

Design and Access Statement

Planning Application for works to roof and garden at
298A Alexandra Park Road, London N22 7BD



January 2026

Introduction

No 298 is an end of terrace house located towards the centre of Alexandra Park Road. The house was split into two flats (A and B) in 1976 with first half of the garden belonging to Flat B and the rear part of the garden to Flat A. Flat A is located on the first floor and second floor, Flat B comprises the ground floor and a basement.

The flat was purchased in recent years by a family with young children, willing to make this their future family home.

As many properties in London, whilst benefiting of a great location and proximity to green space, the flat has limited potential to add space. Within the house the proposal is to remodel the roof to improve headroom and usability of the bedrooms; then to use a portion of the flat roof at rear to create a roof terrace, accessed from the master bedroom. The garden is generous with elongated shape, with a redundant shed and little patio area; the proposal is to replace it with an outbuilding for remote working and play, functions that cannot be accommodated in the flat.

Early engagement

A pre-application advice was sought in June 2025 with the intention of engaging with Haringey Council and feedback has been considered, informing the current proposals.

Planning reference - PRE/2025/0125

Setting

Alexandra Park Road is a busy road, dominated by traffic that passes through the northern part of the conservation area. Together with its adjoining roads it was laid out in the late 19th Century and as a result there is greater variation in the age and the style of the properties than in the later parts of this sub-area. Alexandra Park Road has a notable fall from west to east that has led to the development along it being stepped down the slope.

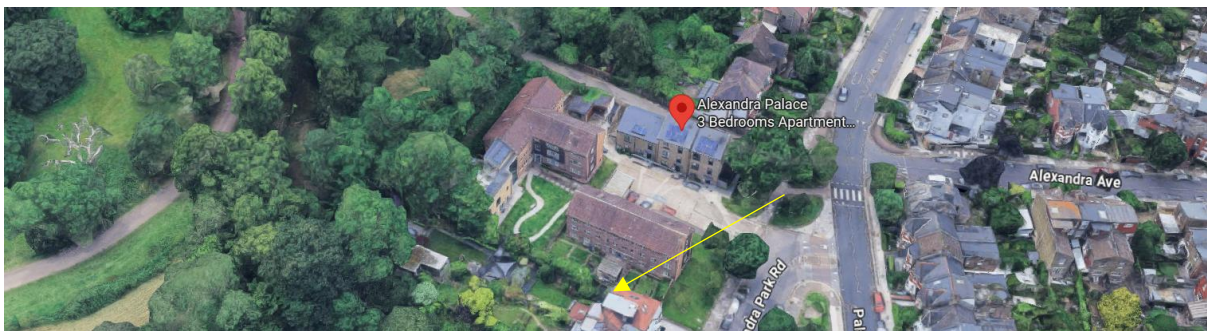
On the north side of Alexandra Park Road there is variety in the style, materials and details of the houses. However, they are of a generally consistent height, have pitched roofs, gables and bays and have a common building line to the street.



View of Alexandra Park Road looking East

This uniformity closes at the end of the terrace with no 298 and 300 visually different in type and scale. These two properties have been subject to many alterations since 1970s, resulting in a unique appearance that is as distinctive as the adjoining land. The site of Alderton Court historically was a 'mansion' (on maps until 1930s) and is now occupied by a new build development (consented in 2015) on a previously owned Council site. This extends to the far back and has little relation to the context in terms of scale and materials.

The rear of this street has seen a lot of development with variations of roofs, rear extensions and garden buildings due to widespread permitted development, some of the roof extensions are visible from the street (like ours).



View of no 300, 298 and Alderton Court

History

In the early C19 the area was largely agricultural land, forming part of the former Tottenham Wood and later Tottenham Wood Farm. It was developed primarily for middle-class housing in the late Victorian and Edwardian eras, beginning around 1866, as part of the wider development of the Alexandra Palace and Park area.

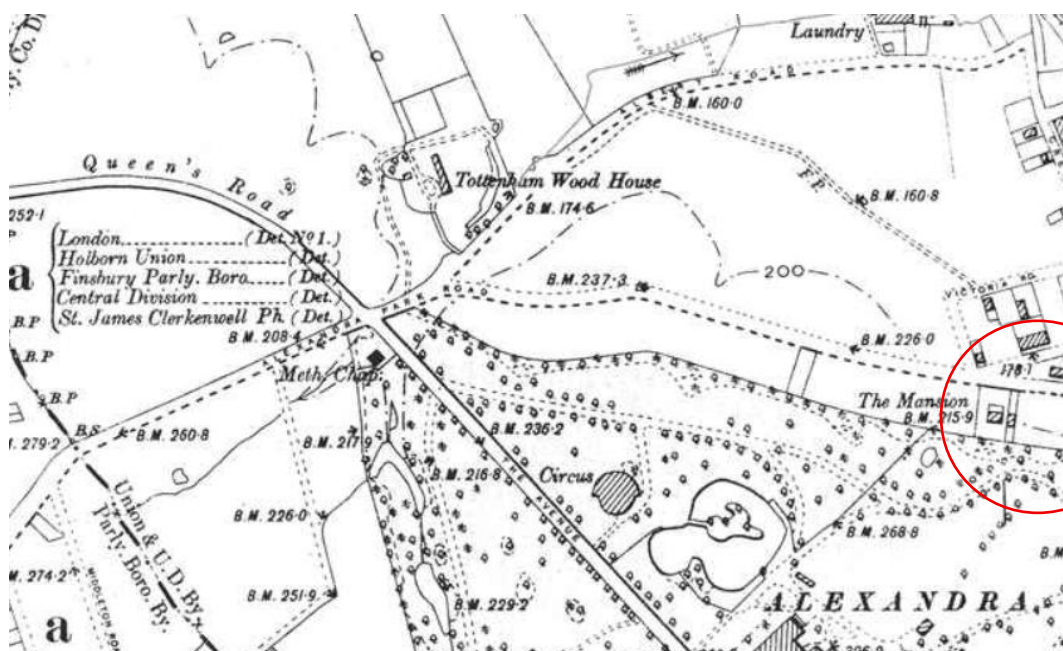
Following the sale of the Tottenham Wood Farm land in 1858, the area was planned for extensive housing development. Alexandra Park Road quickly became an "important shopping district in the not far distant future" with "elegant houses" being built.

