

Design & Access Statement

Proposal: Application for planning permission to construct a rear dormer loft conversion with Juliet balcony and a new outrigger extension providing access to a modest rear terrace amenity space, together with associated internal and external alterations. The loft conversion will comprise 2no. front-facing rooflights and 1no. skylight to the flat roof dormer. The proposal also includes the raising of existing party parapet walls in matching brickwork to accommodate the proposed dormer and outrigger

Application:	Application for Planning Submission
Property Address:	19 Imperial Road, London, N22 8DE
Local Authority:	Haringey Council London Borough
Date:	27 th February 2026
Revision:	A

1: INTRODUCTION

Application for planning permission to construct a rear dormer loft conversion with Juliet balcony and a new outrigger extension providing access to a modest rear terrace amenity space, together with associated internal and external alterations. The loft conversion will comprise 2no. front-facing rooflights and 1no. skylight to the flat roof dormer. The proposal also includes the raising of existing party parapet walls in matching brickwork to accommodate the proposed dormer at 19 Imperial Road, London, N22 8DE.

This Design & Access Statement has been prepared by Gamut BS Ltd in support of the above application. It sets out the site context, design rationale, and key planning considerations relating to appearance, scale, materials, and residential amenity.

2: PLANNING HISTORY

- a. HGY/2021/1707 – Single storey rear infill extension
- b. HGY/2015/1639 – Change of use of dwelling from private home to small HMO
- c.

This current application seeks planning permission for a full-width rear dormer, an outrigger extension and modest terrace space, consistent with other recent approvals within the borough.

3: SITE CONTEXT & EXISTING BUILDING

The property is a semi-detached, two-storey self-contained family house, located on the south side of Imperial Road within a residential area of Wood Green, N22.

The site does not lie within a Conservation Area and the building is not listed. The street is characterised by traditional late-Victorian houses, many of which have been altered through rear extensions, dormers, and roof terraces.

The immediate area demonstrates a pattern of incremental roof development, with multiple examples of similar proposals approved by Haringey Council, including schemes incorporating outrigger extensions and modest private terraces.

4: PLANNING POLICY

The proposed development has been designed in accordance with the following policies and guidance:

- **Haringey Development Management DPD (2017):**
 - DM1 – Delivering High Quality Design
 - DM12 – Housing Design and Quality
- **Haringey Local Plan (2017):**
 - SP11 – Design
- **London Plan (2021):**
 - Policy D3 – Optimising Site Capacity through the Design-Led Approach
 - Policy D6 – Housing Quality and Standards
- **National Planning Policy Framework (NPPF, 2023):**
 - Section 12 – Achieving Well-Designed Places
 - Section 5 – Delivering a Sufficient Supply of Homes

It is considered that the proposal has been developed in accordance with the objectives of the above policies, promoting high-quality, contextually appropriate design and a more efficient use of existing housing stock. The additional accommodation created through the dormer and outrigger extensions ensures that the overall internal layout aligns with the Government's nationally described space standards (NDSS). As such, the scheme provides an appropriate level of internal floor area and amenity space consistent with current policy expectations for good quality residential design.

5: PROPOSAL – DESIGN INTENT & ATTRIBUTES

The proposal comprises a flat-roof, full-width rear dormer and a new outrigger extension creating a bedroom/office space with direct access to a modest private terrace.

Design Intent: The aim of this proposal is to enhance the living accommodation through the creation of an additional room suitable for home working and occasional guest use, alongside improved private amenity space that promotes health and wellbeing.

In modern living, working from home has become an essential part of daily life. The new bedroom/office space will provide a dedicated, quiet, and comfortable environment for the

applicant, whose professional work is predominantly home-based. This will support a healthy work-life balance and ensure that the property continues to meet evolving lifestyle needs.

The modest terrace will provide much-needed private outdoor space to improve mental and physical wellbeing, allowing access to fresh air, light, and relaxation within a secure domestic setting.

The combined volume of the proposed rear dormer and outrigger remains within the 40m³ threshold established under the Permitted Development guidelines for terraced dwellings. The design has therefore been developed in accordance with the scale and parameters set out in the General Permitted Development Order (GPDO), ensuring that the overall massing is modest, proportionate, and consistent with national guidance. This approach reinforces the scheme's compliance with the intent of permitted development principles while providing a coherent and well-resolved architectural solution.

