

DESIGN AND ACCESS STATEMENT

Planning Application – London Borough of Haringey

FIRST FLOOR FLAT

3 Greenham Road, London N10 1LN

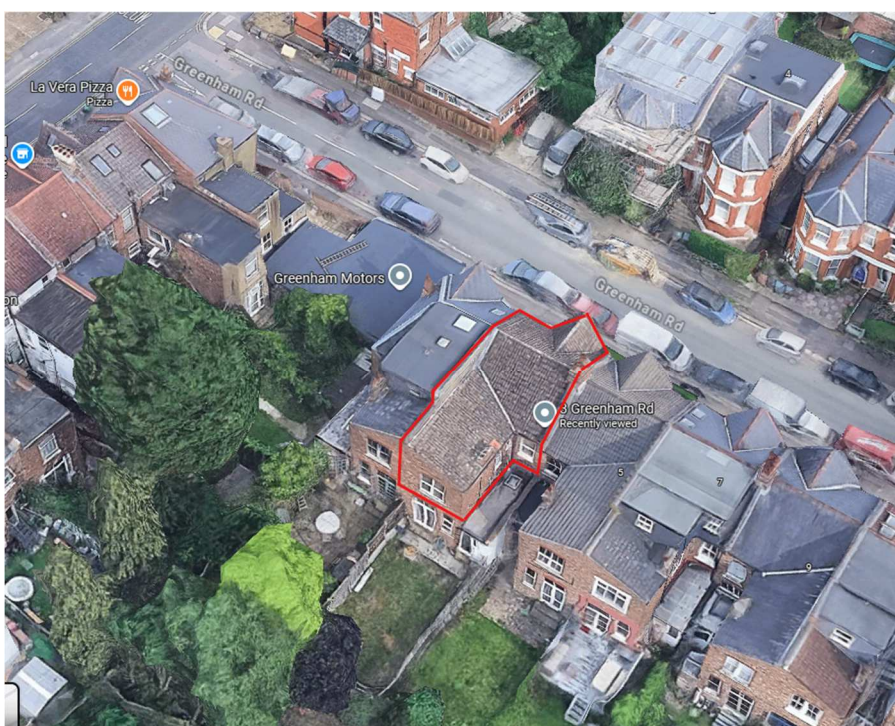


Figure 1 – Existing front elevation, 3 Greenham Road

Proposal	Roof extension with 3 no. front rooflights and inset rear terrace
Site Address	First Floor Flat, 3 Greenham Road, London, N10 1LN
Local Authority	London Borough of Haringey
Application Type	Full Planning Permission
Date	22 June 2026
Document Ref	DAS-01

1. Introduction

This Design and Access Statement (DAS) has been prepared in support of a full planning application submitted to the London Borough of Haringey. It relates to the First Floor Flat at 3 Greenham Road, London N10 1LN, which forms part of an existing Edwardian mid-terraced house.

The application proposes:

- A roof extension to create additional habitable floor space within the loft
- Three no. front rooflights
- An inset rear terrace accessed from Bedroom 3 via a Juliet-style door

This statement sets out the design rationale, contextual analysis, access considerations, and compliance with relevant local and national planning policy. It should be read alongside the submitted drawings and supporting documents.

2. Site Description and Context

2.1 The Site

The application site comprises the First Floor Flat of 3 Greenham Road, a two-storey Edwardian mid-terraced dwelling located in the London Borough of Haringey. The property is accessed directly from Greenham Road to the front.

The first floor flat does not currently benefit from any outdoor amenity space. This is a notable deficiency in the living conditions of the occupiers, which the proposed terrace seeks to address.

