



20th July 2026

Haringey Planning and Building Control
Alexandra House
10 Station Rd
London
N22 7TY

21 Marlborough Road – Design and Access Statement

1.0 Introduction

- 1.1 This design and access statement accompanies an application for householder planning consent in respect of a proposed dormer extension and the installation of three rooflights to the front pitch of the existing roof at 21 Marlborough Road, N22 8NB.
- 1.2 The site is located within the Bowes Park Conservation Area (CA). The proposed development has been designed to respect the heritage value of its setting, and seeks to establish an appropriate visual relationship to both host building and the wider CA. The site is not within the setting of any listed buildings.
- 1.3 The design of the proposed development follows the precedent of similar development approved nearby within the CA. On the basis of similarity between the proposed development and approved precedent it is considered that the design is appropriate in terms of scale, materials and appearance and should be granted planning permission.
- 1.4 This statement should be read in conjunction with the following documents:
- Location Plan
 - Existing and Proposed Architectural Drawings
 - Site Photos
 - London Plan Policy D12(A) Reasonable Exception Statement

2.0 Site Heritage

- 2.1 The site falls within the Bowes Park Conservation Area which was designated in November 1994. The area was originally developed in the late Victorian and early Edwardian periods following the opening of Bowes Park station in 1880. The area comprises a combination of terraced and semi-detached houses of design typical of the period in which they were constructed, namely two-storey brick houses with slate rooves, bay windows and stucco detailing.
- 2.2 The proposed development is situated at 21 Marlborough Road, London, N22 8NB. Historic Ordnance Survey maps show that the site was first developed as a terrace between 1873 and 1894.

3.0 Existing Building

- 3.1 The existing building is a mid-terrace house constructed in brick with a slate roof.
- 3.2 The front facade of the building is constructed in brick and comprises a bay window with mono-pitch roof in slate. Street-facing windows are all UPVC double glazed units with a framing pattern that resembles historic timber sash windows. The brickwork on the facade is painted light grey, and there is some stucco detailing around the windows, which is painted white. The front door is painted timber with a glazed fanlight.
- 3.3 The rear and side facades of the building are constructed in London Stock brick and comprise a single-storey rear extension constructed in London Stock brick with parapet flat-roof finished in felt, and a single storey side extension in London Stock brick with mono-pitch roof finished in slate. The side extension roof comprises a fixed rooflight. The ground floor glazing comprises a combination of large aluminium framed windows and doors, all with anthracite grey frames. The first floor windows are UPVC double glazed units with a framing pattern that resembles historic timber sash windows. There are 2no. Velux rooflights installed in the rear pitch of the existing roof.
- 3.4 The existing building is neighboured to the north by 23 Marlborough Road, and to the south by 19 Marlborough Road. These buildings are mid-terrace houses of the same type as the proposed development site. In terms of development, 23 Marlborough Road has a small rear extension at ground floor level, and a dormer extension of similar size and shape to that proposed at 21 Marlborough Road at roof level. 19 Marlborough Road has a small ground floor extension.
- 3.5 Internally the existing building comprises three bedrooms, kitchen-dining room, sitting room, study, bathroom and WC. One of the bedrooms exists at loft level. The house has a rear garden of approximately 75m².
- 4.0 Planning History
- 4.1 The planning history of the property comprises the following cases as listed on the Haringey online planning data base:

HGY/2015/0461
Decision date: 10/4/2015
Proposal: Certificate of lawfulness for creation of a new rear and side single storey extension
Decision: Permitted Development
- 5.0 Similar Development Local to the Site
- 5.1 A significant number of dormer extensions have been constructed to other buildings in the Bowes Park Conservation Area. Some of these appear to have been constructed without planning permission, or differently to approved drawings - such as the dormer extension at 23 Marlborough Road. It is presumed that such instances have become lawful due of the passage of time, and while they been disregarded as valid planning precedent, they nevertheless contribute to the pattern of development extant in the Bowes Park Conservation Area. As such, the appearance of the dormer constructed at 23 Marlborough Road (i.e. neighbouring the proposed development site) is taken as relevant to the proposals. The dormer at 23 Marlborough Road measures approximately 4.0m wide, 2.2m tall and 3.5m deep, and is finished in slate. The dormer is set into the pitched plane of the roof (i.e. is slightly set in from the party wall and below the ridge line).
- 5.2 The planning precedent considered most relevant to the proposed development is the dormer extension permitted at 44 Whittington Road planning ref: HGY/2020/2388. 44 Whittington Road is an end-terrace house constructed in brick with slate roof. It is located at the junction of Whittington Road and Thorold Road, with the rear elevation of the building being prominently visible from Thorold Road. The dormer approved is 4.0m wide, 2.2m tall and 3.5m deep, and is finished in slate. The dormer is set into the pitched plane of the roof (i.e. is slightly set in from the party wall, and below the ridge line). The permitted

