

Oak Avenue Stage 3 Written Statement 07.02.2024

Site Address: 2 Oak Avenue
London
N8 8LJ

Agent: Mike Tuck Studio
Unit 317, LMO,
2a Ruckholt Road,
London
E10 5NP

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<https://www.miketuck.co.uk/>
02085 569 090

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Project Details

Applicants: Zoe MacDonald & Linus Jackson
Address: 2 Oak Avenue, London, N8 8LJ
Agent: Mike Tuck Studio
Contact: Mike Tuck 020 8556 9090
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 for a lawful development certificate for a hip to gable extension with rear dormer extension on the main roof and 5no. rooflights to the front roof slope at 2 Oak Avenue.

The application site is a two-storey end of terrace dwelling located at the northern side of Oak Avenue. 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 and side of the property to provide an additional bedroom and bathroom to accommodate the applicant's family.



fig.1. Front Elevation

Existing Site Photographs



fig.2. Rear elevation



fig.3. Front elevation

Location



fig.4. Location Plan

Verification of application Evidence

Below is a summary of the technical guidance for the extension of the roof under Class B of the Permitted Development Rights

Under Class B the following limits and conditions apply:

B.1 Development is not permitted by Class B if –

a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA or Q of Part 2 of this Schedule (change of use)

(b) any part of the dwellinghouse would, as a result of the works, exceed the height of the highest part of the existing roof.

(c) any part of the dwellinghouse would, as a result of the works, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway

(d) the cubic content of the resulting roof space would exceed the cubic content of the original roof space by more than –

(i) 40 cubic metres in the case of a terrace house, or

(ii) 50 cubic metres in any other case

For the purposes of Class B “resulting roof space” means the roof space as enlarged, taking into account any enlargement to the original roof space, whether permitted by this Class or not.

a) The property is in use as a traditional dwellinghouse and was not created through a change of use.

b) As per the drawings submitted with the application the extension does not exceed the highest part of the existing roof

c) As per the drawings submitted with the application the extension does not extend on the side which faces Oak Avenue which is considered to be the principal elevation

