



DESIGN AND ACCESS STATEMENT

PROPOSED ROOF EXTENSION

51 ENDYMION, N4 1EQ

APPLICANT: FRANK OSEI

LPA : LONDON BOROUGH OF HARINGEY



**IBI EKINEH BA(HONS) DIP ARCH(HONS)(DIST) DIP URB POL ARB
ARCHITECTURE INTERIORS HOUSING URBAN REGENERATION
59 CHELMSFORD ROAD SOUTHGATE LONDON N14 5PY
T: 020 8447 8434 E: IBIDES@AOL.COM**

SITE AND SURROUNDING

The property is located at the junction of Green Lanes and Endymion Road

The site was previously used as a single storey garage at the rear of 329 Green Lanes and fronting unto Endymion Road.

The location is within a built-up area which benefits from numerous amenities and infrastructure. Finsbury Park is directly opposite to the site, and offer a large open urban parkland with play area, basketball courts, open gym, café, and athletic running track, etc.

Public Transport Accessibility Level is excellent, with buses to various destinations, and also to Finsbury Park Underground and Rail Stations. Harringay Green Lanes overground station is also within 1 minute walking distance.

The Arena Shopping Park is round the corner and also Green Lanes with a vast array of restaurants and shops.

PLANNING HISTORY

Planning permission was granted for the site following an appeal, for the erection of a two-storey building to provide 1x1 bedroom house with roof terrace at the rear of the first floor. The site was previously occupied by a garage.

The main considerations in assessing the appeal that was allowed following the refusal of planning permission was the effect of the proposal on the character and appearance of the surrounding area and its effect on the living conditions of occupiers of neighbouring properties with reference to privacy.

The inspector in his report commented as following:

When viewed from the south, across the park or from Green Lanes the uniformity and height of the residential terrace is very apparent. So too, is the step up in height from the garage to the adjoining residential use and a further step up to the corner building. The development of a two-storey building to replace the existing single storey garage, would not be detrimental to the character and appearance of the area when viewed from the south as it would be in keeping with the original building in terms of fenestration and roof details.

The Council considers that the proposal would exacerbate what they believe to be an irregular and awkward alignment, being located forward of the terraced properties to the west. However, the proposed dwelling would adopt the same footprint as the existing garage which it would replace. Moreover, the proposal would step down from the large gable which currently exists to a two storey flank. This would reduce the visual impact of the existing wall and in spite of being closer to its neighbours, for that reason would not be detrimental to views along Endymion Road.

THE PROPERTY AS BUILT

There are a number of variations between what has been built when compared with the approved plans, however these are not considered to have any material impact on the principles of the design, including privacy or overlooking unto the surrounding properties.

The variations are as follows:

As built, the property has a flat roof and does not incorporate the pitched, however the parapet/eaves level is same as on the approved scheme.

The rear mono pitched roof incorporating 3 no skylights was not implemented and has been built as a flat roof and without the skylights.

The existing building was completed over 4 years ago and therefore the variations would now be deemed as lawful.



