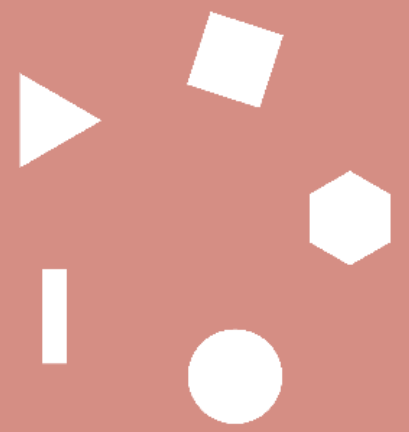




For the
Senses

24 Radley Road Design & Access Statement



Introduction

24 Radley Road is a 3 bedroom property located in Tottenham, London.

The local planning authority is the London Borough of Haringey.

The property is not listed or located within a Conservation Area.

The proposal consists of a dormer and outrigger dormer extension with roof lights. The main dormer design aligns with the existing roof form, and the outrigger dormer extending slightly beyond standard dimensions of Permitted Development, but maintains a harmonious appearance with the existing structure.

The proposed design has responded to feedback from the pre-application enquiry PRE/2023/0209.



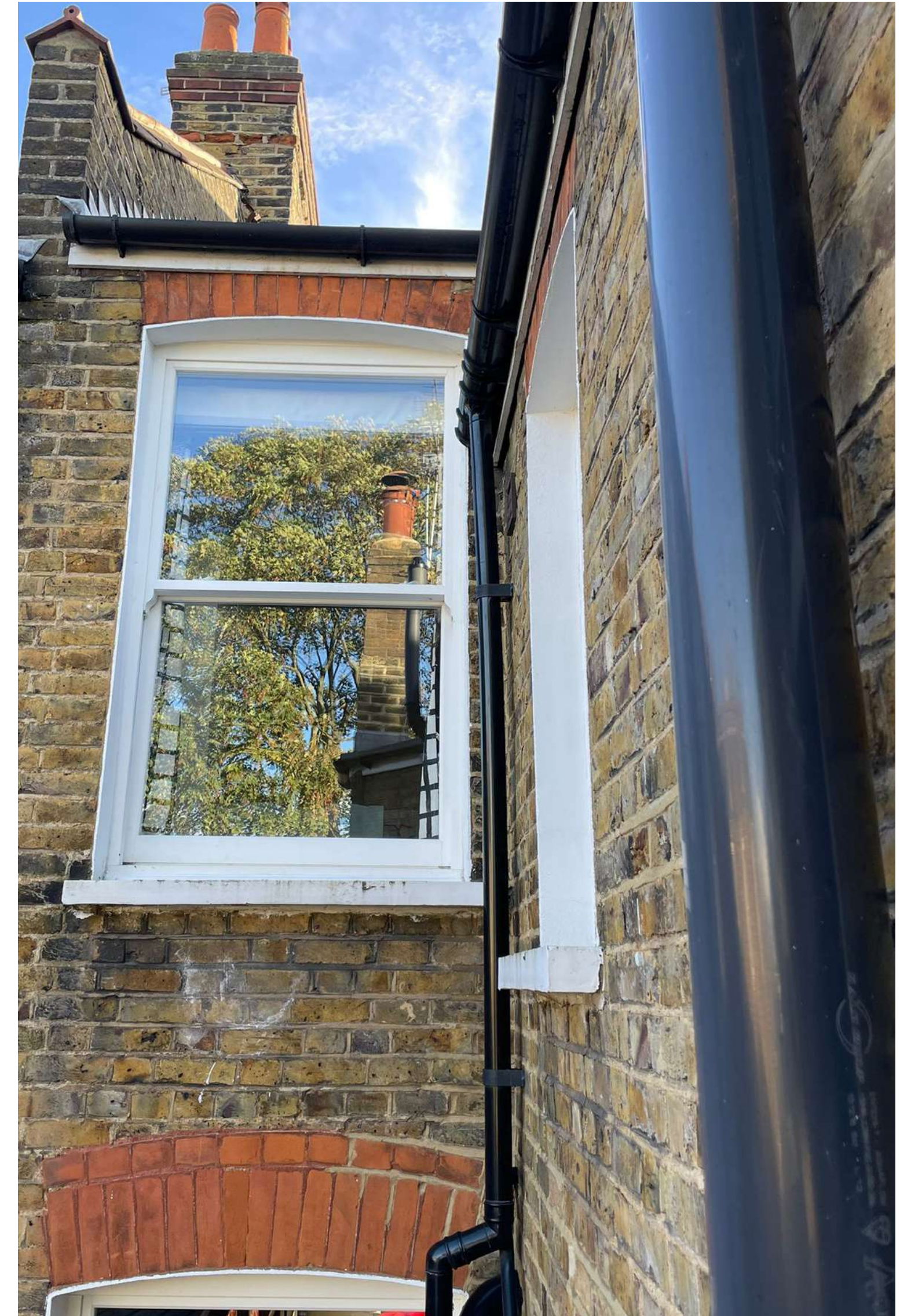
Property

The property is a terraced dwelling built in the early 20th Century. The front elevation of the building is constructed with red brick with a single rectangular bay window and gable. The window details feature attractive stonework painted white. The windows are traditional timber sash windows, also painted white. The pitched is covered by grey slate tiles.

The rear of the building changes to yellow London stock brick but with red brick soldier course features on the lintels to the rear and side elevations. The building has a large outrigger, which appears common with this particular section of housing on Radley Road. The side elevation at the end portion has a rather unique bay shaped section, with fire place and chimney. The rear elevation of the outrigger has a set of bay windows at Levels 00 and 01, both which have white uPVC windows and doors.



Rear Elevation - 24 Radley Road



Rear/Side Elevation - 24 Radley Road

Property

The property is the final house on the run of terraced properties, before the angle of the road changes, opposite the junction with Whitley Road. The next door property, No. 22 Radley Road, has a different elevation design, with a central entrance door either side of rectangular bay windows and gables.

The footprint of No.22 is also different to the neighbouring properties, along with a triangle shaped plot, that adjoins to the next run of terraced properties leading to Bruce Grove (A10).

01



02



03



01 Side view of 24 Radley Road and neighbouring 22 Radley Road
02 Side view of 24 Radley Road and neighbouring 22 Radley Road
03 Side view of 24 Radley Road and neighbouring 22 Radley Road



Property

The relationship between No. 24 and No. 22 is key to understand the proposed design development.

There is an alley and fence separating the outrigger of No. 24 from No. 22. The rear elevation of No. 22 has a series of lean-to structures without windows and outbuildings at Level 00, likely built several decades ago without any record of planning approval on the Planning Register.

The two closest windows serving non-habitable rooms(shaded yellow) in the form of a bathroom and stairwell. The proposed loft extension at No. 24 Radley Road will not have any impact on the current levels of light and outlook to the windows.



Local Context

There are a number of examples of loft conversions on Radley Road, and also on the surrounding streets in the wider neighbourhood. The proposed roof alterations will protect the prime views of the public from street level, with limited views from the rear due to mature trees.



Local Context



Local Context

There are many examples of roof alterations in the local area that have been approved in recent years. Therefore, loft conversions can be considered part of the local character.

Recent examples include:

8 Radley Road, N17 -
HGY/2019/2459

4 Kirkstall Avenue, N17 -
HGY/2020/1342

11 Poynton Road, N17 -
HGY/2021/3070

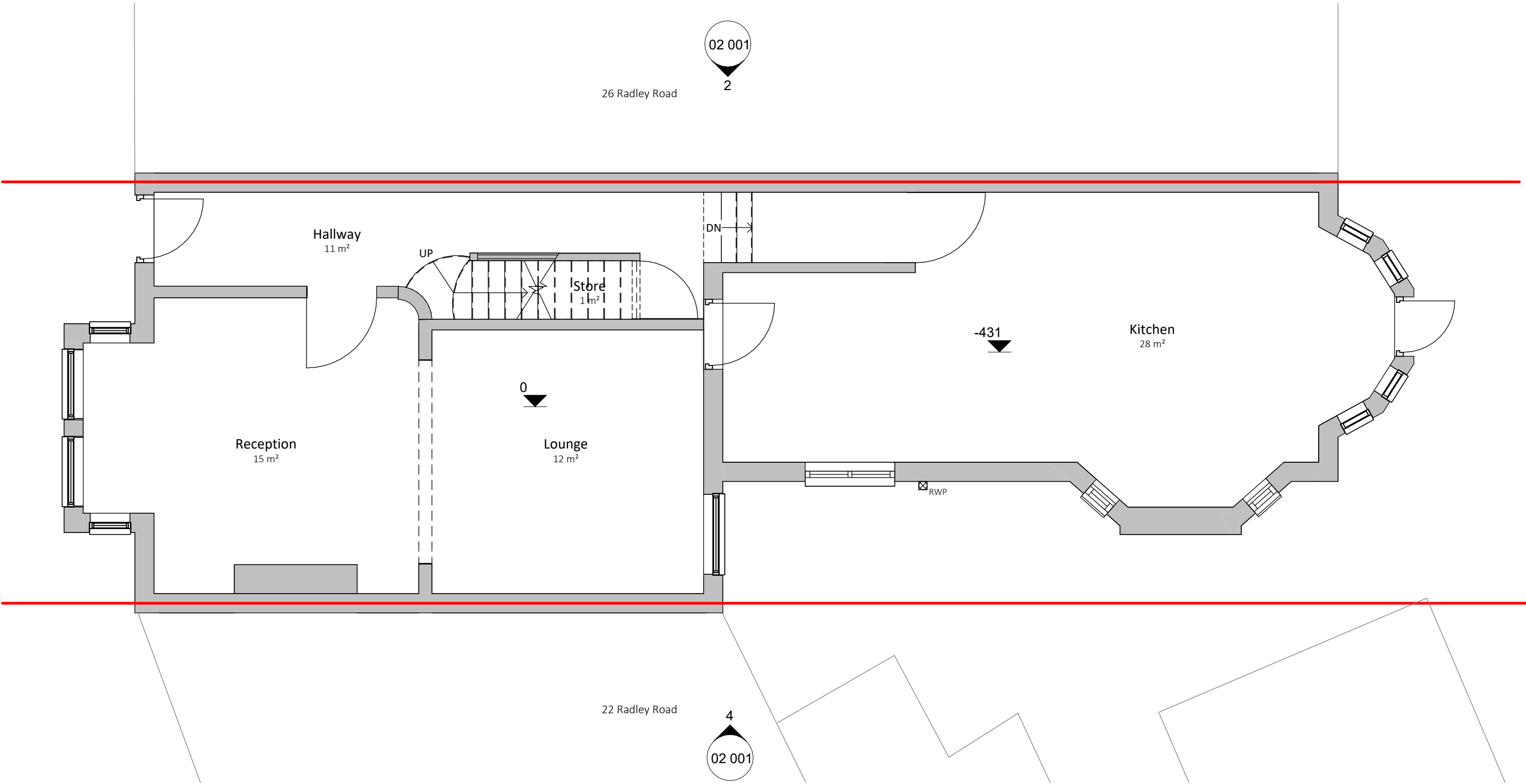
25 Clonmell Road, N17 -
HGY/2019/1115

31 Kirkstall Avenue, N17 -
HGY/2021/0678



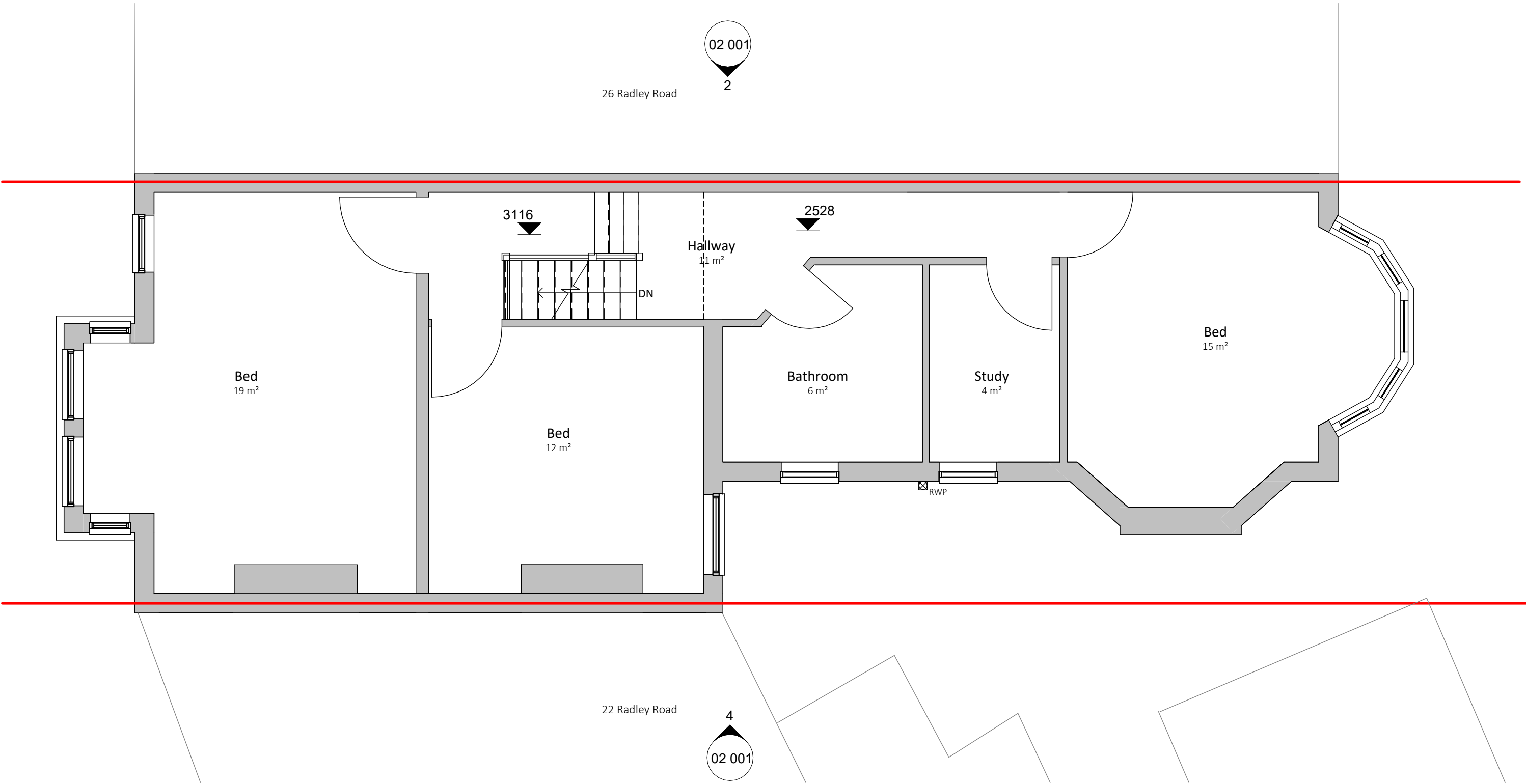
Existing Level 00

The layout includes large reception room with the large rectangular bay windows to the front of the property, and a window alley on the rear elevation. The hallway leads to the staircase, with a large kitchen and dining space formed by the outrigger.



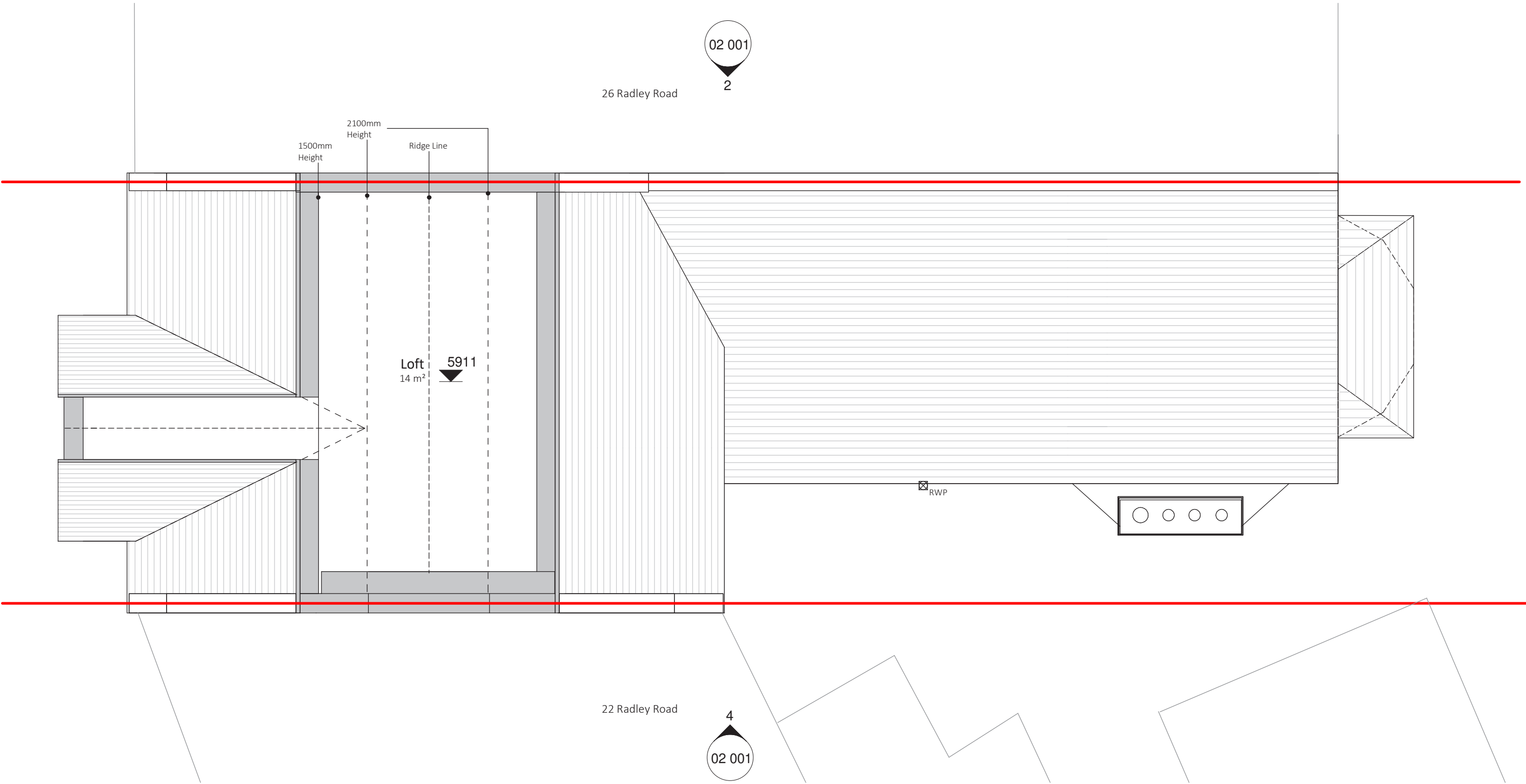
Existing Level 01

The master bedroom spans the full width of the property, with the second bedroom with a window to the alley on the rear elevation. The outrigger includes a family bathroom, study and third bedroom.