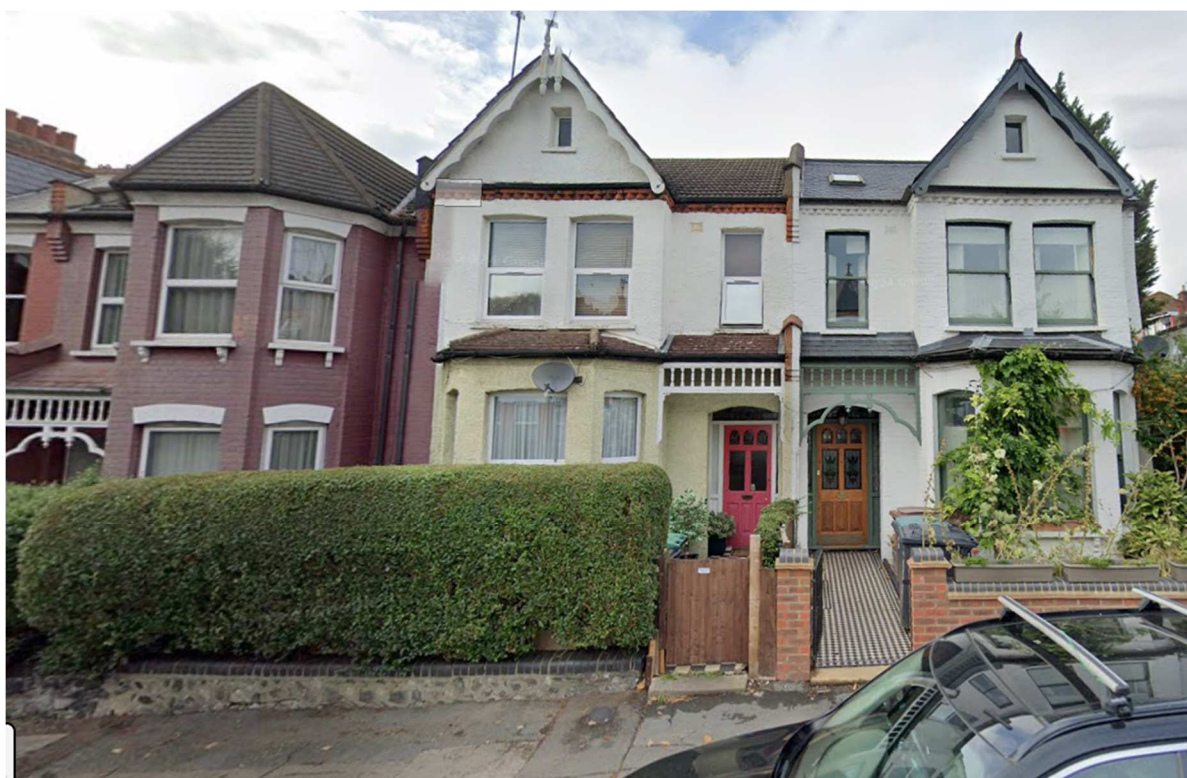


Figure 2 – Existing front elevation photograph

2.2 Character of the Area

Greenham Road is characterised by a consistent terrace of Edwardian properties typical of the Muswell Hill and Fortis Green areas of Haringey. The streetscape presents a uniform roofscape of pitched roofs with chimney stacks. A number of properties within the immediate vicinity and across the wider area have undergone loft conversions, and rooflights of varying scales are visible across the street.

The locality is predominantly residential in character, with a mix of houses and flats in flattened conversions of similar Edwardian stock. Streets trees and front boundary treatments contribute to a verdant suburban character.

