
21 THIRLMERE ROAD, LONDON, N10 2DL

Jamie Whelan Studio

040

Design & Access Statement
March 2024

Contents

1 Introduction

2 Surrounding context
Site context
Rear Garden and Elevations
Interior Views
Precedents

3 Heritage Statement

4 Proposed infill extension
Daylight Assessment
Proposed dormer extension
Proposed materials

1 Introduction

The project is situated at 21 Thirlmere Road, London, N10 2DL, within the London Borough of Haringey, this application seeks planning consent for a single story side infill extension at the rear and a rear dormer roof extension to the main roof.

Jamie Whelan Studio have been appointed by our clients, Thomas and Emma Chivers, to develop proposals to accommodate a new open plan Kitchen/Dining space and an additional bedroom to cater to the needs of their family . Our clients purchased the mid terrace Victorian property as a single family dwelling in late 2023, which was previously split into 2 separate apartments. The proposals include internal modifications to turn the existing layout back into a single family home, as well as improving spatial and light qualities throughout.

The proposed development is consistent with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, as well as Policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development is also consistent with the relevant policies of the London Plan 2016 and the NPPF.

The design presented within this DAS are in keeping with the local character of extensions consented by Haringey Council within the Muswell Hill Conservation Area, as will be evidenced in the following pages.



Photo of existing building on 21 Thirlmere Road

2 Context

Surrounding context

The site on Thirlmere Road is a 6 minute walk to Muswell Hill Golf Club as well as only a 10 minute walk to Alexandra Park. Alexandra Park Road provides ample amenities for local residents. The site is within a mid-terrace of Victorian 2 and 3 storey family homes and forms part of the character defined by the Muswell Hill conservation area.

The site has a PTAL rating of 6a (Excellent) and is also within a Flood Risk Zone 1 (low probability of flooding).



Site plan of area surrounding 21 Thirlmere Road



2 Context



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Site context

- 1. Approach along Alexandra Road
- 2. Existing front condition to the existing property
- 3. Aerial view of the site showing existing roof
- 4. Aerial view from the west

The images shown here illustrate the approach and setting of the existing building along Thirlmere Road. The aerial images highlight the extensive precedent for development to the rear gardens and to the roofscape surrounding the site. The large outrigger extensions leave behind dark outdoor space between the properties that provide little usable outdoor amenity to the occupants. Many houses along Thirlmere road have expanded into this space while maintaining without negatively affecting the local character. A number of properties have had planning approval granted along the road, with officers citing that due to the large outrigger extensions and the narrow gaps between adjoining buildings, these extensions have little to no negative impact on the townscape.



4.

2 Context

Rear Garden and Elevations

The images shown here illustrate the existing side lane-way, rear outrigger and garden condition. The exterior is generally in good condition, with some incongruous drainage outlets and alterations made to the existing façades as a consequence of the building being separated into two apartments.

The narrow space left between the outrigger and the plot boundary is usable only as a circulation space, and could therefore be better utilised by incorporating into a new internal layout. Similarly, any addition to the roof in the form of a dormer extension would largely be hidden from view. This appraisal is consistent with case officers' views in relation to consented schemes as outlined within the precedent section of this report.



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2 Context

Interior Photography

The images shown here illustrate the existing condition of the Victorian terraced house. It is currently separated into two separate dwellings, that prior to being purchased by our clients, was converted back to a single dwelling (permitted development - reference number (HGY/2023/0583). The existing building has some internal features consistent with the Victorian era, but through adaptation has largely been removed.



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6.

2 Context

Precedent

13 Thirlmere Road
REF: HGY/2012/0405

This rear side infill extension, granted on April 19, 2012, has a height of 2.1m at the neighbour's boundary and 3.4m at the apex. The infill measures approximately 8.6m from the back wall of the main structure to the rear wall of the outrigger.