The development of the area was spurred by the arrival of the Great Northern Railway in the 1850s, which made the area more accessible.

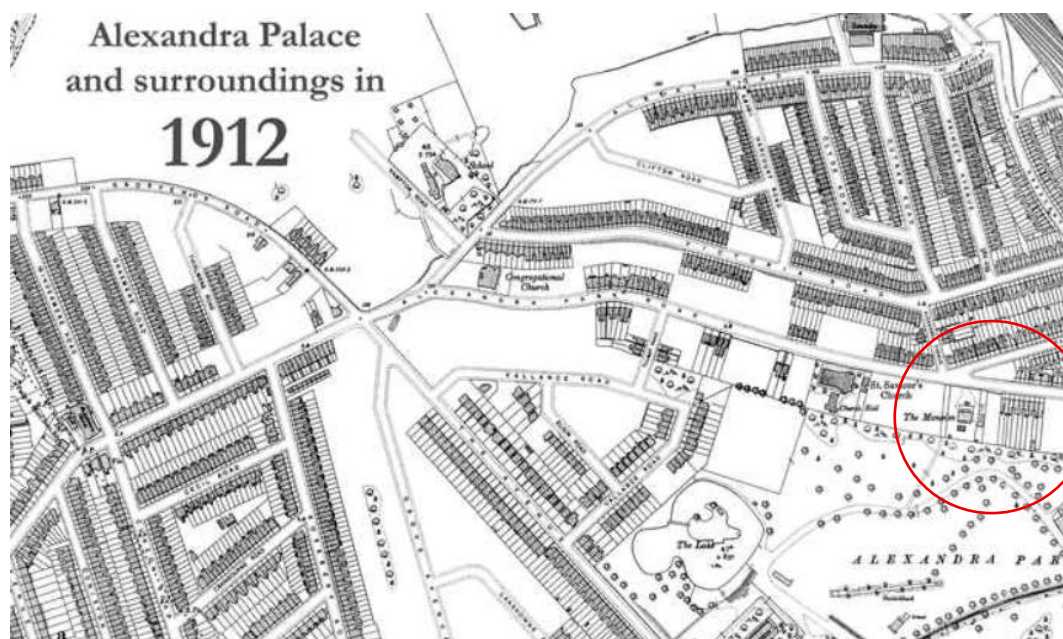
The road, park, and palace were all named in 1863 after Princess Alexandra of Denmark, who married Edward, Prince of Wales (later King Edward VII), that year.



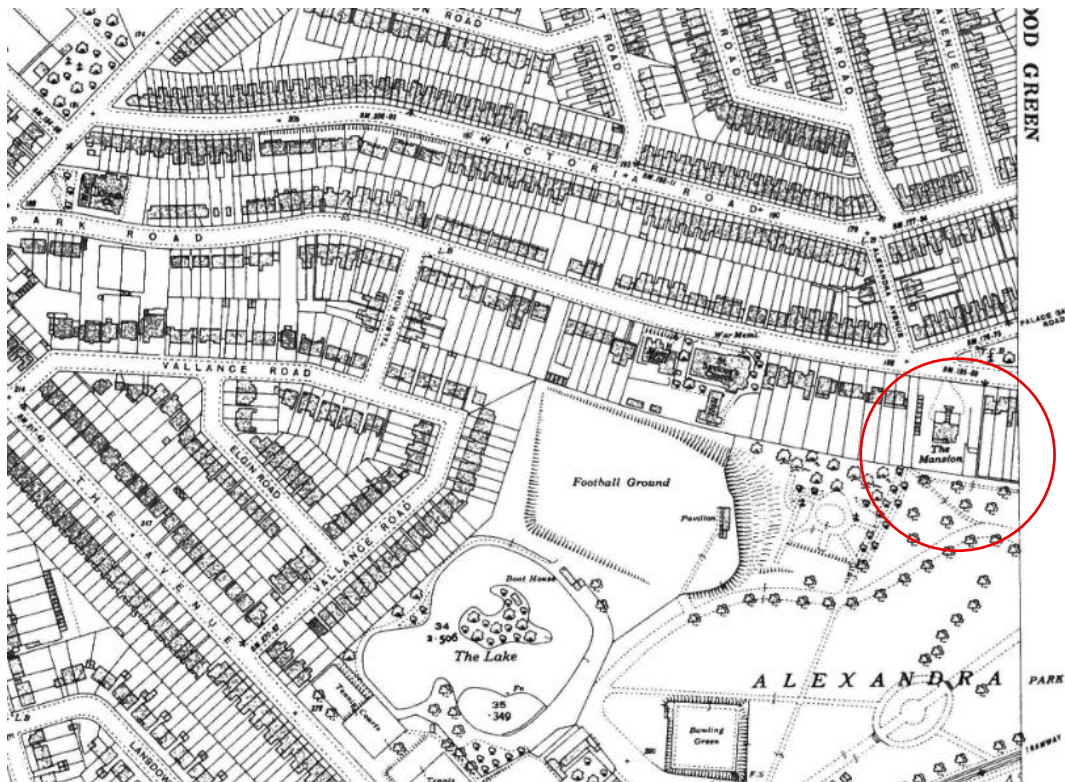
The First Alexandra Palace, 1865-1873 later burnt down and rebuilt



