

19

CURZON ROAD

PLANNING APPLICATION SUBMISSION
TO HARINGEY PLANNING DEPARTMENT

REAR EXTENSION & ALTERATION TO REAR DORMER
19 Curzon Road, London, N10 2RB

PREPARED BY BURSTON ARCHITECTS FEBRUARY 2026

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DESIGN STATEMENT

PLANNING APPLICATION SUBMISSION
TO HARINGEY PLANNING DEPARTMENT

REAR EXTENSION & DORMER ALTERATION TO 19 CURZON ROAD, LONDON, N10 2RB

SITE & SURROUNDINGS

The property is located within an established residential terrace in Muswell Hill, an area characterised by late-Victorian & Edwardian housing of consistent scale, form, and materiality. The street is predominantly residential in nature, with a strong and cohesive architectural character formed by continuous terraces, mature street trees, and modest front garden setbacks.

Existing Building and Character:

The property is a traditional late-Victorian / Edwardian terraced dwelling, constructed in red brick with white-painted stucco detailing. The principal elevation displays a clear and regular rhythm, defined by vertically proportioned sash windows, decorative window surrounds, and horizontal string courses at ground- and first-floor levels. Shallow bay windows at the first-floor level add depth and articulation to the facade, while the overall proportions and detailing reflect the prevailing architectural language of the terrace. At roof level, the building incorporates a front-facing dormer with a pitched gable, which aligns in scale, position, and appearance with neighbouring properties and contributes to the uniform roofscape of the street. The entrance is accessed via a short front path, with low boundary walls and a modest setback from the pavement, providing a clear distinction between public and private realms and reinforcing the established streetscape character.

Townscape Contribution

The property forms part of a visually cohesive terrace, where consistency in materials, fenestration, and scale contributes positively to the character and appearance of the area. The red brick and white detailing, combined with mature street trees and traditional boundary treatments, create a well-defined and high-quality residential environment.

PROPOSAL

GROUND FLOOR

The proposal involves extending the property into the rear garden by approximately 3 metres to create additional ground-floor living/kitchen space. The existing side extension will be demolished and replaced with a new, contemporary open-plan kitchen and dining area, designed to improve flow, functionality, and connection to the garden. The new space will be naturally lit by a generously sized rooflight, bringing daylight deep into the plan and enhancing the sense of openness. Internally, it is proposed to open up the front room into the existing middle room to form a more flexible, interconnected living area that can be used as a library or study, while still retaining a quieter character towards the front of the house. The ground-floor layout will also be reconfigured to accommodate a new WC and a separate utility room, improving day-to-day practicality and storage, and allowing the main living spaces to remain uncluttered.

Overall, the works aim to modernise the layout, improve natural light and circulation, and create a more cohesive and family-friendly ground-floor arrangement while respecting the scale and character of the existing property.

FIRST FLOOR

The existing WC and bathroom will be removed as part of a wider reconfiguration of the internal layout. The small front room will be converted into a new, well-proportioned bathroom, allowing for improved layout efficiency and upgraded sanitary provision. At the rear of the property, the existing internal partitions will be removed to rationalise the plan and create a larger, more functional bedroom. This reconfiguration will improve proportions, flexibility, and natural light, resulting in a more comfortable and usable private space.

Overall, the proposed alterations aim to optimise the internal arrangement, improve spatial quality, and better respond to the occupants' needs, while making efficient use of the existing building footprint.

LOFT

The existing kitchen will be removed, and the space repurposed to form a new master bedroom, providing a generous and well-located principal sleeping space within the property. The current bathroom and rear-facing bedroom will be reconfigured and replaced with a walk-in wardrobe and a large, high-quality bathroom, creating a cohesive and functional master suite with improved comfort, storage, and privacy. At roof level, the existing roof structure will be replaced to facilitate the proposed internal alterations and to improve overall efficiency and usability of the space. As part of these works, the enlargement of the existing rear dormer will be explored to maximise head height, natural light, and floor area, subject to planning and technical considerations.

Overall, the proposals aim to enhance the quality of the principal bedroom accommodation, improve spatial efficiency, and make better use of the upper floors while respecting the character and scale of the host building.

GLAZING

All existing double-glazed aluminium windows will be removed and replaced with new timber sash windows, designed to match the original traditional window proportions, profiles, and detailing of the property. The proposed windows will replicate the appearance of the historic sash windows, including frame depth, glazing bar arrangement, and opening method, while incorporating modern double glazing to improve thermal and acoustic performance.

The replacement windows will preserve and enhance the architectural character of the building and ensure consistency with the original façade and the surrounding streetscape.

FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

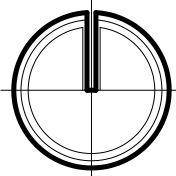
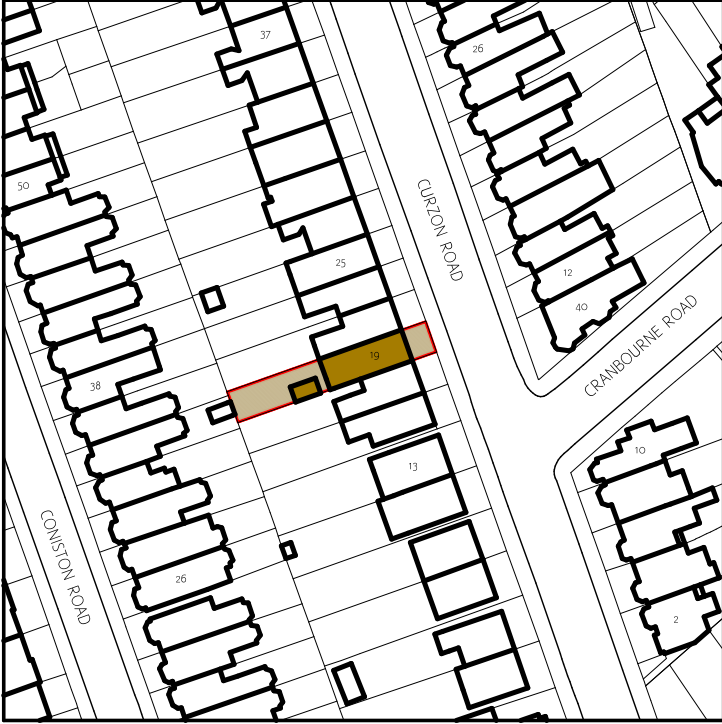
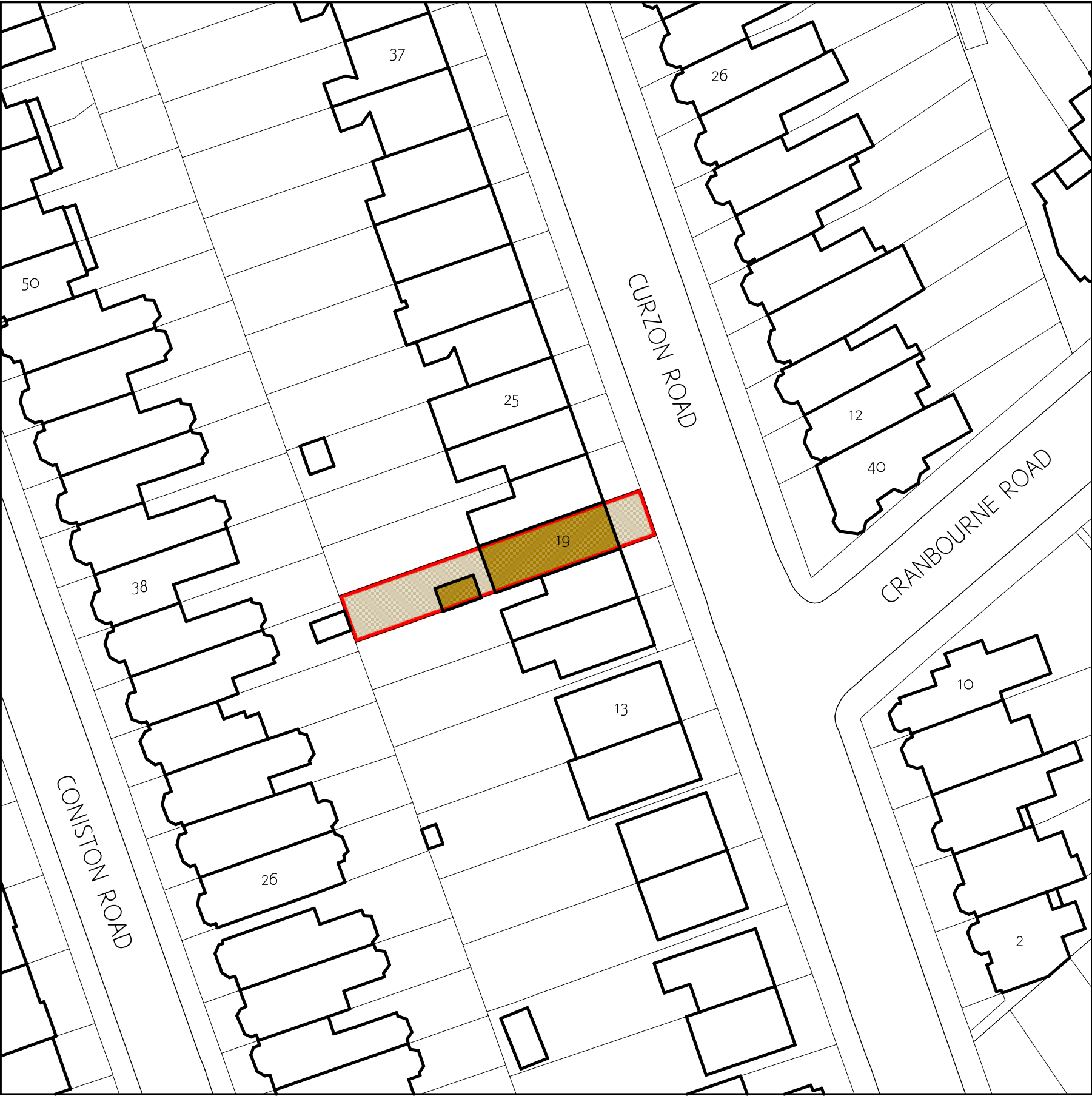


