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HERITAGE, DESIGN AND ACCESS STATEMENT

Application site: 25 Muswell Road, London N10 2BS

This statement relates to proposals for a rear extension at lower ground floor (garden) level and a loft conversion with dormer at 25 Muswell Road. It is to be read in conjunction with the drawings of the existing and proposed situations submitted as part of the application.

CONTEXT

25 Muswell Road is a late 19th century/early 20th century terraced house on the North side of Muswell Road, East of the junction with Coniston Road. The house is located in the Muswell Hill Conservation area No.3, Sub Area 7 - Colney Hatch Lane & Wellfield Avenue to The Avenue.



Aerial view and street view – from Google maps



Aerial photo of site, view from the South. From Google Maps

The conservation area appraisal focuses on the appearance from the front, and describes the houses East of the junction with Coniston Road as follows:
Nos. 23 to 39 (odd) and (..) include terraced and semi-detached house types in a variety of styles. There is general consistency in heights and the use of red brick with contrasting stone and render. The repeated patterns of sash windows, gables, bays and chimneys stepping down the street and use of decorative porches give interest to the frontage. Roofs are generally pitched and covered in slate with upstands between the properties.

No work is proposed to the front of the property.

The rear of the house is characterised by a 3 storey rear 'return' projecting from the main body of the house. The rear is built in London stock bricks with red brick flat arches to the windows and timber sashes. A modern extension, of the same width as the rear return, was added at garden level, with glazed roof and glazed rear elevation. The house benefits from a generous garden at the rear, which faces the side gable elevation of the last house on Coniston Road



Garden view (North)



PLANNING HISTORY

There is no Planning history online for this property.

PROPOSALS

Note: the house currently is and will remain a single-family dwelling.

1. Rear extension

The existing kitchen is located at the rear of the house, at garden level, which is lower than the front/entrance level.

The proposal is to widen the rear extension only, keeping the depth of the building unchanged. The design, by removing the side wall and roof of the conservatory extension, creates a wider space for dining, and provides a more direct connection to and better views of the garden.

The design maintains a light well between the front part of the building and the extension, so that the rear elevation of the main part of the building and the existing side window in the kitchen are unaffected.

The rear extension proposed will not be visible from Coniston Road or the public realm, and will not lead to overlooking of other properties.

The design proposal has been discussed with the immediate neighbours, who have raised no objections. The current situation, with a bamboo hedge of similar height to the proposed extension and pergola at number 27, means that the change brought by the proposals in terms of outlook or light is minimal.

The new rear elevation, proposed in London stock bricks, has 3 sets of vertical double doors, in thin metal frames.

2. Loft conversion

The proposal for the loft aims to provide an additional bedroom and a study; a dormer at the rear, with traditional sashes is proposed on the rear slope of the main roof.

Point 14.13 of the Conservation Area Appraisal states that '*careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets*'.

The dormer size and windows proposed have been designed to be in character with, and in proportion to the host building; in this instance the dormer will be visible from the Coniston, however partially hidden by the existing rear return. (see photos)

The material proposed for the dormer is zinc VM Quartz- which has a light grey colour similar to lead, and is a traditional roofing material.



Views of the rear of 25 Muswell Road from Coniston Road

AREAS

- Site area : 222m²
- extension proposed (gross external area): 12.5m²

SUSTAINABILITY

No change to the fabric of the building (façade and its insulation) is proposed at the front or the upper floors, but the extension and full loft area will be built to high level of insulation, air tightness with new ventilation and double glazing, improving the energy efficiency of the building.

As the garden elevation is North facing, glazing has been limited to reduce heat loss.

Modernisation of the boiler and heating system will help reduce the energy consumption and increase comfort for the whole house.

ACCESS

No change proposed to the front of the house.

The house is accessed directly from the residential street, via a front garden. Internally, the 6 steps leading down to the kitchen will be reconfigured as part of the works to give a more direct and comfortable access to the rear of the house from the entrance.

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