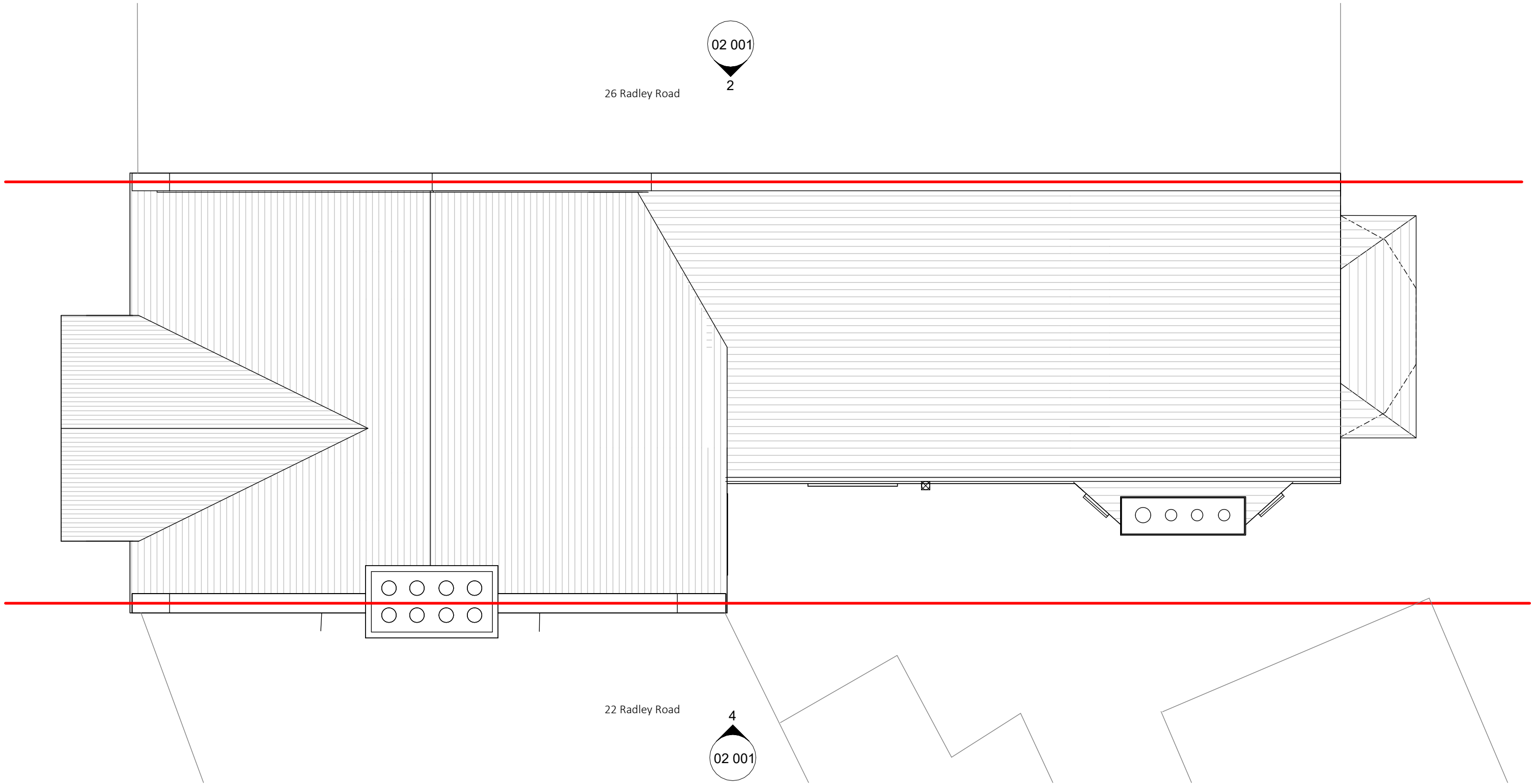
Existing Level 02

The current loft space is used for storage only.



Roof

The existing roof consists of traditional pitched roofs covered with grey slate tiling.



Planning History

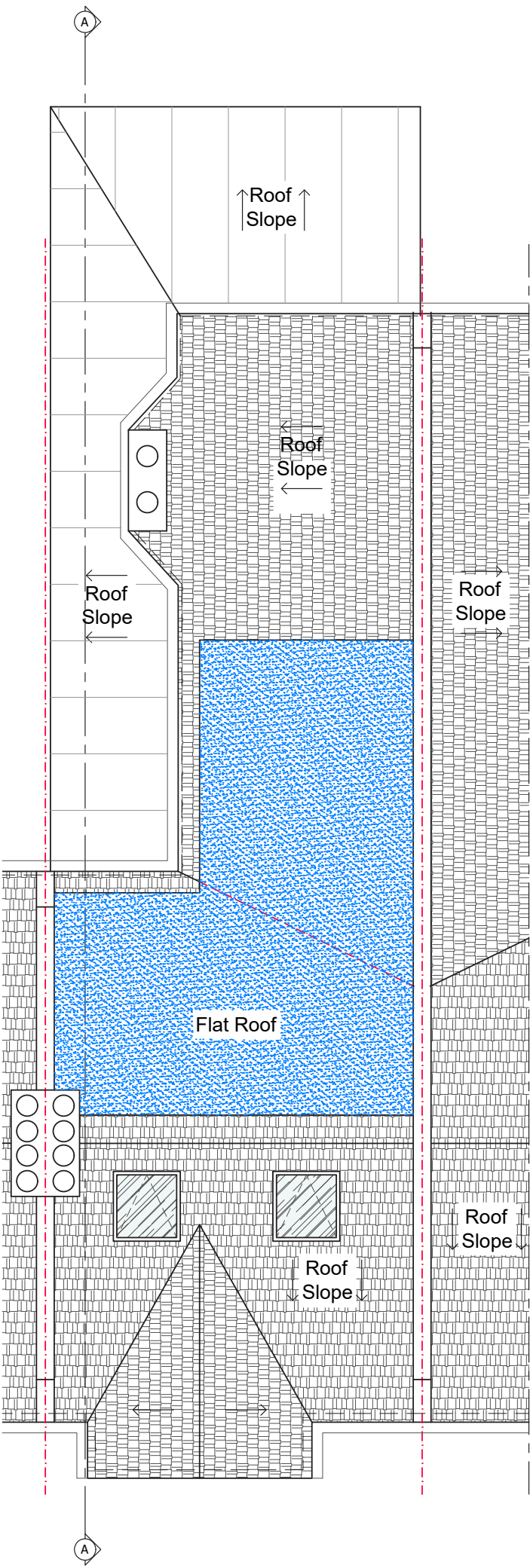
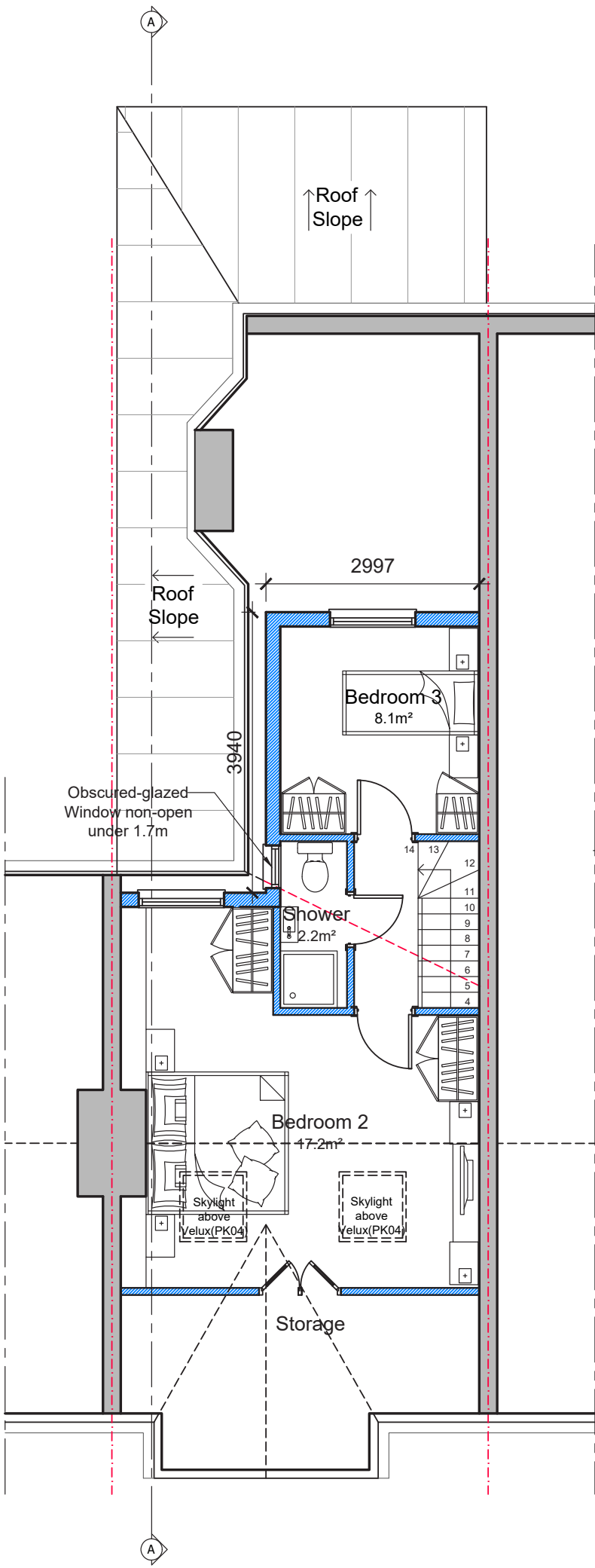
Reference No: HGY/2020/1342

Address: 8 Radley Road , N17

Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2x front rooflights.

Decision: Granted

The project acts as precedent that loft conversions are a part of the character of Radley Road.



Planning History

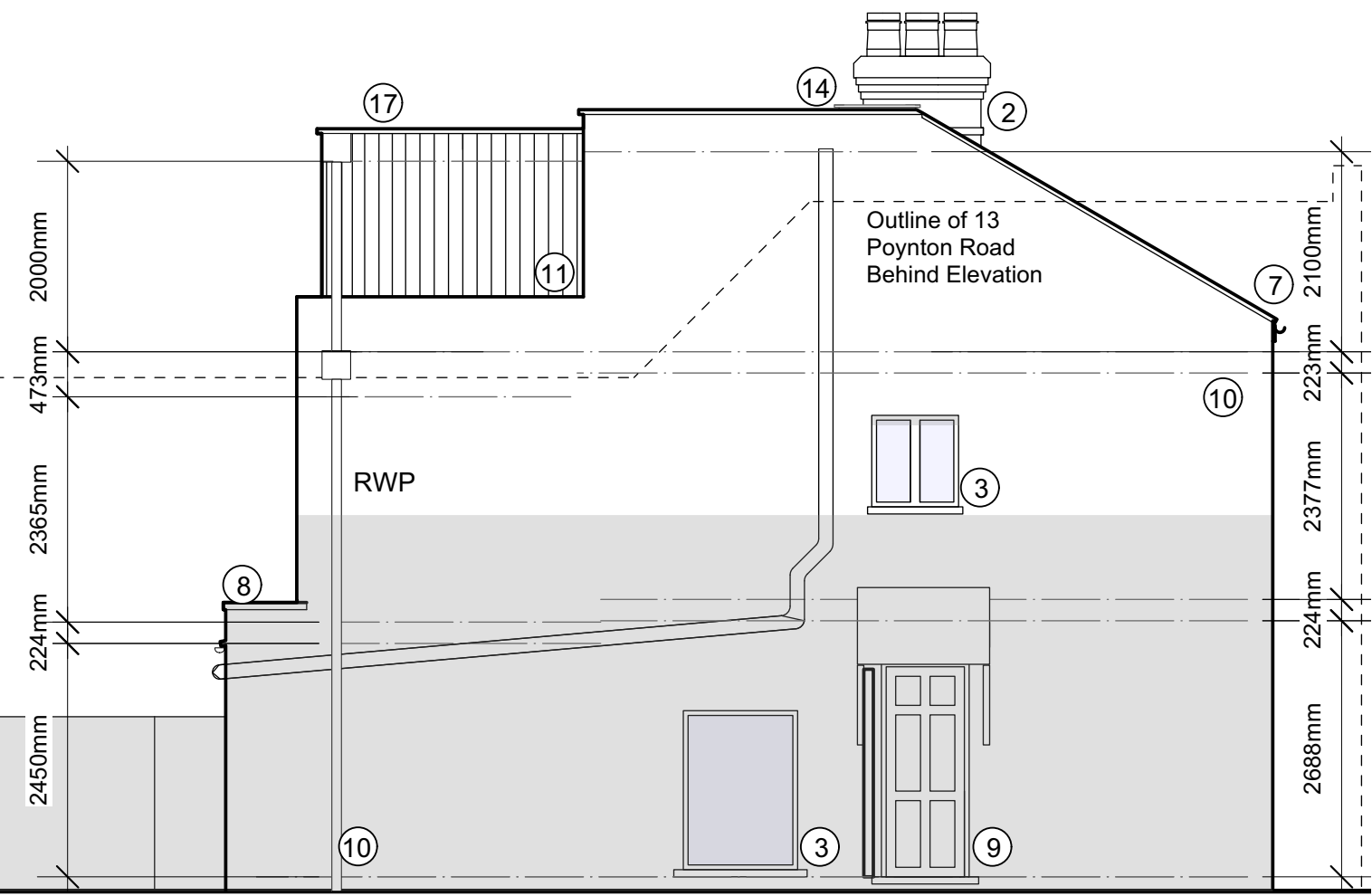
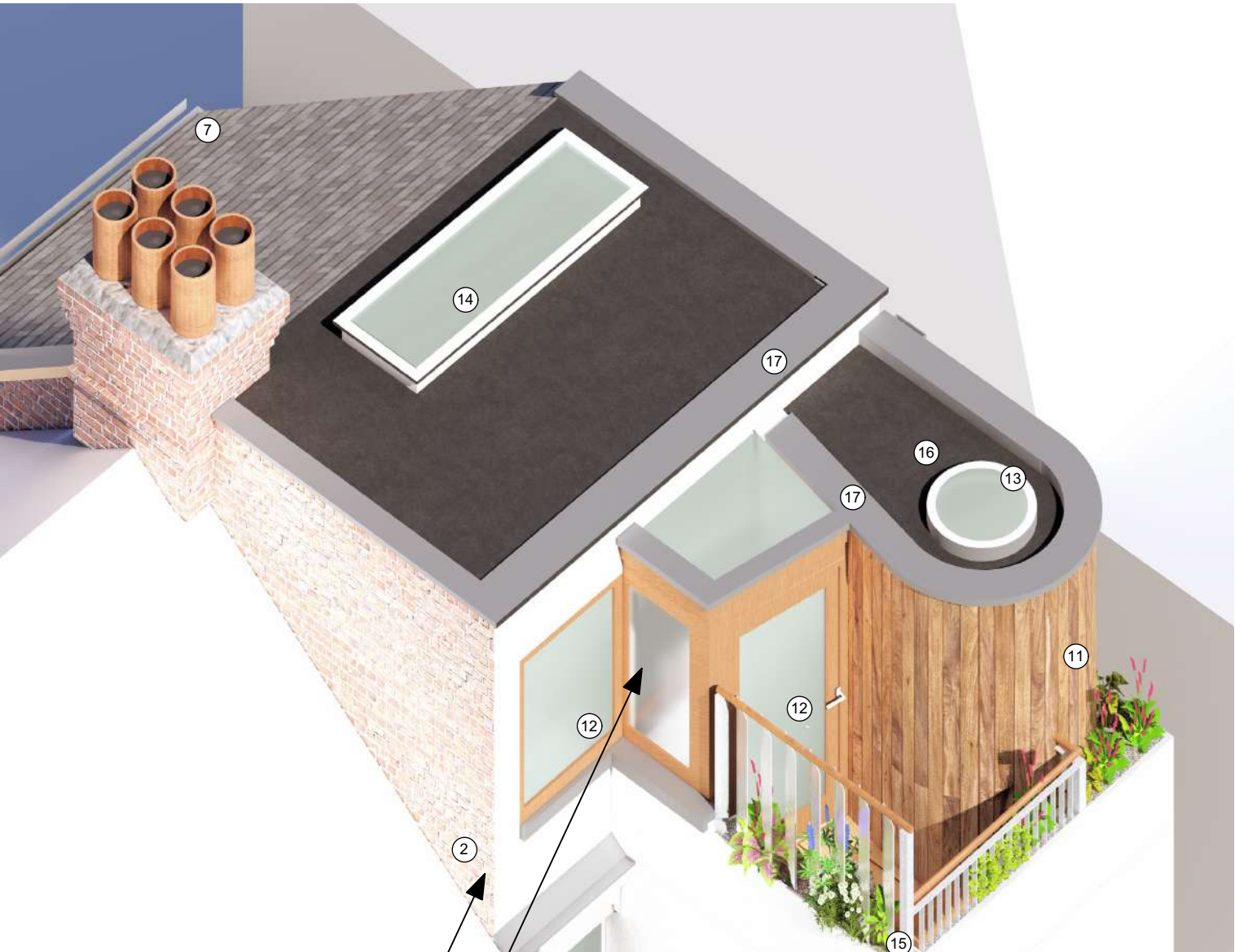
Reference No: HGY/2021/3070

Address: 11 Poynton Road N17 9SH

Proposal: Proposed erection of a roof dormer above the main roof and outrigger, and the creation of a roof terrace to the outrigger extension.

Decision: Granted

This is a recent example of a loft extension of a similar scale using modern materials that are not in keeping with the traditional form or materials of the host dwelling.



