

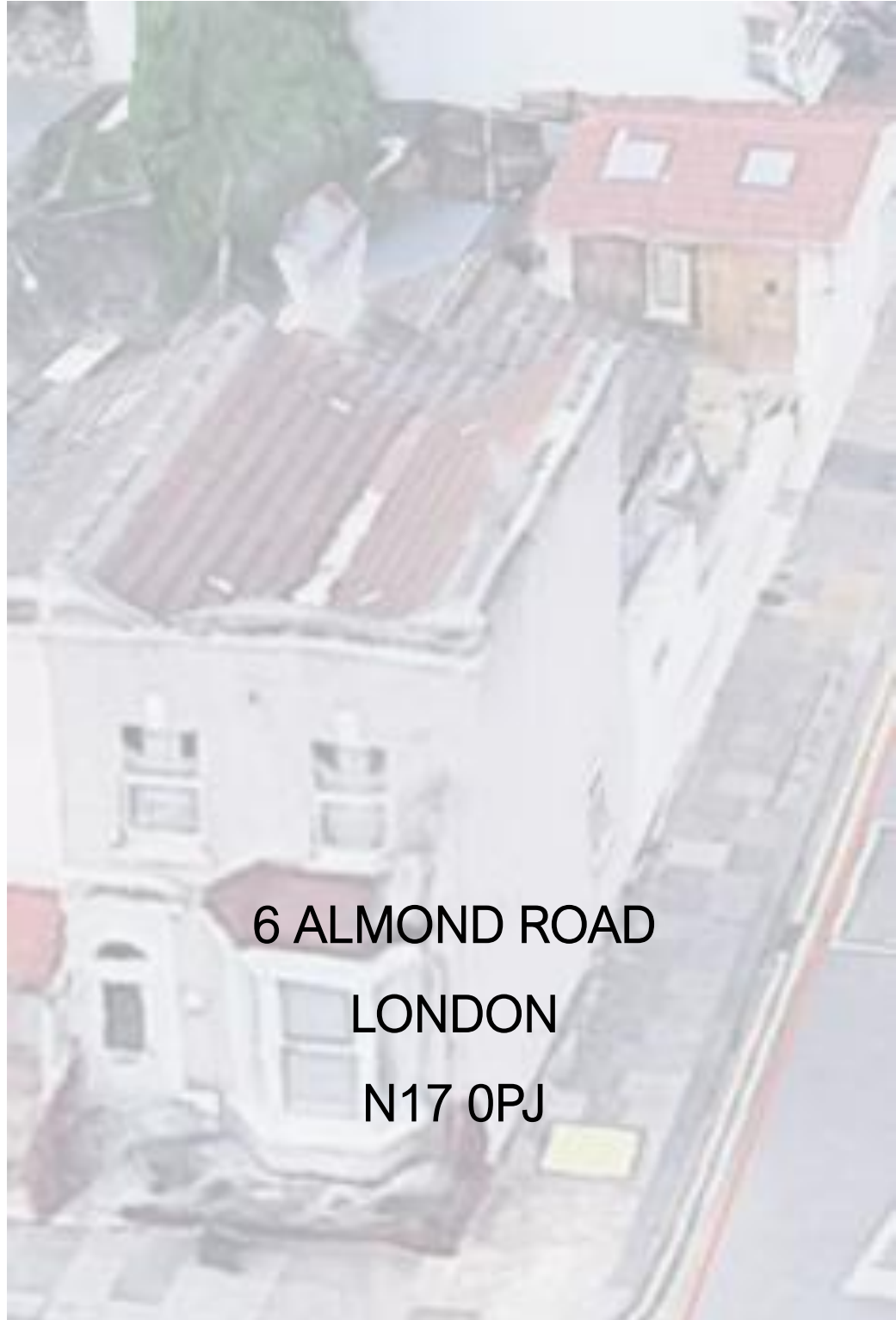
DESIGN & ACCESS STATEMENT

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6 ALMOND ROAD
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N17 0PJ

