

Design and Access Statement

Proposed Ground Floor Rear Extension and Loft Conversion (Rooflights)

178 Boundary Road, London, N22 6AJ

Date: March 2026

1. Introduction

This Design and Access Statement (DAS) accompanies a householder planning application for a single-storey rear extension and loft conversion incorporating rooflights at 178 Boundary Road, N22 6AJ. The statement explains the design rationale, how the proposal responds to local character, and how the development has been designed to protect neighbouring amenity while improving the functionality of the dwelling.

2. The Site and Surroundings

The application property is an existing terraced dwellinghouse within an established residential street. The surrounding townscape is characterised by traditional terraced housing of a consistent scale, with incremental rear alterations and extensions typical of long-established London residential areas.

The site benefits from an enclosed rear garden and is not within a conservation area (as confirmed by the applicant's due diligence). The proposal therefore focuses on delivering a modest and well-integrated form of domestic enlargement that is consistent with the prevailing pattern of development.

3. The Proposal

The development comprises:

1. Ground floor rear extension:

A single-storey extension across the rear of the property, providing improved kitchen/dining/living accommodation. The extension is designed with a warm flat roof incorporating a roof light (3000 x 1500mm) and rear bi-folding doors to enhance daylight and outlook to the garden.

2. Loft conversion:

Internal reconfiguration of the roof space to provide additional accommodation, served by a new stair, and lit via rooflights at the front. The loft layout includes bedroom, bathroom and storage/eaves spaces.

4. Design Principles and Rationale

4.1 Amount

The scale of development has been kept proportionate to the host dwelling and aligns with the established pattern of rear additions in terrace properties. The proposal provides the minimum amount of additional accommodation required to meet the occupier's needs, without resulting in overdevelopment of the plot.

4.2 Layout

At ground floor, the proposal improves the relationship between the principal living spaces and the rear garden, creating a more functional family layout with stronger internal connectivity and a better quality of outlook.

At loft level, the proposal makes efficient use of existing roof volume while maintaining a simple roof form through rooflights only. This approach avoids the additional bulk and visual prominence associated with dormer additions.

4.3 Scale and massing

Rear extension: The extension is single storey and therefore remains subordinate to the host dwelling. Its height is controlled by a minimum pitched roof form, limiting massing impacts and reducing the potential for dominance when viewed from neighbouring gardens.

Loft conversion: The conversion includes a rear dormer and retains the existing roof profile, with rooflights integrated flush to the roof plane to the front. This ensures the roof alteration remains discreet in public and private views.

4.4 Appearance and materials

The proposed rear extension is designed to be visually lightweight and contemporary, appropriate to a rear garden context. The submitted drawings indicate:

- The minimal pitched roof will be finished in a single ply roof membrane.
- extensive glazing to the rear, including bi-fold doors, and a roof lantern to maximise daylight.

Final external material finishes will be selected to complement the existing dwelling. Typically this would include brickwork to match the host building (or a visually compatible brick), and high-quality glazing/frames in a subdued finish appropriate to a rear elevation setting. The intention is for the extension to read as a coherent addition that respects the host building while being clearly legible as a later addition at the rear.

5. Neighbouring Amenity Considerations

The scheme has been developed with careful regard to adjoining occupiers, consistent with good design practice for terrace extensions.

5.1 Daylight and sunlight

The extension is limited to single-storey height and utilises a minimum pitch roof, which helps to minimise overshadowing and loss of daylight to neighbouring rear windows and gardens. The roof lantern also allows daylight to be captured within the extension without increasing bulk.

5.2 Outlook and sense of enclosure

By keeping the extension low and reduce the roof height through the roof form, the proposal avoids undue enclosure effects when experienced from neighbouring gardens.

5.3 Privacy

The proposal introduces glazing at the rear elevation facing the applicant's garden, which is typical for rear extensions and does not materially increase overlooking beyond existing relationships. Rooflights are set within the roof plane to the front pitched roof.

6. Access Statement

6.1 Vehicular and pedestrian access

The proposal does not alter the existing arrangements for access. The dwelling will continue to be accessed from the street in the established manner.

6.2 Inclusive access

The proposal is domestic in nature. The ground floor extension can facilitate improved internal circulation and usability for the household. Level access arrangements can be incorporated at threshold points (where feasible) as part of detailed design and Building Regulations compliance, without impacting the planning considerations.

7. Sustainability and Environmental Considerations

The development incorporates measures that support improved environmental performance, including:

- a modern warm roof construction to improve thermal efficiency at the rear extension;
- opportunities for upgraded insulation and glazing as part of the works; and
- rooflight introduction to maximise natural daylight and reduce reliance on artificial lighting.

Flood risk and surface water drainage considerations are addressed separately within the submitted Flood Risk Assessment and SuDS Strategy.

8. Conclusion

The proposed development represents a sensitive and well-considered form of domestic enlargement. The rear extension is modest in scale, appropriately subordinate, and designed to enhance the quality of internal accommodation and amenity. The loft conversion is discreet, retaining the roof profile through rooflights only. Overall, the proposal responds positively to its context, protects neighbouring amenity, and delivers a high-quality addition consistent with the prevailing character of rear extensions within terraced residential streets.
