

Job Ref: 896
September 2022
Rev: /

1. Introduction

This report has been produced by Paul Archer Design on behalf of our clients Sal Cilenti and Karolina Plent. This report describes the schematic design for the proposed single-storey ground floor extension, loft conversion with rear dormer and other associated refurbishments works to no. 86 Muswell Road, N10 2BE.



No. 86's Existing Front Elevation

86 Muswell Road

London
N10 2BE

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Site:
86 Muswell Road, N10 2BE

Architects:
Paul Archer Design
Unit D204 Lana House
116-118 Commercial St
London
E1 6NF
T: 020 3668 2668
www.paularcherdesign.co.uk

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2.0 Analysis of building and context

No. 86 is situated within the Muswell Hill Conservation Area. It is not Listed nor a Local Listed Building of Merit but is considered a Positive Contribution Building.

No. 86 is a single-family dwelling house over three floors; basement to first floor with loft space. It is located on the south side of Muswell Road and falls within a series of properties consistent in scale and appearance; nos. 40 to 44 and 52 to 90 (even). They are double-fronted, two-storey terraces built in red brick, with contrasting heads and sills supported on brackets, and with slate roofs, as is the case for both of no. 86's neighbours. No. 86 differs in that its front elevation has been rendered white to match the heads and sills, apart from the red brick detailing around the front door. They also have two-storey bays with a pyramid roof. This repeated house type creates a pattern of projections and fenestration along the street reinforced by generally consistent front boundary walls and hedgerows.

The rear of no. 86 is partially visible from Rosebery Road with the trees in the rear gardens providing screening. The rear elevations of nos. 52 to 90 (even) typically have a two-storey closet wing with a ground floor extension of varying depths. No. 76 is the exception with an additional storey to its closet wing. Almost half of these properties also have a side-infill extension, again to varying depths and feature dormer(s) of varying widths. The rear elevations are finished either as yellow London Stock or painted white.

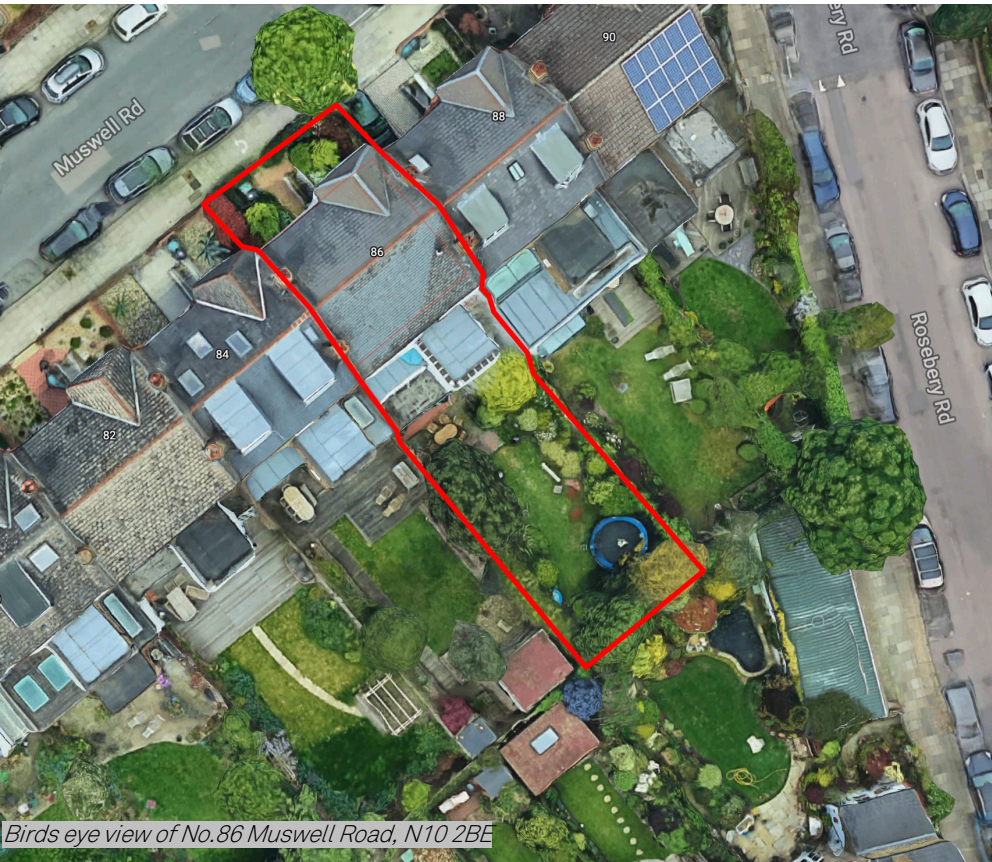
The properties on either side of no. 86 both have stepped ground floor extensions, side infill and dormers to the rear, with no. 88 projecting beyond no. 86.

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86 Muswell Road

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Birds eye view of No.86 Muswell Road, N10 2BE

PLEASE NOTE Bay trees (shown in Birds eye view image & bottom left photo next to parasol) have been removed after these images were taken. Planning ref: HGY/2022/2032 Approve with conditions.

Refer to Work Sample 3 for photograph of 88 Muswell Road rear elevation



Existing Rear Elevation to 86 Muswell Road, N10 2BE



88 Muswell Road rear extension & projecting bay

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3.0 Design Proposal

Our clients require a modern design approach to provide more space and an apt layout to suit their living needs better.

The proposed scheme for no.86 Muswell Road involves extending the rear at ground floor level, incorporating the side-infill, to create a single-storey full width extension mirroring no. 88. The new space to the rear will connect the main house to a brighter, modern and better functioning space, housing the new kitchen and dining.

