



DESIGN AND ACCESS STATEMENT

Proposed Loft Conversion at 66 Graham Road, London, N15 3NJ

1. Introduction

This Design and Access Statement has been prepared in support of the planning application for the proposed loft conversion works at the above property. The statement should be read alongside the accompanying drawing pack and explains the design principles behind the proposal, the way the development relates to the host dwelling, and how the scheme has been designed to sit appropriately within its residential setting.

2. Site Context

The application site relates to an existing residential dwelling at 66 Graham Road, London, N15 3NJ within an established urban residential setting. The surrounding area is characterised by traditional domestic properties of a similar scale and form, generally comprising brick-built houses with pitched roofs and a consistent residential appearance. The host property forms part of this established streetscape and contributes to the prevailing character of the area.

3. Existing Property

The submitted existing plans and elevations show a two-storey dwelling with accommodation arranged at ground and first floor level beneath a pitched roof. The property retains a conventional domestic form typical of the wider terrace and street pattern. At present, the roof space is undeveloped, and the proposal seeks to make efficient use of this volume in order to provide additional accommodation.

4. Proposed Development

Planning permission is sought for a loft conversion including a rear roof extension / dormer, front rooflights and associated internal alterations. The proposed works have been designed to create an additional level of accommodation within the roof space while retaining the primary form and character of the original house. The submitted proposed plans, elevations and sections demonstrate that the extension is contained within the roof form and reads as a subordinate addition to the host dwelling.

5. Design Principles

The overall design approach has been to create a straightforward, sympathetic and subservient roof extension. The rear dormer has been positioned on the rear roof slope so that the principal public-facing elevation remains largely unchanged, aside from modest rooflights set flush within the front roof plane. This helps ensure that the proposal respects the established character of the host dwelling and the wider street scene.

6. Scale, Form and Appearance

The scale and form of the proposal have been carefully considered so that the development remains proportionate to the existing building. The rear roof extension is designed to sit below the ridge line and within the width of the host roof slope, helping it to appear visually subordinate. The extension





adopts a simple and functional form appropriate to this type of domestic development and avoids unnecessary bulk.

7. Materials and Detail

The external materials are intended to match, or closely complement, the existing dwelling where possible. The roof finish, dormer cheeks and face, window frames and associated detailing will be selected to ensure that the extension integrates with the host property and does not appear visually incongruous. This consistent material approach assists in creating a coherent and sympathetic addition.

8. Access

The proposal relates to alterations to an existing single dwellinghouse and does not alter the established means of access to the site. The existing access arrangements to the property will remain unchanged. The works are primarily internal and at roof level, and the proposal therefore does not give rise to any material change in access arrangements for the dwelling.

9. Impact on Character and Appearance

The proposal has been designed to preserve the character and appearance of the existing property and the wider surrounding area. As the principal element of additional built form is located on the rear roof slope, its visibility from the public realm is limited. The front rooflights are modest in scale and sit discreetly within the roof plane, ensuring that the appearance of the principal elevation remains largely intact.

10. Residential Amenity

The proposed loft conversion is not considered to result in unacceptable harm to neighbouring residential amenity. Given the form and position of the roof extension, the proposal is not expected to give rise to material loss of outlook, an undue sense of enclosure, or unacceptable overlooking beyond that normally associated with this type of domestic development. The development remains proportionate and contained within the envelope of the host building.

11. Accompanying Drawing Pack

- Sheet 02 – Existing plans
- Sheet 03 – Existing elevations
- Sheet 04 – Proposed plans
- Sheet 05 – Proposed elevations
- Sheet 06 – Proposed sections
- Sheet 07 – Existing and Proposed Block plans





12. Accompanying Proposed Visualisations

Four proposed visualisations are included within the submission material to assist in illustrating the design, scale, form and material treatment of the loft conversion. These visuals show the relationship of the proposed rear dormer to the host dwelling, the appearance of the front rooflights, the extent of the flat roof to the rear dormer, and the way the development will be experienced from adjoining rear viewpoints.

The visualisations demonstrate that the proposed loft conversion has been designed as a subservient and well-integrated addition. In particular, they show that the rear dormer is set comfortably within the roof form, the front rooflights remain modest and flush-fitting within the roof slope, and the overall material palette is intended to complement the existing dwelling.

- Visual 1 – Rear dormer perspective view
- Visual 2 – Rear dormer roof view
- Visual 3 – Front roof slope with proposed rooflights
- Visual 4 – Rear / side contextual view of the extension





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13. Existing Site Photographs – Photos taken on the 6/2/2026

Ground floor



1st floor





Loft floor.



14. Conclusion

The proposed development represents a modest and well-considered loft conversion that makes efficient use of the existing roof space while respecting the scale, form and character of the host dwelling. By locating the principal extension to the rear roof slope and limiting visible change to the front elevation, the proposal preserves the established appearance of the building and its setting. Overall, the scheme should be regarded as an appropriate and sympathetic form of residential development.

Prepared by

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