Planning History

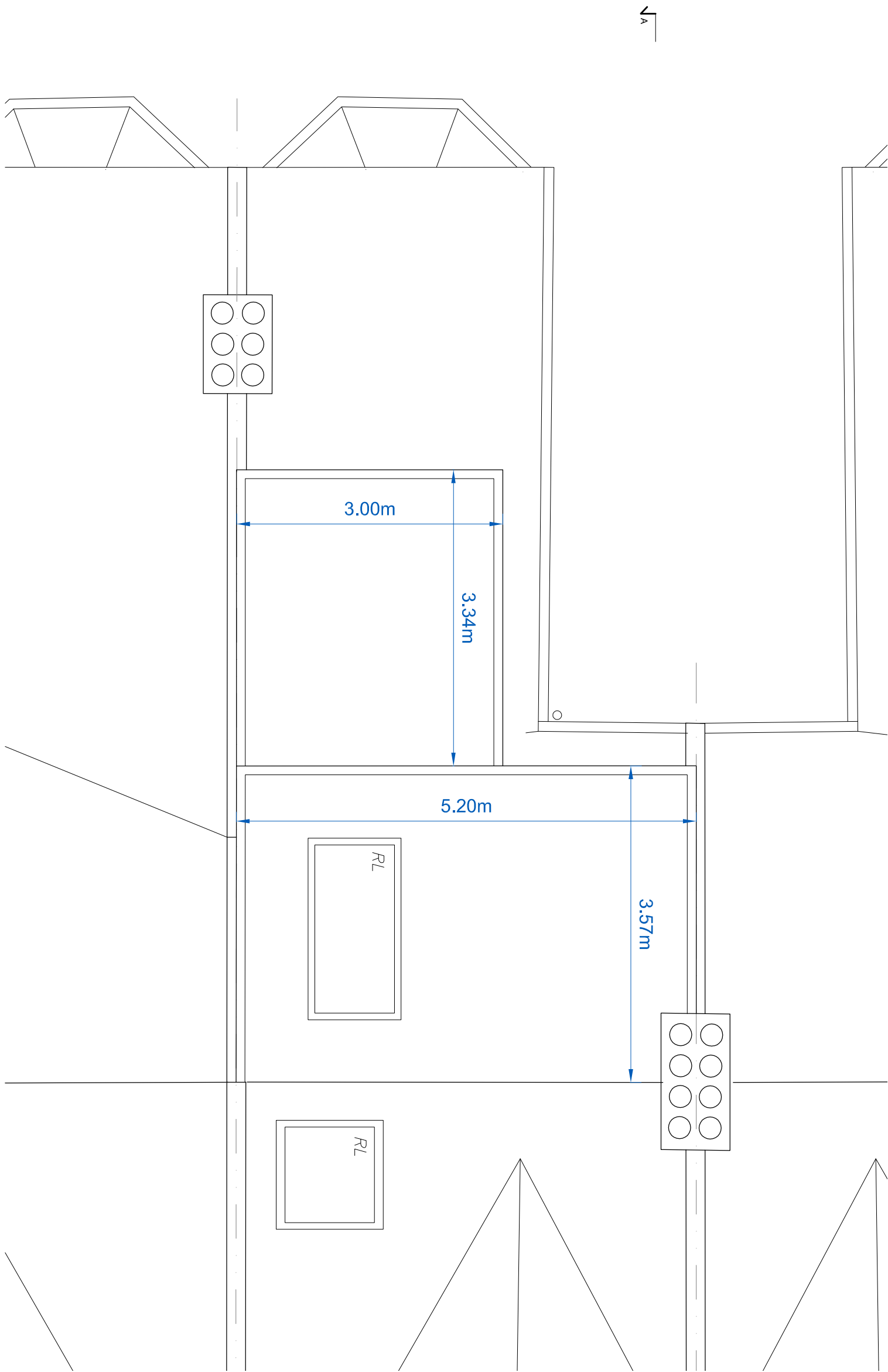
Reference No: HGY/2021/0678

Address: 31 Kirkstall Avenue, N17

Proposal: Certificate of lawfulness for proposed development of a rear dormer roof extension.

Decision: Granted

This is an example of high-quality modern materials being specified for the cladding of the loft.



Planning History

Reference No: HGY/2020/1342

Address: 4 Kirkstall Avenue, N17

Proposal: Certificate of lawfulness for the formation of a rear dormer and roof extension including the insertion of 2x front and 3x rear rooflights.

Decision: Granted

This is an example of the more than 50 per cent of the outrigger being converted as part of the loft conversion.



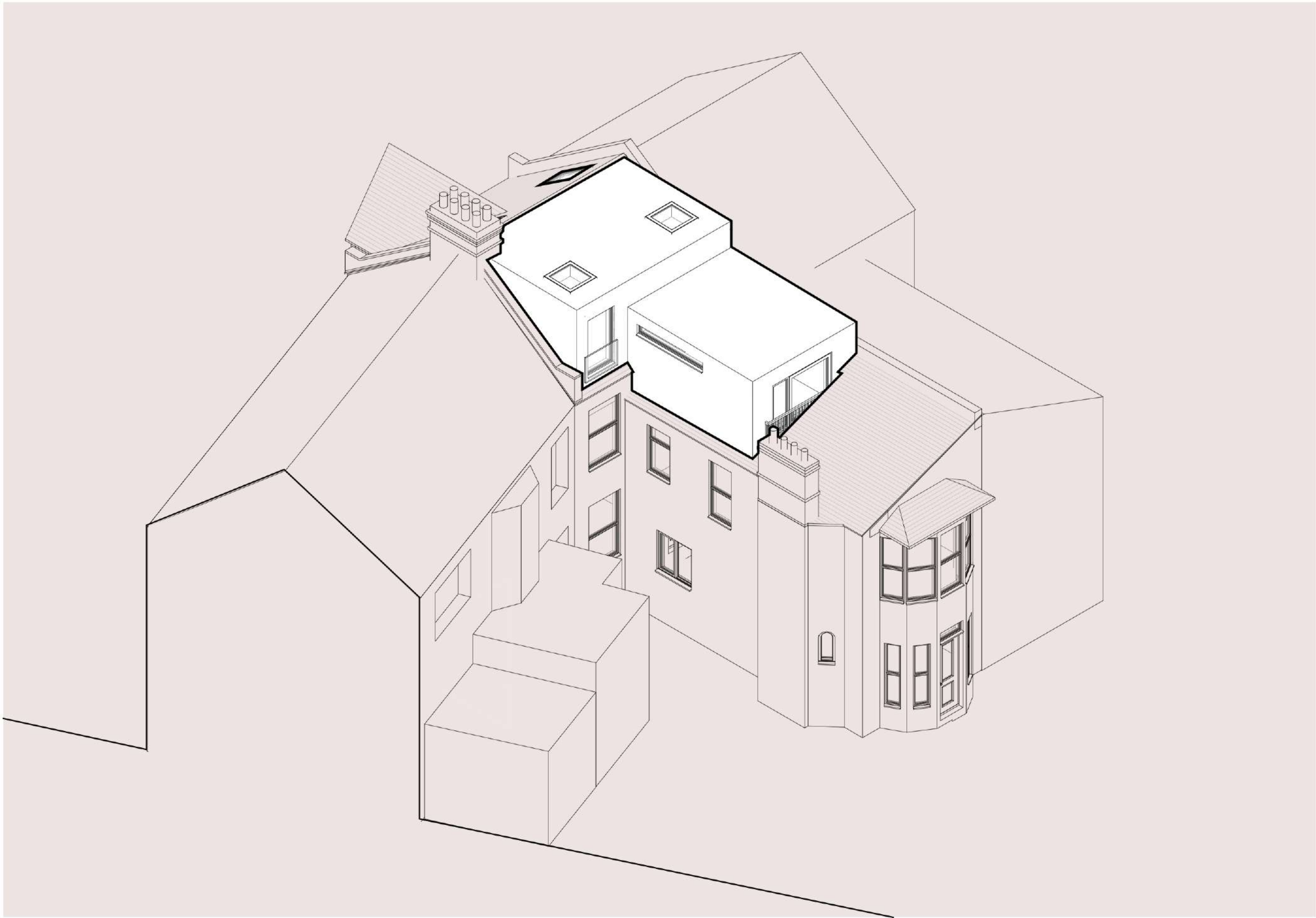
Proposal Overview

The dormer extension is planned for the rear of the property on the main roof, and on the outrigger. Rooflights will be proposed to the existing pitched roof and the porposed dormer roof.

The design will be in keeping with the existing roof form, with dimensions and materials chosen to complement the existing structure. The slight increase in size over Permitted Development rights is to significantly enhance the usability of the new space, offering greater flexibility for the homeowners.

The proposal will otherwise be in keeping with permitted development rights with rules such as distance away from ridges.

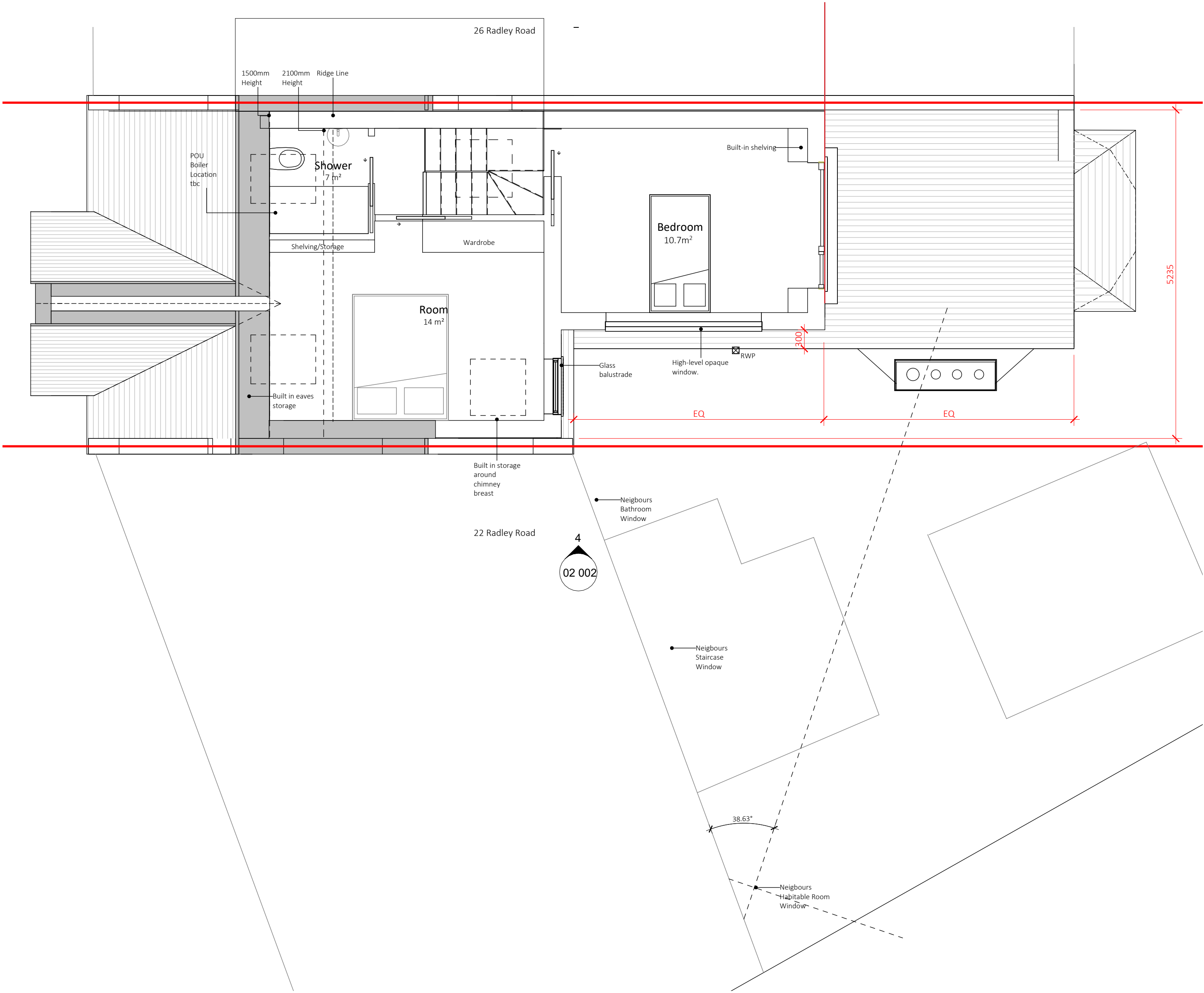
The width of the house is somewhat wider than the typical house type in the area. Therefore, a significant part of the allocation is used prior to the outrigger section of the extension. The total volume added will be approximately 46 cubic meters.



Neighbouring Amenities

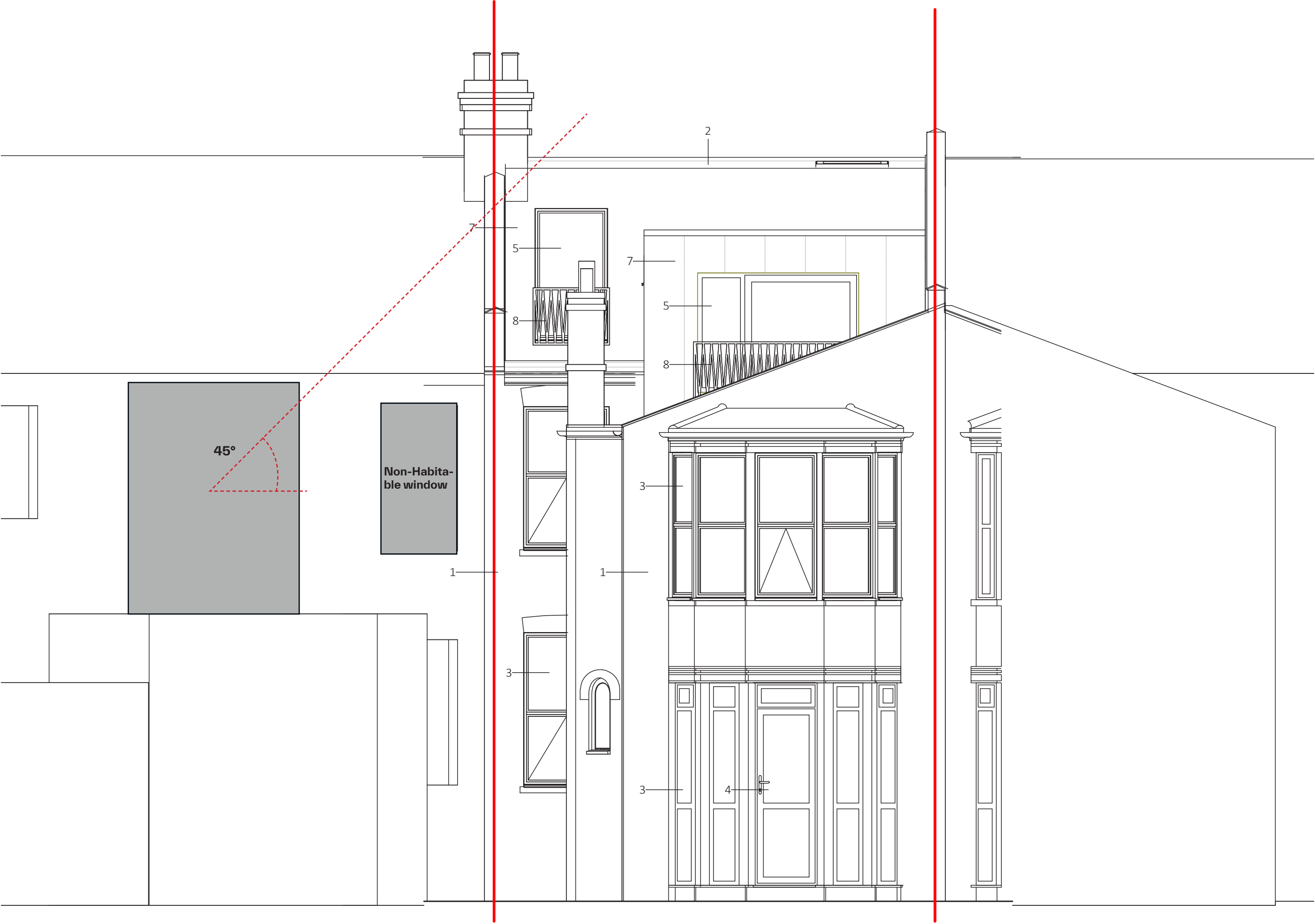
In plan view, the proposal does not obstruct light or views from any habitable room windows of neighbouring properties. Due to its positioning and design, the extension will have minimal visual impact from the street and surrounding properties.

It is important to note that the windows on the adjacent buildings do not serve habitable rooms; they are either non-habitable utility spaces or circulation spaces where overlooking would not constitute an invasion of privacy. Furthermore, for the neighbouring window that does belong to a habitable room, our design ensures that it falls outside of a 45-degree line of sight from the dormer.



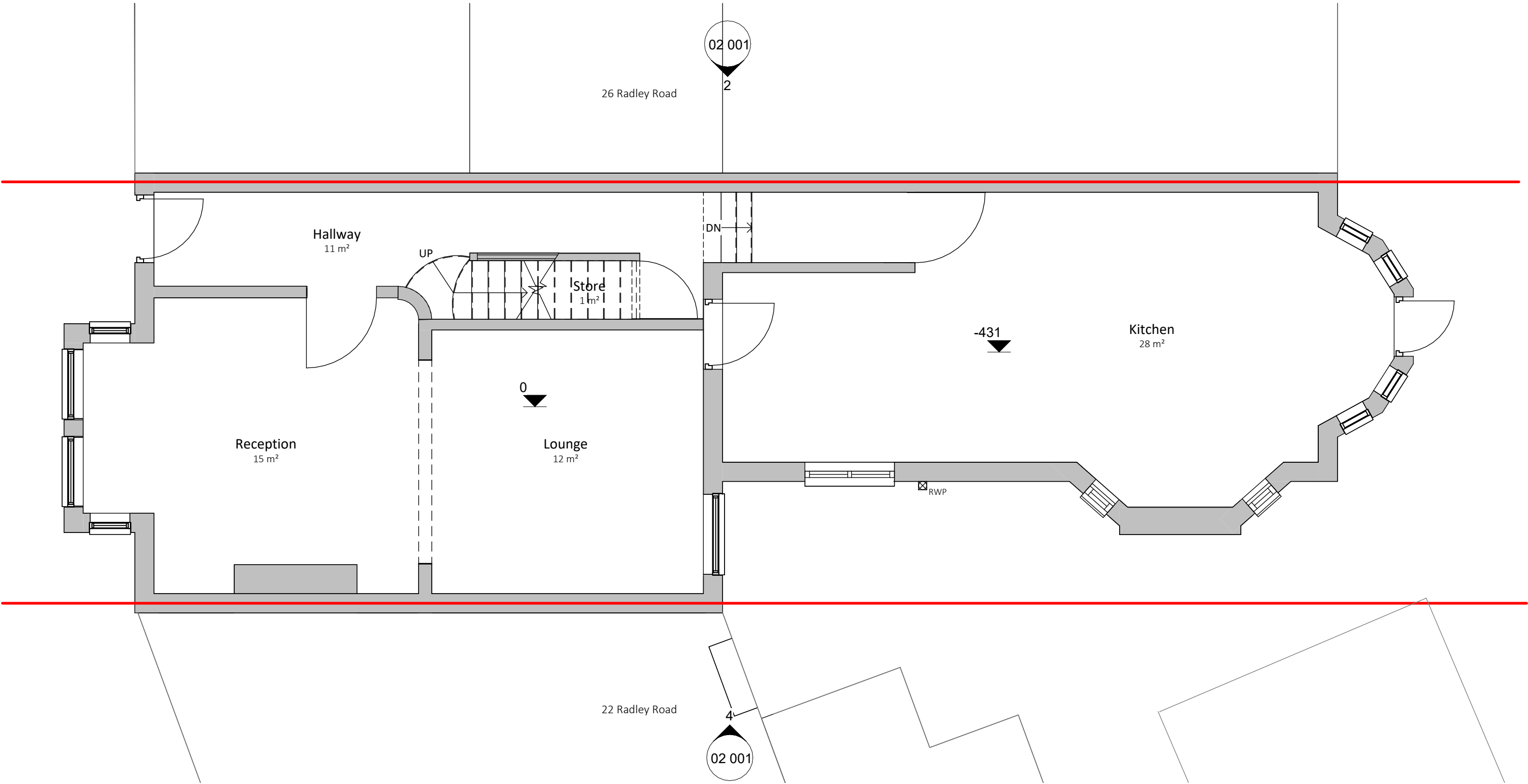
Neighbouring Amenities

The rear elevation view shows the locations of the non-habitable windows at Level 01. A 45 degree angle from the nearest habitable room window, which is a bedroom, does not clash with the proposed loft extension.



