

**12 THE AVENUE
LONDON
N10 2QL
JANUARY 2025**

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1 INTRODUCTION

This Design and Access Statement has been prepared in support of a householder planning application at 12 The Avenue, Muswell Hill, London, N10 2QL. The purpose of the application is to improve the usability of the upper floor accommodation through the addition of modest roof extensions, while maintaining the architectural integrity and appearance of the existing dwelling.

The document outlines the site context, design rationale, materials, access arrangements, and the proposal's relationship to the character and appearance of the Vallance Road Conservation Area.

2 SUMMARY OF PROPOSAL

This application seeks planning permission for the following works at 12 The Avenue, Muswell Hill, London, N10 2QL:

- Construction of two side dormers and one rear gable dormer
- Insertion of a window to the existing front gable
- Removal of one redundant chimney stack on the side roof slope to accommodate the new dormer

The proposals have been carefully designed to remain subordinate to the existing roof form and to harmonise with the established character of The Avenue.



Figure 1: Site location and wider street context of 12 The Avenue within the Vallance Road Conservation Area

3 HERITAGE AND SITE CONTEXT

The property is located on The Avenue, a primarily residential street within the Vallance Road Conservation Area, an area characterised by detached and semi-detached houses displaying a consistent architectural rhythm, traditional roof forms, and a mix of brick and render finishes.

12 The Avenue sits within the main run of detached dwellings on the street, forming part of a consistent group of houses of similar scale and character. The house contributes positively to the streetscape through its balanced proportions and traditional materials. The wider context is defined by a coherent roofscape punctuated by modest dormers and chimney stacks, some of which have been altered in recent years to accommodate loft conversions.



Figure 2: Site location (Source- Google maps)

**4 EXISTING VIEWS OF 12 THE AVENUE AND
NEIGHBOURHOOD CONTEXT**

The property's existing appearance is illustrated in Figures 1–3. These show the current front elevation and roofscape as visible from The Avenue, including the existing chimney stacks. Figure 3 shows the relationship of 12 The Avenue with adjacent properties.



Figure 3: Existing Front Elevation (View from The Avenue)



Figure 4: Existing 3D Aerial view (Source - Google Maps)



Figure 5: Existing Context View (relationship to #10 & #14 neighbouring properties)

5 EXISTING BUILDING & ROOFSCAPE

The existing dwelling at No. 12 is a detached single-family house finished in roughcast render and painted brickwork, with a traditional pitched roof. The building retains its original gabled form and sits comfortably within the surrounding pattern of development.



Figure 4: Existing Front Elevation



Figure 5: Existing Rear Elevation



Figure 6: Existing West Elevation view of First Floor/Roof



Figure 7: Existing bird's-eye view showing No. 12 The Avenue and neighbouring properties



Figure 8: Existing East Elevation view of First Floor/Roof

6 CONTEXTUAL ROOF ALTERATIONS IN THE AVENUE

A review of The Avenue confirms that a number of properties have introduced roof extensions and dormer additions of comparable form and scale to those proposed at No. 12. These alterations have gradually shaped the evolving roofscape of the street, reflecting the changing needs of residents while maintaining a coherent architectural character.

Properties including Nos. 14, 16 among many other in The Avenue feature either side or rear dormers constructed in materials that complement the host buildings. Collectively, these examples demonstrate that modest roof extensions have become an established element of the streetscape within the Vallance Road Conservation Area.

The proposed dormers at No. 12 take clear reference from these neighbouring examples in terms of proportion, scale, and placement, ensuring visual continuity along the row. The resulting design will read as a natural part of the evolving character of The Avenue, preserving its overall rhythm and roofline.



Figure 9: Street View of Existing side dormer extensions at 14 The Avenue



Figure 10: Rear View of Existing gable dormer extension at 14 The Avenue



Figure 11: Street View of Existing side dormer extensions at 16 The Avenue



Figure 12: Street View of Existing side dormer extensions at 46 The Avenue



Figure 13: Street View of Existing side dormer extensions at 99 The Avenue



Figure 14: Street View of Existing side dormer extensions at 59 The Avenue

7 FORM AND DESIGN APPROACH

The proposed roof alterations have been carefully designed to respond to the established character of The Avenue while improving the functionality and architectural coherence of No. 12. The design draws on the proportions and materiality of neighbouring properties, ensuring that the new dormers integrate harmoniously into the existing roof form.

The two side dormers are designed to be modest in scale and subordinate to the main roof, echoing the form and alignment of those at Nos. 14 and 16 The Avenue. Their size and positioning have been developed to retain the balance of the roof slopes when viewed from the street.

