

Design and Access Statement Loft Conversion at 101 Woodstock Road, N4 3EU

Proposal description: Conversion of loft including a rear dormer extension and front roof lights.

This Design and Access Statement has been prepared to accompany a planning application for a loft conversion with front rooflights and a set-back rear dormer at 101 Woodstock Road, London N4 3EU.

The application site is a three-storey mid-terraced building on the northern side of Woodstock Road, which has a mainly residential character. The site is located within Stroud Green Conservation Area.

This planning application is a resubmission of a proposal that, following a site visit and discussions with Haringey Planning officers, was approved in 2016 (HGY/2016/3189). Pre-Application Advice has been formally sought (PRE/2023/0078) and we were advised that a dormer matching the same dimensions and position as the one previously approved would be supported by the Council.

There are several examples of similar rear dormer loft conversions on architecturally comparable three-story, mid-terrace houses within the conservation area, e.g. at 105 Woodstock Road and at 4, 8, 65, 83, 85, 89, and 103 Florence Road. The proposal is therefore in keeping with the pattern of development in the locality

The design guidance for residential “Loft conversions and dormers” on the Haringey planning website recommends that generally dormers should be at the rear and “in keeping with the character of the area”. The proposed design is closely matched in size, scale and form to the dormer already built at 105 Woodstock Road (see Image 1). This example is visible from the rear garden of the application property. The dormer is not symmetrical due to the location of the staircase.

It is important to note that the rear of all adjacent properties are not visible from neighbouring streets and there are no back-to-back neighbours or gardens behind because of the very high wall along the rear garden boundaries all along the back. The new dormer will therefore have no impact on the streetscape.

The proposal is to inset the rear dormer up the roof slope away from the rear eaves and to inset it from the party parapet walls each side. The proposed dormer is stepped in from the sides 795mm and 550 mm and set back 675mm from the eaves, which is comparable to the previously approved dormer at 89 Florence Road (HGY/2015/1966). Therefore, the proposed dormer is subordinated to the host building and in keeping with proportions and the roofscapes. Traditional materials will be used for the dormer to match and complement existing materials and the character of the conservation area, including grey slate tiles on the dormer cheeks.

The two conservation Velux rooflights to the front roof elevation will also closely match those already existing at no. 105 Woodstock Road (see Image 4). The exact spacing between the symmetric front elevation rooflights will be chosen to accommodate the future installation of PV solar panels in-line with the national policy to encourage renewable energy (this will be the subject of a separate planning application following pre-planning advice).

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Image 1 – Rear view of existing dormer at No. 105 and proposed dormer at No. 101



Image 2 - Existing rear elevation No. 101



Image 3 - Extended rear elevation at No. 105



Image 4. Existing rooflights at No. 105



Image 5. Front elevation No. 101



Image 6. Streetview of 99-107 Woodstock Road (Google Streetview)