

Oak Avenue Stage 3 Design & Access Statement 07.02.2024

Site Address: 2 Oak Avenue
London
N8 8LJ

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Project Details

Applicants: Zoe MacDonald & Linus Jackson
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Date: 26/02/24

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This statement accompanies the submitted drawings:

SCALE	SIZE	DRAWING TITLE
1:1250	A1	SITE LOCATION PLAN
1:25	A1	EXISTING GROUND FLOOR PLAN
1:25	A1	EXISTING FIRST FLOOR PLAN
1:25	A1	EXISTING ROOF PLAN
1:25	A1	EXISTING SECTION AA & DD
1:25	A1	EXISTING SECTION BB & CC
1:25	A1	EXISTING FRONT & REAR ELEVATIONS
1:25	A1	EXISTING SIDE ELEVATIONS
1:100	A1	PROPOSED SITE PLAN
1:25	A1	PROPOSED GROUND FLOOR PLAN
1:25	A1	PROPOSED FIRST FLOOR PLAN
1:25	A1	PROPOSED SECOND FLOOR PLAN
1:25	A1	PROPOSED ROOF PLAN
1:25	A1	PROPOSED SECTIONS AA & DD
1:25	A1	PROPOSED SECTIONS BB & CC
1:25	A1	PROPOSED FRONT AND REAR ELEVATIONS
1:25	A1	PROPOSED SIDE ELEVATIONS

Introduction

This application seeks planning approval for a dormer extension and introduction of roof amenity to the rear roof space at 2 Oak Avenue.

The application site is a two-storey end of terrace dwelling located at the northern side of Oak Avenue. To the rear of the house the garden overlooks Priory Park. The surrounding area is primarily residential in nature and consists mainly of terraced properties.

The site is not located within a conservation area, nor does it contain a statutorily or non-statutorily listed building. No relevant Article 4 Directions apply.

The aim of the application is to make modifications to the rear of the property to introduce a study area and roof top amenity.

The application follows on from a recently submitted certificate of lawfulness application. It is the ambition of the applicant that the two applications are both implemented at the site following approval.



fig.1. Front Elevation

Existing Site Photographs



fig.2. Rear elevation



fig.3. Front elevation

Location



fig.4. Location plan



fig.5. Birdseye view of site



fig.6. View from Priory Park

Local Context

The application site is situated as the first dwellinghouse of a run of 3 Victorian terraced residential buildings. There are few similarities between the three units.

Oak Avenue is not a thoroughfare and therefore limited amounts of people are users of this road. It can be viewed therefore that the only considered vantage points of the site should be from the high street. The rear of the building is not visible from the high street.

To the rear of the site is Priory Park. The boundary between is lined with tall mature trees, some of which are evergreen, which obscures any views of the site from the park.

As discussed within the pre-application process, there are several roof terraces within the immediate context, some on Oak Avenue itself. Like the applicant site, many of the properties with a roof terrace overlook the park to the rear. It can be argued that there is precedent within the local area and therefore it is an established pattern to the streets. Park Avenue South boasts at least 17 roof terraces with recent planning approvals (HGY/2021/0835 & HGY/2020/0908- among many others).

Due to the park's local SINC land listing, the applicant proposes a considered planting scheme that is beneficial to the local flora and fauna with bird boxes built in to the scheme.

