

PLANNING STATEMENT

This Planning Statement is written in support of an Application for a **Certificate of Lawful Development for 59 Howcroft Crescent, London N3 1PA**

The proposal is for:

Formation of hip to gable roof extension, the provision of a dormer to rear roof elevation, 3no Velux Windows to front roof slope and a window on the side elevation at attic level

The property is a semidetached terrace house. The property is not listed or in a Conservation Area.

The purpose of the proposed design solution is principally to form a new family bedroom at the Attic Floor and the transformation of an area of the Ground Floor into a 'self-contained living space with increased accessibility for reduced mobility' and to plan for the future needs of the occupants, upgrading the property to reach 'Lifetime Homes Standards'.

Those aims will be achieved by:

- formation of hip to gable roof; the new formed gable will be rendered, following the established pattern of similar hip to gable roof extensions on the street.
- creation a rear roof dormer full width, recessed from the gable edge with 37 cm, from no 61 Howcroft Crescent with 35 cm and 44 cm along the eaves on the rear elevation
- provision a new stairs from First Floor to Attic Floor with a small landing at the Attic Floor from where the access to the bedroom and bathroom is made.



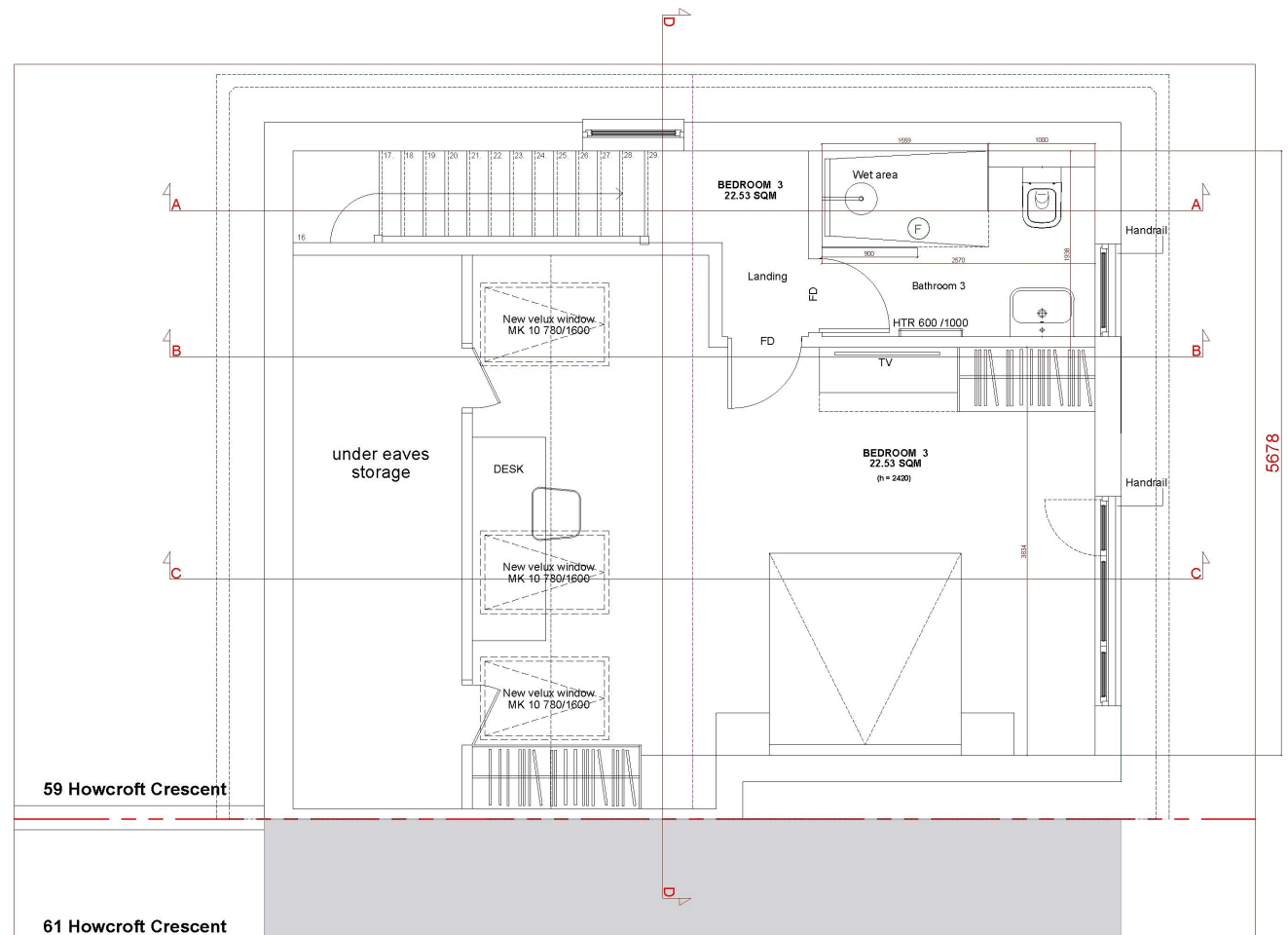
- at the Attic Floor formation of a bedroom, a bathroom with shower and under eaves storage.

