

Design & Access Statement

2 Tancred Road, London. N4 1EH



Fig. 1. Aerial view of 2 Tancred Road and the immediate surrounding context. The building is highlighted in orange. June 2026.

Introduction

This Design and Access Statement has been prepared in support of a householder planning application for proposed alterations and extensions to 2 Tancred Road, London N4.

The application seeks approval for a series of carefully considered alterations and extensions to the existing dwelling. These include the rationalisation of the existing lower-ground floor, a partial infill extension at ground-floor and lower-ground floor level, a 2.5m lower-ground rear extension, alteration of the existing roof form from hip to gable, the formation of a rear dormer and roof extension over the rear outrigger, the creation of a covered front lightwell for secondary fire access to the lower-ground floor and external insulation to the side and rear elevations.

The proposal has been developed as a coordinated whole-house improvement. The intention is to improve the quality, usability and environmental performance of the existing family living space while ensuring that the building continues to sit comfortably within the established character of Tancred Road.

The works have been considered with direct reference to the immediate context of the street, including examples of similar development within the surrounding 12-house group.

Context

2 Tancred Road is an end-of-terrace dwelling within Haringey, forming part of a small and clearly defined row of houses with consistent plot widths, traditional roof forms and a coherent set of principal elevations.

The property's end-of-terrace position is a key consideration in the design approach. The side elevation is not enclosed by neighbouring buildings and is partially visible within the wider street scene. The proposals have therefore been designed to respond sensitively to this condition, ensuring the development remains proportionate, integrated and subordinate to the host dwelling.



Fig. 2. Photograph displaying the existing street context. 2 Tancred Road sits end-of-terrace, furthest to the right.

The existing lower-ground floor is fragmented and underutilised caused by inconsistent head heights. While the rear portion is full height, other areas reduce to 1.9m and 1.7m.

The property is not listed and does not fall within a Conservation Area. The proposal has nevertheless been designed to respond sensitively to the host building and its immediate context.



Fig. 3. Existing side context of 2 Tancred Road, showing the south view of the house.

Proposal

This application relates to 2 Tancred Road only. The proposals comprise a series of alterations and extensions designed to improve the functionality, environmental performance and long-term suitability of the dwelling as a family home.

The proposed works are described below.

A. Loft conversion and Roof Alteration

i. Hip-to-Gable Roof Alteration

The proposal includes the alteration of the existing hipped roof to a gable form. This responds positively to the established pattern of development within Tancred Road and reflects the roofscape character of the terrace, including the approved and implemented hip-to-gable extension at No. 12 Tancred Road.

Alignment of the ridge level with the neighbouring property is proposed as part of the roof works. This remains below the existing party parapet/upstand and would not appear as a prominent increase within the terrace roofscape.



Fig. 4. Proposed front roof elevation showing the hip-to-gable alteration

The alteration has been designed to integrate with the existing building form, preserving the visual coherence of the terrace while providing additional accommodation within the roof space.

A comparable hip-to-gable alteration at No. 12 Tancred Road is in place (Application references HGY/2021/1611 and HGY/2020/0114), and the proposal has been developed with direct reference to this established local precedent.



Fig. 5. End of terrace hip to gable roof alteration. Gable roof highlighted in purple (no 12. HGY/2021/1611).



Fig. 6 Hip-to-gable and rear dormer extension from no. 12 Tancred Road (HGY/2021/1611).

ii. L-Shaped Dormer Loft Conversion

An L-shaped dormer loft conversion is proposed, comprising a rear dormer to the main roof slope and a roof extension above the existing rear outrigger. Together, these elements form a coherent and subordinate roof addition of a type already established within the immediate area.

The rear dormer is set back from the rear elevation, reducing its visual prominence and ensuring that it remains subordinate to the principal roof form. This approach preserves the character of the existing roofscape and avoids an overly dominant appearance.

