

EMAIL
TEL
INSTAGRAM

info@thiss.studio
+44 (0) 203 089 6618
@thiss.studio

29 Wadeson Stret,
London
E29DR

Design & Access Statement

34 Sperling Road, London N17 6UL

Existing GIA: 122 sqm

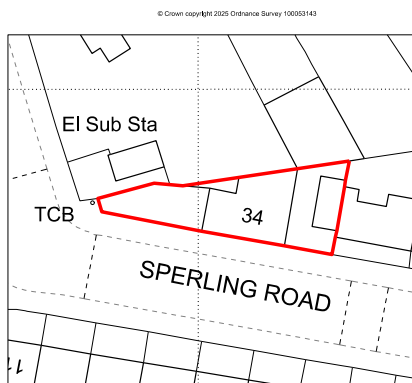
Proposed GIA: 122 sqm

1. Introduction

This Design and Planning Statement accompanies a Householder Planning Application for works to the dwelling at 34 Sperling Road, London.

The application seeks consent for a series of external alterations intended to improve the environmental performance, functionality and overall condition of the building. The proposals include replacement windows, façade repairs, modifications to boundary walls and entrances, and minor alterations to an existing parapet. No increase in floor area or residential units is proposed.

The submitted drawings illustrate the proposals in full and should be read alongside this statement.



34 Sperling Road

2. Site and Context

The property is a detached two-storey dwelling located on Sperling Road within the London Borough of Haringey. The building sits within a triangular plot bounded by street-facing boundary walls that enclose a private garden area.

The surrounding context is residential in character, comprising a mixture of terraced and detached houses of varied architectural styles. Boundary walls and enclosed gardens are a common feature along the street.

The property includes an existing garage structure and boundary walls which define the curtilage of the site. The proposals retain the overall form of the building and plot while introducing modest alterations intended to improve the quality and usability of the property.

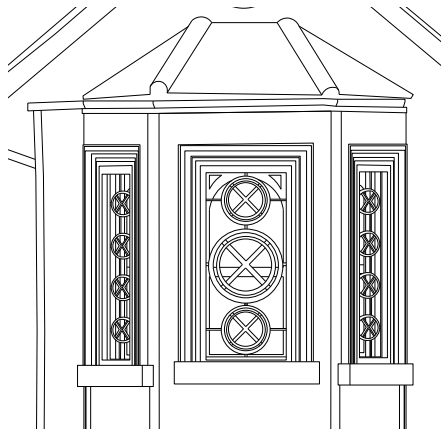
3. Proposed Development

The proposed works comprise a series of alterations to the external fabric of the building and its boundary treatment.

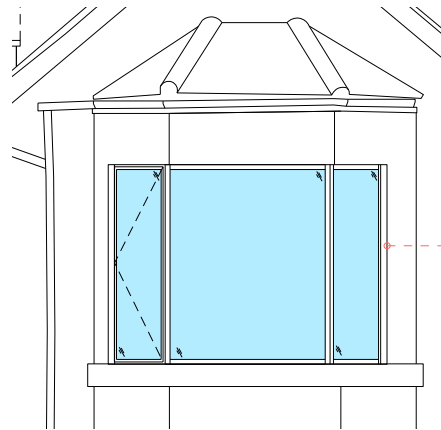
Window replacement

All existing timber-framed single-glazed windows are proposed to be replaced with steel-framed double-glazed windows.

The new windows will be a mixture of fixed and casement units to suit the internal arrangement of the building. Within the bay windows, glazing will primarily consist of fixed panels with a single casement opening oriented away from the street.



Existing bay window with single pane casements and grilles



New double glazed fixed glazing with casement opening away from the street

The frames will be slim-profile steel sections finished in black, providing a discreet appearance with minimal sightlines while improving thermal performance and durability.

Removal of decorative stucco elements

Existing decorative stucco detailing applied to window surrounds and other façade elements will be removed.

The removal of these elements will improve daylight entering the windows and address areas where painted cement render has deteriorated. Associated painted surfaces will also be removed and the underlying brickwork will be repaired and restored to match the existing masonry.

This approach simplifies the external appearance of the building while improving the long-term condition of the façade.

Trellis fence to garden boundary

A new open trellis fence is proposed above the existing boundary wall enclosing the garden areas.

The trellis will increase privacy and security to the external amenity spaces while maintaining a visually permeable boundary treatment. The structure will consist of an open lattice timber trellis mounted on the existing wall.

The trellis will be 900mm in height, resulting in a maximum combined height of approximately 3.25m above street level at the lowest point of the boundary wall, located at the western end of the site.



