

Design, Access and Planning Statement

Hip-to-Gable Roof Extension, Rear Dormer and Small Roof Terrace

5 The Gardens, London N8 7PL

1. Introduction

This Design, Access and Planning Statement supports a householder planning application for a hip-to-gable roof extension, rear dormer, and a small roof terrace formed over the existing rear outrigger at 5 The Gardens, London N8 7PL. The property is an early 20th-century end-of-terrace dwelling located within a residential area of the London Borough of Haringey.

The proposals provide additional high-quality accommodation while respecting the character of the terrace and ensuring no adverse impact on neighbouring amenity. The design has been developed in accordance with the London Plan (2021), Haringey Local Plan, Development Management DPD, and Haringey Householder Design Guide SPD.

2. Site and Surrounding Context

5 The Gardens occupies the end position of a short terrace of early 20th-century houses featuring:

- Traditional brick & render/pebble dash façades
- Pitched roofs with clay tiles
- Consistent ridge and eaves lines

The property sits at the corner of The Gardens and Rectory Gardens, with the main entrance located on the Rectory Gardens elevation. St. Mary’s CE Primary School is opposite along Rectory Gardens. The surrounding area is predominantly residential, with a coherent but varied architectural character. Numerous properties in the wider area have undertaken roof extensions, including hip-to-gable conversions, rear dormers, and roof terraces.

The property is not listed, and the street is not within a conservation area.

The photographs below illustrate the existing appearance of the property and its immediate context prior to the proposed works.

Photo 1: Front elevation from Hornsey High St.



Photo 2: Side elevation / rear corner view from Rectory Gardens



Sketch View: Proposed development viewed from the same position as Photo 2, illustrating the anticipated appearance of the hip-to-gable extension, rear dormer and roof terrace within the existing streetscape context.



3. Planning Policy Context

The proposals have been assessed against:

- London Plan (2021) – Policies D3, D4, SI 2, SI 4, SI 7
- Haringey Local Plan (2017) – SP11
- Development Management DPD (2017) – DM1, DM12
- Haringey Householder Design Guide SPD

4. Design Proposal

4.1 Hip-to-Gable Roof Extension

The existing hipped roof will be extended to form a full gable end. To ensure visual continuity with the existing building, the new gable wall will be finished in reclaimed red brick to match the brickwork on the existing building. This approach:

- Ensures material consistency with the existing façade
- Reflects similar alterations in the surrounding area
- Maintains the existing ridge height
- Provides a more efficient internal layout for the loft conversion
- Integrates seamlessly with the existing roof form

4.2 Rear Dormer

A rear dormer is proposed to create usable loft accommodation. The dormer has been designed in accordance with Haringey's SPD, including:

- Set-backs from the ridge, eaves, and party walls
- A flat roof to minimise bulk
- High-quality cladding (e.g., zinc or slate-effect)
- Rear-facing windows aligned with the existing fenestration
- Conservation-style rooflights to the front roof slope

The dormer will not be visible from The Gardens and will sit discreetly within the rear roof plane.

4.3 Small Roof Terrace Over Existing Outrigger

A small roof terrace is proposed at second-floor level, formed on top of the existing rear outrigger and accessed directly from the new dormer.

Key design features:

- Modest footprint, centrally positioned on the outrigger
- Low-profile, visually lightweight balustrade ie. slender metal railings
- The angle of the adjacent gardens & 2 storey separation reduces overlooking
- Minimal visibility from the public realm
- Provides a small, high-quality outdoor amenity space appropriate for a family dwelling

The terrace has been designed to avoid any sense of overbearing presence or loss of privacy to adjoining properties.