A large dormer window extension was added to the rear of the primary roof, as well as 2no. Velux windows to the front elevation of the property to provide natural light into the internal space. The exterior of this extension is clad in vertically hung tiles to match the existing roof finish. The case officers noted that the principle of the extensions were considered acceptable as -

'there are a number of properties on Thirlmere Road which have carried out dormer extensions of varying sizes.'

In response to the addition of rooflights, the case officer noted -

'The proposed rooflights to the front and rear elevation will not detract from the streetscene.'



Existing Front
Elevation



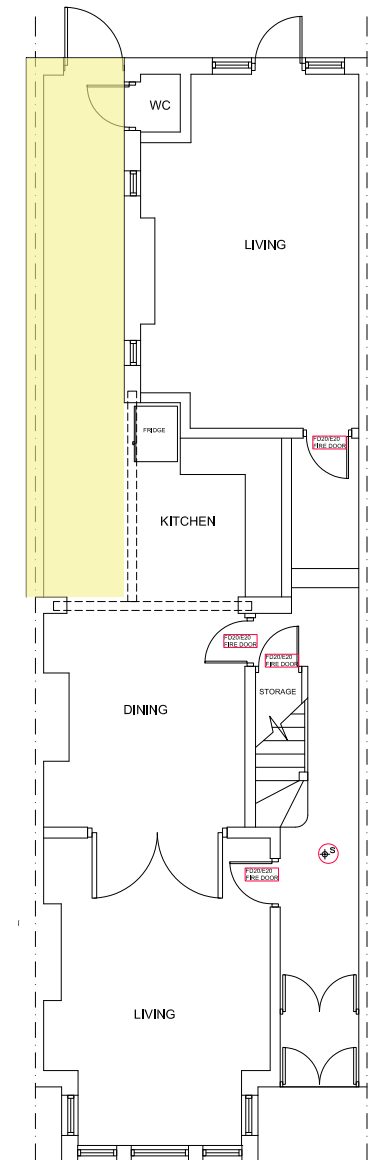
Existing Rear
Elevation



Consented Front
Elevation



Consented Rear
Elevation



Consented GF Plan

2 Context

Precedent

1 Thirlmere Road
REF: HGY/2019/0059

This dormer window extension, granted on February 15, 2019, extends across the full width of the primary attic, also extending into the outrigger. Velux windows were also approved on the front elevation of the house. Following a minor modification to reduce the size of the projection onto the rear outrigger, permission was granted with the following reasons in response to –

Scale & Material –

'The proposed depth of the extension has been reduced to minimise the projection onto the rear outrigger and would be covered in a high quality metal cladding. The cladding material would have a positive relationship with the existing slate roof.'

Impact on the surrounding area –

The scale of the projection would be subordinate to the large original outrigger and would not be highly visible even from the rear garden or the space between the rear of no.83 Alexandra Park Road, or the surrounding area.

Impact on the Conservation Areas character –

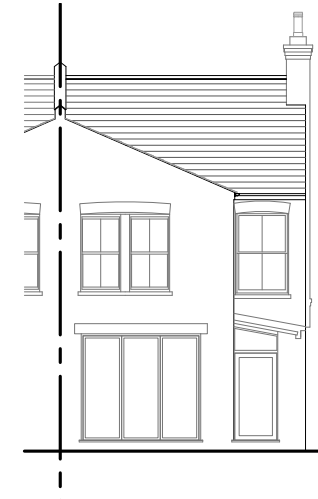
'The proposal is considered proportionate and subordinate to the host building and is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected.'

Loss of Sunlight & Daylight –

The height and depth of the extension would not result in a material loss of sunlight or daylight, or have an overbearing appearance to the neighbouring property. There will be no material loss of privacy to neighbouring properties. The proposal is acceptable in amenity terms.