The rear gable dormer has been designed in a similar manner, reflecting the proportion and form of the existing rear dormer at No. 14. Together, these additions create usable internal space while maintaining a sympathetic relationship with the host dwelling and neighbouring properties.

To accommodate the side dormer, the redundant chimney stack located on the side roof slope will be removed. This element currently interrupts the proposed dormer's position and is not a feature that contributes materially to the building's character. Its removal will also align the property with the typical four-chimney arrangement found along The Avenue.



Figure 15: Proposed bird's-eye view from The Avenue showing the two side dormers and removal of the redundant chimney stack. The dormers remain subordinate to the main roof form and consistent with the character of neighbouring properties



Figure 16: Proposed bird's-eye view showing the rear gable dormer. The dormer reflects the scale and form of similar extensions along The Avenue and remains subordinate to the main roof.

8 REVIEW OF CHIMNEY STACK REMOVAL

The proposal includes the removal of one redundant external chimney stack located on the side roof slope, which interferes with the formation of the proposed dormer. A review of the roofscape along The Avenue shows that houses of the same footprint typically retain four chimney stacks; No. 12 is the only dwelling with five. The removal of the fifth stack will therefore bring the property in line with the prevailing roof configuration and will not harm the architectural rhythm or historic character of the Conservation Area.

See diagram 1 of aerial views showing neighbouring properties and diagram 2 of chimney stack proposed to be removed located between main 2 chimney stacks.



Figure 18: Chimney stack to be removed



Figure 17: Chimney review

9 APPEARANCE / IMPACT ON CONSERVATION AREA

The proposed dormers and minor roof alterations, including the removal of one redundant side chimney stack, have been designed to respect the proportions, materials, and roofscape character of the property and surrounding dwellings within the Vallance Road Conservation Area.

The removal of the side chimney will not disrupt the balanced composition of the roofline, nor will it be visually intrusive when viewed from the public realm. As illustrated in the accompanying photographs, the chimney's visibility from The Avenue is limited, and its removal does not alter the overall silhouette of the property or diminish its contribution to the streetscape.

Overall, the proposal preserves the appearance and spatial rhythm of The Avenue, contributing positively to the coherent roofscape emerging along the street while maintaining the area's architectural integrity.

See references Figure 1-2 - Street View comparison showing Existing and Proposed Roofscape with chimney removed.



Figure 19: Existing View between 14 & 12 The Avenue front facade

AS EXISTING



Figure 20: Photomontage view of the front façades of Nos. 12 and 14 The Avenue showing the proposed alterations at No. 12, including the removal of the redundant chimney stack. The image illustrates the minimal visual impact of the proposal within the existing street scene.

AS PROPOSED

10 MATERIALS

The choice of materials has been guided by the existing character of the dwelling and the established palette of finishes within The Avenue. The materials will complement the host property while providing a contemporary, high-quality finish consistent with the Conservation Area.

Walls (Ground Floor and Existing Elements):
Existing rendered and painted brickwork to be retained and repaired where necessary.

Dormers:
Side Dormers: To be clad in brown weathered standing-seam zinc, selected to closely match the tone of the existing weathered roof tiles.

Rear Dormer: Standing Zinc-seam cheeks and glable, reflecting similar details found on nearby properties.

Windows:
To Sloping Roof:
Conservation-style roof windows in dark grey, aluminium-framed, double-glazed units (exact colour to be confirmed). These will have a slim profile and a flush finish, ensuring minimal visual impact and full compatibility with the property's original architectural character.

To Dormers:
Slimline, double-glazed windows in dark grey aluminium frames, designed to complement the proposed dormer materials.

Small Window to Front Façade:
Timber-framed window to match the existing windows on the lower floors in style, profile, and finish, ensuring continuity within the principal elevation.

Rooflights:
Electrically openable, powder-coated aluminium rooflights.

All proposed materials will be of high quality and durable specification, designed to complement the existing dwelling and preserve the visual integrity of the Vallance Road Conservation Area.

11 SUSTAINABILITY AND ENERGY

All new construction elements will meet current Building Regulations standards for energy efficiency. New roofs, walls, and openings will be fully insulated and double glazed. Rooflights will be high-performance units, contributing to improved thermal performance and natural light levels within the dwelling.

