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London Borough of Haringey Planning Department

Site: 84 Wellington Avenue, London N15 6BB

Proposal: Householder Application for a Type 3 Roof Extension and Additional Floor

Subject: Planning Design and Access Statement

Date: 14th September 2026

PLANNING DESIGN AND ACCESS STATEMENT

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1.0 EXECUTIVE SUMMARY

1.1

This Planning, Design and Access Statement supports a householder planning application at 84 Wellington Avenue, London N15 6BB. The proposal seeks permission for a Type 3 roof extension comprising a full additional floor level positioned behind the existing front façade, together with a new pitched roof form providing attic-level accommodation. The development has been designed to improve internal functionality, enhance residential amenity and deliver modern, high-quality accommodation while preserving the established character of Wellington Avenue.

1.2

The proposed upward extension sits entirely behind the existing front elevation and does not affect the street scene. Its scale, massing, and architectural form comply with the South Tottenham House Extensions SPD Type 3 guidance, reflecting the prescribed façade-protection principles, terrace-unity requirements, and roof-form specifications. The proposal maintains appropriate relationships with neighbouring properties, avoids unacceptable impacts on daylight, sunlight, or outlook, and ensures the residential character of the terrace remains intact.

1.3

The development accords with the design principles of the London Plan and the Haringey Local Plan, both of which support high-quality residential extensions that improve internal living conditions, respect local character and safeguard neighbouring amenity. The proposal is a sustainable, policy-compliant form of domestic improvement that makes efficient use of existing residential floorspace and enhances the home's long-term functionality.

2.0 STATEMENT PURPOSE

2.1

The purpose of this Planning, Design and Access Statement is to provide a clear, site-specific and proportionate assessment of the proposed Type 3 roof extension and additional floor at 84 Wellington Avenue. The Statement explains the design rationale, assesses the relationship between the development and its surroundings, and demonstrates how the proposal meets relevant planning objectives relating to design quality, residential amenity and local character.

2.2

The Statement is informed by a detailed review of the existing property, the surrounding suburban context, and the established pattern of residential development along Wellington Avenue. It considers the household's functional requirements, the spatial constraints of the existing layout, and the opportunities presented by a compliant Type 3 upward extension to improve internal circulation, usability, and amenity.

2.3

The Statement also outlines how the proposal aligns with the design expectations of the London Plan, including the requirement for high-quality internal layouts, appropriate daylighting, efficient use of land and sensitive integration with existing built form. It further demonstrates compliance with the Haringey Local Plan, which supports domestic extensions that respect local character, protect neighbouring amenity and contribute positively to the quality of residential accommodation within the borough.

2.4

Together with the submitted drawings and supporting documents, this Statement provides a comprehensive justification for the proposed development and confirms that the scheme represents a proportionate, well-designed and policy-compliant form of residential improvement.

3.0 SITE DESCRIPTION AND SURROUNDING CONTEXT

3.1

3.1 84 Wellington Avenue is a two-storey terraced dwelling with an existing attic level, located within a quiet residential street in the London Borough of Haringey. The surrounding area is characterised by early- to mid-20th-century housing arranged in a consistent pattern of modest front gardens, traditional brick façades and pitched roof forms. The property sits within a stable suburban environment defined by low traffic volumes, domestic activity and a cohesive residential rhythm.