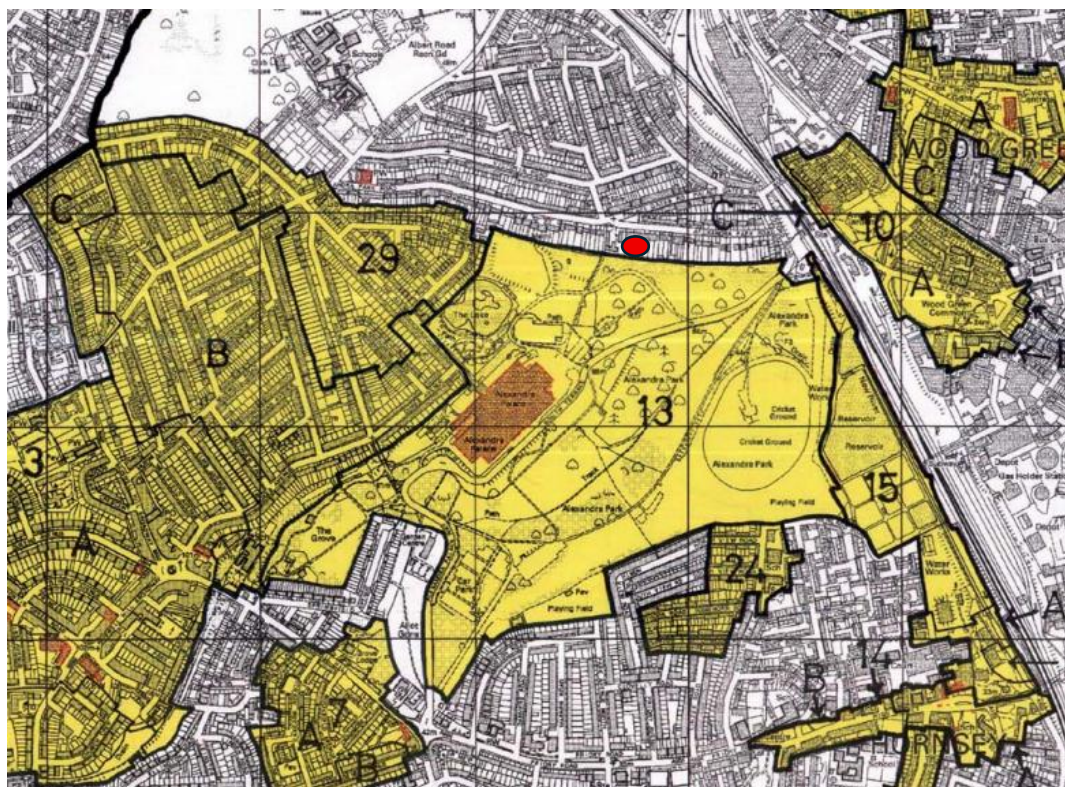
1894 Map



1912 Map



1935 Map

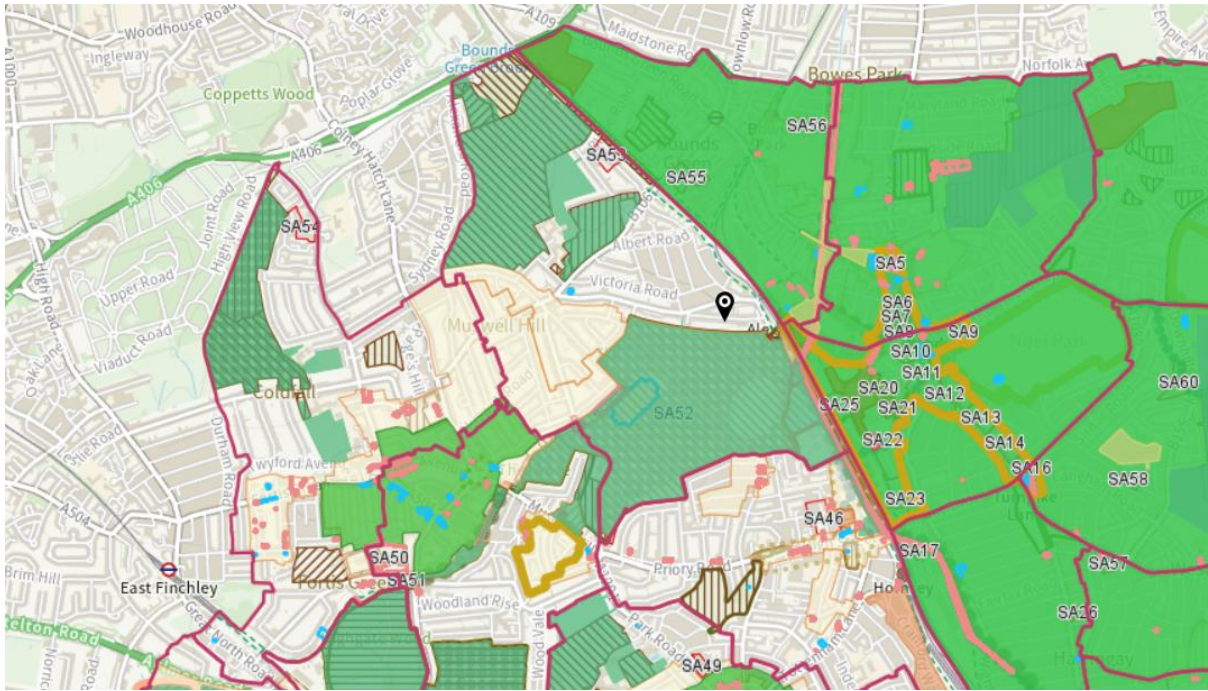


Haringey map of Conservation areas (extract); site in red, in proximity of Area 13.

The terrace does not belong to a listed building, nor sits in a Conservation area however the Alexandra Palaca & Park Conservation Area is located to the immediate south of the site, which is also a Grade I Site of Nature Conservation Interest (SINC).

