

6 THE AVENUE

DESIGN AND ACCESS STATEMENT: JANUARY 2025



Introduction

This planning application seeks permission for the rear side extension and internal reconfiguration of a two-storey semi-detached house in the Muswell Hill Conservation Area.

The house is one half of a pair of semi-detached properties with primary frontage facing The Avenue.

The proposal is for the erection of a rear single-storey extension on the ground floor to facilitate a kitchen/dining family space.

Description of Development

The suggested description of development is as follows: Proposed ground floor rear extension and floor plan redesign at 6 The Avenue, N10 2QL.

Site location

The property is located in the Muswell Hill Conservation area - it is not a listed building, or in a high flood risk area. The proposal has been designed in sympathy with the Council's policies and in recognition of the existing developments to the surrounding properties. This proposal does not cause any adverse effects on the amenity of neighbouring properties. Careful consideration has been given to ensure that the proposed dwelling is acceptable in terms of scale and impact on neighbouring properties.



Use

The proposal is for a single-storey rear extension within the rear garden to create an enlarged kitchen/dining family space.

The new accommodation is entirely residential and there is no change of use proposed.

Amount

The proposal is to extend the house to the rear to achieve a net increase of approximately 7.4m².

Layout

The layout of the rear of the ground floor has been altered to change the location of the kitchen and provide an open kitchen/dining room space with access into the garden. This will provide better light to the kitchen/dining area and see the darker sections of the house inhabited by the utility and w/c areas.

The other rooms on the ground floor (i.e. the current dining room and living rooms) and all of the upper floor rooms will remain in the original layout.

Scale

The rear extensions are of a similar scale to neighbouring extensions, in particular the side return extension of the attached property at 8 The Avenue.

The infill extension's roof slopes down to the boundary to avoid any overbearing effect on the neighbour at 8 The Avenue and indeed simply mirrors the infill extension carried out by

the neighbours previously.

The proposal does not impact the character of The Avenue as it is located entirely in the rear garden and isn't visible from The Avenue.

Landscape

The existing garden has no significant planting that will be affected by the development.

The single-storey rear extension is to be built on existing hard landscaping.

Appearance

The external walls to the rear of the extensions will be in London Stock brick in keeping with the existing appearance of the property, with the proposed roof to be a grey Single Ply Membrane. Proposed doors, windows, and rooflight to be Timber and Aluminium Composite with a Polyester Powder Coated white finish. Doors and windows to have red brick masonry arches to match the existing house.

The infill extension will attach to the existing wall of the neighbour at 8 The Avenue.

The infill extension will have a large glazed pitched roof similar to the neighbouring property at 8 The Avenue.

Access

The main access to the house is unchanged. Additional access to the kitchen/dining area will be provided via a new set of French doors.

The new extensions internally will be at the same level as the adjacent rooms with improved access into the garden via the set of French doors.

Design Considerations

The proposal is in line with other recent developments within the neighbourhood.

The proposal mirrors the infill extension carried out by the neighbouring/attached property at 8 The Avenue (HGY/2020/0461). Furthermore, a large sized rear extension was approved in the neighbouring development at 10 Avenue, N10 2QL (HGY/2017/3115) along with other extensions 85 The Avenue (HGY/ 2017/0031) and 99 The Avenue (HGY/2014/3352).

Date: 28th January 2026