



PROPOSAL: NEW DORMER TO FRONT ELEVATION
ENLARGEMENT OF REAR DORMER
RAISE REAR OUTRIGGER TO PROVIDE ADDITIONAL HABITABLE SPACE
INTERNAL RECONFIGURATION OF THE 2 FLATS

GROUND FLOOR FRONT EXTENSION AND
CONVERSION INTO RESTAURANT

LOCATION 66 TURNPIKE LANE
LONDON N8

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SITE AND LOCATION

The application site is part of a terrace of properties located between the junction of Alexandra Road and Burley Road. It is to the west of Turnpike Lane Underground Station and Wood Green High Street. There are 11 properties in total forming the terrace and these have two distinct typologies in relation to massing, scale and fenestration. The seven properties to the row of terraces and located to the west are larger and on four floors including mansard roof. The other four properties to which the application site is part of are on two floors and were built originally with hipped roof to the street frontage. The application site is the end of terrace of these four properties.

Over the past decade, there have been significant changes to the roofscape, including hip to gable end conversions and front dormers.

THE EVOLVING CHANGES TO THE STREET SCENE

The property adjoining the site (no 68) also benefits from a hip to gable end roof conversion to the front.

The site is not within a conservation area, or the curtilage of any listed building, but is designated as being within the local shopping centre.

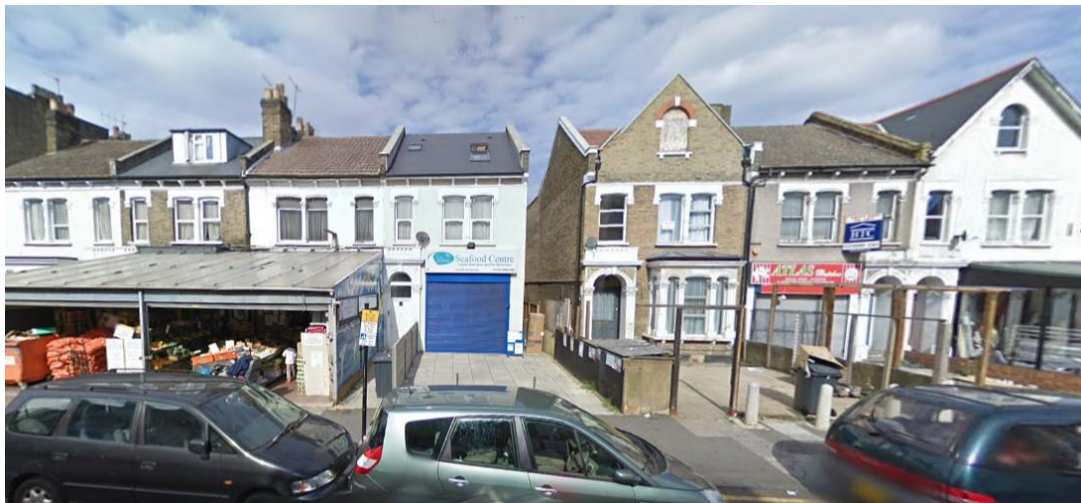
The proposal seeks to raise the rear outrigger on the first floor by adding an additional floor. The existing rear dormer to the front section of the property is also to be widened and a new dormer is also proposed to the front elevation.



EXISTING STREET SCENE 2024



CIRCA 2008



CIRCA 2017



CIRCA 2021



CURRENT WEST VIEW



CURRENT EAST VIEW

PROPOSE STREET VIEW

The proposed change to the front is the incorporation of a new dormer window and sky light to the roof.

The size of the dormer is not considered to be incongruous, and it is well set back from the eaves and dropped below the existing ridge.

The width of the dormer is less than half of the width of the front façade and the windows within the dormer are aligned with the windows on the first floor. The dormer is less than the width of the recently constructed one at no 62