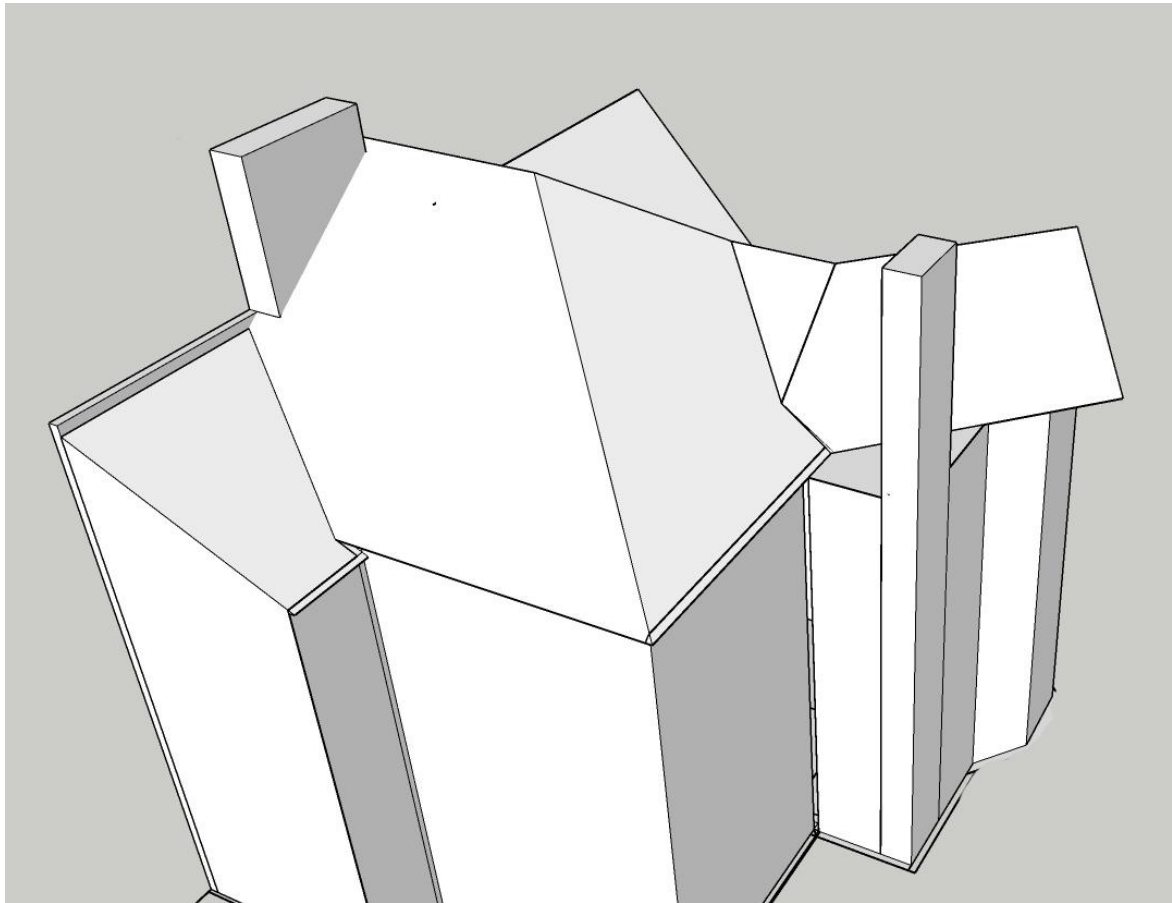
4.4 Internal Layout

The extension provides a new habitable loft room and shower room, with direct access to the small roof terrace. The layout maximises natural light and creates functional, high-quality accommodation.

