

22 Sirdar Road, N22 6RG

DESIGN & ACCESS STATEMENT

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BROWN URBANISM

1.Introduction

Full Planning permission is sought for an 'L' shape loft conversion and alterations to the front entrance porch at 22 Sirdar Road N22 6RG

Documents submitted include:

SIR_P005_EXISTING SITE PLAN.pdf
SIR_P011_EXISTING GROUND FLOOR PLAN.pdf
SIR_P012_EXISTING FIRST FLOOR PLAN.pdf
SIR_P014_EXISTING ROOF PLAN.pdf
SIR_P021_EXISTING FRONT ELEVATION.pdf
SIR_P022_EXISTING REAR ELEVATION.pdf
SIR_P023_EXISTING SIDE (EAST) ELEVATION.pdf
SIR_P024_EXISTING SIDE (WEST) ELEVATION.pdf
SIR_P031_EXISTING SECTION AA.pdf
SIR_P032_EXISTING SECTION BB.pdf
SIR_P033_EXISTING SECTION CC.pdf
SIR_P111_PROPOSED GROUND FLOOR PLAN.pdf
SIR_P112_PROPOSED FIRST FLOOR PLAN.pdf
SIR_P113_PROPOSED SECOND FLOOR PLAN.pdf
SIR_P114_PROPOSED ROOF PLAN.pdf
SIR_P121_PROPOSED FRONT ELEVATION.pdf
SIR_P122_PROPOSED REAR ELEVATION.pdf
SIR_P123_PROPOSED SIDE (EAST) ELEVATION.pdf
SIR_P124_PROPOSED SIDE (WEST) ELEVATION.pdf
SIR_P131_PROPOSED SECTION AA.pdf
SIR_P132_PROPOSED SECTION BB.pdf
SIR_P133_PROPOSED SECTION CC.pdf
SIR_DAS.PDF

2.Existing Dwelling and surrounding area

The dwelling is a two storey mid terraced property located on Sirdar Road. The properties on the terrace typically have two storey outriggers and many have been altered by extensions to the rear at ground floor and roof level.

The site is not located within a conservation area and does not fall within the curtilage of a listed building.

The existing dwelling is a two storey Victorian terraced house comprised of three bedrooms, one bathroom and ground floor living spaces.
The building sits towards the southern end of Sirdar Road within the terrace with the principal façade and entrance facing North West.

The dwelling includes an open plan kitchen and dining room to the rear, with a lounge to the front of the plan.
At the first floor there are three bedrooms and bathroom, with the smallest bedroom and bathroom on a split level in the outrigger.
The loft is currently used for storage.

The existing dwelling is made of a red stock brick, with aluminium framed windows to the principal and rear elevations.

The ground floor rear extension has been built with a red brick similar in appearance to that of the original Victorian building





Top: Photograph of existing principal elevation

Bottom: Photograph of existing rear of building with existing ground floor extension in the foreground

3.Planning History and Local Precedent

3.1 Precedent project at 15 Boundary Road

HGY/2024/2963
15 Boundary Road, Tottenham, London, N22 6AS

Formation of roof extension with alterations to first floor. Addition of three windows to side elevation, two to the rear elevation and one roof light on the front elevation and two rooflights to the rear.

