

DESIGN & ACCESS STATEMENT FOR:

**7 TWYFORD AVENUE
LONDON, N2 9NU**



EXECUTIVE SUMMARY:

This Design and Access Statement document has been prepared to support proposals for an extension at -

7 Twyford Avenue, London N2 9NU

The existing property on this address is a detached two storey single family dwelling.

The scope of proposed works includes the following:

- Demolition of existing garage
- Construction of a two storey side extension on the footprint of the existing garage
- Associated garden landscaping works

The following drawings form part of this application submission as appendices to this report:

- A set of existing drawings, including Location Plan
- A set of proposed drawings

Document Revision :

PL-A

23 DEC 2025

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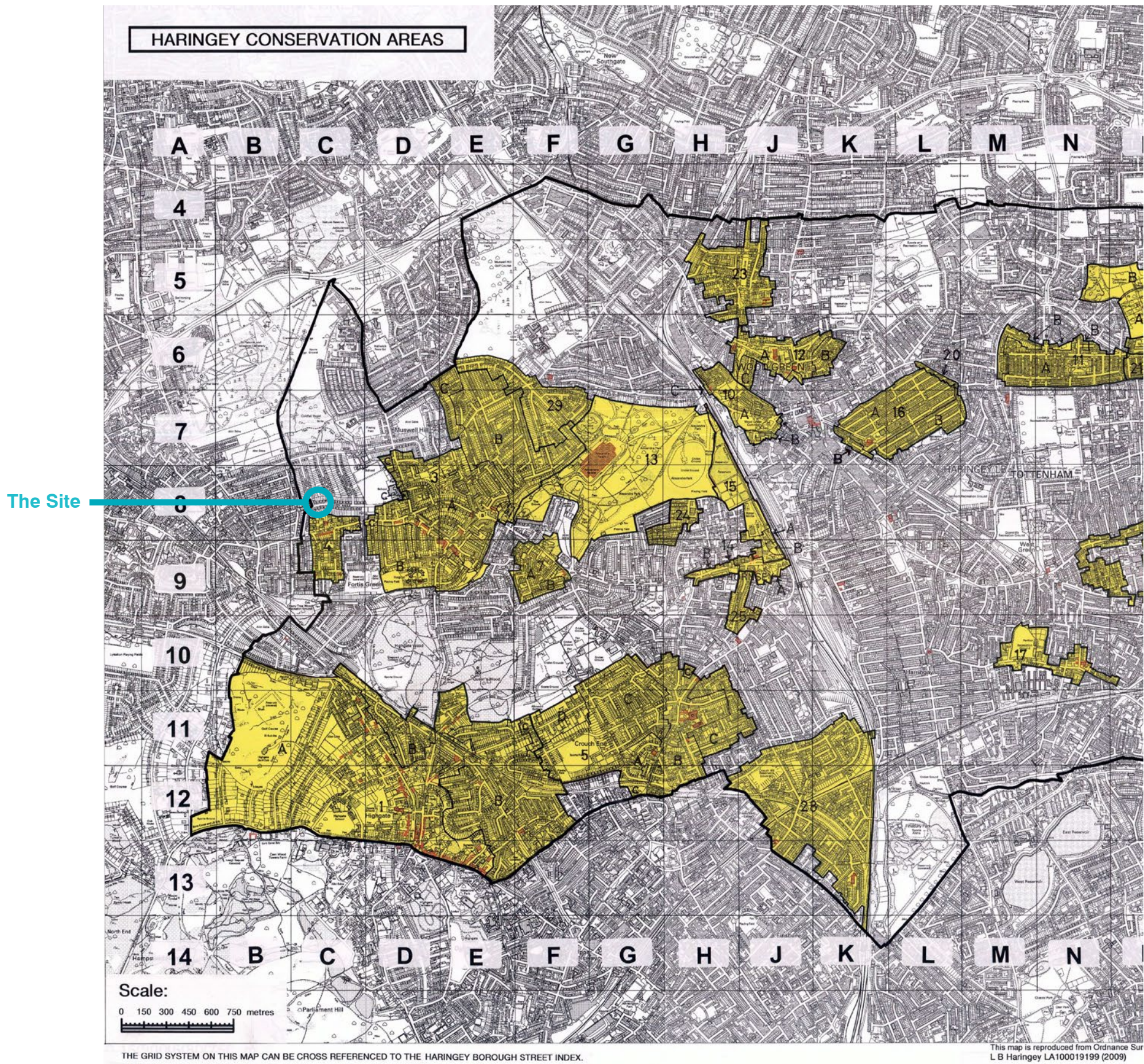
SITE ANALYSIS

MACRO CONTEXT

LOCATION

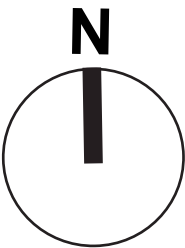
The house is located on the North side of Twyford Avenue in the area of Muswell Hill, and in the London Borough of Haringey.

The site is not situated within a Conservation Area and does not contain any listed buildings.



Extract of Map of Haringey

 Haringey Conservation Areas



The Site

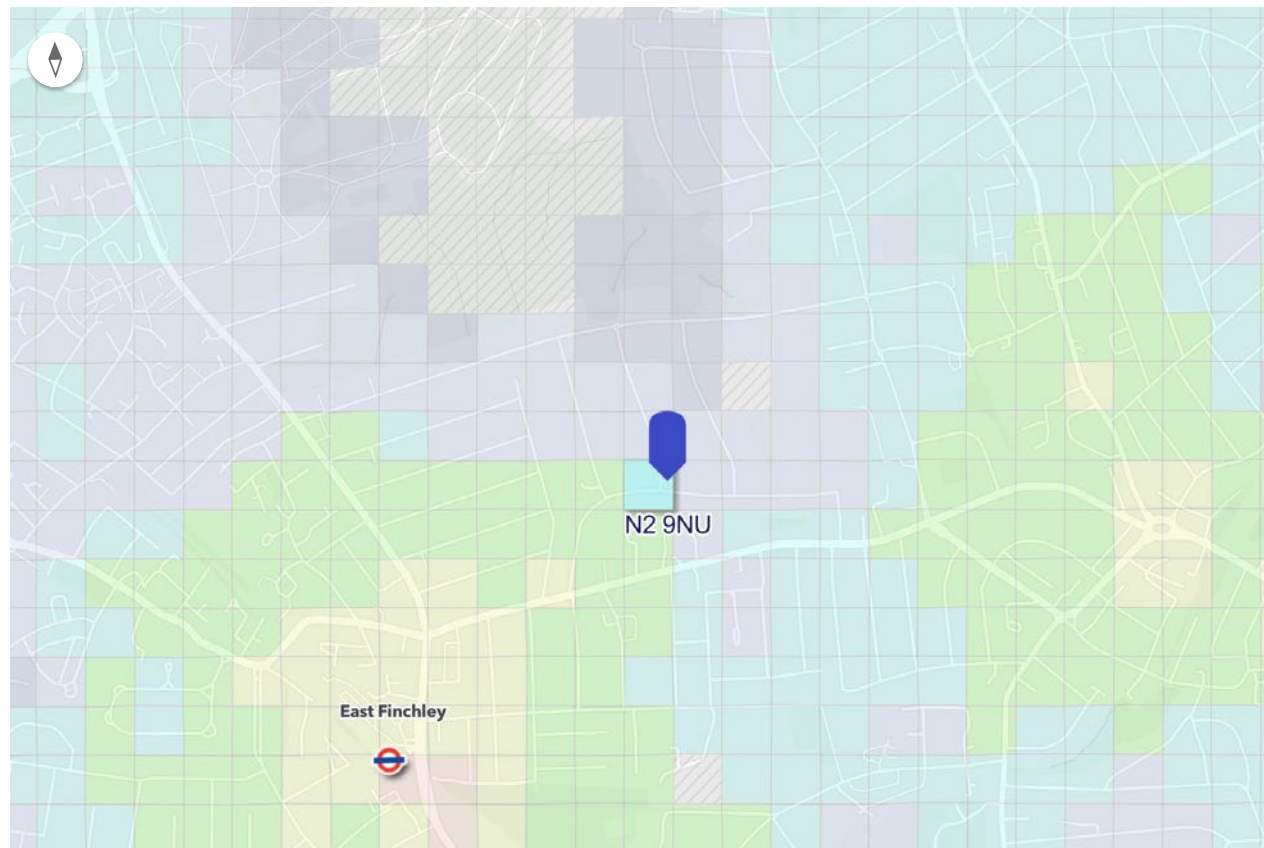


 Listed buildings
 Locally listed buildings

Extract of Haringey Planning Policy Interactive Map

SITE ANALYSIS

PTAL Report



TFL WebCAT PTAL screen capture

PTAL Report



TFL WebCAT PTAL screen capture

MACRO CONTEXT

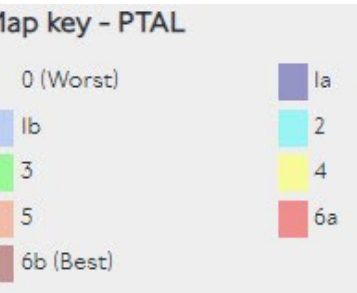
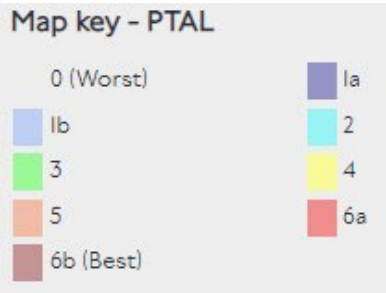
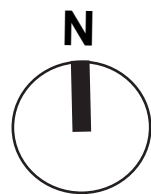
ACCESSIBILITY

