



Proposed Remodelling and Refurbishment
207 Alexandra Park Road London N22 7BJ

DESIGN AND ACCESS STATEMENT

I05/ 207 Alexandra Park Road_DAS_RevPL0

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2 FOREWORD

2.1 Executive Summary

This Design & Access Statement outlines proposals and details for the remodelling and refurbishment of an existing dwelling at 207 Alexandra Park Road London N22 7BJ.

The report establishes an understanding for the specific character of the context, planning history and precedents within Alexandra Park Road and the wider area. Proposals have been developed in consideration of this assessment and the existing setting.

The report sets out design strategies and development of the following:

- Ground floor rear extension
- Internal kitchen and utility remodelling
- Second floor loft conversion remodelling
- Terracing/ landscape to rear
- Deep Retrofit strategy to upgrade the external envelope and building services

This document has been prepared by Jonathan Dawes, Architect

3 CONTEXT

3.1 INTRODUCTION

207 Alexandra Park Road is a bay fronted terrace house built in the late 1930s-1940s in a 1930s style, situated mid-way along Alexandra Park Road in London N22.

3.2 SITE AND ENVIRONS

Surrounding properties in Alexandra Park Road are predominantly terraces of 1930s style single family dwellings with rendered or pebbledash finish alongside Edwardian red brick dwellings, both with pitched tiled or slate roofs.

Refer also site history below.



Fig.1- 207 Alexandra Park Road, centre

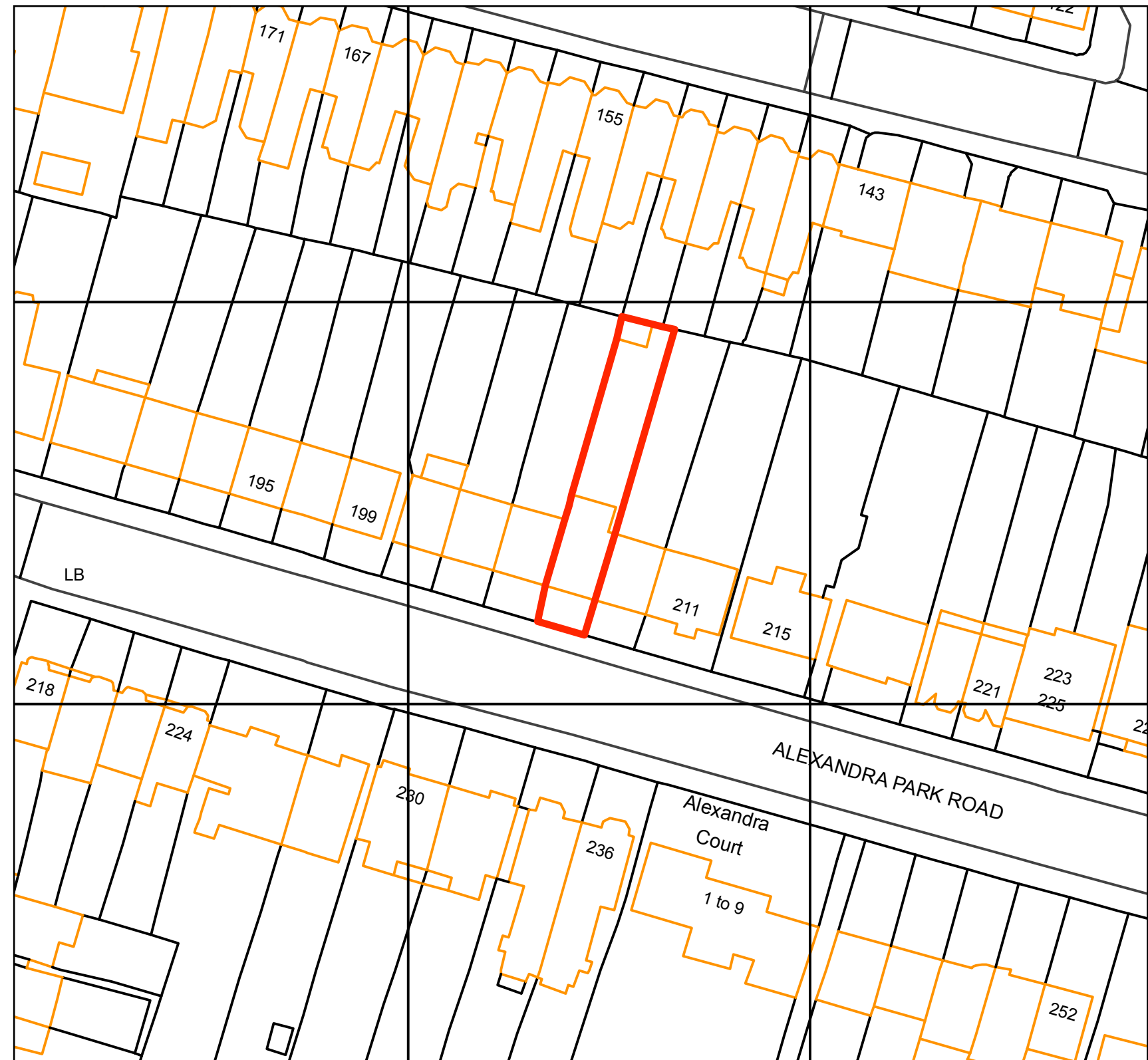


Fig.2 Location Plan- 207 Alexandra Park Road, N22 7BJ

3 CONTEXT

3.3 SITE HISTORY

Historical Maps document the origin and evolution of the site over the last 130 years

- **1894-** The area was largely undeveloped, on the periphery of Alexandra Palace and grounds
- **1913-** Edwardian development was prolific on Victoria Road, Albert Road and adjoining roads forming brick fronted terraces of house and maisonettes in the intervening period
- **1938-** Development of 1930s terraced houses occurred along Alexandra Park Road in the interwar years
- **1951-** Infill of remaining building plots completed Alexandra Park Road
- **1971-** Expansion of school and remaining infill plots throughout the area



Fig.3- 1894

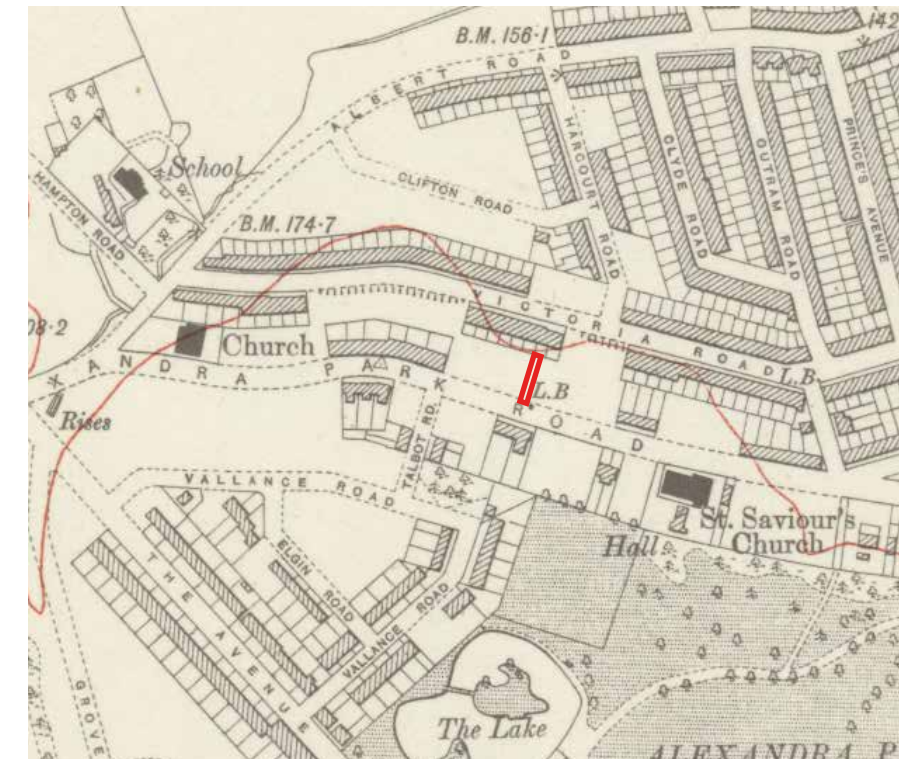


Fig.4- 1913

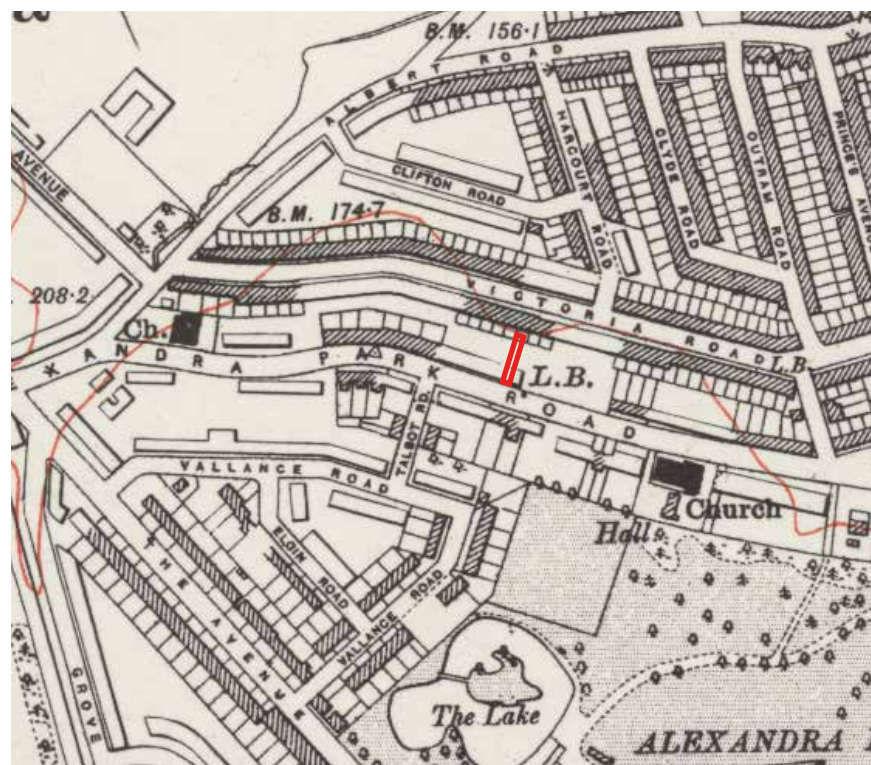


Fig.5- 1938

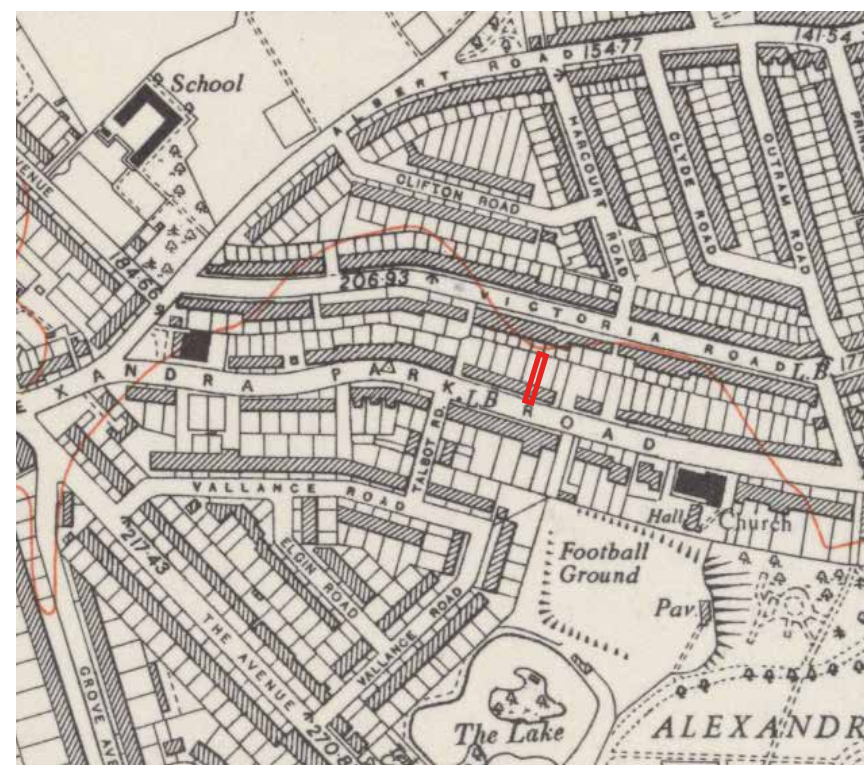


Fig.6- 1951



Fig.7- 1971

3 CONTEXT

3.4 STREETScape

207 Alexandra Park Road is situated to the north side of the road, where small groups of terraced houses are predominantly 2 storeys in height.

To the south side of the site where the ground is also elevated, some three storey blocks are formed either in terraces, semi-detached or detached mansion type blocks with a wider plot width. These properties are either single family dwellings or converted into flats.

A number of these properties within Alexandra Park Road have already been extended, either to the rear at ground floor level with single storey full-width extensions. There are also roof level extensions with rear-facing flat roof dormer loft conversions to a number of properties within the adjoining terraces- refer fig.10 + fig.23 below.

207 Alexandra Park Road currently has both a single-storey glazed back addition in the form of a conservatory (not full-width) and a rear-facing full width flat-roof dormer at roof level.



Fig.8- Aerial View East



Fig.9- Aerial View North



Fig.10- Adjacent terraces from rear, looking East



Fig.11- Aerial View South



Fig.12- Aerial View West

3 CONTEXT

3.5 OVERVIEW- EXISTING CONDITIONS

The axonometric to the right outlines the areas of the house that have been modified from the original dwelling in the past. Refer to summary of consents related to each element within the assessment of the planning history, below.

Existing conditions are summarised below:

Access

Access to the front door is at grade and unchanged. Internally a GFL wc has been added but its location currently inhibits access into the existing basement area under the existing ground floor staircase..

To the rear the existing conservatory limits accessibility to and from the terraced garden, with restricted access via a side door and provision of narrow steps leading to various terraced hard landscaped levels. A small elevated timber terrace leading from the conservatory also has poor access and manoeuvrability.

Overheating and light spillage

The current rear extension conservatory features large expanses of glazing which leads to significant overheating during the Summer months and significant heat loss during the winter months. Furthermore, the clerestory lights to the flank walls of the extension combined with the glazed rooflights give light spillage to the neighbouring properties in the terrace, No.s 205 and 209 Alexandra Park Road.

Conservation of Energy

At present both the ground floor back addition and loft conversion provide poor levels of insulation and air-tightness and contribute to significant levels of heat loss as part of the overall building envelope.

Proposals outlined in this report seek to address the above issues.

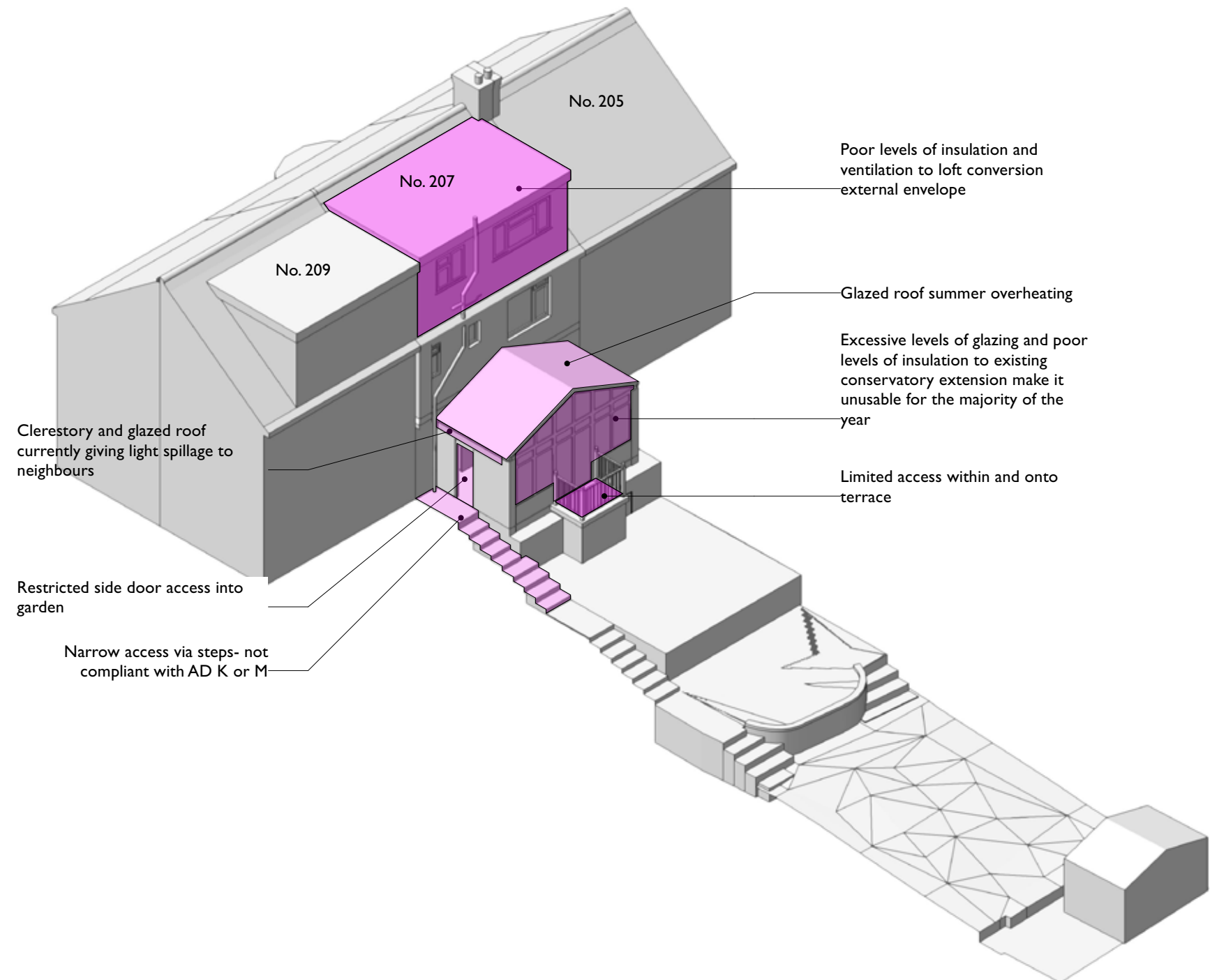


Fig.13- Axonometric view of existing dwelling outlining current issues to be addressed as part of brief

3 CONTEXT

3.6 FRONT ELEVATION- SUMMARY

The front elevation maintains some original features including the bay window form (but not the original windows), with tile brow detail at ground floor level, painted pebbledash finish to the masonry walls and a hipped tiled lean-to over the entrance door with original joinery intact, mirrored with the neighbouring property No. 209.