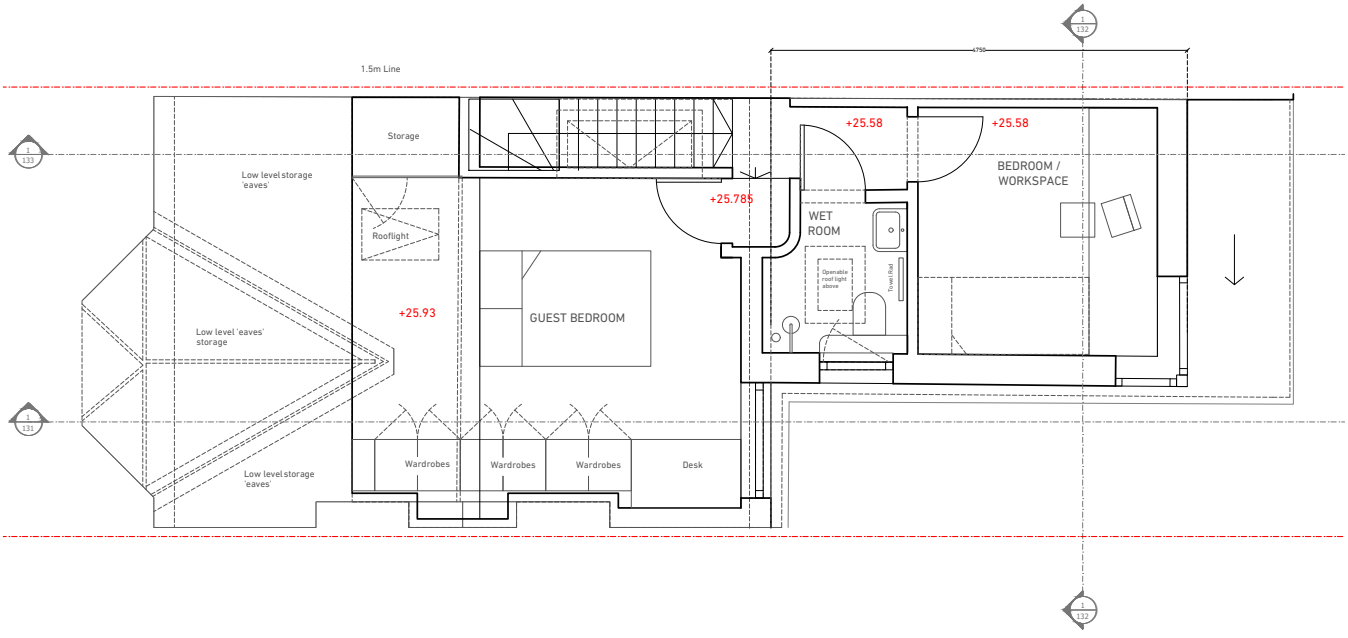
At 15 Boundary Road, planning permission was granted for an L shaped loft dormer extension measuring 4.75m from the existing rear wall of the house.

The home is situated towards the south of the application site with the rear gardens directly facing one another. The scheme has been implemented with construction completing in Autumn 2025.

The proposal for this application has been designed with a similar scale and appearance to the built scheme referenced at 15 Boundary Road.

The dormer extension over the outrigger is limited to 4.75m in depth. The roof extensions are clad with standing seam metal cladding.





Top: Photograph from the rear garden of the recently completed loft dormer scheme opposite the application site to the south at 15
Bottom: Second floor plan of the recently completed L shaped loft dormer extension at 15 Boundary Road

3.2 Past Applications at 22 Sirdar Road

GROUND FLOOR REAR EXTENSION
HGY/2026/1574

29/7/2026
22 Sirdar Road Wood Green London N22 6RG

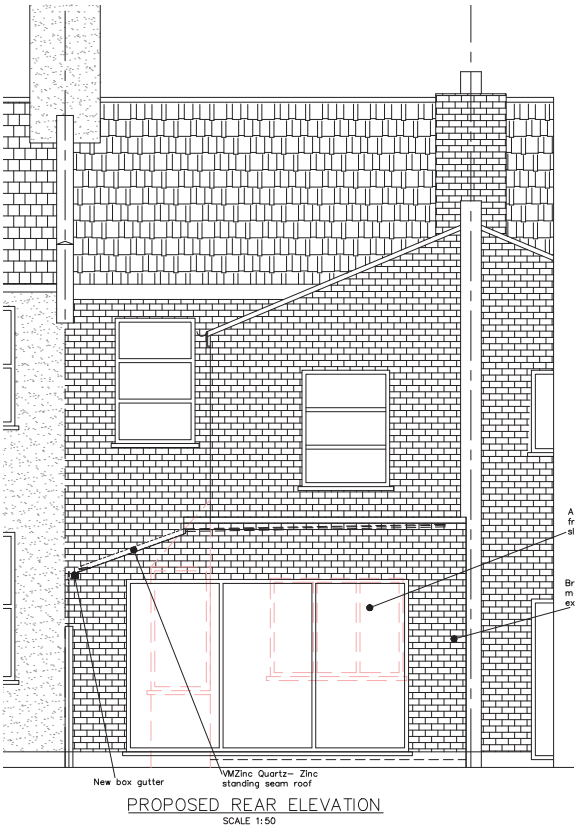
Proposal:
Erection of a single storey wraparound rear and side infill extension with 4no. rooflights above the side extension.