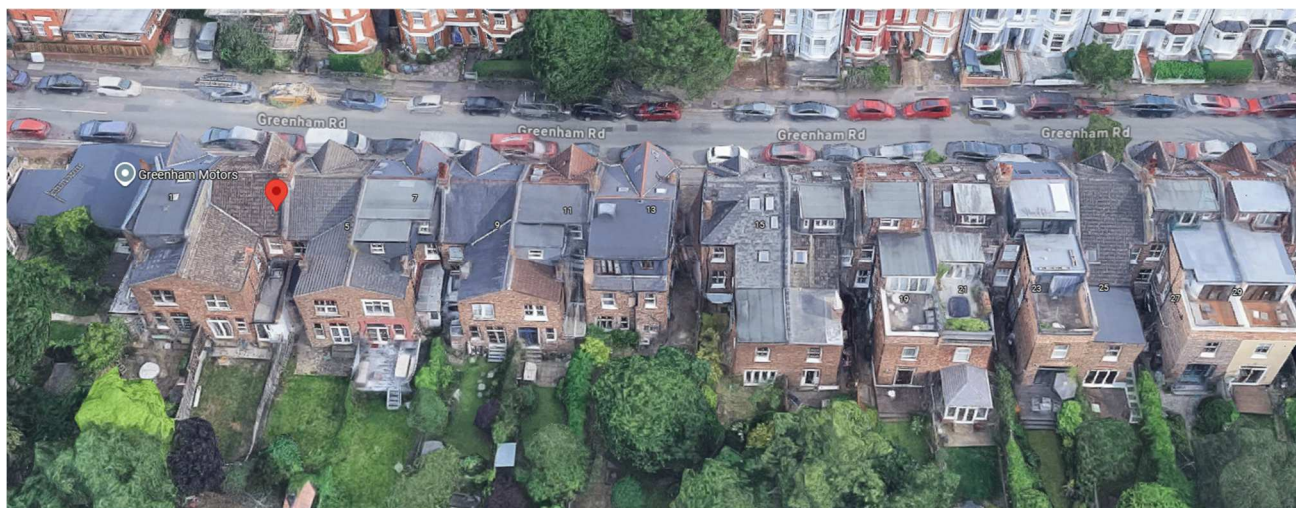


Figure 3 – Streetscene photographs showing context and established roofscape

2.3 Designation and Constraints

The site is located within the London Borough of Haringey.

- Conservation Area - No
- Listed Building – No
- Flood zone – The site is understood to be within Flood Zone 1 (low probability)

3. Description of Proposed Development

3.1 Overview

The proposed development comprises three main elements:

- A loft extension to enlarge the habitable floor area of the first floor flat
- Three no. front rooflights set into the front roof slope
- An inset rear terrace at the same finished floor level as the new loft area, accessed via a Juliet-style door from Bedroom 3

Full planning permission is sought for the development. Whilst full planning permission is required — owing to the flat being unable to benefit from permitted development rights — the scale and massing of the loft extension is consistent with and does not materially exceed what would be expected of a standard loft conversion on a comparable dwelling.

3.2 Roof Extension

The roof extension has been carefully designed to create usable living accommodation within the roof space of the property. The volume of the additional roof extension is comfortably within the maximum additional volume allowance of 40 cubic metres, in keeping with a standard permitted development loft conversion in scale and visual impact.

The massing and form follow the existing roofline and do not result in an overbearing addition to the host property or the wider streetscene. The ridge height, eaves line, and rear projection are sympathetic to the established character of the Edwardian terrace and reflect typical loft conversion precedents in the area.

