



**PLANNING APPLICATION PRESENTATION
DESIGN AND ACCESS STATEMENT - REV A**

**26 The Avenue, Muswell Hill,
London N10 2QG**

PROJECT NUMBER 1343

22.07.2025





INTRODUCTION

This is a short report supporting our application. It illustrates the process that has led to the development proposal and explains and justifies the proposal in a structured way. It explains our designs principles and concepts that have been applied to the size, scale and appearance of the proposed alterations. This report is to be read in conjunction with the drawings and the site photographs submitted with this application, as well as additional supporting information and reports.

BACKGROUND

The application site sits within the London Borough of Haringey and is situated within the Muswell Hill Conservation Area.

This presentation is for changes to the front garden and drive way only.

The proposal is described in more details on the following pages.

Client

Architect (Lead Consultant), Interior design and project management

Structural engineer

Building Regulations

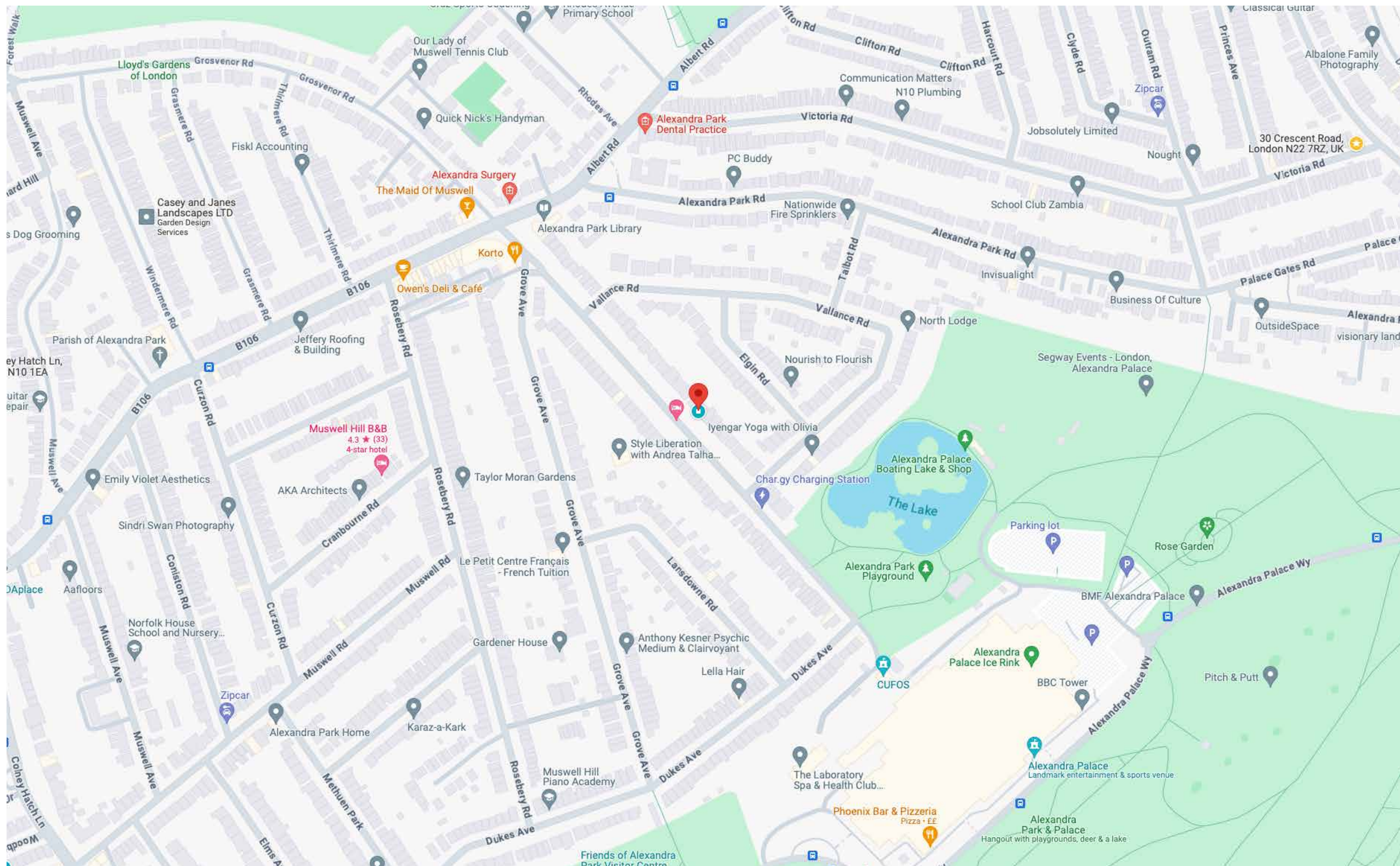
Marnie and James Podos

VORBILD Architecture

A4 Design

STROMA







SCALE AND APPEARANCE

We are proposing to transform an older site with two garages into a usable residential dwelling. Moreover, it will in our view blend into the existing residential street.

Careful consideration has been given to ensure that the proposed dwelling is acceptable in terms of scale and impact on neighbouring properties.

The proposed scheme will result in a high quality, contemporary house.

SUSTAINABILITY AND MATERIALS

This project has been designed with an awareness of environmental sustainability. Newly planned elements will be constructed utilising modern construction methodology, following current advice contained within building regulations and the Code for Sustainable Homes.

The proposed extensions to this residential dwelling will be constructed in facing materials which colour and scale to respect the local surroundings. This will be achieved by using brickwork to match existing, a new roof covering with a colour to blend in with the existing setting, and glazing to blend in with the existing property as far as possible.

SITE ACCESS

Pedestrian and vehicle access into the site will be retained via the current access.

The Disability Discrimination Act 1995 (DDA) and its later amendments have been considered in the design proposal. The current entrance door and floor level is several steps above the front ground level.









PROPOSED 3D VIEWS OF THE FRONT GARDEN AS PROPOSED





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ARCHITECTURE INTERIORS PROPERTY

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