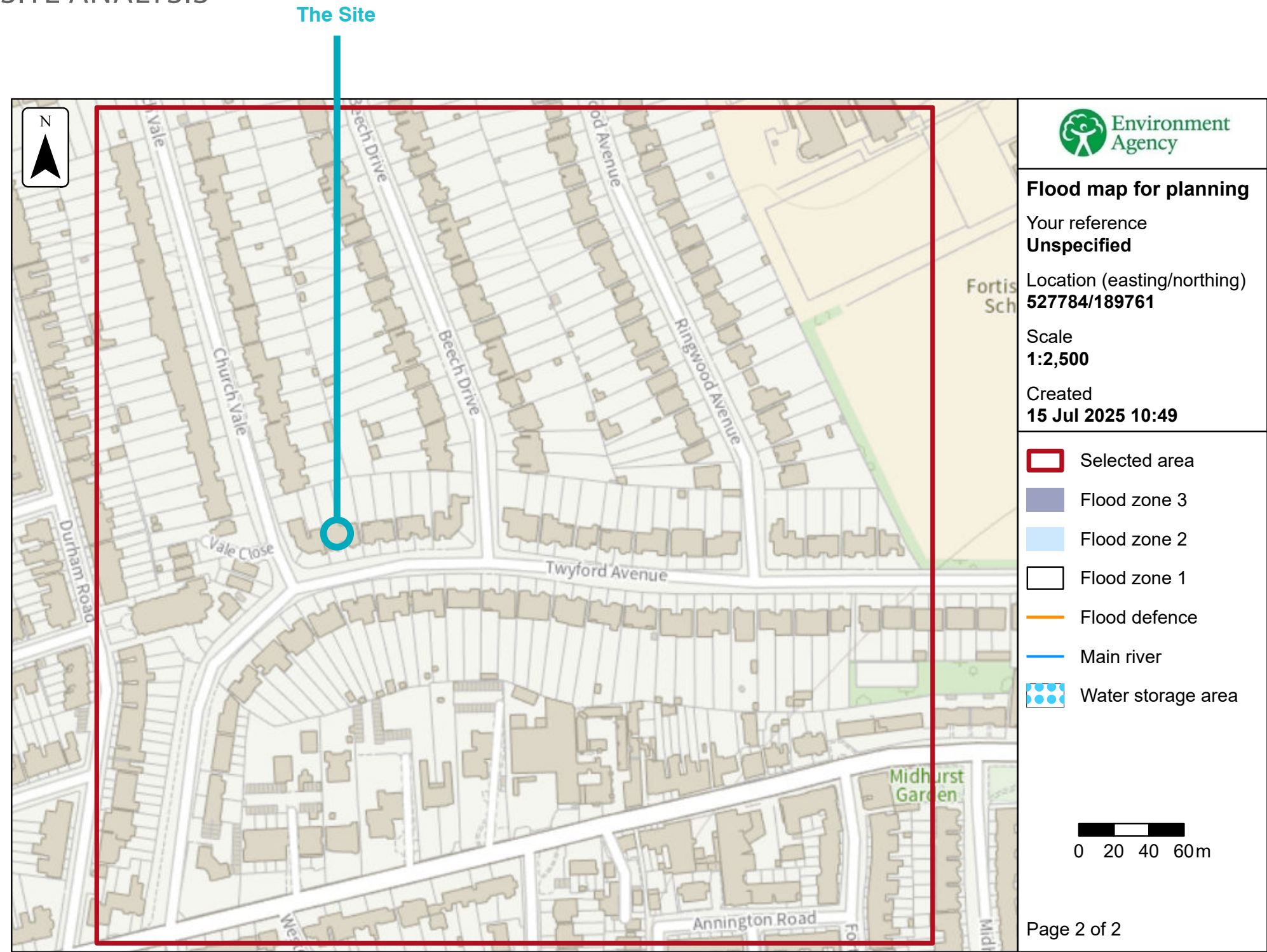
As demonstrated here, the local area to 2 Clifton Hill has a PTAL rating of 2, Central London can be accessed within 30-45 minutes

Within a 10 min. walking distance is East Finchley tube station (Northern Line) offering an easy route to the centre of London.

The local area is well served by walking, bus and cycle routes; offering an abundance of choice to sport, recreational and leisure facilities with numerous green spaces and parks such as Alexander Park and Highgate and Queens Woods

The site is very convenient in terms of access to an arterial network of roads, the A1 is within 5mins reach. Leading into central London or further out North or West to the M40, A41, M1, M25 and beyond.





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The site location is in flood zone 1, an area with a low probability of flooding: <https://flood-map-for-planning.service.gov.uk/map?cz=526256,183666,15>

The site location is in a low flood risk area and refer to attached addendum containing a flood risk report with extracts from government websites on flood risk below as a summary.

Surface water
[More about your surface water flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2040 and 2060

Very low Low Medium High

What surface water is
Surface water flooding is sometimes known as flash flooding. It happens when rainwater cannot drain away through normal drainage systems.
[Why surface water flooding is a problem](#)

Rivers and the sea
[More about your rivers and sea flood risk](#)

Yearly chance of flooding

Very low Low Medium High

Yearly chance of flooding between 2036 and 2069

Very low Low Medium High

What makes rivers and sea flooding more likely
Low-lying areas that are close to rivers or the sea are more likely to flood when water levels rise.
This information takes into account any flood defences.
[Why flood defences cannot completely prevent flooding](#)

Other flood risks
[More about groundwater and reservoirs](#)

Groundwater
Flooding from groundwater is unlikely in this area.

Reservoirs
Flooding from reservoirs is unlikely in this area.

SITE ANALYSIS



GOOGLE MAPS WIDER AERIAL VIEW

SITE LOCATION

The site located to the North of Muswell Hill on Twyford Avenue, close to the corner of Church Vale.

The surrounding properties are generally characterised as semi-detached two-storey houses with landscaped front and rear gardens. Many of the surrounding properties feature extensions and loft conversions with roof dormer additions.

The streets are wide, with trees and mature gardens. The houses are set back from the pavement with generous front gardens.



GOOGLE MAPS AERIAL VIEW



GOOGLE MAPS AERIAL VIEW LOOKING NORTH



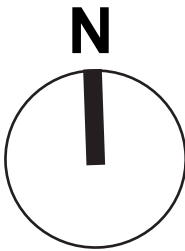
GOOGLE MAPS AERIAL VIEW LOOKING EAST



GOOGLE MAPS AERIAL VIEW LOOKING SOUTH



GOOGLE MAPS AERIAL VIEW LOOKING WEST



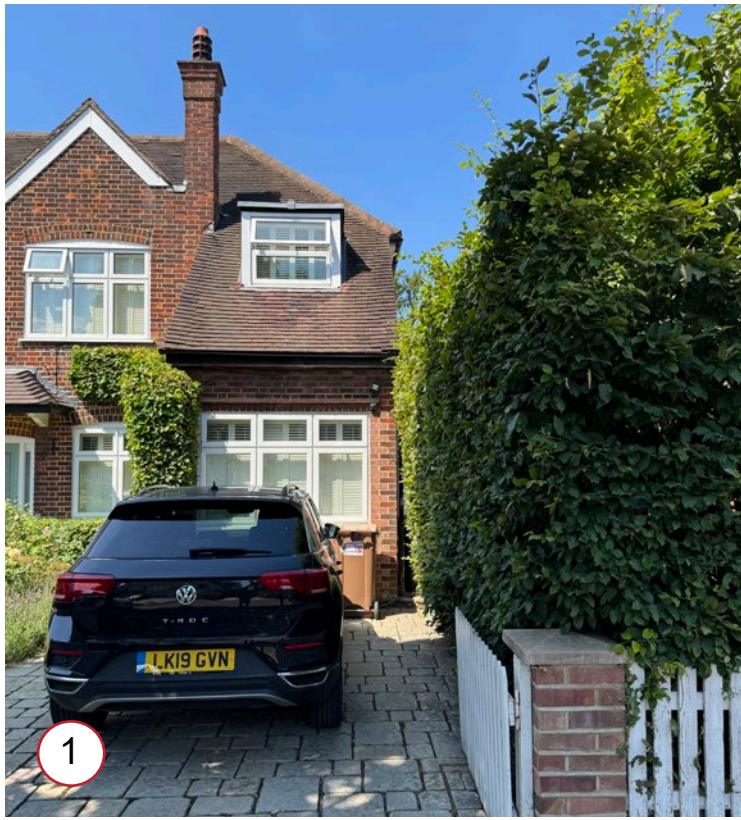
EXISTING SITE PLAN



VIEW OF EXISTING HOUSE LOOKING NORTH FROM TWYFORD AVENUE

The existing property is an Edwardian two-storey semi-detached house with an adjoining single-storey garage. The property features red brick and rendered / pebble dashed walls and red terracotta tiled hipped pitched roofs a flat roof over the garage.

The more recent additions to the property, in the form of a single storey rear and side extensions are of a buff / grey brick and flat roofs