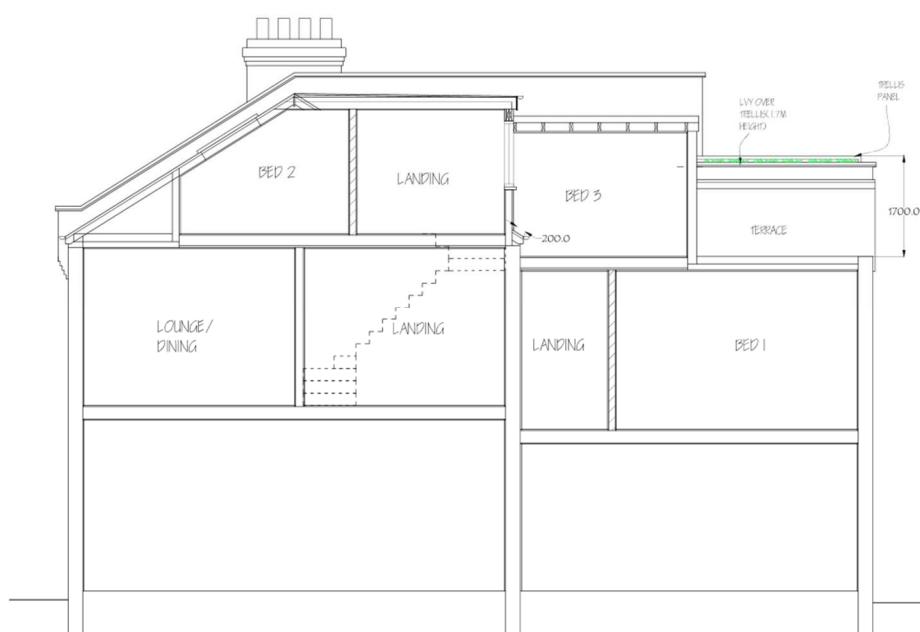


Figure 4 – Proposed section showing loft extension

3.3 Front Rooflights

Three number rooflights are proposed to the front roof slope. These will serve the new loft accommodation, providing natural light and ventilation.

The size, position, and number of rooflights are proportionate to the roof and are consistent with those seen on comparable loft conversions on Greenham Road and within the surrounding area.



Figure 5 – Proposed front elevation showing rooflight positions (scale 1:50)

3.4 Inset Rear Terrace

An inset terrace is proposed to the rear of the roof extension. The terrace is set within the roof form and shares the same finished floor level as the new loft accommodation. Access is provided via a Juliet-style door from Bedroom 3, meaning the door opening is set at floor level with the terrace extending outward from it.

The terrace is entirely inset within the footprint of the extended roof, such that it does not protrude beyond the rear wall of the property or present an elevated platform overhanging the rear garden. This design approach minimises the visual impact of the terrace and reduces any potential for overlooking.

To further protect the amenity of neighbouring occupiers and ensure privacy to both the terrace users and neighbours, an ivy trellis screen at 1.8 metres in height is proposed at the terrace perimeter. The living screen will provide:

- Effective privacy screening to prevent overlooking of neighbouring properties at lower levels
- A softened, natural appearance consistent with the suburban garden character of rear elevations in the area
- An attractive, green outlook from Bedroom 3 and from the terrace itself
- A degree of acoustic and visual softening compared to solid masonry or timber screens

The trellis will be fixed to a suitable structural frame and maintained to ensure the ivy provides consistent and adequate coverage. The 1.8m height has been selected to be the minimum effective height to secure privacy while avoiding excessive screening that could be perceived as overbearing from neighbouring gardens.

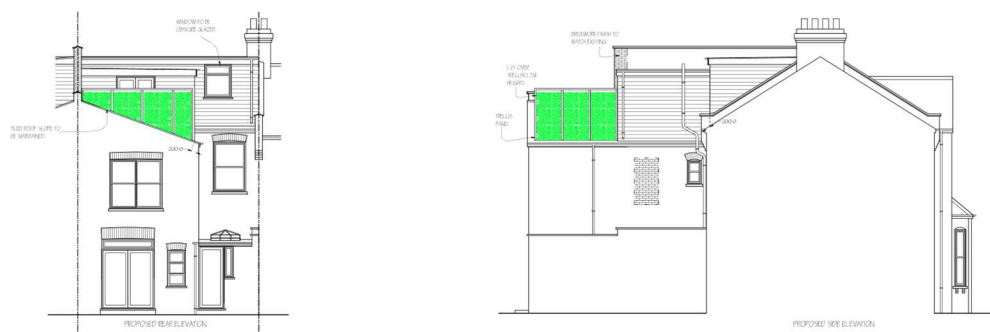


Figure 6 – Rear terrace plan and section showing terrace extent and trellis screen (scale 1:50)



Figure 7 –Ivy trellis privacy screen at 1.8m height – Reference image

4. Design Rationale

4.1 Residential Amenity

The First Floor Flat at 3 Greenham Road currently has no access to outdoor amenity space. This is a recognised deficiency and one that materially affects the quality of life and living conditions for the occupiers. The provision of a private external terrace will significantly enhance the amenity of the flat and bring it into line with the standards expected for residential accommodation in London.

