



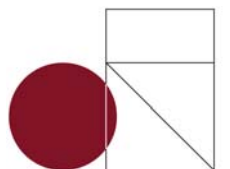
HERITAGE STATEMENT

**38 Midhurst Avenue
Hornsey
London
N10 3EN**

Rev: P0

November 2022

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1.0 Introduction

This is a Heritage Statement prepared on behalf of Mr Rob King, in support of the Householder planning and demolition in a conservation area application at 38 Midhurst Avenue, Hornsey, London N10 3EN.

Submission Date:

4 November 2022

Agent:

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kAD Architects
Unit 3, 368 Caledonian Road
London
N1 1DU

Planning Authority:

London Borough of Haringey

Application Reference:

PP-11538846

2.0 The Site

2.1 Site Location

2.1.1 38 Midhurst Avenue is a two-storey mid-terrace dwellinghouse on the east side of Midhurst Avenue – a street that is characterised by terraced properties of similar designs.

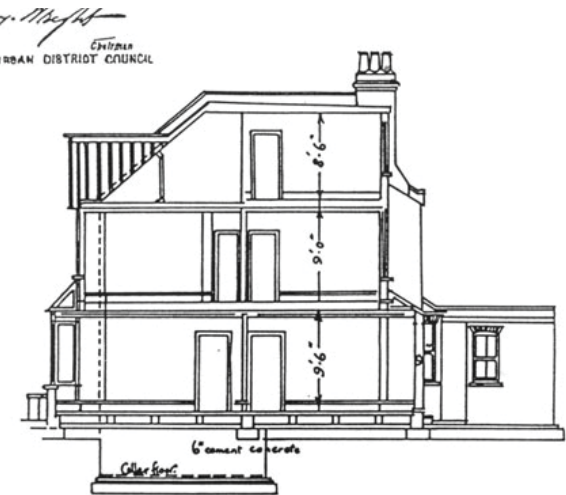
2.1.2 The application site is in the Muswell Hill Conservation Area.

2.2 Wider and Historic Context

2.2.1 The Conservation Area was designated on March 1st, 1974 and is notable for its unspoilt character and appearance as an Edwardian suburb developed for large family houses for people working in central London.

2.2.2 Midhurst Avenue in particular was developed primarily by William Collins between 1896-1909 and has a homogeneity in appearance that resulted from being developed by a single developer in a short period of time. There is a considerable consistency in architectural styles, use of materials, and common details.

2.2.3 The designs for Nos. 1-27 and 2-36 were submitted and approved in 1903 by Steeds & Son. No. 38 therefore is the first of the next phase of the development, with a different, though harmonious, design by Chesterton & Sons. Plans for Nos. 38-40 were submitted and approved in 1907.



Typical section of original design

3.0 Proposals

3.1 Erection of rear roof dormer extension to facilitate a loft conversion with 2no. timber-framed windows and 1no. aluminium-framed conservation-type rooflight

3.2 Insertion of 3no. conservation-type rooflights on front roof slope.

4.0 Conclusion

4.1 The primary significance in terms of heritage of 38 Midhurst Avenue is its positive contribution to the appearance of the conservation area.

4.2 The scale of the proposed dormer extension is in keeping with the surrounding area and is subservient to the host building.

4.3 Full-width second storey accommodation was part of the original design by Steeds & Son for Nos. 2-36, and are prevalent elsewhere in the conservation area.

4.4 The principle of rooflights on front roof slope is well established in the area. Moreover, the location of the rooflights are set back by 11m from the front boundary and are not prominent on the streetscene.

4.5 The materials chosen are in keeping with the character of the conservation area.

4.6 The proposals are not considered to cause substantial harm to the appearance of the conservation area.

4.7 For all the above reasons, we respectfully request the Design and Conservation team at the London Borough of Haringey planning department to view the development favourably and grant planning permission for the proposed works.