The original windows and door have been replaced the modern double glazed versions in UPVC but the window mullion sizes are slim and comparable with the original frames.

The front courtyard is hard landscaped forming a driveway and dropped kerb to the pavement level.

At roof level the pitched roof features concrete tiles whereas the original house would have featured terracotta tiles similar to that of the retained entrance lean-to. 3 No. pitched roof rooflights have been fitted as part of the previous loft conversion works- refer also planning history below.



Fig.14- Street Elevation with Pebbledash painted render characteristic of 1930's dwellings



Fig.15- Front elevation is consistent with adjacent terraced houses also in 1930's style



Fig.16- No trees are located on the plot of No. 207. The nearest tree is facing No. 211



Fig.17- Flat roof detail to IFL bay window. Others within the terrace feature half-timbered gable

3 CONTEXT

3.7 REAR ELEVATION- SUMMARY

To the rear a single storey pitched roof conservatory has been added at ground floor level. The structure is a combination of UPVC patent glazing and brick flank walls and clerestory lights over. It also features a pitched rooflight with rear facing gable of glazing and dwarf brick walls.

A centrally located door opens out onto a small, restricted, elevated terrace overlooking the rear garden, which originally had timber steps leading to the garden as part of the original consented extension scheme- refer also planning history below.

The side flank wall to the rear conservatory extension adjacent 209 Alexandra Park Road is set back to allow a restrictive external passageway to the back garden but the door, access and external path are narrow and difficult to manoeuvre. This path also currently overlooks the neighbouring garden to No. 209.

At roof level the tile-clad flat-roofed dormer extension runs full width and is set back from eaves level as are those to No.s 209 and 211 adjacent.

At ground level adjacent properties have extended with full width single storey extensions to the rear and full width terraces beyond in some locations- refer fig. 23 below where outlined and consents summarised.

The rear garden terraces down with a hard landscaped patio followed by a stretch of lawn and a timber outbuilding at the farthest end of the garden.

3.8 ACCESS

The principal means of access is currently acceptable at the front of the property although not level access. To the rear there is a constrained access to the rear garden with limited width. The elevated balcony overlooking the rear garden is of limited site and poorly accessed. It does not currently form any connection to the garden below.

3.9 TRANSPORT

As outlined above, there is provision for a single car parking space to the front paved court on Alexandra Park Road, with a dropped kerb to facilitate this.



Fig.18- The existing conservatory opens out onto a terrace with limited access and space



Fig.19- Existing access to the garden is restrictive via a narrow passageway



Fig.20- Overview of rear elevation of wider terrace, with flat roof dormers at 2FL level



Fig.21- Full width terrace extends to the rear at No. 201 from single storey extension

4 PLANNING

4.1 PLANNING HISTORY

207 Alexandra Park Road has been adapted and extended at various points. As we embark on a process of remodelling and addressing some of the previous works, we have examined previous planning and building control consents.

A summary of the planning history/ building control history for is outlined below:

- **HGY/2005/0991**- Erection of a single storey rear conservatory extension (Certificate of Lawfulness) (2005)

An application was submitted for a certificate of lawfulness for the construction of a single storey glazed conservatory with decking to rear. As the structure did not conform with criteria set out for permitted development the application was not considered lawful. This was followed up with a planning application as below:

- **HGY/2005/1261**- Erection of single storey rear conservatory (2005)

Consent was given for the construction of a single storey glazed conservatory to the rear with consent for a terrace and steps to the garden after the design was modified in scale and terrace reduced and submitted for full plans planning consent.

- **AP-9359**- Construction of Vehicular Crossover

Following 2 No. applications in 2001 an appeal was dismissed to propose the construction of a vehicle crossover

- **FB/0005/9258**- Full building regulations for loft conversion (1998)

There is no evidence of planning history regarding the loft conversion, but there is evidence that this was built under permitted development rules. Building control approval was awarded for the works.

- **Planning Enforcements**

No results found

- **Tree Preservation Orders**

No results found.

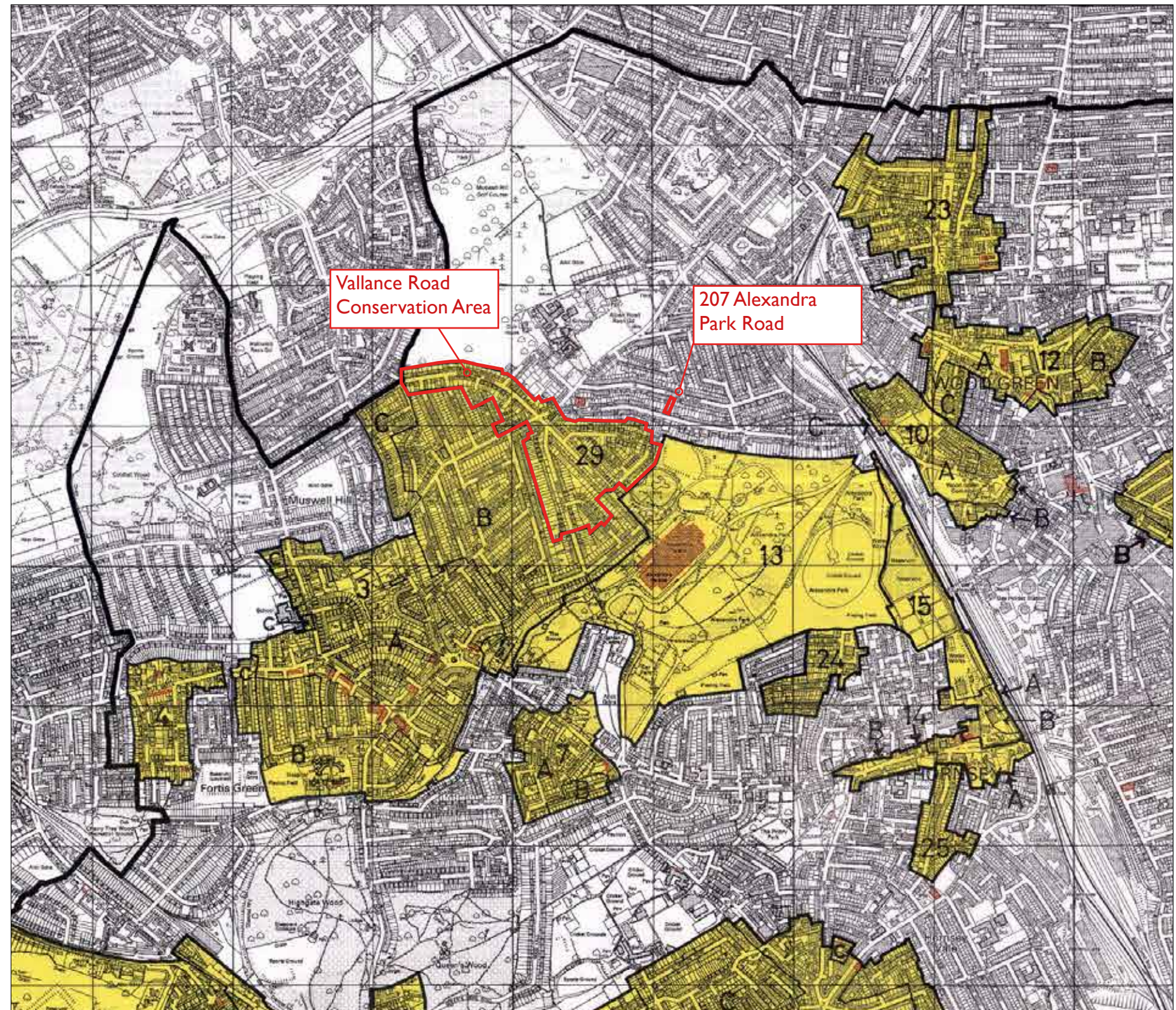


Fig.22- Muswell Hill Conservation Areas

4 PLANNING

4.2 CONSERVATION AREAS

207 Alexandra Park Road is located outside the nearest Conservation area which covers Vallance Road, designated in 2008.

4.3 PLANNING POLICY

The following policies have been reviewed and considered as part of the application:

National Planning Policy Framework (2024)

The London Plan (2021)

Haringey Local Plan- Strategic Policies 2013-2026

Haringey Development Management DPD (2017)

Haringey SPD Sustainable Design & Construction

London Plan 2016 Housing Supplementary Planning guidance

Specific reference is made to the following policies below that were considered within the development of the proposal:

Haringey Local Plan- Strategic Policies 2013-2026

- 3.2 SP2 Housing
- 4.1 SP4 Working towards a Low Carbon Haringey

*4.1.8 ...Renewable energy systems, both integrated and stand alone;
Energy efficiency improvements to the existing building stock;*

4.1.13 Buildings and places will need to be planned, designed and constructed to respond to future anticipated changes in climate...

*4.1.16 1. Be lean: use less energy
2. Be clean: supply energy efficiency
3. Be green: use renewable energy*

- 6.1 SP11 Design

Haringey Development Management DPD (2017)

- DM1 Delivering High Quality Design
- DM12 Housing Design & Quality

High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

Depth of the rearextension should be such that the resulting footprint is subordinate to the main house and does not have a negative impact on the amenity of neighbouring properties, ensuring no overlooking or inappropriate loss of daylight and sunlight.

- DM21 Sustainable Design, Layout & Construction

The proposal uses a fabric first approach by improving the thermal performance of building elements using insulation of high environmental performance.

The proposal retains an existing shell that is retrofitted instead of being rebuilt.

An electric air source heat pump is proposed to be used for heating and hot water to the building.

The potential for overheating has been considered by reducing overall areas of glazing and provision for solar shading in key areas of glazing.

Photovoltaics are to be added to the roof storey

London Plan Policy (2021)

- Policy D6: Housing quality and standards

4.4 TREES

There are no trees within the plot of 207 Alexandra Park Road. No other significant trees are in the adjacent vicinity that would be in any way affected by the proposals currently outlined.

4.5 PLANNING PRECEDENTS

The local vicinity of dwellings were reviewed as shown in the aerial photo below and assessed in relation to similar/ relevant precedents of rear extensions, loft conversions and rear-facing elevated terraces at ground floor level.

Please refer summary below of relevant similar works carried out and associated consents, where applicable:

217 Alexandra Park Road

- Loft conversion- BN/0008/8018/
- Rear facing elevated terrace and basement extension- HGY/2014/1687
- Front facing Photovoltaic panels- CPS/0009/2934/

211 Alexandra Park Road- HGY/2024/0888

- Full width loft conversion and infill of hipped roof
- Full width glazed screen
- 3 No. front-facing rooflights

209 Alexandra Park Road- FP/0006/9403/

- Full width loft conversion with juliet balcony
- 4 No. front-facing rooflights

203 Alexandra Park Road- HGY/2013/1426

- Full width loft conversion with juliet balcony
- Elevated terrace with glass balustrade to rear
- 4 No. front-facing rooflights
- Front facing Photovoltaic panels-CPS/2023/4335

201 Alexandra Park Road

- Full width loft conversion- INE/0012/1879/
- 4 No. front-facing rooflights- INE/0012/1879/
- GFL full width extension- HGY/2018/1484/ HGY/2018/3130
- Elevated terrace with balustrade to rear and basement extension- HGY/2018/1484/ HGY/2018/3130

195 Alexandra Park Road- FP/0006/6696/

- Full width loft conversion with juliet balcony

191 Alexandra Park Road- IN/2024/2313

- Full width loft conversion with juliet balcony



Fig.23- Wider context around 207 Alexandra Park Road- precedents for extensions. Aerial photo is outdated- refer location and details of recent completed works/ consents below

4.6 PRE-APP FEEDBACK

A pre-application submission was made in May 2025. A response from LB Haringey feedback was received June 2025 on initial options appraisal and pre-application proposals submitted for review as outlined below.

Responses to individual items raised have been summarised in the appendix to this document, alongside LB Haringey's Pre-app response

5.1 GFL LAYOUT FEASIBILITY OPTIONS

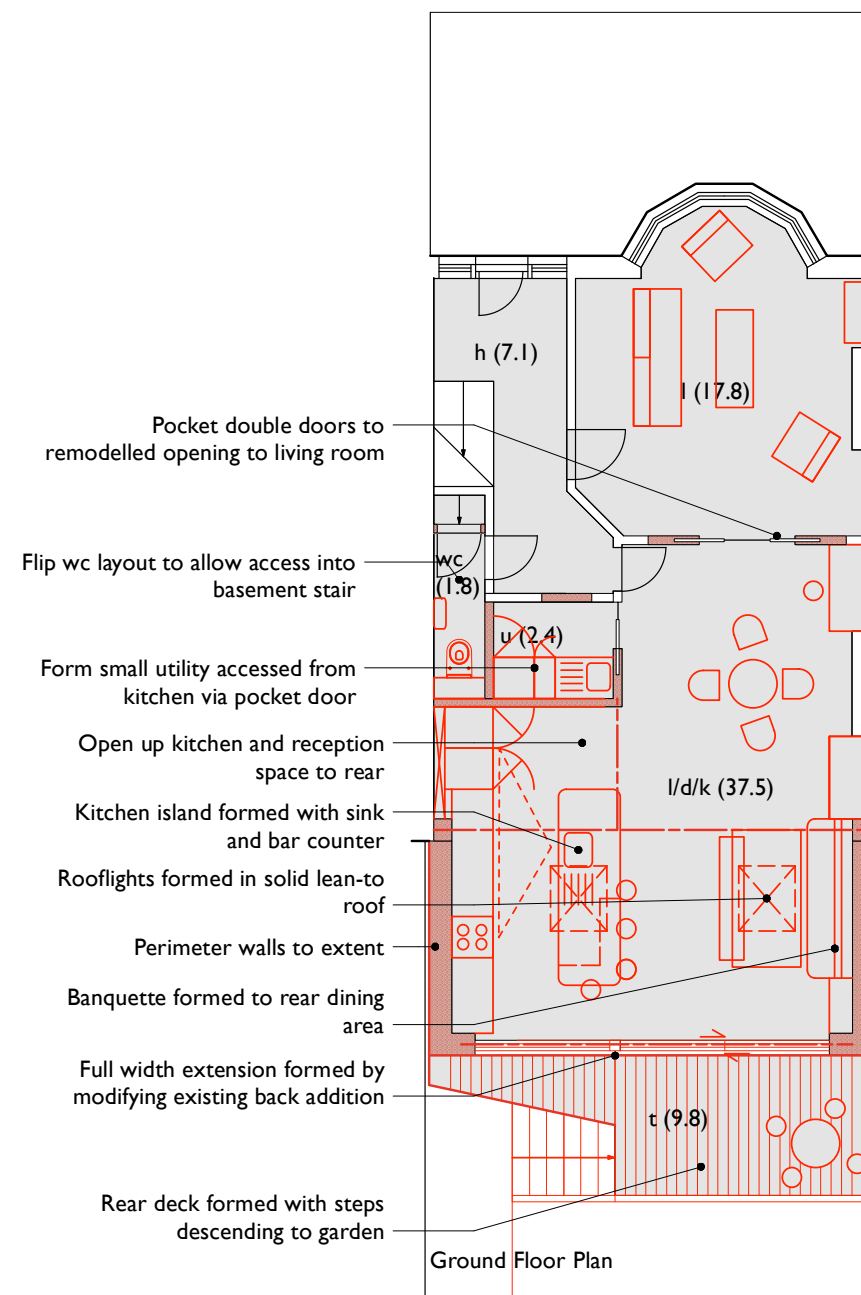
A number of ground floor options were considered which looked predominantly at reorganisation internally but in some instances at modest remodelling of the rear extension to improve amenity and access to the garden. These formed part of a pre-application submission lodged with LB Haringey on 26.05.25. Refer feedback within appendix.

