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Project ref: **306**

Site address: **32 Henley Road, London, N18 1NT**

Revision: **A 18.01.2021 (first issue)**  
**B 20.01.2021 (planning)**

# DESIGN AND ACCESS STATEMENT

Rear roof extension and outrigger

## 1.0 The Application

- 1.1 The written document accompanies a Lawful Development Certificate Application for the proposed formation of a rear roof extension and outrigger.
- 1.2 The proposal is for 32 Henley Road, London, N18 1NT.
- 1.3 The rear dormer roof extension is permitted development and falls within under Class B Part 1 Schedule 2 of the General Permitted Development Order, complying with the relevant size restrictions.

## **2.0 Site context:**

- 2.1 Henley Road is a quiet residential road within the London Borough of Enfield.
- 2.2 The application property is not a Listed building.
- 2.3 The application property does not fall within a Conservation Area.
- 2.4 The application property falls within Flood Risk Zone 1 representing the lowest probability of flooding.
- 2.5 In terms of style and appearance, the properties on the street are Victorian and mainly date from the late 19th century. They comprise two-storey terraced family dwellinghouses with two-storey Victorian closet wings at the rear.
- 2.6 The application property is currently a 2 bedroom family house occupied by the owner, with a Use Class of C3 Dwellinghouse. There is no proposed change to this Use Class.

## **3.0 Design summary**

- 3.1 The owner's intention is to sympathetically extend the existing building to provide additional living space for the future.
- 3.2 Externally the rear of the new loft extension will be finished in vertically hung tiles to match existing. New high performing glazed windows are proposed at the rear. No windows are proposed to the side elevations. At the front elevation 2 new Velux windows are proposed in the existing front root slope.
- 3.3 The new area of the additional dormer volume will be 38.28 cubic meters, therefore falling within Class B, Part 1, Schedule 2 of the GPDO allocation of 40 cubic meters.
- 3.4 No changes are proposed to the existing access arrangements.

## **4.0 Planning Context and Policy**

- 4.1 In November 2018 an application for a rear dormer roof and outrigger extension including 2 new Velux rooflights to the front roof slope was granted at 24 Henley Road London N18 1NT application reference: 18/03950/CEA.
- 4.2 In January 2002 an application for a rear dormer roof and outrigger extension including 2 new Velux rooflights to the front roof slope was granted at 98 Henley Road London N18 1NS application reference: TP/01/1824.
- 4.3 In July 1996 an application for a rear dormer roof and outrigger extension including 2 new Velux rooflights to the front roof slope was granted at 82 Henley Road London N18 1NT application reference: LDC/96/0115.
- 4.4 In January 1996 an application for a rear dormer roof and outrigger extension including 2 new Velux rooflights to the front roof slope was granted at 80 Henley Road London N18 1NT application reference: LDC/96/0001.

## **5.0 Conclusion**

- 5.1 The homeowner wishes to sympathetically extend their home complying with permitted development and falling within Class B Part 1 Schedule 2 of the General Permitted Development Order, complying with the relevant size and material restrictions.