

15201
30 Wolseley Road
N8 8RP

Design & Access Statement
Document: P-300
Origin Architecture
July 2026
Revision B





Drawing List

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P-200 Proposed GF Plan

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P-301 Heritage Statement

This report and the associated drawings describe a proposed changes to a large three storey house, mainly focused on the rear of the property.

Site Context

30 Wolseley Road is within a local conservation area. The houses have long gardens that slope downwards to the rear and the site steps down between plots, following the slope of Wolseley Road.

Building description

The dwelling is Victorian semi detached house with a combination of brick and small sections of render. The front has section of decorative terracotta tile to. The roof is made of natural slate tiles.

The Design proposal

The main proposed alterations are as follows:

1. Crittal style window wall with double doors in the back of the house
2. Increasing the size of the window on the side of the kitchen to allow more light in.
3. Create better access to the garden from the kitchen
4. Make the steps into the garden less steep.
5. Incorporate the conservatory into the garden better
6. Link the kitchen and the conservatory more
7. Internal improvements internally to the kitchen and side utility
8. Victorian tiled path leading to the house

Origin Architecture

Origin Architecture specializes in buildings that provide bespoke and considered spaces, often solving complex construction problems. Our objective is always to marry the pragmatic with the aesthetic in a way that results in buildings and places that have a positive impact on people's lives. The directors have 15 years experience working for some of London's well known architects including: Cullinan Studios, Wilkinson Eyre, Penoyre & Prasad, Feilden Clegg Bradley Studios and Pentagram.

Site Photos



Site Photos



Rear Elevation



Existing Rear Elevation



Proposed Rear Elevation

Design In Detail

The general principle for the design has been to maintain the integrity of the host property and any important features whilst creating improved connection from the main house to its garden. The proposal seeks to comply with the broad requirement for high quality design, that doesn't detract from the character of the wider street and surrounding area. The design draws upon previous architectural works that Origin Architecture has completed to this type of building and urban environment, and upon a considered assessment of the existing building and street-scape.

Use

The site has a residential use class of C3 which will remain unchanged. The proposed changes will have minimal impact on the site as there is no change of use.

Form

The existing rear conservatory is slightly reduced in length by approximately 1.4m

Amount & Scale

All proposals are subordinate to the host property and its roof. The proposed additional area is less than 100 m2 and will not be subject to Community Infrastructure Levy charge.

Layout

There is no change in the layout of the site as a result of this application. The locations of the vehicular and pedestrian entrances remain the same. The access to the main entrance of the house is via one step.

Access

The proposal does not change the external or internal accessibility of the house.



Neighbour Amenity

The proposed changes are set back from the neighbours boundaries.

The neighbours outlook to their rear gardens is maintained. Adjoining properties will still enjoy an uninterrupted outlook from existing rear windows.

The form will not create significant additional overshadowing above that created by the existing building forms. The main change in form is to reduce the length of the existing conservatory by 1.4m to create a larger lower patio area.

There are no additional side facing windows that might effect privacy and the enlargement to the kitchen window does not provide additional views from the 1.6m average eye height from internal spaces.

There will be no additional noise disturbance as no sound generating equipment is proposed (eg air source heat pump)

The proposal does not create significant adverse impact on neighbours residential amenity or other surrounding uses in terms of loss of daylight or sunlight, privacy, overlooking, aspect. In its use it will not create significant additional air, water, light or noise, pollution.

Materials

High quality materials will be used throughout including high performance steel windows for better environmental performance. Roof insulation will be upgraded. The garden planting will be bought close to the building to create a greater sense of connection to the outside.

Sustainability in Design & Construction

The new building elements will be detailed and constructed to a high standard, using durable materials to create a positive contribution to its environment. All new parts of the dwelling will be built to current Part L standards which will ensure much improved levels of insulation to the roof walls and floors, which currently have none. LED lighting will be used in all new areas and water efficient sanitary ware will be used throughout. The predominate external materials will provide lasting durability.

Parking

No additional parking positions are proposed.

Conclusion

The design and form of the proposed extensions have been developed to avoid undue harm to the neighbouring houses or to the appearance of the host building, with all alterations located to the rear and with little impact on the street scene.