

## 80 Allison Road London N8 0AT

This DAS has been written to support the full planning application for a loft extension and a ground floor, single storey rear extension, including partial side infill to 80 Allison Road, Harringay, London N8 0AT.

### Existing Context

The property is a 1930s Edwardian mid-terrace house, which is located on a residential street. The two-storey house has a pitched roof to the main building and an asphalt flat roof to the rear closet wing. It is constructed from London Stock brick, that is painted on the front and rendered on the rear. The windows are all white uPVC casement windows.

Whilst the character of the street scene along Allison Road is relatively uniform and in keeping with the original Edwardian aesthetic, the rear of the properties are of a more disparate nature. The property is not in a conservation area and it is not listed.

The principals of a loft and rear extension have been established by other properties on the street and in the area more generally. The details of the closest and most relevant applications for a single storey side, rear and loft extensions are listed below.

- 16 Allison Road, HGY/2020/1300, permission granted on 28.05.20
- 85 Allison Road, HGY/2019/0312, permission granted on 03.04.19
- 117 Allison Road, HGY/2017/3386, permission granted on 02.02.18
- 89 Allison Road, HGY/2017/1473, permission granted on 09.07.17
- 72 Beresford Road, HGY/2017/0815, permission granted on 11.06.17
- 104 Allison Road, HGY/2017/1569, permission granted on 09.06.17
- 87 Allison Road, HGY/216/3797, permission granted on 18.11.16
- 53 Allison Road, HGY/2015/1618, permission granted on 04.08.15
- 77 Allison Road, HGY/2014/0301, permission granted on 19.03.14

### Process

We have consulted with our neighbours throughout the design process. We have worked closely with number 82 and 78 to agree the height of the new party wall and the party fences, which they are both happy with.

### Use

Our young family requires a space to eat, cook and play. By partially extending to the side of the property we intend to make an area large enough to house a family dining table where all these activities can take place. The aspiration for the proposed loft works is to turn the unused roof space into the parent's bedroom and a study on the lower flat roof.

### Amount

The proposals include an additional 45m<sup>2</sup> of living space, of which 18m<sup>2</sup> is on the ground floor and 27m<sup>2</sup> to the upper floor. The proposed works includes rationalising the internal arrangement of existing rooms. By opening up the existing dining and kitchen, a large open plan space is created. Thus, the relatively small extension will actually feel much bigger as it helps maximise the useable internal space.

### Scale and Appearance

The selection of materials has been carefully chosen to be appropriate for Harringay. A mixture of contemporary and traditional materials reflects our desire for modern interpretation of the existing vernacular. The primary material is brick with crittall style doors to create warm and light inside-outside space. The brick will match the existing London Stock brickwork of the area and replace the red render on the rear of the property. The existing first floor timber addition to the closet wing will be demolished and the massing at first floor significantly reduced.

The proposed dormer extension is contained within the existing rear roof and the height does not exceed existing ridge. The massing and positioning of the dormer and lower roof extension are designed to:

- compliment and be sympathetic to other roof extension along Allison Road;
- ensure no overlooking occurs to existing windows or roof lights of neighbouring properties

The loft and rear extension is subservient to the overall mass and volume of our house and our neighbours. With the exception of three rooflights, all proposed external works are out of sight from street views.

The following measures have been considered to ensure that the visual impact of the ground floor extension is minimised:

- the proposals take advantage of the level change of the topography as number 78 external floor level is at a higher level and so the extension has a lesser impact on them;
- it is a single storey solution to prevent overlooking to and from the neighbours' gardens and;
- a flat roof is utilised and considered detailing of the parapet to minimise the overall height of the extension.

### **Landscape**

The key features of the landscape proposals include replacing the garden shed with a much smaller tool shed and a new terrace area for outside dining. Level access to the garden is achieved and raised planters are provided for more soil depth and easier access.