Further strategic objectives developed as part of the brief were as follows:

- Improve internal accessibility within ground floor sequence of spaces and also into the existing basement
- Improve energy conservation by reducing overall levels of glazing to the rear alongside improvements to insulation and airtightness of the external envelope
- Improve the aspect and access into the rear garden area
- Improve fire compliance with a review of unprotected areas to back addition
- Consider improvements to reduce light pollution to neighbours property to rear

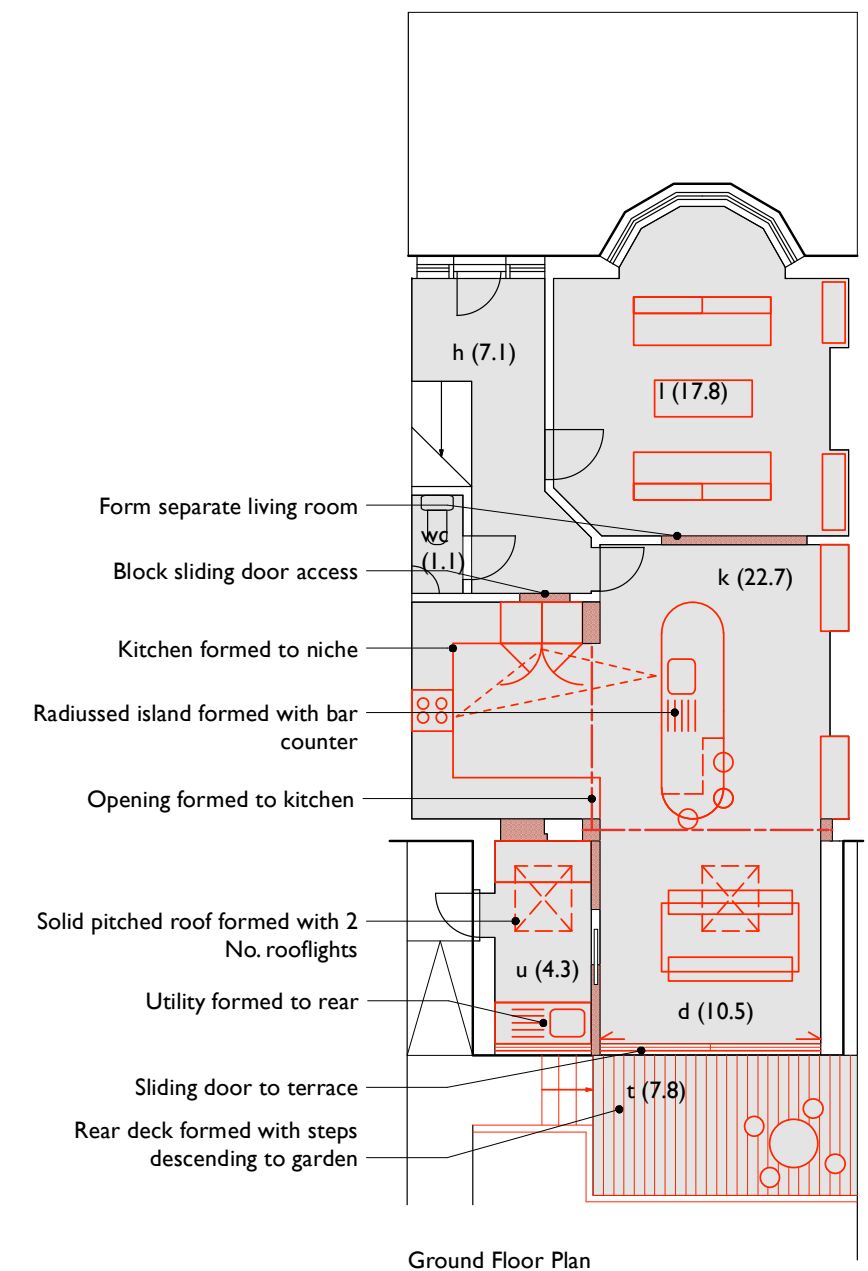
Summary of options initially proposed are outlined below:

- Option 1- Form living/dining/ kitchen space with expansive glazed screen to rear. Expand rear extension to full width opening onto played terrace and steps to garden
- Option 2- Maintain existing rear extension footprint with separate rear facing utility and dining opening onto new terrace and improved access to garden.
- Option 3- Maintain footprint to existing back addition with glazed dining opening onto terrace and steps to garden and pergola. Form separate front living room
- Option 4- Form full-width rear extension with rear facing kitchen dining space opening onto terrace and winding stair descending to garden
- Option 5- Form full-width rear extension with rear facing dining space and expansive glazed screen to rear, opening onto terrace and winding stair descending to garden. Form separate front living room



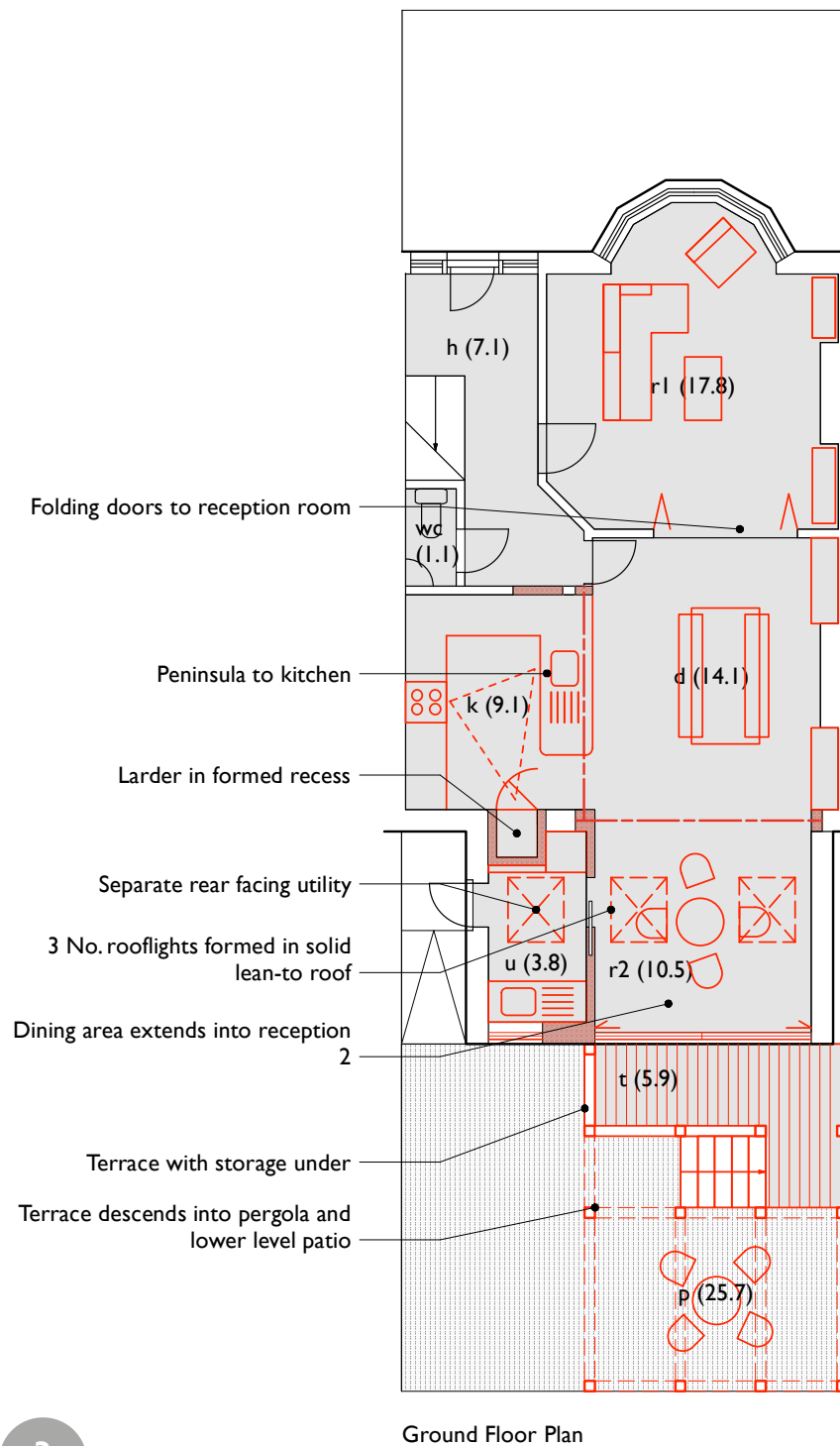
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Fig.24- Option 1- Proposed GFL Plan



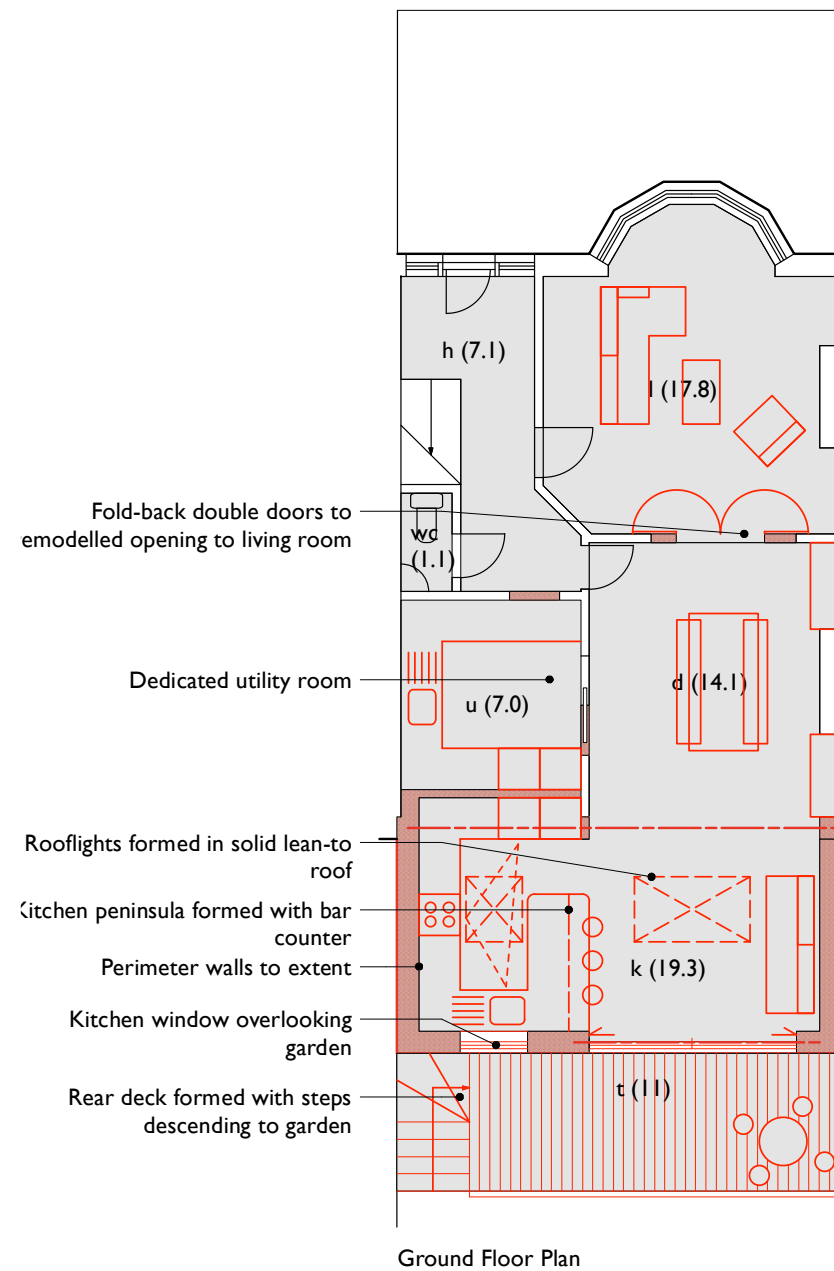
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Fig.25- Option 2- Proposed GFL Plan



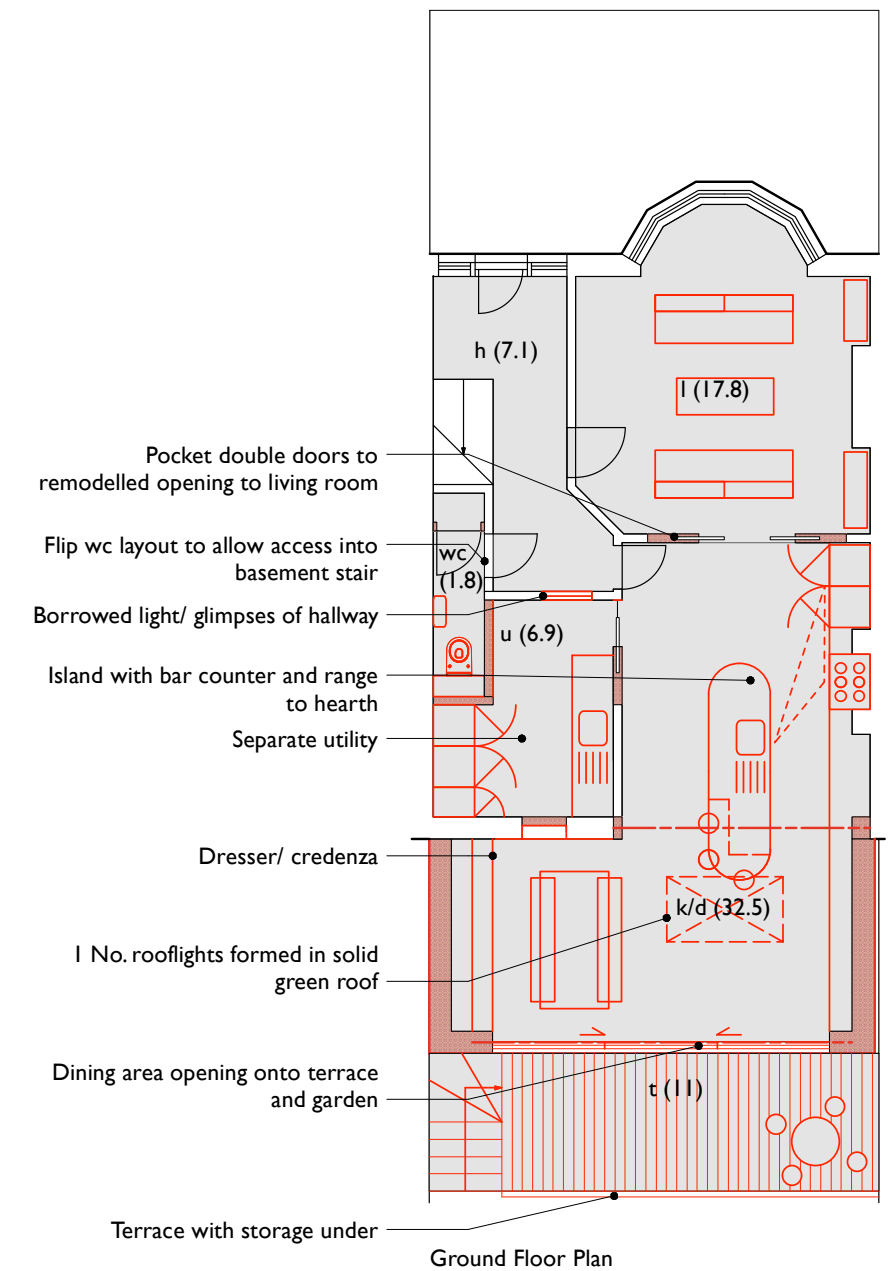
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Fig.26- Option 3- Proposed GFL Plan



4

Fig.27- Option 4- Proposed GFL Plan



5

Fig.28- Option 5- Proposed GFL Plan

5 DESIGN

5.2 2FL LAYOUT FEASIBILITY OPTIONS

A number of roof level options were also developed looking at the internal organisation and external appearance at roof level.

Further strategic objectives developed as part of the brief were as follows:

- Improve provision, size and access for internal accommodation at second floor level
- Improve energy conservation by increasing insulation and improving air tightness in external envelope and construction
- Consider measures to tackle possible overheating with external shading and passive ventilation measures
- Improve fire compliance with a review of existing construction of dormer flank construction and unprotected areas
- Review tile finishes and upgrade dormer cladding as part of consolidation of other material changes to GFL extension

Summary of options with principal layout changes outlined below:

- Option 1- Form large master bedroom. Reconfigure bathroom as shower room. Remodel rear elevation with glazed balustrade and folding glazed screen to bedroom and new rooflight configuration.
- Option 2- Form small dedicated storage room and 2 No. bedrooms to 2FL. Retain existing bathroom/ cupboard configuration. Sliding glazed screen to rear and rooflight formed for ensuite.
- Option 3- Form 2 No. double bedrooms and provide small dedicated storage. Remodel rear elevation with glazed balustrade and folding glazed screen to bedroom and new rooflight configuration.

