

DESIGN ACCESS STATEMENT

KEVAL SHETH

**64 WINDERMERE ROAD, N10
2RG**

PROJECT NUMBER UK26049

DATE: 15/05/2026



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1 INTRODUCTION

1.1.1. This Design and Access Statement (D&A Statement) has been prepared by AC Design Solutions Limited on behalf of the applicant, Keval Sheth, in support of a householder planning application to the London Borough of Haringey (LBH) for the following works at 64 Windermere Road, Hornsey, London, N10 2RG:

- Single storey side infill extension running the full length of the existing rear outrigger; and
- Loft conversion comprising rear dormer extensions to the main rear roof slope and part outrigger, with two conservation-style rooflights to the front roof slope.

1.1.2. This statement has been prepared in accordance with the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and the guidance set out in the National Planning Policy Framework (NPPF, 2023). It explains the design process and thinking behind the proposed works, demonstrates how the proposals respond to the site, its context, and the character of the Muswell Hill Conservation

Area (Conservation Area No. 3), and sets out how access considerations have been addressed.

- 1.1.3. The application property is located within the Muswell Hill Conservation Area. The duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 — to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area — has been central to the design process and is addressed throughout this statement.

2 SITE CONTEXT

2.1 Location and Character

- 2.1.1. The application property, 64 Windermere Road, is a two-storey mid-terrace dwellinghouse of late Victorian or Edwardian construction, situated within a continuous residential terrace on Windermere Road, Hornsey. The street is characterised by a regular and consistent built form: two-storey red brick terraced and semi-detached dwellings of Victorian and Edwardian origin, with traditional material palettes, pitched roof forms, and regular building lines. This consistency of appearance is a defining characteristic of the conservation area.
- 2.1.2. The property comprises a principal two-storey front section with a two-storey rear outrigger extending into the rear garden. This outrigger form is typical of Victorian and Edwardian terraced properties in this area and across the Muswell Hill Conservation Area.
- 2.1.3. To the rear of the outrigger, a gap exists between the outrigger's side elevation and the shared boundary with the neighbouring property. This undeveloped side gap is characteristic of the outrigger typology and represents the natural infill opportunity that the proposed side extension addresses. The rear of the property backs on to Muswell Avenue, affording some views of the rear elevation from that street.

2.2 Surrounding Development and Established Patterns

- 2.2.1. An established pattern of modest roof and rear extensions exists throughout the terrace and wider street. Most recently, planning permission was granted under reference HGY/2025/1015 for dormer extensions to both the main rear roof slope and the outrigger at 65 Windermere Road — the immediately adjacent property in the same terrace. The LBH Conservation Officer raised no objection. Earlier approvals for similarly proportioned dormers are visible at nos. 51 and 53 Windermere Road, both built within the last five years.

- 2.2.2. This established pattern of incremental improvement within the terrace is material to the design approach taken for the current application. The proposed works are deliberately designed to be consistent with and complementary to the scale, form and character of existing approved extensions in the street.

2.3 The Application Site

- 2.3.1. The property is not listed, nor in proximity to any listed building or structure. It sits within the Muswell Hill Conservation Area (No. 3) and is subject to the statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. There is no Article 4 Direction removing permitted development rights. No Tree Preservation Orders affect the site.

3 SITE DESIGNATION

- 3.1.1. The application property falls within the Muswell Hill Conservation Area (Conservation Area No. 3), first designated on 1 March 1974. The Muswell Hill Conservation Area Character Appraisal (adopted 11 February 2008) provides the principal guidance for understanding the character and appearance of the designated area.
- 3.1.2. The Character Appraisal identifies the area's special interest as deriving from its Victorian and Edwardian residential architecture: red brick construction with elaborate stone, stucco and pargetted plaster detailing; consistent two and three storey heights; regular street patterns laid out in a modified grid; and the high quality and consistency of architectural character across terraces. The Appraisal specifically identifies the consistency of appearance within terraces as a positive contributor to the character of the area.
- 3.1.3. The proposed works have been designed with direct reference to the Character Appraisal. The design approach — subservient scale, traditional materials, set-back positioning of the dormer, and sloping roof to the infill — reflects the Appraisal's emphasis on maintaining architectural consistency and avoiding dominant or incongruous additions.
- 3.1.4. In discharging the duty under Section 72(1) of the 1990 Act, the local planning authority must pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. As this statement demonstrates, the proposed development does not harm, and is consistent with the preservation of, the character and appearance of the Muswell Hill Conservation Area.