TOP VIEW

DRAWING LIST

19 CURZON ROAD, LONDON, N10 2RB

DESCRIPTION	EXISTING	PROPOSED
LOCATION PLAN 1/500	000	
GROUND FLOOR PLAN	002	102
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Full house modernisation
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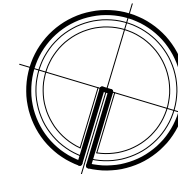
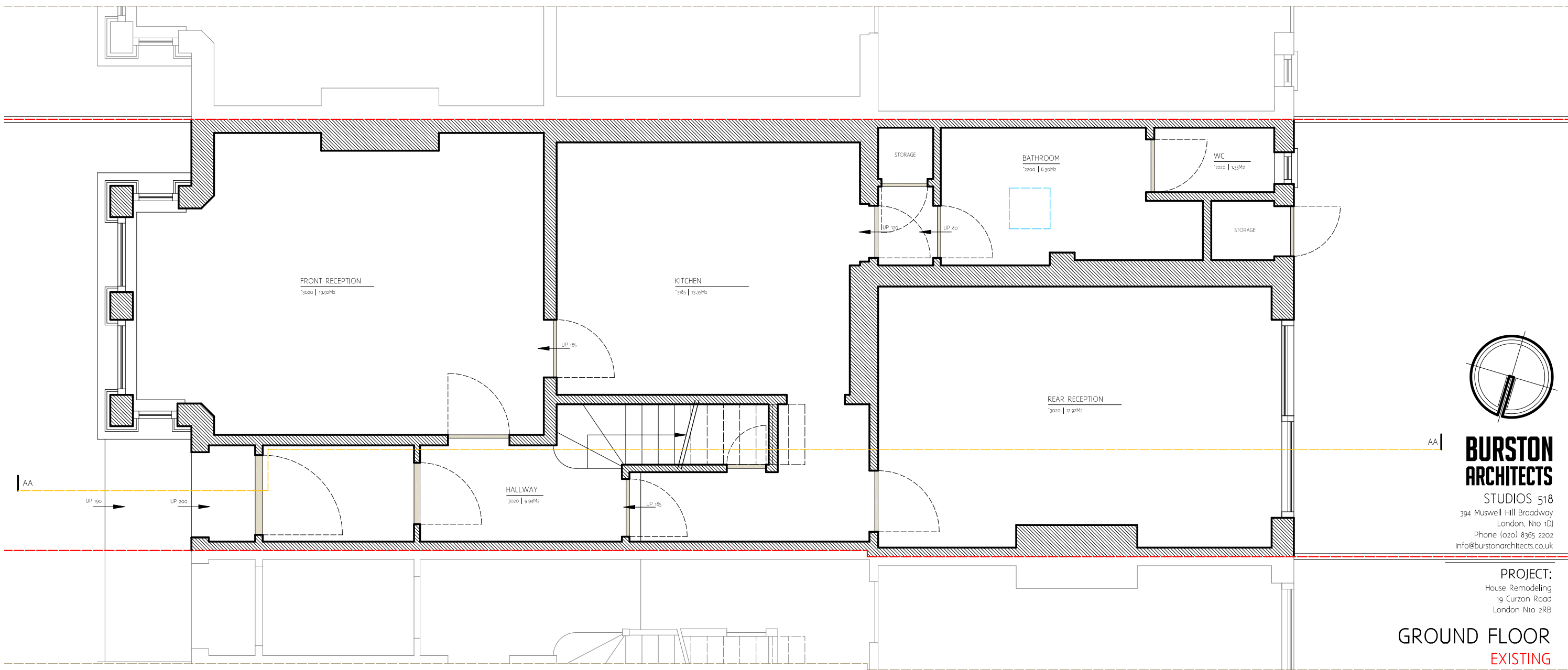
LOCATION PLAN
EXISTING

