



DESIGN AND ACCESS STATEMENT

27 Sirdar Road – London - N22 6QP

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1.0 Introduction

This Design and Access Statement accompanies a householder planning application for the demolition of the existing conservatory and erection of a single storey extension.

The applicants, Catherine Black and Liam Macrae, have recently purchased this property to turn it into a home for their young family.

The property is situated within Borough of Haringey, a short walking distance from Turnpike Lane Station. The site is not within a Conservation Area and it's not Listed.

Before our clients' purchase, the existing house has been owned by the same family for decades and has never been modernised, so it's in need of a complete refurbishment.

They had built the existing conservatory, which is in a state of disrepair and unsuitable for use as habitable space.

The proposal seeks to replace the existing conservatory with a new extension of similar footprint that will accommodate a larger kitchen and dining area, as well as a small utility and a toilet.

The new extension will be of high quality design and will bring in a large degree of natural light and ventilation to the north facing side of the house, reducing dependency on artificial light and improving the quality of life.

The materials used will be sympathetic to the existing building and the fabric of the extension will be built to a high standard of insulation improving the thermal efficiency to a higher standard than required. This will be accompanied by an upgrade of the entire fabric of the building to improve its efficiency and reduce the amount of energy required for cooling and heating.



1. Aerial view

2.0 Existing context

Sirdar Road is a quiet residential road running parallel to Westbury Avenue on the South side. The topography is mostly flat and there are a number of green spaces in the vicinity, including Belmont Recreation Park, Lordship Recreation Park, Russell Park and the Westbury Banks Nature Reserve. The easy access to schools, open spaces and commercial services, make this area ideal for families.

The terrace is made of a uniform line of houses with box bay windows at the front topped by gables and built primarily in red bricks with stucco details around the windows and front doors.

At the rear most houses on the terrace have a rear extension, with 23 Sirdar Road having a full wrap around extension.

2.0 The existing property

27 Sirdar Road is located in the middle of the first terrace on the road and shares party walls with both 25 and 29 Sirdar Road.

The front of the house has a box bay window with stucco details, however the original bricks have been covered by pebble dash on the whole front. A timber and pvc canopy and porch door have been installed by the previous owners.

The front yard has been mostly paved with large painted slabs and the front boundary brick wall has also been covered with pebble dash.

Non of the windows are original. The tiled roof slope is visible from the street with the roof parapets and one chimney stack shared with 29 Sirdar Road.

At the rear the house has an original two storey outrigger with tiled roof and one chimney stack shared with 25 Sirdar Road. The facades still show the original red bricks.

To the rear and side a conservatory has been built with a brick plinth and timber windows, and a timber and pvc roof.

On the side the ground floor has a bay window with a sloping felt roof facing 25 Sirdar Road.

As well as at the front, all the windows at the rear are not original.

Part of the rear garden has been paved with paving slabs, with some planting areas along the side fences and a grass area at the back.

The general state of the property is very poor, both externally and internally, and a full refurbishment will be needed, including a full upgrade of all services, fittings and fixtures.



3. Front and rear of 27 Sirdar Road



4. Images of the interior of the property



3.0 Planning context

The existing property has no planning history. However there are a large number of rear extensions on Sirdar Road and some applications for larger extensions have been granted in recent years. Below are the most recent granted applications for side/rear extensions”

HGY/2022/2091 – 235 Sirdar Road – Single storey rear/side-infill wrap around extension

HGY/2021/2067 – 189 Sirdar Road – Single storey wraparound extension

HGY/2016/3315 – 23 Sirdar Road – Demolish existing side/rear conservatory. Single storey side and rear extension.



6. Rear view of the terrace showing wraparound extension at 23 Sirdar Road and other rear extensions

4.0 The proposal

4.1 Design

The proposal will add a total of 6sqm to the footprint of the house, replacing the existing conservatory of 14sqm with an extension of 20sqm.

A courtyard will be retained between the rear of the original house and the new side extension, allowing natural light and ventilation to the inner part of the house and avoiding any sense of enclosure to 25 Sirdar Road.

The side extension will have a glazed roof to catch as much as possible the natural light, in the otherwise mostly shaded area of the property.

The rear extension will have a green roof which will improve the thermal performance of the new roof while supporting wildlife habitats.

4.2 Materials

The external walls will be finished with brick cladding to complement the existing property.

The pebble dash at the front of the house will be removed to show the original bricks while all stuccos will be retained.

All windows will be replaced with double or triple glazed units.

4.3 Sustainability

Sustainability is at the core of the project. The new extension will be constructed with highly insulated walls and roofs, and all glazed elements will aim at achieving u values higher than the required standards.

The green roof will add wildlife habitat and additional green areas will be reinstated in the rear garden.

The fabric of the existing house will be improved thermally to reduce significantly the amount of energy required for heating and cooling.

4.4 Access

There are no proposed alterations to the access.

5.0 Conclusion

As described in this document and through the attached drawings, our proposal has taken into consideration the design guidelines set out by the Council and aims at improving the design and quality of the existing property.

The proposed extension will not be visible from the public realm and will be of high quality contemporary design with no adverse impact on the amenity of the neighbouring properties.

Other single storey side and rear extensions have been approved recently by the Council and we are expecting that a consistent approach is taken by the Council in its considerations.

We are hoping that the Council will embrace our view on the benefits that this proposal will have on the property and on the larger area.