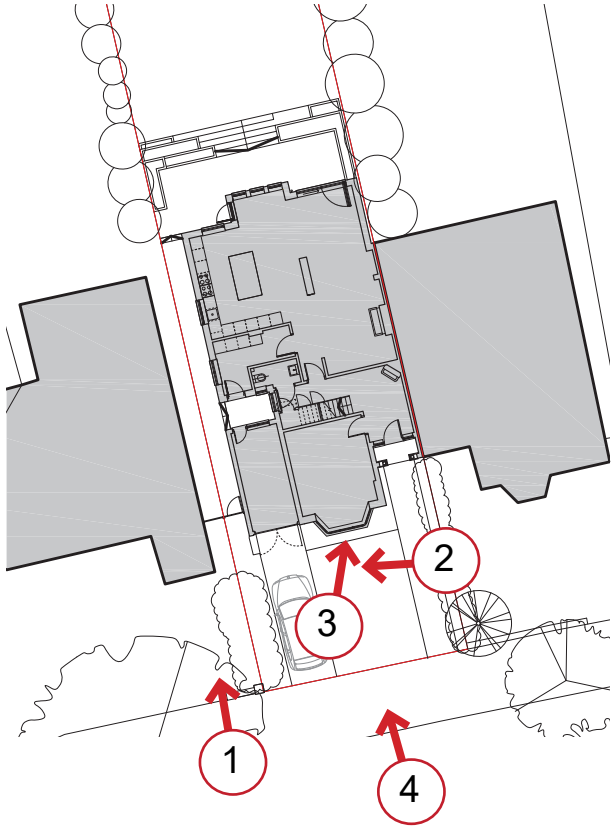
VIEW OF NEIGHBOUR - 5 TWYFORD AVENUE



GARAGE DOORS AND SITE BOUNDARY



VIEW OF FRONT ELEVATION



FRONT STREET ELEVATION FROM ACROSS THE STREET ON TWYFORD AVENUE

7 Twyford Avenue

VIEW LOOKING EAST DOWN TWYFORD AVENUE



VIEW LOOKING WEST DOWN TWYFORD AVENUE

7 Twyford Avenue





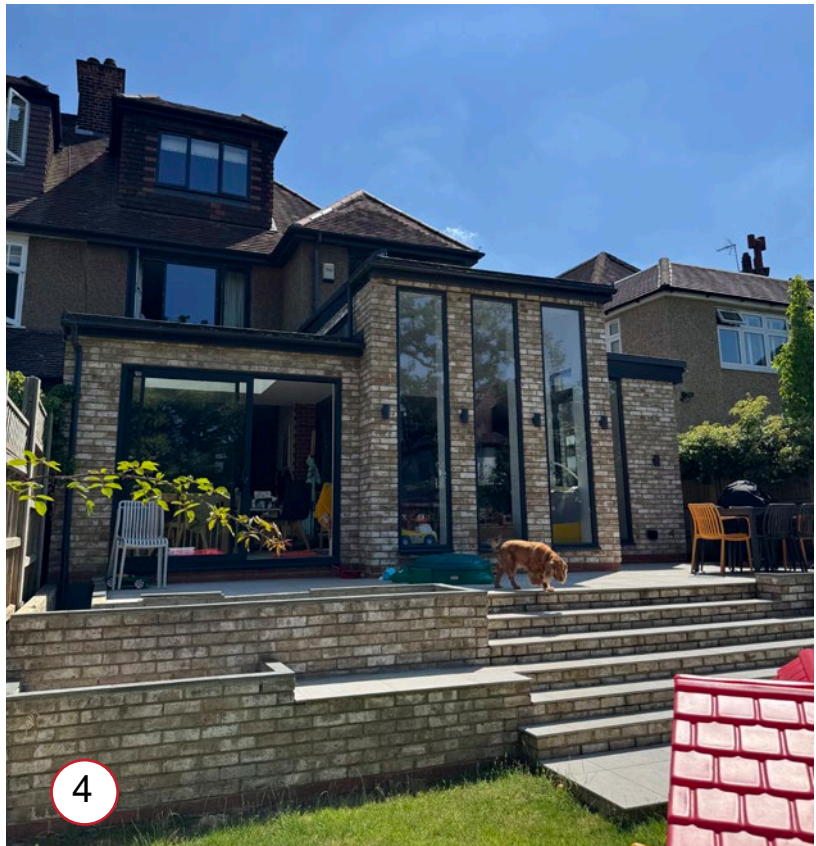