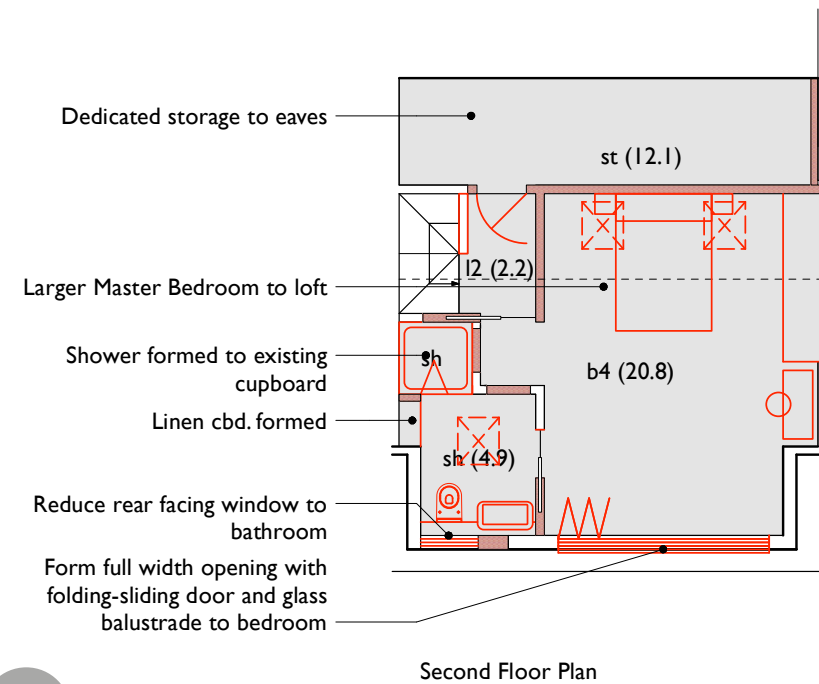


Fig.29- Option 1- Proposed 2FL Plan

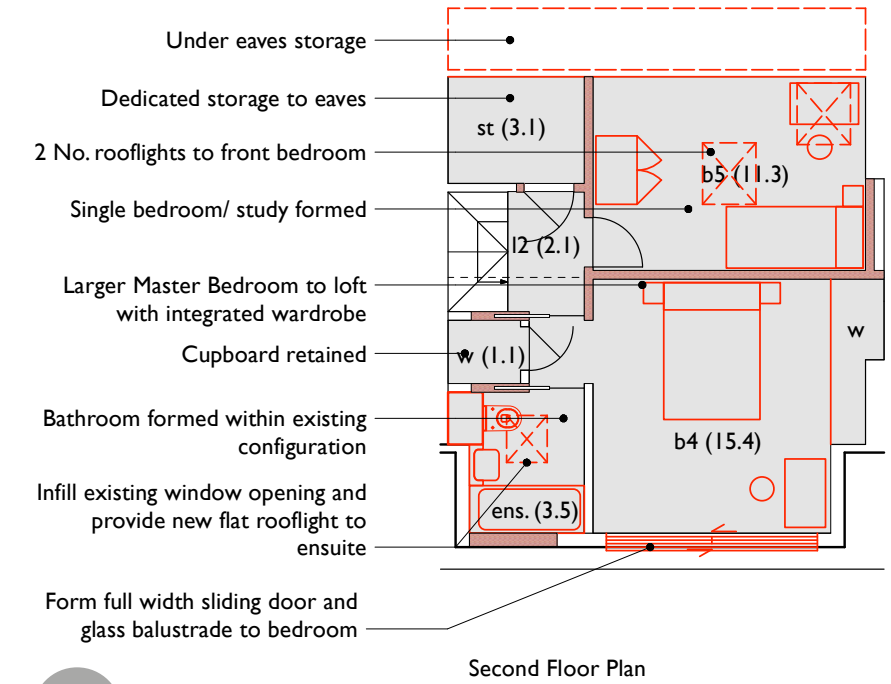


Fig.30- Option 2- Proposed 2FL Plan

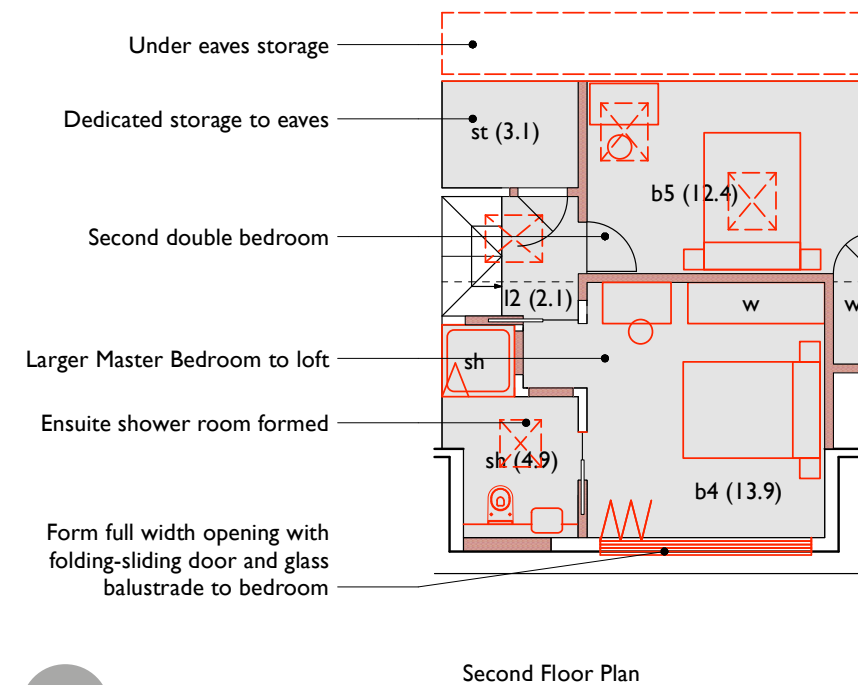


Fig.31- Option 3- Proposed 2FL Plan

5 DESIGN

5.3 GFL MASSING OPTIONS

Refer massing options to the rear extension remodelling are outlined below as set out in the pre-application document issued 26.05.25

- Option A considers the maximum allowable extension under permitted development guidance Class A with a pitched roof
- Option B also considers the maximum allowable extension as Option A with a hipped roof
- Option C considers the maximum allowable extension as Option A but with a flat roof
- Option D considers the maximum allowable extension under Class A permitted development with neighbour consultation.
- Option E considers a lean-to roof that extends beyond the parameters applicable for permitted development and would therefore require planning consent

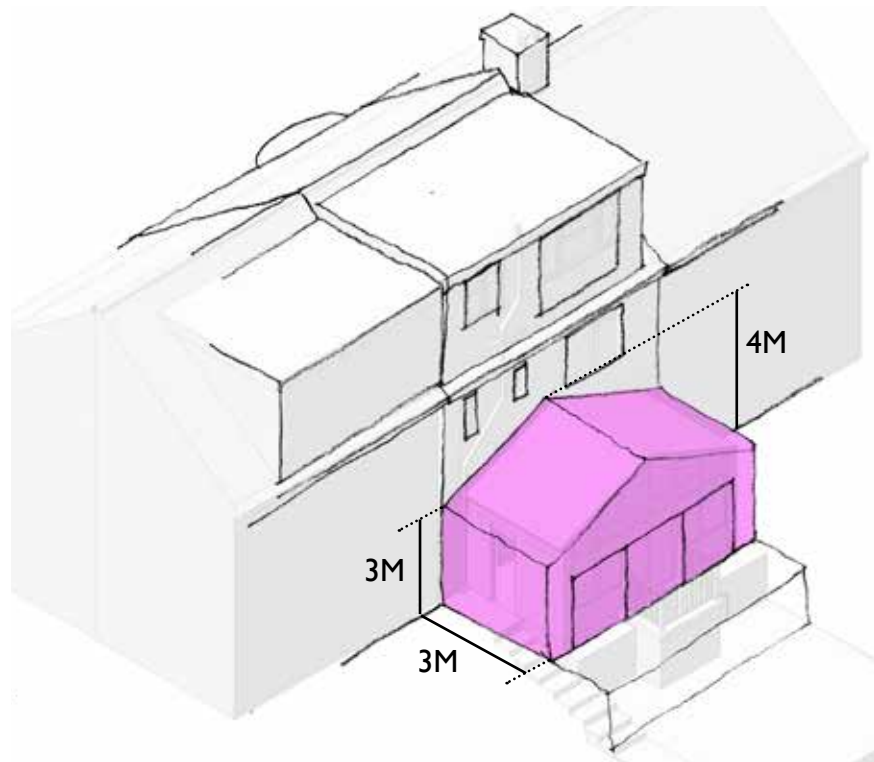


Fig.32- Option A

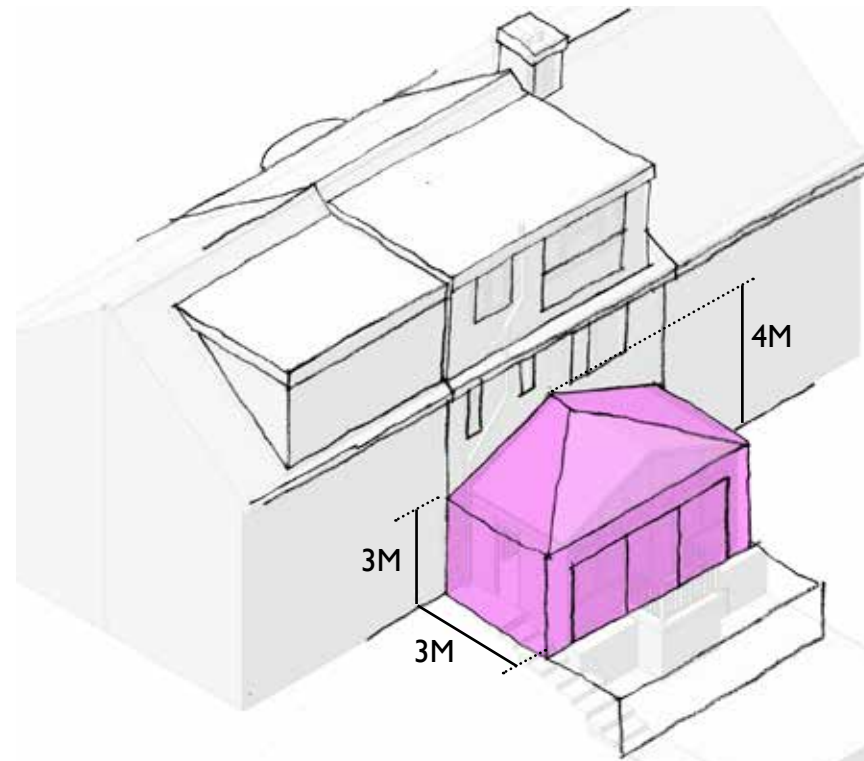


Fig.33- Option B

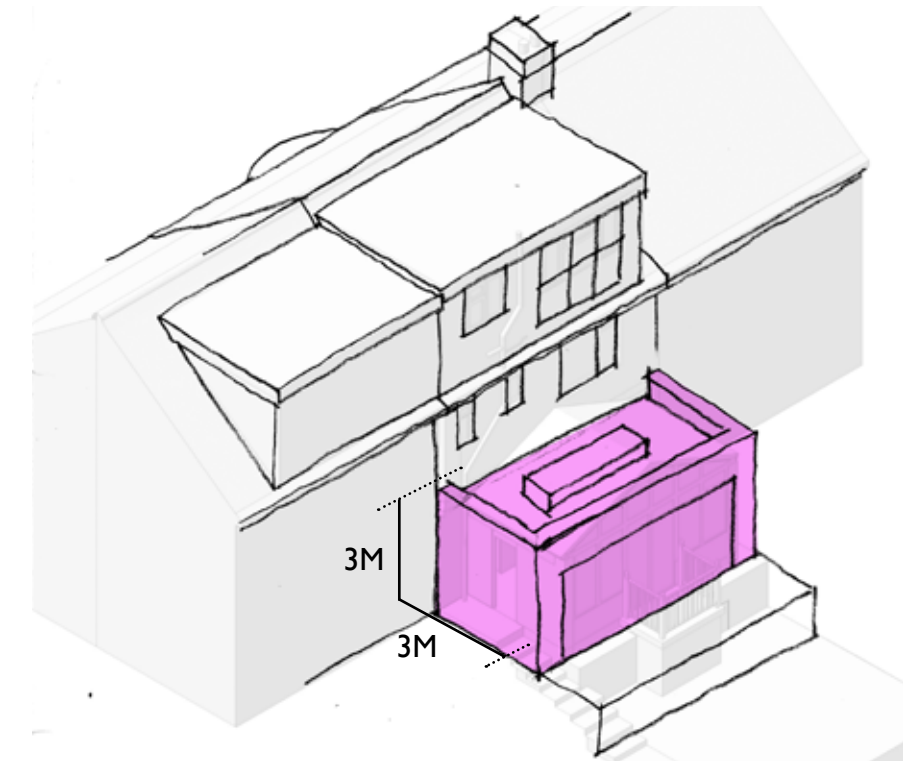


Fig.34- Option C

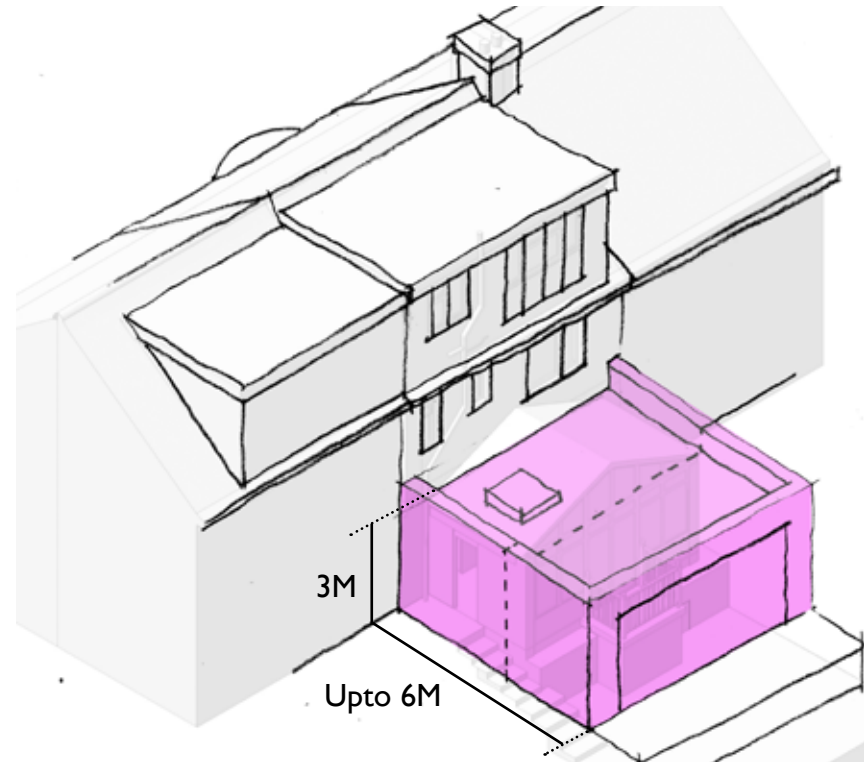


Fig.35- Option D

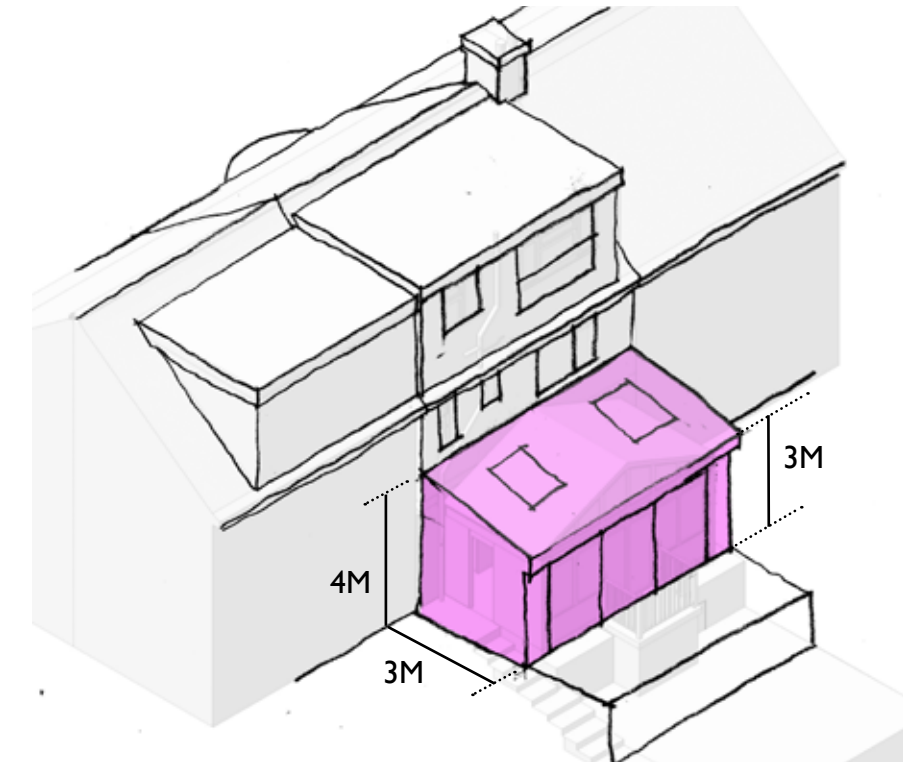


Fig.36- Option E

5.4 MATERIALS PRECEDENTS

The predominant external facade materials to the front elevations of the local range of buildings on Alexandra Park Road are pebbledash render, contrasting terracotta tiles and red brick details to corbelled chimneys and garden walls. Some adjacent dormers also feature half-timbered gables over.

To the rear this is less consistent where currently the extensions have varied approaches both at ground and roof level.

At No. 207 vertical tile hung cladding is currently used as a cladding for the dormer at roof level but this is inconsistent with the concrete tiles used on the pitched roof.