d) See the below volume calculations

Volume Calculations

Loft volume calculation

Pink = existing roof

Green = hip to gable roof extension

Blue = dormer extension

Hip to gable =

Additional pyramid + tile verge eaves

$$((7.552 \times 2.737 / 2) \times 3.076) / 3 = 10.60 \text{ m}^3$$

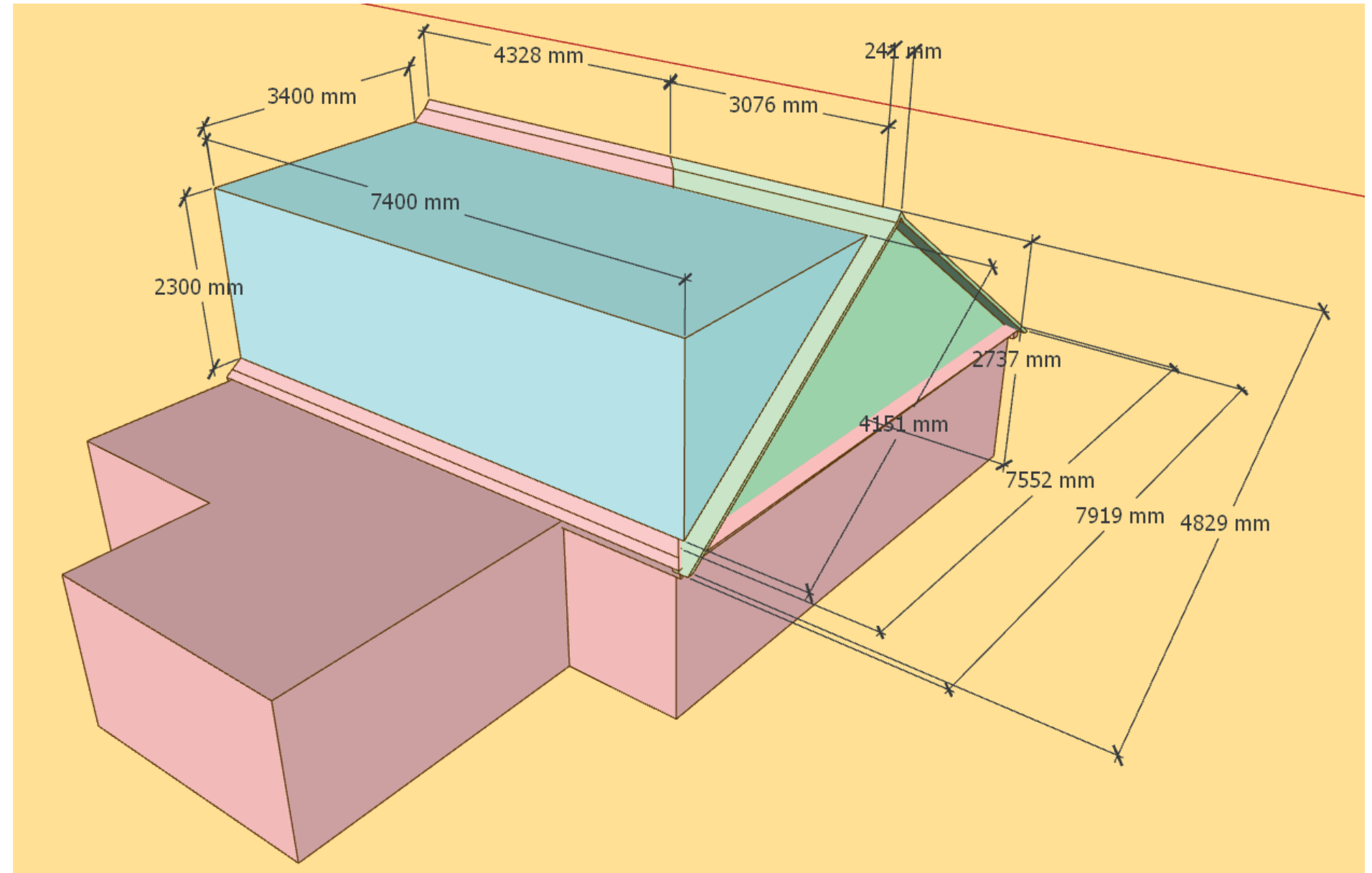
+

$$0.1 \times 0.24 \times 4.83 \times 2 = 0.23 \text{ m}^3$$

$$\text{Total} = 10.83 \text{ m}^3$$

$$\text{Dormer} = (2.3 \times 3.4 / 2) \times 7.4 = 28.93 \text{ m}^3$$

$$\text{Total Volume} = 10.83 + 28.93 = 39.76 \text{ m}^3$$



Verification of application Evidence

(e) it would consist of or include -

(i) the construction or provision of a verandah, balcony or raised platform, or

(f) the dwellinghouse is on article 2(3) land

B.2 Development is permitted by Class B subject to the following conditions -

(a) the materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse This condition is intended to ensure that any addition or alteration to a roof for a loft conversion results in an appearance that minimises visual impact and is sympathetic to the existing house. This means that the materials used should be of similar visual appearance to those in the existing house, but does not mean that they need to be the same materials or match exactly. The visual impacts of the materials used will be the most important consideration. For example:

the flat roofs of dormer windows will not normally have any visual impact and so, in this case, the use of materials such as felt, lead or zinc for flat roofs of dormers will therefore be acceptable

the face and sides of a dormer window should be finished using materials that give a similar visual appearance to existing house. So the materials used for facing a dormer should appear to be of similar colour and design to the materials used in the main roof of the house when viewed from ground level. Window frames should also be similar to those in the existing house in terms of their colour and overall shape.

i) there is no verandah, balcony or raised platform

f) the dwellinghouse is not on article 2(3) land,

B.2

a) the facing materials for the proposed dormer will be red plain tile, metal window with tile reveals. The proposed dormer windows are powder coated aluminium. The existing gable walls are finished in London stock brick to match existing.

The dormer cheeks are to be clad in red plain tile to match the existing roof.

(b) the enlargement shall be constructed so that –

(i) other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –

(aa) the eaves of the original roof are maintained or reinstated; and

(bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves, measured along the roof slope from the outside edge of the eaves; and

(ii) other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse

(c) any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be –

(i) obscure-glazed, and

(ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed

Class C

C.1 Development is not permitted by Class C if—

(a) permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P or Q of Part 3 of this Schedule (changes of use);

(b) the alteration would protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof;

(c) it would result in the highest part of the alteration being higher than the highest part of the original roof; or

aa) the eaves will be maintained at the front and rear of the property

bb) the edge of the enlargement closet will be set back a minimum of 0.2m from the eaves

ii) The proposal involves a hip-to-gable enlargement but no part of the proposed dormer would extend beyond the outside face of any external wall of the original dwelling house.

