

DESIGN & ACCESS STATEMENT

Proposed side return extension for
30 Windermere Road N10 2RE

February 2026

The Existing Building & Its Context

Windermere Road is typical of the dense residential developments along the streets radiating from central Muswell Hill. The terraces along Windermere Road are setback from the pavement with front gardens.

30 Windermere Road is a three-storey late Victorian to early Edwardian period mid-terraced house characterised by red brickwork, decorative wooden frame entrance canopy with front door inlaid with stain glass. Its façade prominently features a double height bay with painted timber sash windows and crowned with a three-sided turret style gable roof. The terraces typically have a two storey rear wing with a mono pitch roof.

Proposal

The proposal involves extending into the side return of the existing two storey rear wing to create a multi-purpose kitchen/dining/living area for the family home. The side return is single storey and covered with a mono pitched roof tiled in slates to match the existing. The roof will contain Velux skylights to allow natural light into the space and will finish flush with the back of the rear wing.

The proposal is a modest scaled single storey infill extension that is subordinate to the main house using tile and brick materials in keeping with the character of the host building. The proposal is located to the rear of the property and is therefore not visible from the public road and therefore shall preserve the character of the conservation area.

The proposal is consistent with Haringey's policies in respect of 'General Principles', 'Quality Design', & in relation to their 'Design Guidance' & the Council's 'Housing Supplementary Planning Document'.

Access & Amenity

The proposal does not alter existing access arrangements to the property and will not affect the amenity of the adjacent properties.

Conclusion

The proposed works involve infilling a side return that does not extend beyond the existing rear wing of the main building. The proposal is minor in scale and will not affect the amenity of the neighbouring properties. The style and materials used are in keeping with existing character of the main building and will thus preserve the character of the surrounding conservation area.