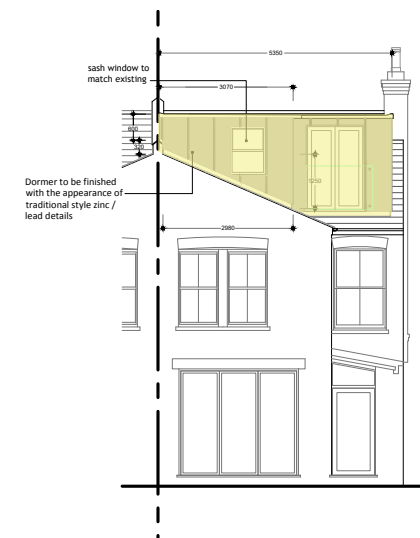
Existing Front
Elevation



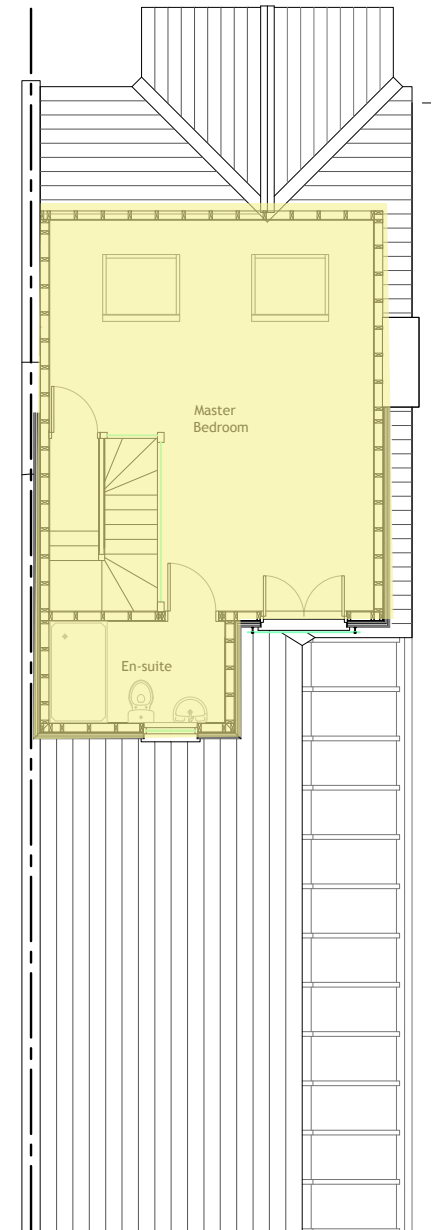
Existing Rear
Elevation



Consented Front
Elevation



Consented Rear
Elevation



Consented Dormer Plan

2 Context

Precedent

25 Thirlmere Road
REF: HGY/2014/0588

This rear side infill extension, granted on April 16, 2014, has a height of 2.8m from the neighbour’s boundary across to the existing outrigger. The infill measures approximately 8.6m from the back wall of the main structure to the rear wall of the outrigger. In response to the consented design the case officers noted -

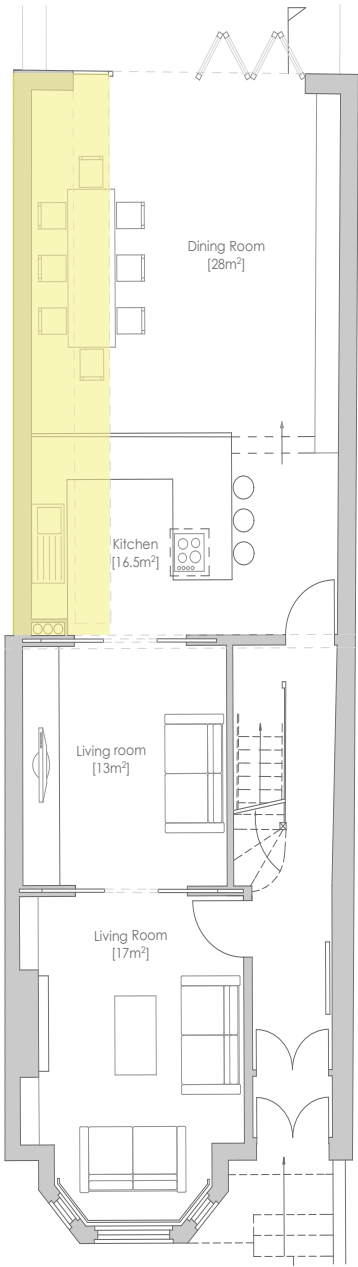
‘The Council takes the view that the infill ground floor development has been proportionally designed to the host building, and thereby would appear subservient without detracting from the visual balance or coherence of the property, and as such the extension would be an appropriate development within the terrace.’



