

DESIGN AND ACCESS STATEMENT

First Floor Flat, 51 Abbotsford Avenue N15 3BT

This supporting statement accompanies a Householder Application for planning permission concerning installation of an external stair from first floor to private garden located on ground floor whilst creating secondary means of escape from first floor, replacing rear windows and lowering respective cill level, loft conversion with addition of a rear faced dormer, installation of photovoltaic panels and installation of rooflights on existing roof.

Currently the applicant only owns the first floor flat and not the loft. He has started conversations to potentially acquire the loft.

The proposed scheme would provide additional floorspace to this first floor flat.

The proposal has been designed to incorporate an external stair and a roof dormer which is subservient to the scale of the house and respects the character of the original building.

The applicant has taken advice from the Local Planning Authority prior to submission of the proposals and the updated design also incorporate their comments.

- Create 60 sqm additional floorspace (GIA)
- Create side opening to install new stair from first floor to garden.
- Loft Conversion with addition of rear faced roof dormer.
- Installing 5 new Velux Type rooflights in plane with existing roof (3no. front facing and 2no. rear facing the property)

- Installing a PV array on top of new roof dormer (rear facing)
- Replacing exiting rear facing windows with new and lowering their respective sill.

In this respect the proposal is similar to other extensions to properties in the street.

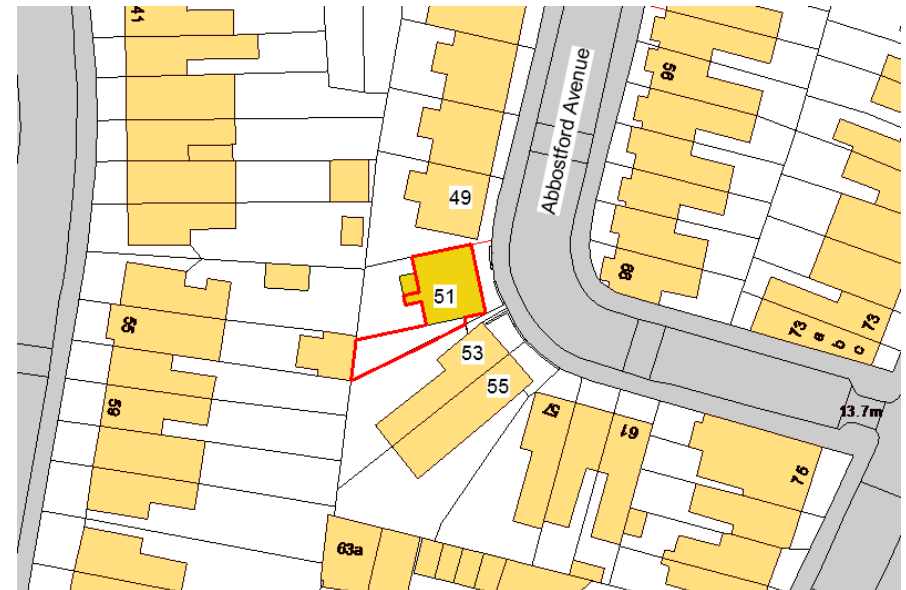


Figure 1 – Location Plan (site outlined in red)

2.0 THE SITE AND ITS SURROUNDINGS

Abbotsford Avenue is a street of mainly terraced houses, most with originally just 2 floors. Some of them are now converted to flats and others had rear extensions and/or loft conversions since.

2.1 Character and appearance

Many properties in the street had their loft converted.

51 Abbotsford Avenue has previously been converted to 2 flats. It is a detached house with a pitched roof in black tile.

The garden is divided for the 2 flats and the one belonging to the First Floor flat has direct access from the street.

The garden contains a few trees that will not be affected by the current proposal.

The house is finished in a few different materials. The street facing façade is rendered at low level and has red brick at high level. The sides and rear wall are built in London yellow stock brickwork.

The windows are top hung in UPVC colour white.

The following photographs show the site of the proposal and its relationship with adjoining properties.



Figure 2 – Aerial View of Abbotsford Avenue (site highlighted in red)



Figure 3- Street elevation, no 51 Abbotsford Avenue at centre of photo



Figure 4- relationship between 53 and 51 Abbotsford Avenue



Figure 5- relationship between 51 and 49 Abbotsford Avenue



Figure 6- View from Private Garden of first floor flat to rear elevation



Figure 7- View from first floor flat neighbour properties at east side

2.2 Relationship with neighbouring properties

The site of the proposal is to the side of the existing house, on the roof and to the rear façade.

Number 51 and 53 share a communal pathway that leads directly to the garden. At the narrowest point they distance approximately 1.1m between them and then it starts to open towards west.

Between number 51 and 49 it is a similar situation with the exception that there is no shared path on that side.

The flat sits on top of the ground floor flat of 51 Abbotsford Avenue.

2.3 Access

This is a highly accessible area with excellent public transport connections.

The property has no on-site parking, in common with most of the neighbouring properties. No provision for a new parking space is proposed. On-street parking is available within marked bays for resident permit holders (Mon-Sat, 8:00am-6:30pm).

The property has direct access to Abbotsford Avenue through a small front garden. No alteration is proposed to this arrangement.

3.0 THE PROPOSALS

This planning application is for the installation of an external stair on the side wall and respective wall opening from first floor to the

private garden located at ground floor; loft conversion and associated roof dormer located at the rear of the house (rear facing dormer), installation of rooflights Velux type in plane with roof; installing photovoltaic panels on roof of rear facing dormer; replacing the existing rear faced windows and lowering associated cill levels.

3.1 Layout and scale

a) External side stairs and new door opening at first floor – The external side stairs are located on the side of the building, set in from the main road. The opposite wall (neighbour no. 53) has no openings where the door and stairs are being proposed.



Figure 8- Opposite wall (right) belonging to 53 Abbotsford Avenue



Figure 9- Opposite wall (right) belonging to 53 Abbotsford Avenue

b) New dormer loft conversion. The new roof dormer is required to accommodate necessary head height for the new internal stairs to access the loft.

The dormer is subservient in scale and shape to the existing building. It is set in from the roof eaves at a minimum of 250mm from edge and it sits approximately 3.3 meters from either side of building and below ridge line

The rooflights are set within the roof plane, 3no. to be located in the front facing side of the roof and 2no. to be located on the rear facing side of the roof.

Install a ventilation extraction pipe for the new wc.

Install new photovoltaic panels on new rear facing dormer roof. The PV array will sit below the ridge line and is located at the rear of the property.

c) Replacement of existing rear faced windows and lowering their respective cill. The rear windows are in need of replacement as they are at the end of their design life, and it is the intent of the applicant to upgrade the thermal performance of these elements. To increase amount of daylight coming into the flat it is proposed to lower the sill of the existing windows.

3.2 Appearance

The scheme proposes to use high quality materials that complement the existing building and its setting.

The stairs will be metal, painted in a colour that will not contrast with the setting to maintain a low profile. Dark grey or black is the preferred options.

The new door will be either in timber or aluminium.

The roof dormer will be metal cladding in a colour that complements the roof (black tiles), zinc colour, shades of grey or black are the preferred option.

The roof dormer window will be either in aluminium powder coated in same shade as the cladding or timber varnished in natural colour.

The new Velux type rooflights will be in aluminium. Powder coated in black to complement the existing black roof tiles.

New rear facing windows will be either in aluminium or timber, colour white to be in keeping with colour scheme of openings within existing building fabric.

3.3 Other matters

Landscaping. No trees are affected by these proposals.

The proposal is considered to have no impact upon transport, waste storage and collection or servicing.

The development is not liable for Community Infrastructure Levy payment.