Introduction

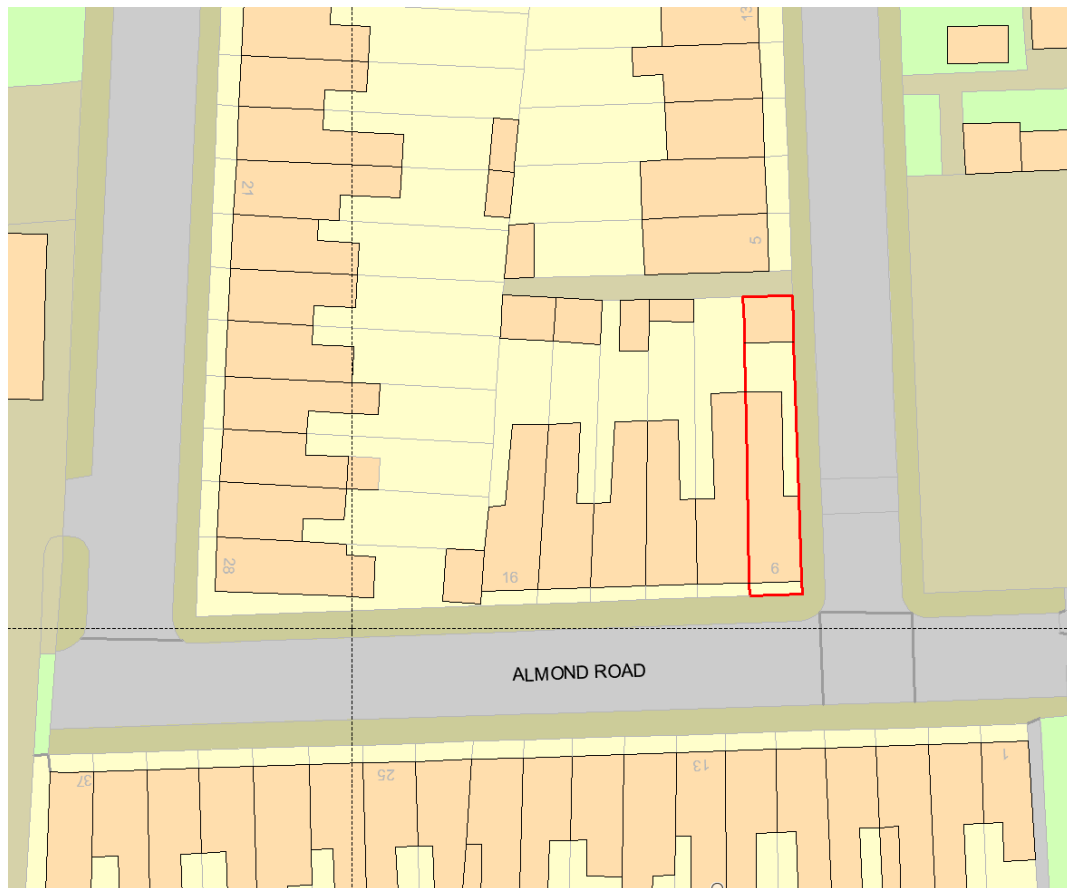
This Design and Access Statement has been prepared in support of a householder planning application for 6 Almond Road, London, N17 0PJ.

The application seeks planning permission for the proposed development which comprises a first-floor side extension above the existing ground-floor side infill extension and a loft conversion to provide additional living accommodation within the existing dwelling. The proposed development has been designed to enhance the functionality and living accommodation of the existing dwelling while respecting the character and appearance of the host property and the surrounding residential area.

The application site comprises an end-of-terrace dwelling located on the northern side of Almond Road, adjacent to the junction with Commonwealth Road. The property is not a listed building and is not situated within a Conservation Area.

Prior to the submission of this application, pre-application advice was sought from the Local Planning Authority under reference PRE/2026/0135. The pre-application was assessed by Planning Officer Daniel Boama, and the proposed scheme has been developed in response to the advice and recommendations provided. The submitted drawings have been prepared in accordance with the pre-application feedback, and the following sections of this statement explain how the proposal addresses the officer's comments.

This Design and Access Statement should be read alongside the accompanying drawings and supporting documents submitted as part of the planning application.



Location plan showing the site at 6 Almond Road.

Planning History:

- HGY/2020/3172 - Erection of a single storey extension which extends beyond the rear wall of the original house by 3.6m, for which the maximum height would be 3.3m and for which the height of the eaves would be 3m
Jan 2021 - Not Required
- HGY/2020/2545 - Erection of two storey rear infill extension and first floor rear extension, with external alterations
Dec 2020 - Refused
- HGY/2020/1828 - Erection of a single storey extension which extends beyond the rear wall of the original house by 6m, for which the maximum height would be 3.2m and for which the height of the eaves would be 3m
Sep 2020 - Refused
- HGY/2008/1187 - Erection of a two-storey side / rear and first floor rear extension
July 2008 - Approve with Conditions
- HGY/2008/0658 - Erection of part single, part two storey side extension
May 2008 - Refused

Pre-app Comments and feedback

- It is preferred that the design and appearance of the roof extension should be similar to the No.94 St Paul's Road, on the corner with Park Lane.
- If the butterfly roof cannot be replicated then a flat roof with a parapet, cornice and other detailing on the front and side elevations should be replicated onto the second floor, similar to the Type 2 roof extensions that have been built in South Tottenham area of the borough.
- If the mansard roof extension is the chosen option, careful consideration should be taken regarding the angles of the slopes (considering that it is an end-of-terrace), roof materials, and 2no. front dormer windows should be provided that align with the first floor level 2no. front windows.
- The first floor rear extension from the outrigger to provide a bathroom is not supported for the reasons given above.
- The first floor side window should match the ground floor side window in positioning, design and appearance.

Site and Surroundings

The application site comprises an end-of-terrace dwelling situated on the northern side of Almond Road, at its junction with Commonwealth Road, within an established residential area of South Tottenham. The surrounding area is predominantly residential in character and comprises a mix of terraced and end-of-terrace dwellings.