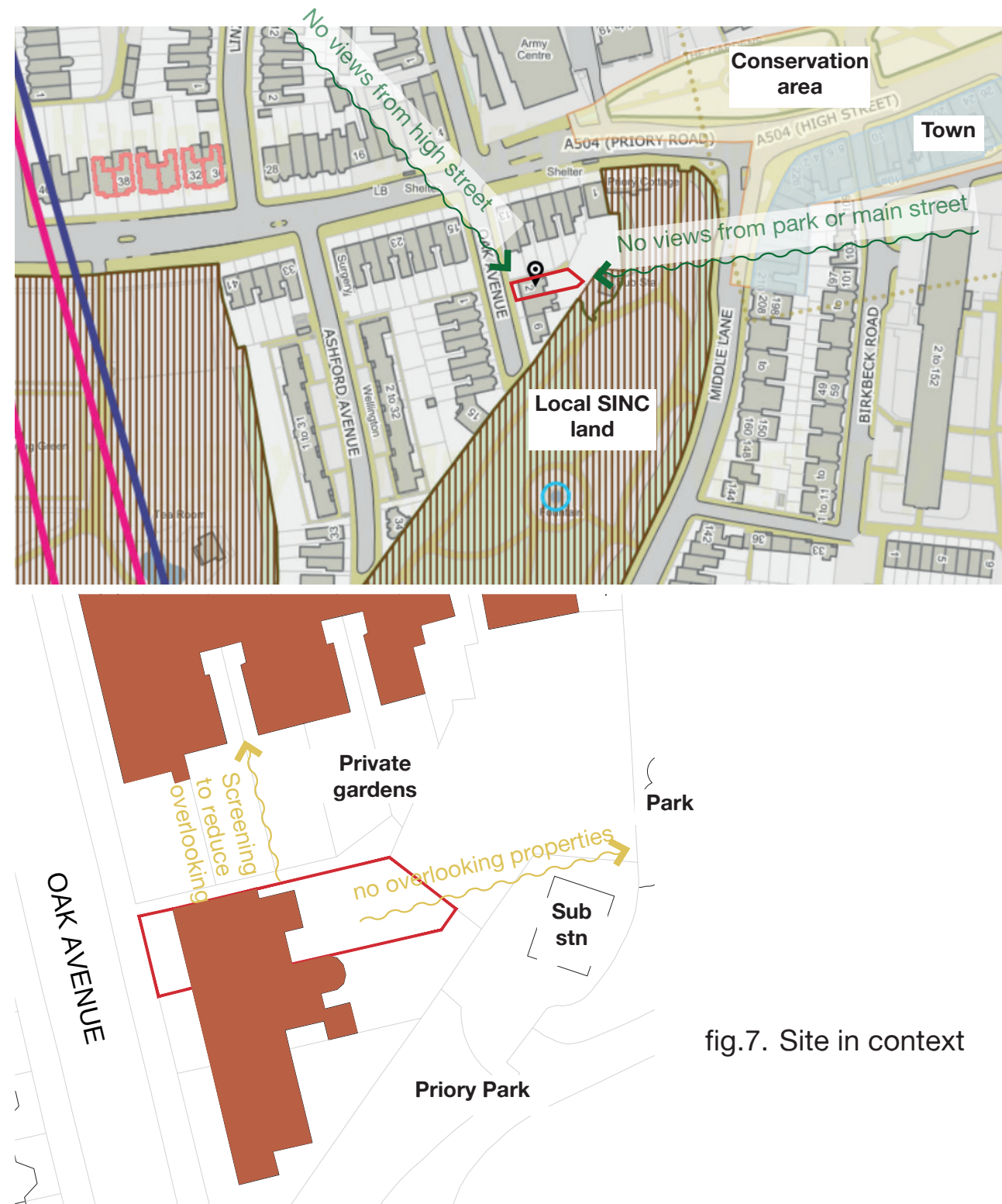


fig.7. Site in context

Pre-application advice

Pre-application advice (REF: PRE/2024/0013 – householder proposal) was sought for a proposed development of a hip to gable loft conversion with rear dormer, five new rooflights to the front elevation and a part roof terrace for external amenity.

The feedback given was as follows:

“The principle of extending existing dwelling with modest dormer onto the main roof slope and out-rigger projection is acceptable, subject to a well-designed scheme, being subordinate in scale to the existing building and prevailing pattern of development along the street scene and having no adverse impact on the character and appearance of the area or on the amenities of adjoining occupiers. Whilst, the council do not object to rear dormer window on the main roof slope. However, the hip to gable roof alteration to the property would be intrusive and overly bulky and would have an adverse visual impact on the host building and the character and appearance of the street scene.

The proposed roof terrace is modest in size and would does not allow a large number of people to congregate. It has been sensitively designed with adequate screening to prevent loss of privacy and potential overlooking. However, given that the property is a single-family dwelling house with access to sizable ground floor rear garden area, the applicant would need to justify the need for roof terrace in any future planning application.”

It is understood that a dormer conversion and roof top amenity is viewed as acceptable. In response to this feedback this current application seeks to reduce the scale of roof top development whilst retaining the roof amenity.



fig.8. Proposal submitted for Pre-application advice (not current proposal)

Proposal

This scheme seeks approval for the introduction of a small dormer with rooftop amenity space for a single dwelling house at 2 Oak Avenue, Crouch End.

The proposed roof extension and external amenity is subordinate in appearance to the existing building. The extension integrates with the host dwelling in a similar style and uses similar materials.

The scheme does not upset the existing scale or proportions of the host building or adversely affect the character or setting of the neighbouring buildings.

The site is the end of a terrace of three houses and is bound to the rear by tall mature deciduous and evergreen trees within Priory Park and neighbouring gardens to the north. The site is located on a cul-de-sac with no thoroughfare. It is confined to the rear of building and is not visible from the main high street or park to the rear.

