

**Design and Access Statement
&
Site Photographs**

29 Kirkstall Avenue, London N17 6PH

March 2026



Birdseye view of the property

1.0 Introduction / Site Photographs

No.29 Kirkstall Avenue is a mid-terrace Victorian dwellinghouse situated in a predominantly residential, non-conservation area. It is situated just south of Downhills Park, in close proximity to the key routes of Philip Lane and West Green Road and roughly equidistant from Turnpike Lane and Seven Sisters tube stations.

The property is the home of Joan and Stan Coombs, and is in great need of enlargement and reconfiguration/refurbishment to suit the needs of a modern household. With family members regularly visiting there is the need to create a side infill extension and open up some of the existing spaces on the ground floor. 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 side return area



Close up view of side return area



View towards the southeast corner of the rear garden (boundary with No.27)



View towards the southwest corner of the rear garden (boundary with No.31)



Internal views of existing Kitchen/Dining room

2.0 The Proposal

The current spaces are in great need of reconfiguration/upgrade, so the proposal is to add a side infill extension to create a wider/more functional space suited to modern living. The extended area and internal reconfiguration will together afford a comfortable open plan Kitchen / Dining / Sitting area, and improve connection/flow to the original rear reception and garden.

The proposed side extension slopes down towards the boundary with No.27 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)
- 1 Kirkstall Avenue (HGY/2020/0473)
- 73 Park Avenue North (HGY/2023/3366)
- 54 Crouch Hall Road (HGY/2024/3449)

The new side extension is designed as a modest addition to the existing house, visually distinguished from the original property but in a sympathetic way. Timber slatted cladding is proposed on the small section of the rear façade to reference the language of the garden as well as the timber bay window details and fascias/soffits on the house. 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 strip rooflight would help bring natural light deeper into the plan.

The internal upgrades include a through-lounge opening with a Study that can be used as a working space, snug, or play area for visiting family, and with a glazed porthole to allow natural light and visual connection with the Kitchen, while being able to control noise/smells. A ground floor WC with wetroom is also proposed in the understair area in case needed by elderly users.

It is also the intention to 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 insulated to modern standards
- High performance doors / windows and rooflight
- 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_100-120 (As Existing)
PL_200-220 (As Proposed)