- provision of three Velux windows in the front elevation roof. The windows will protrude less than 0.15 cm beyond the plan of the front elevation slope.

- provision of a non-opening, obscure glazed window on the side elevation at the attic level, on the landing hallway to provide natural light into the new stairwell created.

- the rear dormer will be finished on all three sides with vertical hung plain tiles, like to like with the existing roof plain tiles. The new French Doors and windows of the dormer looking towards the rear garden will be of similar proportions and aligned with the First Floor rear windows, forming Juliette balconies with a handrail in black painted steel balustrades.

- the residential space newly created in the attic will be separated from the lower levels of the building with fire resistant walls and a fire resistant door.



PROPOSED ATTIC PLAN

There are no existing extensions to the roof of the property therefore we believe the attic extension qualifies as Permitted Development under the terms of the GPDO (2015) being less than 50 cubic meters, below the highest point of the original roof, set in from the eaves by a minimum 200mm and proposed to be finished in materials similar to the existing house.

TOTAL PROPOSED ATTIC ADDITIONAL ROOF SPACE CREATED

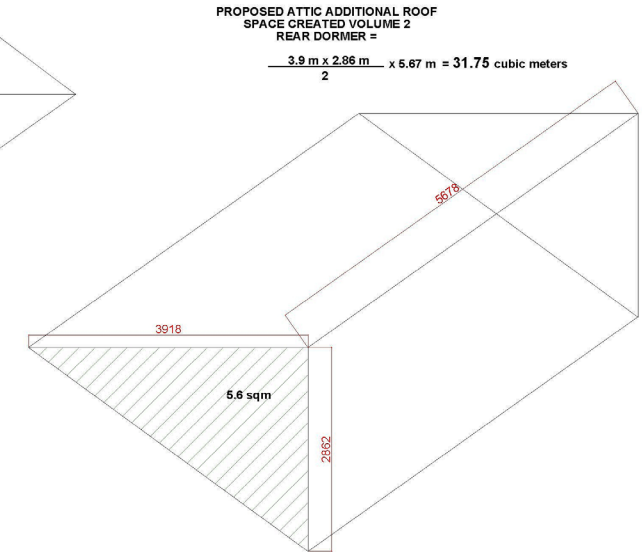
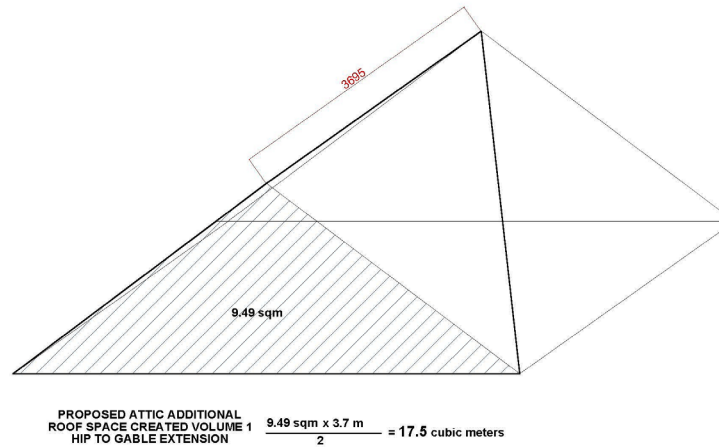
Volume 1_ Hip to gable additional roof space:

$$= (9.49 \text{ sqm} \times 3.7 \text{ m}) : 2 = \mathbf{17.5 \text{ cubic meters}}$$