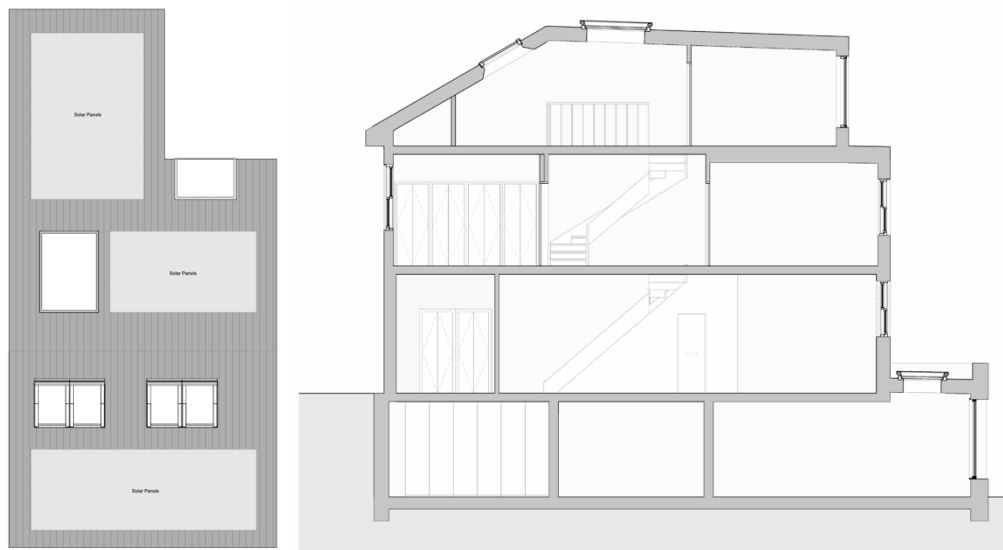


Fig. 7. Proposed rear roof plan and elevation showing the L-shaped dormer arrangement, including the set-back and the relationship between the main dormer and the outrigger roof extension with 1m set-back from the rear elevation.

The roof extension above the rear outrigger sits below the main ridge and follows the established line of the existing projection. As a result, it remains visually contained within the rear roof form whilst making efficient use of the available roof space.

Comparable rear dormers and outrigger roof extensions are present within the immediate street, including Nos. 3, 5, 7 and 12 Tancred Road (Application References HGY/2022/0225, HGY/2021/3179, HGY/2017/2666 and HGY/2021/1611).

The proposed L-shaped dormer has therefore been designed with reference to this established pattern of development.



Fig. 8. Rear dormer examples from Tancred Road highlighted in orange. This includes no. 3 (HGY/2022/0225), no. 5 (HGY/2021/3179), no. 7 (HGY/2017/2666) and no 12. (HGY/2021/1611).

B. Lower-Ground and Rear/Side Extensions

i. Lower-Ground Floor Rationalisation

The existing lower-ground floor is compromised by inconsistent head heights. While the rear room provides full-height accommodation, other areas reduce to 1.9m and 1.7m, resulting in fragmented and underutilised spaces.

The proposal seeks to rationalise and tank this level to create functional accommodation that can operate effectively as part of a family home. The works improve the usability of the existing building fabric rather than extending the dwelling unnecessarily above ground.

The lower-ground works will strengthen the relationship between the dwelling and the rear garden whilst supporting the long-term occupation of the property. They also represent a sustainable approach to development through the enhancement and more efficient use of existing accommodation.

The lower-ground works are supported by a Basement Impact Assessment (2TR-203-Basement Impact Assessment), which considers ground conditions, structural stability, groundwater, drainage and construction impacts. The rationalisation works are principally contained within the existing lower-ground floor envelope, with associated extension and lightwell elements described separately below.

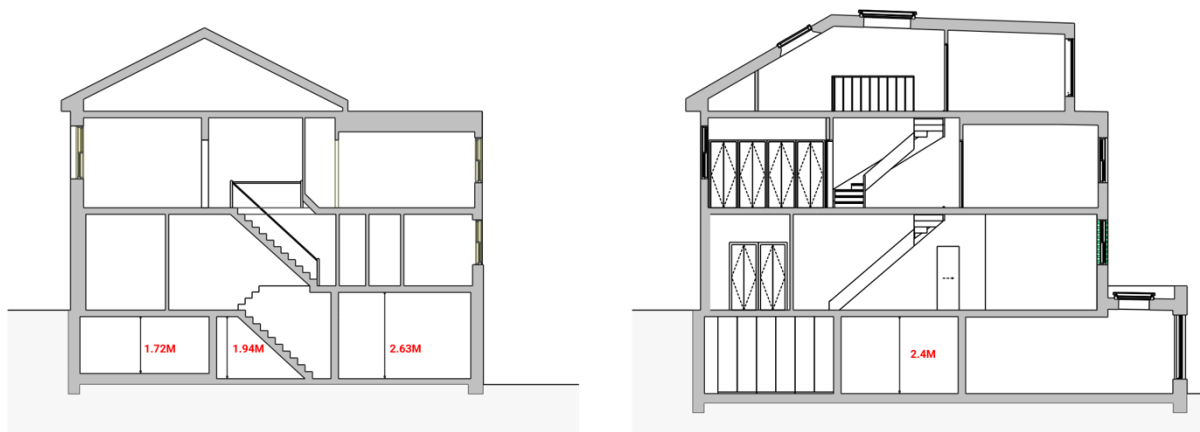


Fig. 9. Existing and proposed lower-ground floor section showing the current varying head heights and the proposed full-height arrangement.

