

Design & Access Statement

Proposed Dormer Extension & Roof Terrace

1 Drylands Road, London, N8 9HN

Property Description

1 Drylands Road is a single-family dwelling located at the end of a terrace in Conservation Area 5. The house is arranged over three levels, and this application relates to the uppermost of these, which occupies the roof space as originally built, and not as part of a roof conversion. The top (second floor) accommodation comprises two bedrooms, one served by a sash window overlooking Drylands Rd., and the other by only a single Velux window in the rear roof slope.

Planning History

Planning permission has previously been granted in 2006 for both a ground floor extension and a smaller dormer window to the rear roof slope. The ground floor extension was constructed following approval, but the rear dormer was never installed.

Proposals

Locally, roof extensions have been constructed as both a larger and smaller dormer, one for access to the roof terrace, where there is one. Our approach is broadly similar, but with the removal of the small gap between.

A larger portion of dormer relates to the rear bedroom, which is set down approximately 650mm below the ridge level. Then a small, attached, section relates to the stairway and landing. The headroom on the half-landing is limited and the window too small to provide adequate natural lighting to the landing and stair. The dormer will increase the headroom over the half landing increase light and allow access to a new roof terrace.



Fig. 1. Perspective view of proposals in context.

As illustrated in Fig.1, the proposed dormer extension is traditionally detailed, of timber-framed construction and clad in zinc sheet. The three sash windows will be timber-framed and painted matching the other windows in the house whilst the new casement timber doors to the roof terrace will compliment them.

The roof terrace is proposed to sit adjacent to the roof terrace at No.3 Drylands Rd., it will incorporate a timber deck, perimeter cast iron railings and a timber slatted privacy screen. It is also intended that an element of planting be incorporated into the design. Other than its proximity to No.3, the roof terrace will be well separated from the surrounding gardens, due to its height and the fact there is no adjoining property to the north.

Access

Access arrangements will be unaffected by our proposals, other than a new door access to the roof terrace.