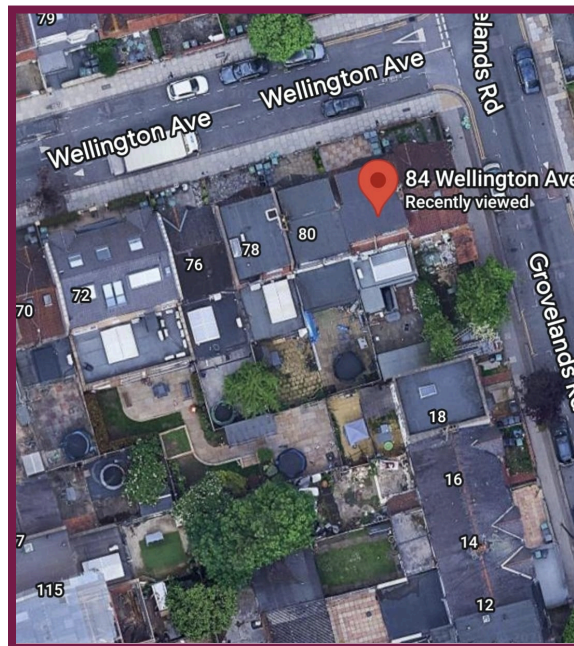
Front Elevation

3.2

The existing dwelling contains a kitchen/dining/laundry area, living room and garage at ground-floor level, three bedrooms and a bathroom at first-floor level, and an attic room with an en-suite bathroom. The front elevation is architecturally typical of the terrace and forms part of a uniform street scene that the South Tottenham House Extensions SPD seeks to preserve. The property does not lie within a Conservation Area, is not subject to any heritage designations, and contains no features of architectural or historic sensitivity that would constrain the proposed works. The existing front façade will remain entirely unchanged as required by the SPD for Type 3 extensions.

3.3

The surrounding context displays a varied pattern of roof-level development, including dormer additions, parapet-fronted extensions and SPD-compliant upward extensions. These alterations reflect the area's incremental evolution and show that sensitively designed roof extensions can be accommodated without affecting the street's overall character. The proposed Type 3 extension follows this established pattern, introducing a compliant upward extension that remains visually recessive from the public realm and does not influence the appearance of the front elevation.



Aerial Street Scene

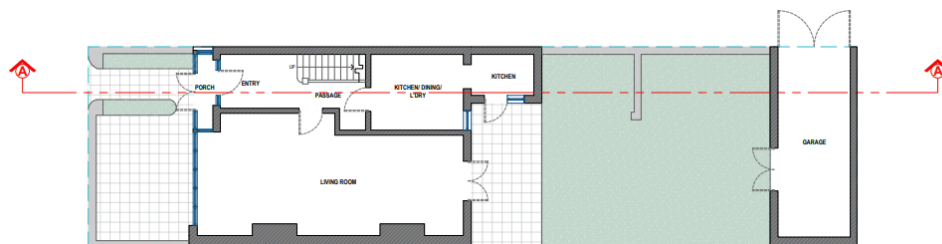
3.4

The rear of the property is not visible from Wellington Avenue, and the proposed upward extension will not alter the appearance of the front elevation or the street scene. The development therefore preserves the terrace's architectural rhythm and maintains the established relationship between the dwelling and its neighbours. The proposal integrates sensitively into the existing built form and represents a natural continuation of the area's residential character, consistent with the SPD's objective of achieving gradual, uniform upward extension across the terrace.

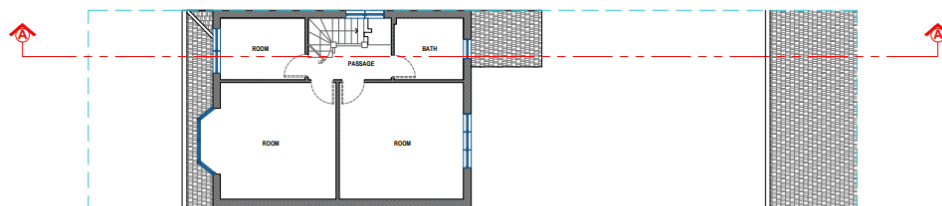
4.0 PROPOSED DEVELOPMENT

4.1

The proposed development comprises a full additional floor level positioned behind the existing front façade, together with a new pitched roof providing attic-level accommodation, in accordance with the South Tottenham House Extensions SPD Type 3 guidance. The upward extension has been designed to improve the home's internal functionality, provide modern living accommodation, and respond to the spatial constraints of the existing layout. The new second-floor level delivers additional bedroom and bathroom space, improving the usability of the upper floors, while the attic-level accommodation within the pitched roof enhances the overall amenity and long-term flexibility of the dwelling.