c) The submitted plans show that there would be one new side window at loft floor level which would be obscured glazing and unopenable beneath 1.7m above finished floor level

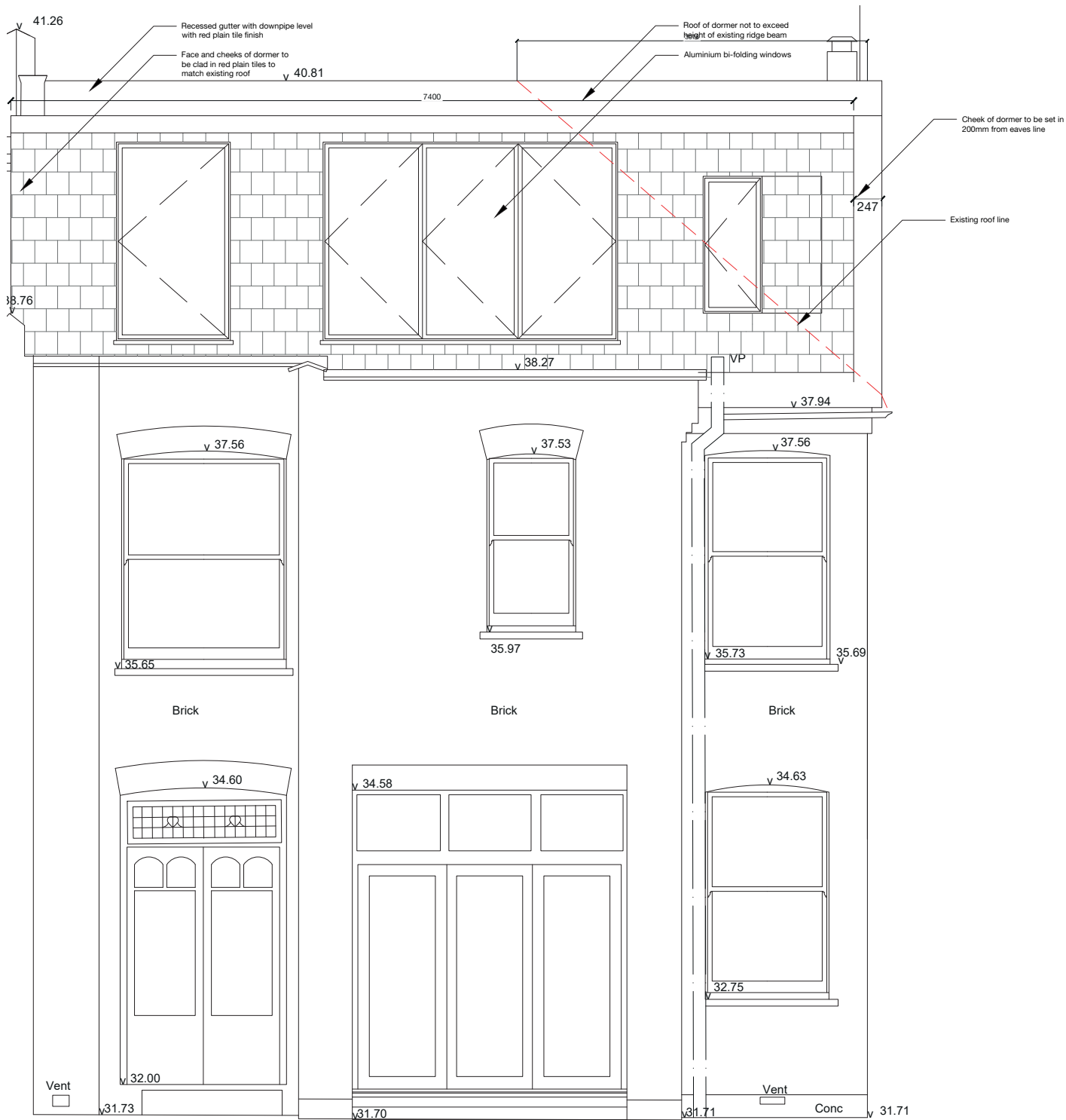
Proposed

The proposed extension is a traditional dormer design in keeping with the materiality of the existing building.

The arrangement of windows on the proposed rear elevation complement the positioning of the existing windows. The high performance glazed units shall be framed in a powder-coated aluminium.

The existing materiality of the roof will be retained.

As explained and listed above, the proposed development complies with the requirements of permitted development as set out in the Schedule 2, Part 1, Class B, Criteria B.1(d) of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).



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