SCALE 1:500 & 1:1250 | A3
NOVEMBER 2025

2505.000



EXISTING DRAWINGS



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GROUND FLOOR

EXISTING

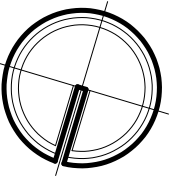
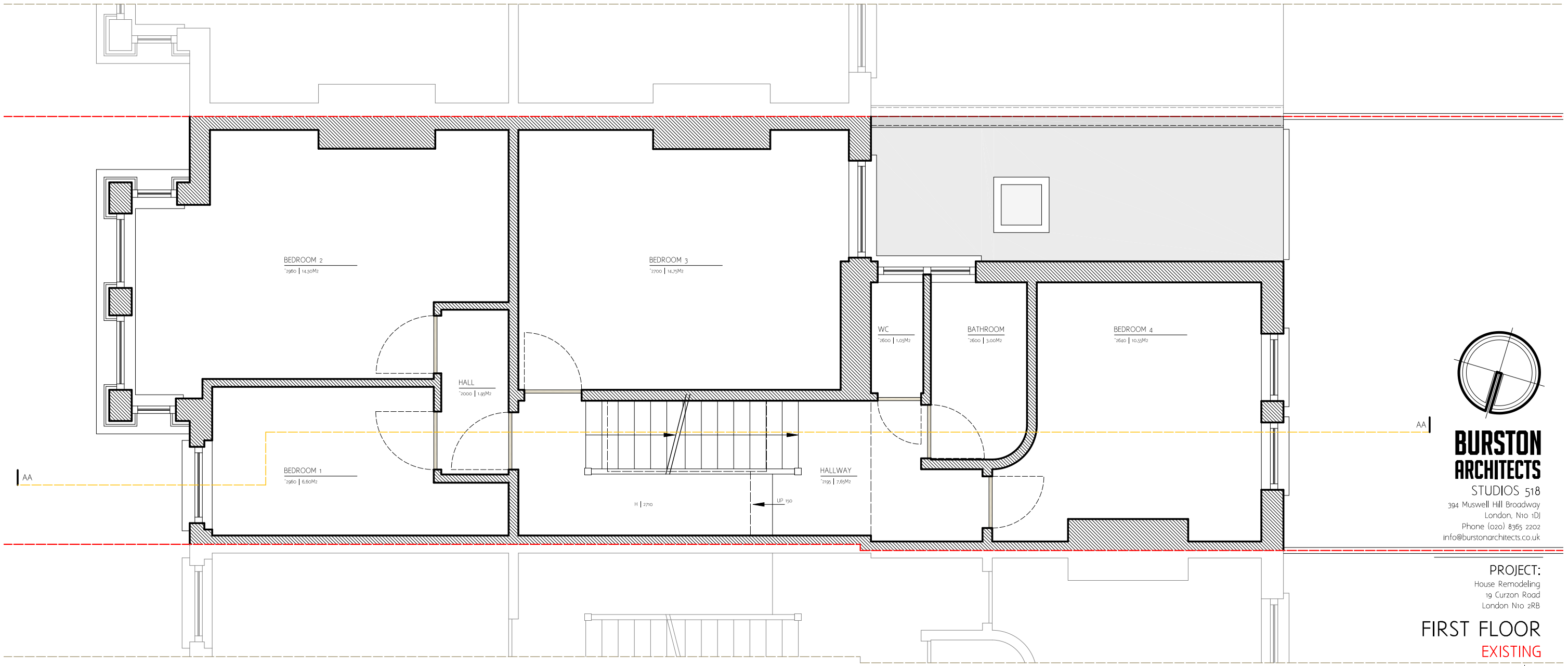
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DECEMBER 2025

2505.002

GENERAL & DIMENSIONAL NOTES:

This drawing is to be read in conjunction with the relevant drawings, specifications and schedules. Dimensional and other discrepancies are to be reported to the architects.
Drawings are not to be scaled.
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**FIRST FLOOR
EXISTING**

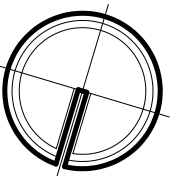
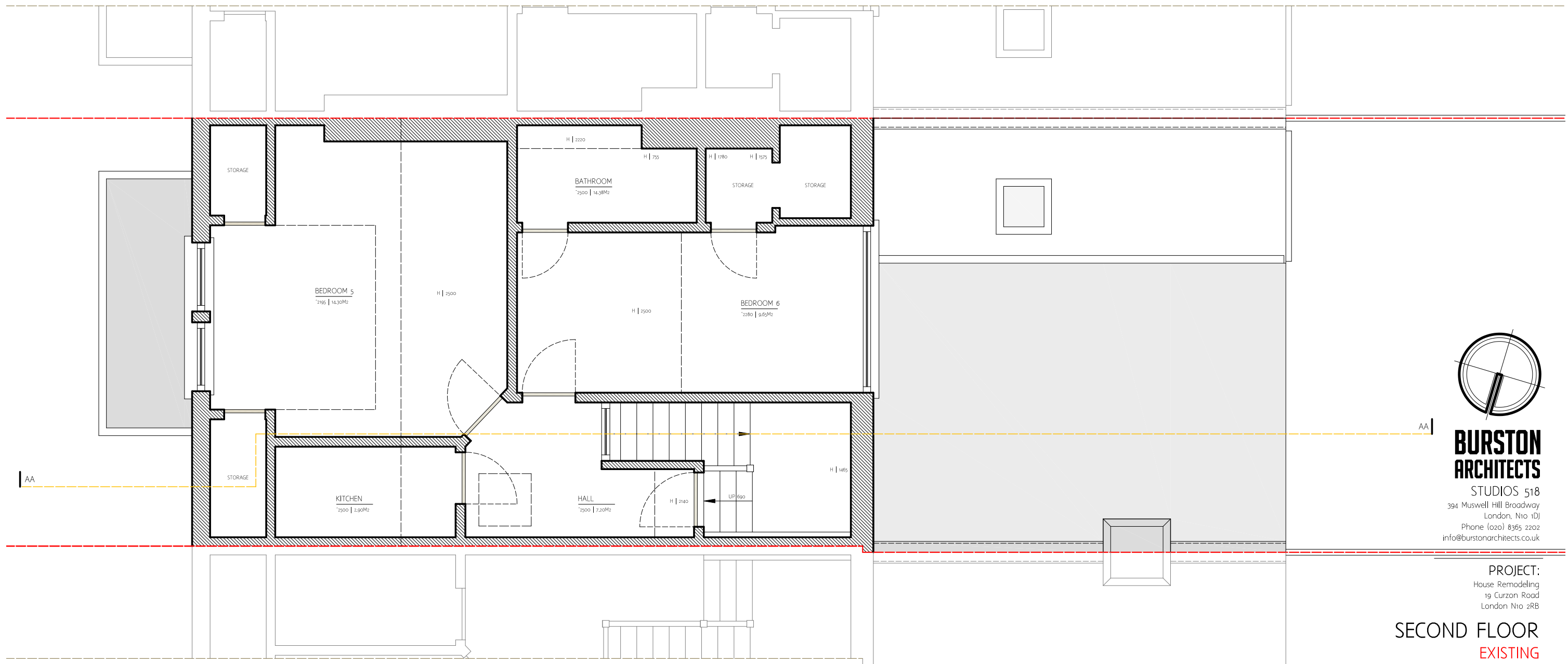
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DECEMBER 2025