Elevation as granted planning permission

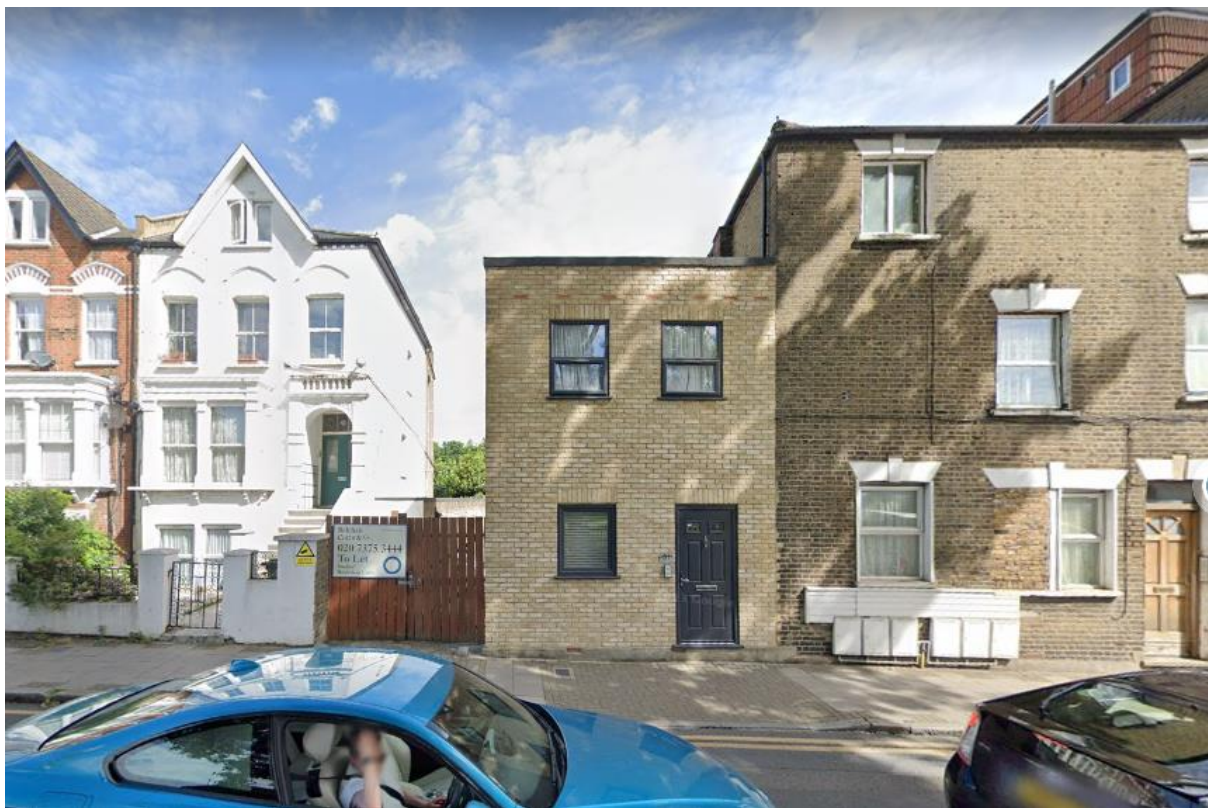


Elevation as built



Elevation as proposed with this application





Existing views from Endymion Road



THE PROPOSAL

The proposal is for a roof extension, which could be considered in-lieu of the roof that has not been implemented, notwithstanding that the profile varies from what was granted. Instead of the hipped roof, the proposal is for a mansard roof which would not be higher than the parapet of the flank wall of the original host building.

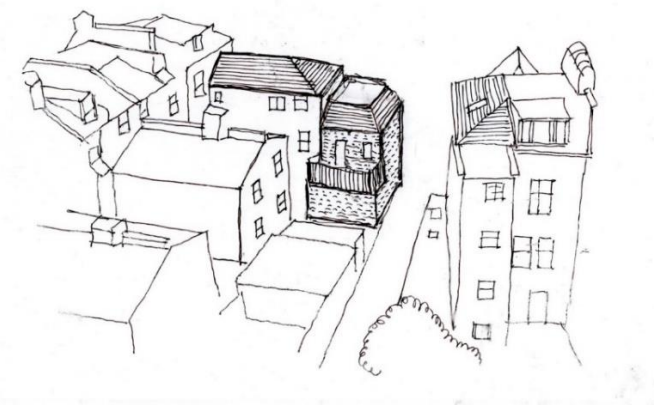
The internal reconfiguration will remain as a dwelling house. The additional space is to provide a study and dressing area, but with flexibility for multi-purpose arrangement which could include home-office, nursery, or child's room.

ASSESSMENT OF THE PROPOSAL

The main issues for consideration are the effect of the proposal on the character and appearance of the surrounding area and its effect on the living conditions of occupiers of neighbouring properties with reference to privacy, loss of daylight and outlook.