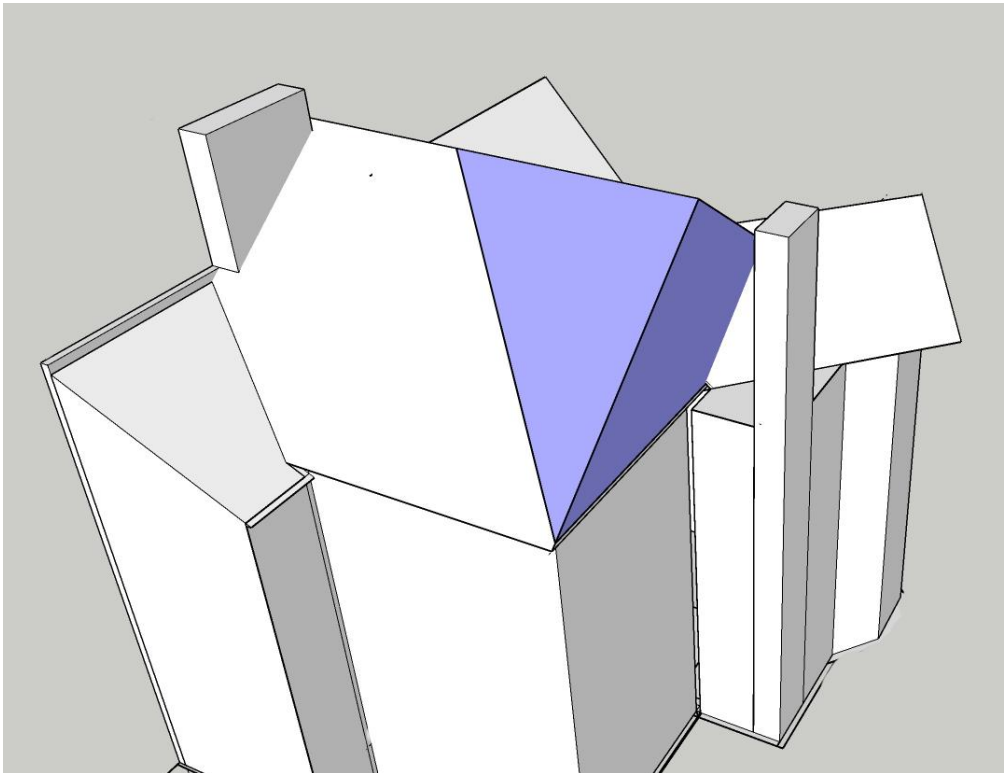
4.5 Diagrammatic Bird’s-Eye Views from the North-West

To assist in communicating the design evolution and visual impact of the proposal, a series of four diagrammatic bird’s-eye views from the north-west are included below. These views demonstrate the relationship between the existing roof form and the successive stages of the proposed development.

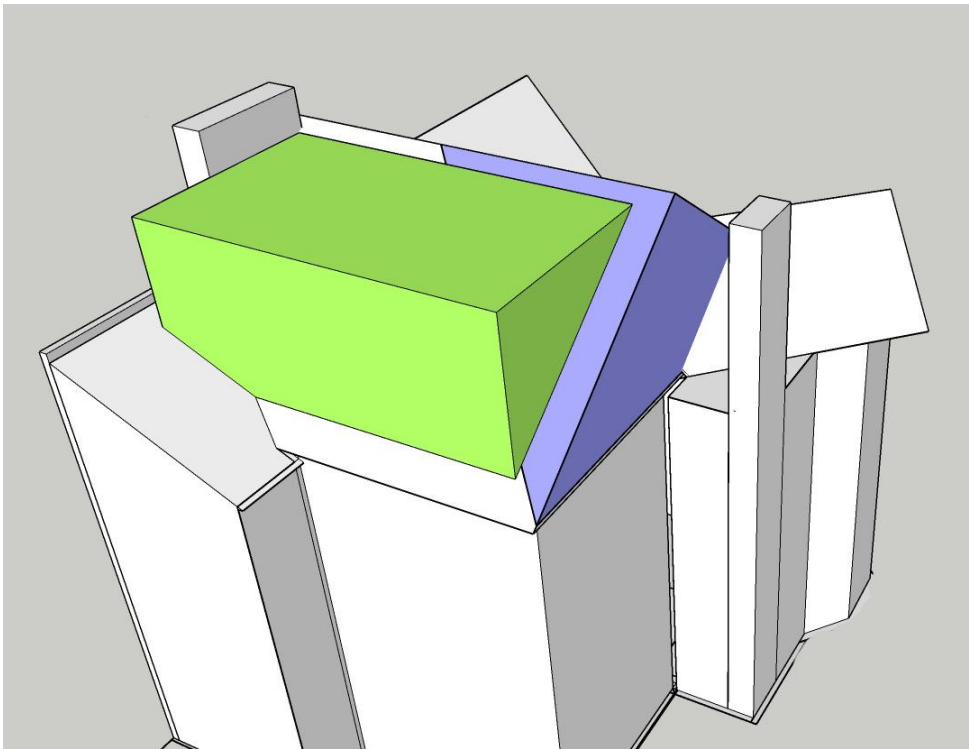
4.5.1 Diagram 1: Existing roof form viewed from the north-west



