



342 Clapham Road
London
SW9 9AJ

Tel: 0207 242 5353
hello@designteam.co.uk
www.designteam.co.uk

15/08/2023

372a Alexandra Park Road, N22 7BD

**Hip-to-gable Loft Conversion including L-Shaped Dormer
Loft Extension and Internal and External Alterations**

Formal Planning Submission

Contents Page

1. The Proposal	P3-5
2. The Site	P6
3. Site Photos	P7
4. Local Precedent 1	P8
5. Local Precedent 2	P9
6. Local Precedent 3	P10

The Proposal

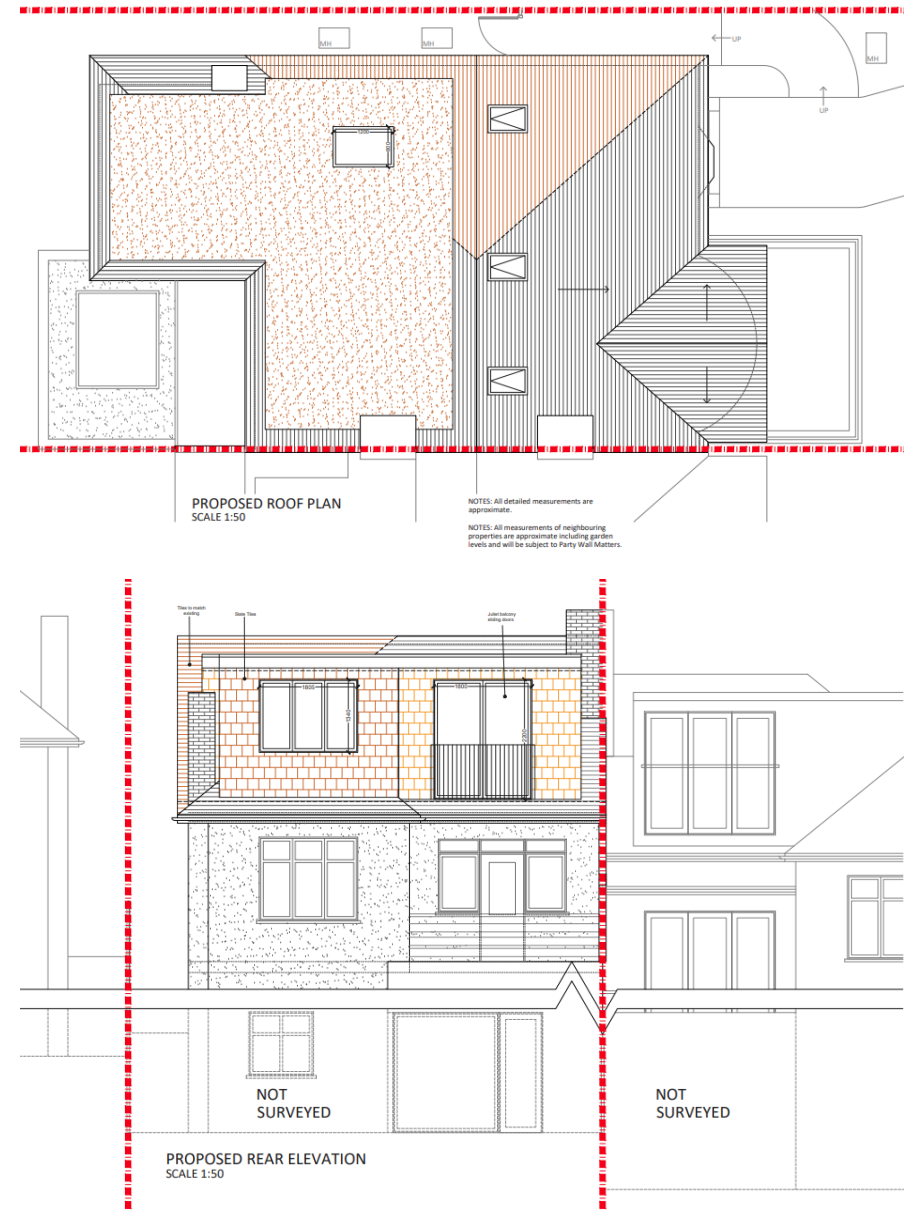
On behalf of our client, we are submitting a planning application regarding a project at 372a Alexandra Park Road, N22 7BD. The design comprises of a hip-to-gable conversion to the roof, including the addition of an L-shaped dormer loft extension and external and internal alterations to the upper floor flat of a semi-detached house.