2505.003

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SECOND FLOOR EXISTING

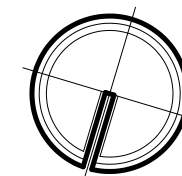
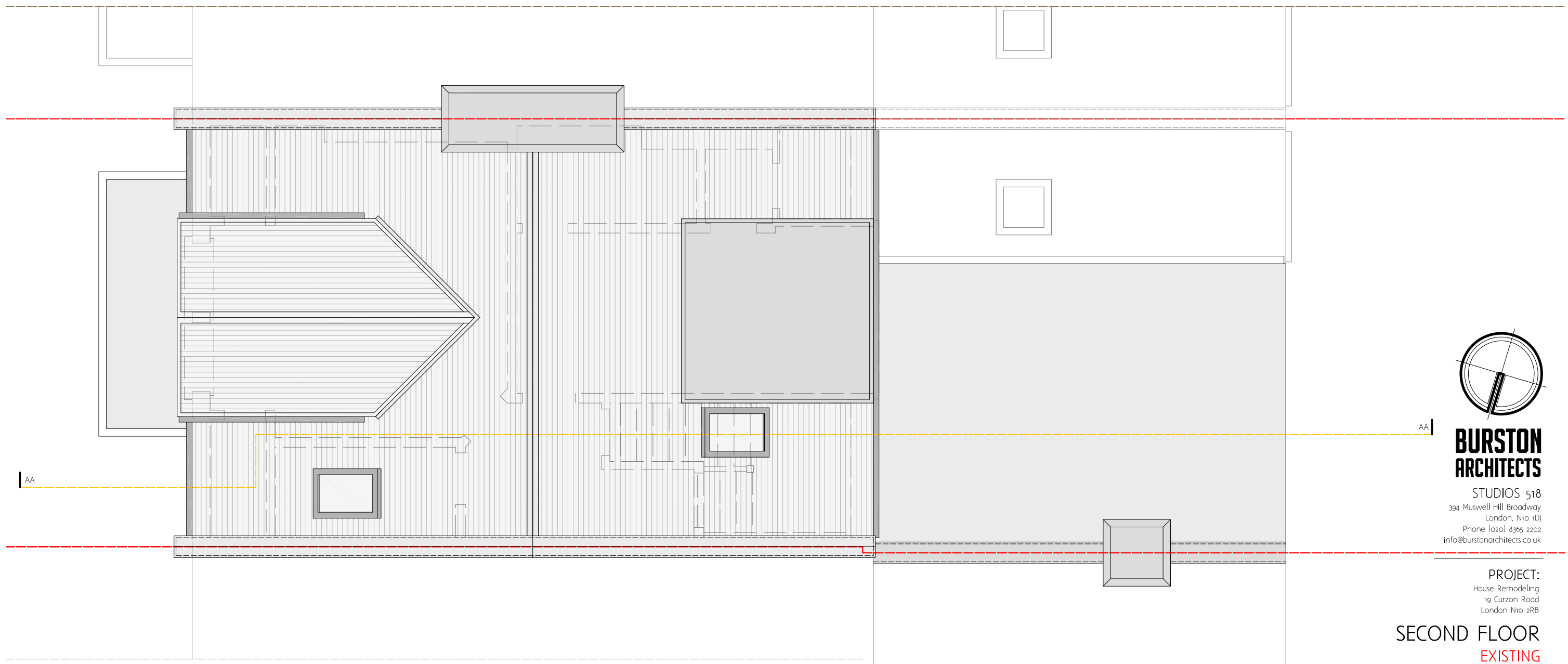
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DECEMBER 2025

2505.004

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SECOND FLOOR EXISTING

SCALE 1:50 | A3
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2505.005

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0M 2.5M



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SECTION AA EXISTING

SCALE 1:50 | A3
DECEMBER 2025

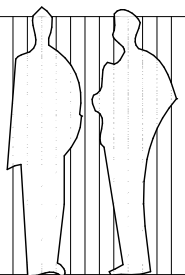
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FRONT ELEVATION
EXISTING