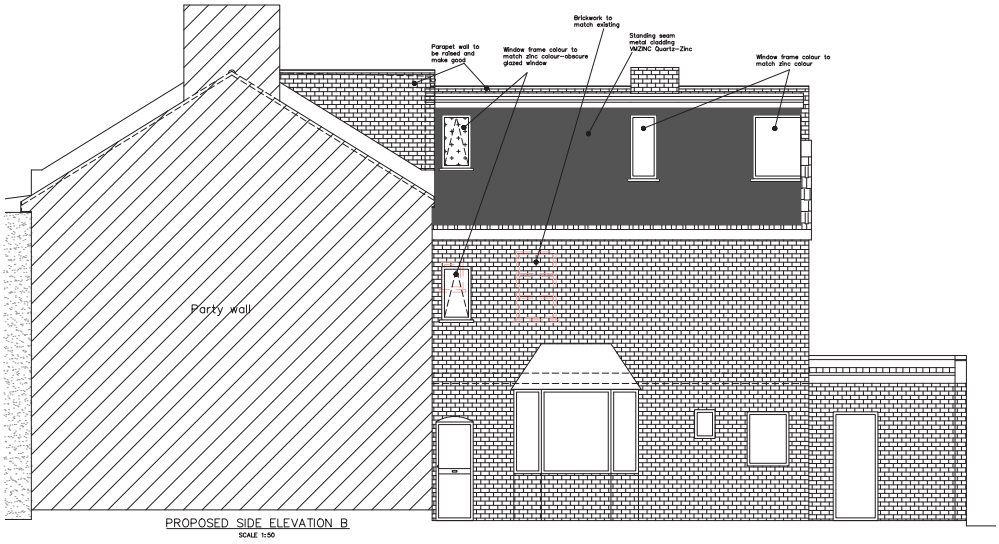
Decision: Approve with conditions

LOFT DORMER
HGY/2026/1570
29/7/2026
22 Sirdar Road Wood Green London N22 6RG

Proposal:
Loft conversion with erection of L-shaped rear dormer and insertion of 3no. front roof lights. Replacement of front aluminium-framed windows and rear first floor windows and with double glazed timber-framed windows to the front and rear elevation. Removal of front porch and main front door to be brought forward to align with adjoining neighbour's front door at No.24 Sirdar Road. Replacement of main roof tiles with new slate tiles.

Decision: Refuse





Top: Rear elevation of approved ground floor extension
Bottom: Side elevation of refused L shaped dormer roof extensions

4.Proposal

Layout

An 'L' shape rooftop extension extends the existing loft and roof over the outrigger to form accommodation over two split levels to create a bedroom, bathroom and study.

The rear pitch of the existing loft is extended with a low sloping roof falling away from the existing ridge, creating a room with a head height above 2.1m internally.
The ceiling over the first floor is lowered slightly to enable a reasonable floor to ceiling height in the loft along with a sufficient roof thickness to provide high standards of thermal performance.

Two new rooflights are proposed on the front facing pitched roof to improve access to daylight and ventilation. The rooflight frame is to protrude less than 150mm from the face of the existing tiles.

A secondary, lower loft extension is continued over the outrigger in a single mono pitch roof form.
The extension over the outrigger features two openable rooflights over the staircase and bathroom areas respectively – improving access to light and ventilation accordingly.

The extension over the outrigger features a small bathroom window facing sideways towards the neighbouring property and a corner window at the north to improve access to daylight and outlook for the study.

At ground floor, the existing front porch cover is removed to re establish the recessed porch entrance along with a replacement painted timber front door similar in appearance to the original early 20th century doors as seen along the surrounding terrace.

