



6 Grosvenor Way,
London,
E5 9ND.
T:020 3935 3434
E:planning@thepgroups.co.uk

STRUCTURAL IMPACT & CONSTRUCTION METHOD STATEMENT

To: Planning Department, London Borough of Haringey

Site: 49 Sylvan Avenue, London N22 5JA

Proposal: Change of Use from C3 Dwellinghouse to C4 House in Multiple Occupation (HMO)

Subject: Full Planning Application Submission – C3 → C4 HMO with External and Internal Alterations

Date: 9 September 2026

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1.0 Introduction

1.1 Purpose of the Statement

This combined Structural Impact and Construction Method Statement has been prepared in support of the proposed change of use and associated external works at 49 Sylvan Avenue. The document provides a clear and proportionate assessment of the structural implications of the development and sets out the construction methodology to ensure safe, controlled and sensitive implementation within a residential terrace.

Although the proposal does not include extensions or significant structural enlargement, the formation of a new side alleyway requires the removal of a section of the flank wall. This constitutes a structural alteration and therefore triggers the need for a Structural Impact Assessment and Construction Method Statement under Haringey's Local Validation Requirements.

1.2 Scope of Assessment

The statement covers:

- Structural impact on the host building and adjoining properties
- Structural design principles and load transfer strategy
- Construction sequencing and site management
- Measures to protect neighbouring structures, services and access
- Materials schedule for the proposed works

The assessment is proportionate to the scale of development and reflects the residential nature of the site.

2.0 Existing Building & Structural Context

2.1 Building Form

49 Sylvan Avenue is a two-storey mid-terrace dwellinghouse of traditional brick construction with timber intermediate floors and a pitched roof. The property forms part of a consistent residential terrace typical of early- to mid-20th-century suburban development in Haringey. The front elevation features a bay window and brick façade, while the rear elevation opens onto a private garden.

2.2 Existing Side and Rear Conditions

The existing flank wall sits directly on the boundary with the neighbouring property. There is currently no side access route. The proposal introduces a new side alleyway by removing a section of the flank wall to create a secure access path to the cycle storage located in the rear garden, while refuse storage is positioned in the front garden as shown on the proposed plans.

The rear garden is level, stable and suitable for construction activity. No existing extensions or projections affect the structural context of the works.

2.3 Structural Condition

The existing building is structurally sound, with no evidence of subsidence, structural movement or compromised load-bearing elements. The flank wall is of standard brick construction and capable of being altered with appropriate structural support.

3.0 Structural Impact Assessment

3.1 Structural Principles

The proposed development has been designed to ensure:

- No adverse loading on the existing building
- No structural impact on adjoining properties
- No interference with shared foundations or party walls
- Full compliance with Building Regulations Part A

The formation of the side alleyway is modest in scale and will be supported by appropriate structural measures.

3.2 Foundations

No new foundations are required beyond minor pad foundations for the cycle enclosure and refuse storage enclosure. These will be independent and will not affect the existing building or neighbouring properties.

The removal of the flank wall section does not require foundation alteration, as the opening is small and will be supported by a new lintel.

3.3 Load-Bearing Walls & Structural Support

The creation of the side alleyway requires:

- Removal of a small section of the flank wall
- Installation of a structural lintel sized by a qualified structural engineer
- Localised reinforcement of brickwork around the opening

The lintel will transfer loads safely to the remaining masonry. No additional loading will be placed on adjoining buildings.

3.4 Floor & Roof Structure

No alterations are proposed to the floor or roof structure. All internal works are non-structural and involve reconfiguration of partitions only.

The structural integrity of the building remains unchanged.

3.5 Party Wall Considerations

The works fall within the scope of the Party Wall etc. Act 1996. Notices will be served where required, and all works adjacent to party walls will be undertaken with appropriate protection measures, including:

- Vibration control
- Dust suppression
- Monitoring of adjoining structures

No cutting into neighbouring structures will occur without formal agreement.

3.6 Impact on Neighbouring Properties

The structural impact on neighbouring properties is negligible because:

- The opening is modest and structurally supported
- No shared structural elements are altered
- No additional loading is placed on adjoining buildings
- Foundations remain untouched
- The terrace form is preserved

The proposal does not compromise the structural integrity of either neighbouring property.

4.0 Construction Method Statement

4.1 Site Access & Management

Access will be taken exclusively from the front and rear of the property. The new side alleyway will be formed early in the construction sequence to allow safe access for materials and waste removal.

The site provides sufficient space for:

- Material delivery
- Waste storage
- Contractor access
- Temporary welfare facilities

The residential terrace will remain fully accessible at all times.

4.2 Construction Sequencing

The works will follow a controlled sequence:

- 1. Site preparation** Clearance of minor debris, marking out the flank wall opening, installation of temporary fencing.
- 2. Structural opening formation** Careful removal of brickwork, installation of temporary supports, placement of structural lintel.
- 3. External works** Formation of the side alleyway, installation of cycle enclosure and refuse enclosure.
- 4. Internal reconfiguration** Installation of partitions, en-suite bathrooms, kitchens and fire-rated doors.
- 5. Final checks & compliance** Building Control inspections, structural sign-off, site clearance.

4.3 Noise, Dust & Vibration Control

Mitigation measures include:

- Use of low-vibration tools
- Dust suppression via water spray
- Limiting noisy works to standard working hours
- Protection of neighbouring boundaries

4.4 Waste Management

Construction waste will be segregated and removed regularly to maintain a safe working environment. No waste will be stored against neighbouring boundaries.

4.5 Safety Measures

All works will comply with CDM Regulations 2015. Contractors will implement:

- PPE requirements
- Safe access routes
- Secure storage of materials
- Fire safety measures

5.0 Structural & Construction Impact Conclusion

The proposed development at 49 Sylvan Avenue is structurally sound, modest in scale and designed to operate independently of neighbouring buildings. The formation of the side alleyway is minor and will be supported by appropriate structural measures. The construction methodology ensures safe, controlled and sensitive implementation within a residential terrace.

No adverse structural impacts arise, and the proposal complies fully with Building Regulations, the Party Wall Act, and best-practice construction standards.

6.0 Materials Schedule

6.1 External Walls

- London stock brickwork to match existing
- Reinforced lintel above new opening
- Cementitious render where required

6.2 Structural Elements

- Steel lintel sized by structural engineer
- Pre-stressed concrete lintels
- Timber joists and structural timber framing

6.3 Cycle & Refuse Enclosures

- Timber cycle enclosure (6-space)
- Galvanised steel refuse enclosure
- Waterproof membrane and drainage detailing

6.4 Roofing

- No changes to existing roof
- Flashings and sealants where required

6.5 Openings

- Fire-rated doors where required
- Double-glazed units to match existing

6.6 Finishes

- External paint finishes to match existing
- Weatherproof sealants
- Matching brick slips where patching is required