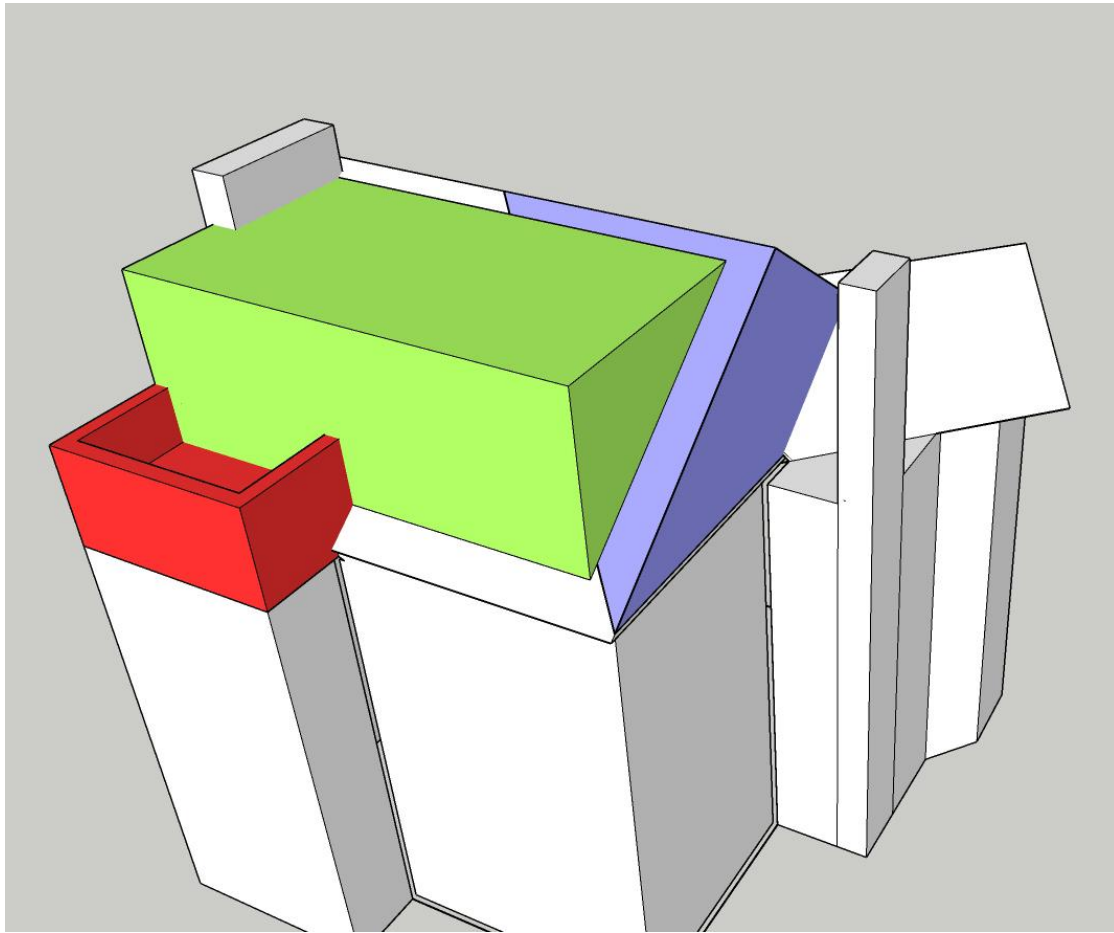
4.5.2 Diagram 2: Proposed hip-to-gable roof extension viewed from the north-west