Existing Rear
Elevation



Consented Rear
Elevation



Consented GF Plan

3 Heritage statement

Impact on the Conservation Area

The Property is situated within the Muswell Hill Conservation area. The infill side extension will be finished in London stock brick in keeping with the surrounding context. The infill roof pitch is consistent with the architectural language of the existing house, creating a sympathetic addition that does not cause any adverse impact on the neighbour's property at No.19 Thirlmere Road.

The roof extension has been designed to allow for a new en-suite bedroom and access stairs. The massing slots into the roof as to not fully absorb it, allowing the existing ridge, eaves and chimney stacks to be read independently as architectural elements. Externally, it is to be clad in a light weight dark grey standing seam metal, creating a high quality material contrast to the natural slate. A split window is placed on the garden facing elevation of the dormer to catch south light, and has been designed in proportion to the windows within the garden facing outrigger extensions.

In conclusion, and as evidenced by the adjacent illustration, the proposals will provide for high quality additional space as required by our clients, whilst contributing to the character of the surrounding area. As such, and in light of recent similar approvals to Nos 1 / 10 / 13 & 25, in addition to the provision of information demonstrating the confined nature of the visibility of the proposals from within the surrounding properties, we see no factor that would deter granting full permission for these proposals.



Render of proposed rear elevation

4 Design

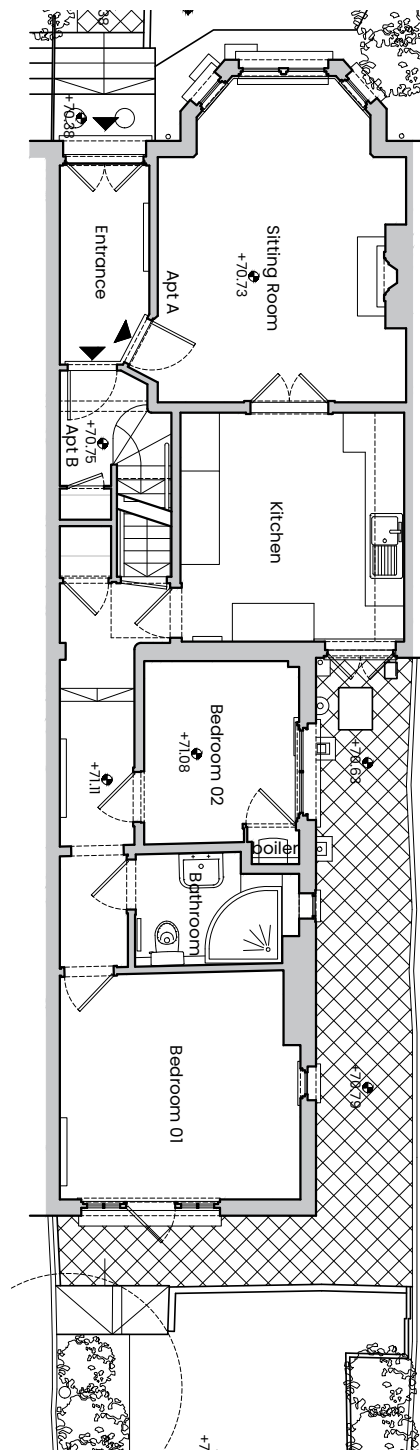
Proposed infill extension

The proposed design for the infill extension is meticulously tailored to complement the site in terms of massing, layout, materials, and intricate details, making it a seamlessly integrated addition to the existing house. The current side passage, characterized by its small, dim, and cramped nature, offers minimal utility to both the house and its garden. The envisioned extension will serve as valuable additional space, enhancing usability. To optimize internal illumination, the existing rear opening will be widened while preserving the predominantly solid brick aesthetic of the current elevation.

