



SHE: 130 Shelbourne Road
130 Shelbourne Road, London. N17 8XY

Design and Access Statement

Rev P2

05.04.2024

Introduction

Read in Conjunction with the Planning Drawings:

SHE-002 Rev P2	Existing Site Plan
SHE-003 Rev P2	Existing Plans
SHE-004 Rev P2	Existing Elevations and Sections 1
SHE-005 Rev P2	Existing Elevations and Sections 2
SHE-012 Rev P1	Proposed Site Plan
SHE-013 Rev P1	Proposed Plans
SHE-014 Rev P1	Proposed Elevations and Sections 1
SHE-015 Rev P1	Proposed Elevations and Sections 2

Site Address

130 Shelbourne Road, London N17 9XY,
London Borough Of Haringey

Summary

Full width rear dormer extension to the main roof and outrigger; clad in slates to match the roof. Remove existing chimney stack to the outrigger at the rear. 3 No. rooflights to the front roof slope. Replace existing external door to the rear with a window.

There will be an increase in internal floor area to the house at second floor level of 37.4m²

Planning History of the site

The property is a terraced house, is not Listed nor in a Designated Area with no history of previous Planning Applications.

Description of the Proposed Development.

It is proposed to convert the existing under roof storage into habitable space. The dwellinghouse is not on an article 2(3) land. The alterations and additions to the roof would be in the form of an 'L shaped' Dormer.

The dwelling house would maintain its original use as one family dwelling. There has not been a change of use for this dwellinghouse granted by virtue of Class M, N, P or Q of Part 3 of Schedule 2 of the Town and Country Planning Order 2015.

- Although this is a full householder Planning application, the proposals do meet some (but not all) of the criteria for permitted development:
- No 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.
 - No verandah, balcony or raised platform would be constructed.
 - The materials used on the exterior would be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
 - Eaves of the original roof would be maintained (or reinstated) & the edge of the enlargement closest to the eaves of the original roof would be, so far as practicable, at least 200 mm from the eaves (measured along the roof slope from the outside edge of the eaves).
 - Any window inserted on a wall or roof slope forming a side elevation of the dwellinghouse must be obscure-glazed, and 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.
 - The alterations would not 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.
 - The conversion would not result in the highest part of the alteration being higher than the highest part of the original roof.

Precedents

There are a number of precedents of dormer extensions close to 130 Shelbourne Road. The L-shaped dormer to No. 139 Shelbourne Road is a similar scale to the proposals in this application.

The extension to No. 1 Tilson Road are in excess of those for this application.

130 Shelbourne Road

Full width and depth L-shaped dormer conversion to 1 Tilson Road (not indicated below). Approved as lawful development: HGY/2021/3347

This includes the formation of 2x side dormers and rear hip to gable end with 2x front rooflights

Full width and depth L-shaped dormer conversion to 139 Shelbourne Road. Approved as lawful development: HGY/2019/2408

This extends to within 200mm from the rear elevation of the outrigger



Existing Site

The photos below show the the location of 130 Shelbourne Road at the junction between Glendish Road and Shelbourne Road.

The advantage of this location is that the loft extension will not overshadow any other property, and will not reduce the amenity of their neighbours.