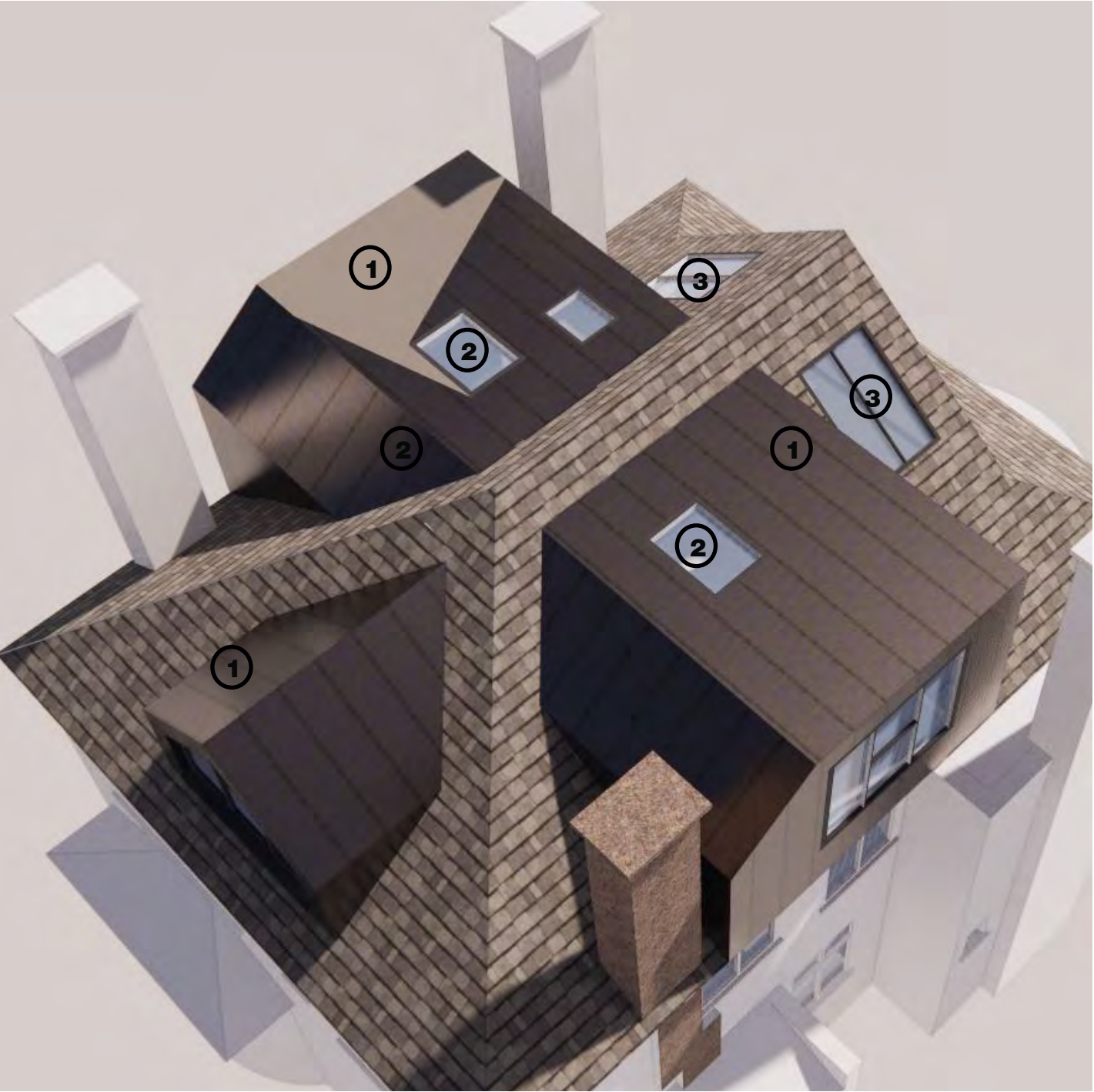


Figure 21: 3D Aerial view of proposed extensions



Figure 22: 3D Aerial view of proposed dormer gable

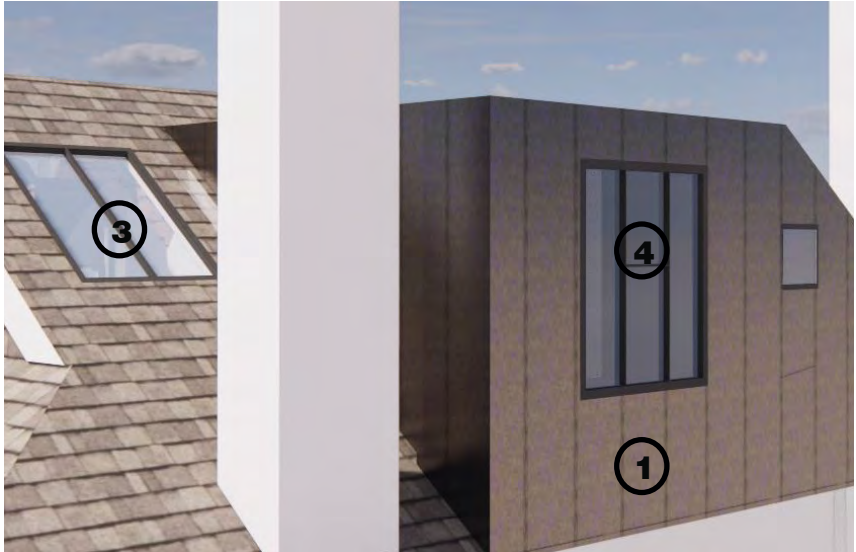
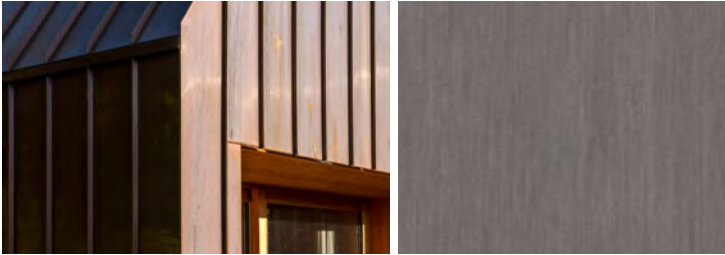


Figure 23: 3D Aerial view of proposed East dormer



1 - VMZINC Standing Zinc seam
VMZINC Standing Zinc seam colour: pigmento



2- Velux Flat Rooflights



3- Conservation windows



4- Dormers slimline aluminium windows

10.1 SPECIFICATIONS

A VELUX FLAT ROOFLIGHT

VELUX flat glass ISU 2093



Available base units

CFU 20Q fixed	CFU 25Q fixed	CVU 20Q electric
CVU 20Q solar	CVU 25Q solar	

20=double-glazed, 25=triple-glazed

The VELUX flat glass rooflight top unit has an elegant glass-to-edge flat shape with straight lines that almost becomes one with the roof. The outer glass is toughened making this a highly durable top unit that has increased resistance to wind, snow and hail. The flat glass top unit can be installed in roof pitches from 2°- 15° and is compatible with all glass rooflight base units (CFU/CVU).

- Sleek modern edge-to-edge flat glass design blends seamlessly with the lines of your roof.
- Suitable for the majority of flat roofs down to 2° roof pitch and offers natural drainage at 5°.
- The outer glass of the top unit is strength-tested in tough weather conditions.
- Toughened outer glass is attached with high-strength weather-proof sealant.
- Discretely placed blackout or awning blind lets you enjoy maximum daylight influx and a stylish interior design at all times.
- Easy and safe transportation of the top unit from ground to roof; no need for manual lifting.
- Special threaded installation screws for fast installation of the top unit.



Creation date 20-01-2026 122552 FRW Top units en-GB - Approved

B VELUX CONSERVATION ROOF WINDOW

VELUX conservation roof window GPL

Glazing 70