SCALE 1:50 | A3
DECEMBER 2025

2505.020

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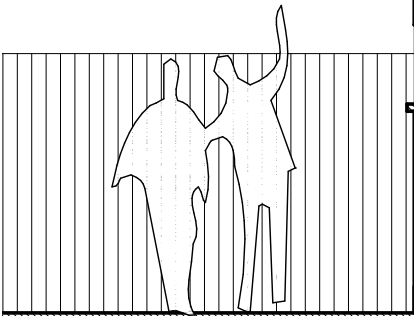
**SIDE ELEVATION
EXISTING**

SCALE 1:50 | A3
DECEMBER 2025

2505.021

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PROJECT:
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**REAR ELEVATION
EXISTING**

SCALE 1:50 | A3
DECEMBER 2025

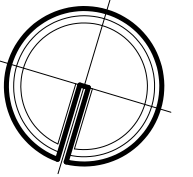
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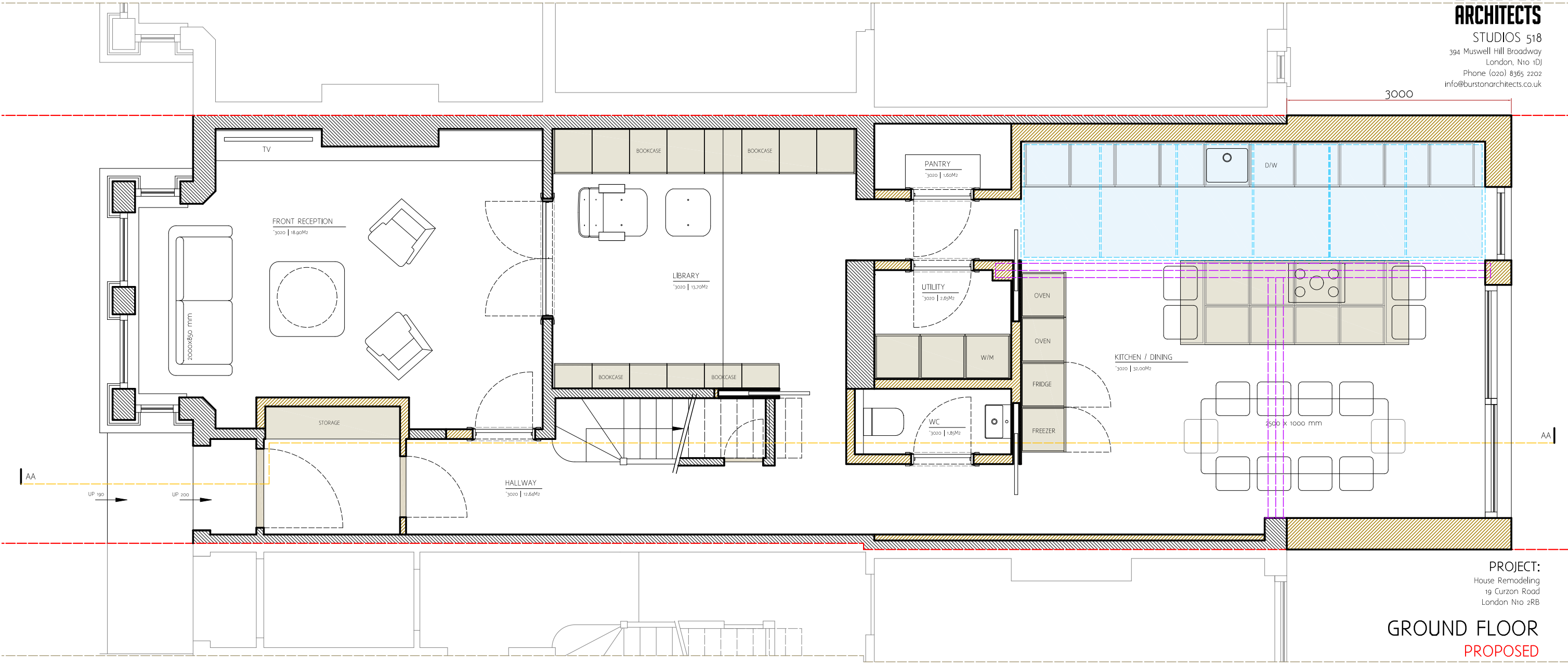


