

9 Muswell Hill

Design and Access Statement

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1.0

Introduction

Introduction

127 St James’s Drive

This Design and Access Statement has been prepared to accompany the proposed planning application for the refurbishment of 9 Muswell Hill to bring it up to modern standards.

Following two previous applications, pre-application advice has been sought resulting in the proposed scope of works being significantly reduced and amended to align with the planning officers advice.

This report should be read in conjunction with the submitted drawings and reports.

Site & Location

The property is situated at 9 Muswell Hill, N10 on the eastern edge of the Rookfield Estate Conservation Area. The conservation area is a predominantly residential area characterized by low density housing, communal open spaces and unadopted gated roads with grass verges and mature trees. 9 Muswell Hill being on the fringe of the conservation area is positioned on the busy junction where Muswell Hill, Alexandra Palace Way, Priory Road and Park Road meet.

Flood Risk

The site is located in flood zone 1 with a low probability of flooding.



9 muswell hill
N10 3TH

2.0

Existing Building

Existing Building

A detailed overview of the history of the existing building along with an in depth condition report and analysis is included within the ‘Historic Building Impact Assessment’ report compiled by Compass Archaeology which forms part of this application.

A brief overview of the property is as below:

The property is grade II listed and together with number 5 and 7 Muswell Hill form a group.

The listing reference number is: 1294353

It is characterized by its two storey stepped front façade in yellow London stock brick with moulded architraves, timber sash windows, wrought iron segmental balconettes and a stucco porch with pilasters and entablature. The rear of the property is more simple in detail with timber sash windows in simple brick openings with evidence of historical and more recent changes to the building. The roof is a low pitched, hipped slate roof with overhanging eaves.



Front Elevation



Rear Elevation

3.0

Design

Design

Proposed works

The proposal aims not only to preserve but positively enhance the property through a sensitively considered refurbishment and restoration process. Following two previous planning applications and a more recent pre-application meeting with the conservation

officer, the scope of works proposed has been significantly reduced and amended to align with the feedback received.
The proposed works is outlined as below:

External Garden Works

	Proposed works	Drawing reference
1.	Relocate gas meters into more discrete ground boxes	2000-PP-GF, 2200-PE-F
2.	New front and rear garden paved and gravel floor finishes as well as new low level brick retaining walls between levels.	2000-PP-GF, 6000-EDT
3.	New acoustic fence and gates to provide welcoming entrance at side of house for number 9a including concealed bin storage.	2000-PP-GF, 6001-EDT

External House Works

	Proposed works	Drawing reference
1.	DOFF steam cleaning of external brickwork, paint stripping to side wall and repoint whole house.	MS.01: Method statement
2.	New front door to main house.	2200-PE-F
3.	New concealed ventilation vent from new kitchen and bathrooms using discreet air bricks to side elevation.	6003-EDT

Internal House Works

	Proposed works	Drawing reference
1.	Removal of modern floor finishes and installation of new engineered oak floor finish over retained floor boards.	2000-PP-GF, 2001-PP-FF, 5000-FT
2.	Wall paper removed from walls and ceilings throughout house.	MS.02: Method statement
3.	Remove existing ground floor WC including modern walls and door and relocate below stair.	2000-PP-GF
4.	Relocate kitchen to large northern room on ground floor	2000-PP-GF
5.	Replace existing boiler and cylinder and relocate to basement, connecting to existing flue.	1999-PP-B, 2000-PP-GF
6.	Reinstate southern bedroom to its original layout through removal of modern wall and reinstating previously removed wall.	2001-PP-FF
7.	Lightweight timber frame walls installed to create new bathroom and wardrobes in front facing northern bedroom with small opening created between front and rear rooms.	2001-PP-FF
8.	Non-original fireplace surround removed in both northern bedrooms.	2001-PP-FF
9.	Adjust position of existing door closer to its original position for the new family bathroom.	2001-PP-FF

Design

Proposed works

Highways

There will be no proposed works impacting a change in vehicular activity to the property.

Amount of Development

There is no proposal for the extension or alteration of the overall footprint or scale of the property.

Layout

There are proposed changes to the layout of the property as per the accompanying drawings.

Use

We are seeking no change of use.

Access

Proposed access to the site will remain as existing for both dwellings. The side access route to number 9a will be improved with level access over new gravel finishes. The access to the main house will be as existing via the front door. The floor finishes will be repaved so they are safe and level whilst improving the appearance.

4.0

Conclusion

Conclusion

The proposed works are essential to restoring the property to an appropriate standard, particularly in light of the poor-quality alterations undertaken in recent years. The scheme has been carefully developed to strike an appropriate balance between improving the building to meet modern living standards and ensuring that all interventions are sensitively designed, fully justified, and respectful of the property’s historic character.

While we acknowledge that a small number of minor alterations may be considered to introduce limited harm, these elements are modest in scale, reversible where possible, and significantly less impactful than the far larger extension or more intrusive works that could have been pursued. In this context, the proposals represent a proportionate and conservation-led approach that avoids unnecessary change while still delivering meaningful improvements to the functionality, comfort, and longevity of the building.

Overall, the works will enhance the building fabric, support the continued use and enjoyment of the property, and ensure that this heritage asset is maintained to a high standard. On balance, the scheme should therefore be viewed as a positive and beneficial intervention that secures the building’s future in a manner consistent with heritage best practice.

