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Planning, Design and Access Statement

113 Myddleton Road, London, N22 8NE

Client Ref: 2575MP
Agent: **Detailed Planning Ltd**
Date: 09/06/2026

Introduction

1. This Planning Statement and Design and Access Statement has been prepared in support of a full planning application for the conversion and extension of the roof space at 113 Myddleton Road, London N22 8NE to provide an additional self-contained residential flat above the existing commercial premises. The application follows a positive pre-application response from the London Borough of Haringey, which confirmed that the inclusion of an additional self-contained residential unit within a converted and extended roof space above a commercial unit would represent an acceptable form of accommodation that would support the continued vitality and viability of Myddleton Road.
2. The proposal seeks full planning permission for the same design approach previously presented to the Council during the pre-application process. The scheme has therefore already benefited from officer review and refinement prior to submission and has been carefully developed to respond positively to the site constraints, the surrounding townscape, and the sensitivities associated with the Bowes Park Conservation Area.
3. The proposed development comprises the conversion of the existing loft space together with the introduction of sensitively designed rear dormers and front rooflights to facilitate the creation of a high-quality one-bedroom self-contained residential unit. Access to the proposed flat would be provided via a new communal staircase extending from first floor level. The proposal also provides appropriate cycle storage at ground floor level within the existing rear courtyard area under the applicant's ownership. In relation to waste management, there are containers located on Myddleton Road, installed by the London Borough of Haringey, which tenants have confirmed are used for the deposit of bin bags prior to collection. These containers are understood to be serviced on a daily or alternate-day basis.
4. The proposal would contribute positively towards housing delivery objectives through the efficient optimisation of an existing urban site in a highly sustainable location. The scheme would provide an appropriate residential use above an active commercial frontage, thereby supporting the established mixed-use character of Myddleton Road while preserving the architectural and historic qualities of the Bowes Park Conservation Area.

Proposal

5. The application site comprises a two-storey terraced property located on Myddleton Road within the Bowes Park Conservation Area. The surrounding area is characterised by a varied roofscape containing a number of historic additions, dormer extensions, and roof alterations that contribute to the evolving character of the parade and wider conservation area.
6. The site occupies a sustainable urban location benefiting from excellent public transport accessibility and convenient access to local services, shops, and community infrastructure. The proposal therefore aligns with the overarching objectives of the London Plan to optimise housing delivery within accessible urban locations.
7. The principle of providing an additional residential unit above the existing commercial premises is supported by Policy H1 of the Greater London Authority London Plan, which encourages the optimisation of housing delivery on suitable sites. The proposal also accords with Haringey Local Plan Strategic Policy SP2, which seeks to increase housing supply through sustainable forms of development.
8. The Council's formal pre-application advice confirmed that the principle of an additional self-contained residential unit within the converted and extended roof space was considered acceptable. Officers specifically acknowledged that residential accommodation above commercial premises would support the vitality and viability of Myddleton Road and would represent an acceptable form of development in this location.
9. The proposal has been designed with careful regard to the significance and character of the Bowes Park Conservation Area. Policy HC1 of the London Plan, Strategic Policy SP12 of the Haringey Local Plan, and Development Management Policy DM9 require development proposals within conservation areas to preserve or enhance their significance and appearance.
10. The proposed rear dormers have been designed to remain subordinate to the host roof form through appropriate setbacks from the ridge line and eaves. The front rooflights are modest in scale, conservation-style in appearance, and aligned with the fenestration rhythm of the existing building. The overall design approach ensures that the proposal would not appear visually dominant or incongruous within the street scene.
11. The proposal reflects the established pattern of development within the surrounding area where a number of properties have incorporated dormers and roof extensions. The scheme also draws support from the planning history of the adjacent property at 115 Myddleton Road, where planning permission was granted under reference HGY/2010/1181 for a second-floor extension incorporating a rear dormer. This

- establishes a clear local precedent for roof extensions of a comparable nature within the terrace.
12. The proposed development would preserve the character and appearance of the conservation area by maintaining the established proportions and hierarchy of the host building. The dormers would be positioned primarily to the rear roof slope where visibility from the public realm is significantly reduced, thereby minimising any visual impact upon the wider streetscape.
 13. The proposal has also been carefully designed to protect the amenities of neighbouring occupiers in accordance with London Plan Policy D6 and Haringey Development Management Policy DM1. The modest scale and positioning of the dormers, combined with the existing urban relationship between surrounding properties, ensures that no unacceptable overlooking, overshadowing, or loss of outlook would arise.
 14. The proposed flat would provide approximately 52.5 square metres of internal floor area, thereby broadly complying with the Nationally Described Space Standards for a one-bedroom two-person dwelling. The internal layout has been carefully planned to ensure functional and high-quality accommodation with appropriate levels of daylight, outlook, and residential amenity.
 15. Consideration has also been given to ceiling heights within the proposed accommodation. The highest internal point within the loft space measures approximately 2.7 metres and accounts for approximately 34% of the internal floor area. Areas beneath the proposed dormers achieve a ceiling height of approximately 2.2 metres and account for approximately 13.5% of the overall internal space. The dormers have intentionally been designed with an appropriate setback to ensure consistency with conservation area guidance and to maintain a subordinate appearance.
 16. The proposal also provides appropriate cycle storage at ground floor level within the existing rear courtyard area under the applicant's ownership. In relation to waste management, this relies on the communal waste containers located on Myddleton Road, installed by the London Borough of Haringey, which tenants have confirmed are used for the deposit of bin bags prior to collection. These containers are understood to be serviced on a daily or alternate-day basis. This arrangement would ensure compliance with London Plan Policy SI7 and Haringey Development Management Policy DM1 while maintaining a practical and accessible solution for future occupants.
 17. Secure cycle storage facilities would also be provided on-site in accordance with London Plan Policy T5. Given the site's highly accessible location and strong public transport connectivity, the proposal adopts an appropriate car-free approach that supports sustainable travel patterns and reduces reliance upon private vehicles.