Visual representation showing modified openings, new glazing, trellis fences and removed stucco details

New openings within street-facing boundary walls

The proposals include modifications to the arrangement of entrances along the boundary wall.

A new entrance door will be introduced adjacent to the existing garage opening. The current garage door will be removed and the opening bricked up.

The existing principal entrance to the building will be removed and the opening enclosed, with a hardwearing recessed finish in the existing opening. A new entrance will instead be introduced at the western end of the site through the boundary wall, improving access to the property.

These changes respond to the anticipated removal of the telephone box currently located adjacent to the existing entrance. Confirmation of its removal by BT is included within the application appendices.

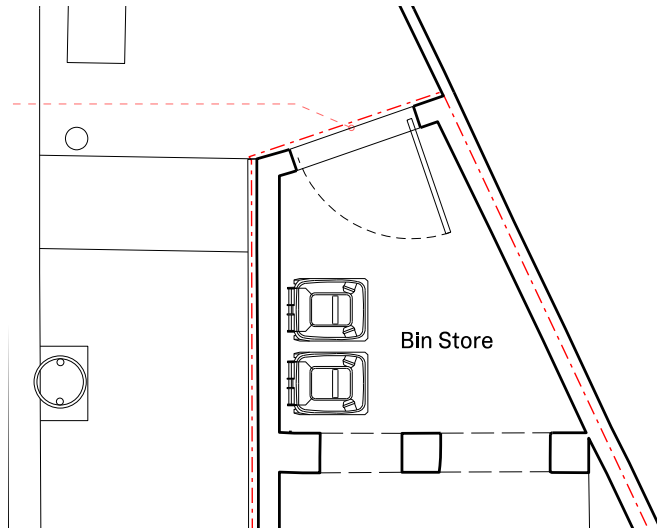
Refuse and amenity access

The revised entrance arrangement also improves access to the garden and refuse storage areas within the site. The repositioned doors allow for clearer circulation between the dwelling, external amenity space and the street boundary, ensuring that refuse can be conveniently stored and brought to the street for collection without affecting the use of the garden areas.

EMAIL
TEL
INSTAGRAM

info@thiss.studio
+44 (0) 203 089 6618
@thiss.studio

29 Wadeson Stret,
London
E29DR

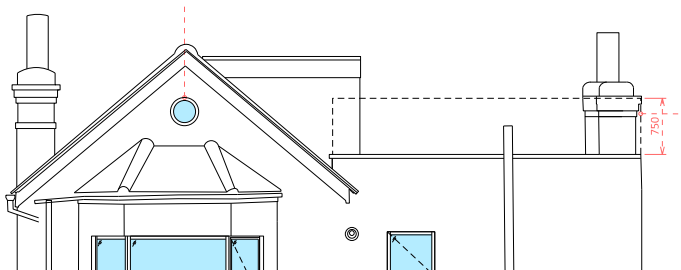


New access for bin store

Lowering of parapet to rear extension

The parapet to the rear extension of the original gabled volume has previously been increased in height.

The proposals include lowering this parapet to its earlier level, approximately 750mm below its current height, restoring the proportions of the original extension and reducing the visual mass of this element when viewed externally.



Parapet lowered by 750mm to original height

4. Scale, Appearance and Impact

The proposed works are modest in scale and do not increase the footprint or height of the main dwelling.

The replacement windows improve thermal performance while maintaining a restrained and consistent architectural language. The removal of applied decorative elements and restoration of the brickwork will improve the overall condition and clarity of the façade.

The trellis fence introduces additional privacy for the garden areas while remaining visually lightweight and permeable. As an open lattice structure mounted above an existing wall, it does not create an overly dominant boundary condition.

EMAIL
TEL
INSTAGRAM

info@thiss.studio
+44 (0) 203 089 6618
@thiss.studio

29 Wadeson Stret,
London
E29DR

Alterations to entrances and boundary openings rationalise access to the property and respond to the changing conditions along the street edge.

The lowering of the rear parapet reduces the prominence of this element and restores a more balanced relationship with the main gabled volume.

Overall, the proposals represent a set of considered improvements that enhance the functionality and long-term condition of the property without adversely affecting the character of the surrounding area.

5. Conclusion

The proposed development consists of modest alterations to an existing dwelling and its boundary treatment. The works improve environmental performance, access arrangements and the general condition of the building while maintaining the established character of the site.

The proposals are limited in scale and will not give rise to adverse impacts on neighbouring amenity or the wider street scene

Planning permission is therefore respectfully sought for the works as illustrated in the accompanying drawings.