4.5.3 Diagram 3: Proposed hip-to-gable roof extension and rear dormer viewed from the north-west



4.5.4 Diagram 4: Proposed hip-to-gable roof extension, rear dormer and roof terrace viewed from the north-west



5. Impact on Character and Appearance

The proposed roof alterations are consistent with the evolving character of the area. The hip-to-gable extension, finished in reclaimed red brick to match the existing brickwork on the building, ensures a cohesive appearance when viewed from Rectory Gardens.

The rear dormer and terrace are positioned entirely within the rear elevation. The terrace is modest, discreet, and visually lightweight, ensuring it does not detract from the architectural integrity of the terrace or the wider streetscape.

6. Impact on Neighbouring Amenity

The design avoids adverse impacts on neighbouring properties:

- The dormer sits within the existing roof slope and does not project beyond the rear building line.
- The hip-to-gable extension follows the existing ridge height and does not introduce overshadowing or overbearing massing.

- The roof terrace is modest, centrally positioned, and set back from boundaries to prevent overlooking.
- Rear-facing windows and terrace views reflect the typical pattern of mutual overlooking found in terraced housing.

The proposals therefore comply with Haringey's amenity standards.

7. Access Considerations

The proposals do not alter the existing access arrangements. The property will continue to be accessed via the main front entrance on Rectory Gardens. Internal circulation remains safe and functional, with a new, compliant staircase providing access to the new loft accommodation and terrace.

8. Sustainability and Materials

The proposed development supports the sustainability objectives of the London Plan, Haringey Local Plan, and Building Regulations Part L. Although modest in scale, the works incorporate a range of measures that collectively improve the building's long-term environmental performance.

8.1 Energy Efficiency and Carbon Reduction

- High-performance insulation to all new elements
- Low-U-value, energy-efficient glazing
- Airtight construction detailing
- LED lighting and low-energy fittings

These measures reduce operational carbon emissions and support the London Plan's energy hierarchy.

8.2 Sustainable Materials and Construction

- Reclaimed red brick gable wall to match the existing brickwork
- Durable, recyclable zinc dormer cladding
- FSC-certified timber for internal works
- Construction waste minimisation and recycling

8.3 Water Efficiency

- Low-flow taps and fittings
- Dual-flush WC systems

8.4 Overheating and Thermal Comfort

- Rear-facing dormer windows reduce solar gain

- High-performance glazing
- Opportunities for natural ventilation through terrace access

8.5 Biodiversity and Urban Greening

- Existing garden retained
- Dormer roof designed to accommodate a future sedum/biodiverse roof

8.6 Long-Term Sustainability Benefits

- Improved thermal performance
- Reduced heating demand
- Enhanced longevity and adaptability of the dwelling

9. Conclusion

The proposed hip-to-gable roof extension, rear dormer, and small roof terrace at 5 The Gardens, N8 7PL represent a well-considered, policy-compliant enhancement to an early 20th-century end-of-terrace house. The design respects the character of the terrace, preserves neighbouring amenity, and provides valuable additional living and amenity space.

The proposals have been carefully designed in response to the site's prominent corner position and are considered appropriate in scale, form, and appearance.

The application accords with the London Plan, Haringey Local Plan, and Householder Design Guide SPD, and therefore merits approval.