The proposed terrace has been designed to be functional, safe, and attractive, while minimising any impact on the amenity of neighbouring properties. The privacy screen addresses the primary concern of overlooking in a proportionate and visually appropriate manner.

4.2 Scale and Massing

The roof extension has been carefully sized to ensure that its overall volume remains within the 40 cubic metre threshold that would apply to a comparable house under permitted development. Whilst the planning unit is a flat, and therefore requires full planning permission, the scale of the works is deliberately restrained and consistent with the established pattern of loft conversions in the street and wider area.

No increase in ridge height is proposed beyond what is necessary to create adequate headroom for the new accommodation. The rear dormer, if proposed, follows standard typologies seen across Haringey; tile clad dormer with matching windows to existing building.

4.3 Materials and Appearance

The materials proposed for the roof extension are intended to be sympathetic to the character of the host building and the surrounding area. The following materials schedule is proposed:

Flat Roof covering	EPDM
Rooflights	Project no further than 150mm from face of roof tiles.
Terrace deck	Composite decking / treated hardwood
Privacy screen	Timber trellis with ivy planting
Juliet door	Powder-coated aluminium or timber, to match internal specification
Dormer walls	Natural slate or artificial slate to match existing

4.4 Impact on Neighbours

The proposed development has been assessed with regard to its potential impact on neighbouring amenity, including daylight, sunlight, outlook, and privacy:

- **Daylight and Sunlight:** The roof extension is located to the rear of the property and is of modest scale. No significant impact on the daylight or sunlight received by neighbouring properties is anticipated. The front rooflights face towards the public highway and have no impact on neighbouring amenity.
- **Overlooking:** The inset terrace is set within the roof. The proposed 1.8m ivy trellis screen is specifically designed to prevent any direct overlooking of neighbouring rear gardens or habitable rooms. The screen height and position have been carefully considered to achieve this.
- **Overbearing Impact:** The scale of the roof extension is consistent with standard loft conversions in the locality and does not result in a mass or bulk that would be overbearing to neighbouring properties.
- **Noise:** The terrace is for the private residential use of the flat occupants. No amplified music, commercial activity, or other noise-generating use is proposed. The terrace is equivalent in nature to a standard rear garden.

5. Access

5.1 Existing Access Arrangements

Access to the property is from Greenham Road to the front. The existing arrangement for access to the First Floor Flat is via the common entrance of the host property at ground floor level, with internal stair access to the first floor. This arrangement is not altered by the proposed works.

5.2 Access to the New Accommodation

The new loft accommodation created by the roof extension is accessed via the existing stair arrangement within the flat, extended to serve the new upper level.

5.3 Access to the Rear Terrace

The proposed rear terrace is accessed directly from Bedroom 3 via a Juliet-style door. The finished floor level of the terrace is the same as the finished floor level of the new loft accommodation, providing step-free access from the bedroom to the terrace. This level threshold is a positive feature in terms of inclusivity and ease of use.

5.4 Inclusive Access and Disability

The proposed design gives careful consideration to inclusive access:

- The level threshold between Bedroom 3 and the rear terrace provides step-free access to outdoor space, in accordance with good practice and the principles of inclusive design
- The terrace deck surface will be specified to provide a non-slip finish suitable for use by all occupiers
- The Juliet door will be of sufficient clear width to allow unobstructed access
- The internal stair to the new loft level has been designed to comply with Building Regulations Part K

The proposals represent an overall improvement in the accessibility of the flat, particularly through the provision of outdoor amenity space accessible at a single level.

