



Construction of a rear dormer and outrigger roof extension with a roof terrace

70 Allison Road London N8 0AT

Design and Access Statement

On behalf of – Mr Leon Johnson

Prepared by Mr. Moni Rahman – OMNI Architecture

699 High Road Leyton, E10 6RA

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01 Introduction

This Design and Access Statement has been prepared by OMNI Architecture on behalf of Mr Leon Johnson.

This report introduces and outlines the key strategies in support of the planning application for the roof extension and internal reconfiguration of no. 70 Allison Road.

This document should be read in conjunction with the associated set of planning drawings. These form the basis of the request for Planning Permission for the development.

02 Site and Surroundings

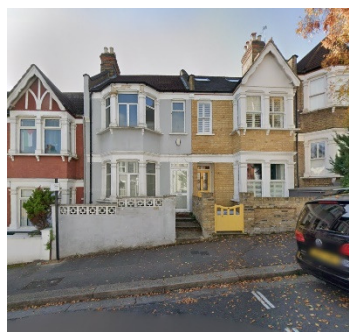
The application site is located just east of the junction between Allison Road and Wightman Road. Allison Road is typical of the predominantly residential streets of the area and is mainly comprised of late Victorian terraces in residential use with modest front courtyards to the street and long gardens to the rear. There have been many extensions to a number of properties both at ground floor level, as well as at roof and outrigger levels including many outrigger terraces.

The site has great public transport connections, with overground and underground stations nearby, as well as a wide number of local bus routes within the vicinity connecting to the wider London transport network.

The application site is not within a Conservation Area and there are no known trees with Tree Protection Orders on or near the site.



Aerial View



Front Elevation



Rear Elevation

03 Planning History

No planning history

04 Design

The proposal consists of:

- Constructing a roof dormer and outrigger extension, in place of the pitched roof to the rear of the property, as well as a rear terrace accessed off of the outrigger extension.
- 2no. skylights are also proposed to the pitched roof at the front of the dwelling.
- As well as the addition of space within the converted loft, the split-level dwelling plan will be reconfigured.
- The outrigger to the rear of the building is reconfigured to contain a new bathroom and one bedroom
- The existing staircase is extended to provide access to the outrigger extension. This stair continues up to the loft floor, within the roof dormer, where a new master bedroom and bathroom will be provided, with a Juliet balcony towards the rear.
- The outrigger room will provide access to the terrace space. The inclusion of outdoor space provides a valuable addition to the property, particularly as access to private external space has become a common for occupiers in London. The proposal aims to provide better quality and suitable living accommodation as a single-family dwelling.
- The use of quality materials will greatly improve the external appearance of the property.