Plan as granted (diagrammatic drawing)



Plan as built (diagrammatic drawing)

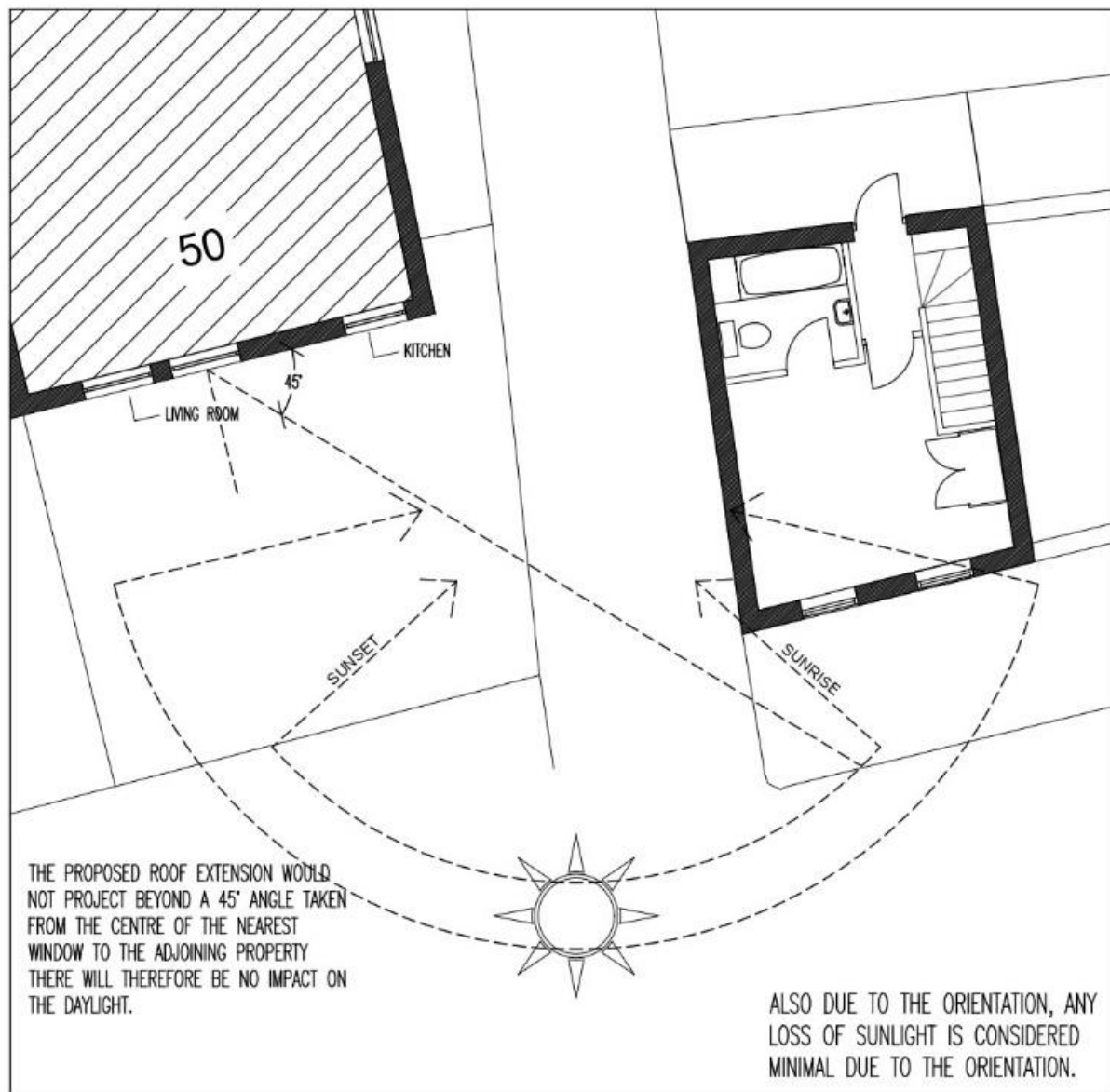
The changes to the roof are not considered to have any adverse impact by creating overshadowing, loss of daylight or sunlight and any outlook on the occupiers of the buildings at the rear of Sybil Mews, in particular, as there are no gardens within close proximity.

The proposal would also not be of significant variation in that context, when compared with the granted scheme.

Two windows are proposed at the top, one of which would provide light to the staircase, and the other would be in the bathroom. The windows will be in frosted glass and are not located within habitable rooms.

