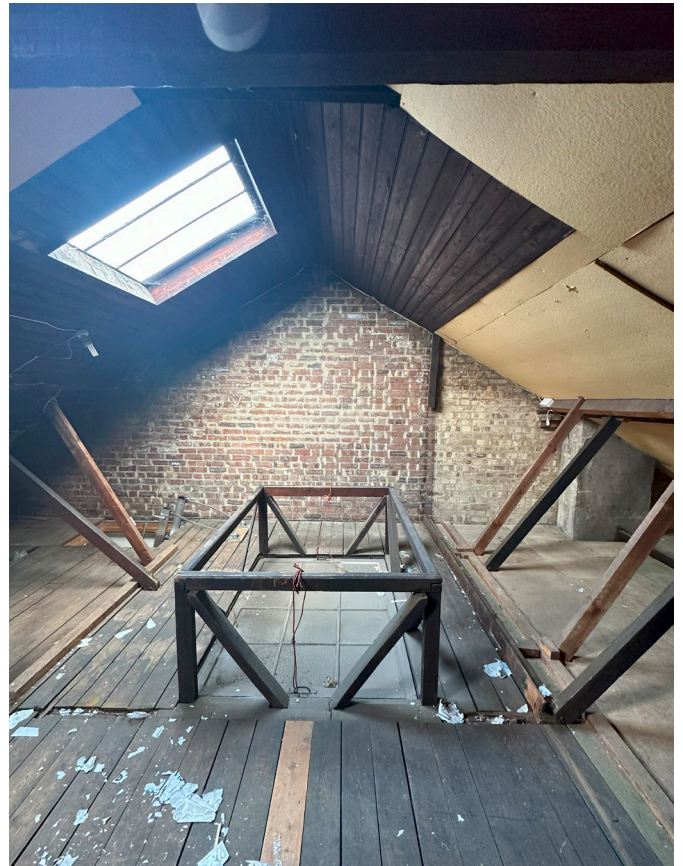
Neighbouring Lofts at No. 60 + 62



Existing Extension Condition



View from Rear of Garden



Existing Disused Loft Space

3.0 Proposal

The proposal is for a rear dormer extension as well as existing window replacement for double glazed traditional timber windows and new rooflight adjustments to the main roof.

The extension is to be consistent with already approved and constructed extensions along the street the properties on Church Road that back onto the subject property garden.

Amount

The new loft dormer extension adds 48m² of new useable floor area - which previously functioned as all storage space within the large roof cavity.

Layout

The proposal does not adjust the front entry to the dwelling. The design opens the ground floor internally to the rear with better access from the existing living spaces to the improved kitchen area and garden. The loft room provides a separate main bedroom suite.

Scale

The rear dormer extension is designed to sit subserviently within the existing roofscape of the property and the street. Almost all of the properties along Talbot Road have large dormer roof extensions to the rear. The proposal has been designed to sit in board from the rear and sides of the main roof in line with other dormers in the vicinity.

Landscaping

There are no proposed changes to the landscaping on the subject site.

Appearance

The existing mix of single glazed timber/aluminium/PVC windows are all to be replaced throughout the front and rear elevations with timber framed slimline heritage double glazing. This is to improve the consistency within the existing property between fenestrations and also improve thermal performance throughout the dwelling. The existing frame dimensions and glazing bar arrangements will be honoured in the replacement units.

In appearance and materiality, the loft proposal seeks to blend with the adjacent approved and constructed loft extensions which are contemporary in their materiality and window arrangement. The proposed materials are metal cladding to the dormer cheeks in a colour to match terracotta detailing on the front elevation with clean, aluminium glazing to new fenestrations.

The rooflight arrangement to the front will utilise conservation rooflights to minimise the impact on the front elevation.

Accessibility

The property has direct access from Talbot Road and there is no proposed alteration to the existing access to the dwelling.

There is currently no on-site parking available, and the proposals do not make any provision for new parking arrangements. Street level parking is available.

Privacy

We do not believe the proposed roof extension to the property will increase overlooking of the neighbours or reduce privacy in general. This has been generally recognized in recent planning approvals for similar proposals along Talbot Road.

Summary

It is our opinion that the proposed designs submitted for 64 Talbot Road should be awarded planning permission as they are compliant with local planning requirements for residential dwellings and are in line with similar developments in the area.