Conservation roof windows are the perfect choice when renovating conservation buildings. Bottom-operated conservation roof windows open outwards to allow for an uninterrupted panoramic view to the outside. The window's black exterior profiles and glazing bar blend seamlessly into the roof and match the original look of your building.

- Open the window outwards up to 45° to enjoy a panoramic view and a feeling of space.
- Open the top control bar to the ventilation position for fresh air through a closed window.
- Perfect when a glazing bar is required for conservation buildings.
- Easily rotate the window 180° for safe cleaning of the outer glass from the inside.
- Adjust the bottom handle position to ventilate your home without opening the window.
- Removable and cleanable ventilation filter protects your home from dust and insects while ventilating.
- Quickly and easily add blinds by simply clicking them into the pre-fitted brackets.



12 SCOPE OF WORKS

No further external changes are proposed beyond those described. There will be no alterations to the ground floor, first floor, front garden, or boundary treatments.

13 ACCESS

Vehicular and Pedestrian Access
The proposal does not include any changes to existing access arrangements. Vehicular and pedestrian access to 12 The Avenue will remain as existing via The Avenue. There are no alterations proposed to the driveway, footpath, or boundary treatments.

14 CONCLUSIONS

The proposed roof alterations at 12 The Avenue represent a modest and well-considered enhancement to the property. The design takes cues from neighbouring examples, preserves the balance of the roof form, and aligns with the evolving character of the Conservation Area.

The removal of the redundant chimney stack is a minor adjustment that enables the dormer design and harmonises the roofscape with neighbouring properties. Overall, the proposal will preserve the character and appearance of the Vallance Road Conservation Area and deliver improved residential accommodation of high design quality.