

DESIGN AND ACCESS STATEMENT PLANNING APPLICATION SUBMISSION

FLAT B, 114 MIDDLE LANE, LONDON N8 8NT

- **Formation of dormer to rear roof to create third bedroom to first floor flat.**
- **Associated internal and external alterations.**

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1.0 Introduction

This Design and Access Statement accompanies our submission for a planning application to explain the proposed extension and alteration works to the first floor flat B at 114 Middle Lane.

The proposals are broadly the same as those previously consented in 2021 (ref: HGY/2021/2744).

The proposals have been prepared to take in to account Haringey's development management policies and guidelines for roof level alterations, local plan strategic policies and the London Plan standards for residential accommodation. The proposals respond positively to these policies and seek to improve the standard of accommodation of this flat whilst respecting the existing context and character of the area.

2.0 Existing Building and Site

Flat B at 114 Middle Lane is a first floor 2 bedroom flat within a two-storey post-war block. The property is neither in a conservation area nor a locally listed building. The building is situated in Hornsey ward.

Middle Lane is a residential street of two-storey terraced properties and two to three-storey block of flats. Chestnut Court and Priory Park are situated west of the site (opposite) and Middle Lane Methodist Church is located north of the site (adjacent).

There are 4 flats within the building. No.114 and Flat C are ground floor flats with rear gardens and flats A and B are first floor flats with loft space over. There are independent external entrances serving each flat. Garages and hard landscaping are located at the rear of the site accessed via a shared side passage that is within the demise of the four flats.

Flat B contains a double bedroom (Bed 1), a single bedroom (Bed 2), an open plan kitchen/living/dining room and a shower room.

The roof consists of a tile pitched roof over the property, with gables and hipped roofs. The building is composed of facing brickwork and pebbledash at first floor level on the front and rear elevations, with UPVC windows and doors and painted timber entrance doors.



Application site viewed from west



Application site viewed from east



Application site viewed from north



Existing front elevation of no's. 114, 114A, 114B, 114C (left) and neighbouring property 112 Middle Lane (right)

3.0 Proposed Works

The owner of Flat B, 114 Middle Lane wish to alter the internal layout of their flat, to provide improved and enlarged accommodation in a layout that is more suited to their family and that caters for the growing trend of home working and home schooling.

Internal alterations to the property are proposed to improve the accommodation. At first floor, the re-configured layout contains a new staircase leading up to the loft level, an adjusted Bed 2 layout, and the existing shower room to be reconfigured as a bathroom, which makes better use of the existing first floor space. There are no changes proposed to Bed 1.

The proposal is also to add an 'L' shape dormer to the rear roof slopes of the property. The dormers will not be visible from the street/front elevation and is proportionate and subordinate to the host building. The dormer is in keeping with the pattern of development in the area will not cause harm or impact amenity to the neighbouring properties.

The proposed dormer will accommodate a new shower room with a rooflight over and a new double bedroom (Bed 3). The new staircase landing and bedroom will be lit via new UPVC windows to match those existing in the building. The rear dormer is to be clad with vertical seam zinc clad walls with a flat membrane roof over.

It is proposed to slightly lower the ceiling level at the rear of the first floor to allow for a 2.1m ceiling height in the new loft level Bed 3. The rear dormer will sit just below the existing ridge level and the dormer walls are set back from the existing eaves.

The proposed rear dormers will sit comfortably and discretely in the existing building. The proposals will improve the flat without causing any harmful impact on the amenity of the neighbouring properties.

4.0 Use, Layout, Scale, Appearance

Use:

The property would be altered from a two bedroom flat to a three bedroom maisonette flat.

Layout:

The proposed loft conversion will create an additional bedroom and shower room. A family bathroom is proposed at first floor level. This and the other proposed internal alterations will assist in improving the flat to better suit the needs of the family, current circumstances and life style.

Scale:

The design of the proposed dormer is of a high quality and is proportionate and subordinate to the scale of the existing building.

Appearance:

The proposed dormer is located at the rear of the building and will not have any impact on the street scene. The proposed dormer is in keeping with the patter of development in the area and the local character and visual amenity of the area will be protected. The proposed dormer will sit comfortably on the rear roof slope of the existing building. The dormer will be of a simple, modern appearance with materials to compliment those in the existing building.

5.0 Amenity

The proposed new dormer will not have any impact on the amenity or privacy of the neighbouring properties.

6.0 Access

The application site currently contains independent flats. The existing primary accesses to the building will remain unaltered via their independent entrance doors at ground floor level from Middle Lane. There are no changes proposed to the existing access arrangements to Flat B. The new internal staircase will comply with the relevant Building Regulations.