More specifically, the proposed design looks to create additional space at loft level for a studio/office space, a bedroom, shower room, and storage room. The purpose of this project is to provide better living and working-from-home arrangements with the internal and external reconfigurations for the family's growing needs.

Internally, part of the stairs to the first floor are proposed to be reconfigured to provide a more spacious landing space upon entry to the first floor level, while also allowing for space to form the new stairs to the loft level.

At the new loft floor level, the hip-to-gable roof conversion and the L-shaped dormer extension to the rear provide a spacious, valuable studio/office space that can accommodate the client's studio equipment and also makes room for desk-space, to meet the client's work-from-home needs. Positioning the studio/office in the loft is a switch from it being in the small bedroom on the first floor for the previous 10 years – during this period, there have been no noise complaints from neighbouring properties. All acoustic treatment in the studio/office will be professionally supplied by GIK Acoustics. The dormer itself will also provide sound insulation.

The additional bedroom also provides space for the family to grow, with the added shower room at loft level providing further facilities to be used with convenient access from the new bedroom and office/studio. A storage room and access to eaves storage provides sufficient space for the family's additional household storage.



The Proposal

The proposed alterations to the roof respect the scale, form and character of the host building, and are in keeping with surrounding properties.

The proposed hip-to-gable roof conversion will mirror the hip-to-gable loft conversion at no.372, allowing for a roofscape of visual consistency between the two properties.

The scale and massing of the proposed loft extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring properties; as the proposed loft extension is also stepped in 400mm from the eaves to the rear and set in 450mm from the sides. In addition, the proposed dormer to the rear sits below the ridge level, ensuring the proposal is subordinate to the existing property.

The proposed hip-to-gable conversion to the roof will maintain the ridge at the same level, with tiles to match the existing roof to tie in with characteristics of the existing property and surrounding area.

The materials of the proposed gable-end will consist of render to match the existing property and the L-shaped dormer extension will consist of tiles to match the existing property to tie in with the existing characteristics and remain congruent with similar neighbouring developments in the area.

With the configuration of the new stairs to the loft level, the large window to the side of the existing stairwell, as seen in the existing side elevation, is proposed to be replaced with two smaller windows that have been positioned around the new stairs, so that the steps do not overlap the window. The new windows are proposed to be the same width as the existing window but are reduced in height. The windows will also have obscure glazing to prevent overlooking onto neighbouring properties.

The new rooflights to the front roof slope are of equal size and will further allow natural light into the loft space; while also remaining in-keeping as a common feature in the borough.

Overall, the hip-to-gable loft conversion, L-shaped dormer extension and all reconfigurations in the proposal are made to improve living conditions for occupants, while remaining sensitive to the existing property and neighbouring properties.

With the design elements of matching existing materials, stepping in significantly from the eaves and keeping the extension below the ridge level, with the hip-to-gable roof conversion maintaining the same ridge level, our proposal is subordinate to the host property and in-keeping with the pattern of development in the area.

In forming the proposal, we have also looked towards Haringey's Local Plan, which acknowledges the over-concentration of housing stock towards 1 or 2 bed homes (40.4% one-bedroom homes and 45.6% two-bedroom homes between 2011-2018). This proposal will create a 3-4 bedroom property by addition of the loft bedroom and space to expand into the multi-purpose office/studio space in the loft, which aligns with the council's stated aim of increasing the borough's 3+ bedroom housing stock. It is also in accordance with Haringey's Development Management DPD and the London Plan.

Please refer to this document alongside the proposed drawings submitted with the application, which reflect all the points mentioned within the planning statement.

