
1. Introduction

This Design, Access and Heritage Statement has been prepared in support of a planning application for alterations to 46 Mount Pleasant Crescent, London N4 4HP.

The proposals comprise:

- Demolition of the existing single-storey rear kitchen extension.
- Construction of a new single-storey side and rear extension.
- Loft conversion incorporating a rear dormer.
- Alterations to the existing roof form.
- Installation of rooflights to the front and rear roof slopes.

The proposals have been carefully developed to provide improved family accommodation whilst preserving the character and appearance of both the dwelling and the surrounding conservation area.

2. Site and Surroundings

The application property forms part of a traditional Victorian terraced street characterised by two-storey brick dwellings with pitched slate roofs, projecting rear additions and relatively consistent architectural detailing.

The property lies within the Stroud Green Conservation Area, where the prevailing character derives from the rhythm of the terrace, traditional brickwork, roofscape and historic proportions.

Many neighbouring properties have been altered over time through rear extensions and loft conversions, including the adjoining property at No. 48, which provides an important precedent for the proposed roof alterations.

3. Design Principles

The overall design approach has been to produce a contemporary yet sympathetic extension and loft conversion that:

- preserves the established character of the original dwelling;
- reflects the architectural language of neighbouring properties;
- remains subordinate to the original building;
- utilises traditional materials;

- improves internal accommodation without causing unacceptable impacts on neighbouring amenity.

The proposals have deliberately avoided unnecessary visual complexity, instead using simple forms, high-quality materials and proportions that integrate naturally with the existing house.

4. Existing Rear Extension

The existing single-storey rear kitchen extension is of limited architectural merit and no longer meets the needs of modern family living.

It is proposed to demolish the existing extension in its entirety and replace it with a new side and rear extension that better utilises the available footprint whilst respecting neighbouring properties.

5. Proposed Side and Rear Extension

The new extension occupies the footprint of the existing rear extension together with the existing side return.

The extension has been designed with a dual-pitched roof to reduce its apparent scale whilst providing generous internal ceiling heights.

The external walls utilise both existing boundary walls, meaning that the proposal does not project beyond the established side boundaries or introduce additional massing adjacent to neighbouring properties.

The roof incorporates two conservation-style rooflights positioned on the rear-facing roof slopes to introduce natural daylight into the kitchen and dining space.

The extension has been intentionally designed to appear as a modest addition to the original dwelling rather than competing with it architecturally.

6. Loft Conversion and Roof Alterations

The proposed loft conversion has been carefully designed to replicate the roof alterations already carried out at the adjoining property, No. 48 Mount Pleasant Crescent.

Rather than introducing a new or unfamiliar roof form, the proposal continues the established roof profile within this part of the terrace.

The principal alterations comprise:

- a modest increase in ridge height;
- repositioning of the ridge slightly towards the rear of the building;
- lifting of the ridge and parapet walls by approximately 130mm;
- extension of the front roof slope whilst retaining exactly the existing roof pitch;
- a marginal increase in the rear roof pitch to improve internal headroom;

- construction of a rear dormer finished in dark lead cladding;
- extension of the raised parapet wall to the boundary with No. 44 to mirror the arrangement already present between Nos. 46 and 48.

Importantly, although the ridge is raised slightly, the front roof slope retains precisely the existing angle, ensuring that the building continues to read as part of the original terrace when viewed from the public realm.

The ridge has been shifted slightly towards the rear, enabling additional usable accommodation within the roof space whilst maintaining a balanced external appearance.

The dormer has deliberately been set back approximately 1 metre from the shared boundary with No. 48, reducing its visual prominence and maintaining an appropriate degree of separation between neighbouring roof additions.

7. Rooflights

The proposal includes:

- two conservation-style Velux rooflights within the front roof slope;
- two flat roof skylights within the dormer roof;
- two conservation-style Velux rooflights within the pitched roof of the rear extension.

The rooflights provide natural daylight and ventilation whilst remaining discreet additions to the roofscape.

8. Materials

The proposed materials have been selected to complement the existing Victorian building.

External materials comprise:

- facing brickwork carefully matched to the existing house;
- natural slate or plain clay roof tiles to match the existing roof;
- dark lead cladding to the rear dormer, matching the adjoining dormer at No. 48;
- painted aluminium rooflights and associated flashings;
- rainwater goods finished in black.

Using materials that closely match the existing dwelling ensures that the extensions integrate successfully into the host building and wider terrace.

9. Heritage Considerations

The site lies within the Stroud Green Conservation Area.

The proposals have therefore been designed with particular regard to preserving the character and appearance of the conservation area in accordance with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and relevant national and local planning policy.

The development preserves the significance of the conservation area for the following reasons:

- the principal front elevation remains largely unchanged;
- the existing roof pitch facing the street is retained;
- alterations to the ridge are modest and reflect an established neighbouring precedent;
- the proposed loft conversion mirrors the adjoining approved roof form at No. 48, creating visual continuity;
- traditional materials are used throughout;
- the rear extension replaces an existing extension of limited architectural value;
- the development is largely confined to the rear of the property where public visibility is limited.

The proposal therefore preserves the architectural rhythm of the terrace while allowing the building to evolve to meet modern living requirements.

Overall, the development is considered to preserve the character and appearance of the Stroud Green Conservation Area.

10. Residential Amenity

The proposal has been carefully designed to minimise impacts upon neighbouring occupiers.

The extension utilises the existing boundary walls and does not introduce additional side projections beyond the established boundaries.

The scale of the extension is comparable to typical rear additions within the surrounding area.

The loft conversion reflects the neighbouring roof form and the rear dormer has been set back from the shared boundary, reducing its visual prominence.

The proposal is not considered to give rise to unacceptable overlooking, overshadowing or loss of daylight beyond that normally associated with development of this nature.

11. Access

The proposal does not alter existing access arrangements.

Level access to the ground floor is retained and circulation within the dwelling is improved through the replacement of the existing rear extension and creation of more functional family accommodation.

The proposals therefore maintain inclusive access while significantly improving the usability of the home.

12. Conclusion

The proposed development represents a carefully considered improvement to the property that respects both the original Victorian building and the wider character of the Stroud Green Conservation Area.

The rear extension replaces an existing structure with a high-quality contemporary addition constructed from sympathetic materials.

The loft conversion has been specifically designed as a mirror image of the neighbouring approved conversion at No. 48, ensuring continuity within the terrace and creating a balanced roofscape.

The development preserves the character and appearance of the conservation area, protects neighbouring amenity and provides much-needed additional accommodation for the occupants.

For these reasons, it is respectfully submitted that planning permission should be granted.