

Design & Access Statement

First Floor Flat, 104 Raleigh Road, Hornsey, London N8 0JA

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23097b05_rA. 06.12.2023.



1: INTRODUCTION

Project Description:

Application for planning permission to construct a rear dormer loft conversion extension with juliet balcony, with internal and external alterations. The loft conversion will consist of 3no. front-facing roof lights and 1no. skylight to the flat roof dormer. The works include a new rear outdoor modest terrace space with direct access from the new staircase landing at the second-floor level over the existing rear outrigger at First Floor Flat 104 Raleigh Road, Hornsey, London, N8 0JA.

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This Design & Access Statement has been produced by **mkk**architecture in support of the planning application for a rear dormer loft conversion, rear roof terrace, and internal alterations. The design proposal involves the conversion of an existing 1-bed property into a 2-bed flat at 104 Raleigh Road.

This document and accompanying drawings will help illustrate the rear loft extension and rear first-floor terrace amenity space, which we feel builds on the potential of the site and enhances today's modern living. This document explains the context of the site and the design rationale behind the proposed development. The rear dormer will provide the necessary sqm to convert the current 1-bedroom into and 2-bedroom self-contained flat allowing it to conform with current design and space standards.

The rear terrace area will incorporate a 1.7m high obscured structural screening with high-level planting. The privacy screens such as trellises with climbing plants or decorative panels, will be incorporated to provide a sense of seclusion for the residents.

2: PLANNING HISTORY

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|------------------|---|
| a. OLD/1981/1302 | Conversion into 2 self-contained flats |
| b. HGY/2012/2420 | Demolition of existing extension with new extension |
| c. OLD/1985/1269 | Erection of a single-storey rear extension |
| d. HGY/2023/2556 | Loft dormer and rear terraces space/ Refused. |

This application is to seek approval for a rear loft conversion and rear modest terrace space, similar to others within the local area and also to emulate other approvals such as illustrated below:

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|------------------|---|
| 1. HGY/2013/0255 | 37b Warham Road |
| 2. HGY/2014/0237 | 74b Roseberry Gardens |
| 3. HGY/2017/3520 | 121 Effingham Road |
| 4. HGY/2017/3237 | 62 Seymour Road |
| 5. HGY/2022/3552 | First Floor Flat, 49, Burghley Road, London, N8 0QG |

Application example 5 located on Burghley Road was submitted on the 14th October 2022 and was approved with a modest terrace space. Our application seeks permission for the same type of proposal.

We have revised the design and set the balcony/terrace space in from the side and end of the outrigger, and the proposed screens will ensure there will be no material loss of privacy to neighbouring properties. The proposed modest balcony of 3.3m x 2.7m (*which has been further reduced from the previously refused application, HGY/2023/2556*) is also set into the roof within the existing parapet roof structure.

Unlike the above application which was recommended for approval, this application site is semi-detached and not a terrace property which further emphasizing an acceptable distance away from neighbouring amenity spaces. The modest overall size of the terrace will limit the number of people who can use it at one time and it is not expected to generate noise and disturbance to a level that would be considered unusual in a domestic setting. We therefore believe the proposed modest terrace space is therefore acceptable in amenity terms.

3: SITE CONTEXT & EXISTING BUILDINGS

The application relates to a semi-detached two-storey property. The site does not relate to a listed building and does not fall within a conservation area.

The appearance of the proposed rear extension will form a similar appearance and design to others currently constructed/ approved within the local area.

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4: Planning Policy

DM Policy (2017) DM12 'Housing Design and Quality'
DM1 'Delivering High Quality Design'
Local Plan (2017) Policy SP11

5: PROPOSAL – DESIGN INTENT & ATTRIBUTES

mkkaarchitecture has adhered to good design principles and has proposed that the rear loft extension will incorporate materials that will match existing finishes and construction techniques wherever possible. The proposed apartment will confirm the latest technical housing standards – nationally described space standards.

The architectural design approach has taken influences from conversions within the area, endeavoring to enhance the rear views and internal living space. The roof alteration will also include three front-facing inline roof lights, with minor internal alterations.

The proposed rear terrace area will be constructed above the first-floor out-rigger roof. The terrace will be designed to make the most of the available space, taking into account the dimensions and the layout of the flat. A safe and convenient access point from the flat to the terrace area will be created/ formed via the landing, to ensure easy transition between indoor and outdoor spaces. Privacy and overlooking are fundamental to the design proposal with the inclusion of obscured structural screening and trellises with climbing planting. The proposed site also benefits from the reduced number of residential builds at the rear which assists in alleviating the concern of privacy and overlooking.

6: DESIGN & APPEARANCE

Both the rear loft extension and terrace will be of a high and sensitive design quality, The proposal will respect and endeavor to complement the form and existing architectural characteristics of the building along the street and will endeavor to enhance the details of the original buildings.

High-quality matching or complementary materials will be used appropriately in relation to the context of the adjoining buildings and existing street scene. The proposal will be constructed to the highest standard that respects its local context, character, existing historic significance and design.

There are a number of examples of loft conversions and terrace designs in the local area, with a similar scale and character as that being proposed. The additional bedroom will be included within the rear dormer extension and allow the apartment to meet the housing technical design space area requirements.

7: CONCLUSION

The construction of a rear terrace space in this design aims to significantly improve the living experience for the residents whilst adding aesthetic design to the property. The design will prioritise functionality, aesthetics, and privacy, ensuring a harmonious integration of indoor and outdoor living. In this context, we feel the impact will therefore not jeopardize/ affect the existing rear elevation and, furthermore will introduce consistencies of design.

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We strongly believe the proposed development will not harm the amenity of surrounding land and buildings. The proposed modest terrace space has been reduced to ensure limited number of people who can use it at any one time. The height and depth of the extension and proposed balcony would not result in a material loss of sunlight or daylight, or in our opinion have an overbearing appearance to the neighbouring properties. The design will ensure a high standard of privacy and amenity for the users and neighbours. The set-in balcony/ terrace space from the side and end of the outrigger and the installation of the proposed obscured 1.7m high screens will ensure there will be no material loss of privacy.

The proposed development would be subservient and sympathetic to the host building and in keeping with existing development in the area. We believe within the design fundamental policies have been implemented and taken into account from the outset, and feel that should a positive decision be granted this can only assist with enhancing the local area, the wellbeing of the occupier, and help living for the future.