Key Design Features

- **Full-width flat roof dormer:**
Subservient to the main roof, set below ridge height, finished with hanging tiles to match the existing roof materials.
- **Raised parapet walls:**
Existing shared brick parapets to be raised approximately 200mm to form the dormer's side walls, finished with new copings to match existing.
- **New outrigger extension:**
Providing an additional office space with direct access to a private roof terrace.
- **Roof and external materials:**
 - Dormer cheeks and tiling: *Hanging tiles to match existing*
 - Flat roof (dormer and outrigger): *GRP roofing system*, colour to be agreed
 - Windows and doors: *uPVC*, colour to be confirmed
 - Juliet balcony: *1.1m high black metal railings*
 - Terrace balustrade: *1.1m high black metal railings* (safety) and *1.7m high slatted timber screening* (privacy)
 - Terrace floor: *timber decking*
- **Internal configuration:**
The layout provides a 4-bedroom, 5-person dwelling in compliance with the Nationally Described Space Standards (NDSS).

6: DESIGN & APPEARANCE

The proposed development has been thoughtfully designed to complement the architectural rhythm and proportions of the host property while reflecting the established character of the wider street scene. The scheme draws upon the form and detailing of other properties of similar configuration that have been approved within the local area, demonstrating that the design approach aligns with broader patterns of residential development within the borough.

As the property forms part of a terraced dwelling, the proposal inherently reduces potential visual and amenity impacts on neighbouring properties.

The proposed roof terrace has been sensitively designed with privacy screening and an appropriate set-back from boundaries to minimise overlooking and maintain neighbouring amenity. The terrace provides valuable external amenity space that enhances wellbeing and supports modern patterns of living, particularly for an occupant who works predominantly from home.

High-quality materials are proposed to match and complement the existing finishes, ensuring a coherent and visually unified appearance. The dormer's proportion and detailing remain subservient to the main roof form, preserving the building's balanced character and avoiding any sense of over-dominance.

Overall, the design achieves a careful balance between contemporary functionality and contextual sensitivity enhancing the quality of accommodation while respecting the established character of the property and surrounding area.

7: PRIVACY, AMENITY & IMPACT

The proposal has been developed with full consideration of neighbouring amenity.

The terrace is modest in scale and set back from both side and rear parapets, significantly reducing the potential for overlooking or loss of privacy. In total, the outrigger and terrace occupy less than two-thirds of the building's roof length, ensuring the intervention remains subordinate to the main roof form.

1.7m high slatted timber screens provide effective screening on both sides, while the 1.1m black metal safety railings define the terrace perimeter. Together, these features ensure the space is safe and private for residents while maintaining an open, domestic character.

The dormer and outrigger extension have been carefully proportioned to avoid any material loss of daylight, sunlight, or outlook to neighbouring properties. The terrace size limits use to the household and will not result in undue noise or disturbance.

8: ACCESS & REFUSE

Access to the property remains unchanged via the existing front entrance.

The new terrace will be accessed internally from the new second-floor landing.

Refuse and recycling facilities remain as existing, with no change to collection arrangements.

9: CONCLUSION

The proposed development represents a modest and well-considered enhancement to the existing dwelling. It delivers much-needed additional internal and external space to meet modern living requirements while remaining sensitive to the property's architectural character and the wider streetscape.

The extension provides significant improvements to the quality of accommodation, supporting flexible homeworking arrangements and promoting occupant wellbeing through the creation of a usable outdoor terrace area.

In design terms, the proposal is proportionate, well-integrated, and visually sympathetic to its surroundings. It is considered that the proposal would not result in any adverse impact on neighbouring amenity and accords with local and national planning policies encouraging the efficient and sustainable improvement of existing housing stock.

All works will be carried out with due regard to neighbouring amenity and standard construction best practices, ensuring that the development proceeds in a considerate and coordinated manner.

Overall, the scheme offers a positive contribution to the local area through thoughtful design, appropriate scale, and high-quality materials enhancing both the liveability of the property and the character of the wider built environment. The proposal represents a thoughtful, balanced, and contextually appropriate addition to the building, improving both its functionality and its contribution to the local environment.

It is therefore respectfully requested that planning permission be granted.