

DESIGN AND ACCESS STATEMENT

39 WINDERMERE ROAD, LONDON N10 2RD SIDE INFIL EXTENSION AND ALTERATIONS



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1. Overview and Context

The existing property is a mid-terraced Edwardian house in the Muswell Hill Conservation Area. The street façade is red brick with white timber detailing, matching the other properties in this well kept road. This façade has been well maintained and will remain unchanged.



Street view at the front

There have been extensions and alterations to the rear of properties on Windermere Road, and in the Conservation Area generally. These have been to both roof and ground floor.



Rear view with neighbouring rear extension

2. Accommodation and Layout

The existing ground floor of the house comprises a Living Room to the front, a smaller Dining Area and small Kitchen at the centre of the house, and a second Living space to the rear, with an outside WC.

The proposal is to open up the rear half of the house and extend the short width to the side, to create a larger, more open Kitchen and Dining space, suitable for the family. The central rooms would then become a Utility Room, practical for daily use, and a Shower WC, which would 'future-proof' the house for future decades.

3. Precedent

Approval HGY/2022/1178 is for a 4m rear extension with approximately 9m long side infill extension, at 54 Windermere Avenue.

Approval HGY/2018/2253 is for a full length side infill extension also tied into a small rear extension, totalling 8.5m long, at 69 Windermere Avenue.

Both 27 and 29 Windermere Road have full length side infill extensions, built under Permitted Development in the early 2000s.

This application is for a full length side infill extension without any rear extension element. It would measure 8.86m long. It would have the same visual impact as the two Permitted Development builds at nos.27 and 29, and much less visual impact than the two Planning Approvals at nos.54 and 69.

4. Proposal Design, Materials and Massing

From the street, the property will be unchanged. All elements that contribute to the character of the Conservation Area will be maintained.

The proposed extension finishes in line with the existing rear wall of the house. It is 3m high above ground level at the eaves, rising to just 3.6m at the apex where it meets the existing house. This is in keeping with other side infill extensions built on the same road and is, in terms of heights, in line with Permitted Development allowances.

The intention is to remove the paintwork from the rear of the house, and clean and repoint all the brickwork to the rearmost façade. The small rear façade of the side extension will be faced with reclaimed bricks from the same house, toothed in to the existing. This will keep the appearance of the rear of the house as it was originally built.

The new windows will be timber-framed and the roof of the extension will be tiled. A new arched window to the rear will be set in from the rear elevation to form a sheltered garden seat.

5. Access

There will be no changes to access to the property as a result of these proposals.

6. Landscaping

There will be no changes to the current landscaping caused by these proposals and all existing trees will remain unharmed.

7. Energy and Sustainability

The proposed side infill extension will be built with walls, floor and roof that are thermally insulated to, or beyond, the level required by current Building Regulations. The new windows

and external doors will similarly have U-values equal to or better than those required. The existing bifold doorset in the rear façade will be replaced with a sliding doorset with improved thermal resistance. The proposed building works will therefore produce a significant overall reduction in heat loss from the house.

The new Kitchen Dining space, Utility Room and Shower WC will have underfloor heating, meaning a more efficient distribution of warmth from the heating system and an increase in energy efficiency. If feasible and affordable the underfloor heating will be extended throughout the ground floor.

So, whilst only being a small physical addition, the proposed extension and associated works will increase the energy efficiency of the house overall.

END