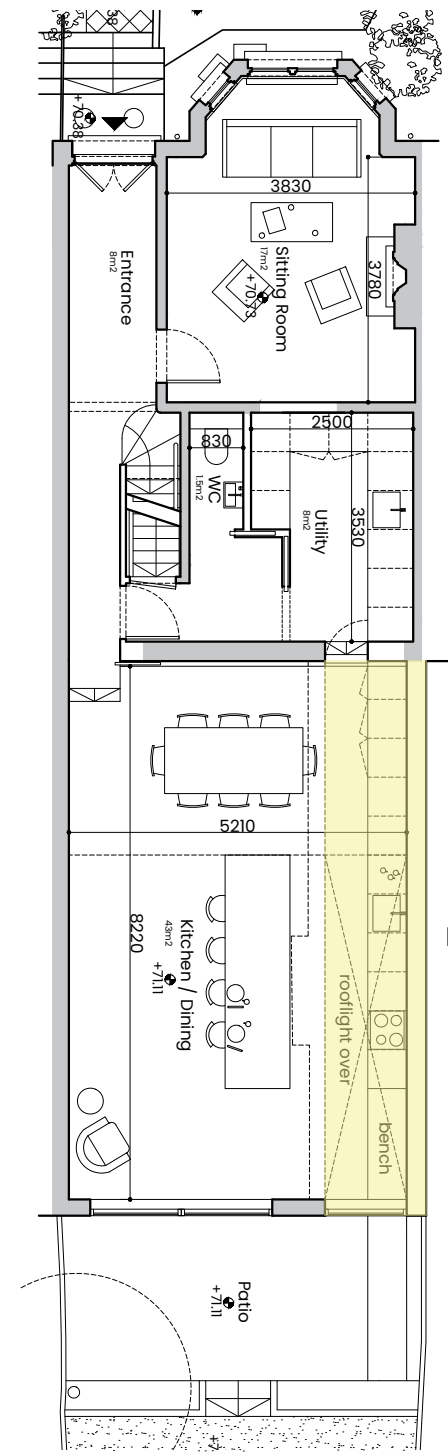
Importantly, the proposed alterations to the rear elevation will have no adverse effects on the scenic views enjoyed by neighbouring properties. The infill structure will be constructed using London stock brick, harmonizing with the architectural style of the existing building and its surrounding environment.

Access

No modifications are planned for the property's existing access arrangements. The front garden will remain unchanged, retaining its pedestrian-only status without vehicular access. The five steps leading up to the house will remain in their current configuration. Additionally, the rear garden will remain enclosed, with no pedestrian access.



Existing Plan



Proposed Plan

4 Design

Daylight Assessment

The existing outrigger is already not compliant with the 25 degree test from the 'Site Layout Planning for Daylight and Sunlight' document in BRE. The proposed drawing shows that the infill extension sits well within the existing overshadowing from the current outrigger.

This outrigger is south east facing so it does not cast a shadow on the adjoining property to the right on the west elevation. This means that the proposed extension will not cast a shadow on the neighbouring property.