**EXISTING GROUND
FLOOR PLAN**



**EXISTING FIRST
FLOOR PLAN**

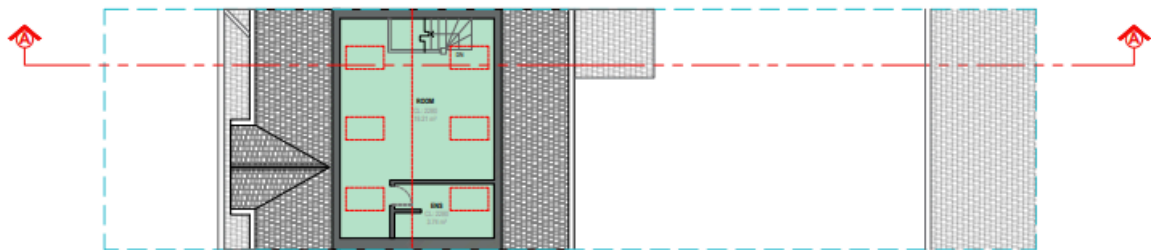
Existing Ground and First Floor Plans for context

4.2

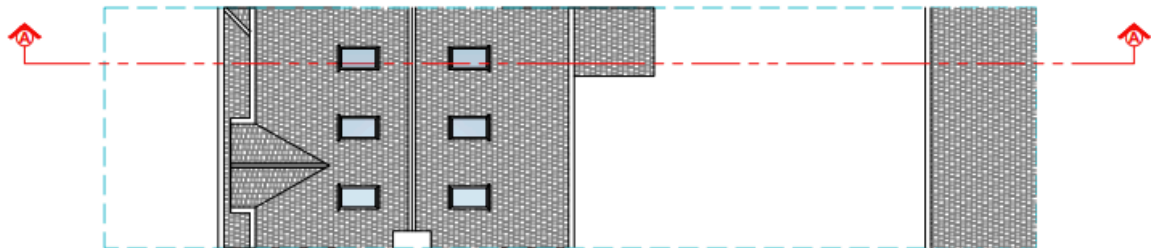
The upward extension sits entirely behind the existing front façade and therefore does not affect the street scene. Its proportions are fully compliant with the Type 3 massing envelope set out in the South Tottenham House Extensions SPD. The new second-floor rear wall rises vertically from first-floor level, creating the required flush rear elevation, and the pitched roof drops directly from this wall in accordance with the SPD Type 3 diagram. The roof pitch and apex height fall within the SPD's prescribed height envelope and align with the established terrace roofline. This arrangement ensures that the massing remains subordinate to the host building when viewed from the rear and avoids any sense of overbearing impact on neighbouring properties. The unchanged front façade ensures that the development remains visually recessive from Wellington Avenue and maintains full terrace unity.



