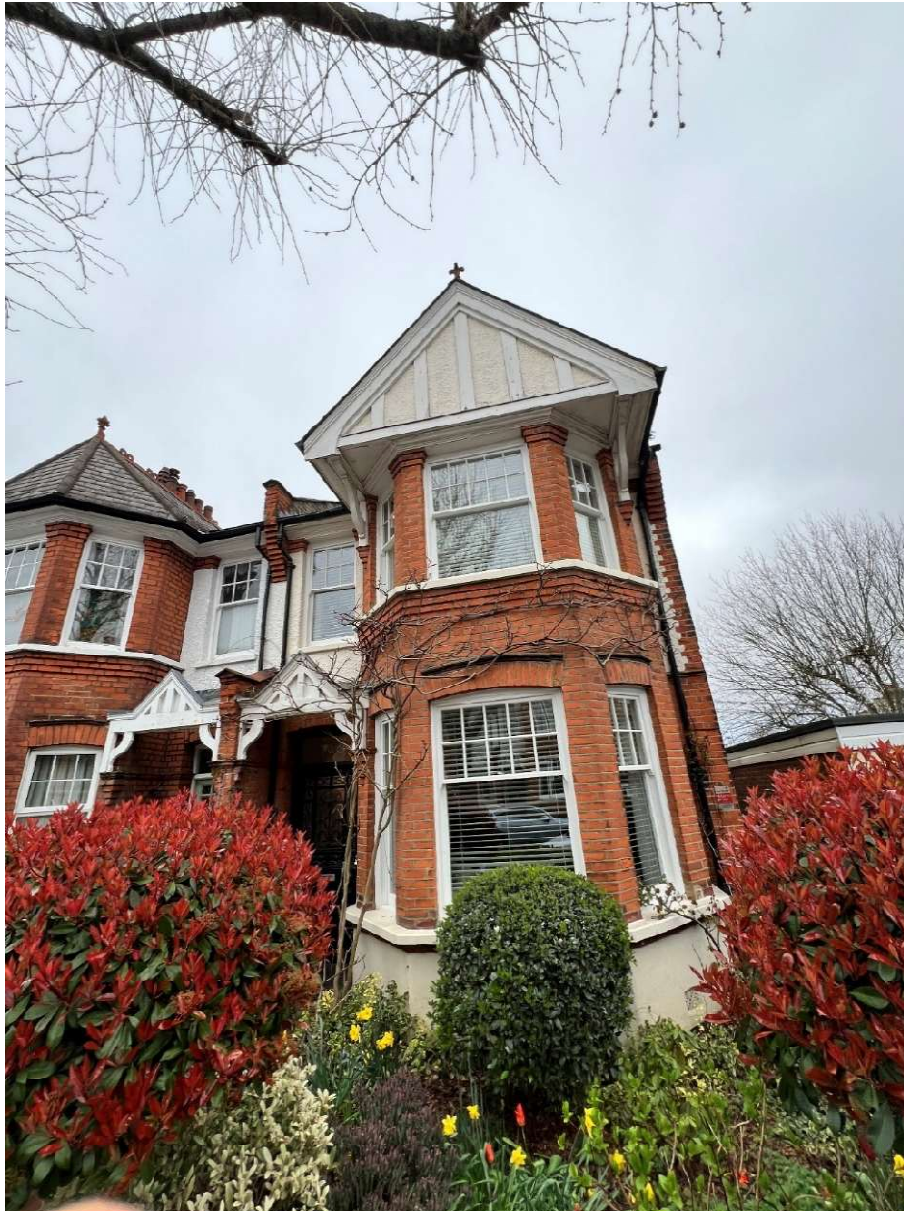


DESIGN, ACCESS & HERITAGE STATEMENT

**Demolition of existing rear bay window with
the proposal of a ground floor rear side / rear extension**

AT

2 Windermere Road N10 2RE



View of application site

May 2026

1.0 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.

1.0 SITE LOCATION

The property is a single-family, end of terraced house consisting of a two storey and a with accommodation in the loft space. It is situated at the end of Windermere Road, at the cross-roads with Alexandra Park Road and Curzon Road. 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.

2 Windermere Road is a late Victorian to early Edwardian period mid-terraced house characterised by red brickwork, decorative wooden frame entrance canopy with front door.

1.1 The site is not a listed building and is in the “Muswell Hill” Conservation Area No.3.

1.2 Windermere Road is a residential street consisting of two storey terraced houses, with accommodation in the loft space.



1.3



SITE PLAN (NOT TO SCALE)

2.0 HERITAGE SIGNIFICANT

The Muswell Hill Conservation Area is characterised by large and imposing two-storey terraced townhouses, constructed of traditional stock brickwork beneath steeply pitched slate roofs with prominent chimney stacks. Properties within the area display a rich variety of Victorian decorative detailing, including ornate carved timberwork to entrances and porches, together with decorative finials and cresting along the roof ridges.

3.0 DESIGN

- 3.1 The proposed wraparound rear and side extension together with the materials used, will be sympathetic to the style of the original building.
- 3.2 Rear extension walls will be London Stock Bricks to the rear, Grey Slate Rooflights and dark grey aluminium window frames.

As the proposed is to the rear and rear side elevation, the street scene will be maintained. Therefore, there will be no impact on the Conservation Area. 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'.



4.0 THE IMPACT UPON THE NEIGHBOURING LIVING CONDITIONS

- 4.1 The proposed wraparound and rear extension will have a pitched slated roof. The height towards the neighbouring property will have a top of eaves height of 2.85m. The rear extension floor level has been lowered to achieve this and therefore minimises any impact on the neighbouring property.

5.0 ACCESS & AMENITY

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

6.0 CONCLUSION

- 6.1 The proposal will improve the current dwelling and allow the optimal use of the property.

- 6.2 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'.
- 6.3 Overall, the proposal demonstrates a balanced approach, while preserving the historical and architectural integrity of the area.
- 6.4 The applicant is willing to engage in a positive and have a proactive conversation with the council focused on solutions to secure a successful outcome.