Design, Access and Heritage Statement, Statement for a Planning Application at 139 Muswell Avenue, London

Planning Application to alter rear ground floor fenestration and elevation and to replace all external windows and doors to 139 Muswell Avenue

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Existing house and context



139 Muswell Avenue front view

139 Muswell Avenue is an Edwardian property located in the Muswell Hill Conservation Area No. 3. It is a family dwelling consisting of three storeys and forms part of a terrace constructed in 1898.

Muswell Hill Conservation Area No. 3 has a character of an Edwardian suburb, consisting of two, three and four storey properties. Once a rural village, it's appearance resulted from the development of the area between 1896 to 1913. Muswell Hill was first designated a Conservation Area on 1 March 1974, since then, the area was extended in 1991 and again in 2008.

The majority of properties in Muswell Avenue are residential Edwardian terrace, but their profile and appearance vary from red, yellow or painted brick, pebble dash and render; two and three storeys with rooms in the roof, and some properties with integrated off-road parking.



Edwardian terrace south in Muswell Avenue



Example of rendered and painted brick properties

The further north one ventures along the road the terrace properties are disrupted by recent modern additions and a row of garages.



Modern row of terrace towards north end of Muswell Avenue



Row of garages towards the north end of Muswell Avenue

Proposal

This application seeks to replace an existing UPVC single leaf door, which is situated at ground floor level to the rear of the property, to a hardwood timber double door painted white, and to upgrade all of the existing external UPVC windows and doors to white UPVC double glazed units, to match the existing in appearance, and of a style familiar to the locality.

The existing rear elevation has been disturbed over the years by previous owners of the property, which has resulted in inconsistency in the appearance of the elevation and it's brickwork (see image below)



Rear of No.139. Render from above to extend full height of elevation to cover imperfections in the brickwork

The new double door is to be positioned to make us of the existing lintel and it is proposed to continue the render (smooth finish), seen at second floor level, to the whole

of the wing facade as to create balance and to disguise the ‘patchwork’ of bricks previously used in the elevation.

The works are the result of proposed internal alteration which are to occur, but we understand that these minor alterations do not require permission from the planning department.

No extensions or new openings facing neighbouring properties are proposed.

Sustainability

The new double glazed units will have a lower U-value than the existing, which in turn will improve the standard of efficiency of the dwelling.

The property is in a highly sustainable location being within walking distance of Alexandra Palace Rail Station, Alexandra Park and Muswell Hill where one can find a number of shops, restaurants and banks, and frequent bus routes serving neighbouring towns.

Sunlight and daylight Privacy

No extensions are proposed and no alteration to the fenestration facing neighbouring properties are proposed too, so sunlight and daylight privacy will not be an issue.

Conclusion

This proposal provides the dwelling with much improved use of space, which meets the needs of the household.

The new double glazed units will be in keeping with the existing and in a style associated with the locality. Also, the units will have a lower U-value than the existing, which in turn will improve the standard of efficiency of the dwelling.

Consideration of its neighbouring dwellings, with regards to height, scale, daylight, sunlight, privacy and appearance, has been observed.

The dwelling will be more energy efficient and occupies a highly sustainable location.

Furthermore, there will be no increase in living space over 100m², so the application will not be subject to the Community Infrastructure Levy.