

Introduction

The following documentation has been produced to accompany the formal planning application regarding the works at 50 Muswell Avenue, London N10 2EL. The building is currently in use as a dwelling and this application does not propose change of use.

1.1. Proposal

- Ground floor adaptation
- Alterations to existing openings
- Replacement of back door and windows

- Alterations to Existing Openings

A french door will be added to the rear of the outrigger, replacing the existing window.

- The works also include modifications to the internal arrangement to allow for modern habitation.

1.2. The Existing House

The existing house has been owned by the clients for a few years as a family home. Prior to this, an older lady owned the property. The property was previously modified to accommodate accessibility requirements, including the installation of a ground-floor bathroom, for the owner.

1.3. Summary Points of the Proposal

- The client is committed to delivering a family home of excellent quality
- The proposal does not propose further bedrooms, it is instead an improvement to the living arrangements in the house making it suited to the family
- High quality materials are proposed

Site Location



2.1 Location

The property is situated on the southern side of Muswell Avenue, positioned toward the midpoint of the residential thoroughfare. The site is located at 50 Muswell Avenue within a well-established residential neighborhood in the London Borough of Haringey.

2.2 Wider Context

The property is not a statutory listed building. However, it is located within the Muswell Hill Conservation Area, falling under the character protections typical of this district.

2.3 Existing Building Appraisal

50 Muswell Avenue is a substantial two-storey Edwardian/late-Victorian semi-detached dwelling, currently serving as a single-family residence. The property is set back from the pavement by a modest front garden and features a private garden to the rear.

The primary street-facing elevation is characterized by traditional red brickwork with decorative stucco dressings. The side and rear elevations transition to a more functional yellow stock brick. This house has a render finish to the front with painted brick to the rear walls

Access & Sustainability

4.1 Access

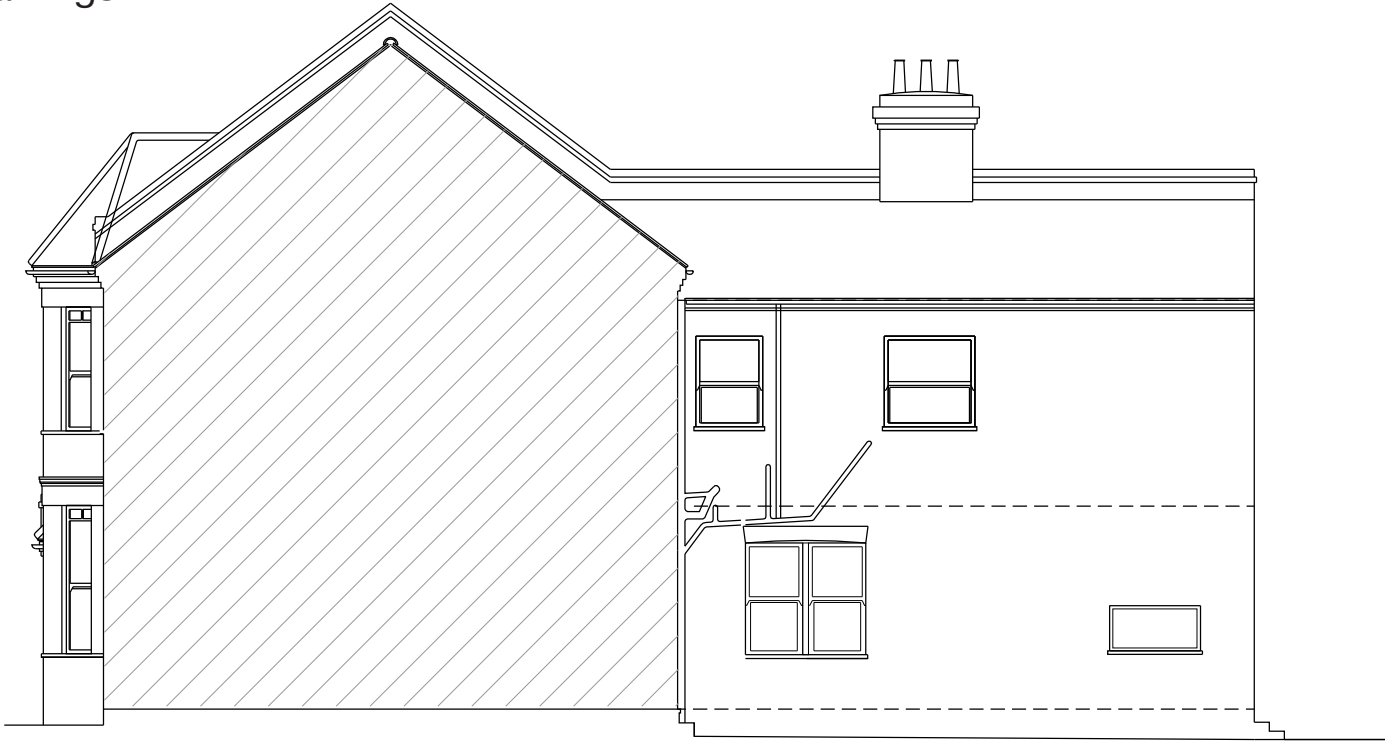
There will be no change to the existing access to the dwelling from Muswell Avenue.

4.2 Sustainability

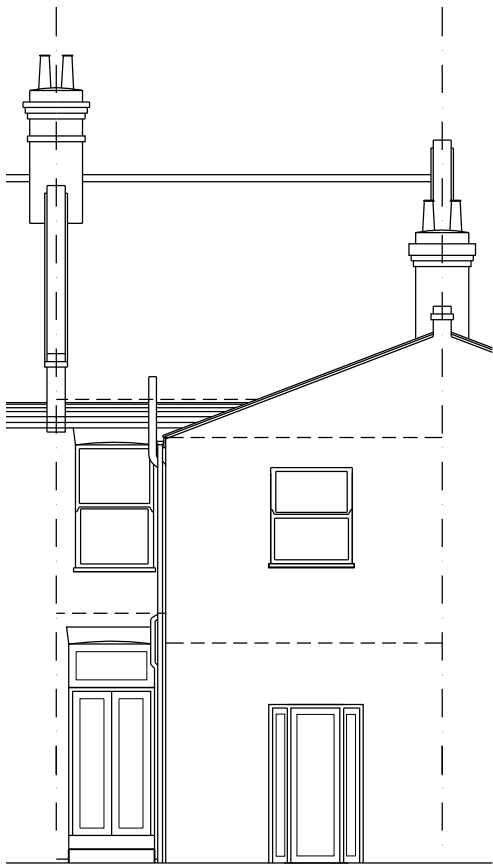
The proposal aims to balance improving the thermal performance of the building with remaining sensitive to its existing historical features and enhancing its heritage value. Where possible, materials will be responsibly and locally source.



Proposed Drawings



C Elevation Side



B Elevation Rear



Conclusion

In summary, this application seeks to provide a sensitive upgrade to a family home. The design strategy prioritises the retention of the building's Edwardian character, ensuring that all new elements remain subservient to the original building. The proposal represents a sustainable and sympathetic development that contributes positively to the local streetscape, causing no harm to the character or appearance of the Conservation Area.