

38 Hermiston Avenue

Design and Access Statement

February - 2026

Project Details



Client Property Address:

38 Hermiston Avenue
London
N8 8NP

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5.1 Conclusion

Introduction & Context

Introduction

Resi has prepared this Design and Access Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 38 Hermiston Avenue

The document, and the wider application, has been prepared having due regard to the Development Plan for the Council as well as the National Planning Policy Framework (NPPF) so as to ensure that the Local Planning Authority has a proper understanding of the proposed development.

Description of Development

The suggested description of development is as follows: *Proposed ground floor garage conversion, two storey side extension, and terrace, main and side dormer extensions, floor plan redesign and all associated works at 38 Hermiston Avenue, N8 8NP*

The proposed works include the following:

- *Garage conversion*
- *Two storey side extension*
- *Dormer extension*

Character and Significance

The application site is located on 38 Hermiston Avenue, N8 8NP.

This area is characterised by traditional late-Victorian and early-20th-century suburban development, predominantly comprising two-storey terraced houses with small front gardens and private rear gardens, consistent building lines and brick façades.

38 Hermiston Avenue itself is located in an area with a mix of similar period terraced properties, largely single-family dwellings, with some examples converted into flats, displaying a cohesive architectural style typical of the surrounding residential streetscape.

38 Hermiston Avenue is a mid-terrace Victorian property which at the present time is arranged as a single-family dwelling.

Site Analysis

2.1 The Existing Property

The existing property is a terrace dwelling.

The property forms part of a symmetrical pair with 40 Hermiston Avenue. Properties along the street have a consistent architectural style, predominantly comprising late-Victorian and early-Edwardian terraced houses with similar scale, proportions and detailing.

It is on the north side of Hermiston Avenue. The existing site is rectangular and benefits from a front garden laid to hardstanding and planting rather than a formal driveway.

To the rear there is a good sized private garden typical of properties of this age and type.

The neighbouring property, 40 Hermiston Avenue, benefits from a loft dormer extension.



Existing Site View

Site analysis

2.1 The Existing Property



Existing Front facade



Existing Rear facade



View of neighbouring roof and window

Site analysis

2.2 Local Precedent

There are several examples of similar existing or newly approved proposals locally, these are listed below.

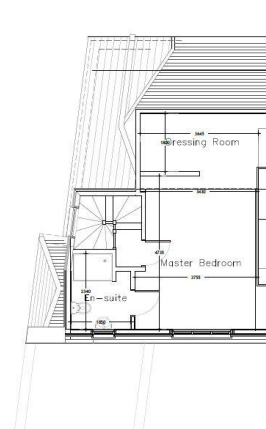
Address: 11, Hermiston Avenue, London, N8 8NL

Reference(s): HGY/2019/0189

Decision: Granted

Decision Date: 15/2/2019

Description: Certificate of lawfulness for the formation of a rear dormer, including the insertion of an additional 2 front rooflights.



11 Hermiston Avenue, London, N8 8NL

Site analysis

2.2 Pre Planning Application

- PRE-APPLICATION ADVICE NOTE - PRE/2025/0305
- Date of meeting: 13/11/2025 (online)
- Site Address: 38 Hermiston Avenue, London, N8 8NP
- Eunice Huang – Planning Officer
- Design and appearance
 - The proposed roof extension would be of an overly dominant size and scale. It would have a size and volume that exceeds neighbouring dormer additions.
 - *Proposed loft dormer has been redesign to visually reduce the bulk of the dormer in response to concerns outlined by the pre planning report, The center section of the rear dormer wall has been inset to visually break up the overall mass*
 - There is no objection in principle to a replacement rear dormer to this building. It should be of a size and scale that is subordinate to the host dwelling and terrace.
- Neighbour amenity
 - Further consideration of privacy measures, e.g. privacy screen return or planter boxes could be incorporated to further address the proposed privacy impact.
 - *The terrace depth has been reduced and additional privacy screens were added to the proposal, to reduce the loss of privacy.*

The Proposal

3.1 Proposed Design

The proposal comprises a two storey side extension with a flat roof on the ground floor having an eaves height of 3.51m. The extension will extend up the depth of the existing garage and will be set in 1m from the boundary line.

The proposal has been carefully designed to remain subservient to the overall mass and volume of the existing house.

Dormer cheeks for the loft extension have also been set in 1m, to ensure there is no overshadowing effect on the neighbouring property.

The proposed glazing will include nine number of rooflights, all of which will be conservation-style. Black-out blinds will be installed to prevent any light pollution at night.

The proposed materials will be complementary and in keeping with the existing dwelling, forming a modern, high-quality addition.

Impact on Neighbours

4.1 Impact in Context

Overshadowing and overbearing impact have been a key part of the design process and the following ensures that there will be no impact to neighbouring properties:

- Due to the orientation of the proposal site the neighbouring property at no. 40 will not be overshadowed
- The neighbouring property at no. 40 has an existing loft extension hence will not be overshadowed
- The proposed extension will be inline with SPD guidance in terms of height and depth, it is well established that this impact is minimal
- Heights have been kept to a minimum along shared boundary lines



View of Neighbouring Property

Conclusion

Our proposal at 38 Hermiston Avenue is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the site and wider pattern of development with regards to scale, bulk, massing, detailed design and materials, and would be subordinate to the main dwelling.

All materials would be of a high quality and durable, so the aging of the materials integrates with the existing building, and would create a positive impact on the surrounding context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the area.