The Proposal



The Site

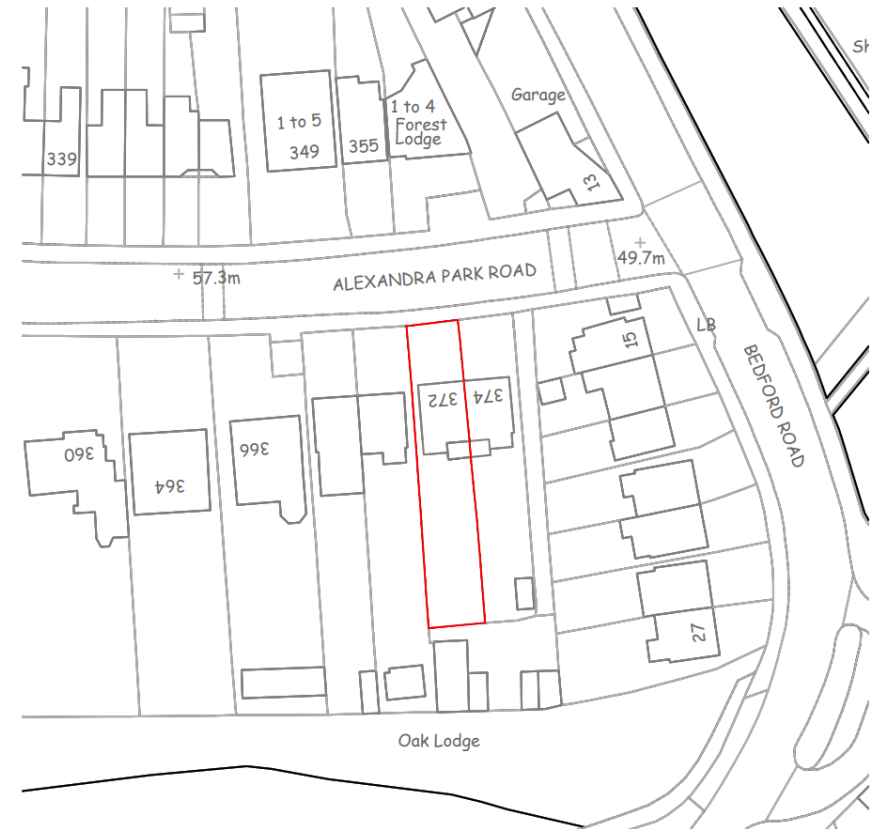
The location of the proposal is at 372a Alexandra Park Road, London, N22 7BD.

The site is in Wood Green, London and is local to Alexandra Park and Palace. The site is also local to Alexandra Palace Train Station, which is approximately a 3-minute walk from the site.

The site at 372 Alexandra Park Road currently hosts a semi-detached house split into two flats, with no.372a occupying the first floor level above the ground floor flat. The site is situated on a street with semi-detached and detached properties which share some similar characteristics but also vary in overall form, style and appearance. The street consists of properties that are a mixture of full houses, with a few flats. There are many properties on the street which have been developed over the years with approved extensions and alterations being added.

Part of the proposal will be visible from the front of the property, where the existing roof is proposed with a hip-to-gable conversion and the addition of new rooflights to the front slope. This will tie in with similar properties along the street scene that have undergone similar conversions and alterations.

There are no public paths that overlook the rear of the property, where the L-shaped dormer extension is proposed; with large trees to the rear of the shared garden obscuring the rear of the property.



Site Photos



Local Precedent 1

Precedent Address: 374 Alexandra Park Road, N22 7BD

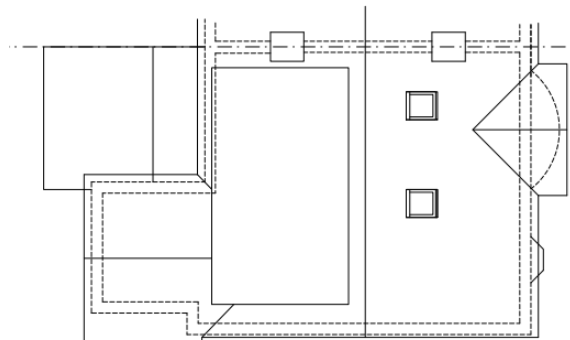
Planning Reference: HGY/2019/2438

Decision: Granted (02.10.2019)