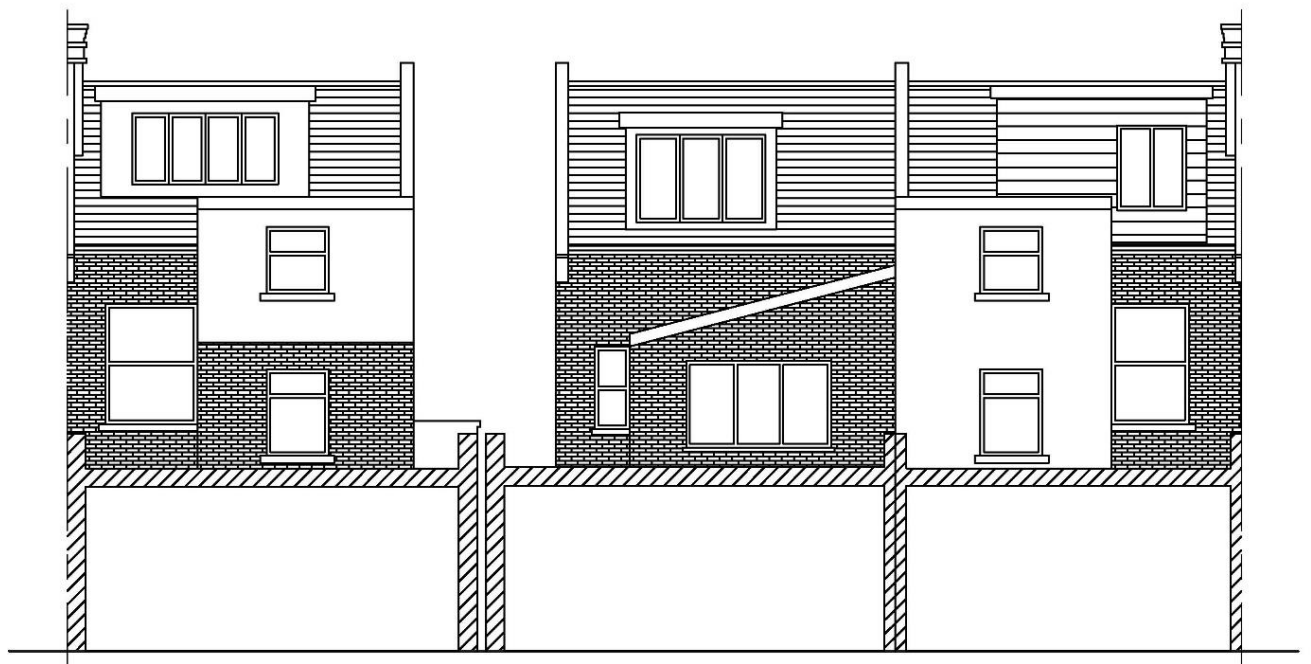


PROPOSED REAR ELEVATION

The proposal to the rear would relate to the hipped outrigger which is to be raised and finished with a flat roof, this will connect to the rear dormer, which is also proposed to be widened. The adjoining buildings (64 and 68) both have similar roof extension.

The proposal will be subordinate to the host building and considered to be proportionate. It's height, depth and context will not lead to any adverse impact on the residents of the adjoining properties in regard to outlook, loss of daylight, sunlight and outlook.

The proposal will have low visibility and as it will be in keeping with the existing roofscape to the surrounding buildings, it would not have any adverse impact on the visual amenity of the area.



