

Design and Access Statement

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Site Address: 40 Coleraine Road, London N8 0QL

Proposal: Loft Conversion with Rear Dormer Extension

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for a loft conversion with a rear dormer extension at 40 Coleraine Road, London N8 0QL.

The proposal seeks to provide additional living accommodation within the existing dwelling while maintaining the character and appearance of the property and surrounding residential area.

2. Site and Surroundings

The application property is a two-storey dwelling situated within a predominantly residential area characterised by similar terraced and semi-detached houses. The surrounding streetscape exhibits a consistent pattern of residential development with roof forms and extensions typical of the locality.

3. Design

The proposed development comprises a loft conversion with a rear dormer extension and rooflights to the front roof slope.

The dormer has been designed to remain subordinate to the existing roof form and is located on the rear roof slope where it has limited visibility from the public realm. The dormer is set back from the side roof slopes and below the existing ridge line, ensuring that the original roof profile remains apparent.

External materials and finishes will match those of the existing property to ensure a cohesive and sympathetic appearance.

The proposal has been carefully designed to respect the scale, form and character of the host dwelling and surrounding properties.

4. Impact on Neighbouring Amenity

The proposed loft conversion and dormer extension have been designed to minimise impacts on neighbouring occupiers. The development will not result in unacceptable overlooking, loss of privacy, loss of daylight, loss of sunlight or overbearing impact.

5. Access

There are no changes proposed to the existing access arrangements to the property.

The dwelling will continue to be accessed from Coleraine Road via the existing entrance. Internal access to the loft accommodation will be provided by a new staircase connecting the existing first floor with the proposed loft level.

6. Conclusion

The proposed loft conversion with rear dormer extension has been designed to provide additional accommodation while preserving the character and appearance of the existing dwelling and the surrounding area. Planning permission is therefore respectfully requested.