5.Proposed Amount

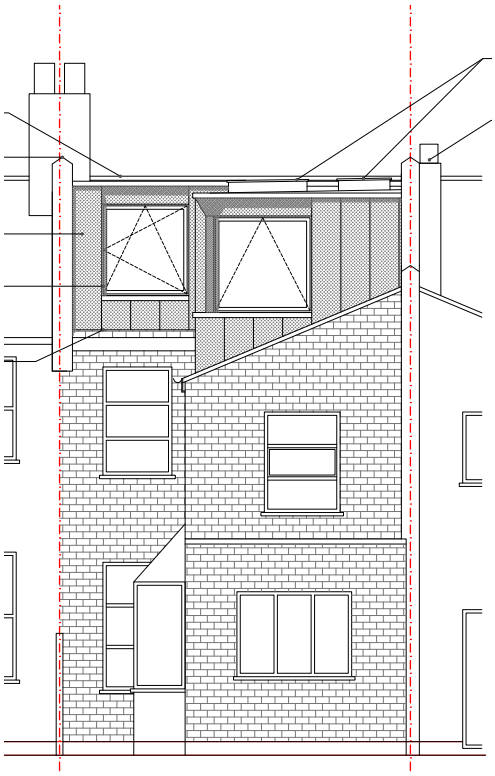
The additional internal area created by the roof extension is 30m2

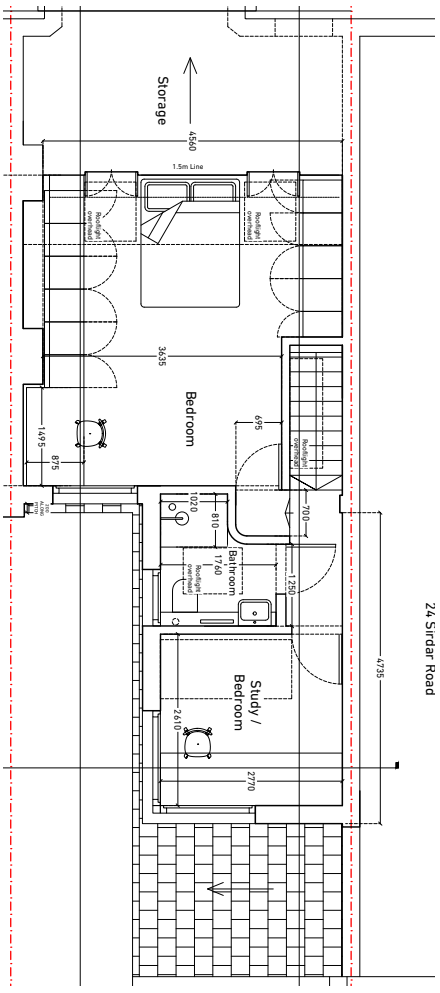
6.Proposed Scale

The proposed 'L' shape dormer extension is designed across two distinct roof forms that step down away from the main body of the house to limit the overall height of the proposal when viewed from the rear of the terrace.

7.Proposed Appearance

The proposed loft extensions are clad with a metal standing seam cladding sitting in contrast to the red common brick construction of the original host building..





Top: Proposed rear Elevation
Bottom: Proposed Loft Plan

The proposed windows within the loft extension are finished to match the adjacent cladding.

8.Relevant Planning Policies

Haringey's Development Management DPD Haringey's Local Plan 2017
Policy DM1: DELIVERING HIGH QUALITY DESIGN
Policy DM12: HOUSING DESIGN AND QUALITY

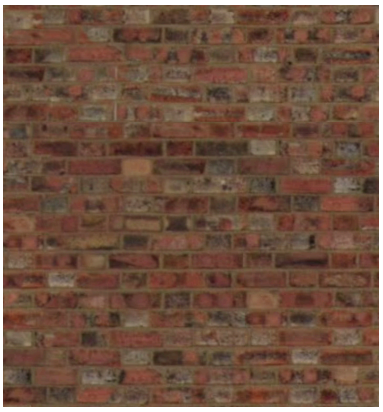
Haringey's Local Plan Strategic Policies 2017
SP11:Design

9.Summary

We have sought to balance the needs of the applicant to provide additional floor space for a family working from home, whilst insuring that all means of mitigating any potential harm caused have been explored in terms of its scale and appearance.







Top Right: Standing Seam Metal Cladding
Bottom Right: Existing LBC imperial common brick
Bottom Left: CGI of proposed loft extension at 22 Sirdar Road



We welcome a positive and productive engagement with officers and will be pleased to provide any further information or clarifications to aid a decision.

Top: Illustrated view of proposal looking south from neighbouring rear garden