4 PLANNING HISTORY AND BACKGROUND

4.1.1. No planning history directly relevant to the application property at 64 Windermere Road is recorded. However, the following recently approved applications at neighbouring and comparable properties are directly material to the design rationale and acceptability of the proposed works.

4.2 HGY/2025/1015 — 65 Windermere Road (Approved 2025)

4.2.1. Planning permission was granted for a loft conversion comprising rear dormer extensions to the main rear roof slope and outrigger, together with two front conservation rooflights, at the immediately adjacent property at 65 Windermere Road — within the same terrace and the same Muswell Hill Conservation Area. The LBH Conservation Officer raised no objection. The case officer found the dormer extensions to be modest in scale, suitably subordinate and respectful of the host building's character. The officer noted the presence of similarly proportioned dormers at nos. 51 and 53 Windermere Road, and was satisfied that the character and appearance of the conservation area would be preserved.

4.2.2. The design of the loft conversion proposed at 64 Windermere Road has been informed directly by this approval. The dormer proportions, setback from eaves, and material approach replicate the design principles that LBH found acceptable at the adjacent property.

4.3 The Approved 2010 Scheme Included

4.3.1. For completeness, the planning history of 64 Windermere Road does not include any extant or implemented permissions of direct relevance to the current proposal. No implemented works are noted that would constrain or prejudice the proposed development.

4.4 HGY/2022/1950 — 79 Grosvenor Road, N10 2DU (Approved 2022)

4.4.1. Planning permission was granted for a ground floor rear and side infill extension at 79 Grosvenor Road — a comparable Victorian terraced property with a two-storey rear outrigger, located within the Vallance Road Conservation Area in the London Borough of Haringey. The approved infill extension measured 8.7m in depth, 1.8m in width and up to 3.4m in height, with a sloping roof reducing to 2.4m at eaves level at the shared boundary, and ran the full depth of the outrigger.

- 4.4.2. The LBH case officer concluded that despite occupying the whole depth of the outrigger, the infill extension would not appear as an overly dominant addition by reason of its discreet siting and modest scale. The sloping roof design was found to complement the host dwelling and to reduce bulk along the boundary. The proposal was found acceptable in conservation area terms under Policies DM1, DM9 and DM12 of the DPD 2017, Policies SP11 and SP12 of the Local Plan 2017, and Policies D6 and HC1 of the London Plan 2021.
- 4.4.3. The proposed side infill at 64 Windermere Road has been directly informed by this approval. The width (2.0m), eaves height (2.387m), sloping roof form, and full-outrigger-depth extent of the proposed extension are all consistent with the parameters found acceptable at 79 Grosvenor Road.

5 PLANNING POLICY CONTEXT

- 5.1.1. The following policy framework is applicable to the determination of this application. The proposed development has been designed to comply with each of the policies identified below, as demonstrated throughout this statement.

Relevant Policy Framework	
NPPF (2023) – Para 135	High quality design; local character and context
London Plan (2021) – D3	Inclusive design; quality of built environment
London Plan (2021) – D6	Amenity; daylight, sunlight, overlooking
London Plan (2021) – HC1	Heritage assets and settings
Haringey Local Plan (2017) – SP11	Highest standard of design; local context
Haringey Local Plan (2017) – SP12	Conservation and historic environment
Haringey DPD (2017) – DM1	High quality design; privacy and amenity
Haringey DPD (2017) – DM9	Management of the historic environment
Haringey DPD (2017) – DM12	Housing design and quality; extensions
Muswell Hill CA Character Appraisal (2008)	Character and appearance of the designated area
Planning (Listed Buildings and CAs) Act 1990 – S.72(1)	Duty to preserve or enhance the conservation area

5.2 NPPF (2023)

- 5.2.1. Paragraph 135 of the NPPF sets out that development should be visually attractive as a result of good architecture; sympathetic to local character and history; and establish or maintain a strong sense of place. The proposed works have been designed to be consistent with

the character of the host building and the conservation area, using matching materials and appropriate scale and massing.

5.3 London Plan (2021)

- 5.3.1. Policy HC1 requires development affecting heritage assets and their settings to conserve their significance. The design response — subordinate scale, traditional materials, rear positioning — ensures that the significance of the Muswell Hill Conservation Area is conserved. Policy D6 requires that development is not detrimental to neighbouring amenity. As set out in Section 7, the proposals do not give rise to any material harm to neighbouring daylight, sunlight, outlook or privacy. Policy D3 requires design quality and inclusive access, addressed in Section 8 of this statement.