PROPOSED SECOND FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN

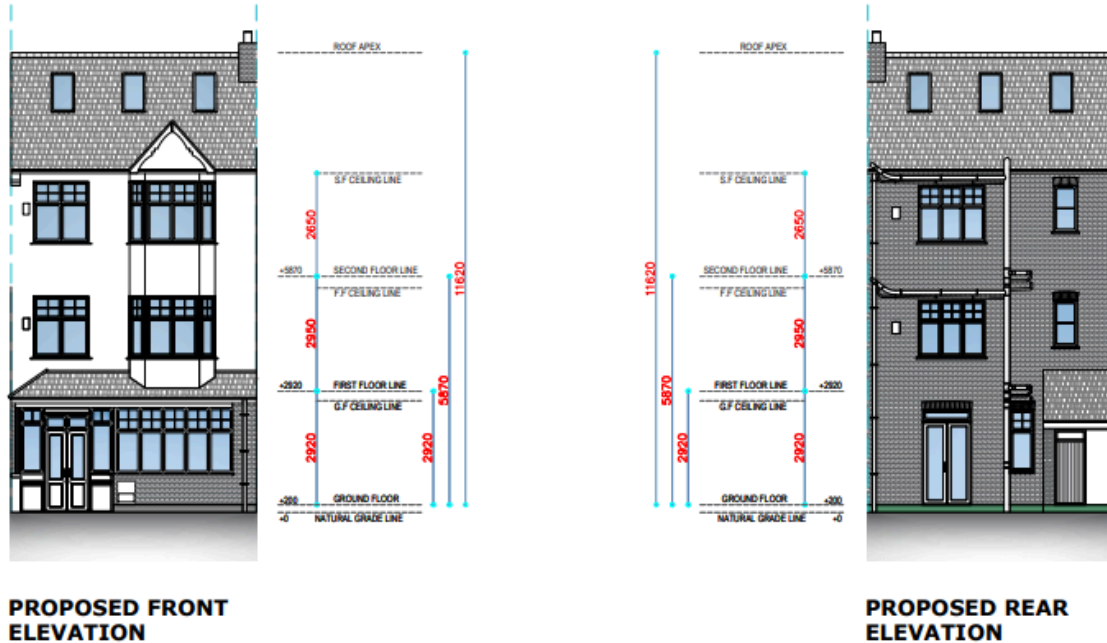


PROPOSED ROOF PLAN

Proposed Second Floor, Attic and Roof Plans for context

4.3

The upward extension will use materials and detailing that complement the existing dwelling, including brickwork, window proportions, and roof finishes that match the established palette of the terrace. The design ensures that the new second-floor level and pitched roof integrate sensitively with the host building and preserve the architectural coherence of both the front and rear elevations. The existing front roof slope will remain unaltered, and the new roof form is positioned behind it, preventing any change to the public-facing appearance of the dwelling. The flush rear elevation and SPD-compliant pitched roof maintain the rhythm of the terrace and ensure the development does not introduce features that would disrupt the character of the surrounding residential environment.



Existing and Proposed Rear Elevations for context

5.0 DESIGN ASSESSMENT

The design of the proposed Type 3 roof extension and additional floor has been informed by the principles of good residential architecture set out in the London Plan, as well as the prescriptive requirements of the South Tottenham House Extensions SPD. The SPD requires the additional storey to sit entirely behind the existing front façade, the rear elevation to be flush with first-floor level, and the pitched roof to match the Type 3 diagram in both form and height. The proposal meets all of these criteria. The enlarged upper-floor accommodation provides improved circulation, enhanced usability and a more functional arrangement of rooms, while the attic-level space within the pitched roof delivers additional private accommodation without compromising the proportions of the dwelling or the amenity of neighbouring properties.

5.2

The massing of the upward extension is modest and proportionate in the context of the SPD's Type 3 envelope. The additional floor sits entirely behind the existing front façade, ensuring the street scene remains unchanged, and terrace unity is preserved. The flush rear elevation follows the SPD Type 3 diagram precisely, with the pitched roof dropping directly from the new second-floor rear wall. The roof pitch and apex height fall within the SPD's prescribed height envelope and align with the established terrace roofline. This arrangement avoids unacceptable impacts on daylight, sunlight, or outlook and ensures the upper-level massing remains visually recessive when viewed from neighbouring gardens. The development maintains appropriate boundary relationships and does not introduce any form of overshadowing or overbearing impact.

5.3

The proposal respects the dwelling's architectural character and the surrounding terrace. Matching materials ensure visual continuity, while retaining the existing front façade preserves the building's established silhouette from Wellington Avenue. The SPD requires Type 3 extensions to maintain terrace unity, and the unchanged front elevation ensures the development integrates seamlessly with the existing streetscape. The upward extension sits entirely behind the front elevation and is not visible from the public realm, ensuring the street scene remains unchanged. The development therefore accords with the design expectations of the Haringey Local Plan, which requires domestic extensions to respect local character, safeguard neighbouring amenity and integrate sensitively with existing built form.

5.4

The internal layout resulting from the upward extension provides improved residential amenity, consistent with the London Plan's emphasis on high-quality living conditions. The additional second-floor accommodation enhances the home's functionality, while the attic-level space within the pitched roof improves privacy and usability. The SPD highlights the need for safe means of escape for Type 3 extensions, and the accompanying Fire Safety Strategy addresses this matter. The proposal is a proportionate and well-considered residential improvement that enhances the dwelling's long-term suitability for modern occupation.

6.0 ACCESS AND INCLUSIVE DESIGN

6.1

The proposed development maintains safe and convenient access to the dwelling. The main entrance remains unchanged, and the upward extension does not alter the established access arrangements from Wellington Avenue. The reconfigured upper-floor layout improves internal circulation by providing clearer movement routes and more generous spatial relationships between rooms. The proposal introduces no barriers to movement and maintains the inclusive design principles expected by the London Plan.

6.2

Access to the rear garden remains unchanged, and the development introduces no level changes that would impede movement. The proposal preserves the functional relationship between the dwelling and its outdoor space and ensures that the home continues to operate effectively for occupants with varying mobility needs. The development therefore accords with the inclusive design objectives of both the London Plan and the Haringey Local Plan.

7.0 FIRE STRATEGY (SPD REQUIREMENT)

7.1

The SPD highlights the need for safe means of escape and fire-resistant construction for Type 3 extensions. The accompanying Fire Safety Strategy addresses these matters by outlining compliant escape routes, upgraded fire-resistant materials, and appropriate compartmentation between floors.

