

# Design & Access Statement

Project: Alterations & Refurbishment  
at 17 Barratt Avenue,  
London, N22 7EZ

Reference: 2602\_R003

Date: 24/07/26

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[Fig. 01] Street facing facade of 17 Barratt Avenue.  
Image from agent site visit.

## The Proposal

The existing property is located in the middle of a terrace run of Victorian houses on Barratt Avenue. It is a three storey family home, with a private rear garden - see annotated Fig. 02 below. The property is not listed, but it is located within Wood Green Common Conservation Area.

The applicant would like to improve the space within their family home by proposing a wrap-around extension on the ground floor to make space for an open plan living area. Rear glazed doors and a window with a bench seat are proposed to improve the connection to the rear garden and maximise natural light, while also improving thermal capabilities of the property.

Other alterations include a rear dormer which will improve accessibility and use of the second floor. The proposed loft conversion would create an additional bedroom in the home, which has become a common feature across Barratt Avenue, with over 10 rear dormers along the immediate length of the road. Rooflights are proposed to be minimally visible from ground level to allow natural light into the improved internal space.



(Fig. 02) Aerial View of Barratt Avenue.  
Image courtesy Google Maps.

## Local Precedent

Along Barratt Avenue, there have been a number of schemes that have involved similar works to those proposed at No. 17. Please see references to a selection of these planning applications below.

5 Barratt Avenue (HGY/2025/2513)

- Permission Granted in November 2025
- Formation of rear facing dormer and three rooflights to front roofslope.

3 Barratt Avenue (HGY/2023/1689)

- Permission Granted in September 2023
- Infill rear extension and associated changes.

7 Barratt Avenue (HGY/2021/1791)

- Permission Granted in July 2021
- Loft Conversion with rear dormer and rear roof infill.

34 Barratt Avenue (HGY/2020/0478)

- Permission Granted in March 2020
- Rear dormer with roof lights on front slope.

8 Barratt Avenue (HGY/2017/1088)

- Permission Granted in May 2017
- Single storey rear/side infill extension and loft extension with rear dormer window.

## Design Overview

The proposed alterations have been designed to sit comfortably within the existing building and wider context, while being articulated as a good quality and finely proportioned addition to the building fabric. The form and materials aim to compliment and improve the existing building. The proposed scope of work is contained mostly to the rear of the property and aims to respect the character and appearance of the existing property and the neighbours either side.

### Ground Floor Rear Extension and Alterations

- Wrap-around infill extension to the rear of Ground floor, extending circa 1.6m beyond the existing line of the house to create an open-plan living and kitchen area with better connection to the garden.
- The extension slopes down towards the boundary between No.17 and No. 15 to minimise the impact on No.15, sitting below the 45 degree angle guidelines in section as advised by the BRE.
- The extension will be constructed from brick/masonry to compliment the existing building, with thoughtful details around the new window and sloped element. The existing white PVC doors to the rear elevation lack character and are to be replaced.
- The size of the extension has been designed to preserve useful garden space, whilst improving the ground floor internal layout. It will sit subordinate to the original house, and the neighbouring properties to both sides.
- The flat portion of the roof to the extension has been designed with a brick parapet detail, and will improve insulation levels and thermal comfort.
- Rooflights along the sloped roof aim will reduce the need for artificial lighting internally, and prevent the current dining area from becoming disconnected from the garden.

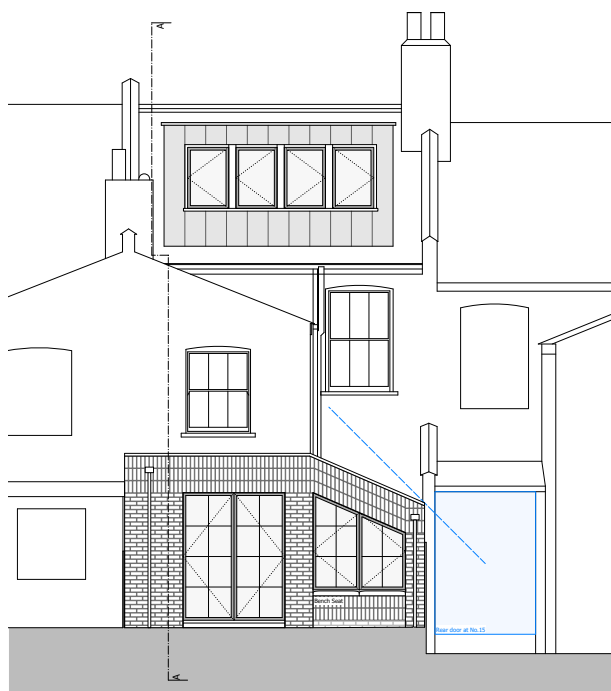
### Roof Alterations

- Dormer extension to allow sufficient head height for entry and use of current loft space.
- 3no. small new rooflights to front elevation to increase daylight levels at the top floor.

## Existing & Proposed Rear Elevations



(Fig. 03) Existing Rear Elevation.



(Fig. 04) Proposed Rear Elevation.

## Conservation

The property is located within Wood Green Common Conservation Area. The proposal has been designed sensitively given its location, in line with local planning guidelines and will not negatively impact the conservation area.

In the Wood Green Common Character Appraisal, No. 17 is amongst many on the road that are listed as a 'Positive Contribution Building', so this proposal is mindful of the value of the property. The praised aspects of the street include compliments to the front elevation as, 'red brick Victorian dwellings with slate roofs and recessed arched entrances... timber sash windows, low burr brick boundary walls and cast iron decoration'. This proposal is sympathetic to this by suggesting very minimal changes to the front elevation.

## Daylight & Sunlight

The proposed works do not have any negative impact on the daylight or sunlight available to neighbouring windows or external spaces. The sloped roof avoids any detrimental effects to No.15, by not breaking the 45 degree line and sits behind the current extension at No.19.

## Flood Risk

The Environment Agency's flood risk maps show the site to be at no risk of flooding by sea, rivers, reservoirs or surface water. The proposals will have no significant effect on the overall drainage condition of the property, site, or surrounding area, therefore a more detailed Flood Risk Assessment is not necessary.

## **Sustainability**

The proposed works should be built to contemporary building regulations standard, providing a more insulated external envelope and reducing the overall energy requirements of the property. Generous amounts of natural light will be provided via rooflights to the side infill extension, front roofslope, and existing first floor flat roof, reducing the need to artificially light the space during hours of daylight.

## **Access**

Access to and from the property will not be affected by the proposed works.

## **Parking Provision**

Parking will not be impacted by the proposed works.

## **Final Note**

With all the above information and drawings attached to this application we trust the scheme can be supported, especially considering the surrounding precedents. If the council have any queries regarding the proposed scheme while processing the application, please contact the agents who will be more than happy to discuss any details further.