No.86's extension will line through with no. 88 along the party wall. No. 86 will then project beyond, again keeping in line with the projecting bay at no.88. Along the opposite party wall, no. 86 will be beyond no. 84 but not unreasonably so. The impact of the new full width extension would be very minimal on the neighbouring buildings.

The extension proposes fixed rooflights with one openable rooflight above the kitchen for ventilation. The new glazed elements would be a modern addition differentiating the existing rear elevation from the new, with full height aluminium framed doors and rooflights. The sliding glazing will allow for better access to the rear garden. The extension will be clad in stone.

The proposed loft conversion and dormer will be set back at roof level and in from the party walls. The dormer roof and cheeks will be zinc with aluminium glazing.

All existing timber sashes will be replaced with double glazed; style to match existing, traditional timber sashes.

Internally, the traditional layout has been retained to suit the type and style of the building. Improvements with carefully selected modern elements to suit a contemporary family life have been incorporated wherever possible.

The proposal looks to add three new openable rooflights to the front elevation for light and ventilation to the top floor. These will be flush in style.

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*Proposed Front elevation –
(ref. 896.214 in application)
Neighbours have not been surveyed*



*Proposed Rear elevation –
(ref. 896.214 in application)
Neighbours have not been surveyed*

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4.0 Relevant Policies

National Planning Policy Framework 2021
The London Plan 2021
Haringey Local Plan 2017
Planning advice for Common Projects www.haringey.gov.uk

- Rear extensions
- Loft conversion & dormers

The house is not statutory nor locally listed. It is in keeping with the existing property and the Muswell Road Street scene.

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5.0 Recent Planning History

86 Muswell Road

Planning Ref(s): HGY/2022/2032, HGY/2021/0211, HGY/2018/3346 relate to works to tree protected by a TPO.

Planning Ref: HGY/2007/0562 relate to use of property as a single dwelling house.

6.0 Precedents

There are two properties on Muswell Road that have been granted planning permission for similar types of developments in recent years. Please find references to the approvals below:

78 Muswell Road, N10 2BE

Rear extension and loft conversion with dormer.

Planning Ref: HGY/2021/1539

72 Muswell Road, N10 2BE

Demolition of rear conservatory and replacement with single storey rear extension and side return, alterations to existing rear roof to enlarge existing central dormer window and reconfiguration of roof windows to front roof slope.

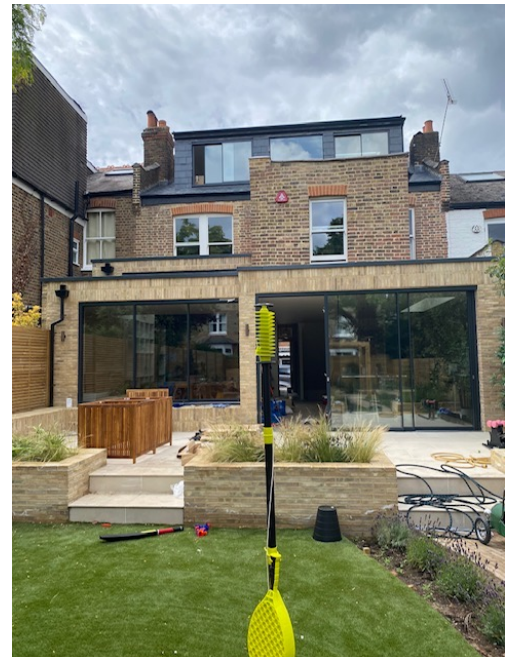
Planning Ref: HGY/2015/1028



*Birds eye view of No. 72 Muswell Road, N10 2BE
Planning Ref: HGY/2015/1028*

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*Rear elevation No. 78 Muswell Road, N10 2BE
Planning Ref: HGY/2021/1539*



*Rear elevation No. 72 Muswell Road, N10 2BE
Planning Ref: HGY/2015/1028*

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6.0 Precedents

There are two properties on Rosebery Road that have been granted planning permission for an enlarged rear dormer. Please find references to the approvals below:

105 Rosebery Road, N10 2LD

Alterations to, and extension of, existing rear extension on ground floor (with roof terrace and associated French doors on top) and lower ground floor extension; erection of first floor rear extension, replacement rear windows: replacement of existing rear roof dormer extension with enlarged rear dormer with balcony; insertion of ground floor window and entrance on side elevation.

Planning Ref: HGY/2020/0407

107 Rosebery Road, N10 2LD

Construction of a rear extension to ground and lower ground floors. Remodelling proposed windows to rear house and rear dormer roof extension and front elevation roof lights.

Planning Ref: HGY/2019/2533



Drone view of No. 86 Muswell Road surrounded by at least 6 identified properties along adjacent streets with enlarged rear dormers.

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7.0 Practice Profile

Paul Archer Design are an architectural firm formed in 1999, specialising in bespoke architectural and interior design. Our focus is on high quality residential projects with a commitment to well considered contemporary design. The quality of our work in this sector is recognised in the widespread publication of completed projects as well as the number of design awards received.

Approximately 90% of our projects are refurbishments, alterations and extensions to historic, often listed buildings. Therefore, we have established a good reputation in adapting and enhancing the historic fabric and integrating elegant contemporary design within similar settings in central London. We are often retained throughout the build process ensuring that details are executed in the specified materials and as per the agreed drawings. Included below are examples of some of our built projects which have relevance to this project.



*Work Sample 1
Streathbourne House – Rear
extension, South London*



*Work Sample 2
Christchurch House – Stone clad
rear extension, North London*

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7.0 Practice Profile continued



*Work Sample 3
Turner House – Rendered rear
extension, North London*



*Work Sample 4
Dukes House – Rear extension,
North London*

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