5.4 Haringey Local Plan (2017) and Development Management DPD (2017)

- 5.4.1. Policy SP11 requires the highest standard of design that respects local context and character and historic significance. Policies SP12, DM9 and DM12 require extensions within or affecting the historic environment to be of a high, site-specific and sensitive design quality that respects and complements the form, setting, period and architectural characteristics of the original building, using high-quality matching or complementary materials. The design approach set out in Section 6 of this statement is directly responsive to these policy requirements.

6 PRINCIPLE OF DEVELOPMENT

6.1 Design Rationale and Process

- 6.1.1. The design process began with a thorough assessment of the application site, the character of the host building, the established pattern of extensions within the terrace, and the requirements of the Muswell Hill Conservation Area Character Appraisal. The approved schemes at 65 Windermere Road and 79 Grosvenor Road were studied as design precedents, informing the scale, form, and material approach adopted for both elements of the proposed development.
- 6.1.2. The overarching design principle has been to provide additional habitable accommodation that is genuinely subservient to the original dwelling; that does not compete with or detract from the primary character of the Victorian terrace; and that uses traditional materials consistent with the host building and the conservation area. The design avoids the use of contemporary or contrasting materials that could appear incongruous in this sensitive context.

6.2 Technical Specifications

Element 1: Single Storey Side Infill Extension	
Length	8,900mm (full length of existing outrigger)
Width	2,000mm
Height at eaves	2,387mm
Siting	On the shared boundary
Roof form	Mono-pitch / low-pitched sloping towards boundary
External materials	Brick to match existing; roof covering to match existing
Element 2: Loft Conversion — Rear Dormer Extensions	
Loft GIA	28.49m ²
Main roof dormer width	4,808mm
Outrigger dormer width	3,300mm
Front rooflights	2 no. conservation-style, flush with roof plane
External materials	To match existing host building throughout

6.3 Single Storey Side Infill Extension — Design Response

- 6.3.1. The proposed side infill extension occupies the existing gap between the rear outrigger and the shared boundary with the neighbouring property. This gap — a characteristic feature of the outrigger typology — currently serves no functional purpose and its infill represents a natural and considered expansion of the ground floor accommodation.
- 6.3.2. The extension is designed with a mono-pitch sloping roof, reducing in height towards the shared boundary. At 2.387m to eaves, the extension is modest in height and clearly subordinate to the two-storey outrigger alongside which it sits. This sloping form directly mirrors the design approach found acceptable at 79 Grosvenor Road (HGY/2022/1950), where the LBH officer confirmed that the sloping roof design complemented the host dwelling and reduced the extension's bulk and visual impact along the boundary.
- 6.3.3. The extension is sited entirely to the rear of the property. It would have no frontage onto Windermere Road and would not be visible in the primary street scene. Views from Muswell Avenue to the rear would reveal only a modest, low-height addition sitting alongside the existing outrigger. External materials are proposed to match the existing building — brick to match the host dwelling's rear elevation and a roof covering consistent with the existing fabric — ensuring visual continuity with the host property and compliance with the conservation area guidance.

6.4 Loft Conversion — Design Response

- 6.4.1. The proposed loft conversion provides a Gross Internal Area of 28.49m² of additional living accommodation at roof level. The design comprises two rear dormer elements: a primary dormer to the main rear roof slope (4,808mm wide) and a secondary dormer to the part outrigger (3,300mm wide), together with two conservation-style rooflights to the front roof slope.
- 6.4.2. Both dormer elements are set down from the ridge and set in from the party walls, ensuring that they read as clearly subordinate additions to the existing roof form rather than dominant new elements. The outrigger dormer, at 3,300mm in width, is modest in proportion and is well set up from the eaves of the outrigger. The main roof dormer would be partially screened from direct rear views by the large outrigger structure, limiting its visual impact when seen from the rear garden and Muswell Avenue.
- 6.4.3. This design approach directly replicates the scheme approved at the immediately adjacent property, 65 Windermere Road (HGY/2025/1015), where LBH's Conservation Officer raised no objection and the case officer was satisfied that the dormer extensions were suitably subordinate and respectful of the conservation area's character. The proposed rooflights to the front are of conservation style, flush with the roof plane, consistent with Condition 4 imposed on the 65 Windermere Road approval and with the established character of the street.
- 1.1.1. External materials throughout the loft conversion are proposed to match the existing host building, ensuring visual continuity with the original dwelling and maintaining the consistent material palette that characterises the terrace.

