

Flat 1/A 130 Muswell Hill Road, N10 3JD

Property - 2 bed ground Floor flat requiring renovation.

Aim of works - To provide a 3 bedroom/ 2 bathroom 4 person home for a growing family in an area with a huge housing shortage of these types of properties.

Scope of works: Rebuild/fix current protraction (no change to current footprint), change opening, and rebuild out of London stock to match the original building. Add shorter infill to dark side return in London stock to match the original building. Add a side door in place of the bricked-up original window.

Current View towards property



No change to current building size, rebuilt in london stock to match existing building



Proposed Design - Colour Elevation

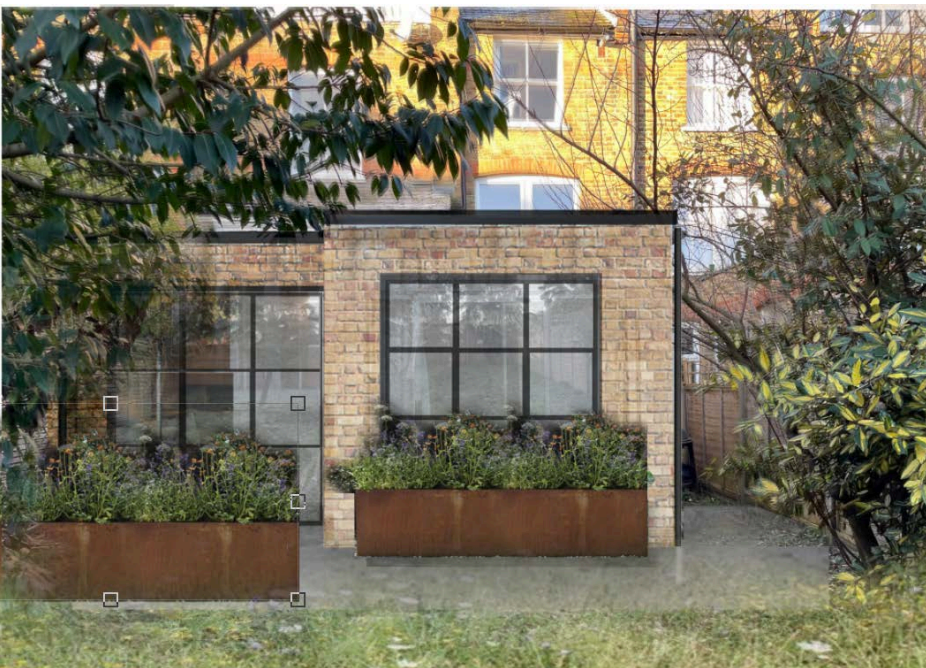
12 Sqmt (Gross External) extension to an existing Edwardian ground floor apartment. The added space allows the current awkward layout to be reconfigured to maximise usage and flow of both internal and external spaces creating a 3 bedroom, 2 bathroom ground floor flat suitable for the long-term use of a 4-person family. The layout allows for flexible space and access to all areas both internally and externally to allow a usable family space.

Addition to sit subtly within an existing dark, unused patio area that is surrounded by trees & planting allowing minimum/no impact on neighbors' view/light. Due to being built on a hill, the existing patio/garden of the property sits approx 30cm lower than the neighbor's garden helping to further minimize the impact on neighbors' amenities. Coping to to drop at neighbours side to further minimise any potential affect on neighbouring amenities. Extension will have no effect on current surrounding plants/trees/shrubs. Once complete, extra wildflowers/shrubs in planters around the extension and planting in the garden will add to biodiversity. Design to sit sympathetically with the original building through the use of the same London stock brickwork and doors and windows that are a modern reflection of the original style found in the rest of the building.

Dark & Shaded Patio Area



Neighbouring fence and planting (128 MHR)



Artist Visual of Proposed Design
(please see drawings for exact design/dimensions etc)