To introduce consistency in the rear facade and also align the existing front facade with its neighbours the following language of materials is proposed:

Terracotta clay tiles

- Where the pitched roof is upgraded and further insulation and ventilation details added, terracotta tiles (aligned with the original) are proposed to the main pitched roof.
- These tiles will also match the hipped lean-to over the front entrance door retained from the original period features.

Zinc or powder coated metal

- A pre-patinated zinc or powder coated metal roof material forming wall cladding is proposed to both the dormer external envelope and possibly to the roof of the remodelled extension (if a pitched option)
- Rainwater goods, window frames, balustrade frames and other miscellaneous metalwork items will also adopt the same material and colour to retain consistency

Timber Cladding

- Hardwood timber planks provide a soft and natural weathered finish
- These are proposed as a lining to wall surfaces at GFL level, and to form privacy screens, cladding elements and as a decking materials



Fig.37- Existing original roof tiles to be maintained when roof upgraded and new tiles to align.



Fig.38- Pre-patinated zinc cladding to dormer wall and GFL extension roofing



Fig.39- Timber cladding to wall and roof, flush glazing and gutters, weathered finish

5 DESIGN

5.5 MATERIALS STUDY

Proposed materials outlined below:

KEY:

1. Terracotta clay tiles
2. Single ply membrane
3. Photovoltaic panels
4. Powder coated metal or composite windows
5. Glass balustrade
6. Zinc cladding (red/ terracotta colour)
7. Existing painted render
8. New painted render
9. Painted replacement triple glazed timber or composite windows
10. Hardwood timber cladding
11. Hardwood timber decking/ screening

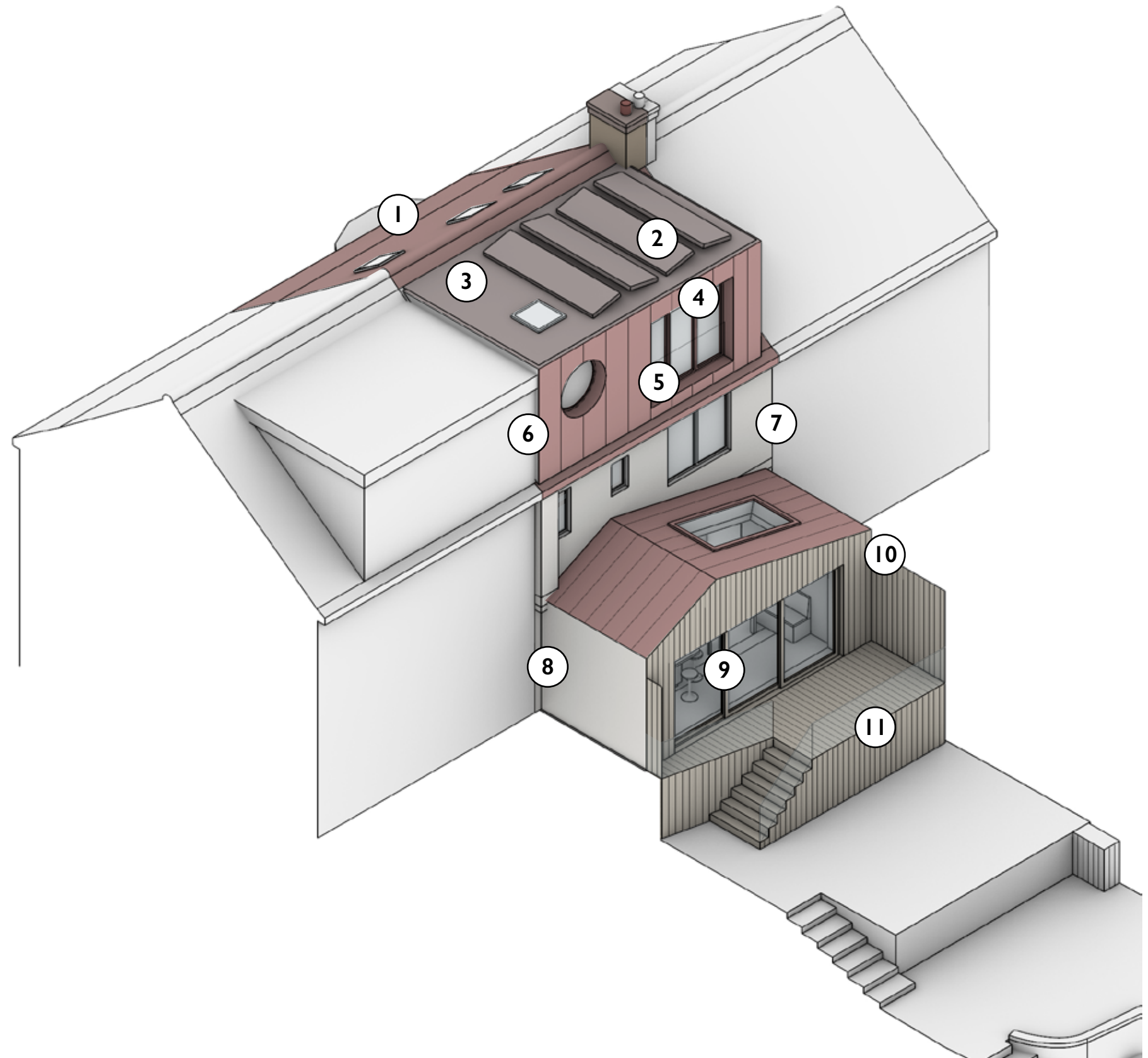


Fig.40- Axonometric rear view of proposed extension and remodelling with materials

5 DESIGN

Materials

- **Terracotta clay tiles**
Single camber sandfaced terracotta tile
- **Powder coated composite windows and doors**
Polyester powder coated Aluminium
- **Standing seam Zinc cladding/ roofing**
Pre-patinated Zinc sheeting
- **Hardwood timber cladding/ screening/ decking**
Air dried or thermally modified hardwood



Fig.41- Powder coated Sliding door with slim profile frame



Fig.42- Material palette for remodelling and ground floor extension

5.6 DEEP RETROFIT STRATEGY

Alongside the remodelling and extension works, it is proposed to refurbish and upgrade the existing dwelling building fabric.

The proposed strategy is to reduce overall energy consumption by improving insulation and air-tightness to the existing external envelope. Carbon reduction measures are also proposed and existing roof surfaces are to be utilised for supplementary electricity generation via solar energy

Proposed measures are outlined below:

1. Photovoltaic array to flat roof dormer.
2. Rainwater harvesting to rear for stormwater attenuation- for grey-water recycling or garden irrigation
3. Air Source Heat Pump (ASHP), Centrally located Mechanical Ventilation and Heat Recovery (MVHR) unit- to utility room
4. Insulation installed below GFL level
5. Insulation/ improved air-tightness to loft/ extension

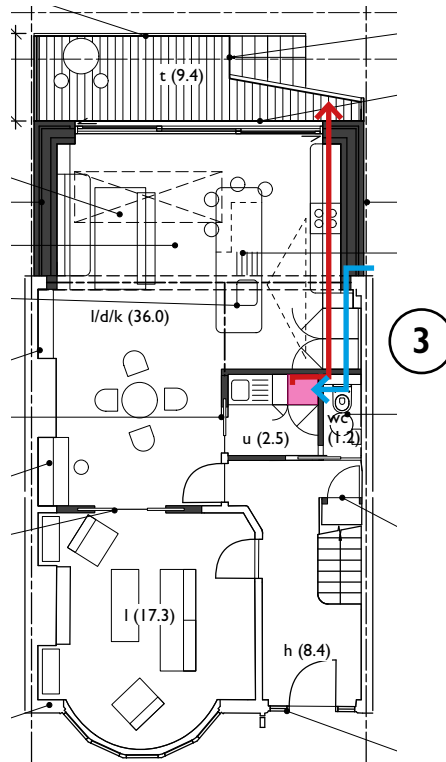


Fig.43- GFL plan with cMVHR possible location in utility room

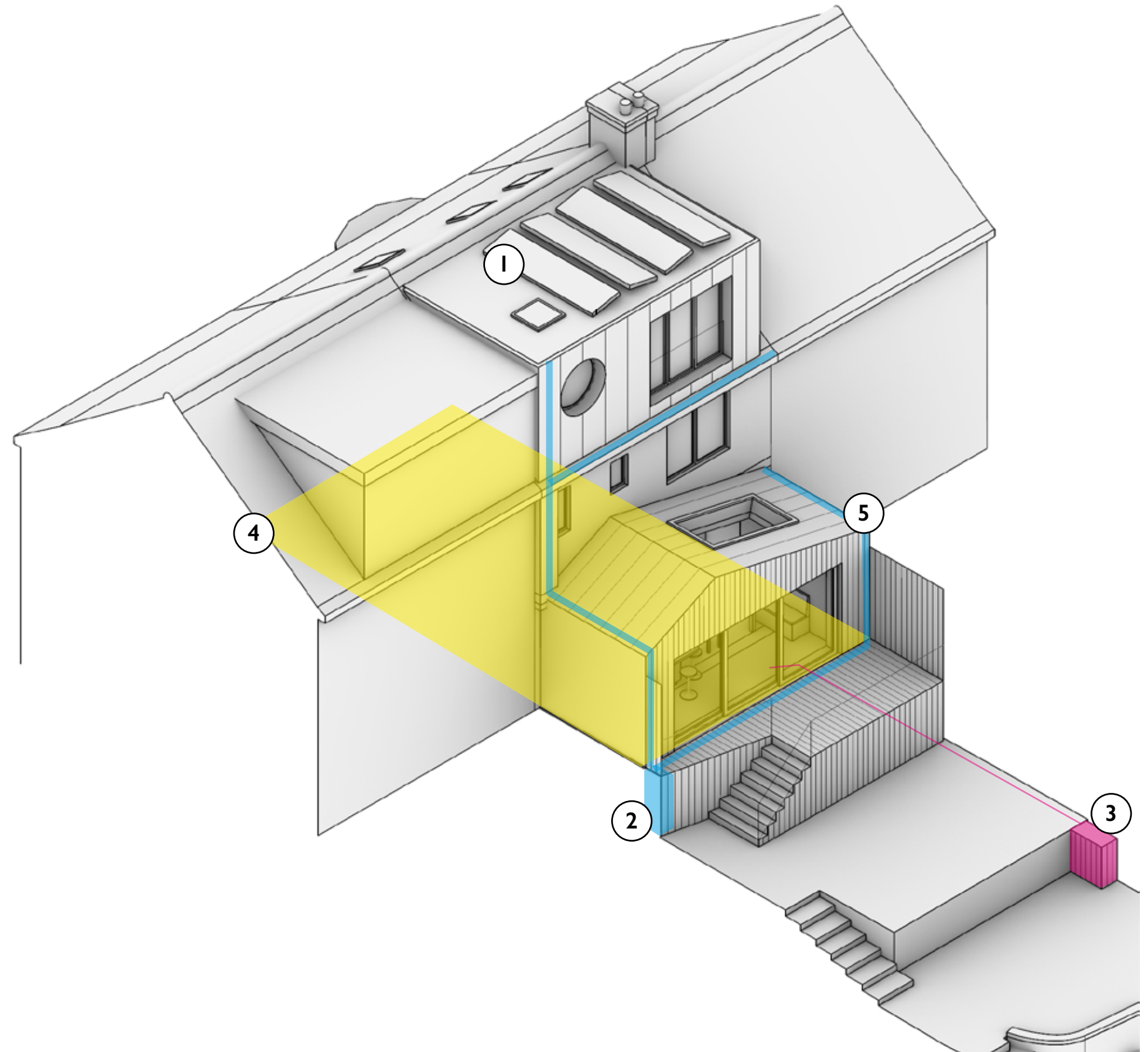


Fig.44- Axonometric rear view of proposed deep retrofit strategy. Phases to be confirmed.

5 DESIGN

5.7 GROUND FLOOR EXTENSION

The ground floor rear extension has been further refined from the initial volumetric option A presented at the pre-application stage.

An asymmetric pitch to the rear ground floor extension allows the internal volume to be maximised in relation to the configuration of the existing rear facing windows at first floor level.

The proposed extension leads to a shallow hardwood finished timber deck to the rear with stairs formed to the garden level below.

Standing seam zinc is used to the ground floor pitched roof elements alongside the second floor rear facing dormer.