Like the approved application at 45 Park Avenue South (HGY/2021/0835) the proposed terrace “would only extend 3 metres in depth and would not appear as an overly dominant or prominent feature on the roof”.

Haringey Council place great importance on ensuring people are able to adapt their home to meet their changing needs. It is believed that the adaptations to this home are appropriate and needed for the occupying family without adversely impacting the amenity of adjoining neighbours and the integrity of the local residential character.



fig.9. Location plan

Roof amenity design

The scheme seeks approval for external roof amenity space. The terrace is located to the rear of the building above the existing flat roofed closet wing. The terrace will be approximately 7.4m2 in area and 3m in depth from front to back. Therefore, the use of the terrace will not be possible for larger groups.

The proposal will ensure a reasonable amount of privacy to the residents and neighbouring properties to avoid overlooking and loss of privacy. The nearest property to the rear is in excess of 90m whilst to the north is 15m.

Every resident has the right to expect privacy within their homes and therefore the proposal includes 1.8m high timber screening to reduce overlooking to neighbouring gardens and properties.

Priory Park is to the rear of the property and therefore there are no neighbours to overlook at the rear. The scheme will not adversely impact the amenity of adjoining properties by reason of noise or increased levels of internal or external activity.

There appears to be an established pattern of roof terraces within the area as demonstrated in the pre-application. External roof amenity can have a positive contribution on the overall character and environmental aspects particularly in enhancing biodiversity and increasing the landscapes albedo.

Though the house has a garden at ground floor level there is a need for additional external amenity. The house is occupied by three generations including three children. The roof amenity allows for the reduction in ground floor patio creating more greenery. The ground floor garden is currently bound by tall trees minimising direct sunlight. Additional amenity is a necessity and we don't think this should be a reason for refusal.



fig.10. Timber screening

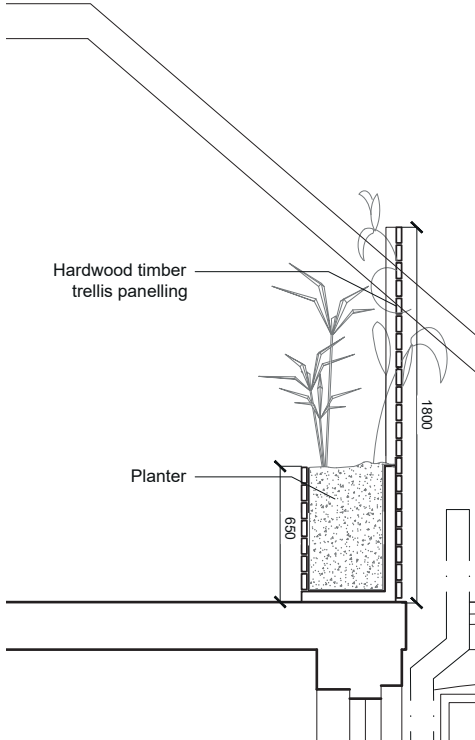


fig.11. Section through planter screening

Multiple local applications have recently received approval for a terrace whilst having generous sized/ larger gardens. No justification for the “need of a roof terrace” was submitted to the LA.

- HGY/2019/1648 - 10 Park Avenue South: Approved
- HGY/2020/1969- 25 Park Avenue South: Approved
- HGY/2021/0835 - 45 Park Avenue South: Approved
- HGY/2017/3566 - 43 Farrer Road: Approved
- HGY/2014/2098 - 37 Farrer Road: Approved
- HGY/2023/2087 - 23 Wolseley Road: Approved

Materials

The proposed dormer is to be clad in red plain tiles to match the existing roof finish.

Surrounding the perimeter of the roof amenity space shall be large planters with a timber screening similar to the image in fig.12.

Gutters and downpipes will be in-line with the roof tile to reduce their visual appearance.

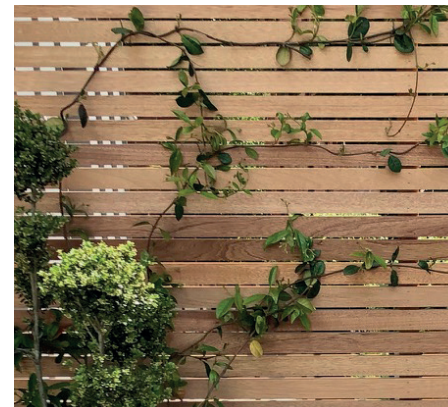


fig.13. Timber batten screening



fig.15. Plain clay tile to match existing



fig.14. Gutter and downpipe flush with tile



fig.12. Rear elevation

Certificate of Lawfulness

This householder planning application follows on from an application for a certificate of lawfulness. Following approval of each of the two separate applications it is the applicants ambition to construct the hip-to-gable and dormer conversion under the rights of permitted development and then construct the rear dormer and roof terrace as applied for within this application.

