

51 MIDHURST AVENUE, LONDON N10

Application for a rear extension and some new windows on the rear elevation at upper levels

DESIGN & ACCESS STATEMENT

June 2023

THE EXISTING SITUATION

This late-Victorian single family terraced house is located on the border of the Muswell Hill conservation area.

Previous implemented work consists of a rear roof extension, some cosmetic internal alterations, and the installation of 3no PVC windows on the rear elevation at the upper levels.

THE PROPOSAL

A new single-storey flat-roofed ground floor rear extension is proposed, extending by a maximum of 5.1 metres beyond the existing principal rear elevation (to the side of the closet wing). The rear (west) elevation of the extension will therefore be recessed by approx 1.4 metres from the rear extensions at nos 49 & 53 Midhurst Avenue.

The rear elevation of the extension will be in brickwork to match the principal rear elevation, incorporating 2no openings for Crittall metal-framed doors. Two 'flat' rooflights with upstands will sit within the new flat roof.

3no new painted hardwood double-glazed windows will be installed within existing openings at first and second floor levels.