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DESIGN & ACCESS STATEMENT

11 WINDERMERE ROAD, LONDON N10 2RD
PLANNING APPLICATION – 2026



INTRODUCTION

This Design and Access Statement has been prepared to support a planning application for alterations to the residential property at **11 Windermere Road, London N10 2RD**. The proposed development comprises the replacement of existing single-glazed windows with new double-glazed timber units and the installation of two air source heat pumps to provide domestic hot water and heating.

The proposals are intended to improve the thermal efficiency and environmental performance of the dwelling while maintaining its established character and appearance within the surrounding streetscape. This statement should be read alongside the accompanying drawings and supporting documentation submitted as part of the application.



SITE LOCATION AND CONTEXT

The property is located on the west side of Windermere Road in Muswell Hill, within the London Borough of Haringey. The surrounding area is predominantly residential in character, comprising a mix of late Victorian, Edwardian and interwar dwellings that together establish a consistent and well-defined built form.

The application site sits within a residential street typified by properties of similar scale, massing, and materiality, contributing to a uniform and legible townscape. The building aligns with the prevailing architectural rhythm and does not exhibit features that distinguish it from the wider streetscape. Dating from circa 1910, the property is an early Edwardian dwelling situated within the Muswell Hill Conservation Area. While it contributes to the character and appearance of the conservation area, it is not listed and should be regarded as representative of a common local building typology rather than an individual heritage asset of architectural or historic significance.



DEVELOPMENT OBJECTIVES

The primary objective of the proposal is to enhance the energy efficiency and environmental performance of the existing dwelling through sensitive and proportionate upgrades.

The replacement of existing windows and the introduction of low-carbon heating technology aim to reduce heat loss, lower energy consumption, and support the transition away from fossil fuel-based systems. The proposals are designed to achieve these improvements without altering the fundamental appearance or spatial arrangement of the property.

PLANNING HISTORY

HGY/2011/1371

Erection of single-storey side extension

Granted – 3rd October 2011

EXISTING BUILDING AND PHYSICAL CONTEXT

The property is an existing residential dwelling with traditional architectural characteristics consistent with the surrounding area. The building currently incorporates timber-framed single-glazed windows, some of which are in varying conditions.

The site and its immediate context exhibit a coherent residential character, and the building contributes to the visual continuity of the street. The proposed works respond to this context by maintaining the established form of the property.

DESIGN CONCEPT AND PROPOSALS

The design approach is based on a principle of like-for-like replacement and minimal visual intervention.

Existing windows will be replaced with new double-glazed timber units that replicate the original design, including proportions, glazing bar patterns, and opening mechanisms. The frames will be finished in white paint to match the traditional appearance of the property and surrounding dwellings. The size, position, and number of window openings will remain unchanged.

Two air source heat pumps are proposed to provide heating and hot water. These will be located at ground level to the rear of the property to minimise visibility from the public realm. The units will be selected to meet current performance and noise standards and will be installed in accordance with the manufacturer's guidance and relevant Microgeneration Certification Scheme (MCS) requirements.

An Environ ELV T3-1350 acoustic enclosure system will be installed around the proposed air source heat pumps to provide the noise attenuation required by the Environmental Sound Survey Report. Refer to the accompanying drawing, 008-054-A, Proposed Acoustic Enclosure Details. The proposals are intentionally discreet and will not materially alter the external appearance of the building. The enclosure will be specified and installed to provide at least 19 dB attenuation, enabling sound from the proposed plant to satisfy local planning policy when assessed in accordance with BS 4142:2014+A1:2019.



View from the rear garden



Location of the proposed Air Source Heat Pumps

SCALE AND APPEARANCE

The scale and massing of the building will remain unchanged. The proposed works are limited to replacement elements and the addition of small-scale plant equipment, ensuring that the overall form of the property is preserved. The use of white-painted timber windows ensures continuity with the existing architectural language of the building and the wider streetscape. The siting of the heat pumps at the rear of the property ensures that their visual impact is negligible.

EXISTING & PROPOSED DESIGN PROPOSALS

Window Replacement

Aspect	Existing	Proposed
Glazing	Single-glazed	Double-glazed
Frame material	Timber	Timber
Frame finish	Painted (various conditions)	White painted
Opening style	Sash	To match the existing

The proposed replacement windows have been designed on a like-for-like basis, replicating the existing design, proportions, glazing bar arrangements, and opening mechanisms to ensure consistency with the current architectural character of the property. The use of white-painted timber frames has been carefully selected to preserve the traditional appearance of the building and to maintain visual harmony with neighbouring dwellings within the streetscape. The introduction of double glazing will provide a significant improvement in thermal performance, reducing heat loss and contributing to increased energy efficiency, while also enhancing acoustic insulation. Importantly, the proposals do not involve any alteration to the size, position, or number of window openings, thereby ensuring that the overall external appearance of the building remains unchanged.