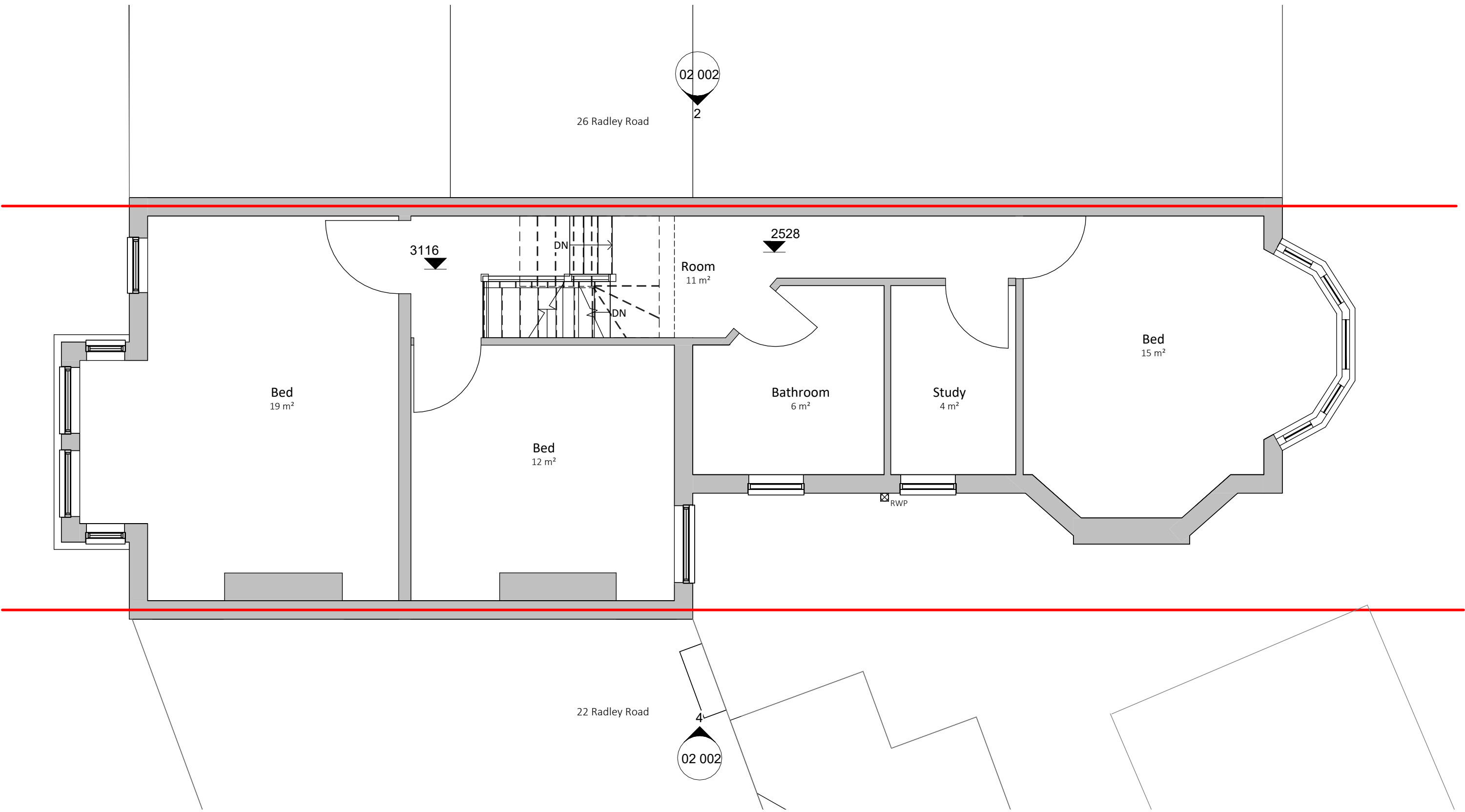
Proposed Level 00

There are no proposed changes to Level 00.



Proposed Level 01

The changes to Level 01 are to continue the stair to the proposed Level 02.

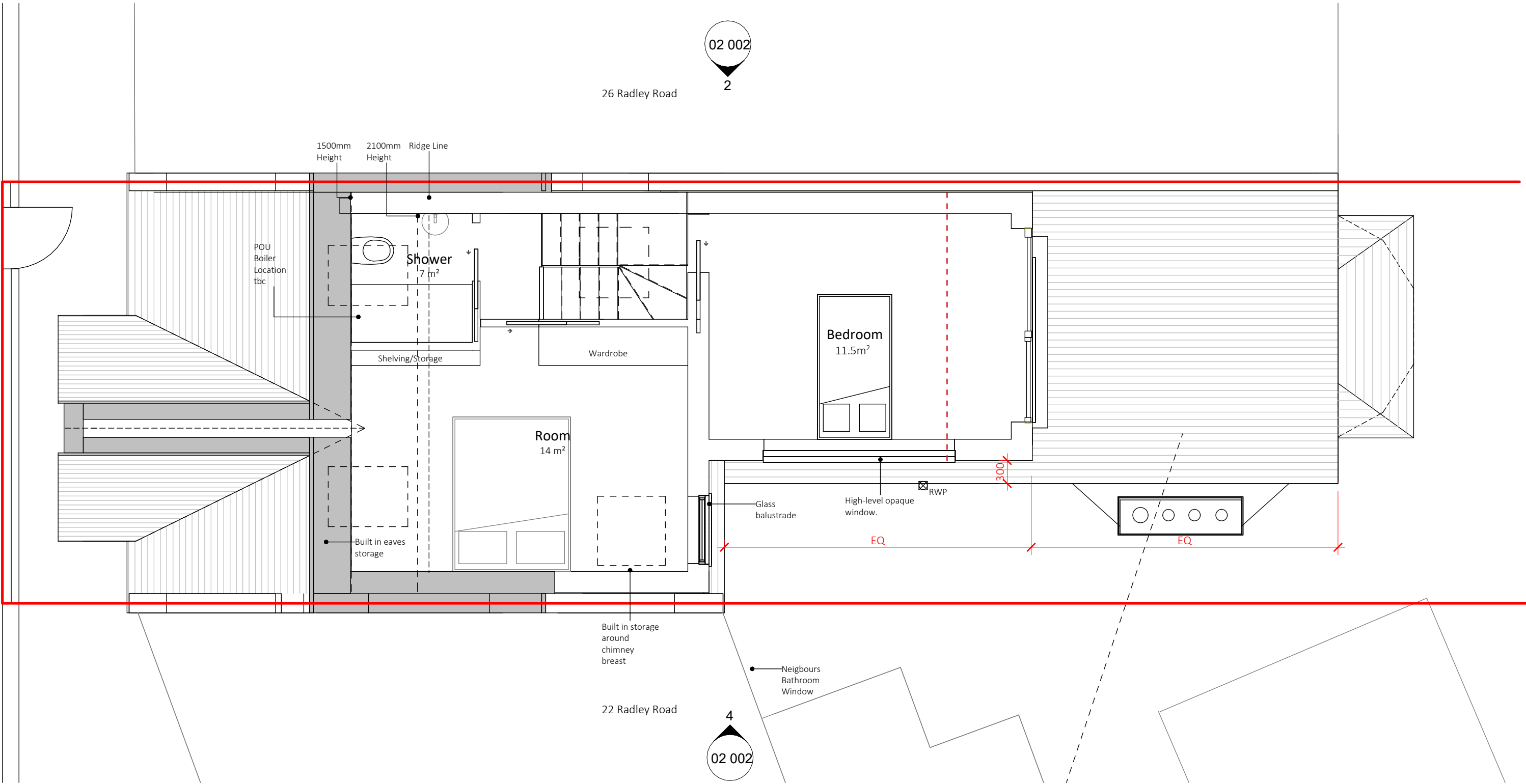


Proposed Level 02

The proposed level introduces two additional double bedrooms, and bathroom. The roof space is vaulted to the front elevation, with conservation style roof windows added, and eaves storage below 1500mm ceiling height.

The proposed L-shaped dormer has a change in level, as the outrigger floor level is slightly lower than the main element of the house. A proposed rooflight maintains natural light into the stairwell. Each bedroom has a Juliet style balcony with feature metal balustrading, ensuring maximum natural light. The level of overlooking is not considered to be any more substantial than the existing, and this was confirmed in the pre-application enquiry feedback.

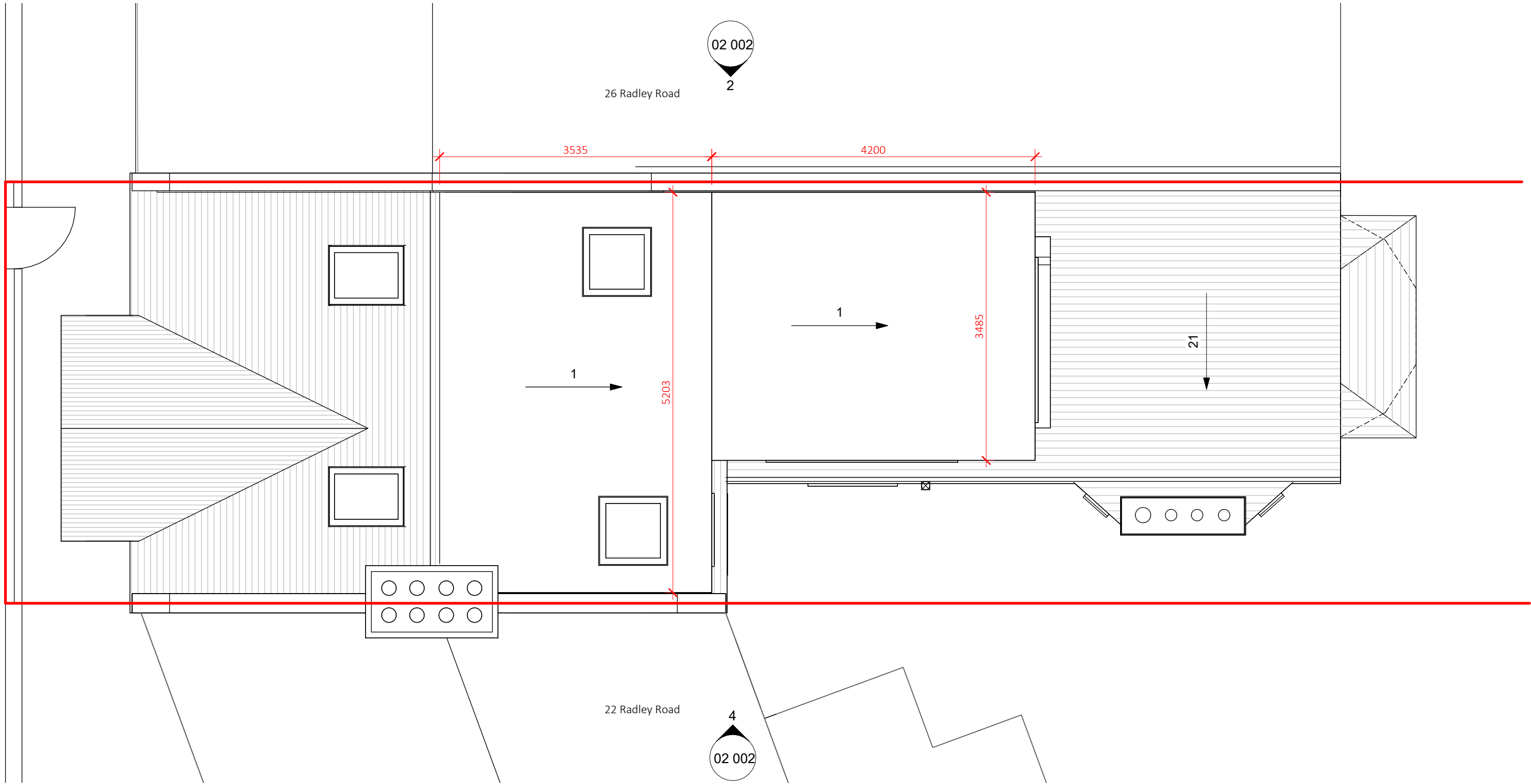
The rear bedroom includes a high level window to assist with cross ventilation. This will not cause any overlooking issues to No. 22 Radley Road.



Proposed Roof

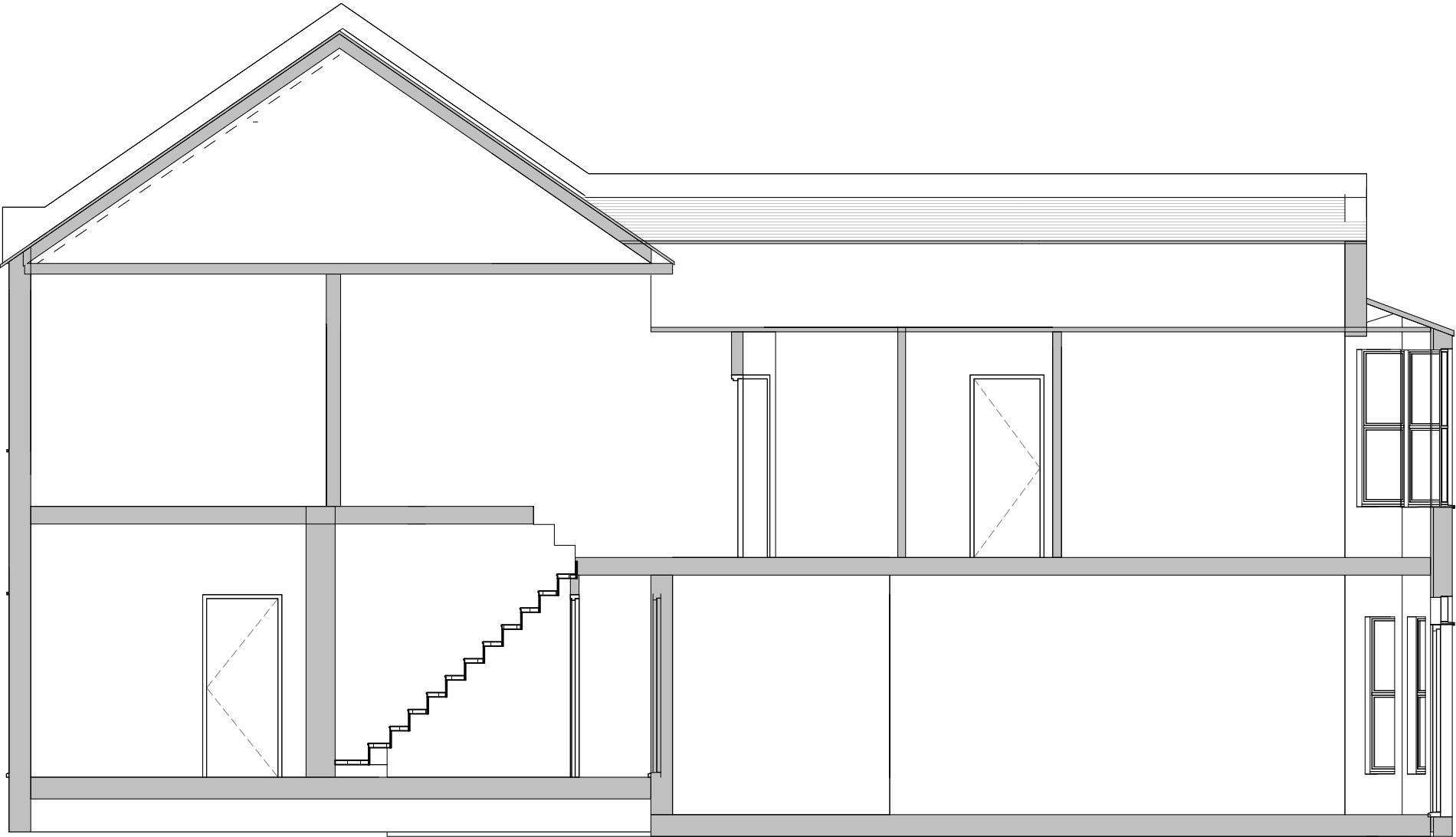
The massing of the roof is such to allow sufficient headroom and two double bedrooms to meet the nationally prescribed Technical Space Standards, with each having an area of a minimum 11.5sqm and no less than 2550mm wide.

The portion of the loft extension on the outrigger has taken on board the planning officer's feedback at the pre-application stage and takes up 50 per cent of the outrigger length, excluding the element of roof over the bay windows. The loft extension is set back from the ridge and eaves by 300mm to ensure a subservient appearance.