Relevant Planning history

PRE/2025/0125	Flat A 298 Alexandra Park Road London N22 7BD	Erection of wrap-around side and rear dormer, creation of roof terrace, erection of outbuilding in rear garden in association with use by upper floor flat.	
AP-10149	Flat B 298 Alexandra Park Road London N22 7BD	Formation of an off-street parking space on the front garden with associated erection of a car port, retaining walls, and alterations to the front boundary treatment, pedestrian access path, and front lightwell.	Appeal dismissed
HGY/2024/2396	Flat B 298 Alexandra Park Road London N22 7BD	Basement extension to the rear of the property with new lightwell.	Approve with Conditions
HGY/2024/0239	Flat B 298 Alexandra Park Road London N22 7BD	Proposed extension to rear of existing basement area with associated lightwell, extension of existing single storey rear extension.	Approve with Conditions
HGY/2021/2409	Flat B 298 Alexandra Park Road London N22 7BD	Formation of an off-street parking space on the front garden with associated erection of a car port, retaining walls, and alterations to the front boundary treatment, pedestrian access path, and front lightwell.	Refuse
HGY/2019/2657	298 Alexandra Park Road London N22 7BD	Formation roof dormer to side and rear roofslopes and six rooflights to existing first floor flat (Class use C3)	Approve with Conditions
HGY/2016/2284	Flat B 298 Alexandra Park Road London N22 7BD	Approval of Details pursuant to Condition 3 (Construction Method Statement) attached to planning permission HGY/2016/1055	Approve with Conditions
HGY/2016/1055	Flat B 298 Alexandra Park Road London N22 7BD	Excavation of basement with front lightwell with bay window and rear lightwell with double door opening.	Approve with Conditions
HGY/2013/0159	Flat B 298 Alexandra Park Road London N22 7BD	Erection of single storey front and rear extensions	Approve with Conditions
HGY/2012/2131	298B Alexandra Park Road London N22 7BD	Erection of single storey extensions to the front and rear	Approve with Conditions
HGY/2008/1717	Alongside 298 Alexandra Park Road London N22 7BD London	Erection of new double Royal Mail pouch box.	Approve with Conditions
OLD/1976/0013	298 Alexandra Park Road N22	19/2/76 Conversion into two self-contained flats and erection of a single storey rear extension.	Approve with Conditions



Haringey Planning Policies Map



Site

Metropolitan Open Land



Conservation Areas



Relevant Planning Policies

- National Planning Policy Framework (2024) (NPPF)
- The London Plan (2021)
- Haringey's Local Plan Strategic Policies (2017) (Local Plan)
- Development Management DPD (2017) (DM DPD)

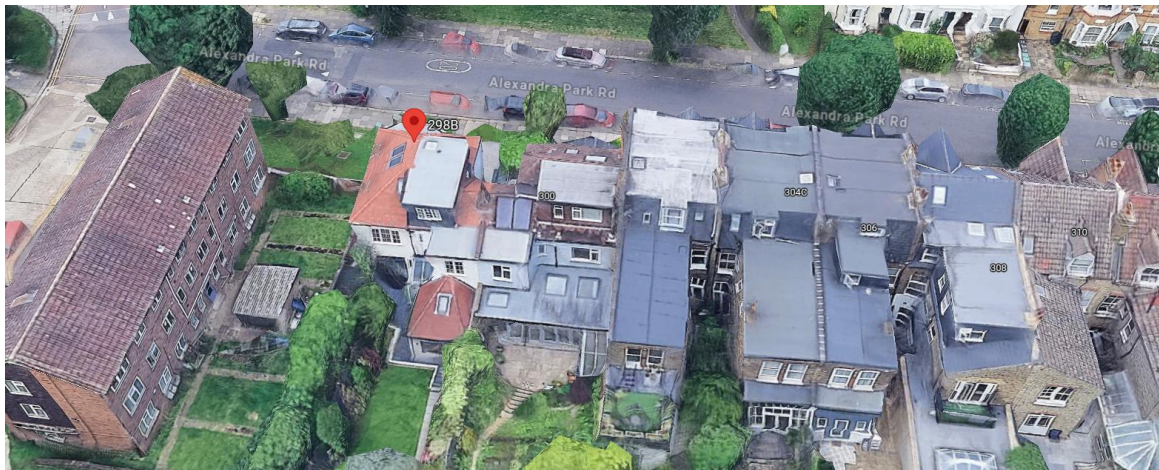
Proposal: roof alterations

The house was subdivided into two flats in 1976.

In 2019, a side-to-rear dormer on the inner roof plane was granted planning permission under reference HGY/2019/2657. The dormer was cladded with zinc standing seam system in antracite grey and the remaining roof was renewed with new clay tiles. This intervention substantially altered the shape of the roof, making the front and rear eaves asymetrical. It also created materials contrast, contributing to the already varied roof scene.



Current front and rear view



Rear roofscape: a bird view of the cluttered rear elevations and roofs.

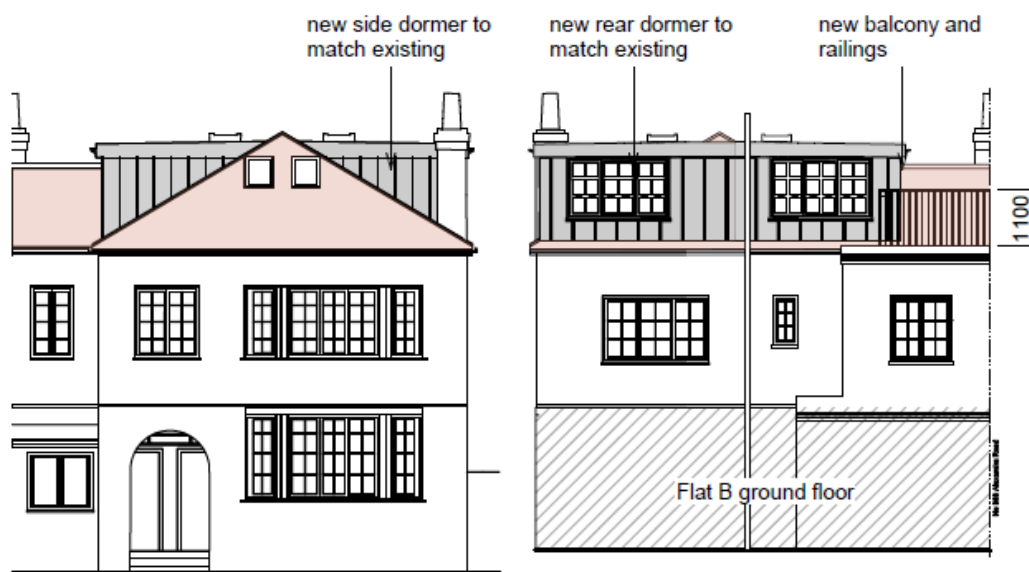
It can be inferred from the existing plan (drawing **02**), that the dormer provided enough height for the new stairs and a small master bedroom (just around 14sqm with restricted headroom for half of the area).