PROPOSED DRAWINGS



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GROUND FLOOR PROPOSED

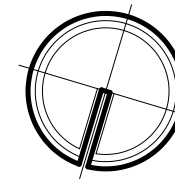
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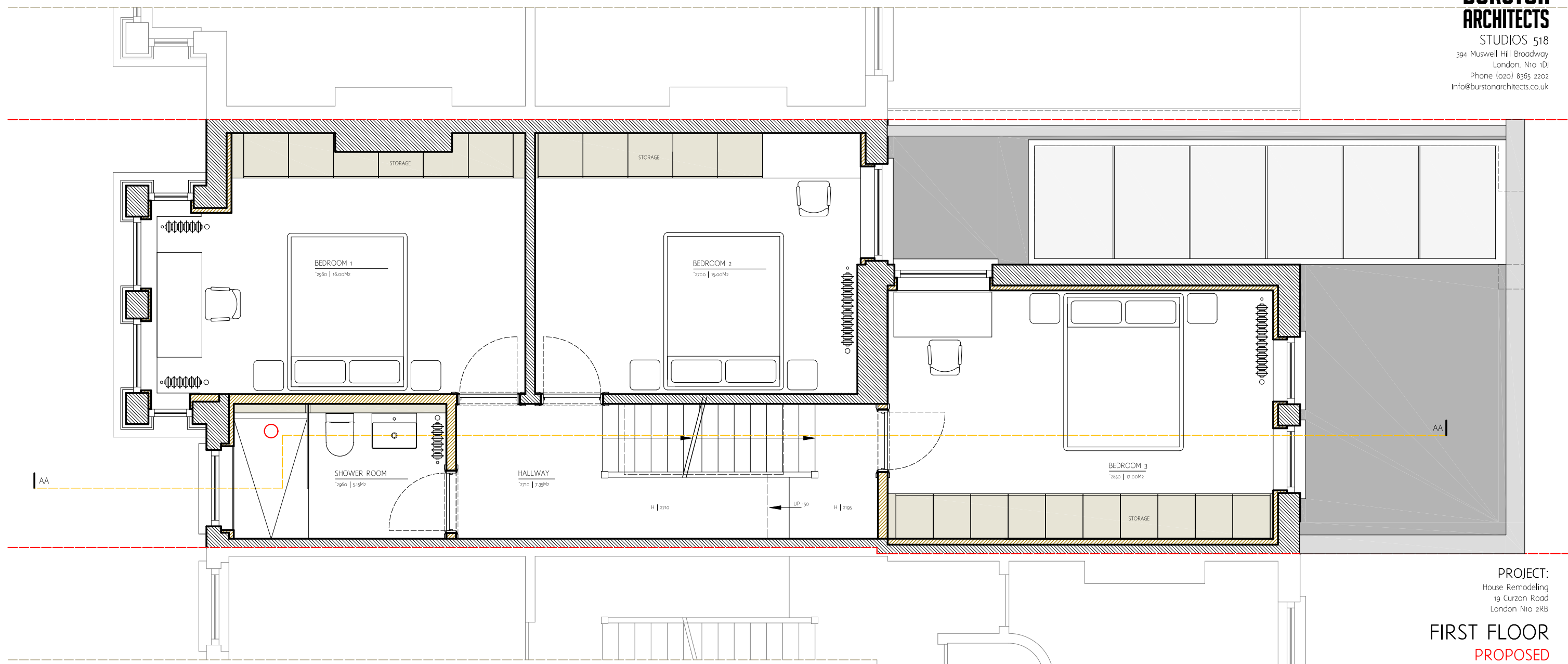
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0M 2.5M



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FIRST FLOOR PROPOSED

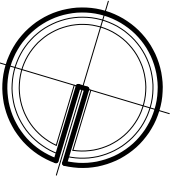
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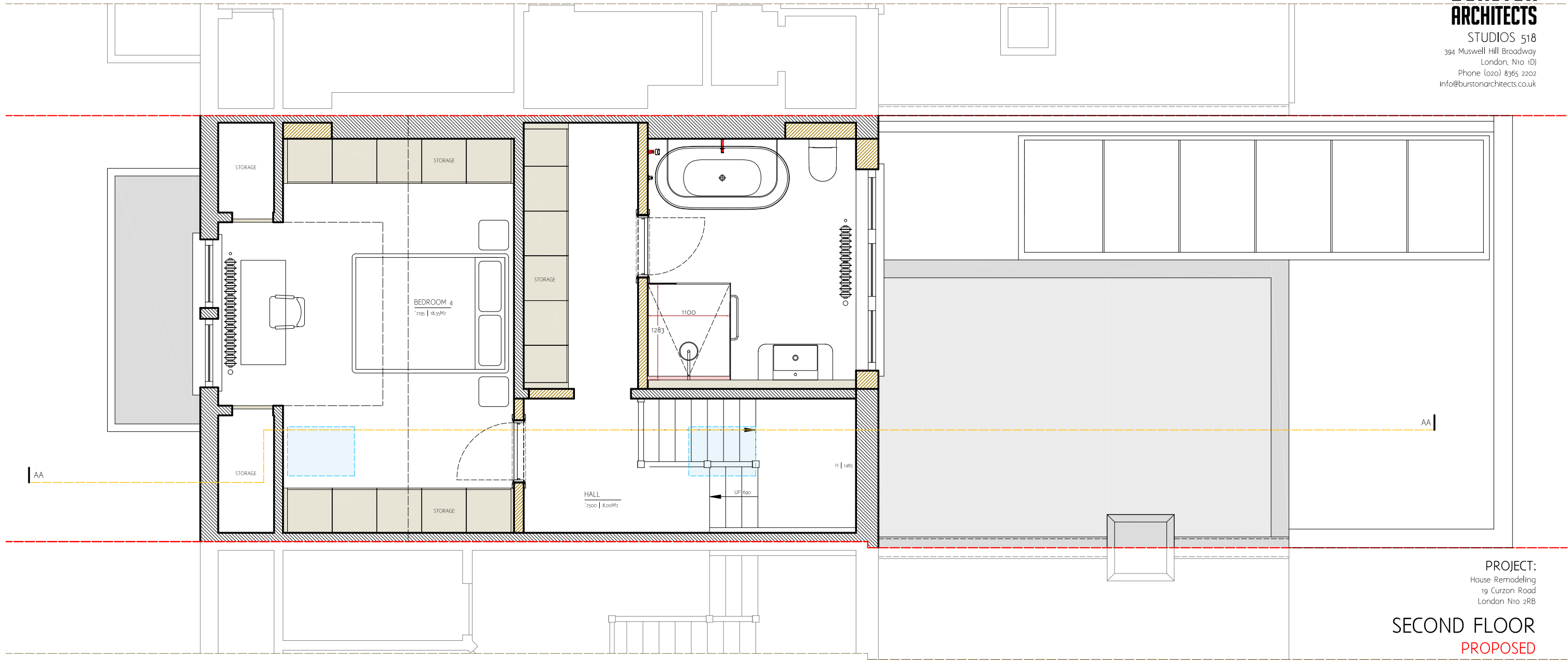
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SECOND FLOOR PROPOSED

