

5 FIRS AVENUE

DESIGN AND ACCESS STATEMENT
MARCH 2026

ELL ARCHITECTS

CONTENTS

PART 1

• **the existing site and property**

1	Introduction
1	The Existing Site
2	The Existing Property
3	Relevant Planning History
4	The Brief / Scope of Development

PART 2

• **the proposed development**

5	Design Principles
6	Description of Layout and Scale of Development
7	Description of Appearance
8	Area Schedule

APPENDICES

9	Structural Engineer Report
10	Site Investigation Report

PART 1

- **the existing site and property**

INTRODUCTION

Site Address
5 Firs Avenue
Muswell Hill
London
N103LY

Title Number
EGL171866

Architect
Elli Farrant
EIIIEI Architects
Unit 5F Canonbury Yard
190 New North Road
London
N17BJ

Structural Engineer
Ed Davenport
Structural Design Studio
Studio 1,
3 Eastfields Ave
London
SW18 1GN

Site Investigation
Tom Murray
Site Analytical
Studio 1,
3 Eastfields Ave
London
SW18 1GN

THE EXISTING SITE

Conservation Area no. 3

5 Firs Avenue is in Sub-Area 4 of the London Borough of Haringey's Conservation Area no. 3: Muswell Hill.

The consistency of the arts and crafts influence on the street has led to Firs Avenue being recognised in the adopted Character Appraisal:

The houses along both sides of Firs Avenue have considerable consistency in appearance because of their common roof form, fenestration, materials, detailing and elevation treatment. The houses all have pitched roofs and roof level upstand party walls, some with dormers that add visual interest. There is a pattern of two storey projections with ground floor bay windows and limited use of render at eaves level and on the tops of the bays.

PG. 38

London Borough of Haringey, Conservation Area No. 3: Muswell Hill

Conservation Area Character Appraisal

Adopted February 2008



THE EXISTING PROPERTY

5 Firs Avenue is a five bed mid-terrace home.

The houses on Firs Avenue follow the contour of the land and step internally to accommodate the changing levels externally.

Accommodation is split across four levels, including the half level lower ground that houses the kitchen. Access to the garden is via the kitchen and the music room on the ground floor, both are half level lower and half level higher than the garden respectively. This has created a barrier to the garden and one which the clients wish to address in this application.

Internally the house consists of well proportioned rooms with high ceilings with the exception of the lower ground kitchen. The clients also wish to address this in the application.

THE BRIEF / SCOPE OF WORKS

The family's brief has been to

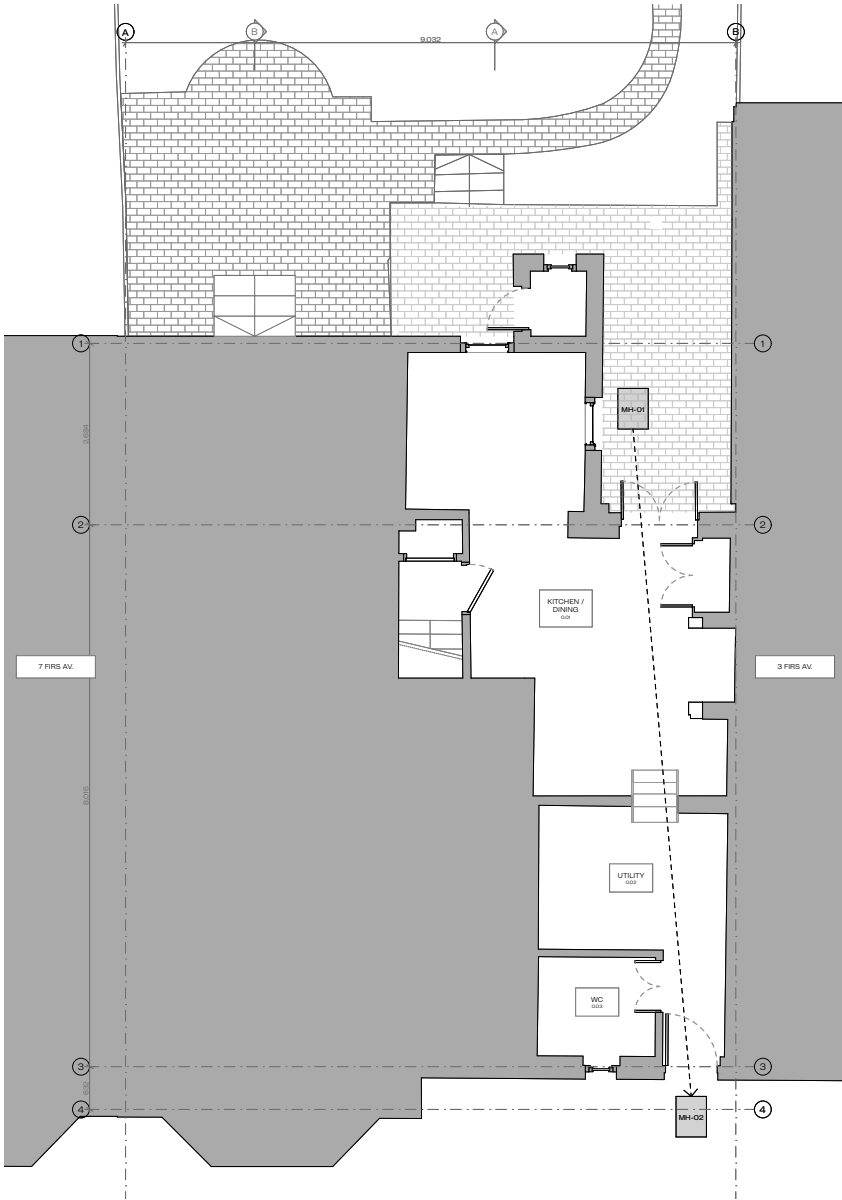
- (a) increase the size of the kitchen / dining room to provide a cooking and entertaining space
- (b) Address the external level changes and Improve the relationship with the garden
- (c) Increase the size of the basement to allow for a home gym and games room
- (d) Add a dormer extension
- (e) Improve the accessibility and usability of the eaves storage