The proposed development has been carefully designed with regard to the scale, form and architectural appearance of the host dwelling and the surrounding built environment. In accordance with the pre-application advice (Ref: PRE/2026/0135), the loft conversion has been designed using the recommended roof form, taking reference from the roof extension at 94 St Paul's Road, London, N17 0HN. This approach reflects the guidance provided by the Local Planning Authority and ensures that the proposal sits comfortably within the surrounding streetscape.

Design Principles and Proposed Development

The proposed development comprises a first-floor side extension above the existing ground-floor side infill extension and a loft conversion to provide additional living accommodation within the existing dwelling. The proposal has been designed to improve the functionality of the property while respecting the scale, form and architectural character of the host dwelling.

The first-floor side extension utilises the footprint of the existing ground-floor side infill extension, providing additional accommodation at first-floor level without increasing the building's footprint. The loft conversion creates further habitable accommodation within the existing roof space, making efficient use of the property while remaining sympathetic to the overall design of the dwelling.

The design of the proposal has been carefully developed in response to the pre-application advice received from the Local Planning Authority. In accordance with the officer's preferred recommendation, the loft conversion adopts a butterfly roof design, taking reference from the roof extension at 94 St Paul's Road, London, N17 0HN. This design approach reflects the guidance provided during the pre-application process and has been selected to ensure that the proposed roof extension integrates appropriately with the host dwelling and the surrounding streetscape.

The submitted proposal has also been amended in response to the pre-application advice through the omission of the previously proposed first-floor rear extension and revisions to the first-floor side window so that it aligns with the existing ground-floor side window in terms of its position, design and appearance. The resulting scheme responds positively to the guidance provided by the Local Planning Authority while delivering additional and improved living accommodation.



Google Earth images showing the loft conversion and roof design at 94 St Paul's Road

Materials

The proposed materials have been selected to match those of the existing dwelling, ensuring a cohesive and sympathetic appearance. The external walls of the first-floor side extension and the loft conversion will be finished in pebbledash render to match the existing property. New windows and external doors will be white uPVC, consistent with the existing fenestration, and the roof will be finished with red/brown roof tiles to match the existing roof covering.

By matching the existing materials and architectural detailing, the proposed development achieves a consistent and well-integrated appearance that respects the character of the host dwelling and the surrounding residential area.

Impact on character and appearance

Careful consideration has been given to the scale, massing and visual appearance of the proposed first-floor side extension and loft conversion to ensure that they relate appropriately to the host dwelling and the surrounding residential context. The proposal has been developed to provide additional living accommodation while maintaining a balanced relationship with the existing building. The proposed materials, roof form and architectural detailing have been selected to complement the existing dwelling, resulting in a coherent and well-integrated addition that responds positively to both the host property and the wider streetscape.

Residential Amenity

The proposal has been carefully designed with regard to the amenity of neighbouring occupiers and the relationship between the application property and adjoining dwellings. The first-floor side extension and loft conversion have been developed to ensure that they do not result in unacceptable impacts in terms of overlooking, loss of privacy, overshadowing or visual intrusion.

The submitted scheme has been refined following the pre-application advice received, including the omission of the previously proposed first-floor rear extension. The resulting proposal maintains an appropriate relationship with neighbouring properties, and the scale, form and positioning of the extensions ensure that there is no unacceptable impact on neighbouring outlook or access to daylight. Overall, the development provides additional living accommodation while safeguarding the residential amenity of surrounding occupiers.

Access

The development does not alter the existing means of access to the property. Pedestrian access continues to be provided via the existing entrance arrangements, and the proposed works will not affect the accessibility or circulation within the site.

The existing access arrangements remain suitable for the continued use of the property, and the development does not give rise to any additional access requirements.

Conclusion

In conclusion, the proposed development at 6 Almond Road comprises a first-floor side extension above the existing ground-floor side infill extension together with a loft conversion, providing additional living accommodation that enhances the functionality of the existing dwelling.

The submitted scheme has been carefully developed following the pre-application advice received from the Local Planning Authority under reference PRE/2026/0135, assessed by Planning Officer Daniel Boama. In response to the advice provided, the proposal adopts the preferred butterfly roof design, taking reference from the roof extension at 94 St Paul's Road, London, N17 0HN. The previously proposed first-floor rear extension has been omitted, and the first-floor side window has been amended to match the existing ground-floor side window in its position, design and appearance.

The proposed materials have been selected to match the existing dwelling, including pebbledash render, white uPVC windows and red/brown roof tiles, ensuring that the extensions integrate successfully with the host property. The scale, form and architectural detailing of the development have been carefully considered so that the proposal relates appropriately to both the existing dwelling and the surrounding residential context.

The proposal has also been designed with due regard to the amenities of neighbouring occupiers. The revised scheme maintains an appropriate relationship with adjoining properties and does not result in unacceptable impacts in terms of privacy, outlook, daylight, overshadowing or visual intrusion.

Overall, the proposal represents a well-considered and sympathetic form of development that responds positively to the guidance provided through the pre-application process while delivering additional and improved living accommodation. It is therefore respectfully requested that the Local Planning Authority grants planning permission for the proposed development.