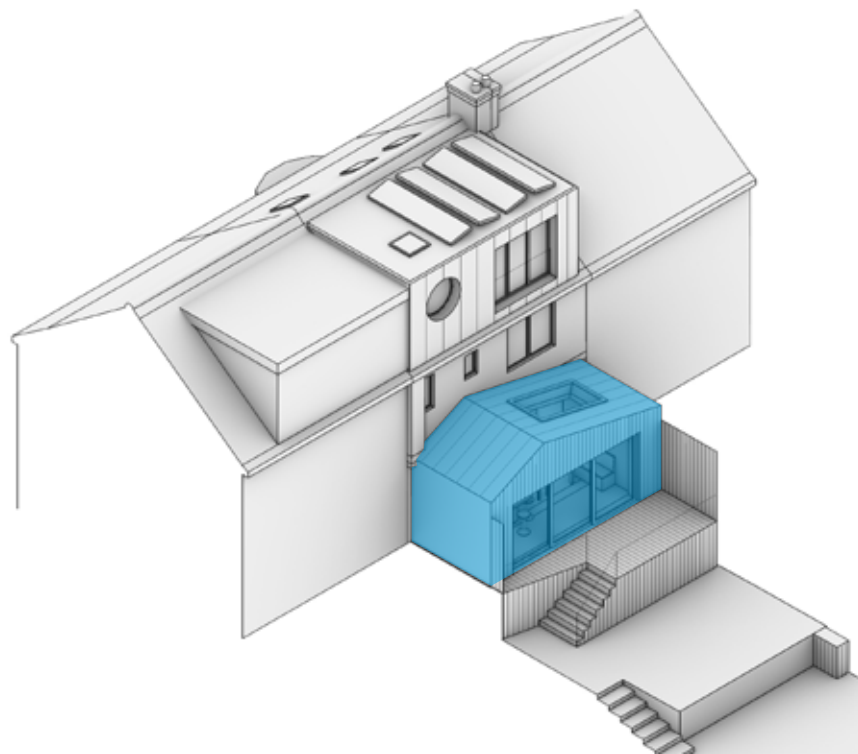


Fig.45 - Axonometric view- Ground floor rear extension

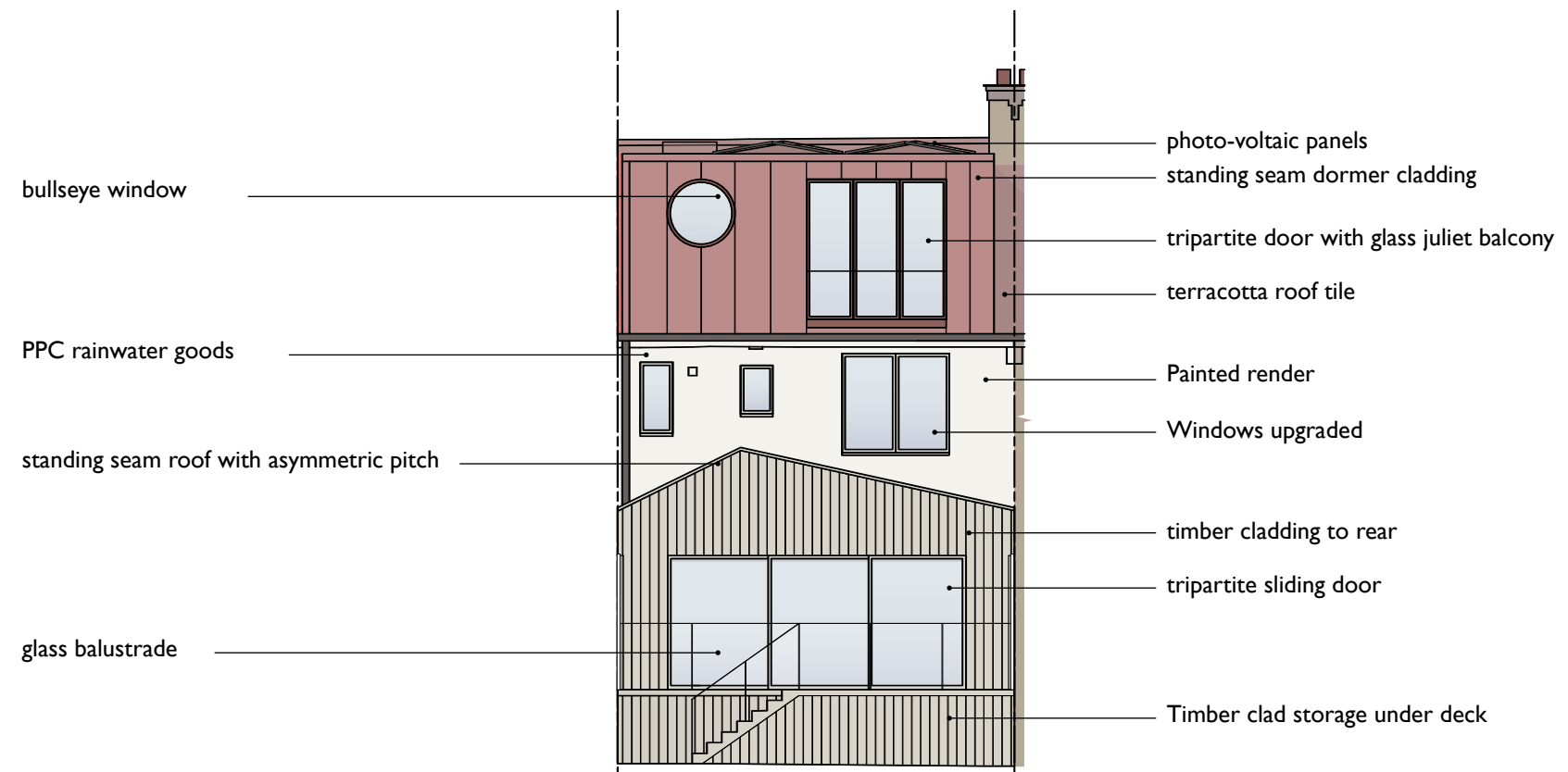


Fig.46- Rear Elevation materials

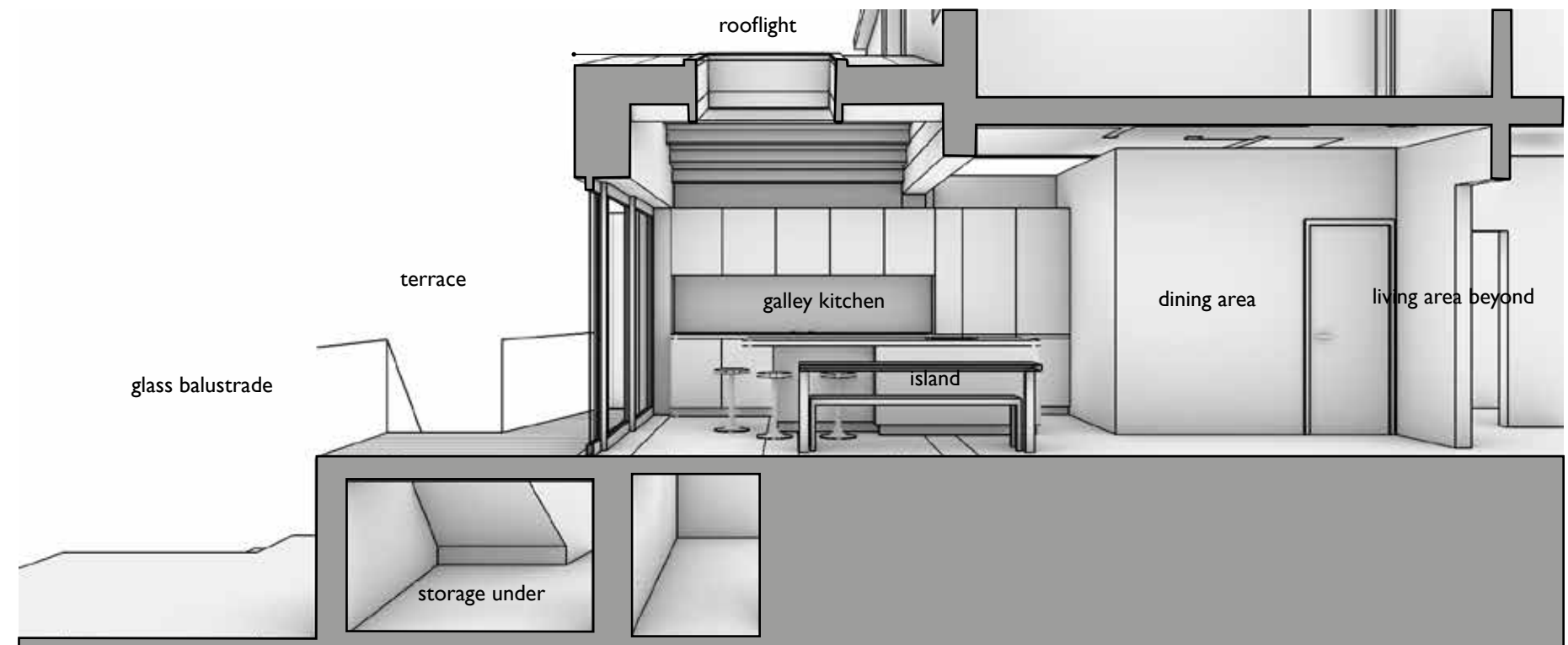


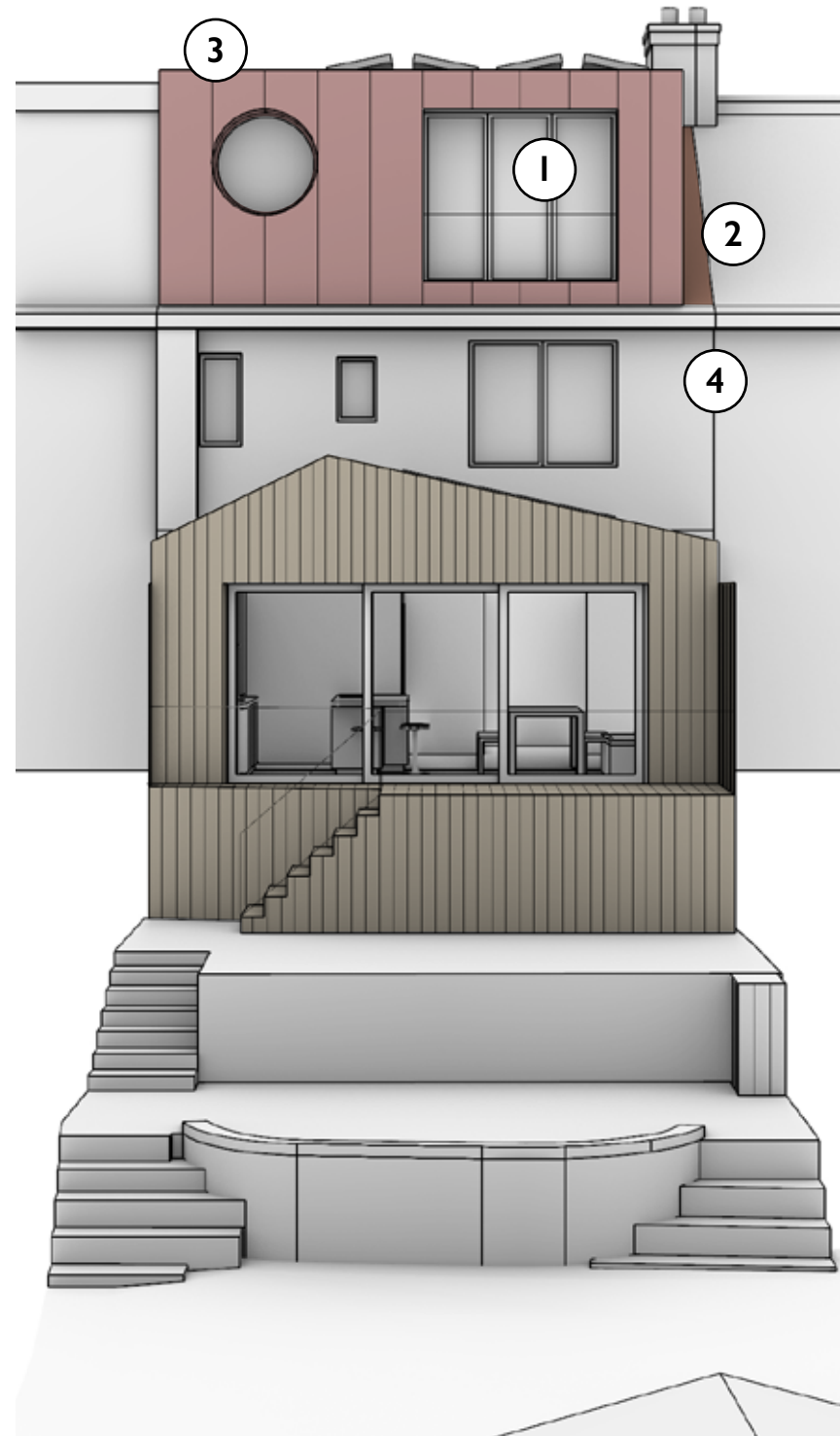
Fig.47- Cutaway section of kitchen/ dining space and terrace to rear

5 DESIGN

5.8 LOFT EXTENSION REMODELLING

The existing flat roof dormer structure is to be remodelled. Existing structural openings will be modified to accommodate a new folding sliding screen and integrated glass balustrade. The dormer roof and walls will also be insulated and clad with pre-patinated zinc.

Improved levels of insulation will be provided to reduce winter heat loss, alongside double or triple-glazed windows and rooflights. In order to minimise summer heat gain an external blind is also proposed.



KEY:

- 1. Powder coated metal framed windows/ doors
- 2. Terracotta Clay tiles
- 3. Pre-patinated zinc cladding
- 4. Painted Render

Fig.48- Loft extension remodelling rear view

6.1 PRE-APPLICATION FEEDBACK

Excerpt below from LB Haringey feedback received June 2025 on initial options appraisal and pre-application proposals submitted for review as outlined above.

Responses to individual items raised have been outlined below, explaining how these have been captured within the design proposal forming the application for approval:

Roof design

In response to concerns raised by officers in their comments the proposed ground floor extension has an eaves height of no more than 3m at the boundary with the adjoining properties.

Proposals initially presented looked at options C and E. The final proposal has reverted to a version of Option A to achieve the desired Eaves height outlined above.

The Asymmetric profile has arisen in response to planners comments:

...the proposed roof should remain clearly separate to the first floor windows and should not intercept with the windows.'

The profile of the roof has been derieved in direct response to the existing window positions which have been retained

Depth

The proposed extension depth has been limited in response to guidance raised.

Roof remodelling/ second floor layout

Rooms have been designed to meet requirements within policy D6 with regards to minimum sizes and height



Thank you for submitting your pre-application proposal to Haringey Council to assess your proposal. The points are outlined below, along with feedback from the Planning Service about aspects that were good, could be improved, or are unlikely to obtain planning permission as currently proposed. We hope this summary will provide you with useful guidance about the steps you will need to take before submitting an application for planning permission.

If you have any questions about the feedback we have provided, please contact the named officer who will be able to clarify the advice. If you require further advice, our website can provide you with some information about the things we take into consideration when determining a planning application, or you can book a further pre-application advice discussion.

Site Address: 207 Alexandra Park Road, Wood Green N22 7BJ

Constraints

Critical drainage area

Flood zone 3

Proposal: Demolition of existing conservatory and replacement single storey rear extension. Second floor remodelling and landscaping and terracing to the rear.

1. SITE DESCRIPTION

The application site is located on the northern side of Alexandra Park Road. The site comprises a three-store mid terrace dwelling house. The dwelling has been subject to a number of extensions to the rear. The site is not located within a Conservation area. The surrounding area comprises of long rows of terraced dwelling houses, with generous gardens to the rear.

2. RELEVANT PLANNING HISTORY

- HGY/2005/0991 – Erection of a single storey rear conservatory extension (certificate of lawfulness). Permitted development
- HGY/2005/1261 – Erection of single storey rear conservatory extension. Approved with conditions.
- HGY/2001/0534 - Lowering of footway crossing to provide vehicular access to front parking space. Refused.
- HGY/2001/1340 - Construction of a Vehicular Crossover. Refused.

3. RELEVANT PLANNING POLICY

The relevant planning policies under which such an application include, but are not limited to, the following:

- National Planning Policy Framework (2023) (NPPF)
- London Plan Policy (2021)
 - Policy D6: Housing quality and standards
- Haringey Local Plan (2017)
 - Policy SP11: Design
- Development Management DPD (2017)
 - Policy DM1: Delivering High Quality Design
 - Policy DM12: Housing Design and Quality

4. COMMENTS ON PRE-APPLICATION SCHEME

In response to the plans/information submitted, the following advice and assessment is provided by officers.

The principle of removing the conservatory and replacing it with a modern addition is acceptable. Officers make note of the multiple design options provided as part of this application, and welcome most. For clarity, officers have provided the following advice relating to specific elements of the rear extension and loft amendments.

Ground floor rear extension

Roof-

Four different roof designs have been provided as part of this proposal. Officers are not concerned with the roof design as long as the proposal is finished in high quality materials and the proposal has been designed to a high quality that relates to the host building. However, it is noted that there is more of a concern for the height of the proposed roof at the boundary of the adjoining properties as the extension is seeking to extend the full width of the property. Officers would recommend a height of no more than 3 metres at the boundary. Furthermore, the proposed roof should remain clearly separate to the first floor windows and should not intercept with the windows.

Depth-

Design option D proposes a depth of 6 metres with a flat roof. At this stage, officers are not supportive of a depth of 6 metres due to the sloping topography of the site and the large wall this would result in at the boundary for the adjacent properties. From the information provided, it is unclear how tall this wall will be; however, it is most likely not going to be supported. If the extension were to have a 6m depth it would create an overbearing outcome to the adjoining properties and negatively impact their amenity, contrary to policy DM12 of the Development Management DPD.

Roof remodelling/ Second floor layout

The drawings provided as part of this application do not have a scale bar or show any measurements. As such, officers cannot comment on whether the room sizes would meet the requirements within the London Plan 2021. Notwithstanding, attention should be drawn to the housing quality and standards for the rooms ensuring they meet the requirements within Policy D6 with regard to minimum sizes and heights.

Overall, no concerns are raised over the remodelling of an existing rear dormer, provided it remains subordinate to the original roof by setting down from the ridge and away from the sides, as much as possible.

Summary

The proposed drawings provided at the end of the application material, overcome officers concerns as mentioned above. The proposal is subordinate to the host dwelling and in character with the surrounding area. Officers are supportive of the final design provided as part of this Pre-application.

5. INFORMATION TO ACCOMPANY AN APPLICATION

Should you wish to submit an application following this advice, the easiest way to apply is electronically by registering on the Planning Portal at:

<https://www.planningportal.co.uk/applications>

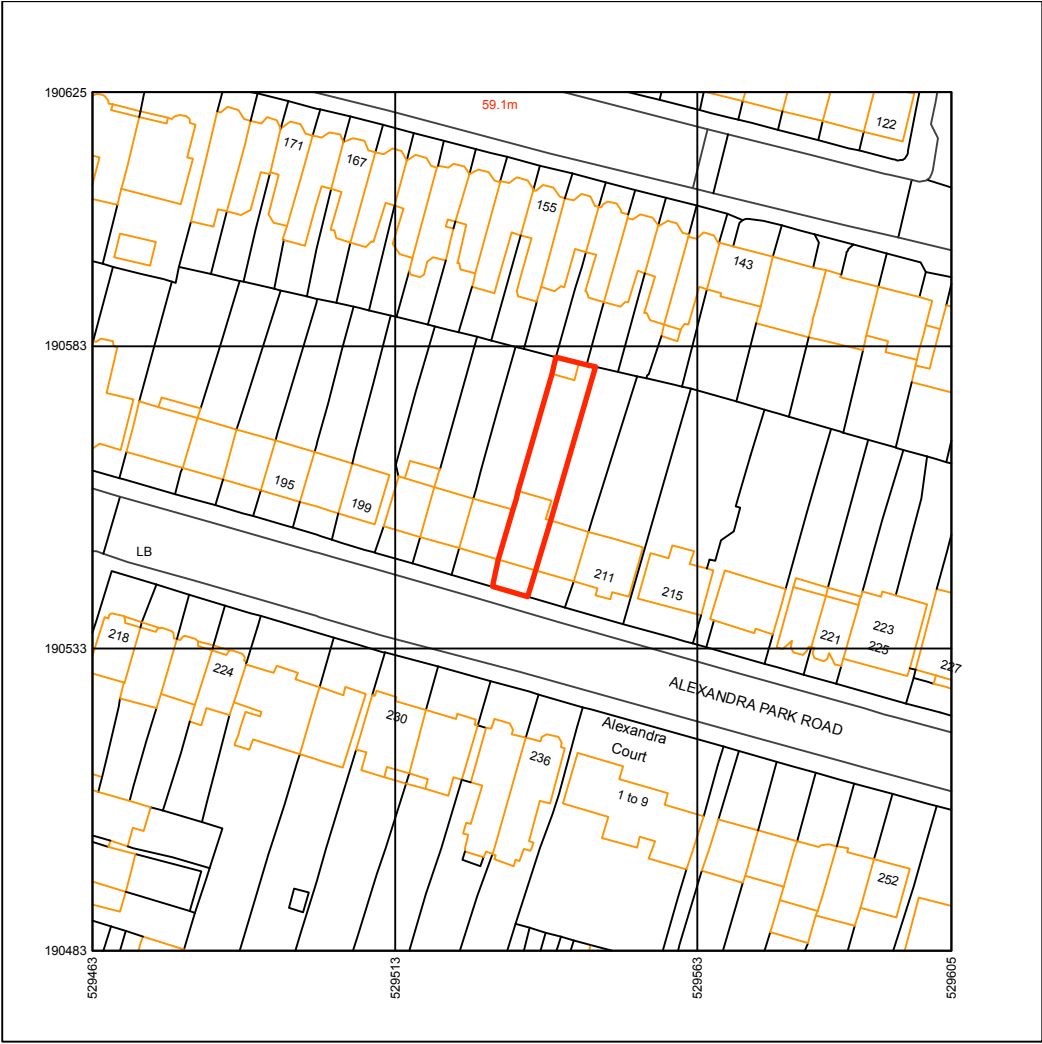
Any application will need to be accompanied by the following information before it will be registered and considered. If you submit your application on paper rather than electronically we will need two sets of all the information.

