

DESIGN AND ACCESS STATEMENT

46A Stroud Green Road London N4 3ES

Proposed Side Dormer and Rear Dormer Extensions

Document	Design and Access Statement
Site	46A Stroud Green Road, London N4 3ES
Proposal	Side dormer and rear dormer extensions
Prepared by	NIE Associates Limited
Date	27 July 2026

Prepared in support of a planning application to the London Borough of Haringey

1. Introduction

This Design and Access Statement has been prepared on behalf of the applicant in support of the proposed construction of a side dormer and a rear dormer at 46A Stroud Green Road, London N4 3ES. It should be read together with the submitted existing and proposed drawings, including PL01, PL03 and PL05.

The statement explains the site context, the design approach, the effect of the proposal on the host building and surrounding townscape, residential amenity, access and sustainability. The proposal is a modest roof-level alteration intended to provide improved and more practical accommodation while respecting the form and appearance of the existing building.

2. Site and Surroundings

The application property is located on Stroud Green Road within the London Borough of Haringey. The road has a varied urban character, with buildings of different ages, heights and architectural treatments. Roof forms, rear additions, rooflights and dormer alterations are established features within the wider streetscape.

The submitted drawings show the existing accommodation arranged over the ground, first and second floors, with the proposal introducing usable accommodation at third-floor/loft level. The principal public elevation remains the key townscape elevation, while the proposed dormers are positioned at side and rear roof slopes so that the established frontage is preserved.

3. The Proposal

Planning permission is sought for the following works:

- Construction of a side dormer extension within the existing roof slope.
- Construction of a rear dormer extension to provide additional usable roof-space accommodation.
- Installation of rooflights, designed to project no more than 150 mm above the plane of the existing roof.
- Use of external materials and finishes to match or closely complement the existing building, including matching roof tiles and white uPVC-framed windows.

The works are confined to roof level and do not alter the building footprint. The proposal therefore makes efficient use of the existing building while avoiding additional land take.

4. Planning and Design Context

The proposal has been considered against the National Planning Policy Framework, the London Plan, Haringey's adopted Local Plan documents, including the Development Management DPD, and the Council's published guidance on loft conversions and dormers. These documents promote high-quality design that responds positively to the character of the host building and surrounding area, protects neighbouring amenity and uses materials that integrate appropriately with the existing property.

Haringey's guidance confirms that dormers should be in keeping with the character of the area. The design has therefore been developed as a subordinate roof-level addition, with a restrained form, compatible materials and careful window positioning.

5. Design Principles

5.1 Amount and Scale

The proposal is limited to side and rear roof extensions and does not increase the footprint of the building. The dormers remain subordinate to the main roof form and are visually contained within the roof slopes. Their scale is proportionate to the host building and appropriate to the purpose of creating functional loft accommodation.

5.2 Layout

The internal layout makes efficient use of the roof space. The dormers provide improved headroom and usable floor area without requiring a more substantial extension at lower levels. The arrangement follows the existing circulation and residential use of the property and does not create an independent or unrelated form of development.

5.3 Appearance and Materials

The proposed elevations and sections show a simple, contemporary but recessive treatment. Roof tiles will match the existing roof, and dormer cheeks and roof finishes will be selected to harmonise with the existing building. Windows are proposed in white uPVC to relate to the established window treatment of the property. Rooflights will sit close to the roof plane and will not project more than 150 mm above it.

The proposed side and rear placement avoids an intrusive addition to the principal frontage. The simple geometry and limited material palette ensure that the dormers read as secondary elements rather than competing with the original building.

5.4 Character and Townscape

The surrounding area contains a varied roofscape, and roof extensions are an established means of adapting properties along and around Stroud Green Road. The proposal preserves the principal architectural composition of the building and introduces no bulky front-facing roof addition. From public viewpoints, the works will be perceived as a discreet alteration at roof level.

The design therefore maintains the rhythm and character of the street and causes no material harm to the wider townscape.

6. Residential Amenity

The proposal has been designed to protect the living conditions of neighbouring occupiers. As the works are at roof level and do not project beyond the building at ground or first-floor level, they will not cause a material loss of daylight or sunlight to adjoining properties and will not create an overbearing enclosure effect.

Windows are positioned to serve the proposed accommodation while limiting harmful overlooking. Any side-facing glazing that could create a direct privacy relationship can be obscure glazed and non-opening below 1.7 m above internal floor level, where required by the local planning authority. The rear-facing outlook is consistent with the established residential relationship between properties in the area.

7. Access and Inclusive Design

The proposal does not change the established pedestrian access to the building or the relationship between the entrance and the public highway. No changes are proposed to parking, refuse arrangements or external circulation. The development is an alteration to an existing building, and the internal arrangement will be completed in accordance with the relevant Building Regulations so far as reasonably practicable.

8. Sustainability

The proposal represents an efficient and sustainable use of an existing building. It provides additional accommodation within the existing envelope and roof volume, avoiding the greater material use and land take associated with a new-build extension. The works will be constructed to current Building Regulations standards for thermal performance, ventilation and energy efficiency.

- Retention and adaptation of the existing building fabric.
- Matching and durable materials selected for a long service life.
- Improved insulation to the altered roof areas.
- Energy-efficient glazing and appropriate background ventilation.
- Responsible management and disposal of construction waste.

9. Conclusion

The proposed side dormer and rear dormer extensions provide a well-considered and proportionate alteration to 46A Stroud Green Road. The design makes effective use of the existing roof space, preserves the principal appearance of the building and responds appropriately to the varied roofscape of the surrounding area.

The dormers are subordinate in scale, use matching or complementary materials and are positioned to minimise their visual effect. The proposal will not result in unacceptable harm to neighbouring amenity, highway conditions or access arrangements. It accords with the key design objectives of national, London-wide and Haringey planning policy and should therefore be supported.

10. Submitted Drawings

Drawing No.	Title / Content	Status
PL01	Existing ground, first and second floor plans	Submitted
PL03	Proposed third-floor and loft plans	Submitted

PL05	Proposed elevations, roof plan and sections	Submitted
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11. Policy and Guidance References

- National Planning Policy Framework.
- The London Plan 2021, including policies relating to design, housing quality and sustainable development.
- Haringey Local Plan Strategic Policies.
- Haringey Development Management Development Plan Document.
- Haringey Council guidance: Loft conversions and dormers.
- Haringey supplementary planning guidance and relevant design guidance.

Note: This statement is based on the submitted drawing set identified above. Detailed construction, fire safety, structural design and thermal performance are subject to Building Regulations approval and are outside the scope of this planning statement.