Existing West Elevation (garden facing)



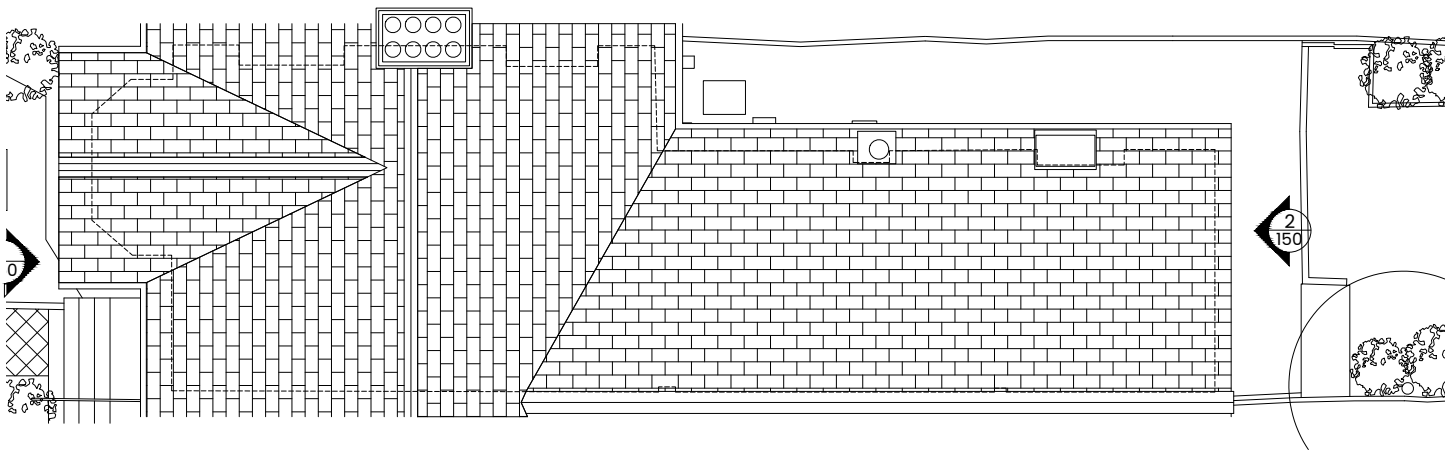
Proposed West Elevation (garden facing)

4 Design

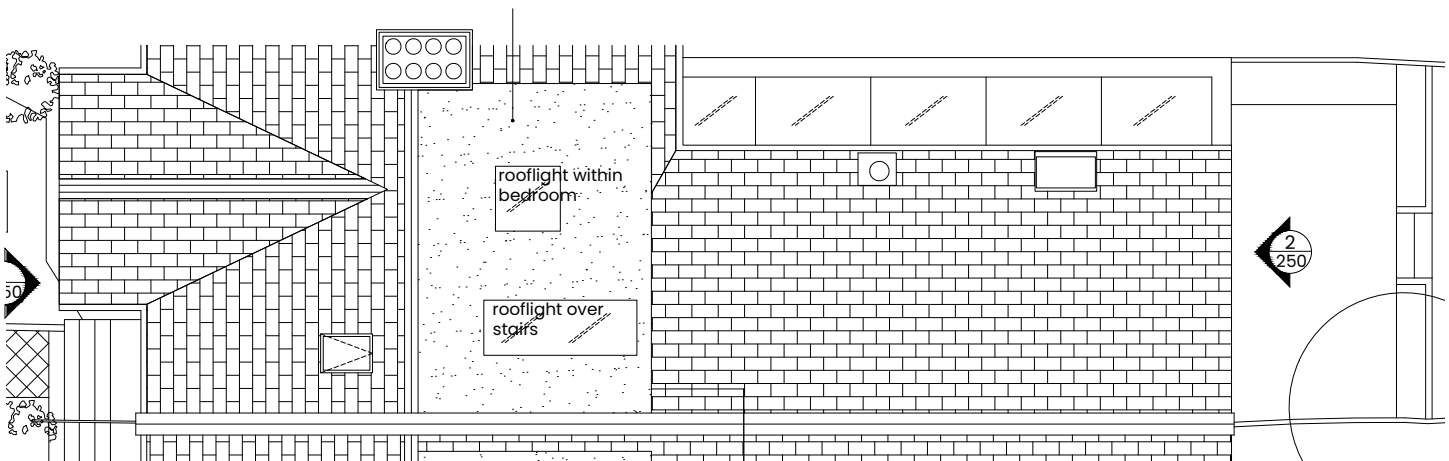
Proposed dormer extension

The proposed window roof extension serves the essential purpose of generating much-needed extra space within the presently dormant attic. This addition transforms the area into a generous double bedroom complete with an en-suite facility. Its scale is thoughtfully aligned with the dimensions of existing dormer windows previously approved in this heritage area. The incorporation of grey metal cladding ensures seamless integration with the prevailing grey slate aesthetic.