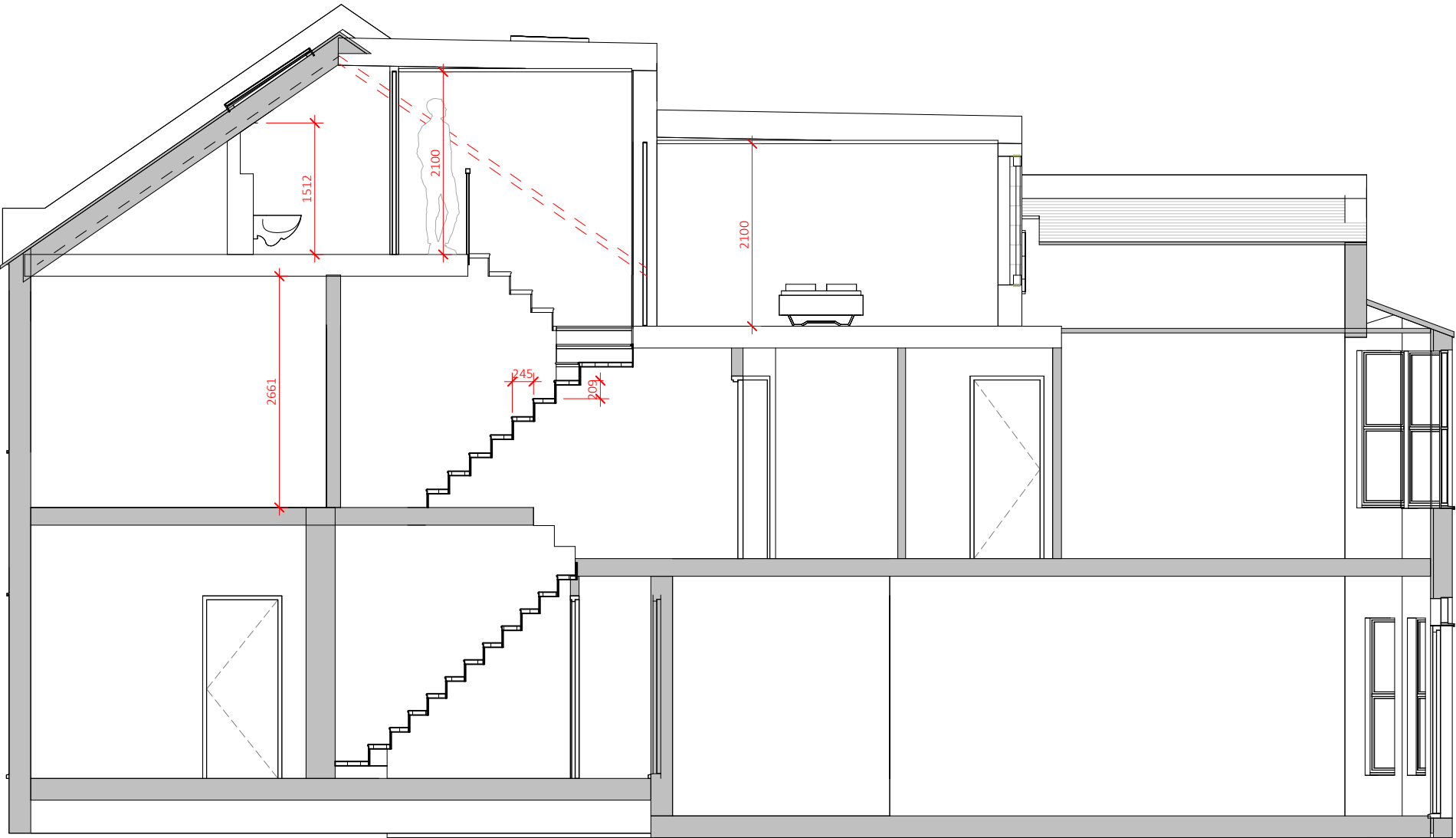


Proposed Section

The design takes into account the required stair head room to comply with Building Regulations and the to give a reasonable floor to ceiling height in the proposed rooms. The existing change in level between the main element of the house and the outrigger is maintained, resulting in the minimal volume of the proposed dormer extension.



Existing Section



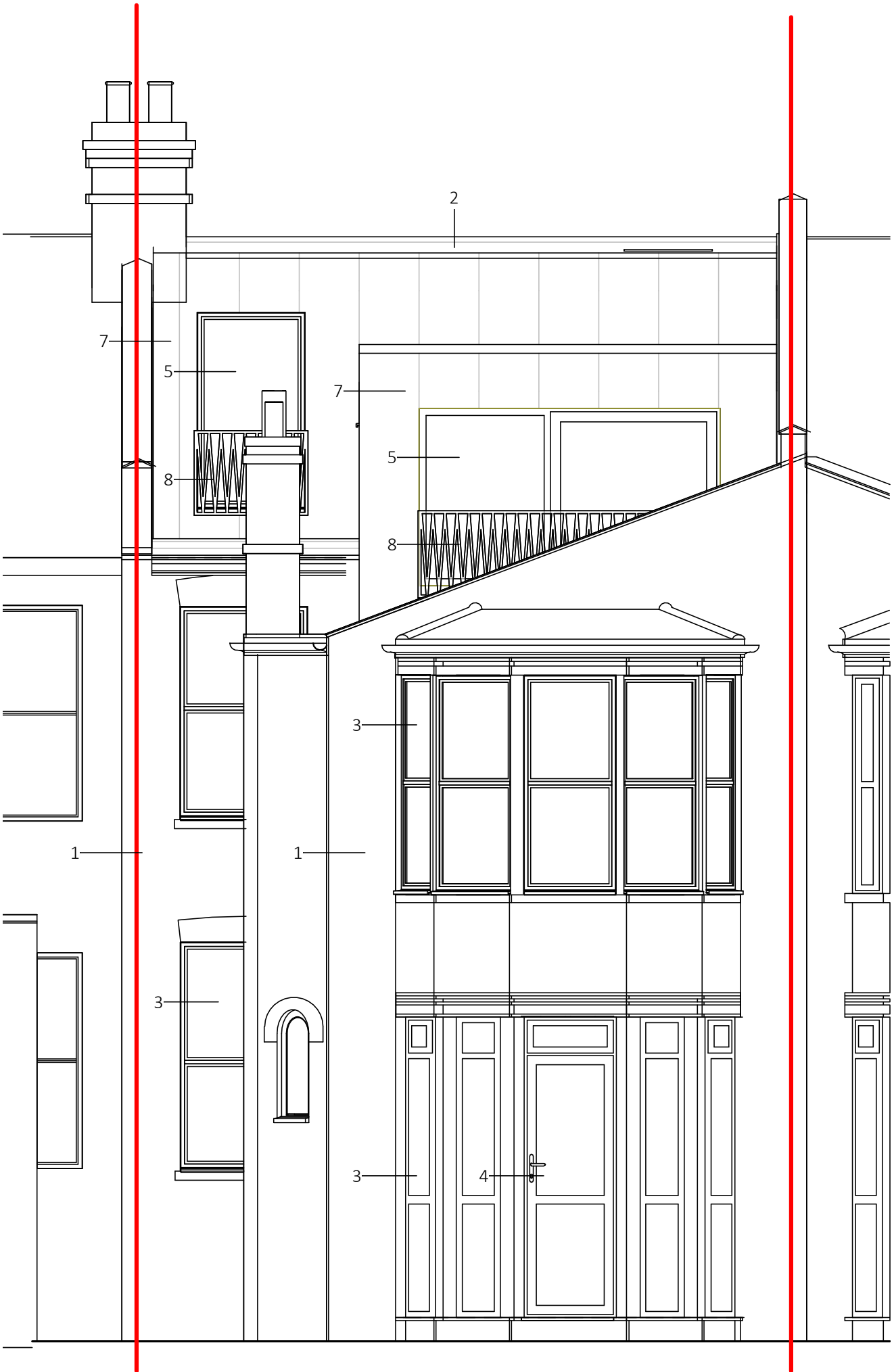
Proposed Section



Proposed Elevations

The proposed design comprises of the main dormer and outrigger dormer combined together to form an elegant L-shaped subservient structure. The pigmento red colour of the metal cladding edges is a reference to the existing red brick soldier coursing to the rear windows, providing a high-quality material in keeping with the building features.

The standing seam is carefully detailed around the window edges and the parapet walls on the party wall line with the neighbouring properties.



Proposed Elevations

Taking on board the pre-application advice, the loft extension is clearly set back from the ridge and eaves, taking up no more than 50% of the existing outrigger length.



Dormer Massing

Permitted Development rights allow loft extensions of up to 40 cubic meters of additional volume. The diagram shows the calculation of the volume for the proposed design which is only slightly larger, taking into account the relatively wide terraced property and the length of the outrigger.

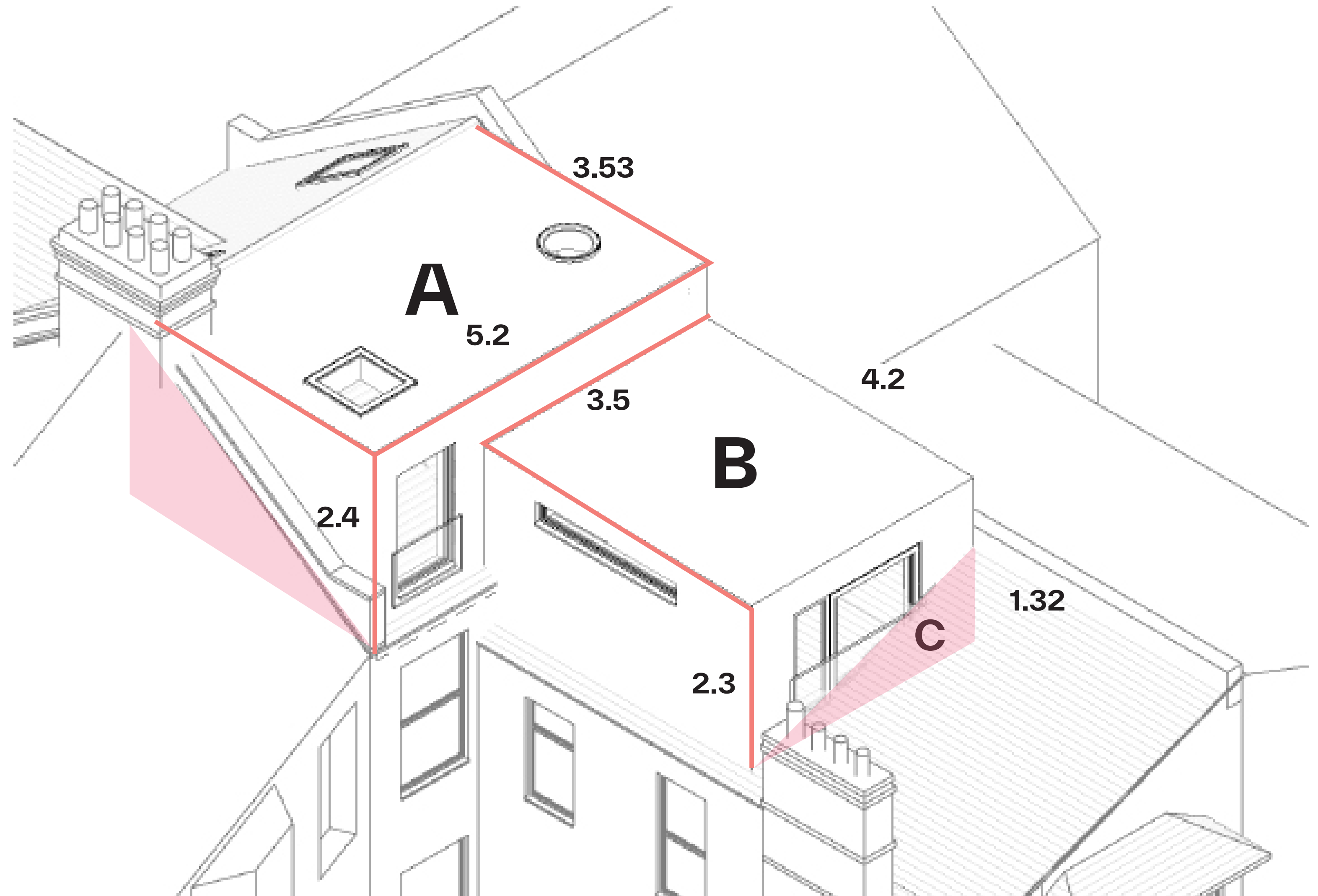
Calculations below.

A: $\frac{1}{2} \times (2.4 \times 3.53) \times 5.2 = 22.02$

B: $(3.5 \times 4.2) \times 2.3 = 33.81$

C: $\frac{1}{2} \times (3.5 \times 4.2) \times 1.32 = 9.702$

Total: $22.02 + 33.81$
 $- 9.702 = 46.128$



Dormer Width

With the proposed main roof dormer extension, it is crucial to address the spatial limitations within the property and enhance its overall functionality.

It is vital that the dormer is built against the boundary parapet due to the specific requirements of incorporating a staircase.

Constructing the dormer against the boundary line is the most viable solution to accommodate the necessary staircase configuration while maintaining compliance with relevant safety and accessibility standards.

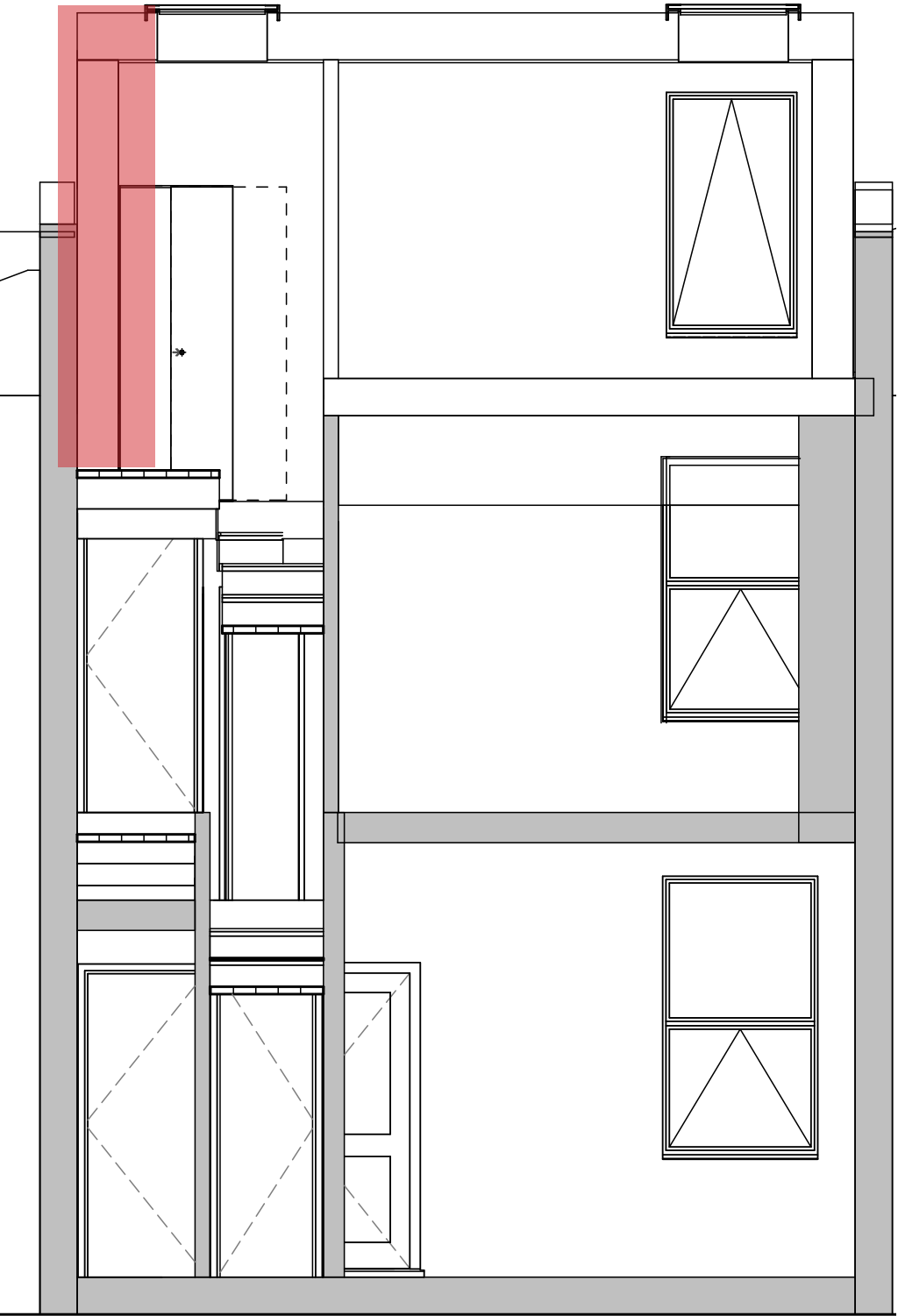
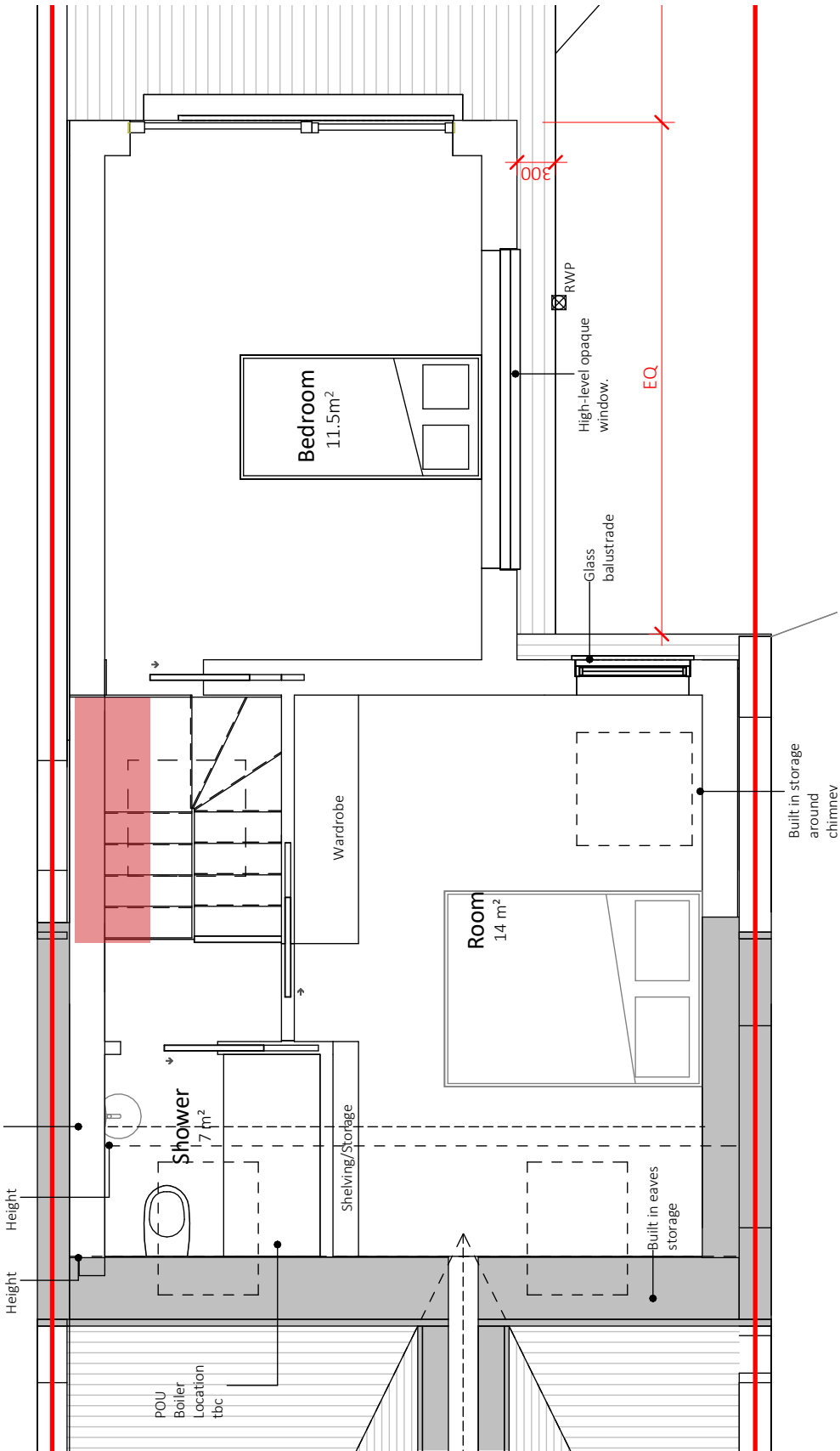
It is important to note that the proposed dormer extension falls within the parameters of permitted development rights. As such, our submission aims to highlight the compatibility of the project with the existing guidelines, emphasizing that the extension conforms to

the conditions specified for developments of this nature. Furthermore, the design choice to have both sides of the extension against the boundary line stems from the pursuit of symmetry and the intention to seamlessly integrate the new structure with the existing property.