VIEW OF RAISED PATIO LOOKING SOUTH



SIDE BOUNDARY TO NO. 5 TWYFORD AVENUE



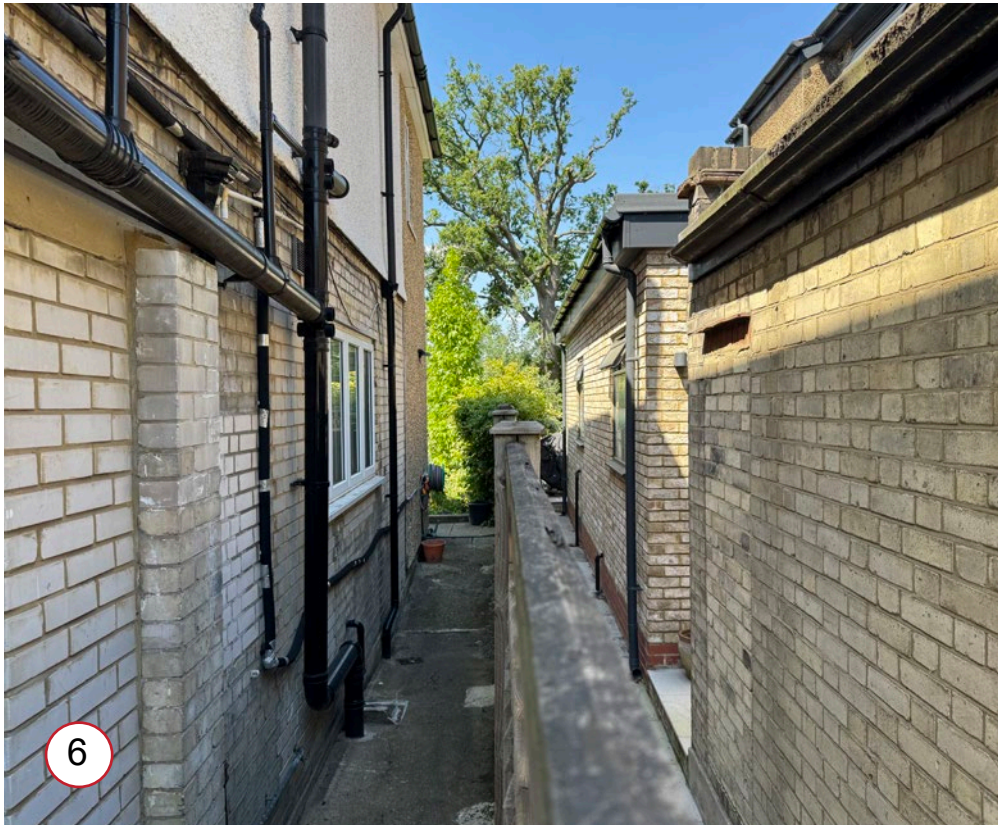
SIDE GATE AND GARAGE



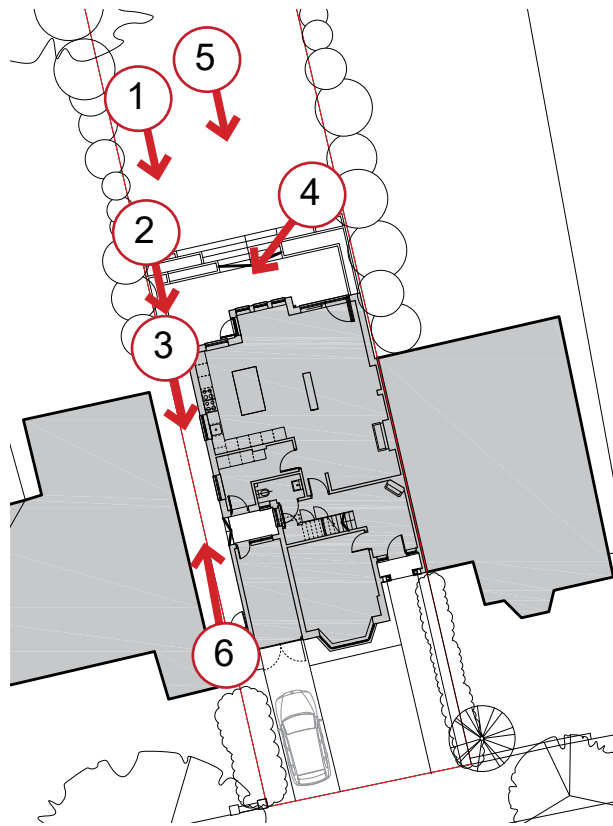
REAR ELEVATION LOOKING SOUTH WEST



VIEW OF REAR

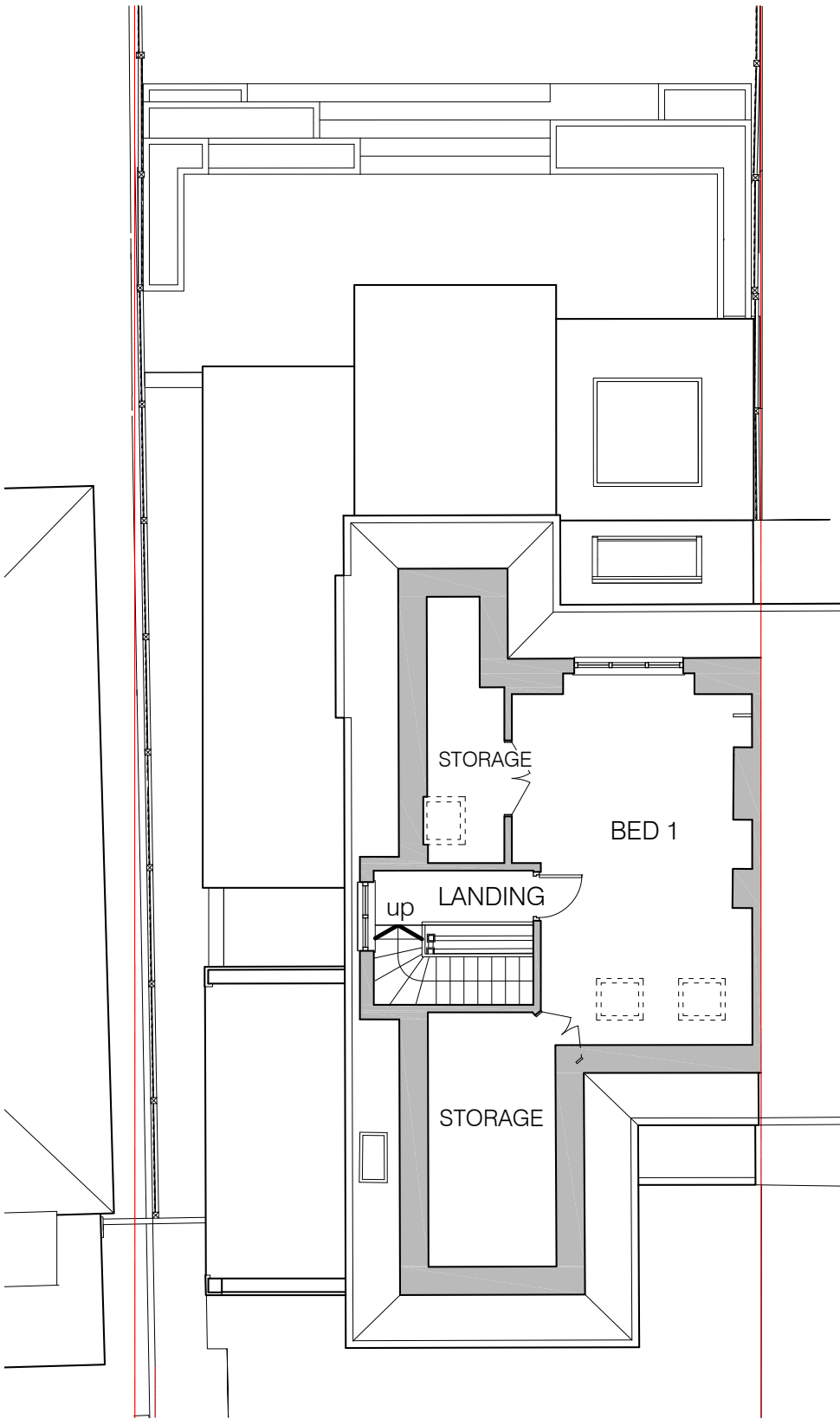
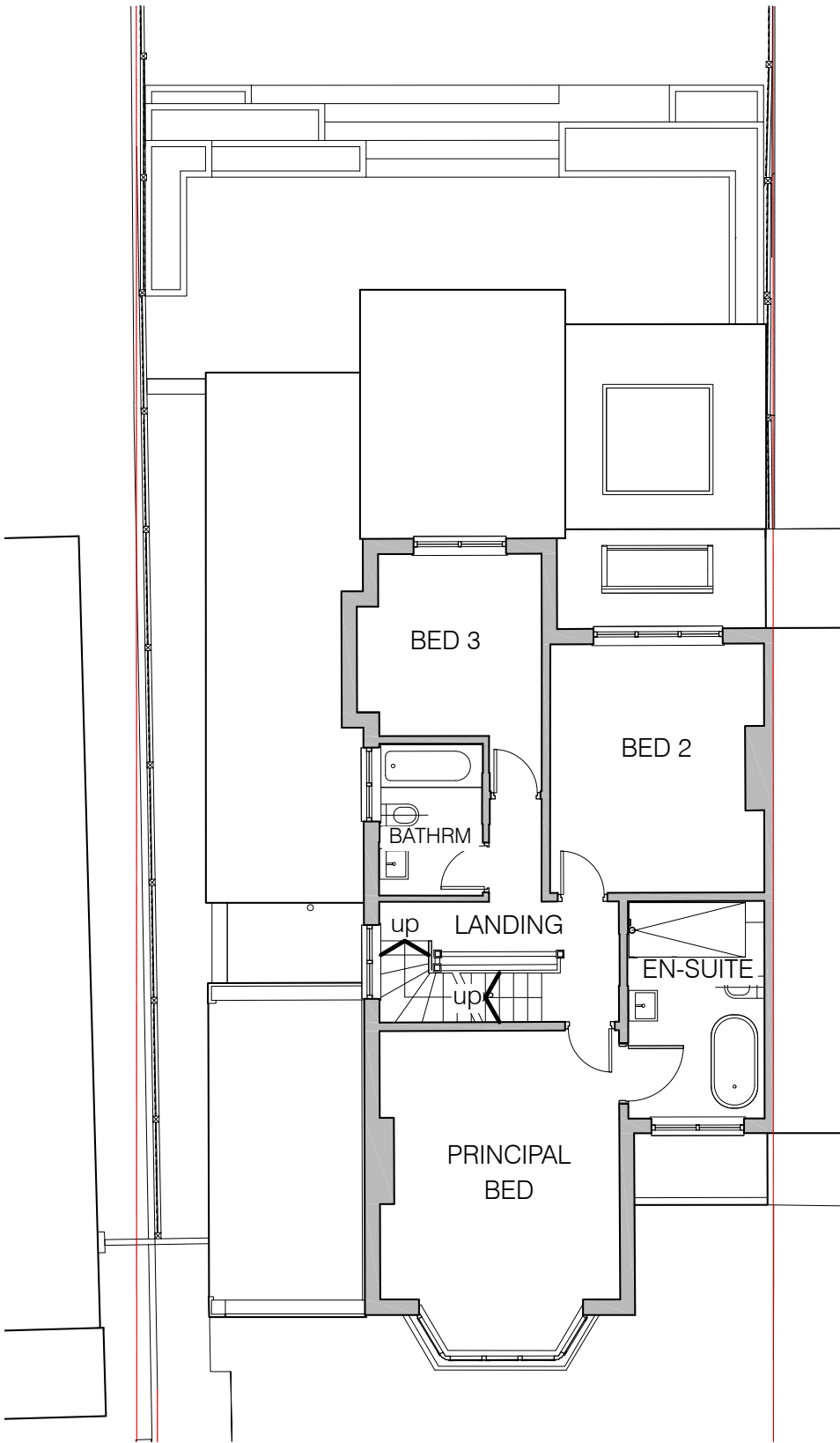
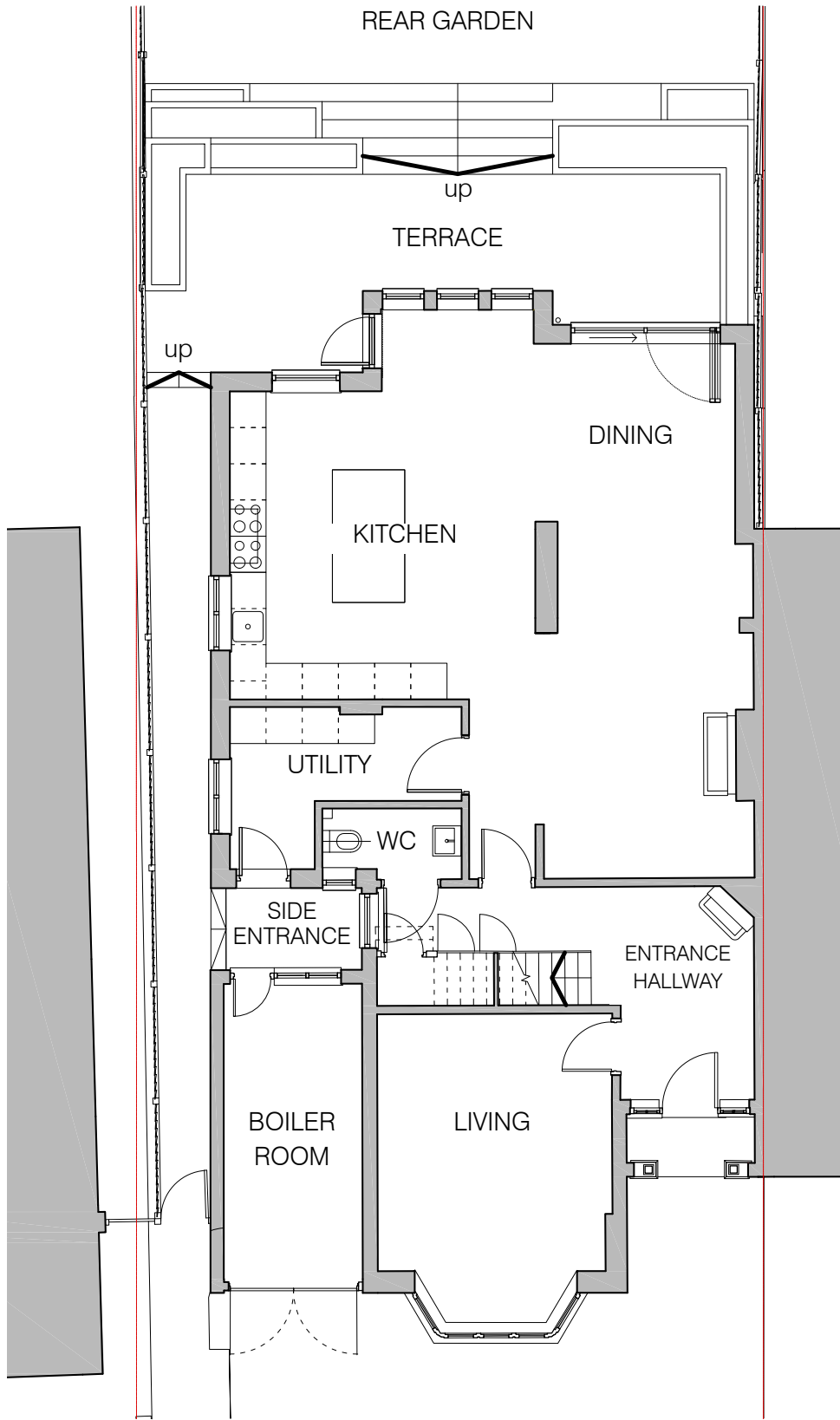