6. Planning Policy Context

6.1 National Policy

The National Planning Policy Framework (NPPF, December 2023) establishes the national policy context for development. The following NPPF objectives are relevant to this application:

- Chapter 2 – Achieving sustainable development: the proposals make effective use of existing urban land and provide improved living conditions for existing residents
- Chapter 12 – Achieving well-designed places: the proposals are designed to be of high quality and to be sympathetic to the character of the host building and the wider area
- Chapter 5 – Delivering a sufficient supply of homes: the enhancement of the flat's amenity supports the effective use of the existing housing stock

6.2 London Plan (2021)

The London Plan 2021 is the strategic planning policy for Greater London. The following policies are particularly relevant:

- Policy D4 – Delivering good design: the proposals respond positively to local context and character
- Policy D6 – Housing quality and standards: the provision of outdoor amenity space directly addresses the quality and standard of the existing flat
- Policy H2 – Small sites: the intensification and improvement of this flat contributes to London's housing objectives

6.3 Haringey Local Plan

The Haringey Local Plan (2017, as updated) and the Council's Development Management Policies DPD provide the local policy framework. The following policies are relevant:

SP2	Housing – supports improvements to residential accommodation and the creation of quality housing
DM1	Achieving High Quality Design – proposals should be of high quality, respect local character, and not harm the amenity of neighbouring occupiers
DM2	Residential Development and Conversions – supports improvements to residential properties where they are of appropriate scale and design
DM17	Residential extensions and alterations – sets out criteria for roof extensions, rooflights, and alterations to residential properties

7. Sustainability

The proposed development makes a positive contribution to sustainable development objectives:

- Effective use of existing urban land: the proposals make efficient use of existing underutilised roof space within the existing building envelope
- Improved thermal performance: the new loft construction will be insulated to Building Regulations standards (Part L 2021), improving the energy performance of the flat
- Living green infrastructure: the proposed ivy trellis privacy screen introduces a green element to the rear elevation, contributing to biodiversity, air quality, and visual amenity
- Reduced need for relocation: by improving the living conditions and amenity of the existing flat, the proposals reduce the likelihood of existing residents needing to relocate to larger premises elsewhere, making efficient use of the existing housing stock
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The applicant is committed to using sustainable and locally sourced materials wherever practicable, and to achieving at minimum Building Regulations compliance in the design of the new accommodation.

8. Conclusion

This Design and Access Statement has been prepared in support of a full planning application for a roof extension, three no. front rooflights, and an inset rear terrace with privacy screen at the First Floor Flat, 3 Greenham Road, London N10 1LN.

The proposed development:

- Is of appropriate scale and massing, consistent with standard loft conversions in the locality and well within the 40 cubic metre maximum additional volume
- Has been designed to be sympathetic to the character and appearance of the host Edwardian terraced property and the wider streetscene
- Will provide a significant improvement to the living conditions of the flat occupants through the creation of outdoor private amenity space, addressing a recognised deficiency
- Has been designed to protect the amenity of neighbouring occupiers through the use of an inset terrace and 1.8m ivy trellis privacy screen, preventing overlooking
- Provides step-free access to the rear terrace from the new bedroom, representing an inclusive design outcome
- Is consistent with the NPPF, the London Plan, and the relevant policies of the Haringey Local Plan

The proposals are considered to represent acceptable development that will deliver a positive outcome for the occupiers while protecting the character of the area and the amenity of neighbouring properties. Full planning permission is respectfully sought.

Appendix – Approved past planning application with rear facing terraces.

Application Reference

HGY/2021/3341

Proposal

Alterations to rear window/door openings forming access onto new rear terrace and steps.

Alterations to side elevation windows.

Application Status

Decision Made

Site Address

13 Greenham Road London N10 1LN

Date Valid

02/11/2021

Decision

Approve with Conditions

Decision Notice Sent Date

22/12/2021

HGY/2020/1609

Proposal

Construction of a rear roof terrace with privacy screens.

Application Status

Decision Made

Site Address

39 Greenham Road London N10 1LN

Date Valid

06/7/2020

Decision

Approve with Conditions

Decision Notice Sent Date

27/8/2020