Within the side slope, a second small bedroom was created with two large rooflights. This room is currently being shared by two young children and will not work in the years ahead.



Master bedroom and children bedroom

During our pre-application site meeting, we had the opportunity to show the officer the site and the view from the street. No 298 roof was discussed in relation to no 300, both in terms of scale and materials. It was noted that the side sloping roof and the chimney stacks are a visual feature that should be preserved. The pre-app design was to replicate/mirror the existing dormer to the front and rear, using matching materials and window treatment.

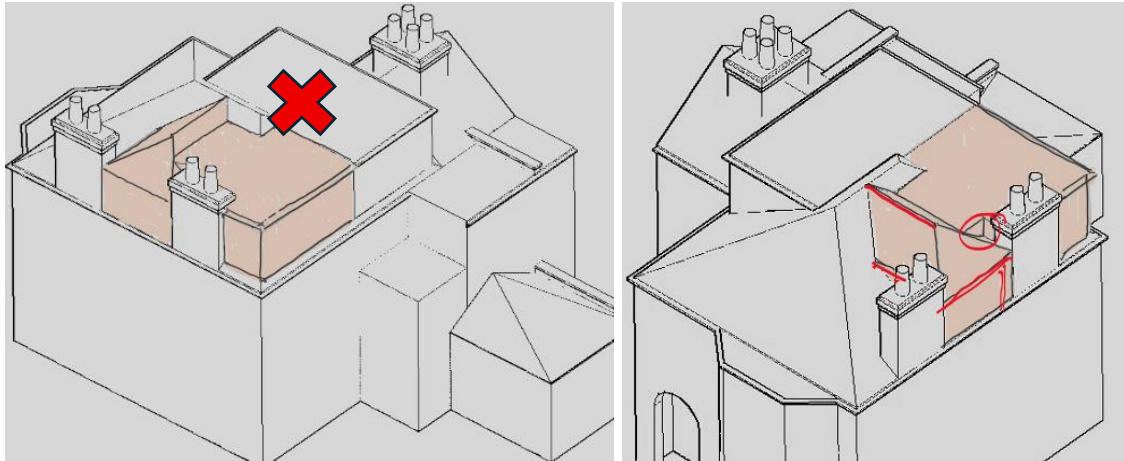


Pre-app design

Pre-app feedback summary

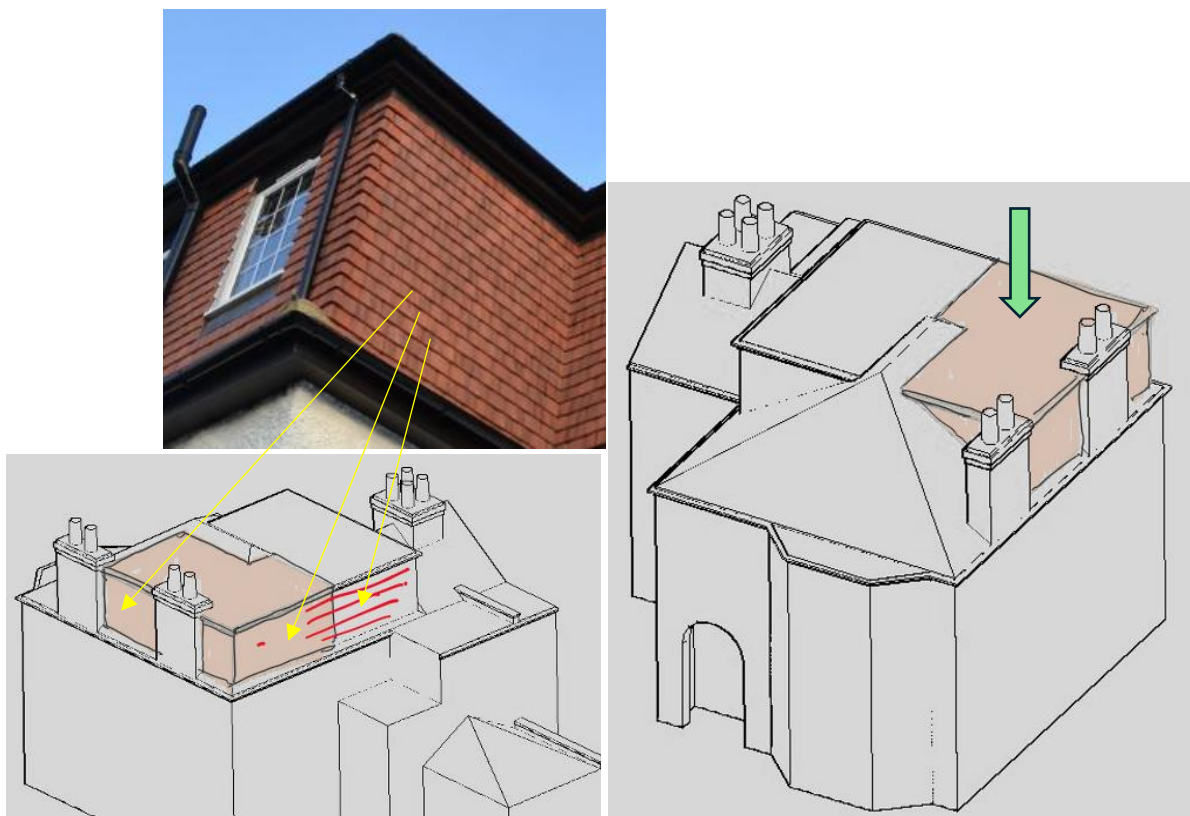
- the western elevation is more sensitive in terms of design and character
- the proposed dormer would be highly visible from the street and is considered excessive in bulk and scale
- A more acceptable approach would involve a side dormer retaining the two chimney stacks, with a design and massing similar to the side dormer at No. 300 APR.
- only a modest increase in the rear dormer's width may be acceptable to avoid overwhelming the original roof form
- any glazing in the rear elevation must be obscure glazed and non-opening below 1.7 m from the loft space floor level to protect neighbouring privacy.

