

Project Number: 22019
Date Issued: 31.01.2023

Heritage Statement

9 Alexandra Park Road, Muswell Hill, London, N10 2DD,

Rear ground floor extension and accompanying Pergola.

Conservation Area Character Appraisal: Muswell Hill Conservation Area

"10.6 Alexandra Park Road is a busy road, dominated by traffic that passes through the Northern part of the conservation area. Together with its adjoining roads it was laid out in the late 19th Century and as a result there is greater variation in the age and the style of the properties than in the later parts of this sub-area. Alexandra Park Road has a notable fall from west to east that has led to the development along it being stepped down the slope."

"10.7 On the north side of Alexandra Park Road there is variety in the style, materials and details of the houses. However, they are of a generally consistent height, have pitched roofs, gables and bays and have a common building line to the street."

Proposal Analysis

The proposed new extension is located to the rear of the property and will not be visible from the highway. The proposal will replace the former conservatory extension that was considered to be a detractor. The design of the proposed extension has been made to consider and ameliorate the current property in place of the previous structure.

The proposed extension will have similar architectural language to other properties within the conservation area while adding a positive contribution in a contemporary way. The following list contains some of the key policies (as stated in the 'Muswell Hill Character Appraisal document') that were addressed during the design of the new extension:

- Policy G1: Environment: - "Development should contribute towards protecting and enhancing the local and global environment and make efficient use of available resources."
- Policy UD4: Quality Design: - "Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality. The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval."
- Policy CSV1: Development in Conservation Areas: - "The Council will require that proposals affecting Conservation Areas:

- a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area;
- b) recognise and respect the character and appearance of Conservation Areas;
- c) protect the special interest of buildings of architectural or historic interest.**

- Policy CSV5: Alterations & Extensions in Conservation Areas: - “The Council will require that alterations or extensions to buildings in Conservation Areas:

- a) preserve or enhance the character of the Conservation Area;
- b) retain or reinstate characteristic features such as doors, windows or materials of buildings.