

N. Turner Designs

28 Freemans Close, Stoke Poges, Bucks, SL2 4ER

Mobile: 07825 372 548

Email: nturnerds@googlemail.com



Design & Access Statement

REF: DAS - 5972

Site Address:

63 Windermere Road, London, N10 2RD

1.0 Proposal

- 1.1 Loft conversion to include a rear dormer and three front facing roof flights.

2.0 Introduction

- 2.1 This Design & Access Statement has been prepared by N. Turner Designs Ltd on behalf of Ms. Fox. The proposed development includes modifications to the existing roof in order to improve the appearance, use and layout of the property.
- 2.2 The statement provides further details regarding the proposal and has been considered in line with key planning policies.

3.0 Site Layout & Surroundings

- 3.1 63 Windermere Road is a mid-terraced first floor flat which is within the Muswell Hill Conservation Area.
- 3.2 Properties along this road are late Victorian, possibly early Edwardian, and are identical in appearance and scale. We identified many properties with front facing roof lights, indicating that they have benefitted from loft conversions.

FRONT ELEVATION



STREET SCENE



- 3.4 Properties on this side of the road benefit from garden access and garage parking which is achieved via Muswell Avenue.

4.0 Application Site

- 4.1 The site is a first-floor, 2 bedroom flat. Access to the property is via an internal staircase and fire rated door at first floor level. The flat itself excluding the entrance hall has a GIA of 73.7m².
- 4.2 The building itself is a solid masonry construction consisting of London stock red bricks to the front elevation and London Stock yellow bricks to the rear elevation. Most of the properties along the road have slate tiled roofs. However the application site has been modified with concrete tiles. Given the appearance of these tiles one would assume this change took place quite some time ago. All windows are white timber framed sash windows.
- 4.3 In terms of the site layout, the property is set back approximately 4.6m from the front boundary wall. When viewed from the front elevation, there is a gated entrance with a path leading up to the front door. There is no onsite parking within the front grounds of the property.
- 4.4 In terms of planning history, no applications could be found pertaining to first floor development. The ground floor flat did obtain planning permission for a single storey rear extension back in 2006.

FRONT ELEVATION

No. 63



REAR ELEVATION



5.0 Design Principles

- 5.1 At present the property is quite small and the family desperately needs to enlarge it to include a third bedroom. The only viable way to enlarge this property is to utilise space within the roof void as this does not affect the footprint of the building and limits any impact on neighboring amenity.
- 5.2 In terms of the external design we are proposing a rear dormer that will be set in 500mm off the boundary shared with number 65. The base of the dormer will also be set up from the eaves by 560mm. This will ensure the proposed dormer is modest in size allowing parts of the original roof to remain appreciated.
- 5.3 Number 60 Windermere Road was granted planning approval for the erection of an L-Shaped dormer in 2019. The application reference is HGY/2019/1346. Our proposal is for an identical sized dormer, but without the secondary L-shaped dormer over the rear addition. In effect our proposed dormer is of a smaller scale, however the geometries of the main dormer are the same.
- 5.4 In terms of materials, we are proposing to clad the dormer in a concrete tile to match in with the existing pitched roof. New windows will be white UPVC sash windows. The flat roof will be a 3 layer felt. Front facing roof lights will be powder coated aluminum and match those used on surrounding properties. In terms of small scale features, rain water goods and fascia's will match those used on the existing property.

76.0 Access

- 7.1 There are no proposals to change the access arrangements to the property.
- 7.2 Access to the rear garden is via Muswell Avenue.
- 7.3 Both access to emergency services and egress from the property have not been compromised in any way.

8.0 Conclusion

- 8.1 The proposal takes into account existing architectural features and has been designed so that the original building form remains appreciated. The roof enlargement is to the rear elevation only and is smaller than others approved.

- 8.2 We are of the opinion that the proposed scheme is visually attractive, congruent, and will be a positive contribution to the property.
- 8.3 The proposal has been designed in accordance with the relevant Planning Policies and Guidelines.