

Design & Access Statement

25 THIRLMERE ROAD, LONDON N10 2DL



December 2022

prepared for LB of Haringey

SHER + WHITE

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This Design and Access Statement has been prepared in support of the householder planning application for works to 29 Thirlmere Road.

The application is for the following:

Refurbishment of ground floor including demolition of existing canopy/lean-to structures at the rear and side, new glazing arrangement at rear and the addition of a ground floor rear, side-infill extension. Remedial works to front garden walls and construction of a new bin store.

1. Existing building and surrounding context:

Situated within a residential area on the edge of the Muswell Hill Conservation Area, the property is a terraced single family dwelling with accommodation over 2 main floors and a loft space. The front and rear facades of the house are finished in a grey pebbledash.

There have been a number of planning applications recently granted permission for similar rear, side-infill extensions on Thirlmere road and the nearby streets.

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existing front elevation



existing rear elevation

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2. The proposal:

The proposal is to demolish the existing canopy/lean-to structures at the rear and rear-side elevations, and to construct a new single storey side-infill extension at the rear of the property, providing much needed additional amenity space for this growing household. The extent of the proposed extension aligns with the existing rear elevation and its roof is pitched to a height of 3m at the boundary.

It is proposed to re-plan and refurbish the ground floor of the existing house, extending the kitchen/dining space into the new rear, side-return infill extension. It is also proposed to replace the existing uPVC door / window unit on the rear/side with new PPC aluminium framed doors and a new fixed pop-out window on the rear elevation.

Internally, the works to the ground floor will allow better use of the existing spaces. A more generous kitchen is created with better flow to existing living spaces and better relationship with the garden. Overall there will be a greater balance of living spaces to bedrooms, promoting greater longevity as a family home.

At the front of the property a new bin store unit is proposed along with rearrangement of the existing steps/levels and remedial works to the existing finishes which will greatly improve the appearance of the property from street.

The proposed materials are metal cladding to the rear, ground-floor facade wall, PPC aluminium framed doors/window, PPC aluminium rooflights within a single-ply membrane roof.

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3. Trees & hedges:

There are no trees or hedges affected by the proposal.

4. Access:

The access remains as existing.

5. Parking:

The parking remains as existing.

6. Sustainability:

The proposals will accord with the current Building Regulations, Part L.

The new glazing to the rear and new rooflight will perform thermally significantly better than as existing.

All proposals are intended to make best use of the existing fabric of the building and minimal addition and intervention to allow best layout and use of the house, thereby limiting waste and use of materials.

Materials have been selected and detailed with great care in order to ensure maximum lifespan and limit waste.

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7. Conclusion

The proposed extension and refurbishments will improve the look of this terraced house, smartening and improving the front elevation and adding a well-proportioned, sensitively designed extension to the rear, ground floor which is only perceivable from the rear of the property, and consequently has minimal aesthetic impact to the existing context. Internally, the proposals allow the layout to better suit the requirements of family living, giving the house greater appeal and longevity.

The proposed rear, side-infill extension has been carefully designed so as to remain subservient to the principal building and not dominate its character and appearance. The roof of the new extension is pitched to a maximum height of 3m at the boundary to prevent any sense of overbearing or effect on daylight.