The size, scale and orientation of this dormer extension aligns with the consented dormer design of No. 1 Thirlmere Road, but due to its mid-terrace position will be even less visible within the surrounding townscape. The new flat roof will be utilised to bring light deep into the building, without causing any adverse loss of privacy to the neighbouring properties.



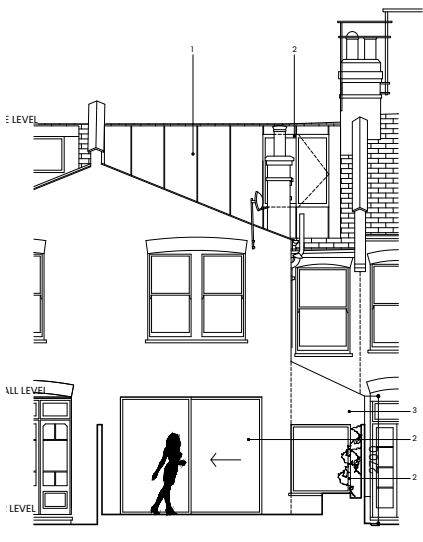
Existing Roof Plan



Proposed Roof Plan



Existing rear elevation



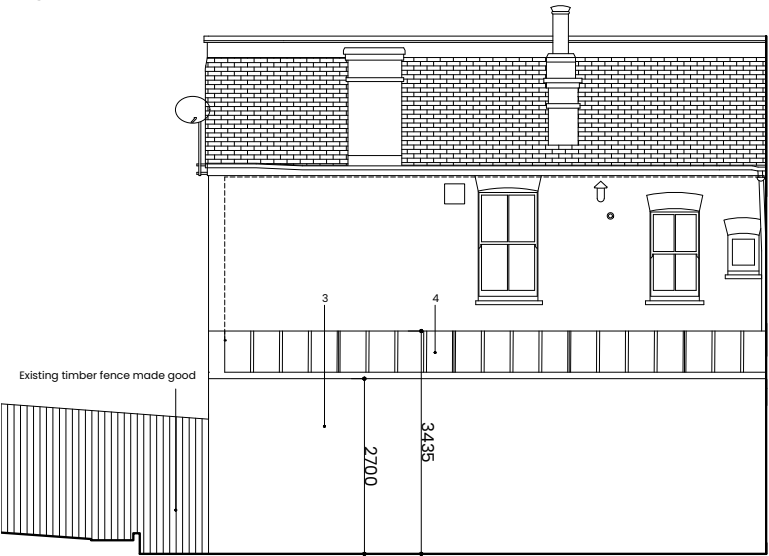
Proposed rear elevation

4 Design

Proposed Materials

Careful consideration has been given to the selection of materials to seamlessly integrate the new extensions with the surrounding environment. The primary façade of the new extension will be clad in London stock brick, ensuring harmony with the existing structure. This choice maintains alignment with local architectural norms. The lightweight metal panelling used on the dormer roof extension not only complements the dark slate roofing prevalent in the area but also ensures effective waterproofing for the dormer.

New treated timber windows within the infill and dormer extensions are chosen to resonate with the historic materiality of the neighbourhood. The glazed roof of the infill extension facilitates natural light infiltration into the existing house without compromising privacy from garden level. Over time, the chosen materials will weather gradually, further embedding the extensions within their setting.



Proposed side extension - faced in brick to match existing building as per image 01



1. London Stock Brick to match existing



2. Dark Grey Metal Panelling to match slate tone



3. Natural timber windows



4. Infill Rooflight Glazing