VIEW ALONG BOUNDARY LOOKING NORTH TOWARDS THE REAR



SITE ANALYSIS

EXISTING FLOOR PLANS

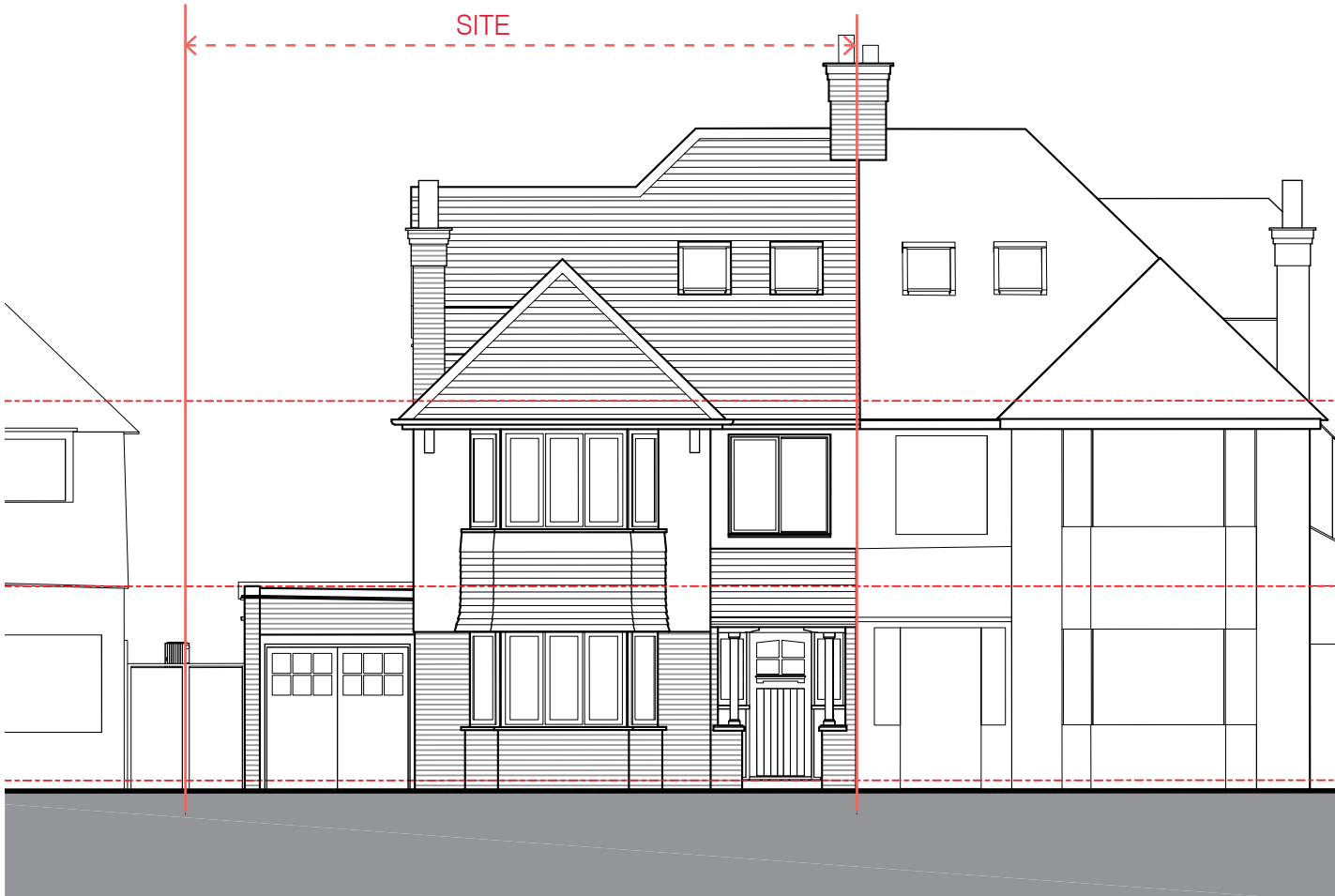


EXISTING GROUND FLOOR PLAN

EXISTING FIRST FLOOR PLAN

EXISTING SECOND FLOOR PLAN

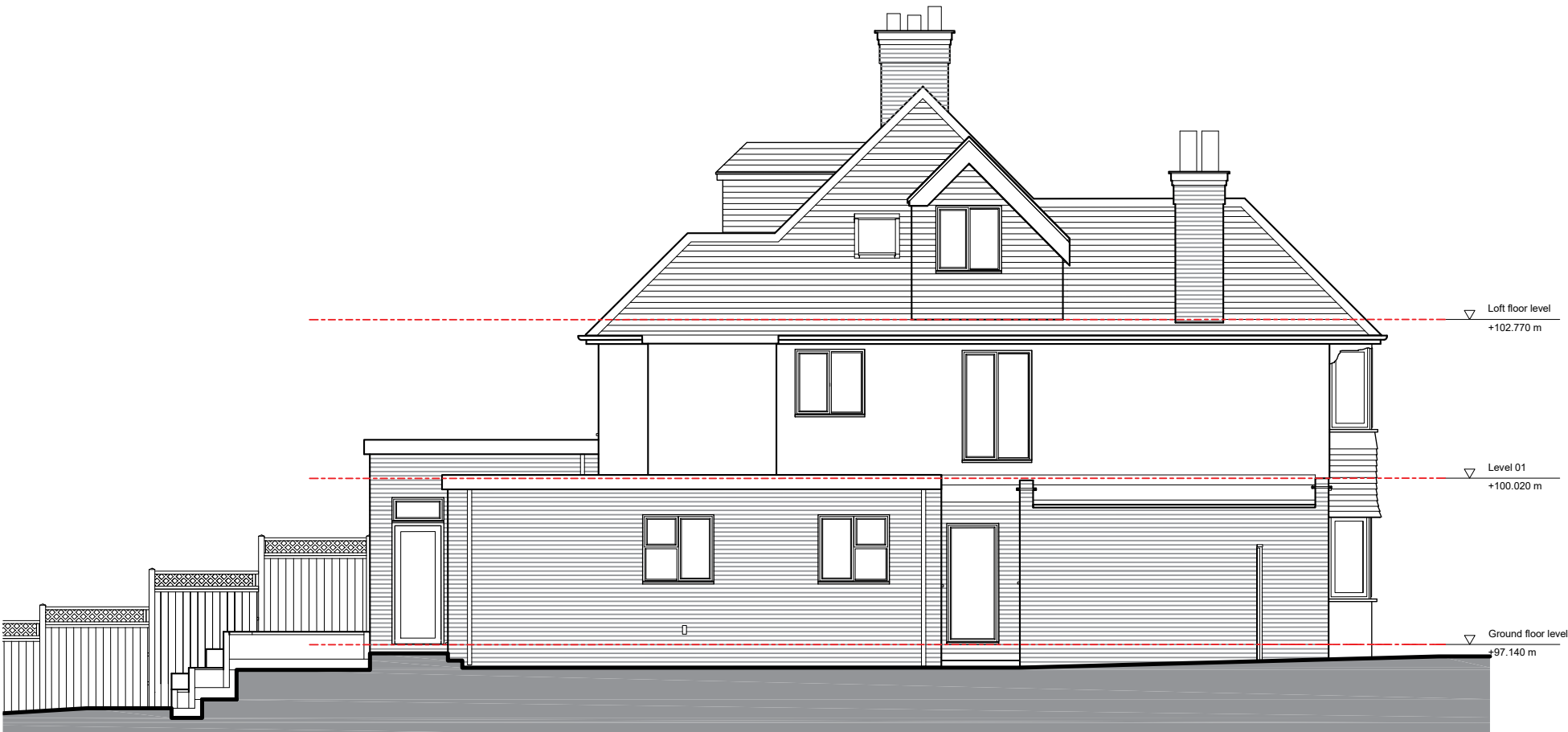




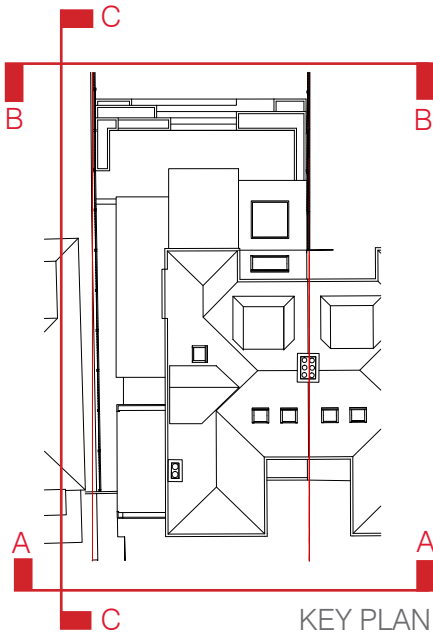
