

13 Princes Avenue, Muswell Hill, London
N10 3LS

PLANNING, DESIGN & ACCESS STATEMENT

Project Address:	13 Princes Avenue, Muswell Hill, London N10 3LS
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1.1 INTRODUCTION

This Planning, Design & Access Statement has been prepared by MDLR Architects Ltd on behalf of the applicant. It forms part of a householder planning application submission to the London Borough of Haringey.

The application site is located at 13 Princes Avenue, Muswell Hill, London, N10 3LS. The property is a substantial semi-detached Victorian dwellinghouse which remains largely unaltered and is currently in need of modernisation and refurbishment.

Planning permission is sought for the construction of a single storey rear extension together with internal reconfiguration works to create a modernised family home. The refurbishment will transform the property into a spacious six-bedroom family dwelling while preserving the character of the host building.

1.2 SITE & BUILDING ASSESSMENT

1.2.1 SITE LOCATION, INFORMATION & CONTEXT:

Princes Avenue is a residential street located within Muswell Hill in the London Borough of Haringey. The area is characterised by substantial Victorian and Edwardian houses, many of which are semi-detached properties set within generous plots and mature gardens.

Number 13 forms part of a pair of large Victorian semi-detached houses typical of the late 19th century suburban development of Muswell Hill. The building retains the overall proportions and architectural character associated with Victorian domestic architecture.

The property is arranged over two principal storeys with a pitched roof above and traditional rear projections typical of houses of this period. The dwelling has not been significantly extended previously, presenting an opportunity for carefully considered improvements that enhance the usability of the house while respecting its architectural heritage.

1.2.2 HERITAGE & LOCAL CHARACTER.

The surrounding area of Muswell Hill contains a large number of late Victorian and Edwardian residential buildings which contribute to the distinctive character of the neighbourhood. While the application property is not listed, it is located in Muswell Hill Conservation Area and forms part of a consistent architectural context defined by traditional brick construction, pitched roofs and well-proportioned rear gardens.

The proposed development respects the architectural character of the host building by maintaining the hierarchy between the original house and the new extension. The extension remains clearly subordinate and utilises a restrained contemporary design approach that complements rather than competes with the Victorian structure.

1.2.3 OPPORTUNITIES & CONSTRAINTS

The existing property offers the opportunity to sensitively extend the ground floor to improve the quality of internal living accommodation while maintaining the architectural integrity of the original house.

Key design considerations include:

- Ensuring the extension remains subordinate to the host building.
- Respecting neighbouring amenity.
- Maintaining the established rhythm and scale of rear extensions within the area.
- Using materials and proportions sympathetic to the Victorian host building.

The proposal responds to these considerations through a modest single storey rear extension which integrates comfortably with the existing house.

1.3 DESIGN PROPOSAL

The proposed development comprises the construction of a single storey rear extension to the existing dwellinghouse.

The extension has been carefully designed to complement the character of the Victorian host building while significantly improving the functionality of ground floor living spaces. The wider refurbishment works will modernise the dwelling and allow it to operate as a high-quality six-bedroom family home.

The depth and height of the proposed extension match those of a previously approved rear extension at the neighbouring property at 15 Princes Avenue (Planning Application Reference: HGY-2021-1075). While that scheme has not yet been constructed, it establishes a relevant planning precedent along this section of Princes Avenue.

The owner of No.15 Princes Avenue has been consulted regarding the proposal and supports this planning application.

The architectural language of the extension is intentionally simple and contemporary while remaining respectful to the original building. Large glazed openings to the rear elevation will improve daylight penetration and strengthen the relationship between the internal living areas and the rear garden.

A visualisation of the proposed design has been prepared to illustrate the appearance of the extension (refer to drawing: 25062 AI Cobbled Render).

1.4 ACCESS, REFUSE & RECYCLING, CYCLE STORAGE

Existing and proposed strategy will remain the same.

1.5 SUSTAINABILITY

The refurbishment and extension will improve the overall environmental performance of the property. The proposed works will comply with the requirements of Building Regulations Part L.

Improved insulation, high-performance glazing in extension and replaced services will significantly enhance thermal performance and contribute to the reduction of operational energy consumption.

1.6 FIRE SAFETY

The proposed layout of the house is fully compliant with part B of the building regulations with protected stair leading to all habitable rooms.

1.7 CONCLUSION

The proposed single storey rear extension represents a carefully considered and sympathetic addition to the Victorian dwelling at 13 Princes Avenue and will improve the appearance of the Muswell Hill Conservation Area.

The design is modest in scale, respectful to neighbouring properties and consistent with the established pattern of development within the surrounding area.

The proposal will enable the refurbishment and modernisation of the property, securing its long-term use as a high-quality six-bedroom family home.

The development complies with relevant planning policy and will preserve the character of the host building and surrounding context. For these reasons, planning permission is respectfully requested.

