

**Design and Access Statement
&
Site Photographs**

52 Boundary Road, London N22 6AD

March 2026



Birdseye view of the property

1.0 Introduction / Site Photographs

No.52 Boundary Road is a mid-terrace single family dwelling situated in a predominantly residential, non-conservation area. The property is the home of the Kate Spencer / David Hemmings and their young family, and is in great need of enlargement and reconfiguration to suit the needs of a modern growing household.

The proposal is to create a side infill extension to replace a former dilapidated rear lean-to addition, and to convert the loft with a standard L-shaped rear dormer. The overall aim is to improve the use of space to suit current / future needs and enhance the architectural quality of the property with a strong sensitivity to context and appearance.

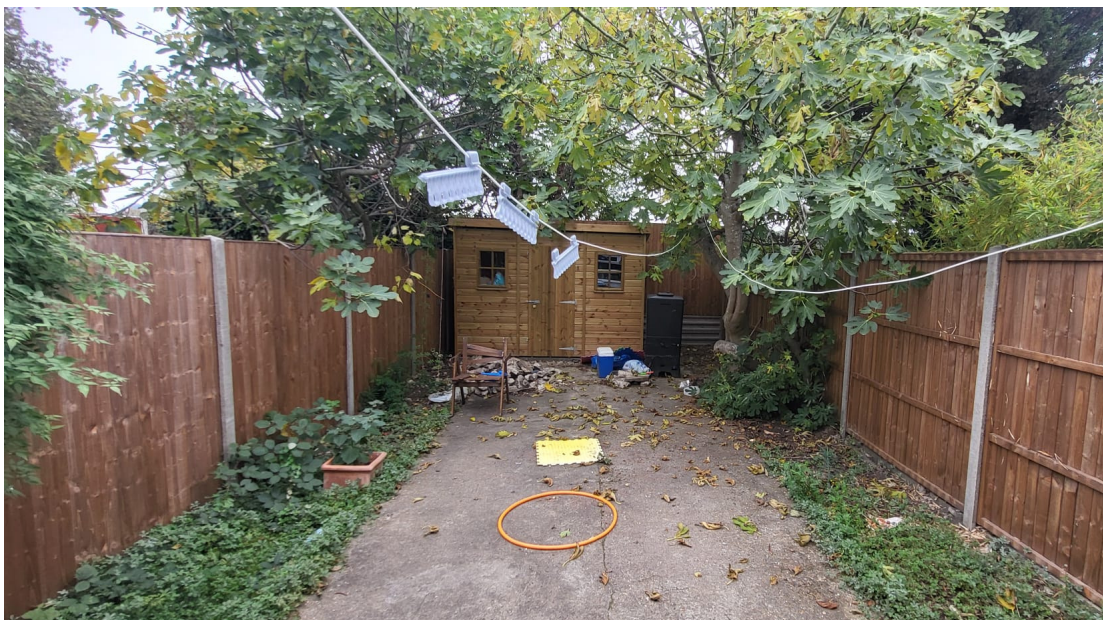
We would welcome the opportunity to meet you on site to discuss the application and any questions raised during the determination / consultation process, and to work with you to ensure the positive determination of the application.



Front elevation view of the property



Rear elevation view of the property



View towards end of rear garden



View from the rear towards neighbouring properties to the north-east



View from the rear towards neighbouring properties to the south-west



View of rear patio area



View of side infill area



Internal views of existing Kitchen/Dining room

2.0 The Proposal

2.1 Ground Floor Extension

The former rear lean-to extension was in a poor state and ate into the main garden space, so the proposed side infill addition would provide a much improved use of the site curtilage, and creates a wider/more functional space more suited to modern living. The extended area and internal reconfiguration will together afford a comfortable open plan Kitchen / Dining / Sitting area appropriate for a young growing family, and improve connection/flow to the original rear reception and garden.

The proposed side extension slopes down towards the boundary with No.54 to max 2.6m height above existing ground level, which is just the height required to allow comfortable headroom in the passage between the rear reception and new infill extension. This is in line with numerous recently approved examples in the area with side infill extensions sloping down to 2.6m on the boundary.

Some recent examples include:

- 4 Kirkstall Avenue (HGY/2020/1085)
- 121 Rutland Gardens (HGY/2025/0492)
- 3 Kirkstall Avenue (HGY/2018/3691)
- 23 Harold Road (HGY/2025/0094)
- 73 Park Avenue North (HGY/2023/3366)
- 1 Kirkstall Avenue (HGY/2020/0473)
- 54 Crouch Hall Road (HGY/2024/3449)

The aim is to remove the current pebble dash render at the rear, taking it back to the original brick and making good/replacing bricks to match as required. The new side extension is designed as a sympathetic addition to the original house, using bricks reused from site. The new glazing will be of high quality in timber/metal frames, and will afford improved solar gain and connection to the garden from the internal spaces. The large rooflight would help bring natural light deeper into the plan.

2.2 Loft Conversion

A standard L-shaped dormer is proposed to suit the spatial needs of a growing modern family. These alterations would allow for a Master Bedroom with En Suite, and a 'working from home' Study on the same level. This would free up the first floor rooms for two childrens' bedrooms and a guest room for visiting family members.

The dormer is set away from both boundaries, and has an additional volume of less than the allowable 40cu.m via Permitted Development (which is often used as a reasonable guide). There are numerous examples in the area of 40cu.m Permitted Development sized dormers (or larger), approved via Planning applications. Some recent examples include:

- 9 Arnold Road (HGY/2024/2636)
- 45 Downhills Park Road (HGY/2025/1900)
- 82B Sydney Road (HGY/2025/1515)
- 17 Downhills Park Road (HGY/2022/2424)
- 87B Warham Road (HGY/2025/0987)
- 58B Allison Road (HGY/2024/1160)
- 41 Allison Road (HGY/2022/2660)

Also in line with Permitted Development, the dormer is set min. 0.2m back from the eaves, is lower than the ridge, and the external material will be to match the original roof slates.

The new dormer windows will tie in with the new extension glazing, of high quality in timber/metal frames. Rooflights to front roof slope are proposed to bring natural light / ventilation into the Master Suite, and will have a conservation-style low profile in dark grey to best match the original slates. The flat roof skylight will help illuminate the stairwell and first floor landing below.

All works to the roof level will be delivered to a high quality standard.

2.3 Other Works

A key intention is to upgrade the rest of the existing house, including the addition of internal insulation to the habitable rooms to improve eco-performance, and replace the existing windows (which are largely in disrepair) with new high performance windows to best match existing. Internal refurbishment works and upgrades to the patio/garden will be of high quality and sympathetic to the original design.

3.0 Conclusion

Through high-quality, modest internal / external improvements, the proposal will unlock the architectural potential of the house suited for modern living, and make an invaluable contribution to the local housing stock. The design is sensitively tailored around the original building and surrounding context, with no adverse affect on the amenity of neighbouring properties.

4.0 Access

There is no change to the access of this property.

5.0 Sustainability

The sustainability of the property will be improved by the following:

- Rear extension / dormer / existing roofs insulated to modern standards
- High performance doors / windows and rooflights
- Improved passive solar gain from new glazing with openers/trickle vents for natural ventilation
- Modern heating and ventilation systems to renewed areas

5.0 Drawings and Documents

This statement is to be read in conjunction with the following drawings:

PL_001 (Location Plan)
PL_002 (Block Plan)
PL_100-122 (As Existing)
PL_200-222 (As Proposed)