130 Shelbourne Road

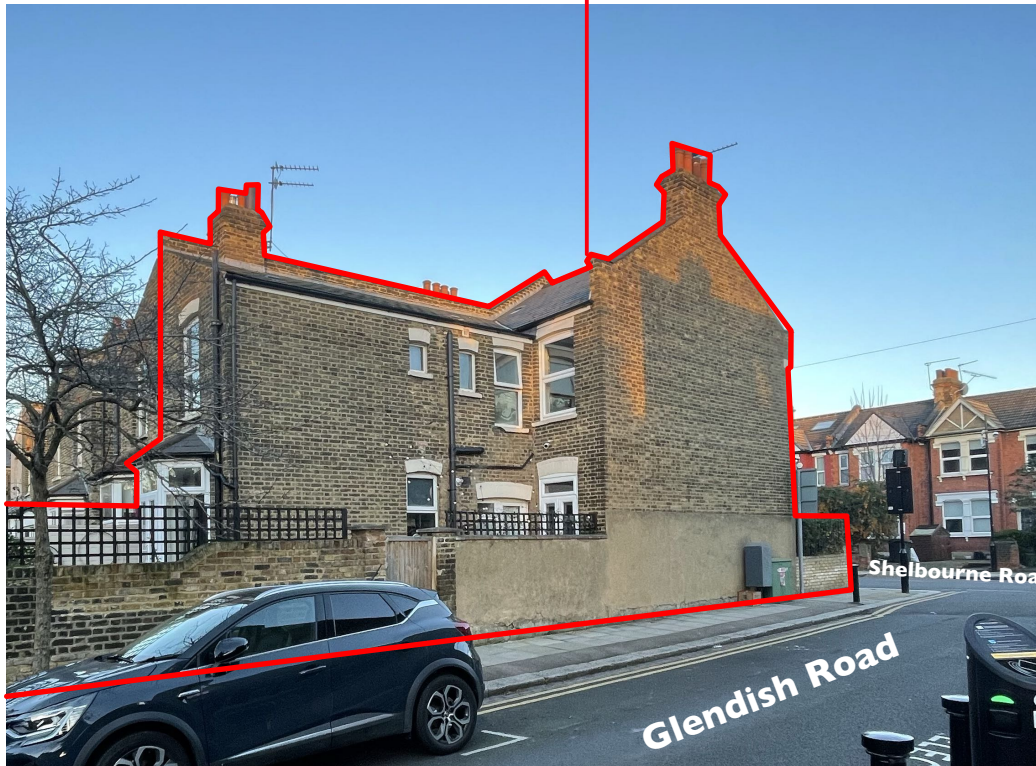


Photo of the site from Glendish Road showing the site location at the junction with Shelbourne Road

130 Shelbourne Road



Photo of the site from Shelbourne Road showing the site location at the junction with Glendish Road

Proposals

The photos below show the the location of 130 Shelbourne Road at the junction between Glendish Road and Shelbourne Road.

The advantage of this location is that the loft extension will not overshadow any other property, and will not reduce the amenity of the neighbours.

The proposals are subordinate to the existing building, with both gables being retained and the slate cladding to the new extension matching existing materials to the roof.

This is a sensitive and considered addition to the streetscape that will enhance the setting at the junction between Glendish Road and Shelbourne Road.



Proposed view of the loft conversion from Glendish Road

Table comparing proposals against Policy DM12: Housing Design and Quality (Haringey Development Management Plan)

Policy Reference <i>(only relevant policies highlighted)</i>	Proposals
E - Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/ or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.	Proposals are: - Subservient to existing building, respecting the existing form by retaining the gable walls and setting back from gable and eaves by 200mm - The principal chimney on the gable wall facing Glendish Road is to be retained in the proposals. The smaller chimney to the outrigger is to be demolished, as permitted under permitted development rights. - The slates used for the cladding of the dormer will be to match the existing slate roof, to ensure the proposals sit sensitively within the site context. - The proposals are lower than the ridge height of the main roof. - The depth of the rear extension is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.
F - New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.	F - The two bedrooms created in the extension have an area that meets the Housing SPG. Bedroom 4 (double bedroom) has an area of greater than 11.5m ² , Bedroom 5 has an area of greater than 7.5m ² (single bedroom) There is a shower room on the same floor as the two bedrooms.
G - Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.	G - There is no supplementary planning guidance that applies to this area.
Note: permitted development rights have been updated since 2017 when the policy was written	

Sustainability

The proposals include the following sustainability measures that will contribute to the reduction of greenhouse gas emissions from the property:

- increased thermal performance to the new extension to meet building regulations requirements - this includes insulation to the roof reducing heat loss through the roof and new high performance windows to the loft area.
- Skylights to provide light to the central stair and hallway - reducing the need for artificial lighting

In addition to this:

- new plumbing fixtures to the bathroom and kitchen will be more water efficient, reducing the water usage of the building
- new electrical goods to the kitchen will be more efficient, reducing the energy usage of the property.

Trees

The works will not reduce the biodiversity of the site.

Crime Prevention

The provision of the dormer extension will increase the overlooking of Glendish Road, improving the safety of the junction with Shelbourne Road.

Accessibility

The proposals have no impact on the accessibility of the dwelling

Refuse Collection

The proposals do not impact the existing arrangements for the residential refuse collection. Waste bins are stored in the front garden space.

Conclusion

We hope this document has provided you with sufficient information to make a positive decision. If you have further questions please do contact James Pooley Architecture.

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architecture

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