ii. Side Infill Extension

A side infill extension is proposed at lower-ground and ground-floor level, occupying the existing side return between the rear outrigger and the boundary. The lower-ground element will bring the footprint of this level broadly in line with the accommodation above, while the ground-floor element will create a double-height internal space that improves daylight penetration and the quality of the internal environment.

The proposed extension would rise to 3.1m above ground-floor level, terminating below the cill level of the first-floor windows. As such, it remains visually subordinate to the host dwelling and preserves the legibility of the original building form.

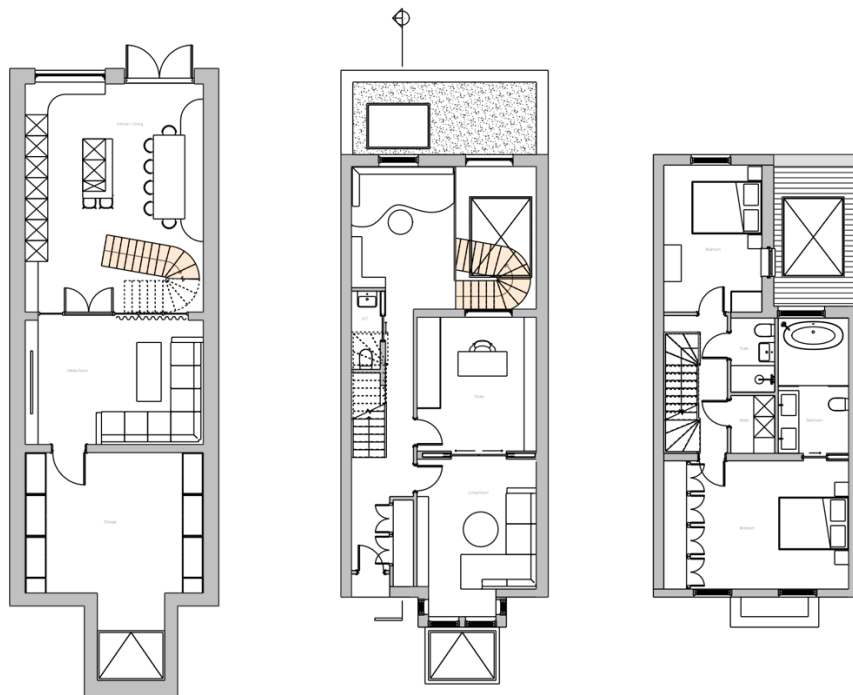


Fig. 10. Proposed side elevation showing the side infill extension across lower-ground and ground-floor levels only.

The end-of-terrace position of No. 2 is a key factor in the design approach. Unlike a typical mid-terrace side return extension, the proposal does not occupy a space enclosed by neighbouring dwellings. The side elevation adjoins garden land and mature planting, allowing the extension to be read within a contained garden setting rather than as a prominent feature within the street scene.

The scale, height and siting of the extension have been carefully considered to not be seen from the street. The proposal has been designed to minimise impacts on neighbouring access to daylight, outlook and privacy, ensuring that residential amenity is preserved.

A comparable side infill is present at No. 1 Tancred Road. This proposal is more restrained in scale and remains clearly subordinate to the host dwelling, reflecting the established character of development within the local area.



Fig. 11. No. 1 side infill. Note the proposed side infill at No. 2 is 1 storey lower and less extensive than the existing condition at No. 1.

iii. Lower-Ground Rear Extension

A rear extension is proposed at lower-ground level, projecting 2.5m beyond the existing rear building line across the full width of the dwelling (see fig. 10).

The surrounding properties are characterised by modest rear projections and garden-facing additions. The proposed extension follows this established pattern of development whilst remaining proportionate to the host dwelling.



Fig. 12. 3m rear extension example from no. 3 Tancred Road highlighted in orange (HGY/2016/4100).