IMPACT ON 15 ENDYMION ROAD

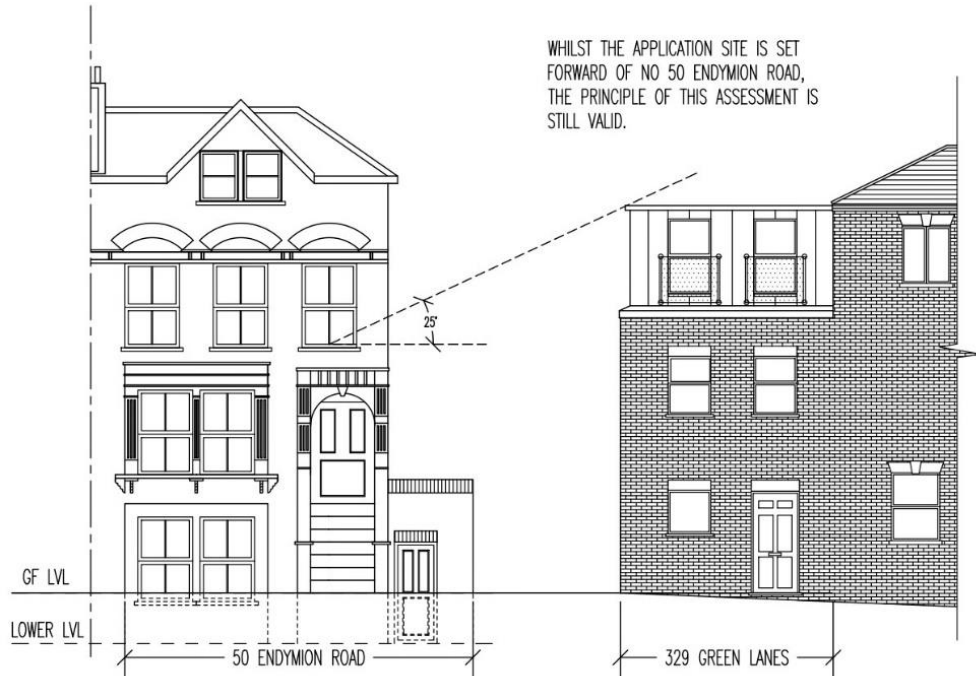
The proposal is also not considered to have any adverse impact on the residents of 15 Endymion Road, which is the adjacent property to it along the front elevation. Whilst the profile of the roof has changes and is more of a mansard style, nonetheless there is a significant distance between the two properties, and with the application of the 45degree rule, there will be not loss of amenity to the occupiers of the property.



A SIGHTLINE TAKEN ALONG THE CILL OF THE WINDOW ON THE FIRST FLOOR OF 50 ENDYMION ROAD EXTENDS ABOVE THE PROPOSED ADDITIONAL FLOOR. NOTWITHSTANDING THAT THE WINDOW IS IN A KITCHEN, THE PROPOSAL COMPLIES WITH BRE SITE LAYOUT PLANNING FOR DAYLIGHT AND SUNLIGHT.

THE WINDOWS ON THE GROUND FLOOR TO NO 50 ARE FURTHER AWAY AND THERE WOULD BE NO ADVERSE IMPACT ON LOSS OF DAYLIGHT/SUNLIGHT AND OUTLOOK.

THE WINDOWS TO THE TOP GABLE END ARE ALSO AWAY FROM THE PROPOSED ROOF EXTENSION, AND AS THEY ARE ALSO ELEVATED ABOVE THE NEW ROOF LINE, THE PROPOSAL WOULD NOT HAVE ANY IMPACT.



STREET ELEVATION



The proposal does not distract from the when viewed from across the road. The stepped-up eaves are maintained creating a distinct hierarchy with the highest point at the junction with Green Lanes, stepping down toward Sybil mews.

When viewed from the south, across the park or from Green Lanes the uniformity and height of the residential terrace is very apparent. So, to, is the step up in height from the garage to the adjoining residential use and a further step up to the corner building. The development of a two-storey building to replace the existing single storey garage, would not be detrimental to the character and appearance of the area when viewed from the south as it would to be in keeping with the original building in terms of fenestration and roof details.

The windows which incorporate 'Juliet balcony' are aligned with windows below. The proposed finish is zinc, colour cloud grey, which would give a neutral effect to the proposal, and ensure that it is not top heavy.

The proposal will make a positive contribution to the street scene and is a sustainable use of the site, Planning Permission should be granted