



DESIGN AND ACCESS STATEMENT
IN SUPPORT OF PLANNING APPLICATION FOR GROUND FLOOR
EXTENSION

AT

22 SIRDAR ROAD
N22 6RG

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1.0 The Existing Building

22 Sirdar Road is a two-storey mid-terrace Victorian property in Turnpike Lane. The house is currently in poor condition: the double glazing throughout has failed and is not in keeping with the housing stock, and the building is uninsulated so the existing fabric is well below modern energy standards. The front facade was historically rendered, obscuring the original red brickwork that survives on the properties opposite and elsewhere along the terrace.

At ground floor, the original rear outrigger was extended in the 1990s to provide a small kitchen. This 1990s extension is of poor architectural quality, is itself uninsulated, and leaves the side return as an undeveloped strip of external space pinched between the extension and the boundary wall. The result is a dark, narrow and inefficient ground-floor plan that is poorly suited to family life.

A directly comparable scheme to this has recently been completed at No. 15 Boundary Road, immediately to the rear of the application property, providing a local precedent for the works proposed here.



Fig. 1 — Rear elevation showing the existing 1990s kitchen extension whose building line will be retained.



Fig. 2 — Undeveloped side return to be infilled to provide an open-plan kitchen / dining room.



Fig. 3 — Front elevation of No. 22, with later cement render obscuring the original brickwork.

2.0 The Proposed Building

The proposal is to retain the existing rear building line established by the 1990s kitchen extension and to extend it sideways to fill the redundant side return, creating a single rear addition that runs the full width of the garden. This will provide an open-plan kitchen and dining room at the heart of the home, opening directly onto the garden and bringing natural light deep into the plan. Retaining the existing rear line, rather than extending further into the garden, preserves the amenity of the outdoor space and limits the impact on neighbouring properties.

The new side-return roof will be clad in VMZinc standing seam roofing in Quartz-Zinc, a long-life, fully recyclable material with a soft matte grey-blue finish that sits comfortably against the surrounding brickwork. Rear patio doors will be aluminium-framed double-glazed units with frames powder-coated to match the Quartz-Zinc roofing, giving a consistent and restrained material palette. New brickwork to the side-return infill will be selected to match the original red stock brick of the host building, which will itself be revealed by removing the cement render to the front facade and repointing the mortar. Windows to the original part of the house will be replaced with double glazed timber sash windows of traditional proportion. The whole property will be internally dry-lined with insulation to bring fabric performance up to current standards without affecting the external appearance. The combination of these measures will create an efficient, comfortable and sustainable family home that is sympathetic to the existing building and to the local architectural character.



Fig. 4 — VMZinc Quartz-Zinc standing seam roof with matching aluminium-framed glazing, of the type proposed for the new extension.



Fig. 5 — Original red brickwork on the opposite side of Sirdar Road, illustrating the tone proposed for the side-return infill.



Fig. 6 — Comparable property showing the proposed combination of Quartz-Zinc roofing with red brickwork.

A directly comparable scheme has recently been completed at No. 15 Boundary Road, immediately to the rear of the application property on the parallel street.