

4 Chaplin Road

Design and Access Statement

P2_17.01.2024



01. Site Location

4 Chaplin Road, Tottenham, London, N17 6QE

02. Site Description

The property is a mid-terrace house in a residential area of Tottenham of masonry construction with concrete tile roof finish. The property is located in the conservation area of Tottenham Green, in sub area A 'The High Road from Chestnut Road to Philip Lane'. The site is also in a 'proposed area to be included within Bruce Grove' conservation area.



Photo of rear elevation as existing

03. Proposal Description

The proposal is for a loft conversion including the construction of an inset dormer to the rear of the property, and two conservation rooflights flush to the front pitch of the roof. The proposal seeks to remove the contemporary concrete roof tiles and replace with slates, which will be more in keeping with the original appearance of the property.

04. Design Development

During the design of the proposal a number of options were explored regarding the massing, layout and window position of the extension. A summary of these options are illustrated and explained below:

04.01. Option A – Slate clad full width dormer

The full width dormer with slate cladding complements the appearance and age of the property whilst maximising the internal space available for the client. This design references the massing of the loft conversion at no. 4 Forster Road. The asymmetrical windows are in keeping with the existing rear elevation of the property. The height of the dormer will not exceed the existing ridge height of the original roof and will not be visible from the public domain.



04.02. Option B – Mansard roof with asymmetrical dormer windows

The massing of the mansard roof was developed in reference to the design of 429-431 High Road. The slate clad mansard with metal clad dormer windows reduce the scale of the massing of the roof extension, however limits the internal space available to the client.



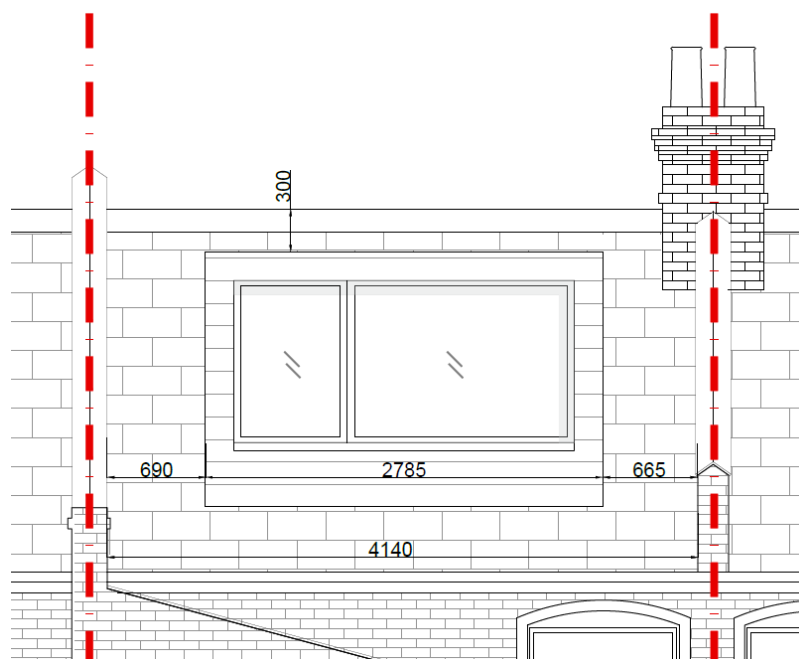
04.03. Option C – Mansard roof with symmetrical dormer windows

Similar to Option B previously described, however with symmetrical dormer windows. It was felt this option wasn't in keeping with asymmetry of the rear elevation of the property.



05. Proposed Design

Following comments from the LPA the size of the dormer was reduced and inset from the ridge, eaves and side of the property in line with guidance in the conservation area appraisal. This smaller inset dormer is the proposed design which has been submitted as part of this application.



05. Impact on neighbouring properties

The new loft conversion will not adversely affect the neighbouring properties; the dormer extension is limited to only the main roof of the property and not the out rigger to reduce any potential overlooking of number 3 and 5 Chaplin Road.

There will be no significant adverse impact to the natural light and ventilation as a direct result of the new dormer extension to either the host property or neighbouring properties. The dormer is inset from both sides, therefore it is not anticipated that adverse noise impact would arise from the new modifications to the property.

06. Materials

The proposed loft will be construction of high quality materials; slate clad with dark grey window frames and conservation rooflights with metal frames aligned with the roof plane.

07. Impact on the Conservation Area

The majority of the proposal will not be visible from the street, with only two conservation roof lights visible from Chaplin Road itself, these will not stand above the plane of the roof; therefore this proposal will have no significant impact on the character of the Conservation area. Please also refer to the Heritage Statement submitted as part of this application.

08. Summary

The proposal is for a loft conversion including the construction of an inset dormer to the rear of the property. The surrounding area is mainly residential in character with a large number of properties also consisting of similar alterations, in particular no. 429-431 High Road, N17 6QH (Ref: HGY/2008/0425) which backs onto the rear of no. 4 Chaplin Road.

The development complements the character of the area and improves the internal layout of the property and is of nature and scale that is sensitive to Tottenham. It is sympathetic to the character of the terrace and the scale of development in the area and will not harm neighbours' amenity in an unacceptable way.