

4Terrick Road, London, N227SH

Design and Access Statement

Site Address: 4 Terrick Road, London, N22 7SH,

Project: Proposed Loft Conversion to Provide Additional Living Space

1. Introduction

This statement has been prepared in support of a planning application for a loft conversion at the 4 Terrick Road, London, N22 7SH. The property is a two-storey Victorian semi-detached dwelling comprising both ground and first floors.

2. Site Assessment

The property is located within the Wood Green Common Conservation Area and is not a listed building. Terrick Road is characterized by utilitarian semi-detached dwellings of late Victorian and early Edwardian origin.

No. 4 Terrick Road is a Victorian semi-detached property constructed of London stock brick, featuring canted bay windows at the ground floor and traditional sash windows. It makes a neutral contribution to the character of the conservation area. Currently, no Article 4 directions are in place for this area.

3. The Proposal

The proposal seeks to convert the existing roof space into a habitable bedroom with an ensuite bathroom.

Rear Dormer: A dormer is proposed for the rear roof slope, designed with specific consideration for the conservation area status.

Rooflights: Two "conservation style" rooflights will be installed on the front roof slope, positioned flush to provide light and ventilation while remaining discreet

4. Scale

The proposal is designed to be non-dominant and remains in keeping with the architectural character of the property

5. Materials and Appearance

To ensure a high-quality finish that respects the Conservation Area:

Construction: The dormer will be finished in materials that match the texture and appearance of the existing roof.

Windows: New windows will be either timber-framed, painted aluminium, or uPVC, matching the profile and appearance of the existing traditional windows

6. Access and Use

Access: There are no proposed modifications to the existing street-level access.

Use: The property is currently a single-family dwelling and will remain in residential use

7. Site Photographs

The following images document the existing condition of the property and its relationship with the surrounding terrace:

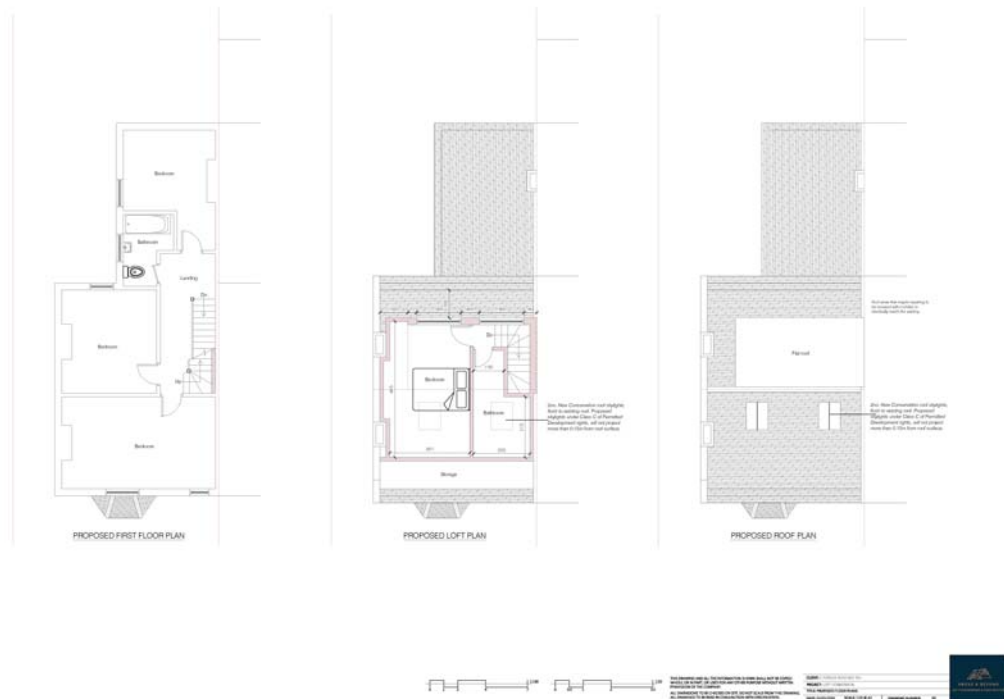


Figure 1: Front elevation of 4 Terrick Road. The proposed conservation rooflights will be installed flush to this roof slope to minimize visual impact on the conservation area.

Figure 2: Rear elevation showing the existing roof pitch at main building where the proposed dormer will be situated, set back from the eaves to remain subservient.

8. Design Principles & Layout

The project has been designed according to the Proposed Floor Plans to ensure functional living space that meets modern standards:



- Internal Layout: The conversion adds a new Bedroom (11.75m²) and an En-suite Bathroom.
- Headroom: To achieve the required 2.0m clear headroom, the existing first-floor ceiling will be dropped where indicated on the sections.
- Fenestration:
 - Front: Two 550x780mm conservation-style roof lights will be used.
 - Rear: A high-quality window in the dormer face will align with the vertical rhythm of the windows on the floors below.

9. Materials & Appearance

To maintain the character of the Conservation Area, all external finishes will be high-quality and sympathetic:

- Dormer Cheeks: Finished in lead or slate-grey hanging tiles to match the existing roof.
- Rooflights: Black-framed, low-profile "Conservation" models with a central vertical glazing bar.
- Joinery: New windows will be finished in white to match the existing sash windows visible in Figure 1.

10. Sustainability

- **Thermal Performance:** The new habitable space will be highly insulated (U-Value - 0.15 W/mk² for the roof) to improve the building's overall energy efficiency.
- **Privacy:** The rear window is positioned to prevent any direct overlooking of neighboring private amenity spaces, maintaining existing levels of residential privacy.