Current Garden View



Image of 128 MHR planting

Neighbouring property and garden (128 MHR) sits higher than 130 MHR

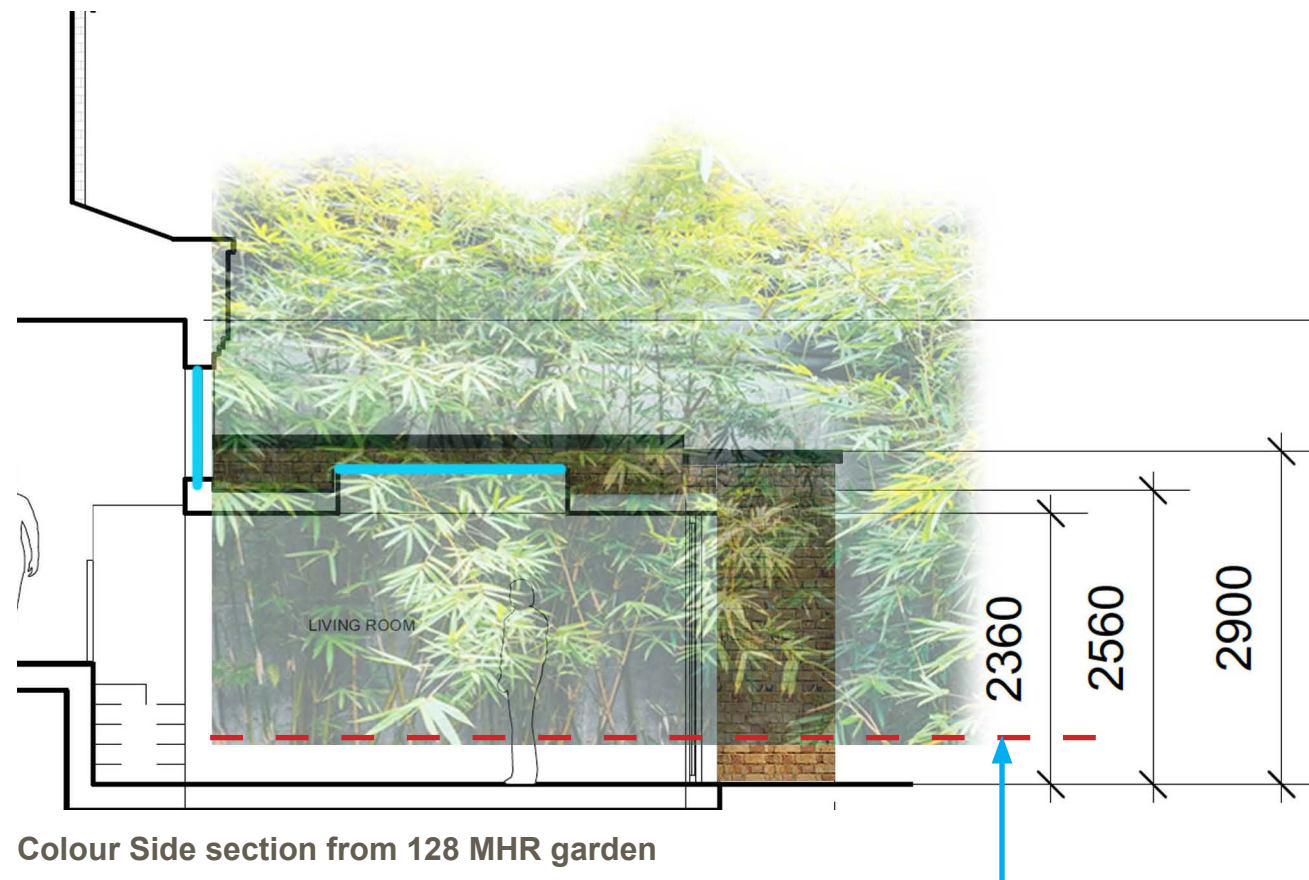
No.128 MHR planting

Hight of building facing boundry

Boudary fence



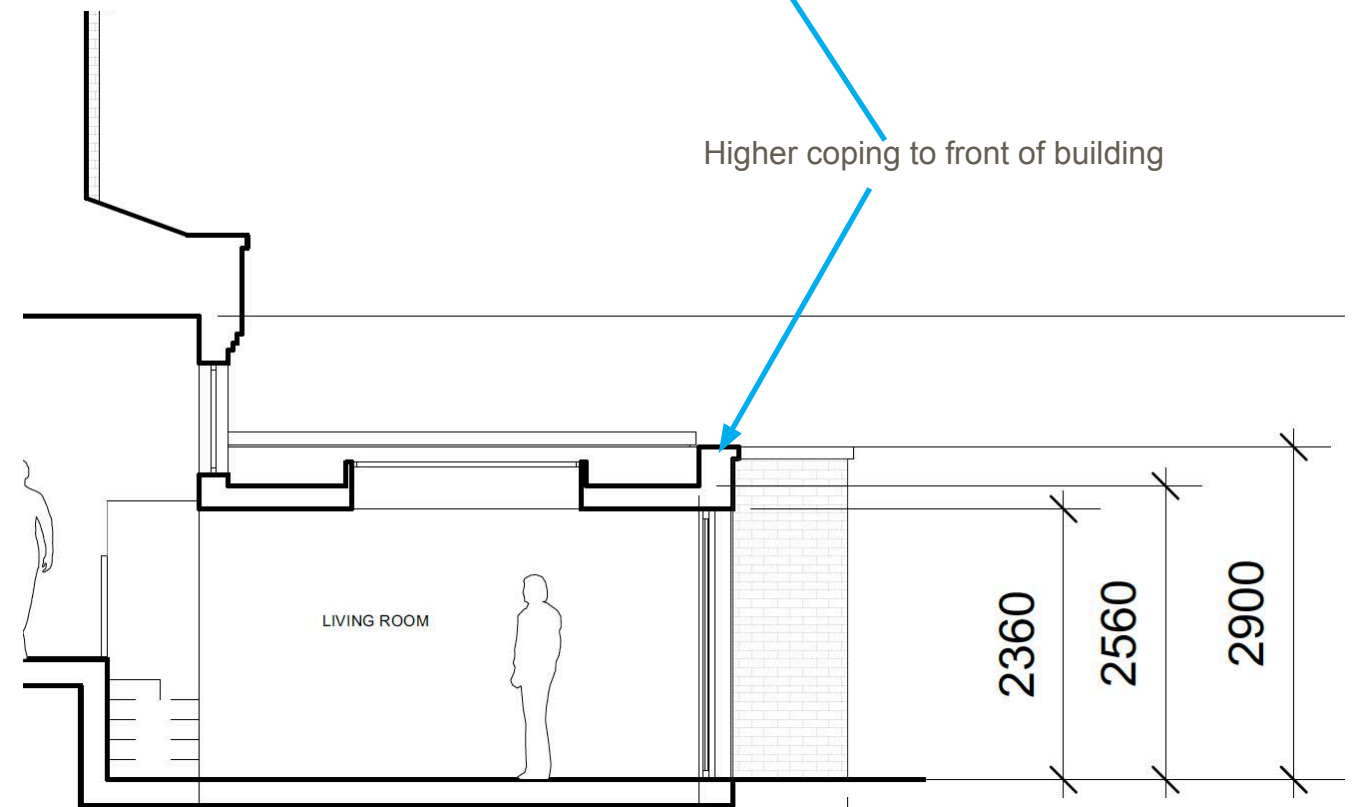
Colour Elevation



Colour Side section from 128 MHR garden

Approximate ground level of 128 MHR

Higher coping to front of building



Side section from 128 MHR garden