7 IMPACT ON RESIDENTIAL AMENITY

7.1 Side Infill Extension

- 7.1.1. The proposed side infill extension, at a maximum height of 2.387m to eaves and with a sloping roof form descending towards the shared boundary, would not give rise to any material harm to the amenity of the occupiers of neighbouring properties. Its low height and rear position ensure that it does not overshadow, overbear or cause any harmful loss of outlook to the adjoining properties.
- 7.1.2. In the directly comparable approved scheme at 79 Grosvenor Road, the LBH case officer found that an infill extension of broadly comparable scale — running the full depth of the outrigger with a sloping roof to 2.4m at the boundary — would have a negligible impact on neighbouring amenity in terms of daylight, sunlight, outlook and sense of enclosure. The proposed infill at 64 Windermere Road is of equivalent scale and form, and the same conclusion applies.

- 7.1.3. No new windows or openings are proposed in the side elevation of the infill extension facing the shared boundary. The proposal therefore introduces no new overlooking or loss of privacy to the neighbouring property.

7.2 Loft Conversion

- 7.2.1. The rear dormer extensions, being located at roof level to the rear of the property, do not give rise to any harmful impact on the daylight or sunlight received by neighbouring properties. Both dormer elements are set in from the party walls, avoiding any direct impact on the rooflight or outlook of adjoining loft conversions.

- 7.2.2. In the approved scheme at 65 Windermere Road, the case officer confirmed that the proposed dormer extensions would not result in a material loss of sunlight or daylight, nor have an overbearing appearance in relation to neighbouring properties. In an established urban and suburban context such as Windermere Road, there is already an accepted degree of mutual overlooking from rear elevation windows. The proposed dormers, facing rearward, would not give rise to any materially greater degree of overlooking or loss of privacy than that which already exists.

- 1.1.2. The proposed development is therefore fully consistent with the requirements of DPD Policy DM1 and London Plan Policy D6 in respect of neighbouring residential amenity.

8 CONCLUSION

- 8.1.1. This Design and Access Statement has been prepared in support of a householder planning application at 64 Windermere Road, Hornsey, London, N10 2RG. It demonstrates that the proposed single storey side infill extension and loft conversion comprising rear dormer extensions have been designed through a considered process that responds directly to the character of the site, the host building, the established pattern of extensions in the terrace, and the requirements of the Muswell Hill Conservation Area Character Appraisal (2008).

8.2 Design Quality

- 8.2.1. Both elements of the proposed development are subservient in scale and form to the existing dwelling, using traditional materials that match the host building. The side infill, with its sloping mono-pitch roof reducing to a modest height at the boundary, and the loft dormer, set down from the ridge and in from the party walls, are each clearly subordinate additions that do not compete with or detract from the primary character of the Victorian terrace.

8.3 Conservation Area

- 8.3.1. The proposed development preserves the character and appearance of the Muswell Hill Conservation Area. The design has been directly informed by the Muswell Hill Conservation Area Character Appraisal, the recently approved scheme at 65 Windermere Road (HGY/2025/1015), and the approved side infill at 79 Grosvenor Road (HGY/2022/1950). The duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is satisfied.

8.4 Amenity

- 8.4.1. The proposed works do not give rise to any material harm to the amenity of neighbouring occupiers in terms of daylight, sunlight, outlook, overbearing impact or overlooking. This is consistent with the findings of LBH case officers in both of the comparable approved schemes referenced throughout this statement.

8.5 Policy Compliance

- 8.5.1. The proposals comply with the NPPF (2023), London Plan (2021) Policies D3, D6 and HC1, Haringey Local Plan (2017) Policies SP11 and SP12, and Haringey Development Management DPD (2017) Policies DM1, DM9 and DM12. It is respectfully submitted that planning permission should be granted.

8.6 Access

- 8.6.1. The proposed development does not alter the existing access arrangements to the property. Pedestrian access from Windermere Road to the front door of the property is unaffected. The side infill extension is accessed internally from within the existing ground floor layout. No changes are proposed to any external access points. The development does not give rise to any adverse implications in respect of access for people with disabilities or mobility impairments. The existing level of accessibility to and within the dwelling is maintained.

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