

DESIGN AND ACCESS STATEMENT
FOR
LOFT CONVERSION
AT

78 North Road, London, N6 4AA



Prepared with reference to ELA Design drawings

Job No. 3525 | Dated 27 January 2026

The Site

The application site is located on North Road within the London Borough of Haringey. The surrounding area is characterized by traditional terraced housing of a consistent scale and appearance.

The proposal seeks permission to convert the existing roof space to provide additional residential accommodation within the dwelling.

The site location is illustrated on drawing ELA/21 (Site Location Plan) and the surrounding property context is shown on drawing ELA/13 (Block Plan).

The development proposals are illustrated in the following drawings prepared by ELA Design:

- ELA/1 – Existing Floor Layouts
- ELA/2 – Existing Elevations
- ELA/3 – Proposed Floor Layouts
- ELA/6 – Proposed Elevations
- ELA/12 – Roof Plans (Existing and Proposed)
- ELA/13 – Block Plan
- ELA/21 – Site Location Plan

Heritage Statement

66 North Road is in the Highgate Conservation Area. It is not nationally listed but was locally listed as part of 60-86 (evens) North Road in 1986.

Planning Policy Context

The proposal has been designed in accordance with relevant national, regional and local planning policies.

National Planning Policy Framework (NPPF) – promoting sustainable development and high-quality design.

London Plan (2021)

Policy D3 – Optimising site capacity through design-led approach

Policy D4 – Delivering good design

Policy D6 – Housing quality and standards

Haringey Strategic Policies

SP11 – Design

SP12 – Conservation

SP13 – Open Space and Biodiversity

Haringey Development Management Policies

DM1 – Delivering High Quality Design

DM3 – Heritage Assets and Conservation Areas

DM12 – Environmental Protection

Use

The proposed development involves the conversion of the existing loft space to create an additional bedroom (Bedroom 5).

The proposed works include:

- Construction of a rear dormer extension
- Installation of two conservation roof lights to the front roof slope
- Formation of a new staircase from the first-floor landing
- Internal fire protection upgrades

Scale

Scale and Massing

The rear dormer extension is positioned on the rear roof slope and is designed to sit below the ridge line, ensuring it remains subordinate to the host building.

Appearance

The proposed elevations are illustrated on drawing ELA/6. The dormer will be finished in materials that complement the existing property. The rooflights on the front roof slope are conservation style units which sit flush within the roof plane. These dormers will match dormers at number 70 & 72. Picture below.

Roof alterations are shown on drawing ELA/12 (Proposed Roof Plan).



Appearance

The proposal respects the character of the surrounding residential area.

The rear dormer is positioned on the rear elevation and is therefore largely concealed from public view from North Road.

The development maintains the overall roof form of the property and is consistent with typical loft conversions within similar terraced houses in the area.

Access

External access to the property will remain unchanged via the existing front entrance from North Road.

Internal access to the new loft accommodation will be provided via a new staircase from the first floor landing, as shown on drawing ELA/3.

Fire safety measures include:

- FD30 fire doors to the escape route
- Interlinked smoke detectors
- Heat detector in the kitchen

Sustainability

The development makes efficient use of the existing building by converting the unused loft space.

Energy performance will be improved through upgraded roof insulation and modern construction methods.

Conclusion

The proposed loft conversion represents a modest and sympathetic form of development.

The proposal:

- Maintains the character of the existing dwelling
- Minimises visual impact through a rear dormer design
- Protects neighbouring residential amenity
- Provides additional accommodation within the existing building envelope

Matches design already approved on North Road

The development is considered to comply with national; regional and Haringey planning policies and planning permission is respectfully requested.