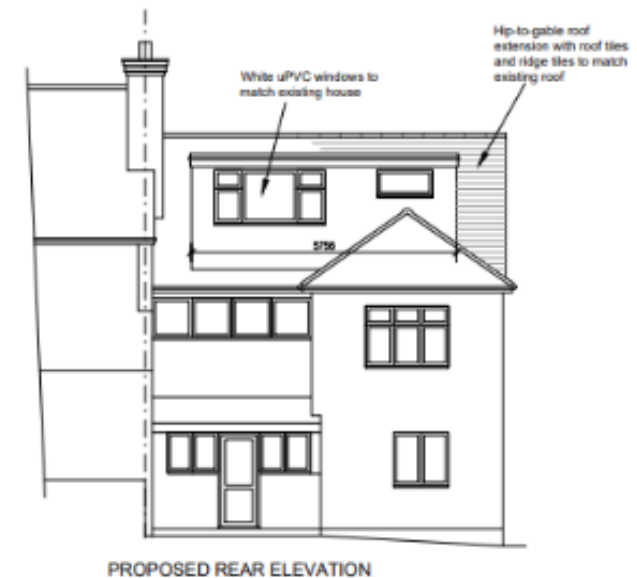
Alexandra Park Road and the surrounding streets have many varying examples of loft conversions and extensions that have been approved by the council, with extensions in varying styles. One such conversion, which we are using as a local precedent, is the hip-to-gable roof conversion, with loft dormer extension at the neighbouring adjoining property at 374 Alexandra Park Road, N22 7BD.

Our hip-to-gable roof conversion at 372a Alexandra Park Road will mirror the hip-to-gable loft conversion at no.374, allowing for a roofscape of visual consistency between the two properties, as was originally built. The rear dormer extension at no.374 is also similar to our proposal, with our proposed dormer extension stepped in even further from the eaves.

No.374 has doubled in size over the last 3 years due to other approved alterations and developments and now dwarfs the property at no.372, as do many of the other neighbouring properties on Alexandra Park Road. Our proposed roof conversion and loft extension at 372a Alexandra Park Road would help even out the pronounced mismatch in size between no.372 and neighbouring properties and restore an evenly balanced streetscape.



Proposed Roof Plan at adjoining property: 374 Alexandra Park Road, showing the proposed hip-to-gable conversion and loft extension.



