

Design and access statement

Dormers to main and outrigger roof slopes and Velux rooflight **at 15 Caxton Road, Wood Green, N22 6TB**

1.0 Introduction

15 Caxton Road is situated at the north end of Caxton Road, the property forms a semi-detached dwelling with a deep outrigger to the rear.

The property is not within a conservation area, nor is the property listed.

The properties envelope is provided with a slate covered roof, the external walls to the building consist of a solid brickwork laid in flemish bond.



View of the rear of 15 Caxton Road

2.0 Proposal

We would like achieve planning consent for a 'L' shaped dormer to the rear roof slopes and a Velux rooflight to the front roof slope. We understand that a main and outrigger dormer can be achieved under permitted development however my client would like to have a larger outrigger dormer which spans near to the end of the first floor rear outrigger.

Under permitted development we could potentially achieve an outrigger dormer of 4.06 metres deep, my client would like to achieve an outrigger dormer of 6.166 metres deep (an additional 2.106metres to the depth of a potential PD design).

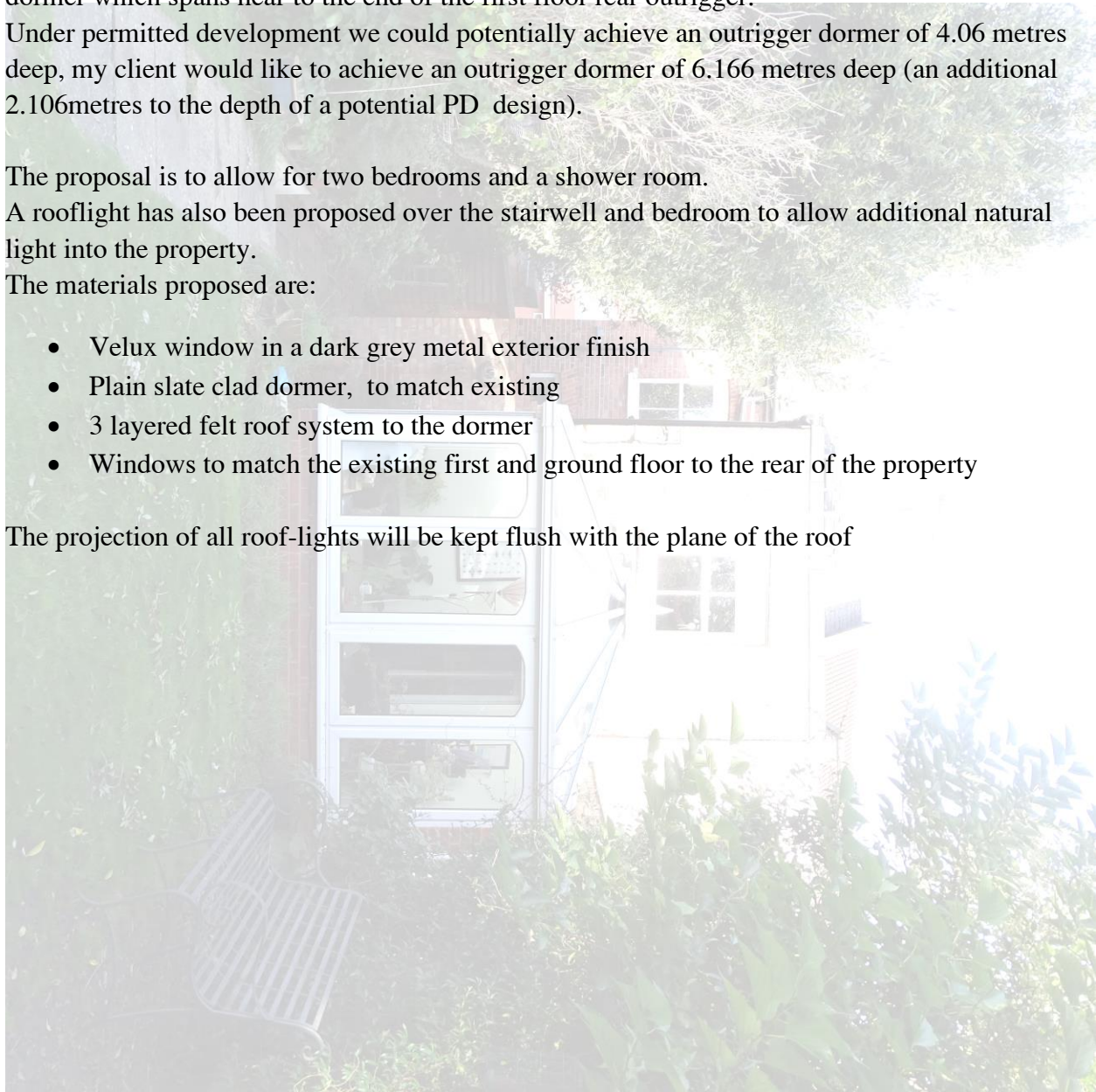
The proposal is to allow for two bedrooms and a shower room.

A rooflight has also been proposed over the stairwell and bedroom to allow additional natural light into the property.

The materials proposed are:

- Velux window in a dark grey metal exterior finish
- Plain slate clad dormer, to match existing
- 3 layered felt roof system to the dormer
- Windows to match the existing first and ground floor to the rear of the property

The projection of all roof-lights will be kept flush with the plane of the roof



3.0 Design

The proposed dormers would replicate the materials of the host property. The addition of the main and outrigger dormers would reflect required measurements under permitted development with the exception of enlarged outrigger dormer.





Above: Image of Caxton Road and surroundings

4.0 Amount

The additional internal footprint gained and including the existing loft room would be 49.5m² of which will allow for an additional bedroom.

The siting of the main dormer is sited well within the plane of the roof slope, the outrigger forming the majority of the outrigger footprint.

All dormers will be sited away from the original eaves of the roof slopes.

5.0 Layout

The current second floor of the main house already accommodates a bedroom and wash room under a sloped roof structure.

The newly formed dormers would allow for an additional bedroom within the rear outrigger.

The added dormers will allow for additional head room for each bedroom formed.

6.0 Appearance

The proposed dormer has been designed in materials that match the existing property, this would allow for a well balanced appearance.

The main dormer has been designed with good proportions to the main rear roof slope.

The existing ground and first floor outrigger is of a deep and high formation therefore distracting the visual of the dormer.

7.0 Scale

External measurements have been provided on the plans accompanying this application, please refer to Plan No.1416/470.

8.0 Landscaping

Due to the nature of the works, there would be no impact on landscaping.

Conclusion

The design is to achieve a slightly larger outrigger dormer than what could be constructed under permitted development. My client would like to achieve an additional 2.106m depth to the outrigger dormer.

The design and material to construct the proposal would be inkeeping with the design of the property.

The alterations are only to the rear of the property and non-visible from the principle elevation/public highway.

With our proposal in mind, we would consider that the proposed extension would not seem to have any overall impact or effect on the surrounding area, appearance of the environment and street scene.

