

DESIGN AND ACCESS STATEMENT
for planning application for rear dormer roof extension at 89 Hawthorn Rd N8 7LY



Proposal

This statement is in support of a householder planning application for a half width rear dormer roof extension. The proposal is to provide an additional bedroom and shower room at second floor level for the occupying family owners.

Existing Site

The building at 89 Hawthorne Road is a semi-detached family house. It is within the Campsbourne Cottage Estate Conservation Area but it is not listed. The house is 'L'-shaped in plan with a slate tiled hipped main roof with a front gable and a mono pitched roof over the rear outrigger. A single storey side return infill extension exists at ground floor level (planning ref.HGY/2015/3697). The pair of semi detached houses at nos.89 and 87 have rendered front facades and do not display the noted arts and crafts external brickwork detailing that characterises the conservation area.

Access

Existing stair and landing access arrangements to existing rooms would remain. The new bedroom would be accessed via an additional flight of stairs over the the existing staircase up to a landing at second floor level. The stairs and landings would incorporate appropriate handrails and balustrades.

Layout

The new bedroom and shower room would be within the extended and existing roofspace. The layout of the ground and first floor rooms would remain as existing and so be unaffected by the proposal.

Scale / Appearance / Impact

The proposed extension and alterations are at the rear of the property and not visible from Hawthorn Road. The proposed dormer is half of the width of the main roof. It is set back from the eaves of the main rear roof and is subservient to the main roof. The dormer includes a picture window in the new bedroom and a narrow window to the upper stairs and landing to provide daylight and views. Individual Velux style glazed rooflights are proposed on the front and side faces of the main hipped roof and on both sides of the front gable roof.

A similar rear half width dormer roof extension including three Velux style rooflights to the front main roof slope exists at 7A Hawthorne Road (planning ref.HGY/2015/1958). Permission was also granted for a rear dormer and three rooflights to the front roof slope at 27 Hawthorne Road (planning ref.HGY/2013/1164). The proposed alterations at 89 Hawthorn Road are very similar in appearance and would have little impact on views from the public road. The proposals are therefore not harmful to the character of the conservation area



7A Hawthorn Rd. with glazed rooflights to the front main roof.
The rear half dormer roof extension is not visible from the road