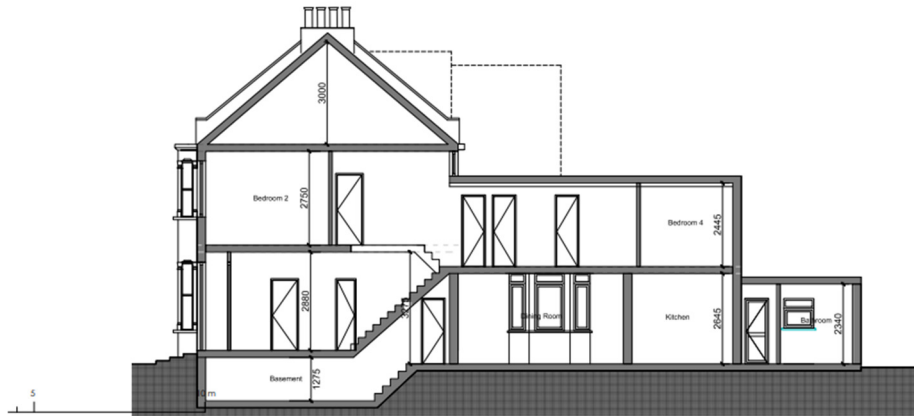
Existing Front Elevation



Existing Rear Elevation



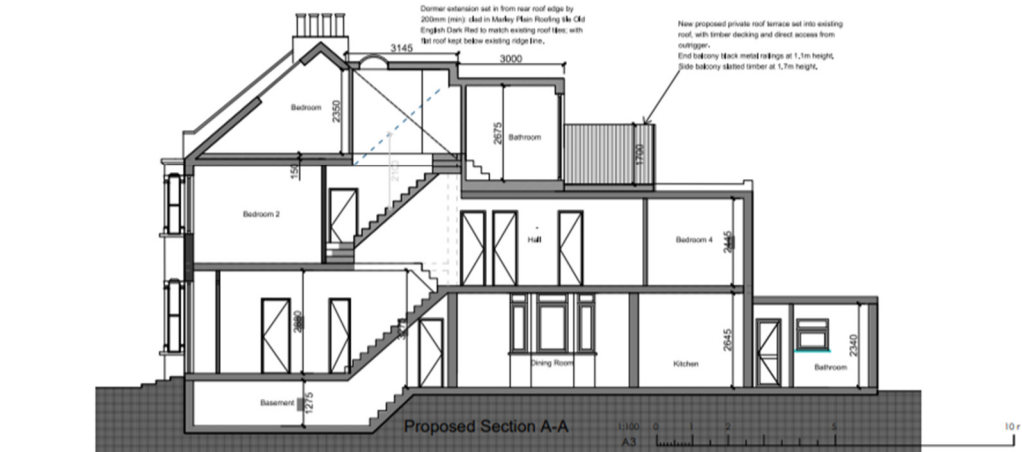
Existing Side Elevation



Existing Section A-A



Proposed Side Elevation





Existing Front Elevation



Existing Rear Elevation

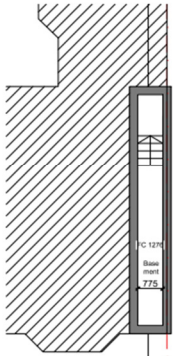


Proposed Front Elevation

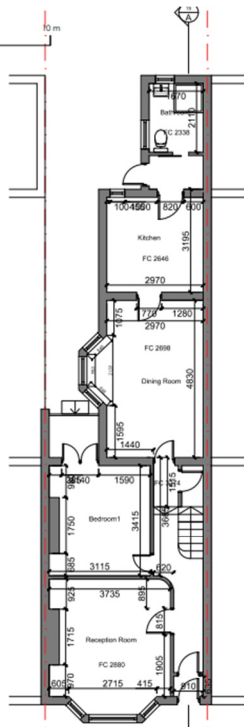


Proposed Rear Elevation

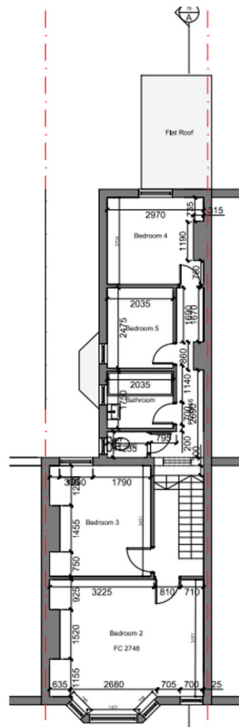
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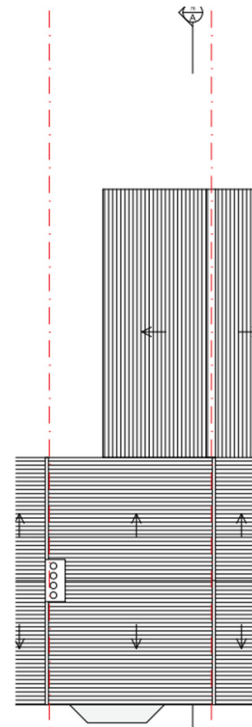
Existing Basement Plan