In the case of our dormer extension project, we believe that having both sides of the extension abutting the boundary line is essential to achieving a balanced and aesthetically pleasing appearance, rather than inset from one side. The highlighted zones in red show that if the dormer width is reduced, this will create unusable space.

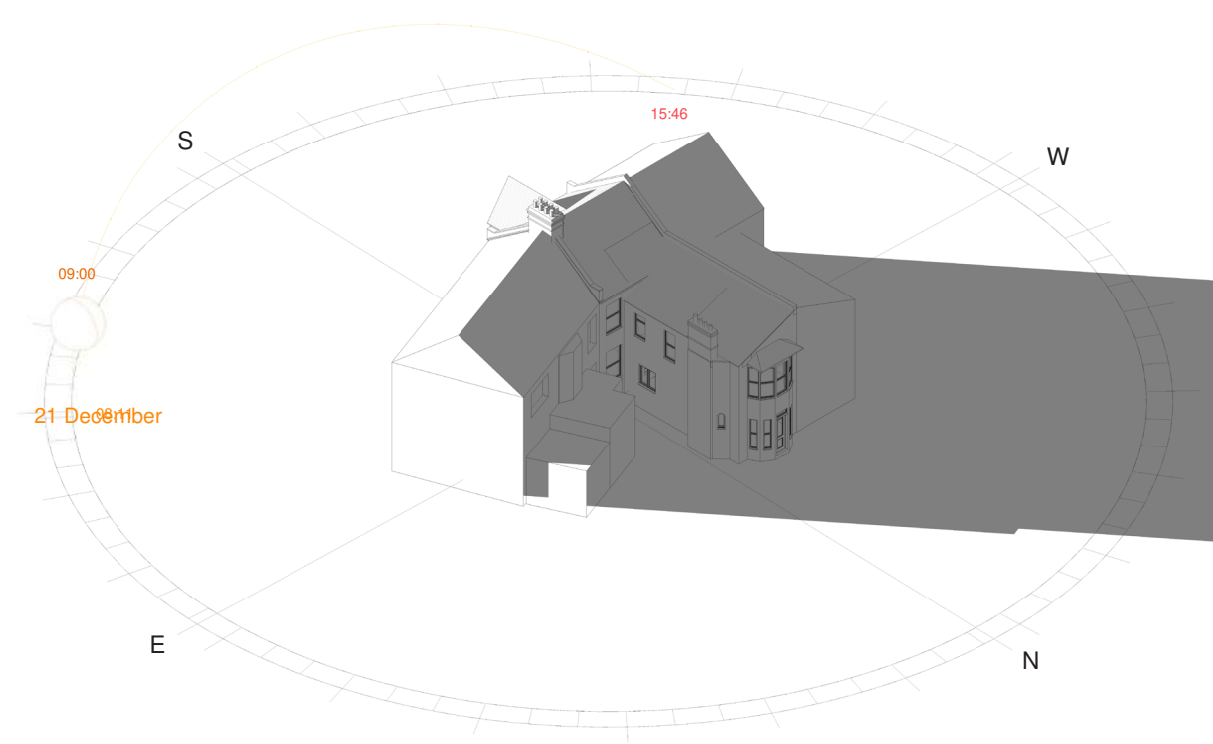
We beleive that the proposed symmetrical placement of the dormer extension will

contribute positively to the overall streetscape and maintain the architectural integrity of the neighbourhood.

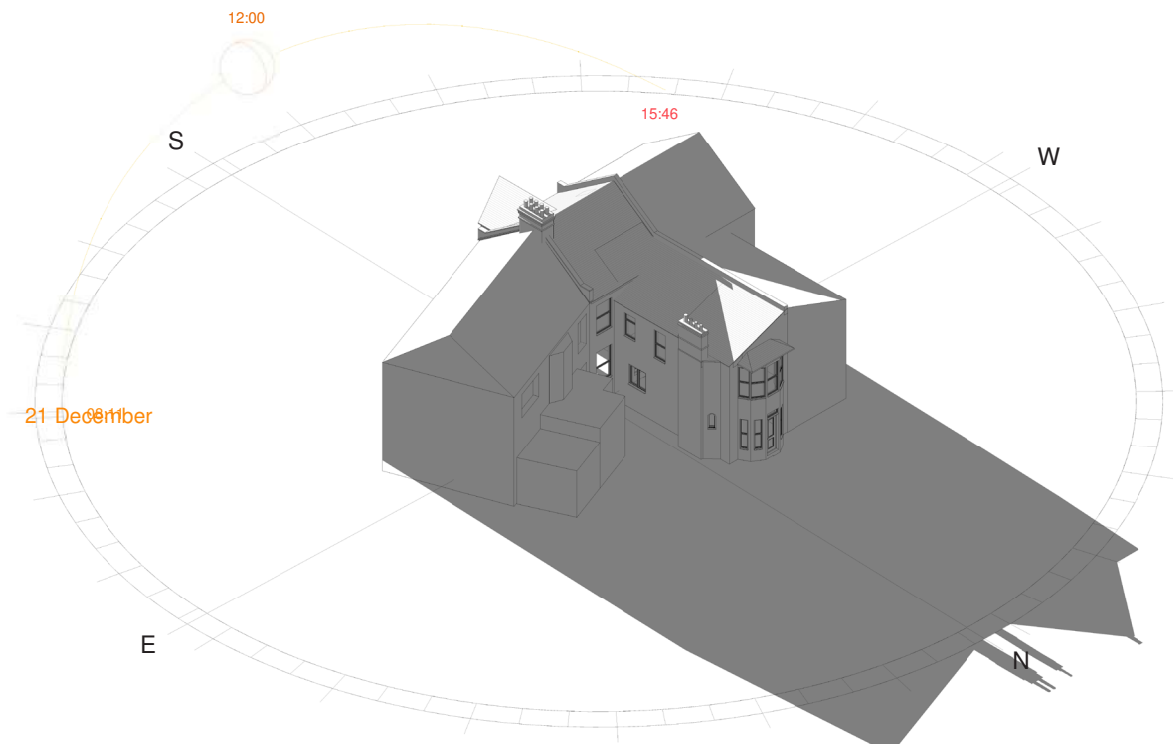


Solar Study - Existing

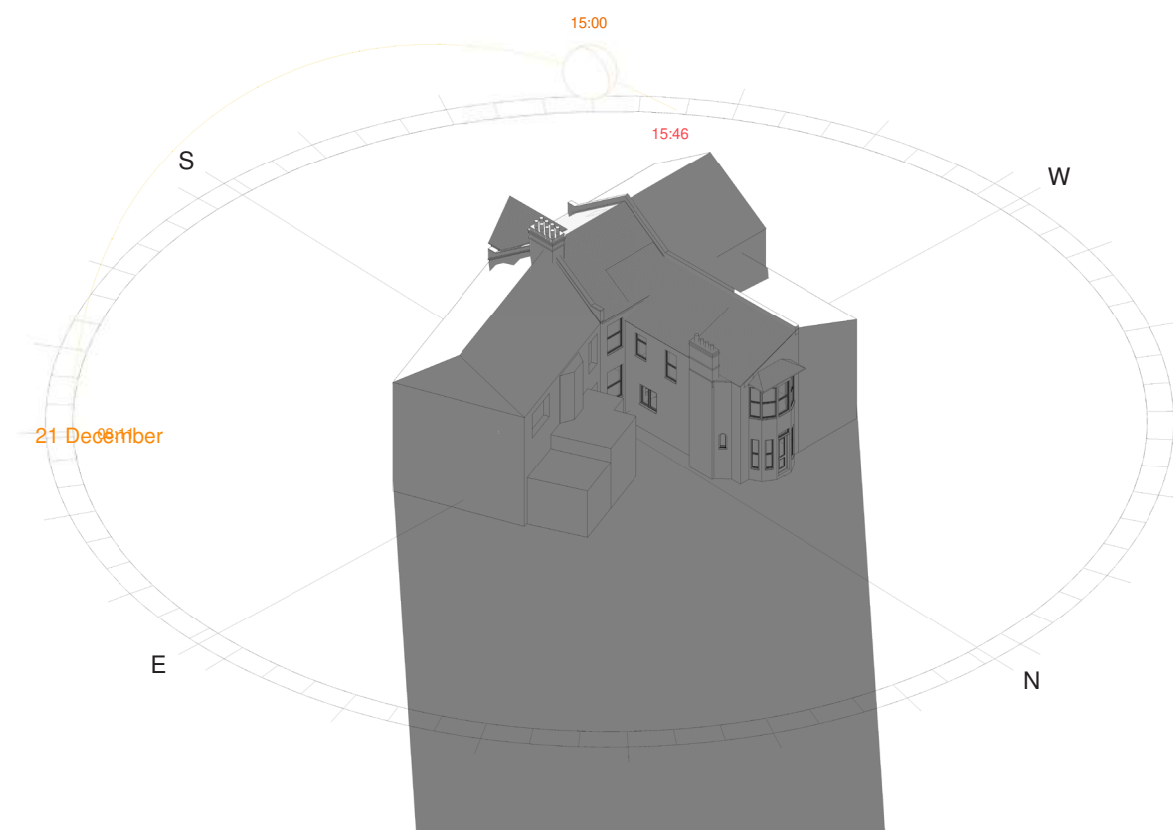
The existing solar study shows the shadows already cast over the rear elevations of No. 22 Radley Road by the existing outrigger of No. 24.