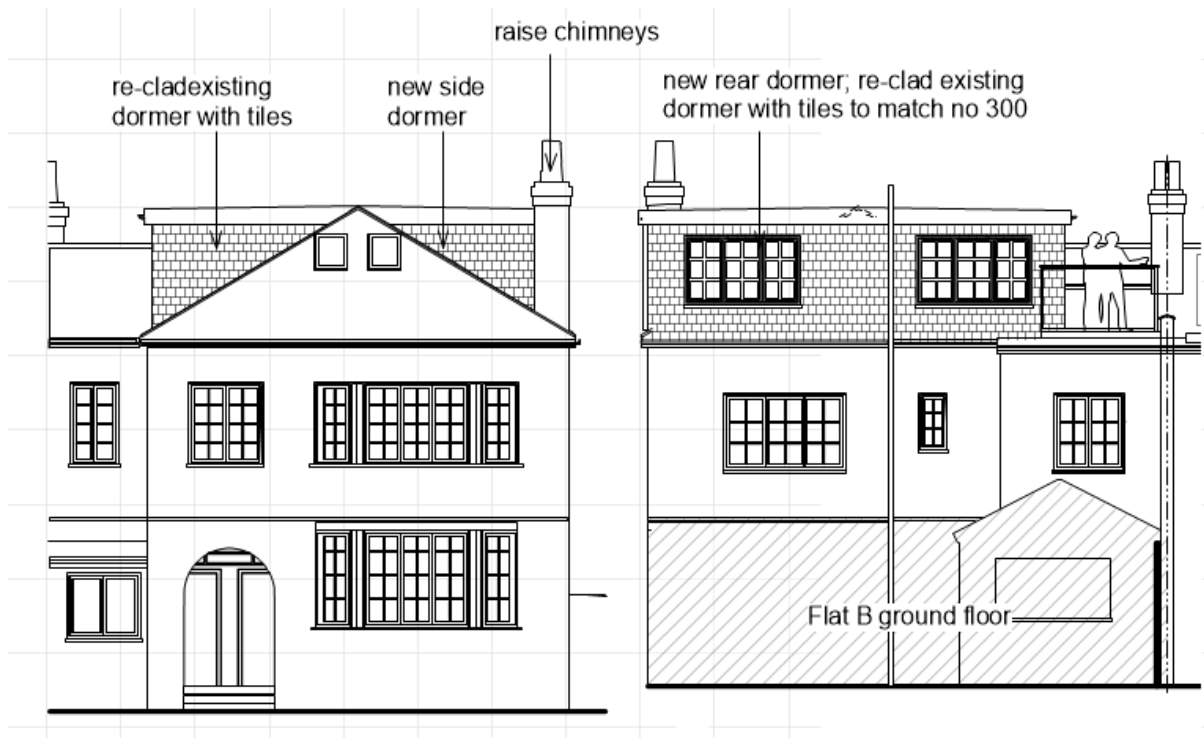
In preparing the current proposals we have studied the geometry of the roof, initially hoping to keep a gable appearance to front and side with flat at rear, however this design does not work in terms of geometry and detailing, and practically is unbuildable.



The dormer also cannot be made smaller as the roof would look asymmetrical with a mix of different volumes and difficult details for water discharge. It should also be noted that current Building Regulations Part L were amended in 2023, introducing higher levels of insulation in the structural packages to tackle climate change. This means that even a smaller dormer would mean even less headroom that the existing, so it is important to keep the mass at least the same to make this work.

It can be demonstrated that new addition like the proposed would work well if we were to have a cladding material consistent throughout: it was discussed at the meeting that this could be considered (i.e. using vertical tiles as no 300), with colours blending in with the existing roof.





Latest proposals



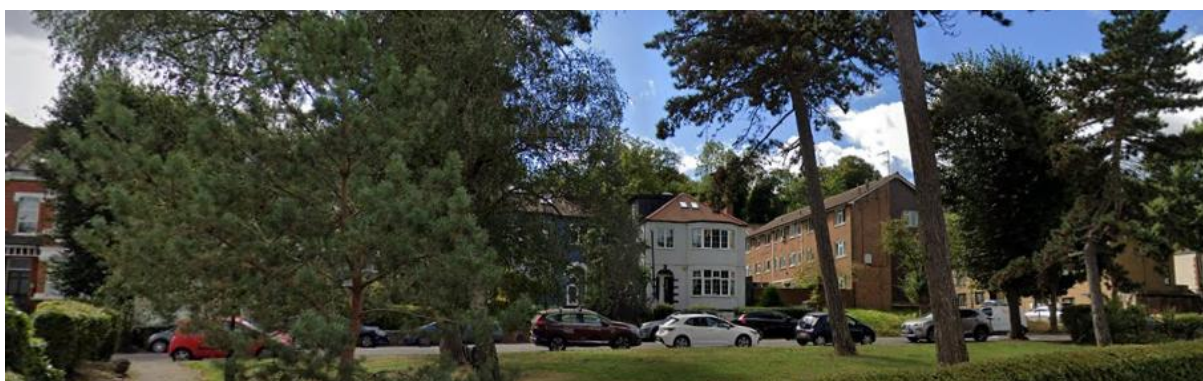
Existing rear view from back of garden (no 298 and 300)

The proposed addition would be visible mainly from the back gardens and the street.