The following information will be required for registration of the planning application in respect of this site.

Planning Application

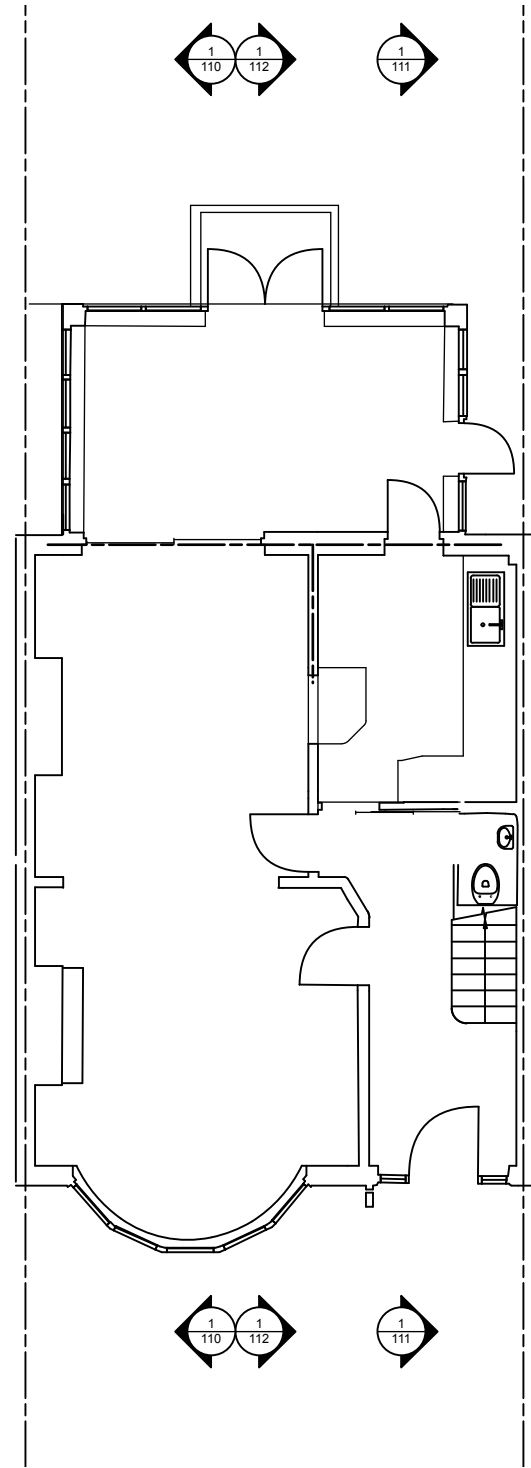
1. A completed householder application form available via the [Planning Portal](#).
2. Location plan at a scale of 1:1250 with a red line around the site in question.
3. Site plan at a scale of 1:500 or 1:200 showing the direction of North, the proposed development in relation to the site boundaries and written dimensions.
4. Existing and proposed plans (elevations, floor plans, roof plans and section). All plans to have a scale bar and one significant dimension. All drawings must be labelled with a drawing number and note of any revisions.
5. Design & Access Statement (DAS).
6. Site photos, with affidavit confirming that the photos were taken no earlier than 21 days prior to application submission.
7. CIL Form.
8. Fee.

6.2 CURRENT SCHEME DRAWINGS

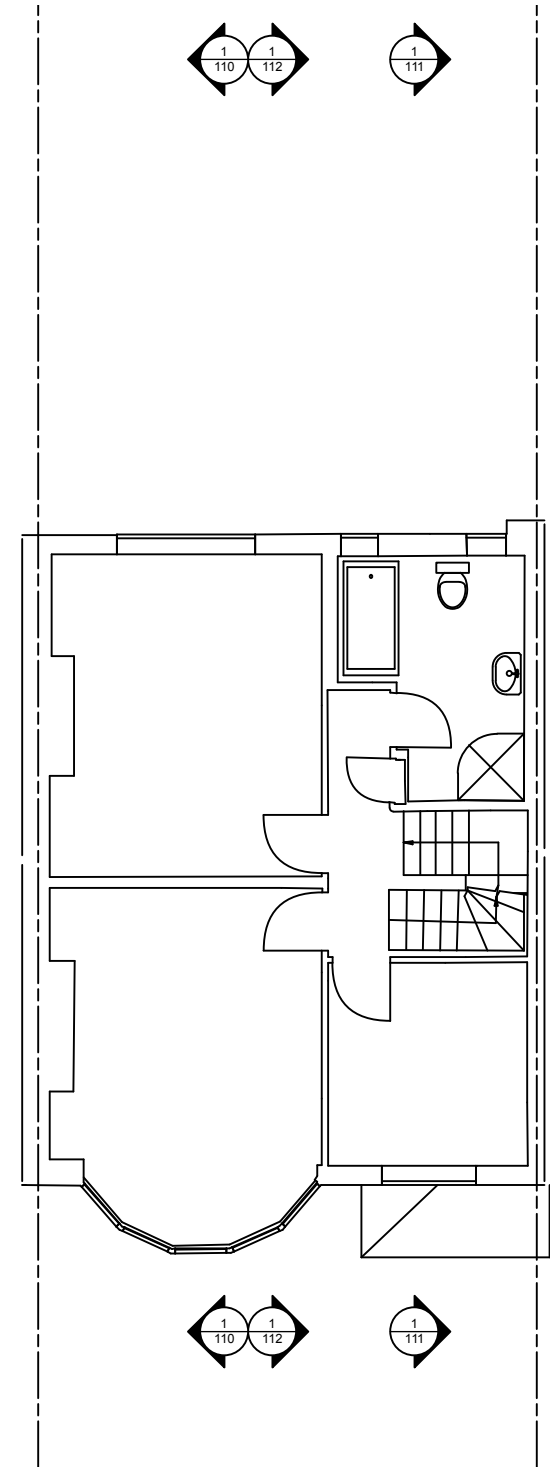


1 Location Plan
Scale: 1:1250

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	180226	Issued for planning approval			PL0	DRAWING TITLE: Location Plan 1:1250	Date: 140325	Checked By: jd
	Date:	Description:			Rev:		Dwg No: 105/ 001	Rev: PL0
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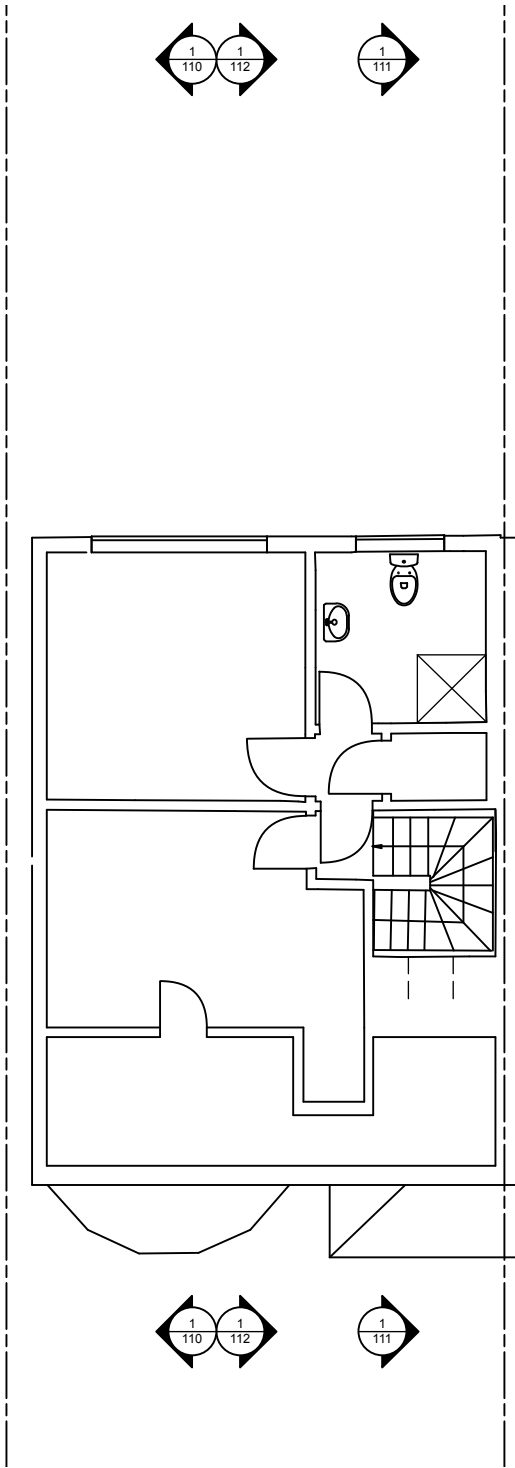


1 **GFL Plan Existing**
Scale: 1:100



2 **1FL Plan Existing**
Scale: 1:100

	180226 Issued for planning approval PL0 050525 Issued for information P0		NOTES:		Jonathan Dawes Architect 77 Sydney Road London N10 2LY m 07748 967717 e dawes_jo@icloud.com	PROJECT: 207 Alexandra Park Road N22 7BJ	Scale: 1:100@ A3	Drawn By: jd
	Date:	Description:				DRAWING TITLE: GFL + 1FL Plan Existing	Date: 050525	Checked By: jd
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1 **2FL Plan Existing**
Scale: 1:100



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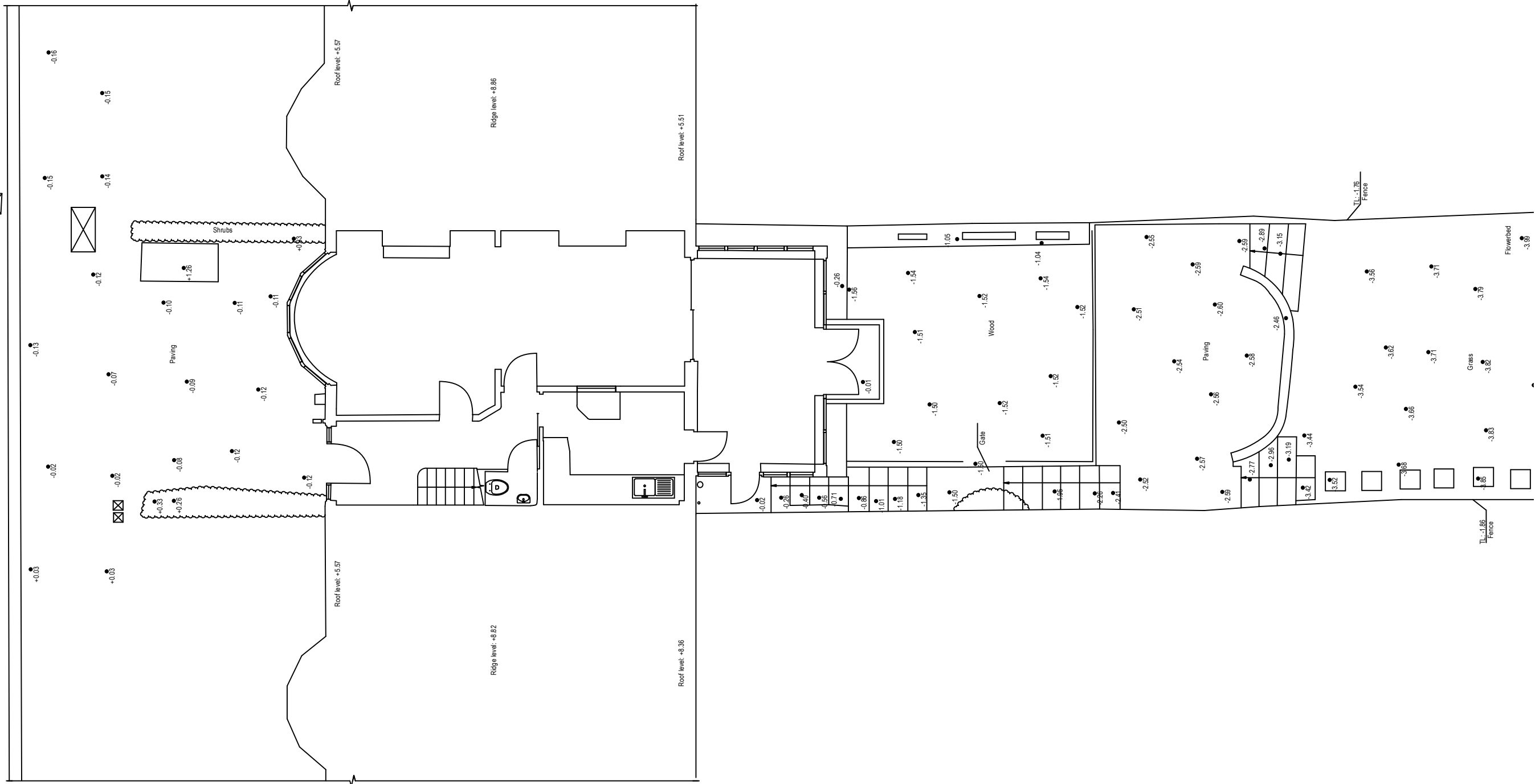
NOTES:



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PROJECT: 207 Alexandra Park Road N22 7BJ	Scale: 1:100@ A3	Drawn By: jd
DRAWING TITLE: 2FL Plan Existing	Date: 050525	Checked By: jd
	Dwg No: 105/ 101	Rev: PL0



1

GFL Landscape Plan as Existing

Scale: 1:100



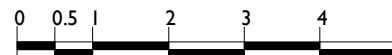
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PROJECT:
207 Alexandra Park Road
N22 7BJ

DRAWING TITLE:
GFL Landscape Plan as
Existing

Scale:
1:100@ A3

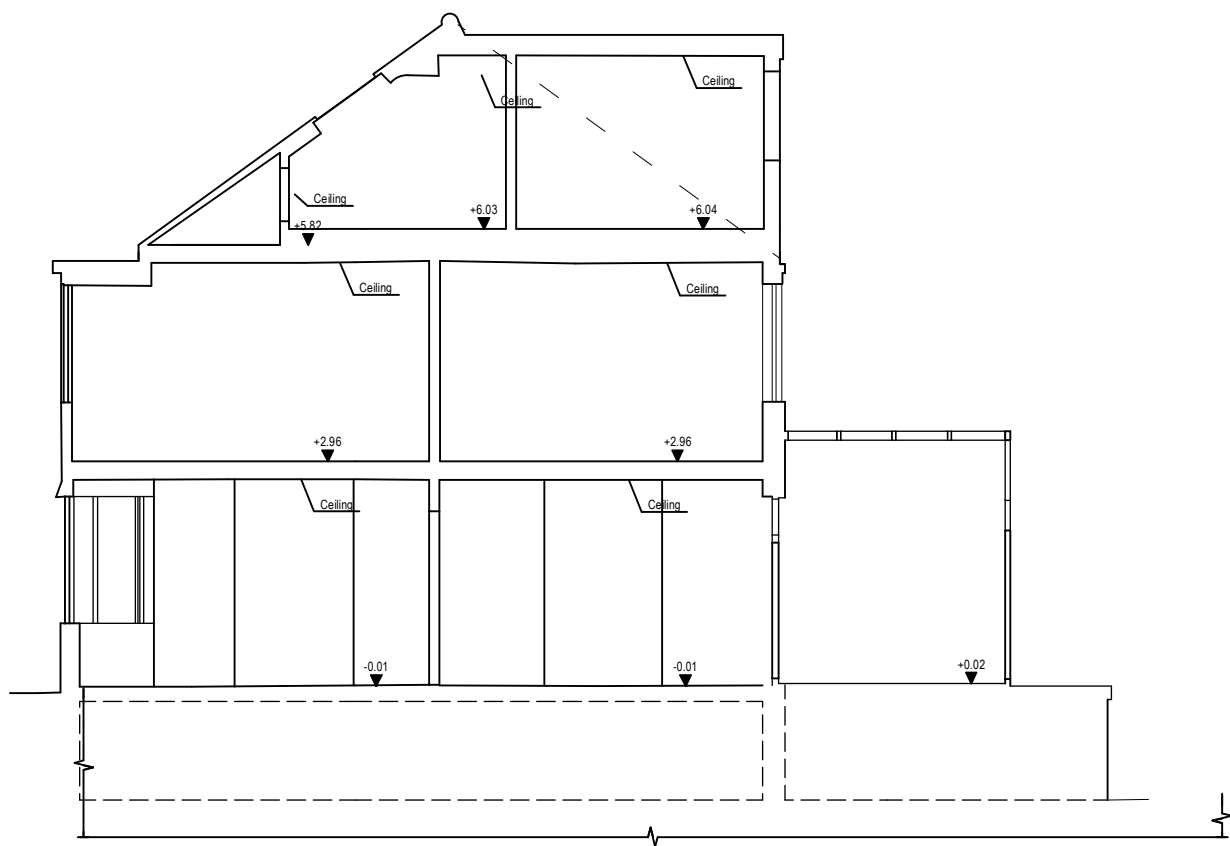
Date:
050525

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Checked By:
jd

Rev:
PL0



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PROJECT:
207 Alexandra Park Road
N22 7BJ