The extension is partially recessed into the ground, allowing it to sit broadly at the height of the existing boundary treatment and remain visually contained within the rear garden context. As a result, it does not appear as a dominant addition in views from neighbouring properties.

The scale, depth and position of the extension have been carefully considered to minimise impacts on neighbouring access to daylight, outlook and garden amenity. The proposal therefore maintains an appropriate relationship with adjacent properties and preserves neighbouring residential amenity.

The extension will improve the relationship between the lower-ground floor and the rear garden, creating more functional family kitchen and dining accommodation, supporting the long-term occupation of the dwelling.

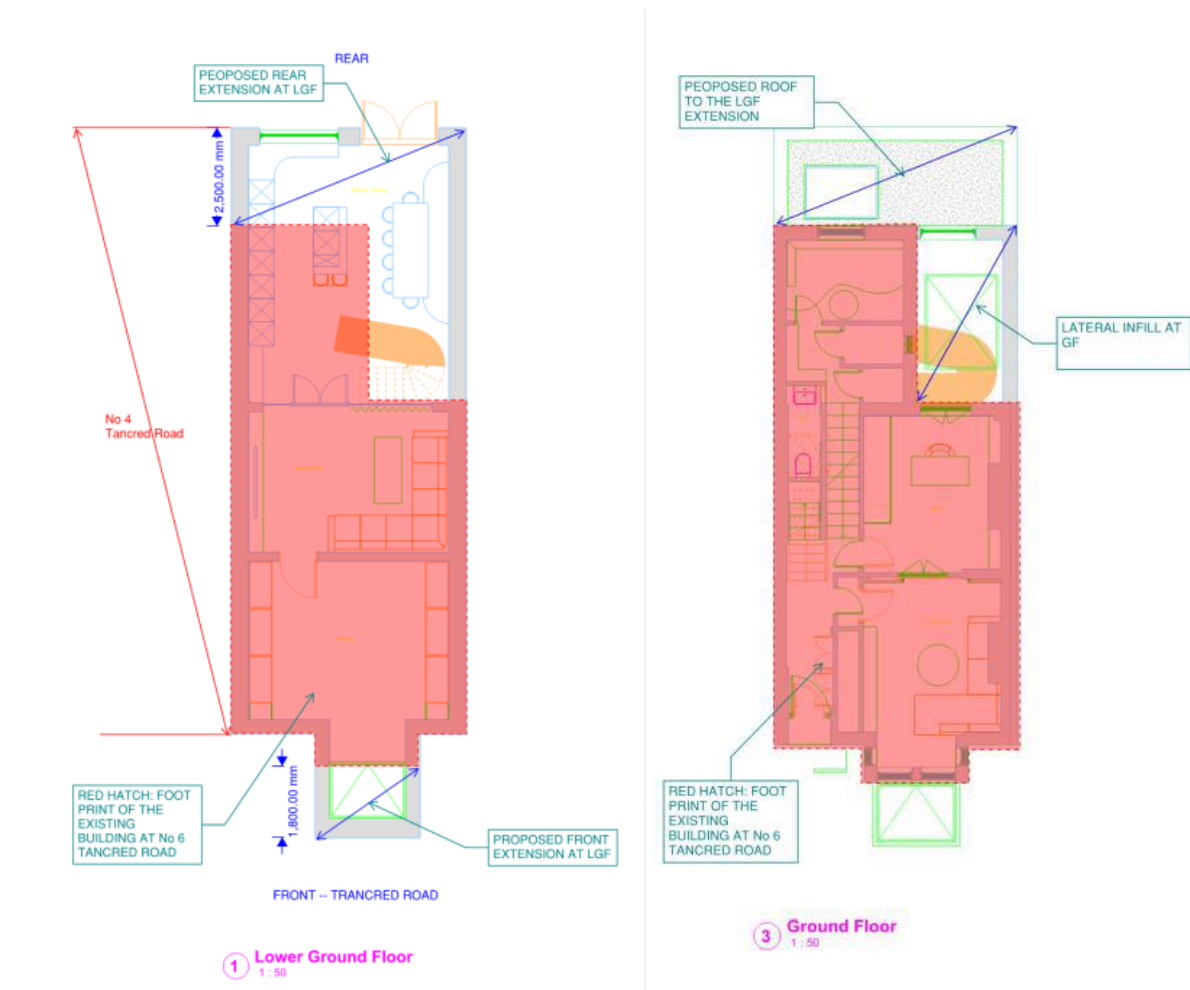


Fig. 13. Proposed lower-ground rear section showing the 2.5m projection.

