

Introduction

This design and access statement accompanies the application for the site 10a Hornsey Lane, Haringey N6 5PB, regarding the proposal of a loft front extension.

This project involves the extension of the existing front dormer to facilitate the full width of the roof. The proposed dormer extension will accommodate a full size bedroom and bathroom.

The existing loft space at the front was small and impractical, low head height space and did not accommodate well to the family's needs. The existing front dormer extension did not facilitate enough space to accommodate what the family needed, in regards to main en-suite bedroom.

The proposed front dormer extension will allow enough adequate volume to facilitate a practical and full sized bedroom for the residents. The proposed extension will not only make full use of the said spaces but will also allow a better standard of living for the Family in the future.

Context:

Site

The proposed site is located at 10a Horney Lane, N6 5PB and is within the London borough of Haringey. The site is a unit within a split conversion property. Access is from the front of the site, on Hornsey Lane. The site has an approximate total area of 93 sq. meters.

Location

The proposed site is located on Hornsey Lane. Hornsey Lane is a residential road. The House is just off Archway Road that has shopping facilities, banks and public amenities. Highgate and Archway stations is a short walk, approximately 500 mt from the site. The site is walking distance to main transport links, shopping amenities and super markets. The site is not far from the A40 which connects to the M4 allowing easier car access as well as a driving commute to and from London. Within close proximity to the proposed site, there are public schools and nurseries, and is also very close to Parks offering beautiful scenery and Historical Landmarks.

Appearance and landscaping

Hornsey Lane has a varied character with mainly two storey terraced and semidetached dwellings.



Front elevation



Street elevation



Existing front dormer

Aims:

Here are some of the aims of the proposal:

- To design and build a front roof dormer extension, that includes the replacement of the existing front dormer.
- To design with respect to neighbouring buildings.
- To be in line with the planning policies by following the **Haringey's Local Plan: SP11 Design, N.P.P.F** and **The London Plan**.
- To provide an aesthetically pleasing build for the view of neighbours and pedestrians around the site, with a high quality design and use of materials.
- To make use of a large and underused part of the site to provide a much better housing standard in an accessible and well sought-after location.
- To build the new development following modern sustainability standards.

Design:

Proposed Development

This project involves the construction of a roof extension, consisting of a front roof dormer extension. The overall volume of the proposed dormer extension will be approximately 16 cubic meters, well within the desired 50 cubic meters required for PD loft extensions. This will transform the unused and wasted space into a well needed Family bedroom.

Impact on surroundings

The development has been designed with conscious consideration of the neighbouring buildings. Numerous properties on the same road has obtained planning and built similar scope front dormer extensions. I have illustrated below 3 neighbouring properties to the site, including an immediate neighbouring property, that has built the same style front roof extensions.



No.12 Hornsey Ln.



No.16 & 18 Hornsey Ln.



No.2 Hornsey Ln.

Sustainability

The proposed development will make use of underused land and provide a much better living standard in a popular and accessible location. The existing loft space is designed in an unpractical manner and doesn't allow the family to use the space to their needs. The proposed layout will allow the family to live and enjoy the space in a criteria that fits all their every day needs. It will be built to modern sustainability standards. The materials used will also be sustainable. Windows and doors will be double glazed, and all fixtures and fittings will comply with current energy efficiency policies.

Fire Access & Refuse/Recycle Collection

The proposed development is on Hornsey Lane with easy access for both Fire vehicles and Refuse vehicles. Refuse/recycling area is at the front of the site to aid easy access.

Life Time Homes Statement

Criteria No.1-PARKING

The existing parking arrangements will not be affected with the addition of the proposed extension.

Criteria No.2-APPROACH TO DWELLING FROM PARKING

The existing approach to the dwelling from parking will not be affected with the addition of the proposed extension.

Criteria No.3-APPROACH TO ALL ENTRANCES

The entrance to the Family household is based on the ground floor to the front of the site, off Hornsey Lane.

Criteria No.4-ENTRANCES

Entrance to the Family household is at ground level and will be adequately illuminated at night through the use of external wall lights. The main entrance is at the front of the site at ground level is provided with sheltered weather protection.

Criteria No.5-COMMUNAL STAIRS AND LIFTS

Staircase to the first floor is accessed through the space at main entrance. No lift has been provided in the proposal.

Criteria No.6-INTERNAL DOORWAYS AND HALLWAYS

The proposed development has been designed to ensure all internal hallways and doorways adhere to the life time homes standards and current building regulations.

Criteria No.7-CIRCULATION SPACE

The proposed layout of the development has been designed to allow a clear turning circle for a minimum of 1500mm diameter.

Criteria No.11-WC AND BATHROOM WALLS

The design and construction of the proposed individual residences will ensure that the walls can be adapted to incorporate grab rails if required by residences.

Criteria No.14-BATHROOMS

The proposed layout of the unit ensures ease of access is available to the bathrooms within the individual dwellings.

Criteria No.15-GLAZING AND WINDOWS HANDLING

The glazing on the proposed layout has been designed to ensure a good line of sight and to prevent any overlooking issues to neighbouring properties. (refer to proposed plans and elevations).

Criteria No.16-LOCATION OF SERVICE

There is enough space provided on the proposed layout to add a location of service where required.

Conclusion

The intention of this proposal is to provide the Family of the existing house hold with a better and improved homely space that will be used to accommodate the need for the Family's housing needs and requirements. The design will be appreciated for future years to come, whilst considering the surrounding site and neighbours and complying with the Haringey's Local Plan, London plan and Life time homes.

We believe the above description of the proposed design has addressed the key issues of Design and Access. Should there be any additional information or clarification required in order to progress this planning application, please do not hesitate to contact me,

I look forward to hearing from you in due course.

Yazen.
Gestalt Developments