Air Source Heat Pumps

Specification	Details
Number of units	2
Type	Air source heat pump (ASHP)
Purpose	Domestic hot water and central heating
Proposed location	Ground level at the rear of the property. Refer to drawing 008 S1 B, Proposed Site Plans.
Noise rating	Refer to the accompanying acoustic assessment

DESIGN RATIONALE

The proposed air source heat pumps have been positioned at ground level to the rear of the property to reduce any potential visual impact on neighbouring properties and the streetscape. The selected units have been specified for low noise output and will be installed in accordance with the manufacturer's guidance and relevant standards. The air source heat pumps will be fitted with appropriate acoustic enclosures to ensure that their operation does not adversely affect neighbouring residential properties. The introduction of the heat pump system represents a sustainable upgrade to the property, supporting the transition away from fossil fuel-based heating and contributing to national and local carbon-reduction objectives.

SUSTAINABILITY

The proposed development delivers clear environmental benefits through improved building performance and the integration of renewable technology. The installation of double-glazed windows will reduce heat loss and improve thermal insulation, leading to lower energy demand. The introduction of air source heat pumps provides a low-carbon alternative to conventional heating systems, reducing reliance on fossil fuels.

These measures support the objectives of the London Plan, the London Borough of Haringey's climate policies, and the requirements of Building Regulations Part L.

ACCESS

The proposals do not involve any changes to existing access arrangements. Pedestrian access to the property will remain as existing, and there are no alterations to the street parking provision.

HERITAGE AND CONSERVATION

The proposed works have been designed to preserve the character of the property and its contribution to the surrounding area.

The replacement windows will match the existing design, frame material and external appearance, ensuring visual continuity. The positioning of the heat pumps away from the principal elevation minimises any impact on public views.

The proposals are considered to preserve the character and appearance of the property and the Muswell Hill Conservation Area, in accordance with relevant planning policies.

REFUSE AND RECYCLING

Existing refuse and recycling arrangements will remain unchanged.

NOISE AND RESIDENTIAL AMENITY

An Environmental Sound Survey Report (Revision B, report reference 26039/001B/dd, dated 13 May 2026) has been prepared by Applied Acoustic Design (AAD Ltd) in support of the application. Continuous monitoring established typical background sound levels of 38 dB LA90,15min during the daytime and 31 dB LA90,15min during the night-time. The report identifies 13 Windermere Road as the nearest noise-sensitive receiver and adopts maximum plant rating levels of 33 dB LAr,Tr during the daytime and 26 dB LAr,Tr during the night-time, equivalent to 5 dB below the prevailing background sound levels.

Without mitigation, the report predicts a combined plant rating level of 45 dB LAr,Tr, exceeding the night-time background level by 14 dB. An Environ ELV T3-1350 acoustic enclosure system is therefore proposed and will be specified and installed to provide the required minimum attenuation of 19 dB. With this mitigation, the predicted night-time plant rating level is 26 dB LAr,Tr, which is 5 dB below the measured night-time background sound level and complies with the adopted criterion. The report concludes that the plant is expected to satisfy local planning policy when assessed in accordance with BS 4142:2014+A1:2019, subject to the detailed design and specification demonstrating compliance with the London Borough of Haringey's noise criteria. The enclosure will be installed and maintained to deliver the specified acoustic performance and safeguard neighbouring residential amenity.

SUMMARY AND CONCLUSION

The proposed works at 11 Windermere Road comprise the like-for-like replacement of the existing single-glazed timber windows with double-glazed timber units and the installation of two air source heat pumps. The scheme represents a sensitive and proportionate upgrade that will improve the dwelling's thermal efficiency and environmental performance while preserving its architectural character and contribution to the Muswell Hill Conservation Area.

The Environmental Sound Survey Report confirms that the proposed air source heat pumps, when installed within the Environ ELV T3-1350 acoustic enclosure, will meet the required noise levels. The enclosure will reduce operational noise to an acceptable level and protect the amenity of neighbouring residents. Subject to the enclosure being installed and maintained as specified, it is considered that the proposals accord with the relevant policies of the London Borough of Haringey and the London Plan in relation to design, heritage, sustainability and residential amenity, and constitute an appropriate form of development for the property.