C. Access, Materials and Sustainability

i. Front Covered Lightwell Window

A front lightwell with a flush glazed cover is proposed in front of the existing bay window to provide a secondary means of escape from the lower-ground floor.

The lightwell will serve the main dwelling only and will not create a separate unit, independent entrance or self-contained accommodation. The lower-ground floor will remain fully integrated with the rest of the house and continue to function as part of a single-family dwelling.

The lightwell has been designed to be proportionate in scale, occupying less than 20% of the front garden area. Existing front garden character will be maintained through the retention and reinstatement of soft landscaping, appropriate drainage measures and restrained guarding details.

Front lightwells form an established feature within the surrounding terrace and wider street scene, including at nearby No. 6 Tancred Road (HGY/2022/1203). The proposal therefore responds positively to the established character of the area whilst improving fire safety, natural light and ventilation to the lower-ground floor.

ii. External Insulation and Render

External wall insulation is proposed to the side and rear elevations as part of a fabric-first approach to improving the environmental performance of the dwelling. The proposal prioritises enhancement of the existing building fabric, reducing heat loss, improving thermal efficiency and supporting reduced operational energy demand.

The principal front elevation will remain brick, preserving the established appearance of the dwelling within the street scene. External insulation and render will be limited to the side and rear elevations, where they can be integrated sensitively into the existing building form.

The side elevation will be finished in a restrained and complementary material palette to ensure that the end-of-terrace appearance remains appropriate to the character of the area. The proposal has therefore been designed to improve environmental performance whilst preserving local character.

This approach is consistent with Haringey's climate objectives and the borough-wide target to reach net zero carbon by 2041.



Fig. 14. Existing side and rear elevations showing the extent of external insulation and render. Front brickwork will remain unchanged.

iii. Design, Materials, & Sustainability

The proposal has been conceived as a coordinated and proportionate improvement to the existing dwelling, responding positively to the established character, built form and scale of development within Tancred Road.

The material strategy seeks to preserve the character of the host dwelling whilst accommodating contemporary sustainability improvements. The principal front elevation will remain in brick, retaining the established appearance of the terrace and preserving the visual coherence of the street scene. External wall insulation will be applied to the side and rear elevations only and finished in a muted light render, providing a high-quality and complementary finish whilst improving the thermal performance of the building envelope.

The proposed roof alterations, including the dormer and roof extension, will be finished in dark grey standing seam metal cladding. This material has been selected for its durability, high-quality appearance and recessive visual character, ensuring that the roof additions remain subordinate to the host dwelling and integrate appropriately within the surrounding roofscape.

Integrated or low-profile solar photovoltaic panels will be incorporated on suitable roof slopes as part of the wider sustainability strategy. Together with the fabric-first retrofit measures, these interventions will improve environmental performance, reduce operational energy demand and support the long-term sustainability of the dwelling.

The proposal adopts a fabric-first retrofit approach, improving the building envelope before introducing low-carbon heating technology. These measures reduce heat loss, improve energy efficiency and support the long-term sustainability of the

dwelling, in line with Haringey's climate objectives and its target to achieve net-zero carbon.

iiii. Residential Amenity

The proposal has been carefully designed having regard to neighbouring residential amenity.

The scale, siting and form of the proposed extensions have been developed to minimise impacts on neighbouring access to daylight, sunlight, outlook and privacy.

The lower-ground rear extension remains visually contained within the garden setting, while the side infill extension benefits from the site's end-of-terrace position and relationship to adjoining garden land.

The proposal therefore maintains an appropriate relationship with neighbouring properties and preserves residential amenity.

Conclusion

This application seeks approval for a coordinated series of alterations and extensions to 2 Tancred Road.

The proposal is considered to accord with the objectives of Haringey Local Plan Strategic Policies and the Development Management DPD, particularly Policies DM1 (Delivering High-Quality Design), DM12 (Environmental Protection) and DM18 (General Residential Development and House Extensions), by delivering a contextually appropriate form of development that preserves local character, improves environmental performance and maintains neighbouring residential amenity.

The works have been designed in response to the host building, its end-of-terrace position, and the established pattern of development within the immediate street.

Overall, the scheme represents a proportionate and contextual improvement that preserves the character of the area and neighbouring amenity while allowing the house to function more effectively as a family home.