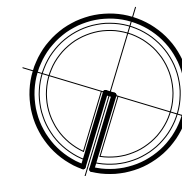
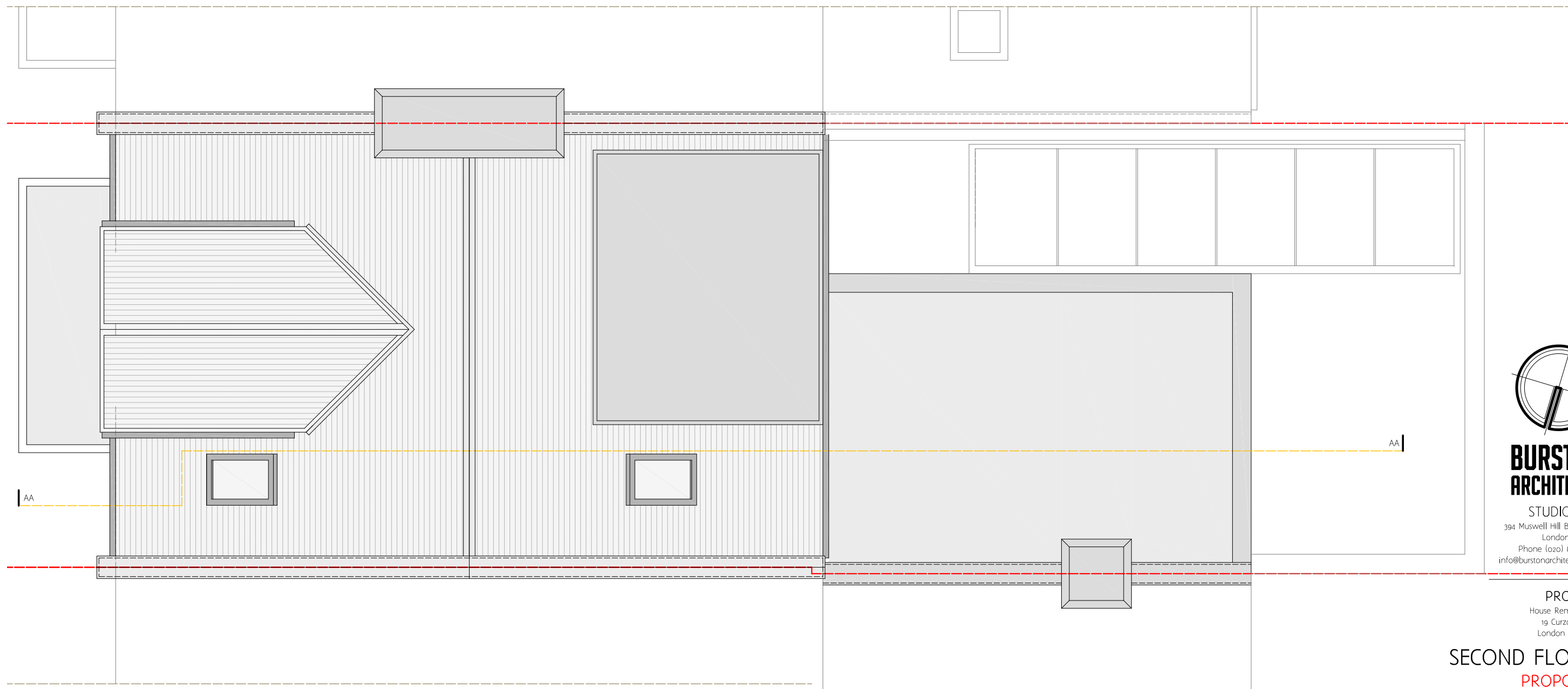
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0M 2.5M



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SECOND FLOOR

PROPOSED

SCALE 1:50 | A3
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2505.105

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0M 2.5M



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19 Curzon Road

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SECTION AA

PROPOSED

SCALE 1:50 | A3

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2505.110

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0M 2.5M

3000

3200



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PROJECT:
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FRONT ELEVATION
PROPOSED

SCALE 1:50 | A3
DECEMBER 2025

2505.120

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House Remodeling
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PROPOSED

2505.121

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3000

3200



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REAR ELEVATION

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