EXISTING FRONT ELEVATION A

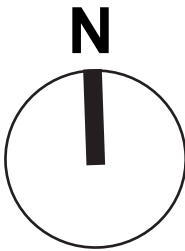


EXISTING REAR ELEVATION B

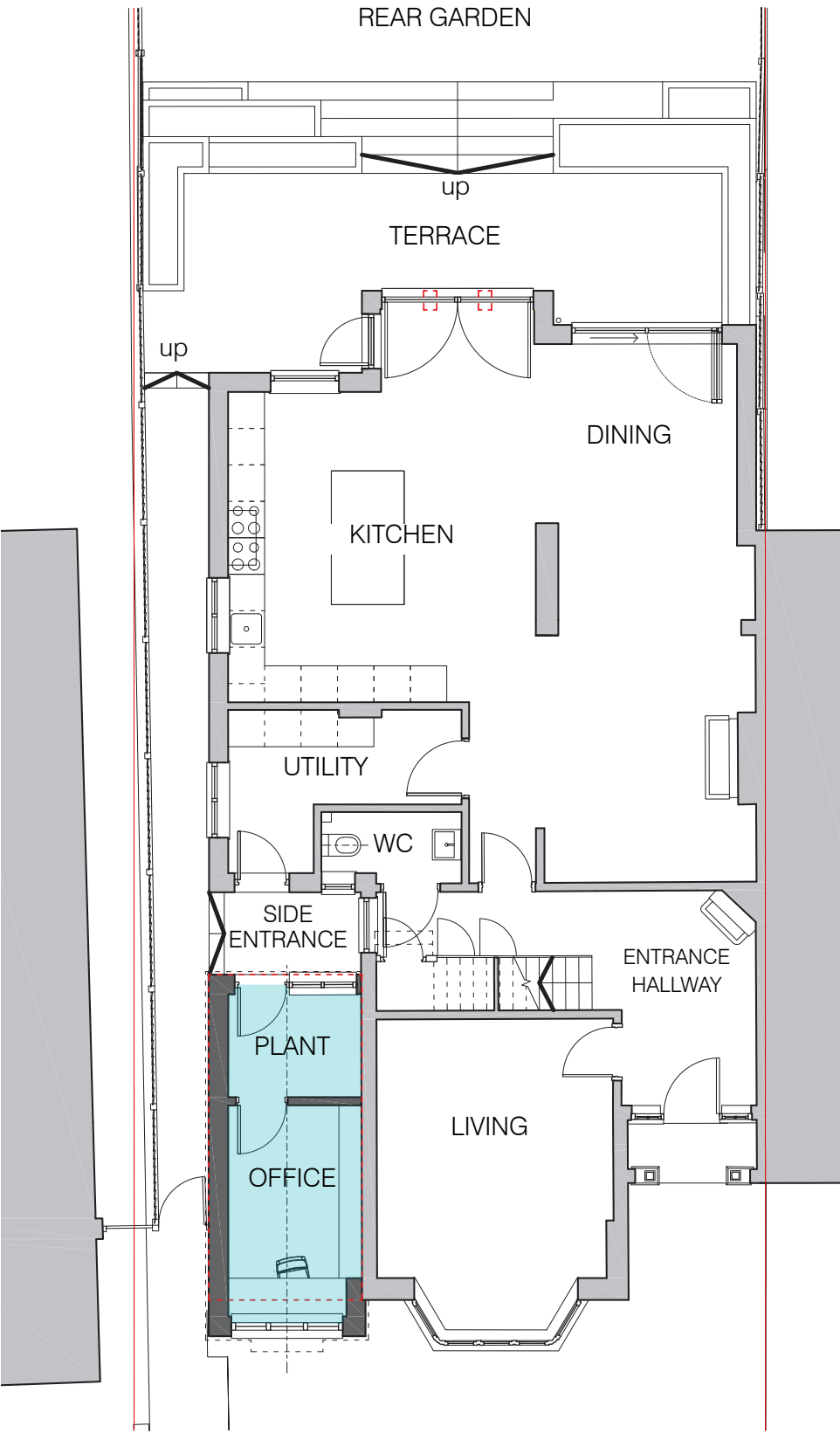


EXISTING SIDE ELEVATION C

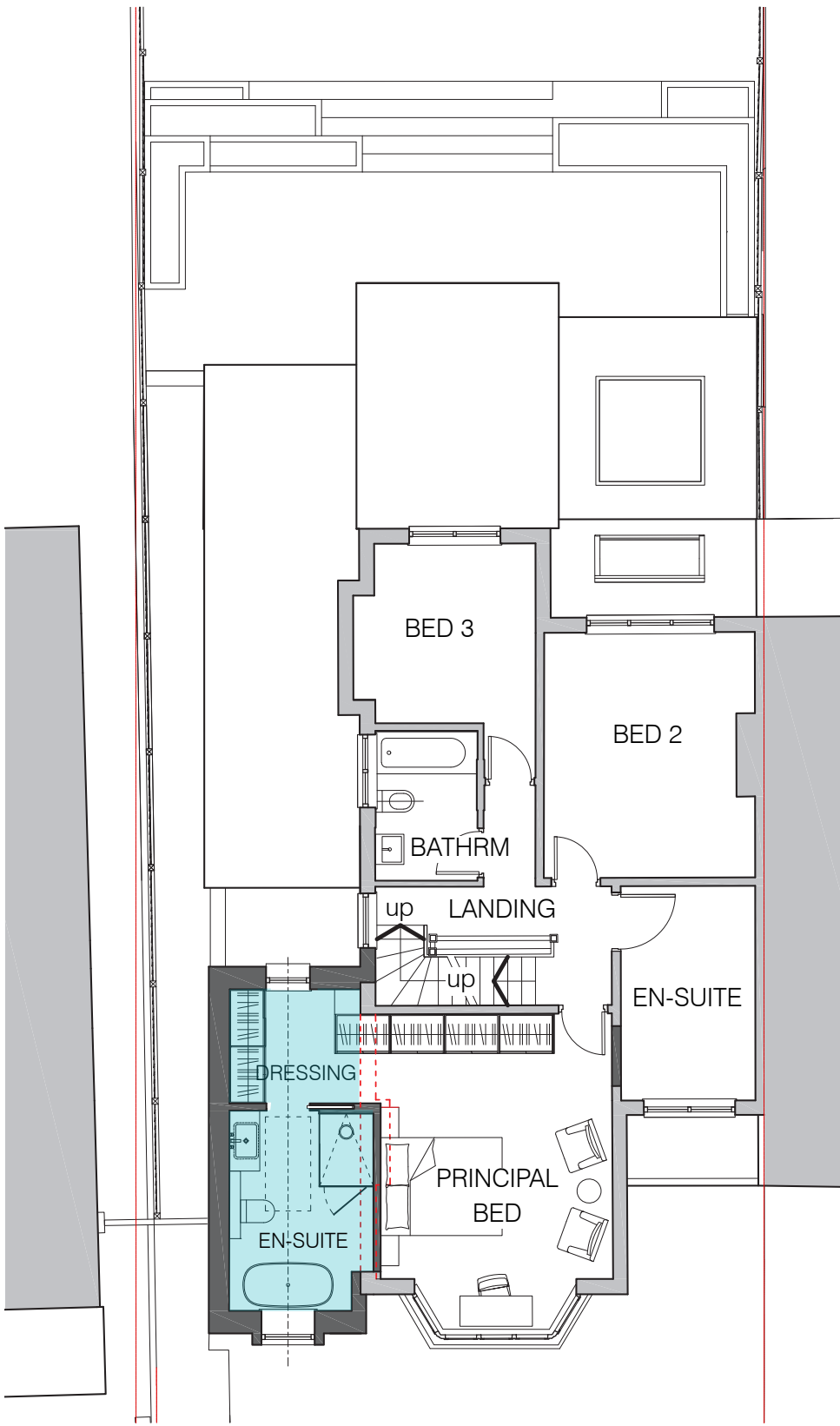




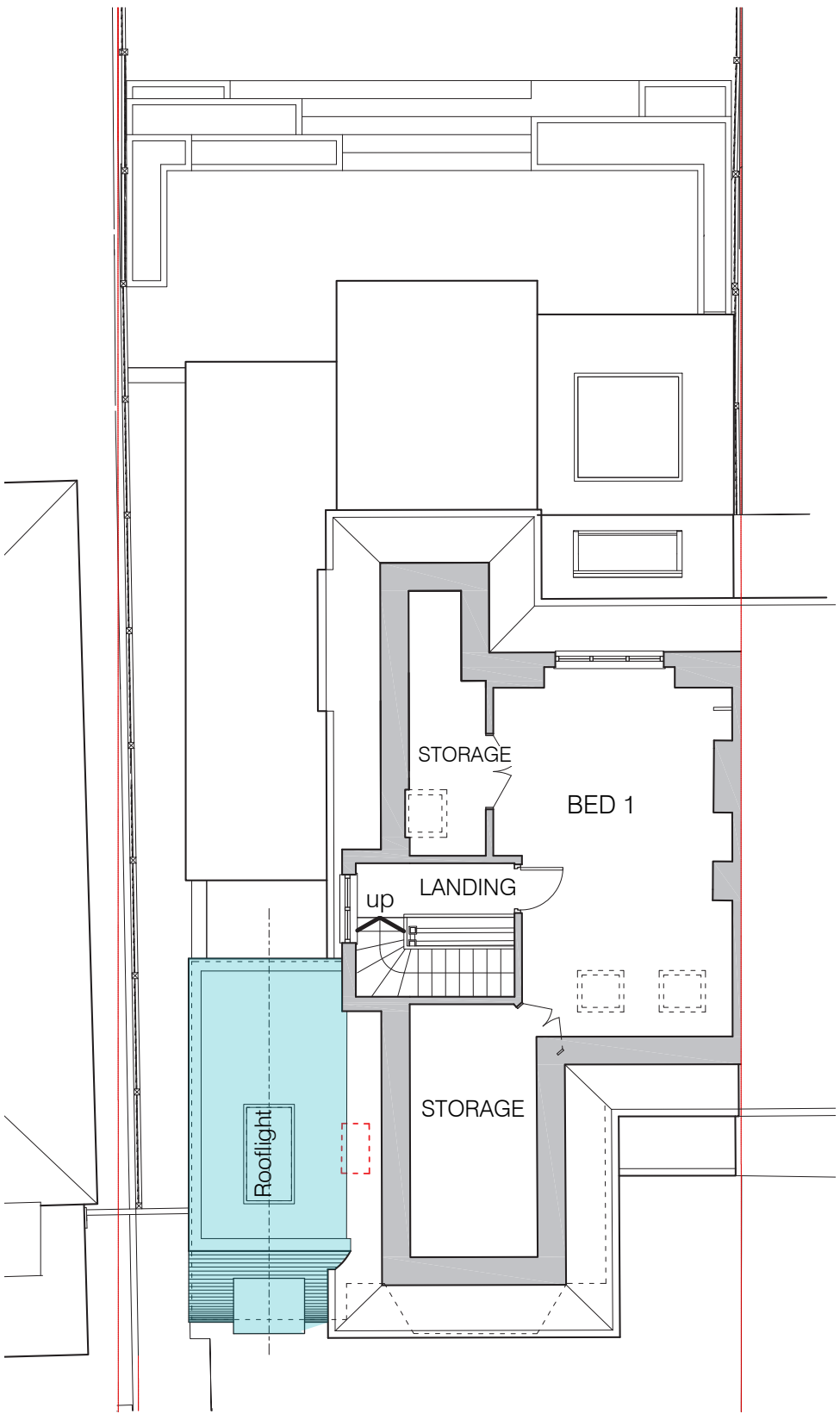
PROPOSED SITE PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