No 64

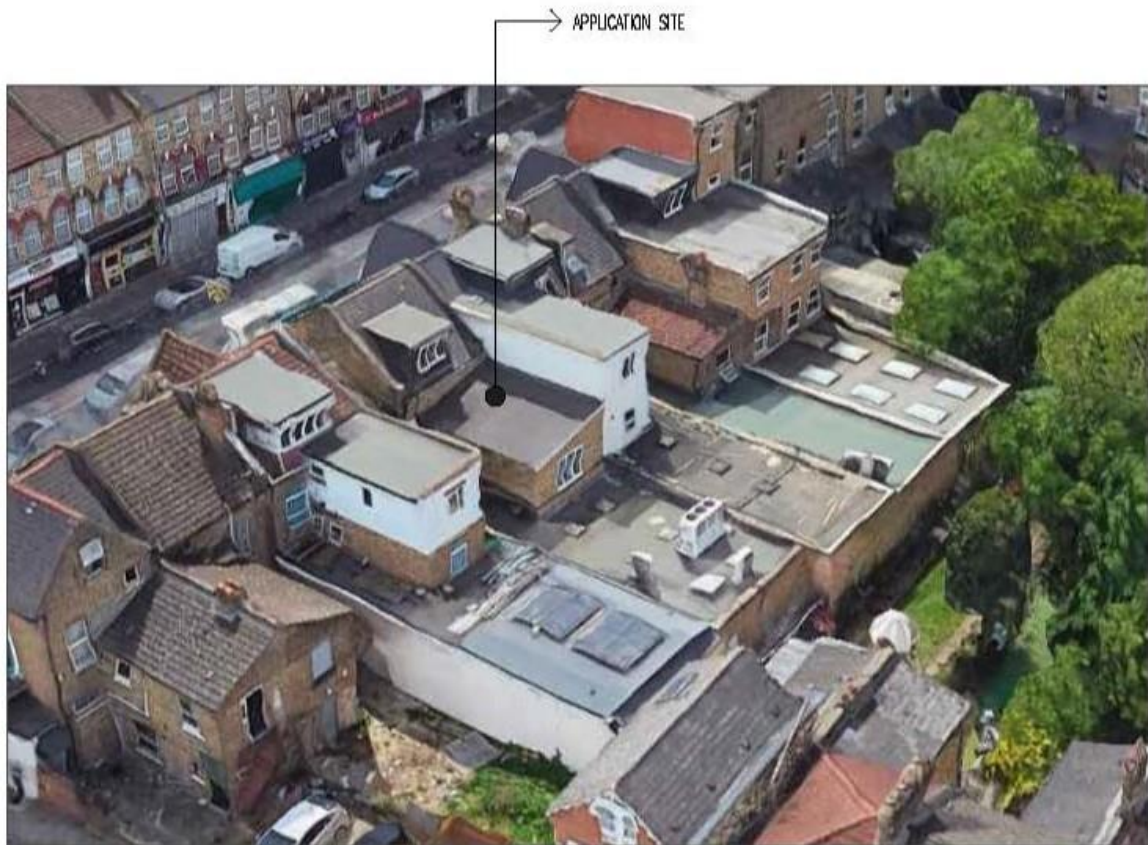
No 66 (application site)