Local Precedent 2

Precedent Address: Flat B, 113 Alexandra Road, N8 0LG

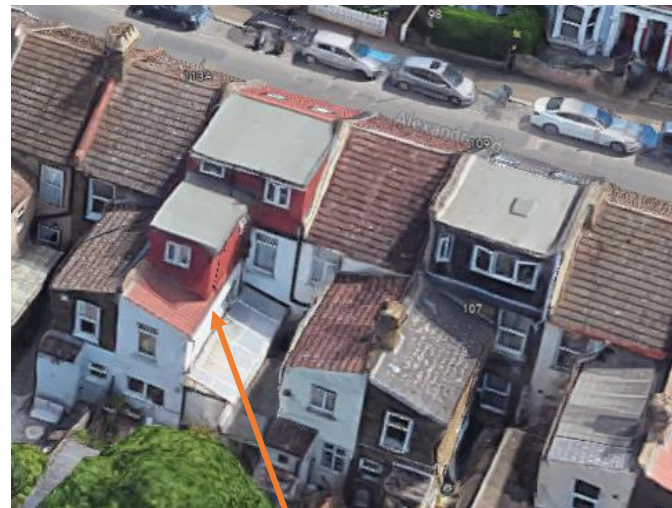
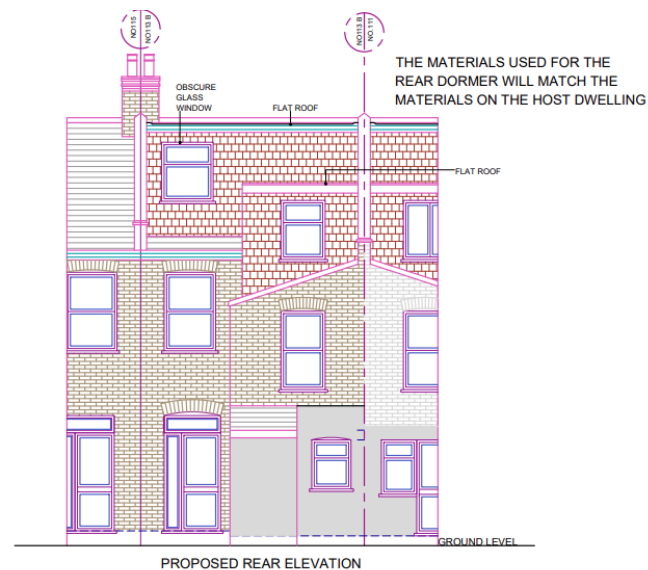
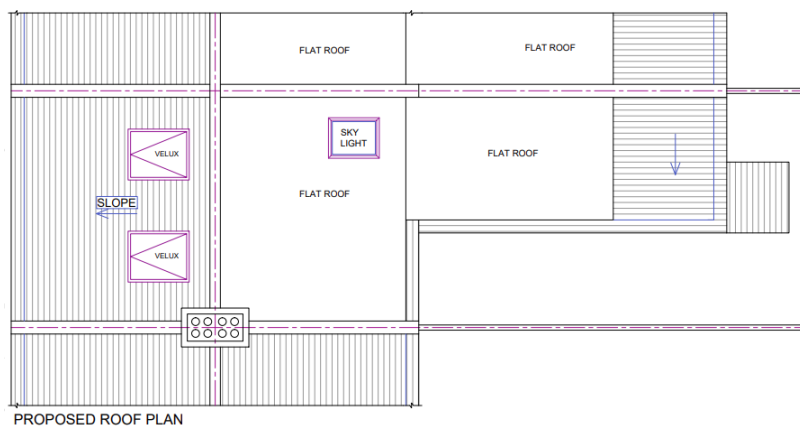
Planning Reference: HGY/2021/1676

Decision: Granted (16.07.2021)

Alexandra Park Road and the surrounding streets have many varying examples of loft conversions and extensions that have been approved by the council, with extensions in varying styles. The strip of Alexandra Park Road, before it meets with Palace Gates Road, includes over 20 such examples. One such proposal, which we are using as a local precedent, is the L-shaped loft dormer extension at Flat B, 113 Alexandra Road, N8 0LG. This property is nearby 372a Alexandra Park Road and also consists of a rear outrigger, which has been developed upon.

The proposal at Flat B, 113 Alexandra Road consists of a property which has been developed to include an L-shaped dormer extension to the rear roof area; with a dormer extended above the rear outrigger at loft level.

Similar to the proposal at Flat B, 113 Alexandra Road, our proposal at 372a Alexandra Road is proportionate and subordinate to the host building, with the proposed dormer sitting below the ridge level to the rear and being stepped in significantly from the eaves. Due to this, our proposal is in-keeping with the pattern of development in the area.



The proposed L-shaped loft extension at Flat B, 113 Alexandra Road can be seen in the aerial view above.

Local Precedent 3

Precedent Address: Flat A, 66 Palace Gates Road, N22 7BL

Planning Reference: HGY/2020/1156

Decision: Granted (24.06.2020)

The proposal at Flat A, 66 Palace Gates Road is an example of a loft conversion and extension that has been approved by the council recently in 2020. This property is also nearby, on a street that runs parallel to 372a Alexandra Park Road.

The proposal at Flat A, 66 Palace Gates Road consists of a property which has been developed to include an L-shaped dormer extension to the rear roof area; with a dormer extended above the sloped roof of the rear outrigger at loft level.

Similar to the proposal at Flat A, 66 Palace Gates Road, our proposal for an L-shaped dormer at 372a Alexandra Road is proportionate and subordinate to the host building, with the proposed dormer sitting below the ridge level to the rear and being stepped in significantly from the eaves. Due to this, our proposal is in-keeping with the pattern of development in the area.