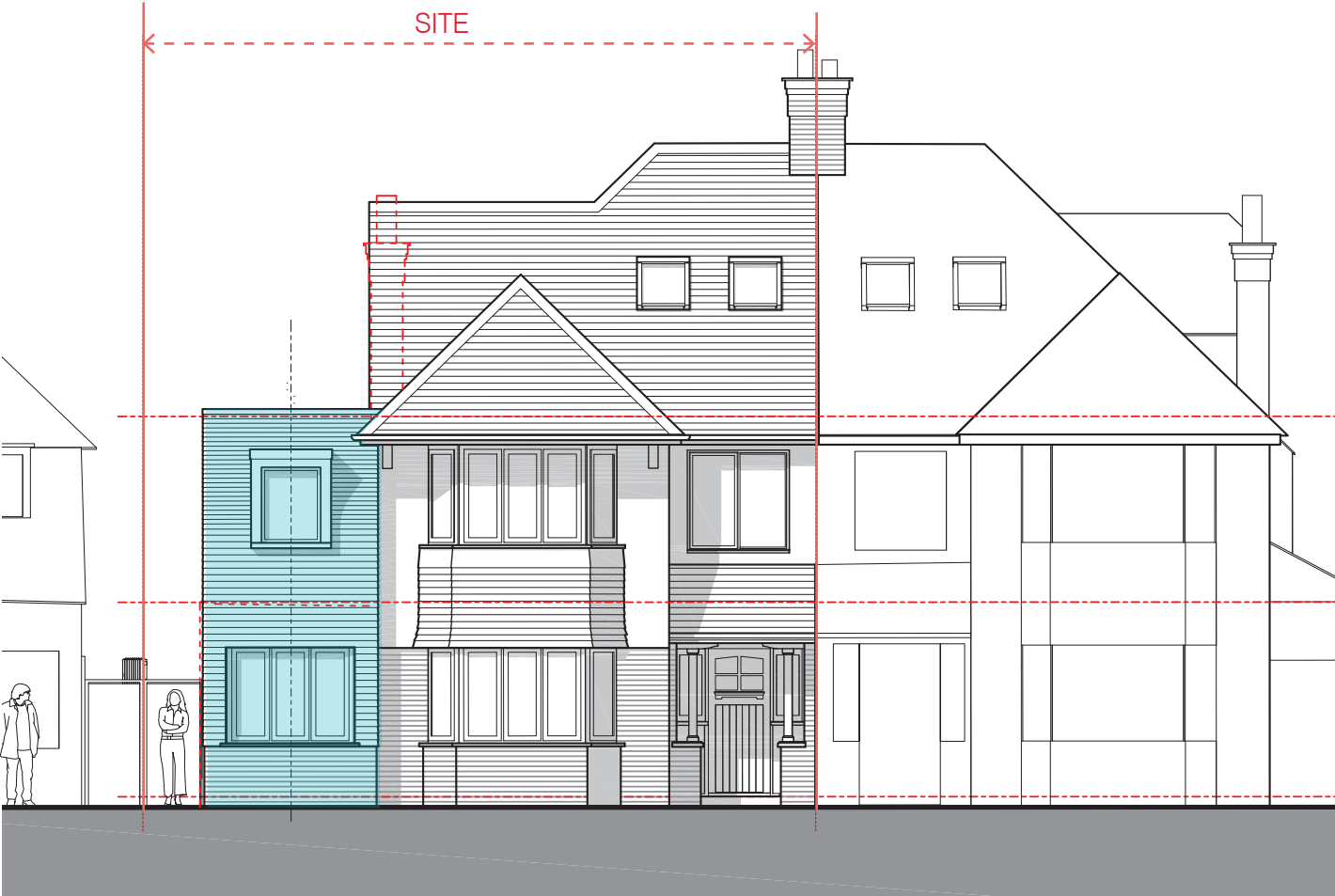


PROPOSED SECOND FLOOR PLAN





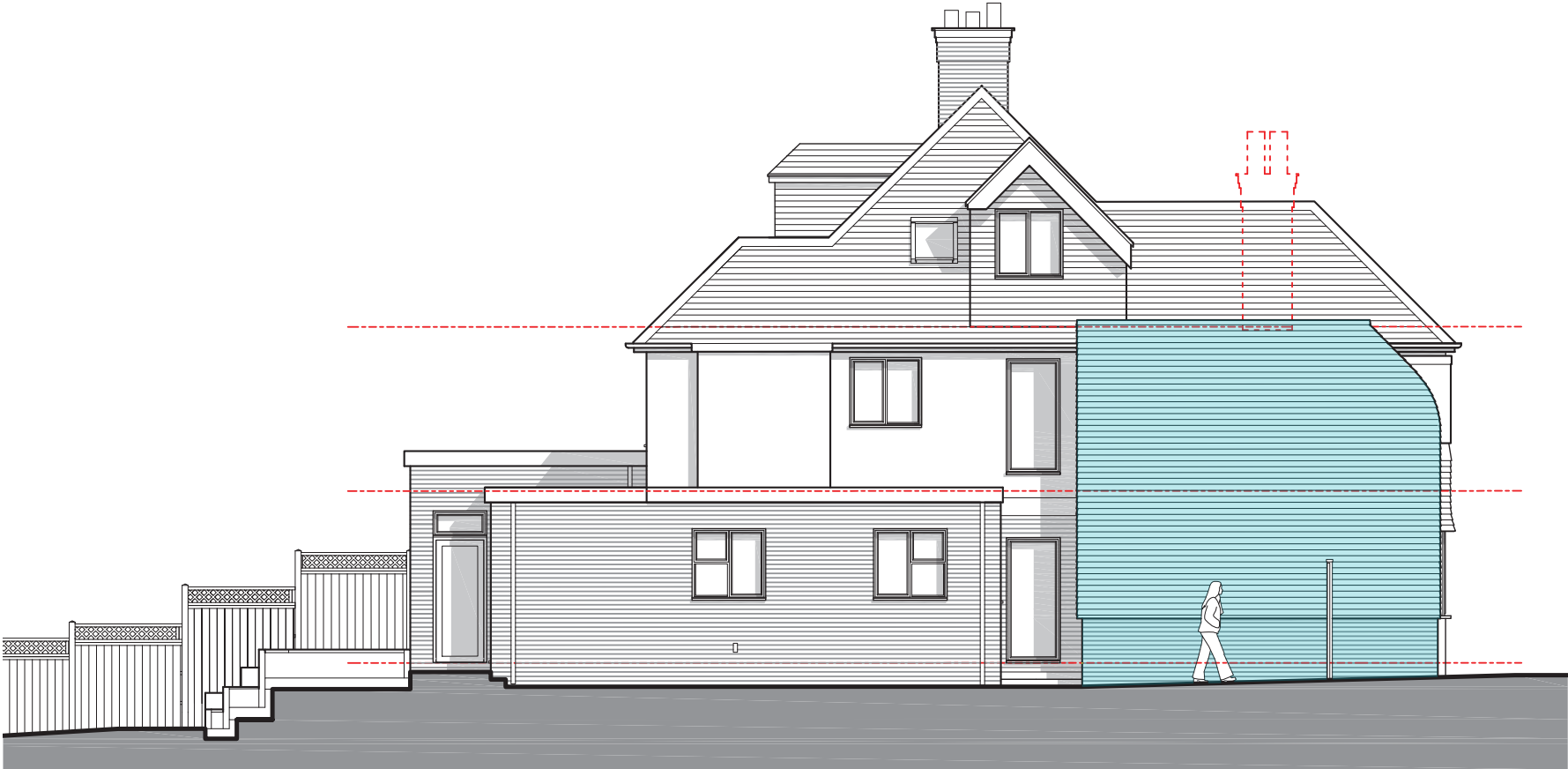
SKETCH STREET VIEW FROM TWYFORD AVENUE



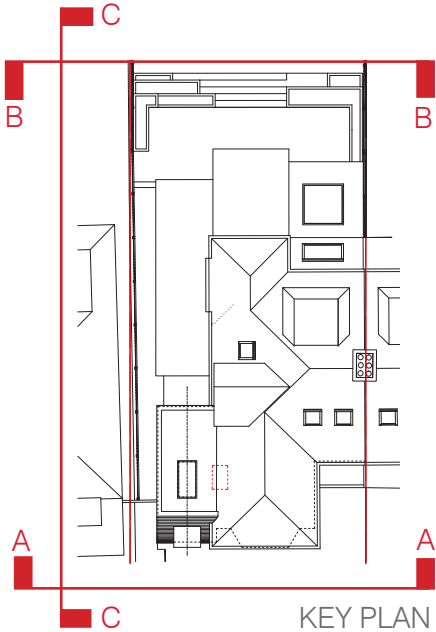
PROPOSED FRONT ELEVATION A



PROPOSED REAR ELEVATION B



PROPOSED SIDE ELEVATION C

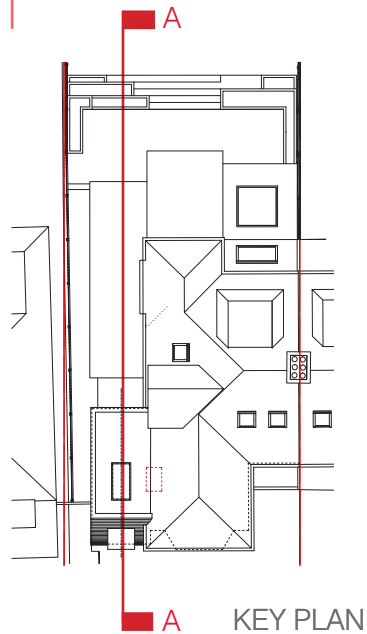


KEY PLAN



PROPOSED SECTION AA

PROPOSED EXTENSION



KEY PLAN



SKETCH FRONT VIEW

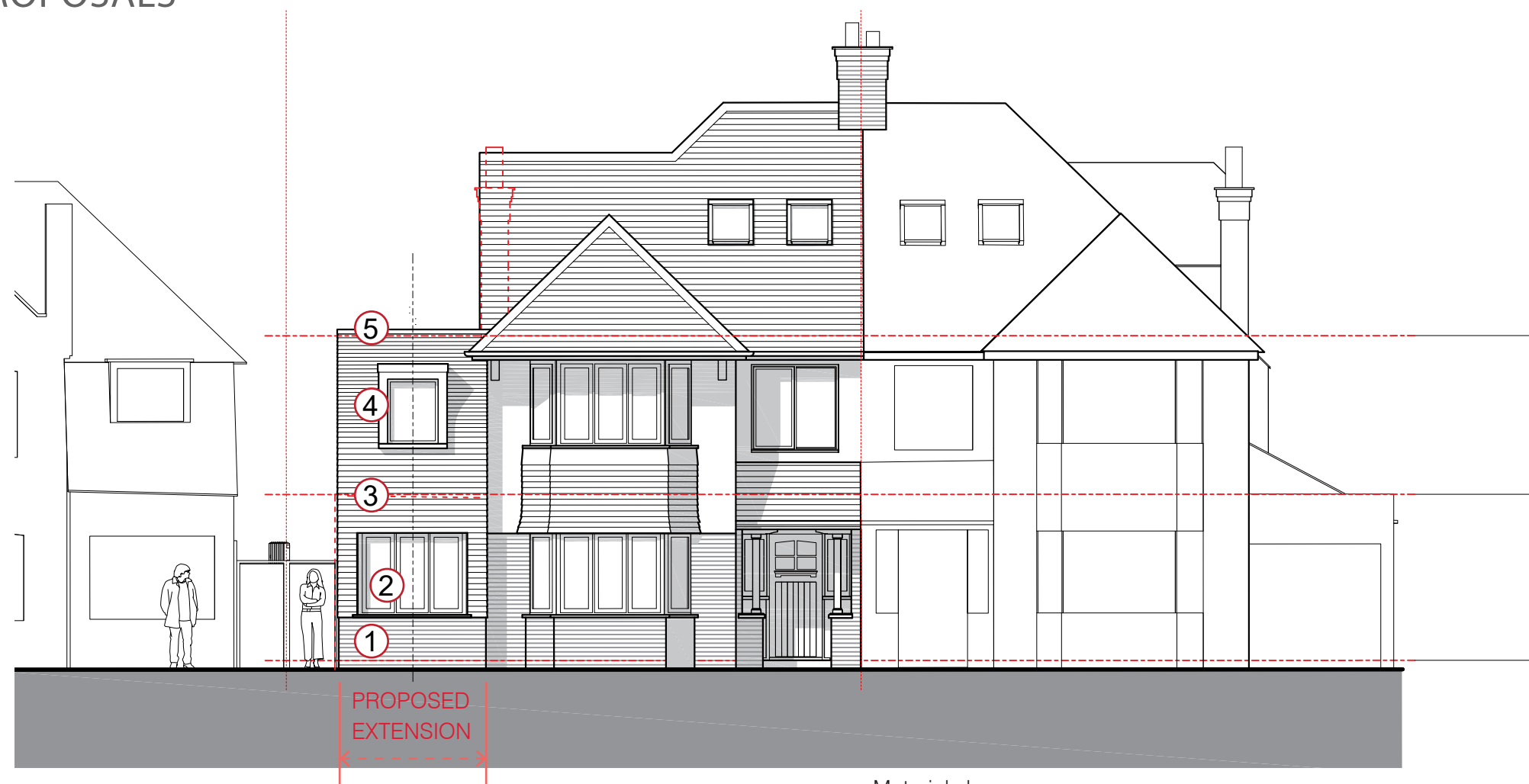


SKETCH VIEW LOOKING EAST



SKETCH VIEW LOOKING WEST

PROPOSALS



PROPOSED FRONT ELEVATION

Materials key:

- 1. Red facing bricks to match existing
- 2. PPC Aluminium window and door frames. Colour: dark grey
- 3. Vertically hung red terracotta tiles to match existing
- 4. PPC Aluminium projecting dormer window and window frame. Colour: dark grey
- 5. PPC Aluminium copings and rainwater goods. Colour: dark grey

MATERIALS:
The colour palette will be simple and the materials will match those of the existing house.

TRESS
There are no trees on the site effected by the proposed works.

PLANNING HISTORY
There have been two recently approved full planning applications -

2021 HGY/2021/0877 Proposal - Erection of a single storey rear and rear-side extension with three side windows. Loft conversion with rear and side roof dormers. This approval was implemented.

2025 HGY/2025/2102 Proposal - Removal of garage and erection of a 2 storey side. This approval was not implemented.

CYCLE STORAGE & REFUSE STORAGE
There is be a new bike store proposed located in the back garden.

There are no changes proposed to the current bin storage and refuse collection arrangements.

PLANNING, APPEARANCE, FACILITIES

SCALE AND MASSING.
The new extension has been designed to be seen as proportionate and subordinate to the host building and in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.

The proposed side extension is set 1.1m away from the existing boundary fence with the neighbouring property at no.5. Although the property at no.5 has two windows on its side elevation which are set back from its boundary fence, they are not main windows to habitable rooms. It is therefore considered that the development will not create a sense of enclosure.

The new extension does not have any window openings along this boundary elevation and so there will be no overlooking to no.5, therefore maintaining a protection of privacy.

The proposals retain the existing side access route to the rear garden and side entrance, running along the site boundary along no.5.
The front elevation does not extend further to the front than the bay windows of the existing main house, and thereby remains subserviant in the overall front elevation.