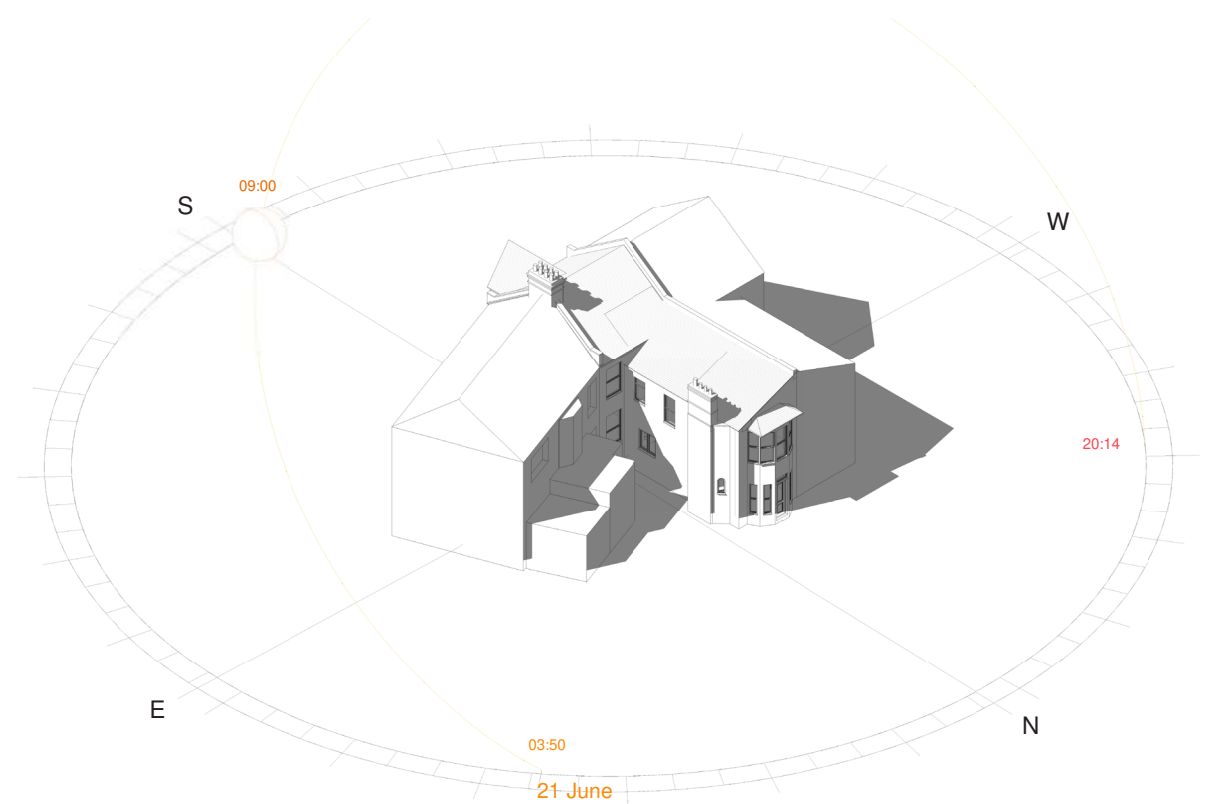
Winter 9am



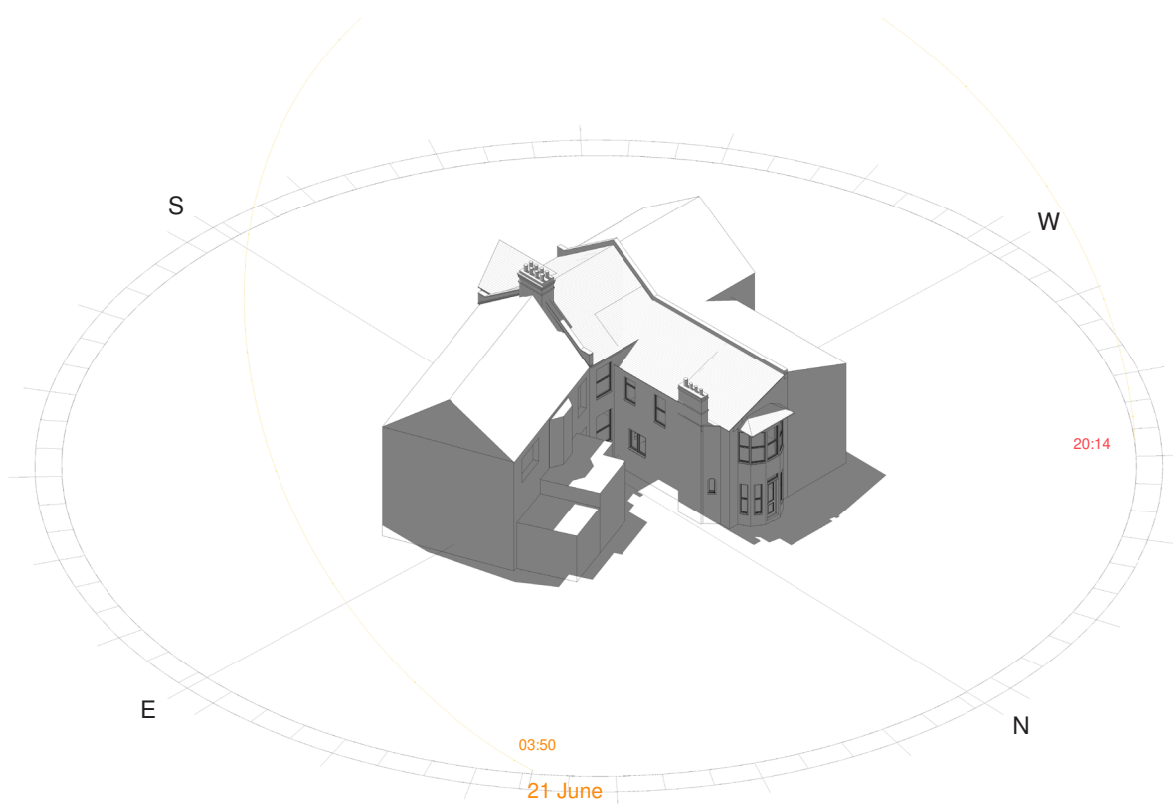
Winter 12pm



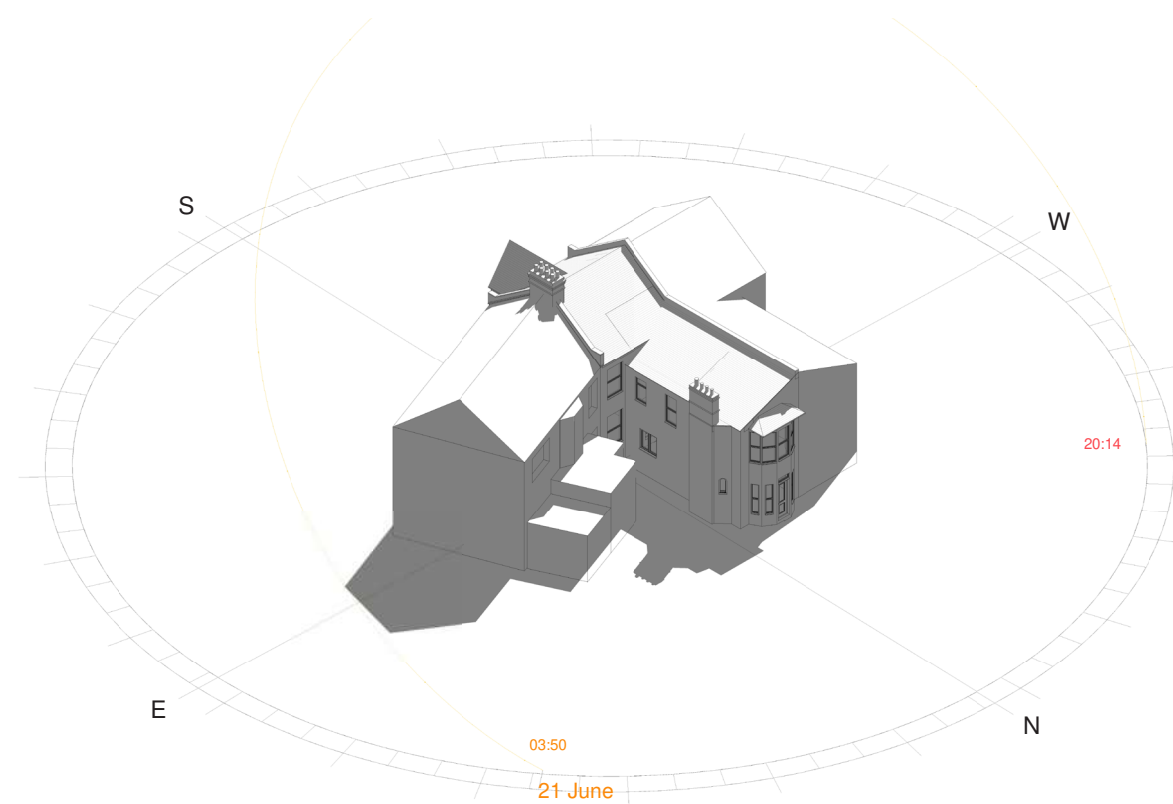
Winter 3pm



Summer 9am



Summer 12pm

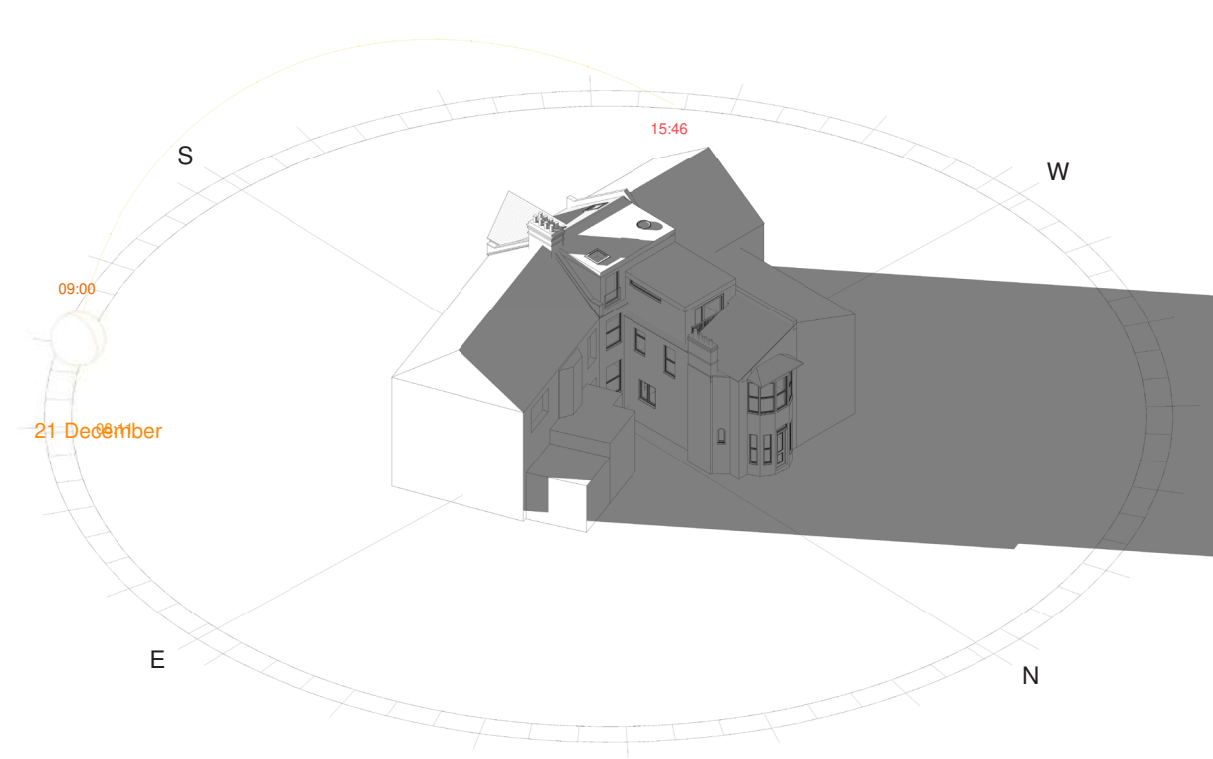


Summer 3pm

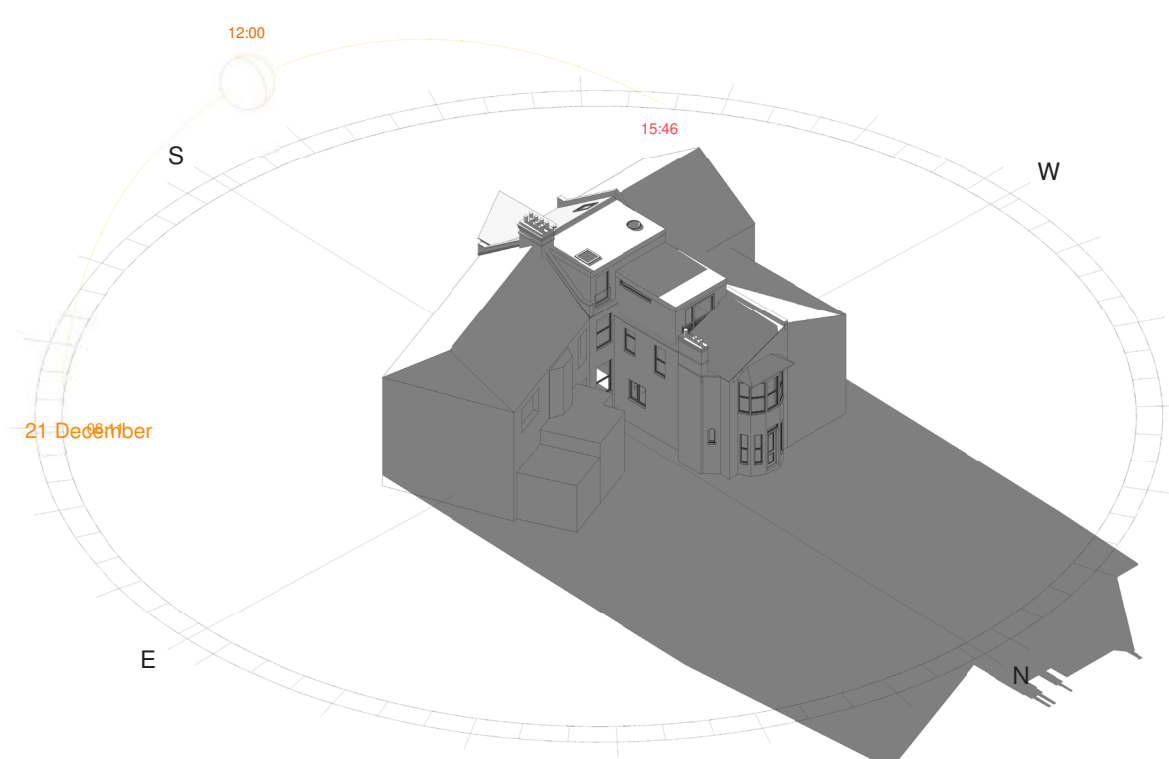


Solar Study - Proposed

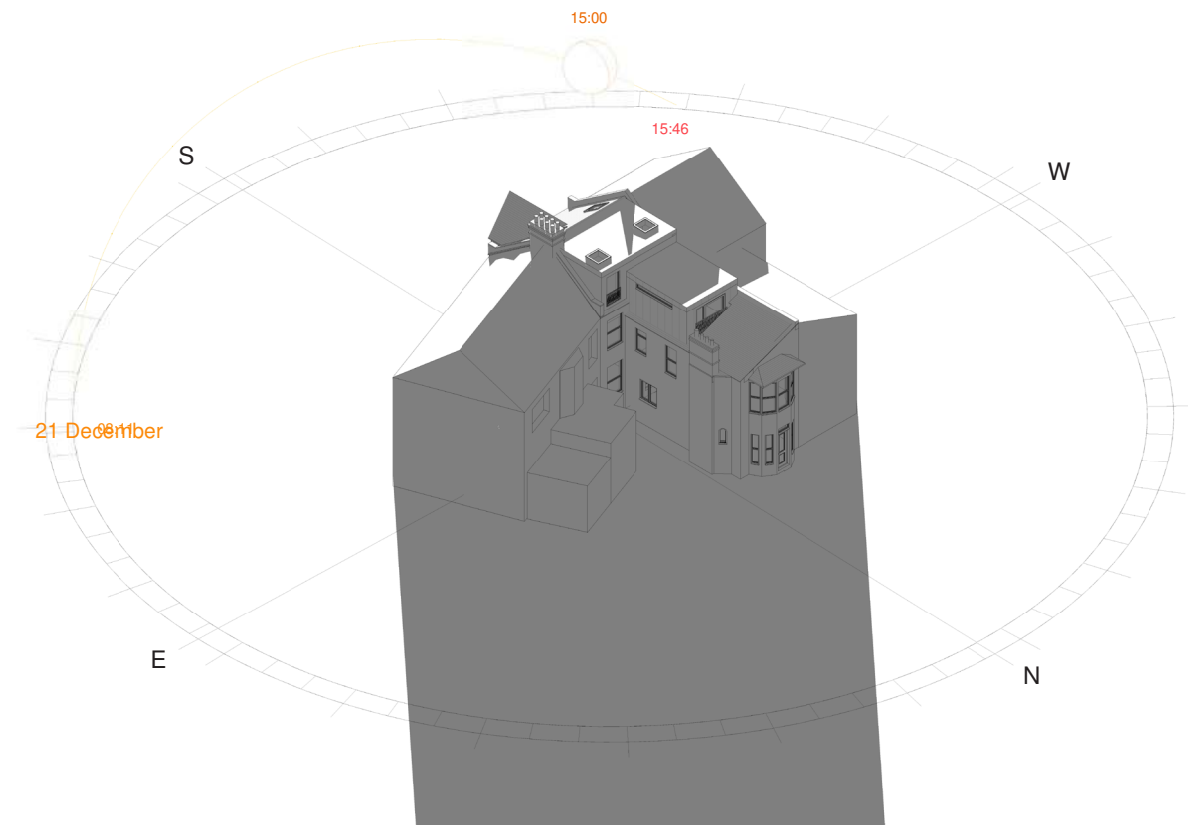
The proposed solar study shows that the only change in shadow is a slight increase to the Level 01 bathroom window. Therefore, there is no impact on habitable rooms, or loss of light or outlook.