18. Overall, the proposal represents a sustainable and policy-compliant form of residential intensification that would optimise the use of an existing urban site while preserving the significance of the Bowes Park Conservation Area and safeguarding neighbouring residential amenity.

Use

19. The proposal introduces an additional self-contained residential unit above an existing commercial premises, reinforcing the established mixed-use character of Myddleton Road. Residential accommodation above commercial units forms an important component of sustainable town centre environments and supports continued activity and surveillance throughout the day and evening.
20. The proposed use is considered entirely appropriate within this urban context and directly supports local and regional housing objectives through the delivery of additional residential accommodation on previously developed land.

Amount

21. The proposal seeks the conversion of the existing loft space to provide one additional one-bedroom residential flat. The scale of development has been carefully considered to ensure that the proposal remains proportionate to the host building and surrounding terrace.
22. The development represents an efficient and sustainable use of the existing building while avoiding overdevelopment of the site. The amount of accommodation proposed is consistent with the spatial limitations of the roof space and provides a high-quality residential environment.

Layout

23. The internal layout has been arranged to maximise functionality, natural light, and residential amenity. The principal living accommodation benefits from direct access to natural light through the proposed dormers and rooflights, ensuring a comfortable and usable internal environment.
24. Access to the proposed flat would be provided via a communal staircase extending from first floor level. The arrangement ensures clear and legible circulation throughout the building while maintaining an efficient internal layout.
25. The proposal has also been designed to minimise any impact upon neighbouring occupiers through careful positioning of windows and roof extensions. The

development would integrate successfully within the existing built form without creating harmful relationships with adjoining properties.

Scale

26. The proposed roof extensions have been designed to remain subordinate to the existing building and respectful of the surrounding terrace. The rear dormers are appropriately set back from the ridge and eaves to reduce visual prominence and maintain the integrity of the original roof form.
27. The proposal preserves the established scale and proportions of the terrace while introducing a modest and sympathetic addition that reflects the character of surrounding roof extensions within the area.

Landscaping

28. Given the nature of the proposal, opportunities for landscaping are limited. However, the existing rear courtyard area would continue to provide practical space for cycle storage facilities while maintaining the functionality of the site.
29. The proposal does not result in the loss of existing landscaping features or open space and would not adversely affect the environmental quality of the surrounding area.

Appearance

30. The external appearance of the proposal has been carefully considered in response to the architectural character of the Bowes Park Conservation Area. The rear dormers have been designed with modest proportions and appropriate setbacks to ensure a visually subordinate relationship with the host roof.
31. The front rooflights are conservation-style in appearance and aligned with the existing fenestration pattern of the building below, thereby maintaining visual coherence within the terrace.
32. Materials and detailing would be selected to complement the appearance of the existing property and surrounding buildings, ensuring that the proposal integrates sensitively within the conservation area context.

Access

33. The site benefits from excellent accessibility due to its sustainable location and proximity to public transport services, local shops, and community facilities. The proposal therefore supports sustainable patterns of movement and aligns with London Plan transport objectives.
34. Secure cycle storage facilities would be provided at ground floor level to encourage sustainable travel choices. The proposal adopts a car-free approach consistent with the site's highly accessible urban location.
35. Inclusive access considerations have informed the design process throughout. The communal access arrangement has been designed to provide safe and convenient movement through the building while maintaining clear circulation routes for future occupiers and visitors.

Conclusion

36. This application seeks full planning permission for the conversion and extension of the roof space at 113 Myddleton Road to provide an additional self-contained residential flat above the existing commercial premises. The proposal directly reflects the design approach previously reviewed through the Council's pre-application process, during which officers confirmed support for the principle of development.
37. The proposal would deliver a high-quality additional residential unit within a sustainable urban location while supporting the vitality and viability of Myddleton Road. The scheme has been carefully designed to preserve the character and appearance of the Bowes Park Conservation Area through the use of appropriately scaled and subordinate roof extensions.
38. The development accords with the relevant policies of the London Plan and the Haringey Local Plan relating to housing delivery, design quality, heritage protection, residential amenity, sustainability, and transport. The proposal would not result in unacceptable impacts upon neighbouring occupiers or the wider streetscape and would represent an appropriate and sustainable form of development.
39. The proposal is therefore respectfully recommended for approval. Should the Local Planning Authority require any further clarification or supporting information during the determination process, the applicant's agent would be pleased to assist further.

Kind regards,

Daniel Cieslak BSc(Hons)

Architectural Technologist