

DESIGN STATEMENT

29A Selborne Road, Wood Green, N22 7TH

The planning application relates to loft conversion to a terraced property in **Haringey Council London Borough**. Specifically, the works comprise: Erection of a rear roof dormer extension with the addition of three rooflights to the front roof slope.

The subject property is neither listed nor located in any conservation area.



FRONT VIEW

INTRODUCTION:

Selborne Road is a predominantly residential street characterised by traditional terraced and semi-detached properties, many dating from the late Victorian and Edwardian periods. The buildings along the street display consistent building lines, pitched roofs and brick facades, creating a cohesive and well-defined streetscape. Within the wider area, a number of properties have undergone roof alterations, including the construction of rear dormer extensions and the installation of roof lights. This has established a clear and consistent pattern of development at roof level.

The application property operates as a self-contained residential flat. The current roof space is underutilised and does not provide adequate functional living accommodation. The proposal seeks to create additional habitable accommodation within the existing roof space in order to improve the quality, functionality and long-term sustainability of the dwelling. The proposal does not involve any change of use and the property will remain within Use Class C3 (residential).

The development has been carefully designed to respect the character of the host building and surrounding area while safeguarding neighbouring residential amenity.

The intention of the development is to make more efficient use of the existing roof space by creating additional habitable accommodation, thereby improving internal living standards without altering the established residential character of the property.



EXISTING SITE AND ITS SURROUNDINGS

PROPOSED DESIGN:

The proposed development consists of the construction of a flat-roofed rear dormer extension and the installation of three roof lights to the front roof slope. Internal alterations will include the installation of a new staircase to provide access to the additional accommodation within the roof space. The rear dormer extension will be set down from the existing ridge line and set in from the side boundaries to ensure that it remains visually subordinate to the original roof form. The dormer will be finished in materials that match or closely complement the existing dwelling, ensuring visual continuity. As the dormer is located on the rear roof slope, it will not be prominently visible from the public highway. The three roof lights proposed on the front roof slope will be flush-fitting. They will sit within the plane of the roof and will be proportionate and evenly spaced, ensuring minimal visual impact. The introduction of roof lights at this scale is consistent with the character of the area and preserves the overall appearance of the building.

The scale and massing of the proposed rear dormer have been carefully considered to ensure that the extension appears as a subordinate addition. The dormer will not exceed the height of the existing ridge and will maintain appropriate setbacks from neighbouring properties. These

design measures reduce the perception of bulk and ensure that the original roof profile remains dominant. In terms of appearance, the materials and detailing will reflect those of the host property. The use of matching or complementary finishes will ensure that the extension integrates seamlessly with the existing structure.

IMPACT ON NEIGHBOURING AMENITY:

The development has been designed to avoid unacceptable impacts on neighbouring residential amenity. The rear dormer extension will not project beyond the established building footprint at lower levels and remains contained within the existing roof envelope. Due to its scale, position and design, the proposal will not result in significant overlooking, overshadowing or loss of outlook to adjoining properties. Given the established presence of similar roof extensions in the area, the proposal is considered to be in keeping with local development patterns and will not cause material harm to neighbouring occupiers.

The proposed roof extension will significantly improve the internal living conditions of the self-contained flat. The addition of roof lights will enhance natural daylight penetration, while the dormer extension will increase usable head height and floor space. These improvements will create a more functional and comfortable living environment, ensuring that the dwelling meets modern residential standards. The development represents an efficient and sustainable use of the existing building fabric.

ACCESS:

There are no changes proposed to the existing external access arrangements to the property. Access to the new roof accommodation will be provided internally via a staircase designed in accordance with current Building Regulations. The development will comply with all relevant Building Regulation requirements, including fire safety, structural integrity, thermal performance and means of escape.

CONCLUSION:

The proposed rear dormer extension and installation of three front roof lights represent a carefully considered and proportionate enhancement to the existing self-contained flat at 29A Selborne Road. The design respects the character and appearance of the host building and surrounding area, remains subordinate in scale and massing, and does not result in unacceptable impacts on neighbouring amenity. The proposal will significantly improve the quality of internal accommodation while maintaining the established residential character of the property.

The development is therefore considered to be acceptable and compliant with relevant planning principles, and approval is respectfully requested.