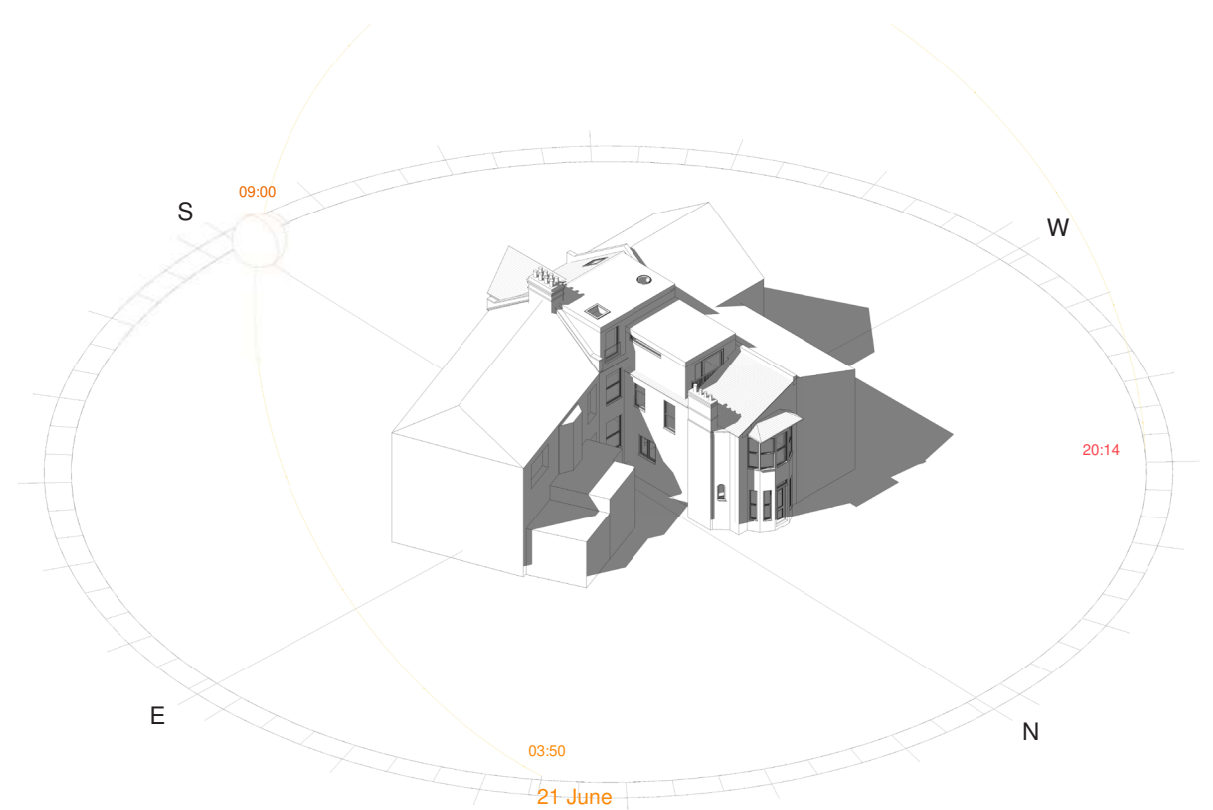
Winter 9am



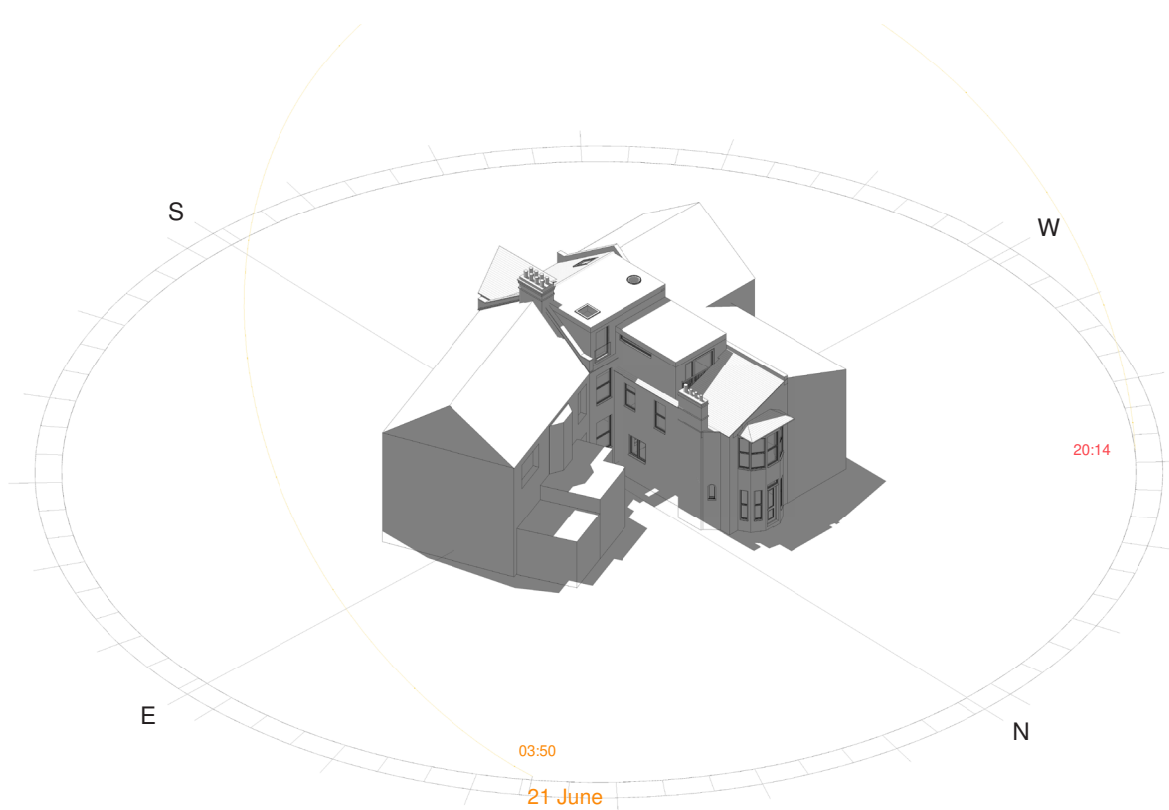
Winter 12pm



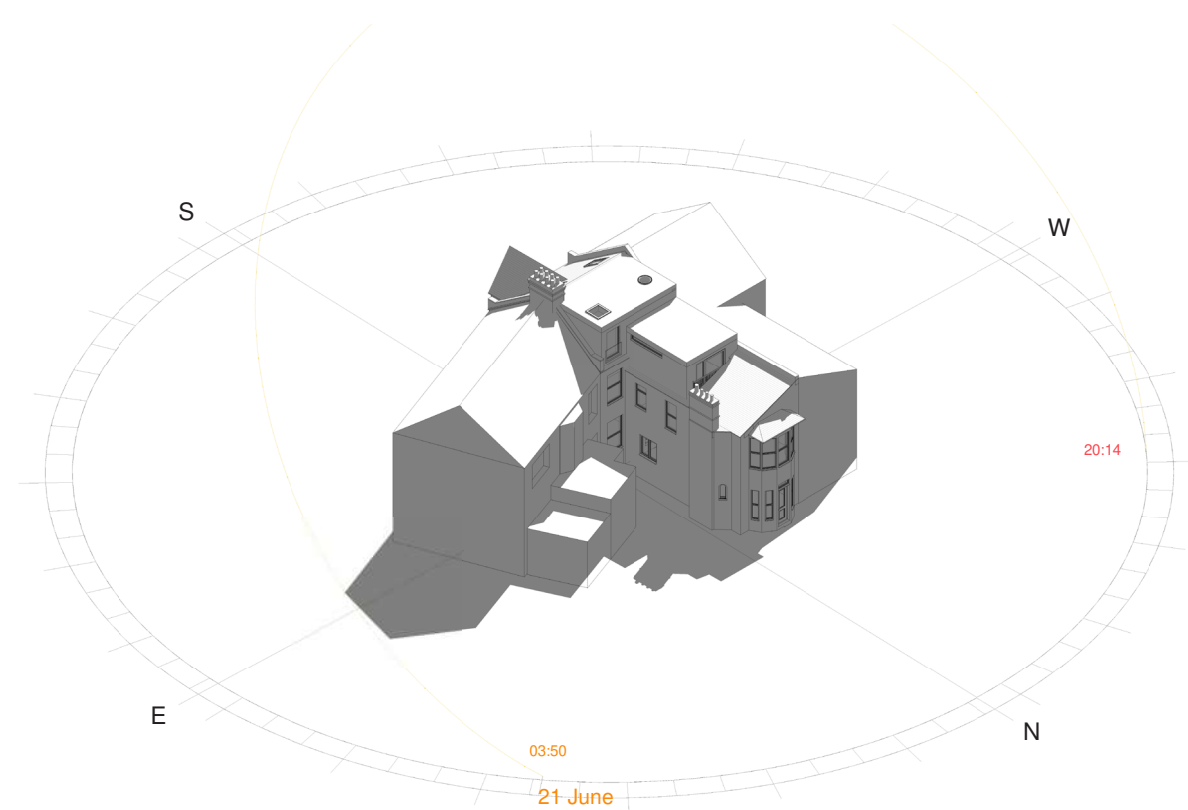
Winter 3pm



Summer 9am



Summer 12pm



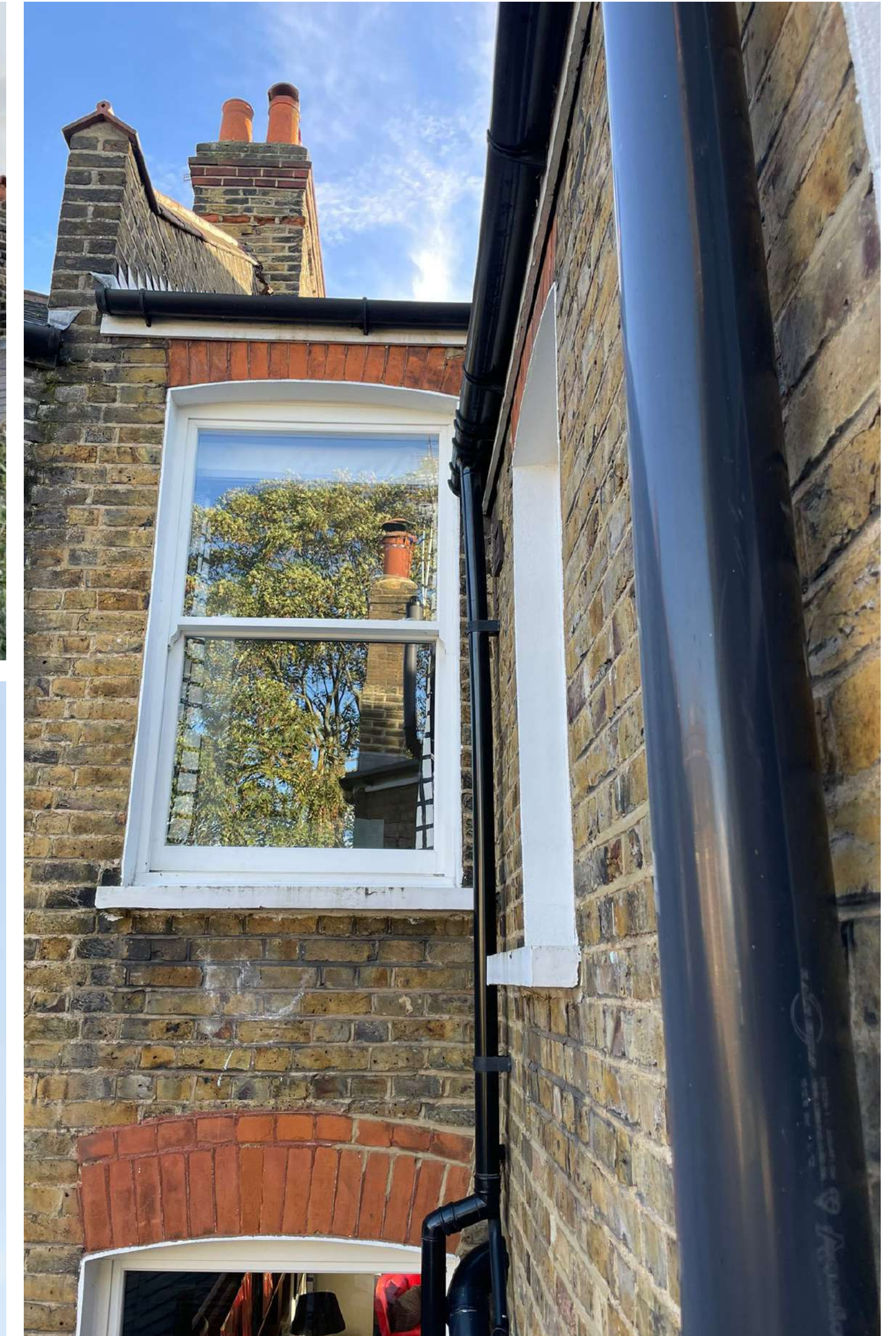
Summer 3pm



Cladding

Our aim is to explore material options beyond the conventional slate, to add a unique yet harmonious element to the property. We believe that with the council's advice, we can make an informed decision on the material selection that is both aesthetically pleasing and compliant with local planning policies.

A pigmento redhue is selected to complement the existing details of the property. This particular shade, blending red and brown tones, harmonizes with various architectural elements on the property.



Material Study

The proposed materials have been carefully considered to create a harmony between the existing property and its details, and the proposed dormers.



High Quality Materials

Metal cladding for dormer extensions stands out as a high-quality material due to its durability, versatility, and aesthetic appeal. Its robust nature ensures long-lasting protection against harsh weather conditions, including rain, snow, and UV rays, thereby safeguarding the structure beneath.

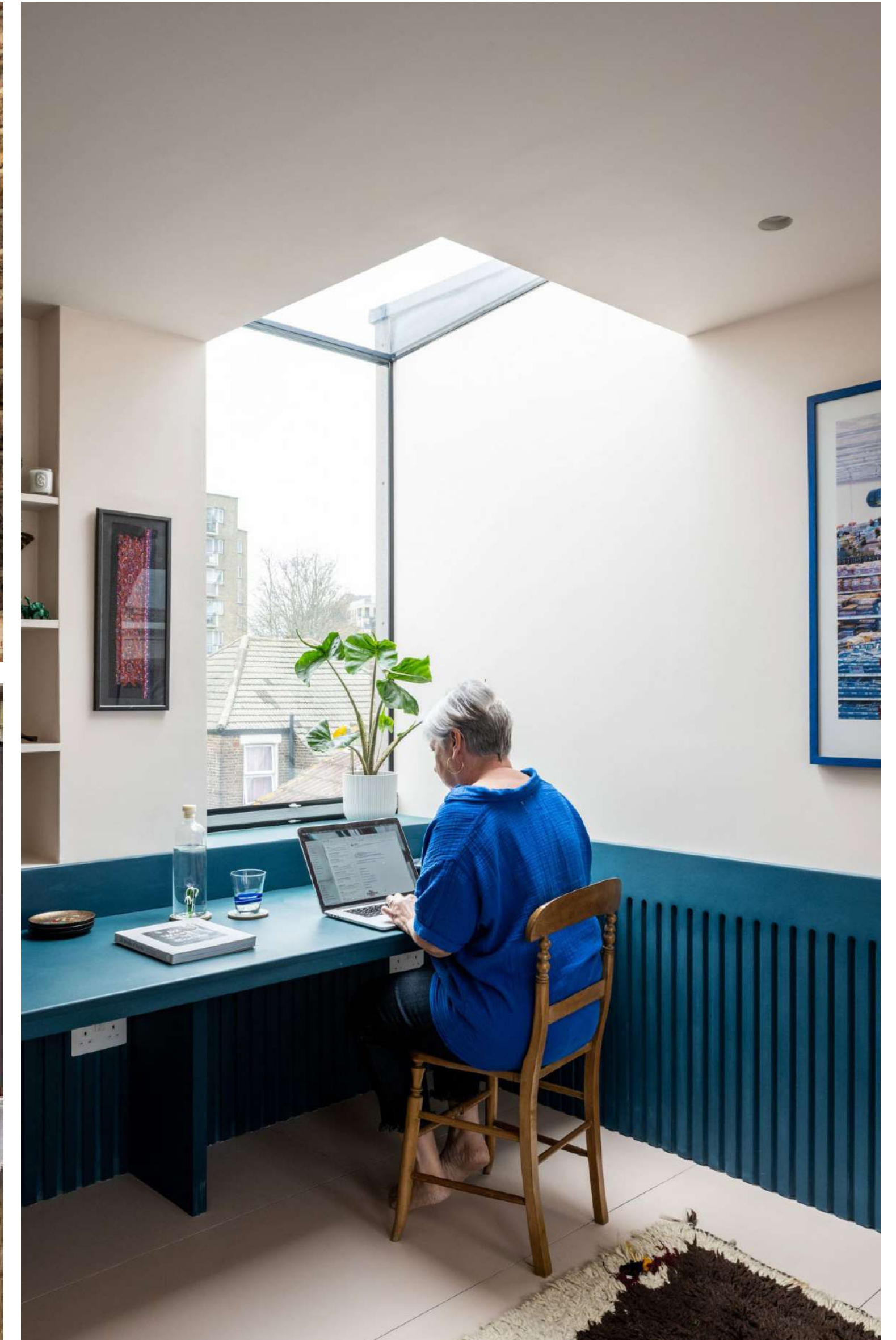
Additionally, metal cladding offers versatility in design, allowing for various finishes, textures, and colors to complement any architectural style. Its lightweight yet sturdy composition makes it easy to install and maintain, reducing long-term costs and efforts.

Moreover, metal cladding is environmentally friendly, as it can be recycled at the end

of its lifespan, contributing to sustainable building practices.

Overall, the use of metal cladding enhances both the functionality and visual appeal of dormer extensions, making it a top choice for high-quality construction projects.

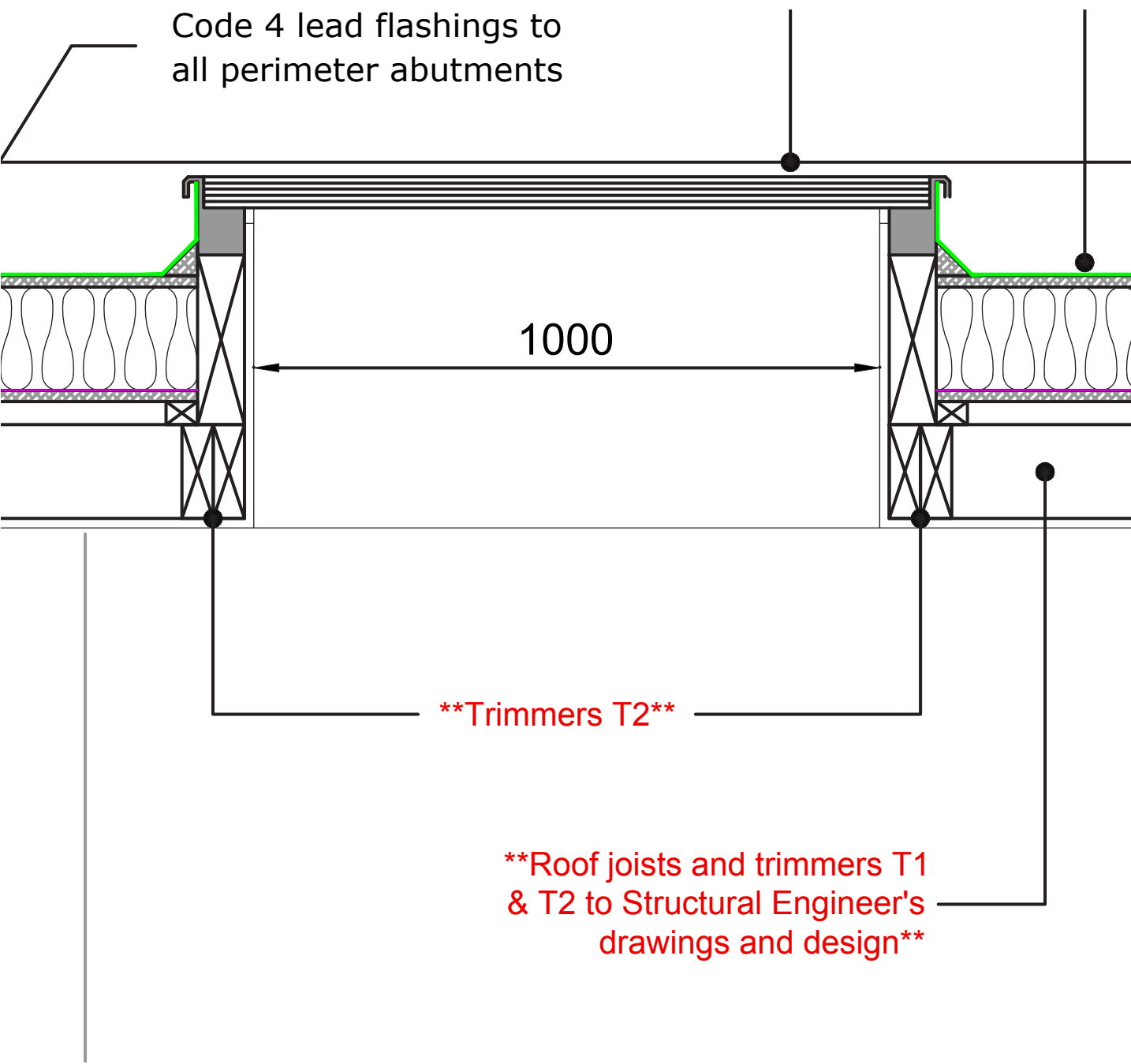
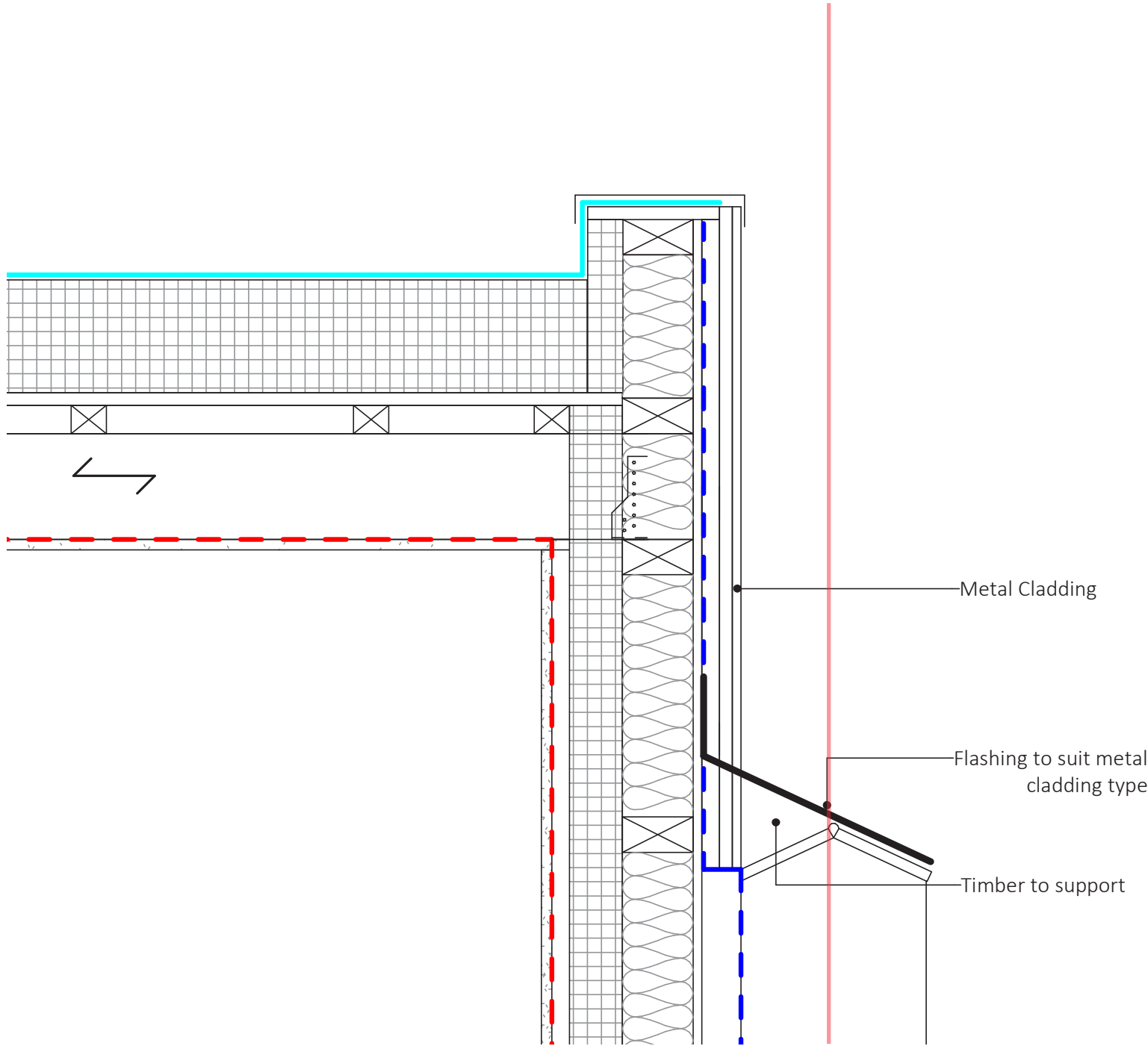
The proposal complies with **Policy DM12 (High Quality)** within Haringey's Development Management DPD.



Build-Up & Uprand

The suggested dormer design incorporates a 150mm upstand, which enhances the dormer's structural integrity, ensuring effective drainage, and maintaining overall quality standards. Moreover, the inclusion of an upstand for the roof light is imperative to facilitate efficient dispersal of rainwater, thereby preventing potential water accumulation issues.

The dormer will be built against the shared parapet, and not on against the party wall line. Flashing to suit the metal cladding is proposed to prevent the passage of water into a structure.



Sustainable Design

Metal cladding for dormers is considered sustainable and eco-friendly for several reasons. Firstly, metal is a highly durable material with a long lifespan, often lasting for several decades with minimal maintenance. This longevity reduces the need for frequent replacements, thus conserving resources and minimizing waste.

Additionally, metal cladding can be recycled at the end of its life, further reducing its environmental impact. The recycling process consumes significantly less energy compared to producing new metal, making it an environmentally responsible choice. Furthermore, metal cladding is lightweight, which can contribute to energy efficiency by reducing the

structural load on the building and potentially lowering heating and cooling costs.

Overall, the use of metal cladding for dormers aligns with sustainable building practices by promoting durability, recyclability, and energy efficiency. This, with the use of recycled materials internally will comply with **DM21 (Sustainable Design)** within Haringey's Development Management DPD.



Precedent

The external appearance relates to the interior design, with windows and rooflights strategically positioned to bring natural light into the proposed rooms and existing stairwell. The intention is to create spaces with thoughtful use of storage and creating a feature around high level windows and Juliet style balconies. The external balustrading will be replicated on the new staircase, bringing continuity between inside and outside.



01



02



03



Summary

The design will be in keeping with the existing roof form, with dimensions and materials chosen to complement the existing structure.

We are committed to developing a thoughtful and sensitive design that enhances living space while maintaining the character of the area and respecting neighbouring properties.





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