No 68

EXISTING REAR VIEW

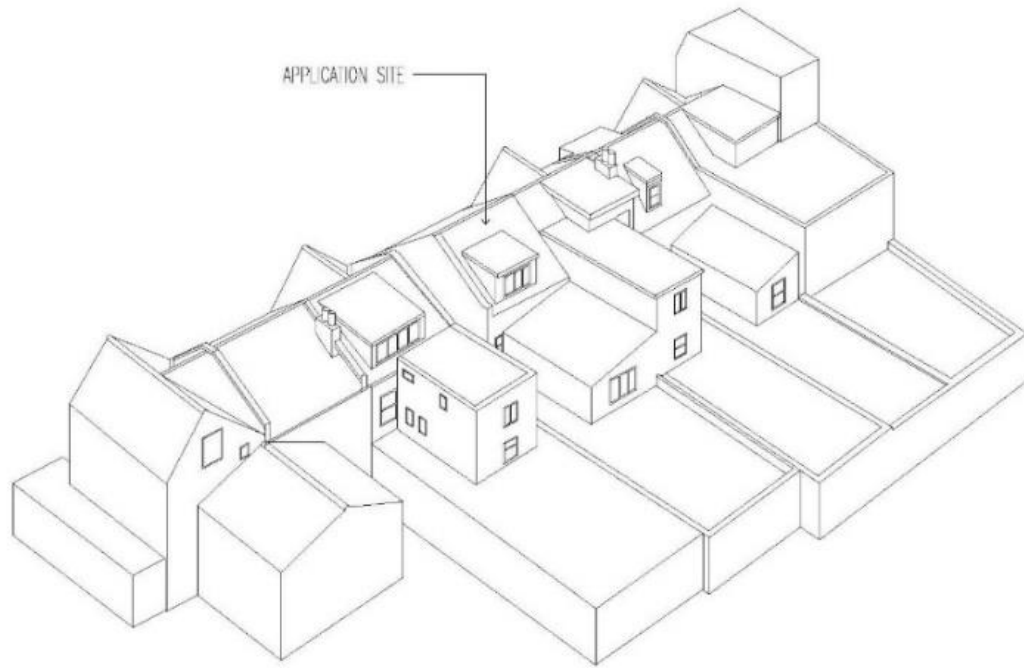


PROPOSED REAR VIEW



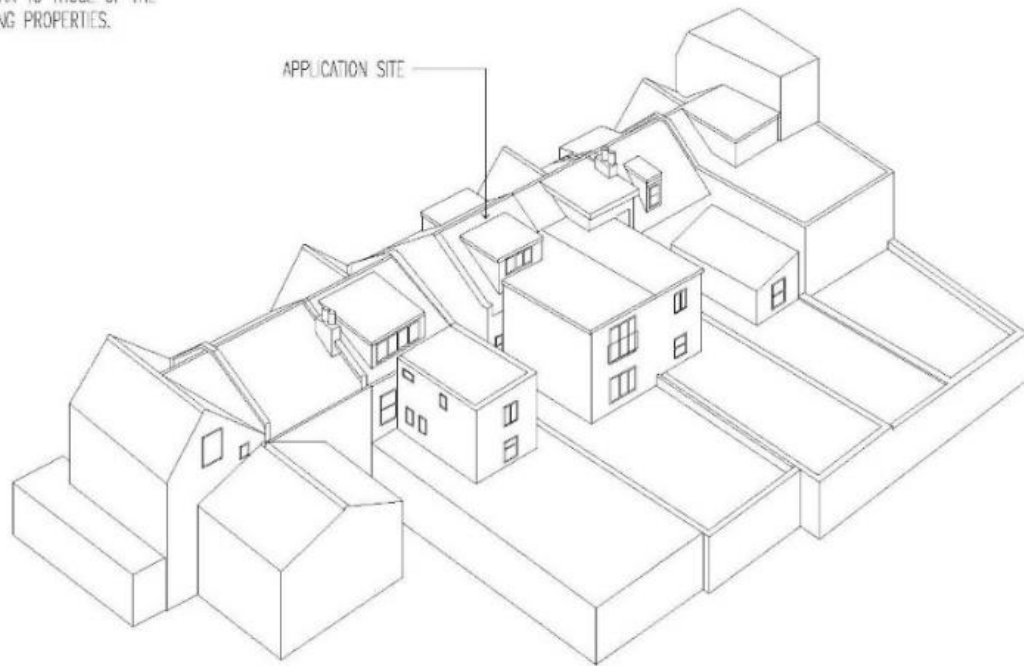
THIS IMAGE IS FROM GOOGLE AND WAS TAKEN TWO YEARS AGO. IT SHOWS A NUMBER OF THE PROPERTIES HAVING LARGE DORMERS AND EXTENSION TO THE REAR OUTRIGGERS. THERE HAVE BEEN FURTHER EXTENSIONS SINCE THIS PHOTOGRAPH WAS TAKEN. THE PROPOSAL WILL ALIGN WITH THE ADJOINING PROPERTIES AND NOT CONSIDERED TO BE AN OVER-DEVELOPMENT.





EXISTING AERIAL VIEW

THE PROPOSED ROOF EXTENSION
IS SIMILAR TO THOSE OF THE
ADJOINING PROPERTIES.



PROPOSED AERIAL VIEW

ORTHOGRAPHIC PROJECTION OF EXISTING AND PROPOSED REAR VIEWS



EXISTING ROOF VIEW



RECENT REAR EXTENSION TO NO 62

INTERNAL LAYOUT AND AMENITIES

The existing first floor is a 2-bedroom flat, and the second floor as a studio flat.

The proposed changes to the first floor will be the reconfiguration of the internal staircase and the location of the bedrooms to the front, with the living area to the rear section. It will have an occupancy level of 3-persons and with a gross internal area of 62 sq metres.

With the proposed front dormer and the raising of the rear outrigger, the second floor would become a 2-person one bedroom flat with a study. The living room is located to the rear section and is similar to the one below. The gross internal area, taken within areas of headroom over 1500mm is 58 sq metres.

The two flats have generous internal layout, and the stacking is like above like. The layout meets the requirement of the London Plan and both flats have good size internal layout and quality of daylight and outlook.

The layout is congenial and with both flats having the additional bedroom/study, this offers flexibility of use as either home office or second bedroom hence providing a variety of use.

Both flats have waste storage incorporated within the kitchen unit. The existing waste and recycling collection are undertaken with a stated time and sacks are placed out for collection. Recycling sacks are obtainable from the libraries. Each flat has a ventilated cupboard for the internal storage of waste, in addition to kitchen waste being integrate within the kitchen base units and indicated on proposed floor plans.

The PTAL is excellent, and Duckett Commons with its open space and children's play area is within a minute walk. The proposal maximises on land use in an area with existing amenities. This is a sustainable development.