At the back, the new dormer would look very much like no 300, with a wider shape but blending with the roof, and white framed windows.

At front, the replacement of the cladding would make the existing dormer stand out less and improve appearance.

To the side (West), the addition would only be appreciated when immediately near the building as from various points of approach, trees provide screening.



The flank elevation is often screened by the trees

298A Alexandra Park Road, London N22- Desing and Access statement



West elevation (in brown shade the change): with cladding tiles and chimneys slightly raised, the roof shape will appear more proportionate and visually consistent. If one walks around the area, there are many different solutions to end of terraces, this would not constitute a departure from a repeated pattern as there is variety.



Front (in brown shade the change): dormer material to be replaced with tiles; new dormer set back and further away

The roof shape is fully seen only from distance.

In summary, although the site is not in a Conservation area the approach taken here is the same if the site was, and overall respectful of a context that shows so much variety in design of new additions. The benefit in the long term is ensuring that the building works for its occupants whilst overall, retaining its original design intent.

Proposal: roof terrace

The current dormer is the Master Bedroom to Flat A. The flat roof immediately near is of the bedroom below within the same flat.

The proposed roof terrace involves flattening part of the dual-pitched roof connected to No. 300 and extending the terrace over the flat roof of the existing two-storey rear projection.

No 302 also has a similar but much larger terrace with railings.



Rear view of the back of the terraces and existing railing and terrace to no 302.

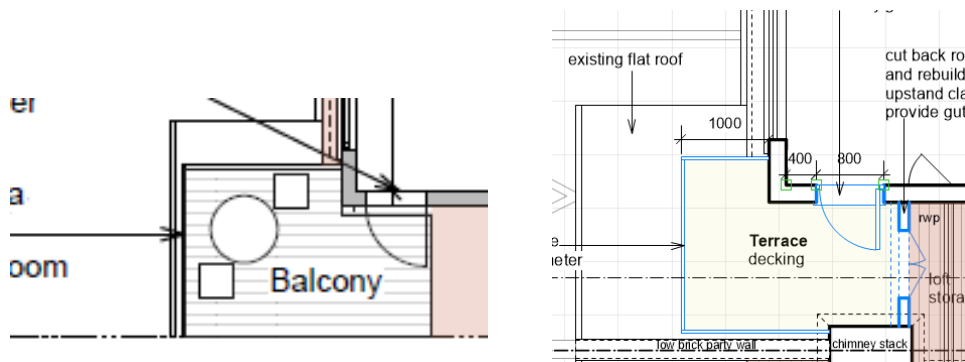
Pre-app feedback summary

The proposal was in principle supported in Pre-app with the following suggestions:

To mitigate privacy concerns, the terrace should be:

- Set in from the shared boundary with No. 300.
- Set back from the rear edge of the two-storey projection.
- Concerns remain regarding the impact of raised parapets and screening on overshadowing the adjacent solar panels at No. 300. This issue should be investigated through shading studies, and neighbour consultation is recommended during the design process.

These aspects have all been implemented in the proposal (ref. drawing **14**).