This application **does not** seek approval for a hip to gable extension with rear dormer conversion.

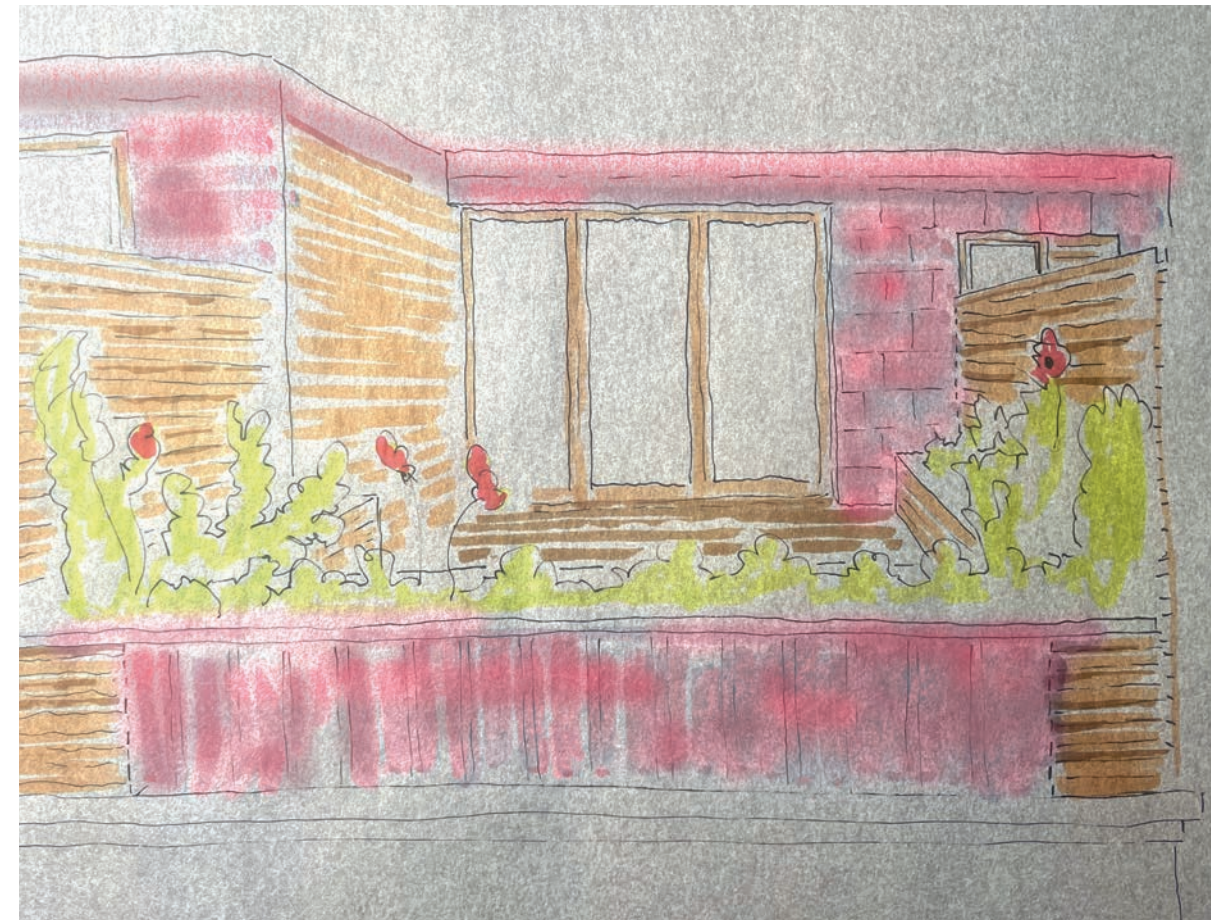


fig.16. Pre-application sketch elevation

Conclusion

The proposals for a loft conversion with rear dormer and roof space amenity are appropriate for the house and surrounding area.

The reduction of scale from the proposal within the pre-application process should be perceived as a positive alteration in line with the advice from the planning officer.

The proposed roof extension and external amenity is subordinate in appearance to the existing building. The extension integrates with the host dwelling in a similar style and uses similar materials.

The roof amenity space is of a small scale and uses appropriate screening to prevent any overlooking to neighbouring properties in line with the planning officers suggestions.