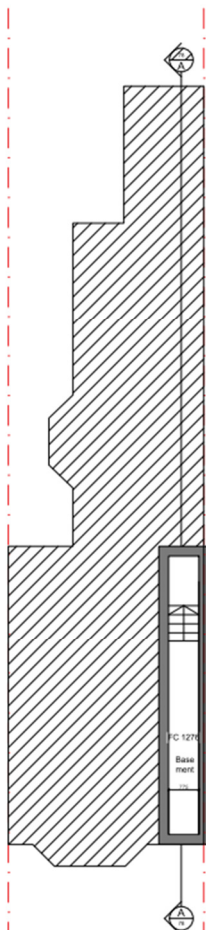
Existing Ground Floor Plan



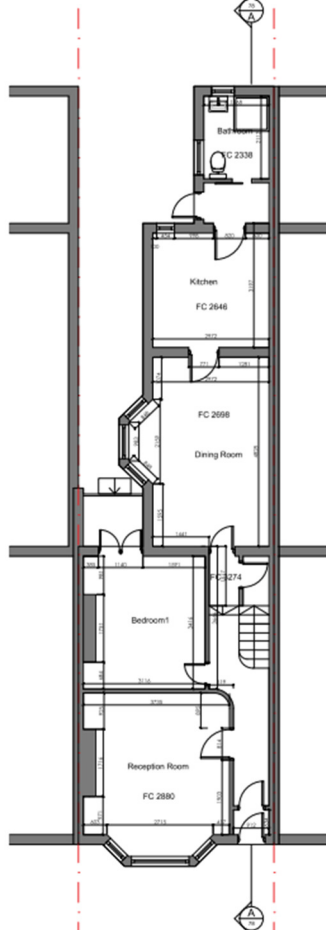
Existing First Floor Plan



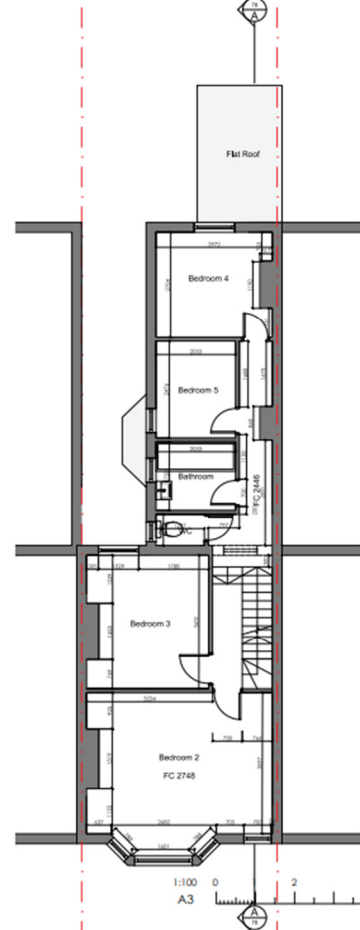
Existing Roof Plan



Proposed Basement Plan (As Existing)



Proposed Ground Floor Plan (As Existing)



Proposed First Floor Plan

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05 Planning Policy Context

The proposal has been developed in accordance with the following policy framework:

- **Haringey Local Plan (Adopted 2017)**
- **London Plan (2021)**
- **National Planning Policy Framework (NPPF)**

Key policies include:

- **Policy SP11 – Design and Heritage** (Haringey Local Plan)
- **Policy DM1 – Delivering High Quality Design** (Haringey Development Management DPD)
- **Policy DM12 – Housing Standards and Residential Extensions** (Haringey Development Management DPD)
- **Policy DM2 – Amenity** (Haringey Development Management DPD)
- **London Plan Policy D6 – Housing Quality and Amenity**
- **London Plan Policy D8 – Public Realm**

These policies aim to ensure that the proposal respects the local character, meets high standards of design and housing quality, protects the amenity of adjacent properties, and adheres to sustainable development principles.

06 Scale and Appearance

The massing of the dormer has been developed in line with Class B of the Permitted Development requirements to ensure that it is in keeping with the scale of approved and current developments on both Allison Road and throughout the rest of Haringey (see Appendix 01), with a volumetric increase of less than 40m³.

A proposal of a roof dormer and outrigger extension to the rear of the property and converting the loft into habitable space is common within the area. This application seeks to replicate this form of development within the local area. Given that the proposed dormer extension would be supported under permitted development on similar properties, it is considered that the proposal will also not cause undue loss of amenity, privacy or daylight to the adjacent properties.

Similarly, several properties across the Harringay Ladder have also converted outrigger roofs including 58a on Allison Road (see Appendix 01).

The dormer, outrigger and terrace have been stepped in 0.2m and 0.5m respectively.

- a. The proposal aims to create a sympathetic and well detailed roof addition to the rear, through its use of materials that compliment the proposed upgrades to the existing fabric of the dwelling.**
- b. The proposed materials will be selected to be robust, compliment & enhance the existing characteristics of the property and adjacent roofscapes.**
- c. The proposed roof terrace has been designed to ensure that it is similar to other outrigger roof terraces in the area (see Appendix 01).**
- d. The terrace balustrades will match the dimensions of other local outrigger terraces and will be constructed of 1.7m high timber slatted privacy screening on the side elevation and 1.1m high black metal safety railings on the rear elevation.**

07 Access

The existing access arrangements to the building will remain unaltered via the existing front door.

08 Conclusion

The proposal provides a much more attractive 4-bedroom single-family dwelling at 70 Allison Road through both its external and internal alterations. It offers much-needed modernization to the property, as well as an expansion to meet modern living and space standards.

The proposed dormer and outrigger have been developed in line with Class B Permitted Development rights and, as such, does not seek to exceed what is permissible under those rights.

The proposal aligns with numerous similar developments along Allison Road and within the wider borough. This type of development is common throughout the area, including a number of roof extensions that comply the 40m³ PD requirements locally. Notably, roof extensions, including dormers and outriggers, are common in the surrounding neighbourhood, as seen in developments at 58 Allison Road, 7B Hewitt Road, and 37B Seymour Road.

These precedents demonstrate that such modifications are in keeping with the established character of the area and have been successfully integrated into nearby properties.

Given that the proposed dormer extension would be supported under permitted development on similar properties, it is considered that the proposal at 70 Allison Road will not cause any undue loss of amenity, privacy, or daylight to adjacent properties. Therefore, we believe that Haringey Council should view this application favourably and grant full planning consent.