8.0 TERRACE UNITY ASSESSMENT (SPD REQUIREMENT)

8.1

The SPD requires applicants to demonstrate that Type 3 extensions maintain terrace unity. The unchanged front façade preserves the architectural rhythm of Wellington Avenue, with no visible massing introduced to the streetscape.

8.2

The new second-floor level and pitched roof are positioned entirely behind the existing front wall, preventing any disruption to the uniform appearance of the terrace. The roof pitch and apex height align with neighbouring properties, ensuring a consistent terrace roofline. The flush rear elevation follows the SPD Type 3 diagram and maintains a consistent vertical plane across the terrace, supporting long-term uniformity as neighbouring properties extend in accordance with the SPD.

9.0 ROOF PITCH & HEIGHT ENVELOPE COMPLIANCE

9.1

The SPD prescribes a specific roof pitch and height envelope for Type 3 extensions. The proposed pitched roof mirrors the SPD diagram, with the apex height falling within the required limits.

9.2

The eaves height above the new second-floor windows matches the proportional relationship found in the existing dwelling, as required by SPD paragraph 3.12. The roof form aligns with the established terrace roofline, ensuring consistency and preventing visual disruption.

10.0 FAÇADE PROTECTION & FRONT ELEVATION REQUIREMENTS

10.1

The SPD states that the front elevation must remain unchanged for Type 3 extensions. The proposal complies fully with this requirement.

10.2

The existing brickwork, window pattern, roof pitch and ridge height remain untouched. The new massing sits entirely behind the existing front façade, ensuring no part of the extension is visible from Wellington Avenue. This approach preserves the terrace's architectural character and maintains the established streetscape.

11.0 MATERIALS & DETAILING COMPLIANCE

11.1

The SPD requires that all materials used in Type 3 extensions match the original dwelling. The proposal incorporates matching brickwork, window proportions and roof finishes.

11.2

The pitched roof uses materials consistent with the existing roof covering, and detailing is replicated to ensure seamless integration with the host building. The flush rear elevation is constructed in matching brickwork, ensuring visual continuity across the terrace.

12.0 COMPLIANCE WITH THE SOUTH TOTTENHAM HOUSE EXTENSIONS SPD (TYPE 3)

12.1

The South Tottenham House Extensions SPD sets out a clear, prescriptive framework for Type 3 extensions, including requirements relating to façade protection, massing, roof pitch, height envelope, terrace unity, and materials. The proposed development at 84 Wellington Avenue has been designed in full accordance with these requirements and represents a compliant, proportionate upward extension.

12.2

The SPD requires that the front elevation remain entirely unchanged, with the additional storey and pitched roof positioned behind the existing façade. The proposal meets this requirement precisely. The existing brickwork, window pattern, roof pitch and ridge height remain untouched, and the new massing is fully concealed from Wellington Avenue. This preserves the terrace's architectural rhythm and ensures the development does not disrupt the street scene.

12.3

The SPD mandates a flush rear elevation above first-floor level for Type 3 extensions. The proposed second-floor rear wall rises vertically from the existing first-floor rear elevation, creating a straight, continuous rear façade. The pitched roof drops directly from this wall in accordance with the SPD Type 3 diagram. This arrangement keeps the massing consistent with the SPD's prescribed envelope and avoids an overbearing impact on neighbouring properties.

12.4

The SPD sets out specific requirements for roof pitch and height envelope. The proposed pitched roof mirrors the SPD Type 3 profile, with the apex height falling within the prescribed limits and aligning with the established terrace roofline. The eaves height above the new second-floor windows matches the proportional relationship found in the existing dwelling, as required by SPD paragraph 3.12. This ensures that the roof form integrates seamlessly with the terrace and maintains long-term consistency as neighbouring properties extend in accordance with the SPD.

12.5

The SPD emphasises terrace unity and requires Type 3 extensions to maintain the terrace's uniform appearance. The unchanged front façade ensures that the development remains visually recessive from the public realm, while the SPD-compliant roof pitch and height envelope maintain consistency with neighbouring properties. The flush rear elevation supports long-term uniformity across the terrace, reflecting the SPD's objective of achieving gradual, coordinated upward extension.