Volume 2_ Rear dormer additional roof space:

$$(3.9 \text{ m} \times 2.86 \text{ m}) : 2 \times 5.67 \text{ m} = \mathbf{31.75 \text{ cubic meters}}$$

Volume 1 + Volume 2 = 17.5 cubic meters + 31.75 cubic meters = 49.25 cubic meters < 50 cubic meters considered **PERMITTED DEVELOPMENT for detached and semi-detached houses**



TOTAL PROPOSED ATTIC ADDITIONAL ROOF SPACE CREATED =
17.5 cubic meters + 31.75 cubic meters = 49.25 cubic meters
< 50 cubic meters considered **PERMITTED DEVELOPMENT** for detached and semi-detached houses

We trust that the proposed new roof extension is meeting all the conditions to be considered **PERMITTED DEVELOPMENT**.

These roof extension design proposals do not dominate the scale of the house and blend harmoniously with the existing building and context.

The extension is discreet and follows the style of other attic hip to gable extensions on the street.

The property at no. 61 Howcroft Crescent, directly connected with no 59 at the party wall, already features a similar gable end extension and a rear dormer, so the proposal would re-establish the visual balance of the pairs properties.

The new gable would not reduce the degree of visual separation between houses or glimpsed views from the street, while the gable would not form an overbearing wall facing a street, neighbouring garden or other public place, but rather an vehicular access alley.

Gable end extensions are a characteristic feature within the streetscape, on the street and wider area. Several existing extensions have been implemented at the following addresses, included the next number neighbour, directly connected the property, no. 61 Howcroft Crescent:

63 - 65 Howcroft Crescent, 71 Howcroft Crescent, all on the same side of the street

44 Howcroft Crescent, 48 Howcroft Crescent, 58 Howcroft Crescent, on the other side of the street.



48 Howcroft Crescent

44 Howcroft Crescent

38-40 Howcroft Crescent

40 - 38 Howcroft Crescent, 39 Howcroft Crescent, 31 Howcroft Crescent, 29 Howcroft Crescent, 23 Howcroft Crescent.

We can confidently state that this type of 'gable end extension' became the characteristic roof extension in the neighbourhood.



39 Howcroft Crescent

31 Howcroft Crescent

29 Howcroft Crescent

Other improvements to the existing layout:

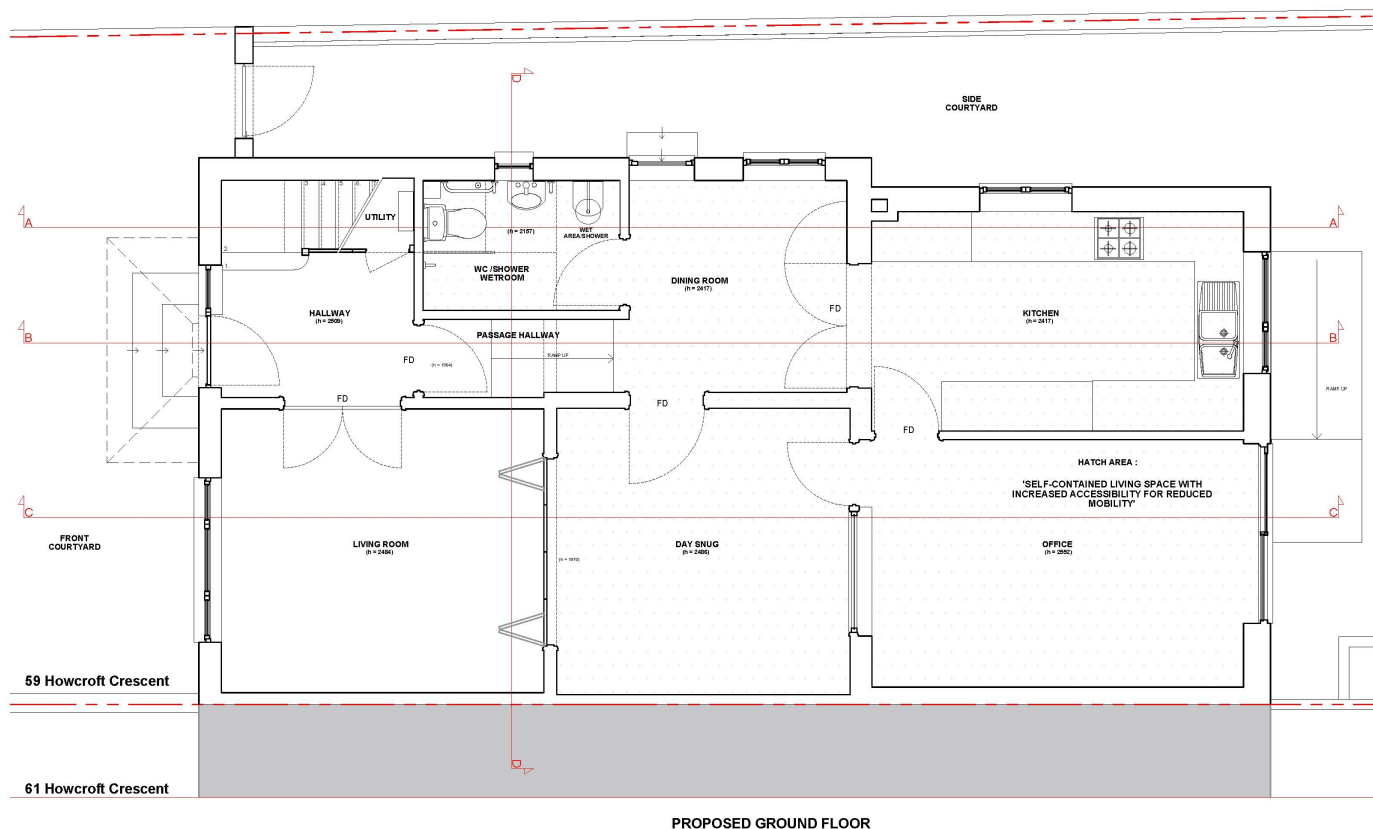
First Floor:

In order to ensure that the new stairs are in conformity with the Building Regulations head height requirements, the new stairs will start in the space previously occupied by Bedroom 3, and a new Lounge/Study Area will be created new to the stairs going from First Floor to the Attic floor

Ground Floor:

At present there is only one small WC with a sink under the stairs, at the Ground Floor, and the only bathroom at the First Floor level is servicing the entire house.

The proposed roof extension works can be considered as a good opportunity to also refurbish and optimise the Ground Floor and transform it into a 'self-contained living space with increased accessibility' for reduced mobility and to plan for the needs of the senior owner, upgrading the property to reach 'Lifetime Homes Standards'. The access to the 'increased accessibility for reduced mobility' area at the back of the Ground Floor can be done with the help of a ramp, easily accessed from the side courtyard.



The improvements at the ground floor would be as listed below:

- Enlarging the existing WC under the stairs by adding a wet room, and all the facilities needed for being used by the senior occupier. The new Shower room will partially develop into the entrance hallway and take a bit of space from the Dining room. A new door of the shower room, with a fast access towards the middle room transformed into a lounge/rest area will be created.

The entrance hallway will be separated by the rear 'increased accessibility' area with a fire door. To reach the level of the rear part of the house which is higher with a few cm, a ramp with a slight gradient will be created, or the entire GF floors will be re-finished to have the same level.

The Door in between the Entrance hallway and the Living room will be moved enlarged and upgraded to fire door standards.

Scale and materials

Overall, the scale of the new additions will respect the existing conditions, using a mix of traditional and modern materials, harmoniously integrated. The materials proposed will be in keeping with the existing ones and will preserve the character of the locality, and the historical architectural details. The materials used will be natural or specific to the area, such as the vertical hung plain tiles cladding similar to the existing roof for the new rear dormer.

The flat roof of the dormer will be in reinforced fiberglass or felt, in a charcoal colour to match the existing areas of flat roof. The new Velux windows skylights inserted in the Front elevation roof will be discrete, anthracite grey, flush with the roof. The new rear dormer attic windows, doors and skylights will be formed in double glazed sealed units to comply with building regulations. Additional insulation will be provisioned for the attic roof on the areas where the existing roof is retained, and proper insulation for the new build parts. The new window inserted in the side elevation will follow all the requirements, being non-opening, obscure glazed and will not adversely affect the privacy or amenity of the neighbourhood.

Conclusion:

The main aim of the design is the preservation of the area's character whilst improving the usage, functionality and thermal efficiency of the house. The intention is for the roof extension to remain subordinate to the host building and be read as if it was part of the original dwelling with sympathetic modification. The design concept will respect the overall context, using like to like materials and details, with a particular emphasis on providing a healthy and greener ambient.

Arch. Georgia Cristea
RIBA, ARB

Date: 24.03.2024