

DESIGN AND ACCESS STATEMENT

Site: 129 Downhills Way, London, N17 6BD

Local Planning Authority: London Borough of Haringey

Update number: 1

Applicant: Mrs Seher Bayat

Date: Monday, 4 May 2026



Proposal: Proposed loft conversion with rear dormer and erection of a single storey 5 metre rear extension to existing terraced dwellinghouse.

Prepared by:

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1. Proposal

The proposal comprises:

- Loft conversion with a rear dormer
- 5 metre ground floor rear extension

The development relates to a single dwellinghouse and remains within residential use (Class C3).

2. Site and Context

The site is an existing terraced residential property located within a built-up urban area. The surrounding context is characterised by similar terraced dwellings with consistent building lines, roof forms and architectural appearance.

3. Design

Scale and Massing

The loft conversion is contained within the existing roof form, with the dormer located to the rear slope, ensuring limited visibility from the public realm. The ridge height remains unchanged.

The 5 metre rear extension projects from the ground floor and remains subordinate to the host dwelling in scale and massing.

Appearance

All external materials including walls, doors and windows will match the existing property. The dormer and rear extension are designed to integrate with the existing building and not appear as dominant additions.

Layout

The proposal improves internal accommodation by utilising the loft space and extending the ground floor. The property remains as a single residential unit.

4. Impact

Neighbouring Amenity

The proposal does not result in unacceptable overlooking, loss of privacy or overshadowing. The rear dormer is typical of residential developments and the extension remains proportionate.

Character of Area

The development preserves the character of the area by maintaining the original building form and using matching materials.

5. Access

No changes are proposed to the existing access arrangements. The dwelling will continue to be accessed via the existing entrance.

6. Planning Policy Assessment

The proposal has been assessed against the statutory planning framework and relevant policy documents.

Town and Country Planning Act 1990

The proposal constitutes operational development to an existing dwellinghouse. The use of the property remains unchanged and therefore acceptable in principle. The extension and roof alteration represent a typical form of residential development supported by the Act, subject to design and amenity considerations.

Planning and Compulsory Purchase Act 2004 (Section 38(6))

The application must be determined in accordance with the development plan unless material considerations indicate otherwise. The proposal accords with the development plan as it maintains residential use, respects the scale of the host building and does not introduce conflicting land use.

National Planning Policy Framework (NPPF – Section 12: Achieving Well-Designed Places)

The NPPF requires development to be visually appropriate, sympathetic to local character and functionally suitable.

The proposal complies as follows:

- The rear dormer is positioned away from the primary elevation, reducing visual impact
- The 5m rear extension is proportionate and subordinate
- Matching materials ensure the development integrates with the host dwelling
- The design avoids overdevelopment and maintains the established form

The proposal therefore achieves a high standard of design in line with national policy.

London Plan 2021 – Policy D3 (Optimising Site Capacity Through Design-Led Approach)

Policy D3 requires development to respond to site constraints and make efficient use of space.

The loft conversion utilises unused roof space without increasing the building footprint. The rear extension enhances internal layout and usability. The proposal represents an efficient and design-led approach to improving an existing dwelling.

London Plan 2021 – Policy D4 (Delivering Good Design)

Policy D4 requires development to be of high design quality and respond positively to its context.

The proposal meets this requirement because:

- The front elevation remains largely unchanged
- The dormer is confined to the rear
- The extension is visually subordinate
- Materials match the existing building

This ensures the development does not harm the character of the street.

London Plan 2021 – Policy D6 (Housing Quality and Standards)

The proposal improves internal space and functionality of the dwelling. Although no additional unit is created, the quality of accommodation is enhanced, aligning with the objectives of the policy.

London Plan 2021 – Policy D12 (Fire Safety)

The loft conversion introduces additional floor level and therefore fire safety considerations apply.

Compliance with fire safety requirements, including means of escape and fire-resistant construction, will be addressed at Building Regulations stage. The design does not prevent compliance.

Building Regulations 2010 – Regulation 7 (Materials and Workmanship)

All materials will be appropriate and will match the existing property. This ensures compliance with quality and durability requirements and supports visual consistency.

Approved Document B (Fire Safety)

The loft conversion will require protected escape routes and fire safety measures. The internal layout allows these to be incorporated without constraint.

Approved Document K (Protection from Falling, Collision and Impact)

The introduction of a loft stair will be designed in accordance with safety standards. The proposal allows for compliant stair geometry and guarding.

Approved Document L (Conservation of Fuel and Power)

The new roof and extension elements will incorporate insulation to meet current standards. This will improve the thermal efficiency of the dwelling.

Local Planning Policy – London Borough of Haringey

Local policy requires development to respect the character of the area and protect residential amenity.

The proposal complies because:

- It is a typical householder development
- The scale is proportionate
- The design integrates with the existing dwelling
- No unacceptable impact on neighbours is created

7. Conclusion

The proposal represents a well-designed, proportionate residential extension. It complies with national, regional and local planning policy, maintains the character of the area, and does not adversely impact neighbouring amenity.

The development is therefore considered acceptable and suitable for approval under a Householder Planning Application.

Feel free to have a discussion or contact us,

Thanks.



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