

**Design and Access Statement
&
Site Photographs**

27A Kirkstall Avenue, London N17 6PH

September 2026



Birdseye view of the property

1.0 Introduction / Site Photographs

No.27A Kirkstall Avenue is a 1-bedroom ground floor flat in a mid-terrace Victorian property situated in a predominantly residential, non-conservation area. It is located just south of Downhills Park, in close proximity to the key routes of Philip Lane and West Green Road and roughly equidistant from Turnpike Lane and Seven Sisters tube stations.

The property is the home of Helen Tilston, and is currently in need of enlargement and reconfiguration/refurbishment to suit the needs of a modern household. The key proposal is to create larger garden-facing Kitchen/Dining/Sitting area via a side infill extension. This involves moving the existing garden-facing Bedroom to the rear reception, served off a new courtyard. The proposal also involves a new Garden Studio for working from home, positioned at the end of the rear garden similar to the neighbouring outbuilding at No.29.

The overall aim is to improve the use of space to suit current / future needs and enhance the architectural quality of the property with a strong sensitivity to context and appearance.

We would welcome the opportunity to meet you on site to discuss the application and any questions raised during the determination / consultation process, and to work with you to ensure the positive determination of the application.



Front elevation view of the property



Rear elevation view of the property



View showing full extent of rear garden



View of side return / courtyard space



View towards the southwest corner of the rear garden (boundary with No.29)



Internal view of existing back room



Internal view of existing Kitchen / Dining Room

2.0 The Proposal

The current spaces are in need of reconfiguration/upgrade, so the proposal is to add a side infill extension to create a larger/more functional Kitchen/Dining/Sitting area suited to modern living and with good levels of natural light and garden views.

The proposed side extension slopes down towards the boundary with No.29 to max 2.6m height above existing ground level (as per the approved extension currently being built at No.29). This is just the height required to allow comfortable headroom in the passage between the rear reception and new infill extension. This is in line with numerous recently approved examples in the area with side infill extensions sloping down to 2.6m on the boundary (in addition to that approved next door at No.29).

Some recent examples include:

- 29 Kirkstall Avenue (HGY/2026/1001)
- 4 Kirkstall Avenue (HGY/2020/1085)
- 121 Rutland Gardens (HGY/2025/0492)
- 3 Kirkstall Avenue (HGY/2018/3691)
- 23 Harold Road (HGY/2025/0094)
- 1 Kirkstall Avenue (HGY/2020/0473)
- 73 Park Avenue North (HGY/2023/3366)
- 54 Crouch Hall Road (HGY/2024/3449)

The new side extension is designed as a modest addition to the existing house, sympathetic to the original property. The new glazing will be of high quality in timber/metal frames, and will afford improved solar gain and connection to the garden from the internal spaces. The courtyard and large rooflight would ensure that natural light deep into the plan.

The internal upgrades include a new Bedroom in the rear reception, a refurbished hallway with much-needed extra storage and improved entry, and bathroom upgrades. A ground floor WC is also proposed served off the courtyard, as future proofing in case needed by elderly users.

A Garden Studio for working from home is also being proposed, at the foot of the garden much like the existing outbuilding at No.29 but more set in from the edges (min. 0.5m gap to boundaries on all sides) to avoid the visual 'terracing effect' and also allow maintenance access.

It is also the intention to replace the existing windows with new high performance windows to best match existing. Internal refurbishment works and upgrades to the patio/garden will be of high quality and sympathetic to the original design.

3.0 Conclusion

Through high-quality, modest internal / external improvements, the proposal will unlock the architectural potential of the house suited for modern living, and make an invaluable contribution to the local housing stock. The design is sensitively tailored around the original building and surrounding context, with no adverse affect on the amenity of neighbouring properties.

4.0 Access

There is no change to the access of this property.

5.0 Sustainability

The sustainability of the property will be improved by the following:

- Rear extension and garden studio insulated to modern standards
- High performance doors / windows and rooflight
- Improved passive solar gain from new glazing with openers / trickle vents for natural ventilation
- Modern heating and ventilation systems to renewed areas

5.0 Drawings and Documents

This statement is to be read in conjunction with the following drawings:

PL_001 (Location Plan)
PL_002 (Block Plan)
PL_100-121 (As Existing)
PL_200-221 (As Proposed)