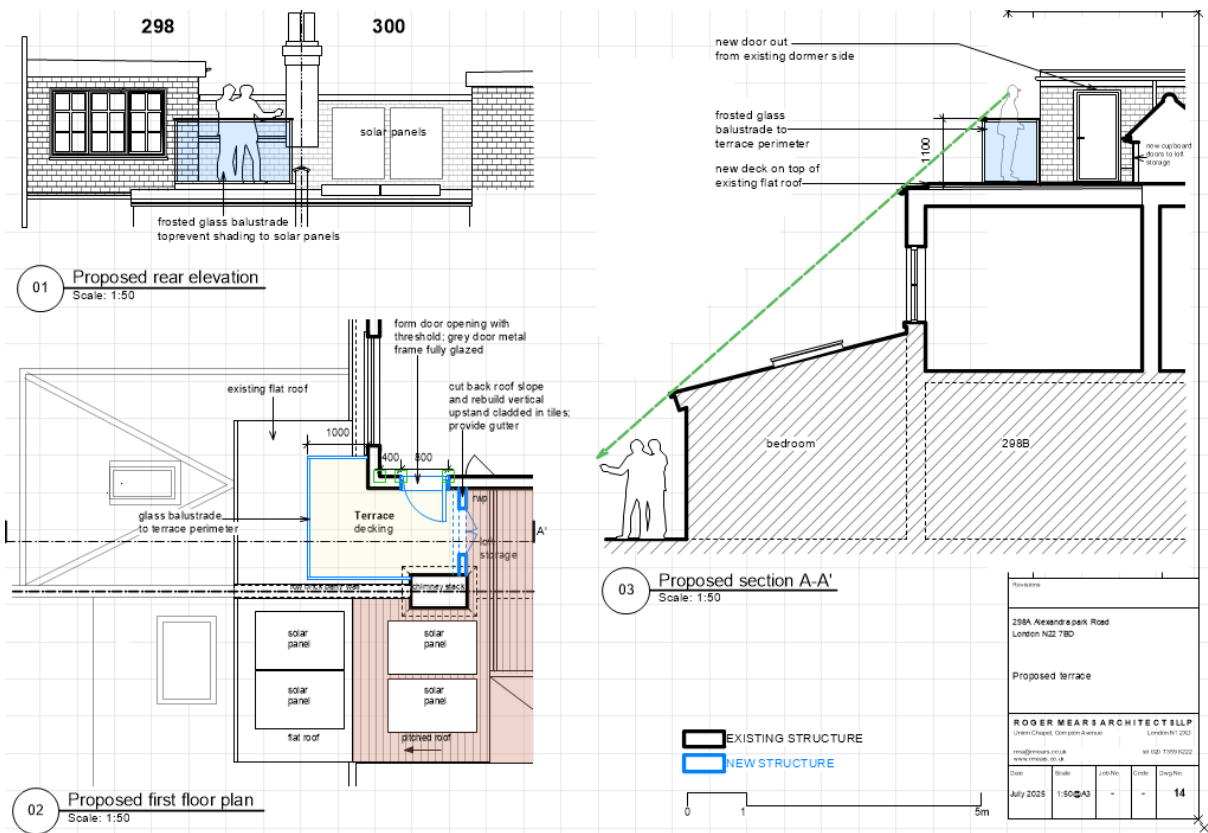
Pre-app design

Current proposal

The railings have been replaced by a glass balustrade, to prevent overshadowing.

The applicant has discussed with no 300 these proposals.

A further study also demonstrate that the balustrade so set back would prevent any overlooking below on the neighbour. The use of this area would be small and incidental at sporadic times and for brief time.



Proposed drawing 14



Example of glass balustrade and decking

Proposal: the garden outbuilding

The plot is long and narrow and comprises a side path and rear garden totalling 297sqm area. The land slopes up towards Alexandra Park boundary with a difference in level of nearly 5m from front to back. Few tall trees dot the West side boundary, a number of these has been cut down in the past and only stumps left. Of those remaining, none has a TPO. To the South (end) the plot adjoins dense woodland (Alexandra Park) offering plenty of screening.

Further to pre-app advice an Arboricultural report has been carried out and is part of this application.

There is an existing timber shed at the back of the garden sitting on a raised patio with steps grading down to the gate.

The plot is surrounded by a taller and wider new build residential development to the West and no 300 to the East, where a garden house has also been built in the past alongside the garden boundary.



Aerial view of garden



Path leading to rear garden (view from entrance gate) and rear garden view

The majority of houses on the same street have either developed the garden with an extension or an outbuilding via permitted development, which as a result has generated a heterogenous context. This can really be seen via aerial views as gardens are concealed from view from the street. Each of these terraces have long views onto the rear gardens, all looking at distance towards Alexandra Park.

The main consideration for thinking of an outbuilding is the lack of space, within the flat, for additional functions. The need is for a study/home office within a quiet setting and green space.

The pre-app design has been revised to take into account the feedback.

- Design and Character

While the use of timber cladding is appropriate, the scale and footprint are excessive. A significantly reduced footprint—around 30m²—would be more suitable for a domestic rear garden setting. The proposed garden room would replace the current garden shed.

The outbuilding size has been reduced from 72 to 43 sqm and with a rectangular footprint to make it more contained in the rear of the plot. This is also in size similar to the garden building next door.

The house would be a pre-fabricated model timber clad with flat roof, aluminium doors/windows built off site and constructed on prepared base, with a design similar to the below:



There are no set height constraints for garden buildings and therefore each case is to be considered as ad-hoc. In this instance it is felt that the proposed height would rather similar to the existing shed, and given that the structure will be partially sunk and contained within the plot boundary at the back, it will not be visually intrusive.

The use of cladding was supported in pre-app so we have made no changes to the proposed materials.

A metal pergola has been added to the South side to provide shade. This will sit on the existing patio area.

- Use

The Council would not support the provision of a new dwelling in the rear garden due to concerns about access, character, and impact on neighbouring amenity. The facilities proposed are already available within the main property, and the potential future use of the outbuilding as an independent residential unit is not supported.

Any revised outbuilding should exclude sleeping accommodation, a kitchen, or a bathroom.

Although this is understood in terms of requirement, the distance between the proposed outbuilding and the nearest WC in the house is nearly 100m. We propose that the space is fitted with a very small toilet as basic facility which we think would be necessary even more so given that this family has small children.

Other than that the space is proposed to be empty, with no kitchen or bedrooms.

- Impact on trees

Given the presence of several trees within and surrounding the site, any formal submission must include:

- *A Tree Survey.*
- *An Arboricultural Impact Assessment to evaluate the development's potential impact on nearby trees.*

This has been included as part of the submission.

The size and placement of the outbuilding should consider adjacent tree value and impact.

Please refer to separate report included in the application.

- Impact on amenity

The outbuilding must be sufficiently set in and of a height that prevents excessive visual prominence when viewed from adjacent gardens and windows.

The height has been designed to be 2.7m and simplified with the flat roof.

There are no windows to the side to avoid overlooking and only a small one for ventilation to the loo. A set of sliding doors open towards the patio and garden.

- Biodiversity

The proposed location is primarily hardstanding but includes bed planting and nearby trees.

• *If the development affects more than 25m² of habitat land, it must comply with the 10% biodiversity net gain requirement and include a DEFRA biodiversity metric for minor schemes.*

• *If the impact is less than 25m², it may be exempt from the requirement, but the application must justify the exemption.*

From the existing and proposed drawings it can be inferred that there will be no addition of hardstanding as the outbuilding and pergola will occupy the same area now taken by the system of terraces.

The existing system of steps with shingles will be replaced by a set of smaller steps to access the only patio. The soil will be contained by a new low level retaining garden wall that has been located away from the trees RPA. The location has been agreed with the tree specialist.

Being the garden on a steep slope it feels necessary to contain and rearrange the grass area so this is eventually flat level, rather than sloping as it is now. This will allow better use of the garden and make it safer during the wet season.

Thank you to the pre-app feedback, we consider this a much better design and in keeping with the immediate area.

The height, siting and scale of the outbuilding would not impact on light or outlook to any neighbouring occupants, given the distance and the low height of the building.

Access Statement

There will be no change to current access to the property.