DRAWING TITLE:
Section A as Existing

Scale:
1:100@ A3

Date:
191025

Dwg No:
105/ 110

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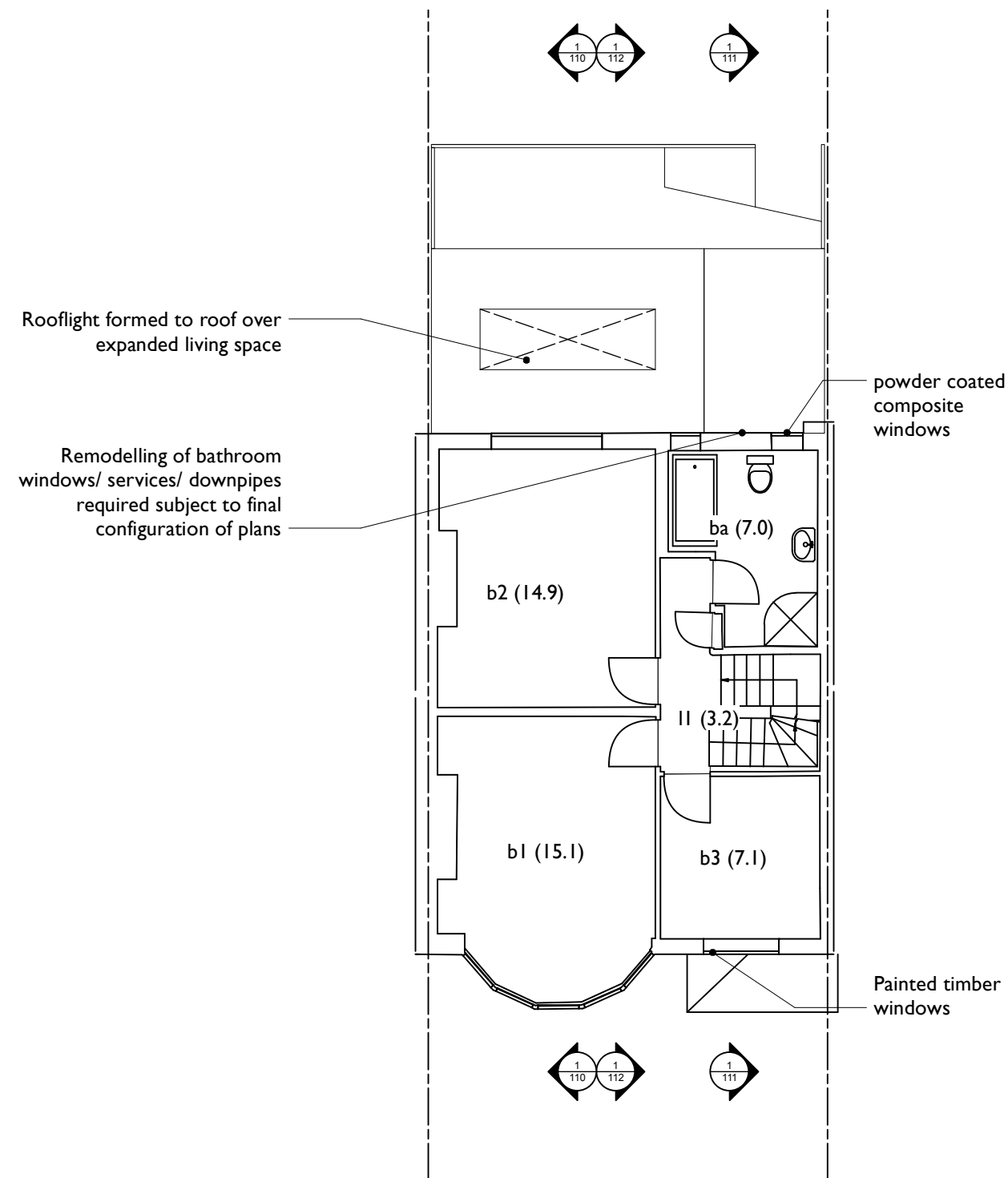
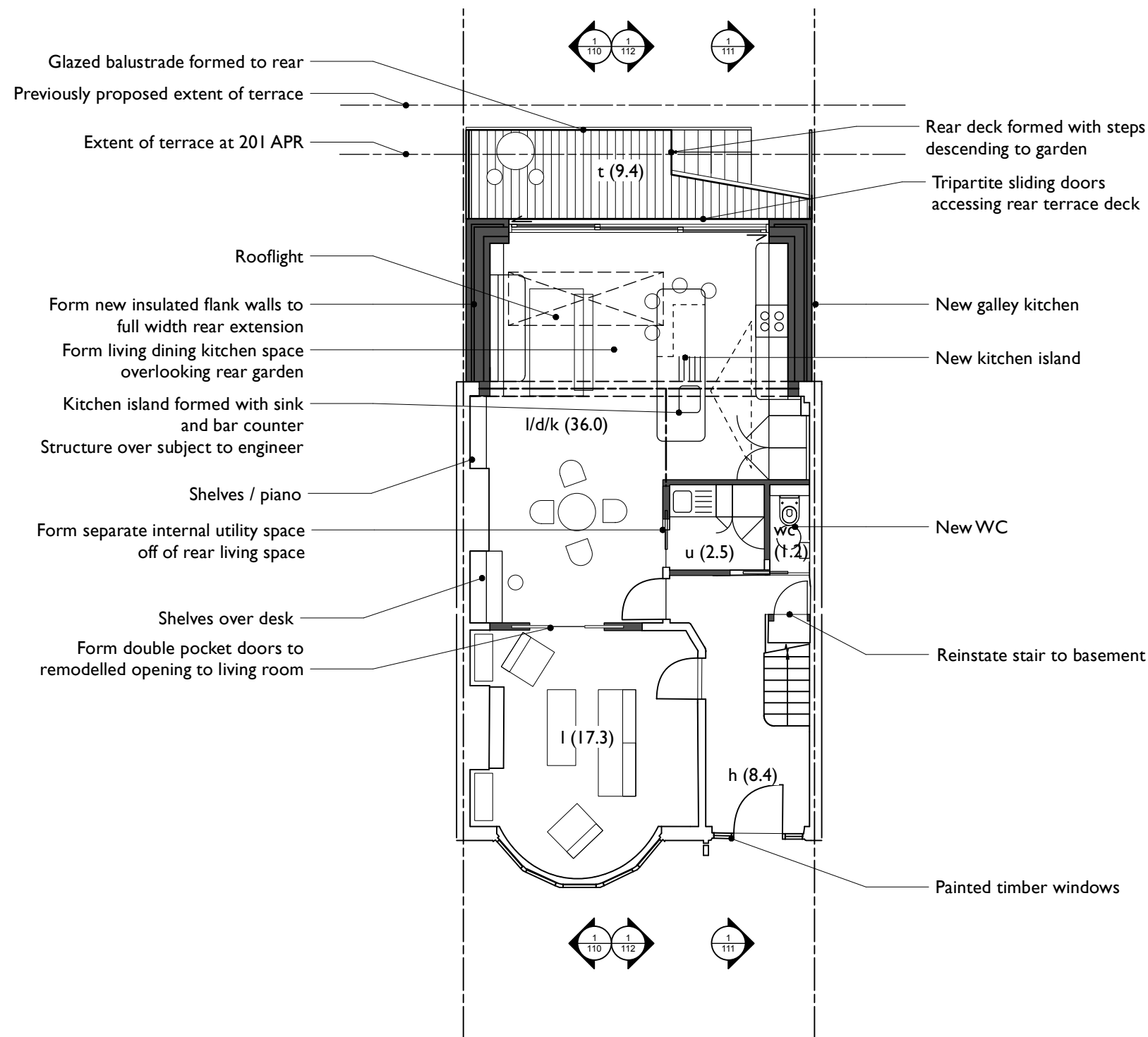


1 **Elevation D As Existing**
Scale: 1:100



2 **Elevation E As Existing**
Scale: 1:100

	180226 Issued for planning approval PL0 050525 Issued for information P0 Date: Description: Rev:	NOTES:	00.512345	Jonathan Dawes Architect 77 Sydney Road London N10 2LY	m07748 967717 e dawes_jo@icloud.com	PROJECT: 207 Alexandra Park Road N22 7BJ	Scale: 1:100@ A3	Drawn By: jd
DO NOT SCALE FROM THIS DRAWING THIS DRAWING IS COPYRIGHT	DRAWING STATUS: ISSUED FOR APPROVAL issued only for purpose indicated					DRAWING TITLE: Elevations D + E as Existing	Date: 050525	Checked By: jd
							Dwg No: 105/ 120	Rev: PL0



1 **GFL Plan Proposed**
Scale: 1:100

2 **1FL Plan Proposed**
Scale: 1:100

	180226 Issued for planning approval PL0		NOTES:		Jonathan Dawes Architect 77 Sydney Road London N10 2LY	m e 07748 967717 dawes_jo@icloud.com	PROJECT: 207 Alexandra Park Road N22 7BJ	Scale: 1:100@ A3	Drawn By: jd
	Date: Description: Rev:						DRAWING TITLE: GFL + 1FL Plan Proposed	Date: 110126	Checked By: jd
DRAWING STATUS: ISSUED FOR APPROVAL issued only for purpose indicated							Dwg No: 105/ 200	Rev: PL0	
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PPC Bullseye rear facing window to bathroom

Form full width opening with folding-sliding door and glass balustrade to bedroom

Existing roof envelope insulation and air tightness to be upgraded

3 no. wardrobes with sliding doors

Larger Master Bedroom to loft

New rooflight either side of bed

Dedicated storage to eaves

Proposed flat roof rooflight

Shallow cbd. formed

Existing rooflight position retained

New fibreglass membrane to roof

PVs to flat roof

New rooflight

New rooflight

Proposed flat roof rooflight

Existing rooflight position retained

1

2FL Plan Proposed

Scale: 1:100

2

Roof Plan Proposed

Scale: 1:100



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PROJECT:
207 Alexandra Park Road
N22 7BJ

DRAWING TITLE:
2FL & RFL Plan Existing

Scale:
1:100@ A3

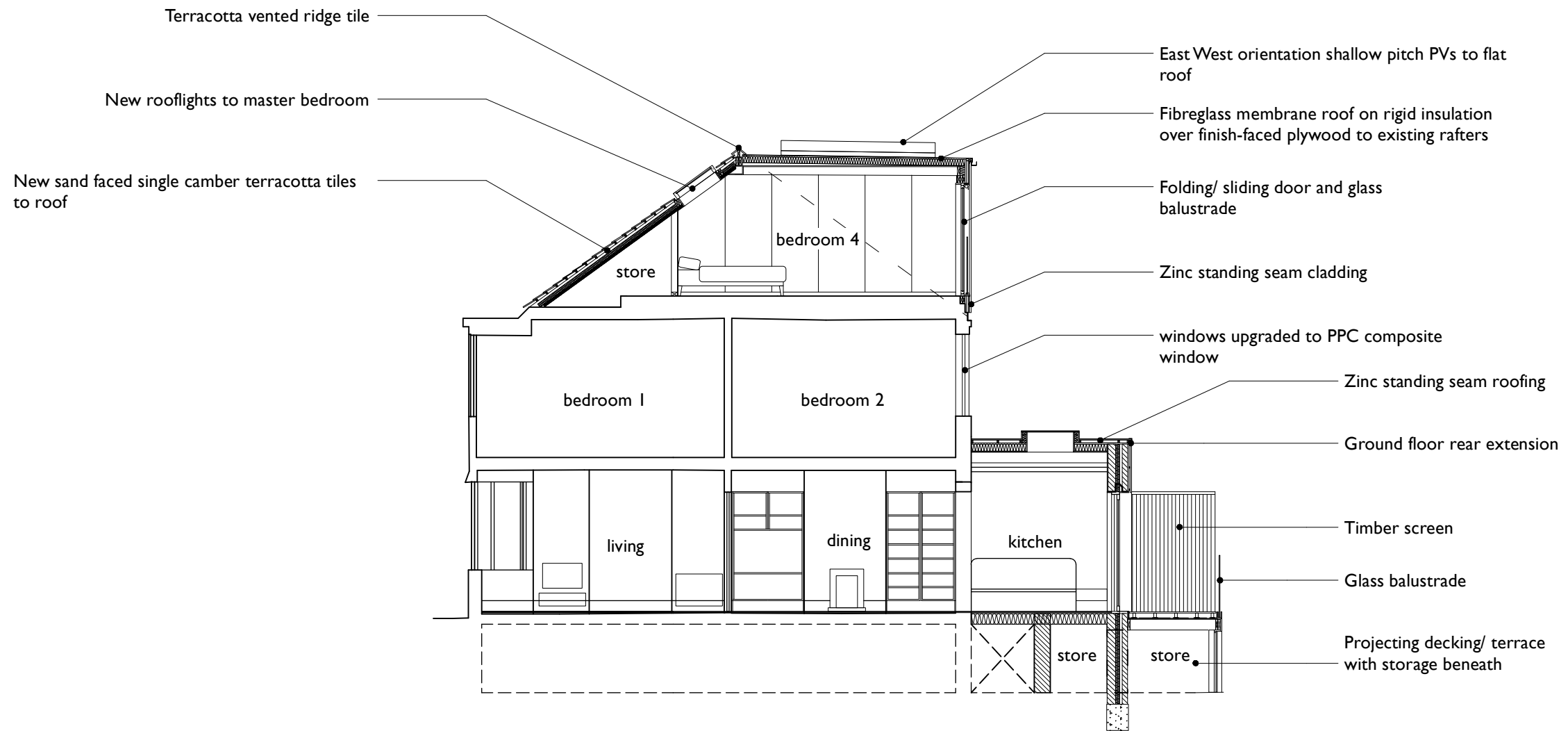
Date:
28/1/25

Dwg No:
105/ 201

Drawn By:
jd

Checked By:
jd

Rev:
PL0



1 Section A as Proposed
Scale: 1:100

NOTES:



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PROJECT:
207 Alexandra Park Road
N22 7BJ

DRAWING TITLE:
Section A as Proposed

Scale:
1:100@ A3

Date:
11/01/26

Dwg No:
105/ 210

Drawn By:
jd

Checked By:
jd

Rev:
PL0

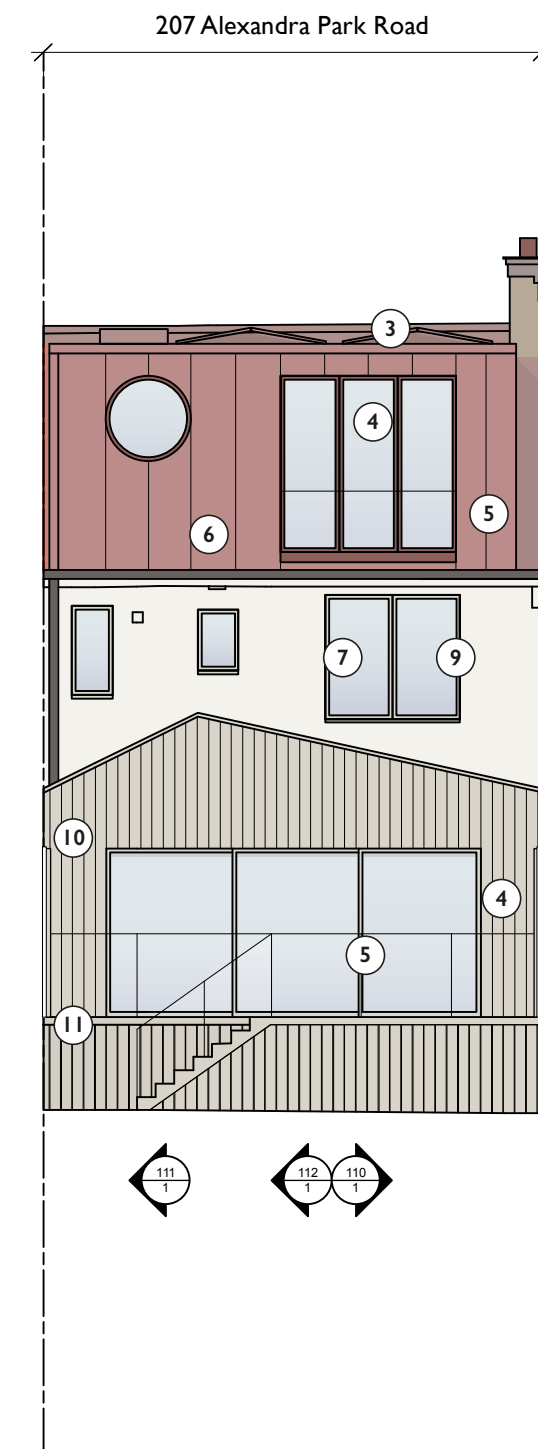
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KEY:

1. Terracotta clay tiles
2. Single ply membrane
3. Photovoltaic panels
4. Powder coated metal or composite windows
5. Glass balustrade
6. Zinc cladding (red/ terracotta colour)
7. Existing painted render
8. New render
9. Painted replacement triple glazed timber or composite windows
10. Hardwood timber cladding
11. Hardwood timber decking/ screening



1 Elevation D As Proposed
Scale: 1:100

2 Elevation E As Proposed
Scale: 1:100

		NOTES:		Jonathan Dawes Architect 77 Sydney Road London N10 2LY	PROJECT: 207 Alexandra Park Road N22 7BJ	Scale: 1:100@ A3	Drawn By: jd
	180226 Issued for planning approval PL0				DRAWING TITLE: Elevations D + E as Proposed	Date: 11/01/26	Checked By: jd
DO NOT SCALE FROM THIS DRAWING THIS DRAWING IS COPYRIGHT	Date: Description: Rev:			m 07748 967717 e dawes_jo@icloud.com		Dwg No: 105/ 220	Rev: PL0
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