scheme comprises three large windows to the dormer, and three Velux rooflights to the front pitch of the roof.

6.0 Proposed Development

- 6.1 The proposed development comprises the construction of a new dormer extension to the rear pitch of the existing roof, and the formation of three new Velux rooflights to the front pitch of the existing roof.

7.0 Scale

- 7.1 In terms of scale, the proposed dormer extension has been designed to precisely match that of the recently approved dormer extension at 44 Whittington Road. The proposed dormer has a width of 4.0m, a height of 2.2m and a depth of 3.5m. The proposed dormer is set into the pitched plane of the roof (i.e. is slightly set in from the party wall, and below the ridge line).
- 7.2 The proposed development site is considered equivalent to 44 Whittington Road as both are two-storey terraced houses of equivalent massing, construction and appearance, and both are located within the Bowes Park Conservation Area. In the case of both dwellings, the rear pitch of the roof is visible from Thorold Road, with the rear pitch of the roof of 44 Whittington Road having significantly more visual prominence than that of the proposed development site. On the basis of the precedent set by the approval of the dormer extension at 44 Whittington Road it is considered that the scale of the proposed dormer extension at 21 Marlborough Road is appropriate, fitting in with an established pattern of development within the Bowes Park Conservation Area.

8.0 Materials

- 8.1 The proposed dormer extension has been designed to have dormer cheeks and face finished in natural slate. The roof of the dormer extension will be finished with a dark grey single ply membrane. The windows in the dormer extension are proposed to be aluminium framed casement windows with white frames. The rooflights proposed to the front pitch of the roof are proposed to be Velux Conservation rooflights.
- 8.2 It is considered that these materials are appropriate on the basis of similarity of appearance with the existing materials at 21 Marlborough Road, and materials approved in relation to other dormer extensions in the Bowes Park Conservation Area.

9.0 Amenity Benefits

- 9.1 The proposed dormer extension will enhance the amenity of the existing dwelling at 21 Marlborough Road by increasing the usability of the existing loft bedroom, and facilitating the addition of a second family bathroom.

10.0 Access

- 10.1 The proposed dormer extension will be accessed via the existing internal staircase that leads to the existing loft bedroom. As such access arrangements within the dwelling will not be affected by the proposed development works.

11.0 Fire Safety

- 11.1 The proposed development is not considered to materially affect the fire safety of the existing dwelling. This is on the basis that the loft space is already in use as a bedroom, and as such the proposed dormer extension will not materially alter the proposed layout or use of accommodation within the dwelling. A Reasonable Exemption Statement has been submitted alongside this application in respect of London Plan Policy D12(A).

12.0 Biodiversity Net Gain

12.1 It is considered that the proposed development is exempt from the requirements of Biodiversity Net Gain (BNG) policy on the basis that the application is for Householder Planning Consent.

13.0 Conclusion

13.1 The proposed development works have been designed with respect to the characteristics of the host building, site context and heritage value of the conservation area in which the site is located. The size, material specifications and appearance of the proposed dormer extension closely follow those of a recently approved equivalent example local to the proposed development site. The additional floor area provided by the proposed dormer extension will contribute positively to the amenity of the existing dwelling. As such it is considered that the proposals represent appropriate development and should be granted planning permission.

We would welcome any queries you have in relation to this development proposal. Please contact Samuel Chisholm on +44 (0)7793001926 or info@samuelchisholm.com.

With best regards,



Samuel Chisholm
Director