12.6

The SPD requires that materials match the original dwelling. The proposal incorporates matching brickwork, window proportions and roof finishes, ensuring visual continuity with the existing building. The pitched roof uses materials consistent with the established palette of the terrace, and detailing has been replicated to ensure seamless integration with both the front and rear elevations.

12.7

In summary, the proposed Type 3 extension fully complies with all relevant sections of the South Tottenham House Extensions SPD. The development preserves the street scene, maintains terrace unity, respects neighbouring amenity, and integrates sensitively with the existing built form. It represents a proportionate, policy-compliant residential improvement that aligns with the SPD's objectives for the South Tottenham area.

13.0 SUMMARY

13.1

This Planning, Design and Access Statement demonstrates that the proposed Type 3 roof extension and additional floor at 84 Wellington Avenue is a fully policy-compliant and contextually appropriate form of residential development. The scheme has been designed in strict accordance with the South Tottenham House Extensions SPD, which provides a prescriptive framework for upward extensions in this part of the borough. The proposal meets the relevant SPD requirements, including façade protection, massing control, roof-form specification, terrace unity, and height envelope compliance.

13.2

The development preserves the existing front façade entirely, ensuring that the architectural rhythm of Wellington Avenue remains unchanged. The additional storey and pitched roof sit wholly behind the existing front wall, preventing visual disruption to the street scene and maintaining terrace uniformity. This approach aligns directly with the SPD's core objective of protecting the public-facing character of South Tottenham's residential streets.

13.3

The rear elevation has been designed as a flush vertical wall rising from first-floor level to the new roof, in full accordance with the SPD Type 3 diagram. The pitched roof drops directly from this wall, and the roof pitch and apex height fall within the SPD's prescribed height envelope. This ensures that the massing remains proportionate, visually recessive and consistent with the established terrace roofline.

13.4

The proposal respects neighbouring amenity by avoiding any unacceptable impacts on daylight, sunlight, outlook or privacy. The massing is carefully controlled, and the unchanged front elevation ensures that no new bulk is introduced to the public realm. The SPD anticipates gradual, coordinated upward extension across terraces, and this proposal represents a compliant contribution to that long-term pattern.

13.5

The Fire Safety Strategy demonstrates compliance with statutory requirements and SPD expectations for Type 3 extensions.

13.6

Materials and detailing have been selected to match the existing dwelling, ensuring seamless integration with both the front and rear elevations. The proposal therefore satisfies the SPD's requirement for material consistency and architectural coherence.

13.7

Overall, the development represents a proportionate, well-considered, and policy-aligned form of residential improvement that enhances internal living conditions, preserves local character, and supports the long-term objectives of the London Plan, the Haringey Local Plan, and the South Tottenham House Extensions SPD.

14.0 CONCLUSION

14.1

The proposed Type 3 roof extension and additional floor at 84 Wellington Avenue constitutes a high-quality, sustainable and fully compliant form of residential development. The scheme has been designed with careful regard to the prescriptive requirements of the South Tottenham House Extensions SPD, ensuring that the extension integrates sensitively with the existing dwelling, the terrace and the wider street scene.

14.2

The unchanged front façade preserves the architectural character of Wellington Avenue and maintains terrace unity, a central SPD requirement. The flush rear elevation and SPD-compliant pitched roof ensure that the massing remains proportionate and visually recessive, avoiding any adverse impacts on neighbouring amenity. The roof pitch, apex height and eaves relationship have been designed precisely in accordance with the SPD's Type 3 diagram, ensuring long-term consistency across the terrace as neighbouring properties extend in similar fashion.

14.3

The proposal enhances the dwelling's internal functionality by providing additional high-quality accommodation at second-floor and attic level. The improved internal layout supports modern patterns of occupation and contributes positively to the home's long-term usability. The London Plan encourages efficient use of existing residential floorspace, and this development delivers that objective without compromising local character or amenity.

14.4

The proposal represents a balanced, proportionate and policy-compliant form of domestic improvement that aligns with the strategic objectives of the London Plan, the Haringey Local Plan and the South Tottenham House Extensions SPD. It preserves the street scene, maintains terrace unity, respects neighbouring amenity and delivers high-quality residential accommodation.

14.6

For these reasons, the development should be supported, and the application is respectfully submitted for validation and determination.