

BOONHOLT

DATE:
5th December 2023

TO:
Haringey Council
London Borough Planning
Level 6,
River Park House,
225 High Road,
Wood Green,
N22 8HQ.

Design and Access Statement

Site Address: Flat B, 98, Sydney Road, Hornsey, London, N8 OEX

Description of Proposed Development:

This application requests permission for the enlargement of the existing 1st floor flat in the form of an attic conversion and installation of rear dormer and rooflights to the front elevation.

Background and Site Assessment:

The existing one bedroom flat is at first floor. Accommodation is set out as a front reception, central bedroom, with kitchen/dining and a bathroom at the rear in the outrigger. The generous loft is accessed via hatch and a loft ladder. The flat is accessed from the communal entrance area at ground floor from Sydney Road. The dwelling is a semi detached property in a road of similar properties, with design features relating to its time. The ground floor flat is owned by others.

The site is bordered by neighbouring dwellings. The house is a good example of its type, built using materials for the era: brick, rendered brick, a slate covered main roof, with windows of timber frame and ornate headers and cills. The road has a number of equal/similar properties of pairs of semi detached dwellings status. Most seem to have been extended and altered over the period since construction. Properties all seem to have loft extensions and rear extensions, with rooflights to the front/principal elevations.

Design Proposals/Appearance:

The purpose of the extension is to provide an inclusive and better functioning property for multi-functional use. The increased accommodation to the 2nd floor will allow for a multi functional space for a home study/additional bedroom as well as a small shower room. The intention is to make the internal spaces work better for the owner to grow into and future proof with the inclusion of useful additional space.

The proposed scheme is of a design and scale that would not be out of keeping with the character of the building or area. The rear dormer is to be constructed in timber frame and hanging slate to match as closely as possible the existing dwelling, with the flat roof finish in GRP/fibre glass to blend with the slate colour. The materials proposed play a key role in integrating the proposal successfully into the host dwelling.



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The extension and the majority of the repair works are intended to safeguard and protect the existing dwelling's character.

Access: The access principles to the property are not affected by the works.

Layout: The current site layout will largely be unchanged to the front elevations, other than general smartening up through the repair and new painting works. The layout has been carefully considered to improve the size of accommodation whilst maintaining a the existing rooms at a good size which has not been compromised.

Scale: The new rear dormer extension has been designed to take into consideration the existing house and character. The dormer is inset from the neighbouring properties on each side and therefore is not considered as over bearing.

Landscaping: No landscaping works are planned as part of this application.

Use: The use will remain the same (dwelling), but with an improved re configuration and enlargement of the internal space to suit the owners.

Much thought has been given to the materials and finishes used to form the new dormer extension. The concept is to use materials used in the construction of the original house since the extension is to blend and sit holistically with the existing roof/house. The roof lights in the pitched section of the roof are modest in size and are proportionally appropriate. It provides the much needed modest amount of internal space to allow the better functioning and future proofing for the owner.