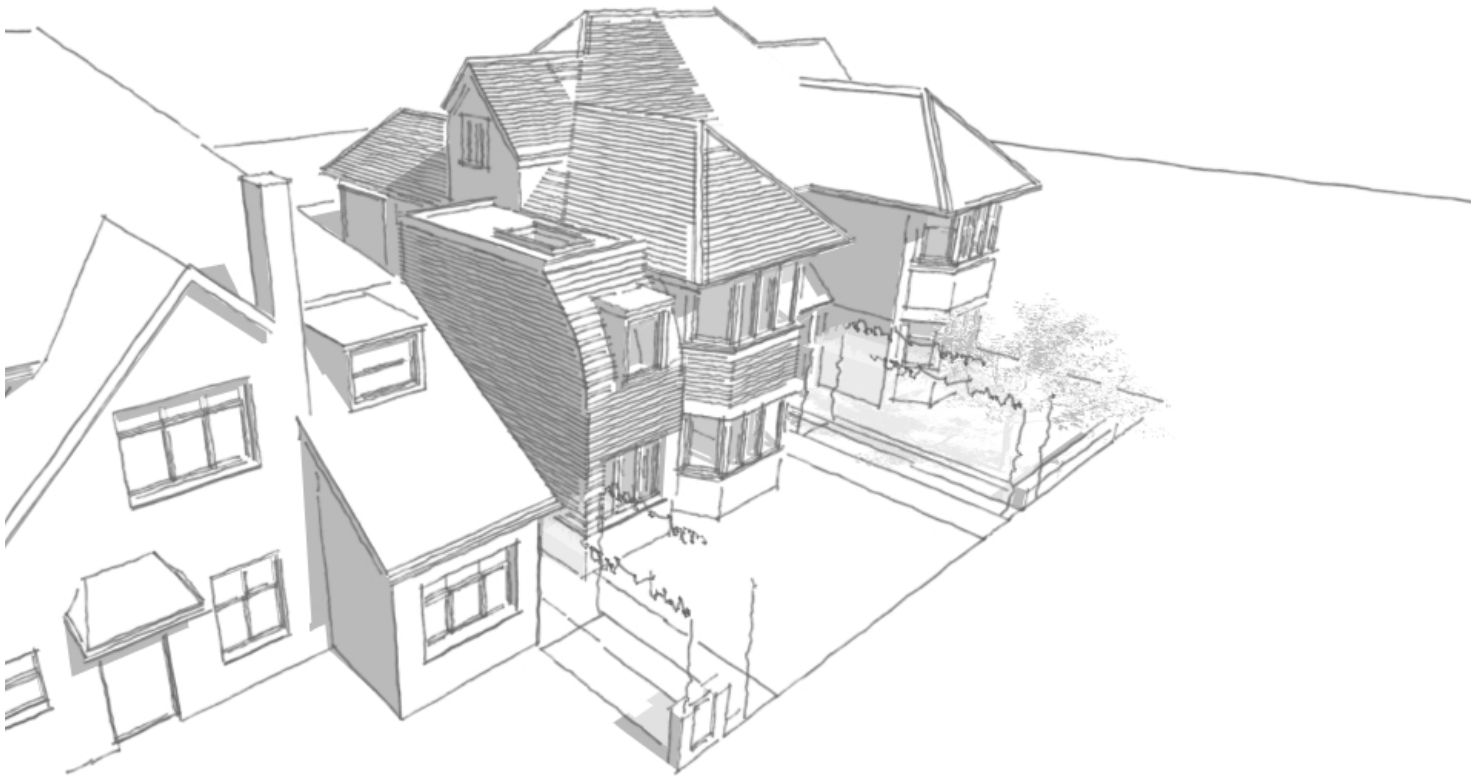
In terms of building heights, the proposed floor levels follow those of the existing house at both ground and first floors.
The height is lower than that of the existing house, with windows sill and heads lining through and being the same height.

The overhanging eaves of the main house, over the front bay window project the hipped roof slope forward and provide a sense of gravitas, whereas the new extension will have a front elevation which curves and slopes back. This receding facade echoes the sloping roof to the neighbouring property and reduces the prominence of the massing.

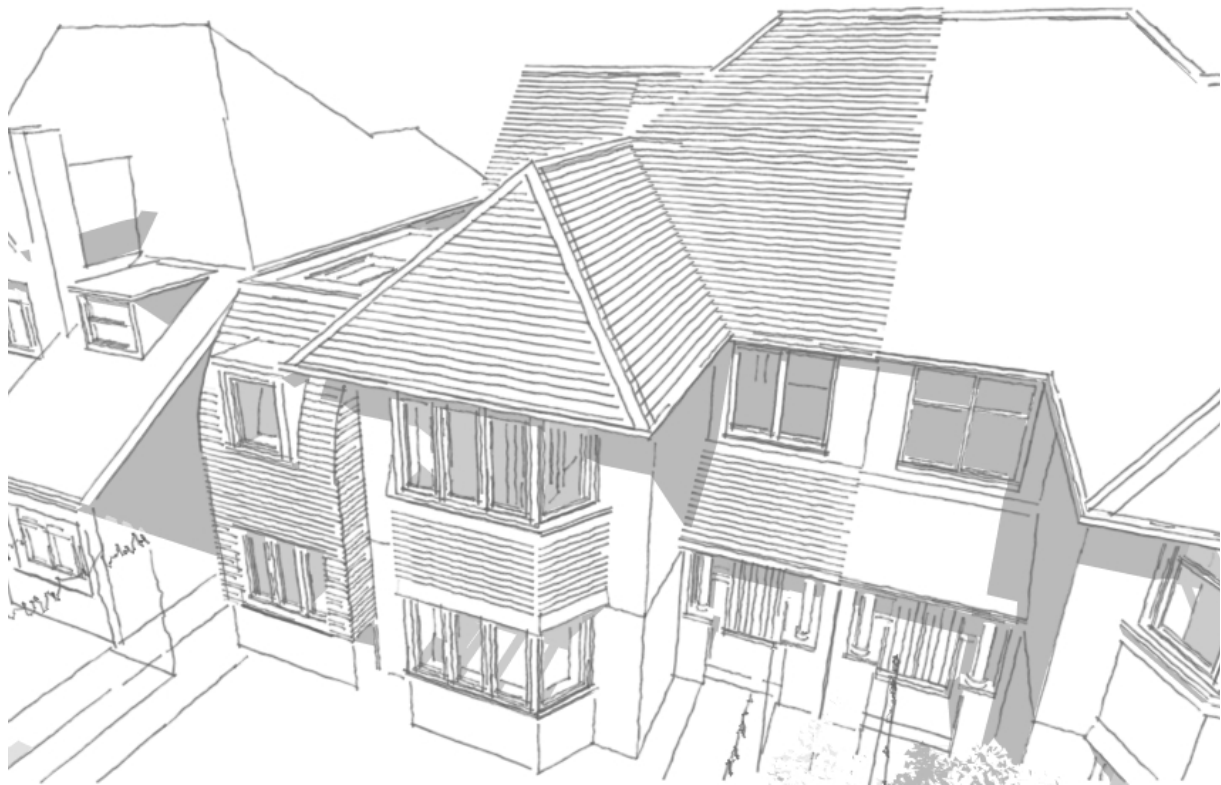
The height of the roof is set much lower than the main roof. This reduces the visual impact, reflects the smaller, subservient volume of the new extension and also reduces the massing of the side elevation facing onto the boundary at no.5.



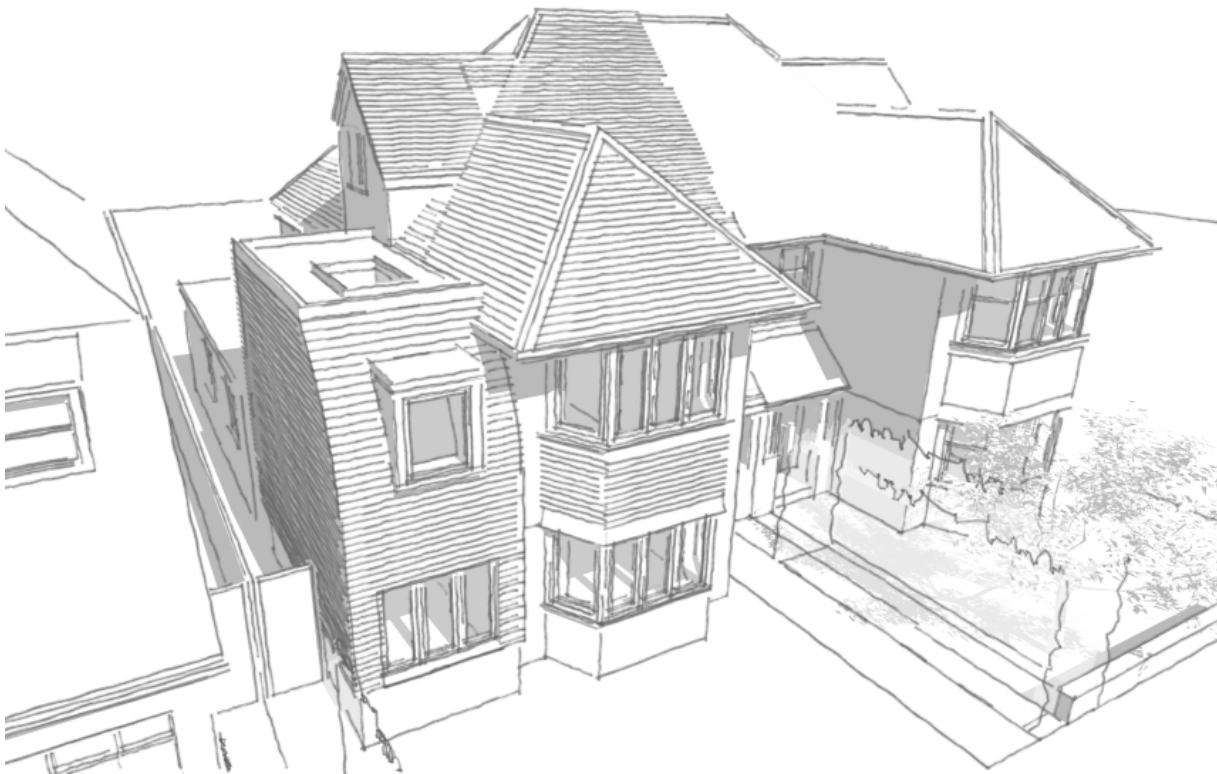
SKETCH AERIAL VIEW LOOKING NORTH



SKETCH AERIAL VIEW LOOKING EAST



SKETCH AERIAL VIEW LOOKING NORTH WEST



SKETCH AERIAL VIEW LOOKING NORTH EAST

ambigram architects