Alongside the spatial requirements, the family have noted that the extensions should:

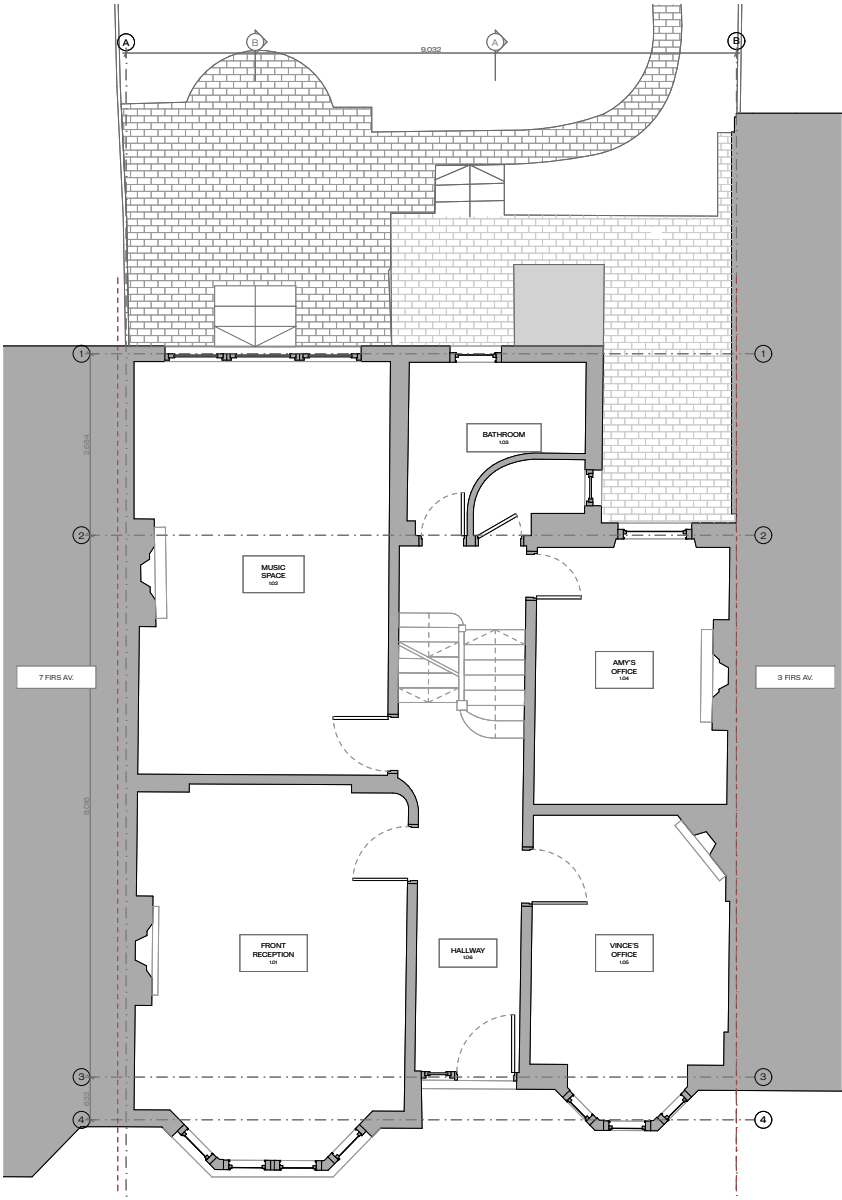
- (a) use a material palette that is complimentary to the existing house.
- (b) The two additions should be subservient to the main house
- (c) the dormer extension should be a sensitive addition that isn't too overbearing when viewed from the garden.



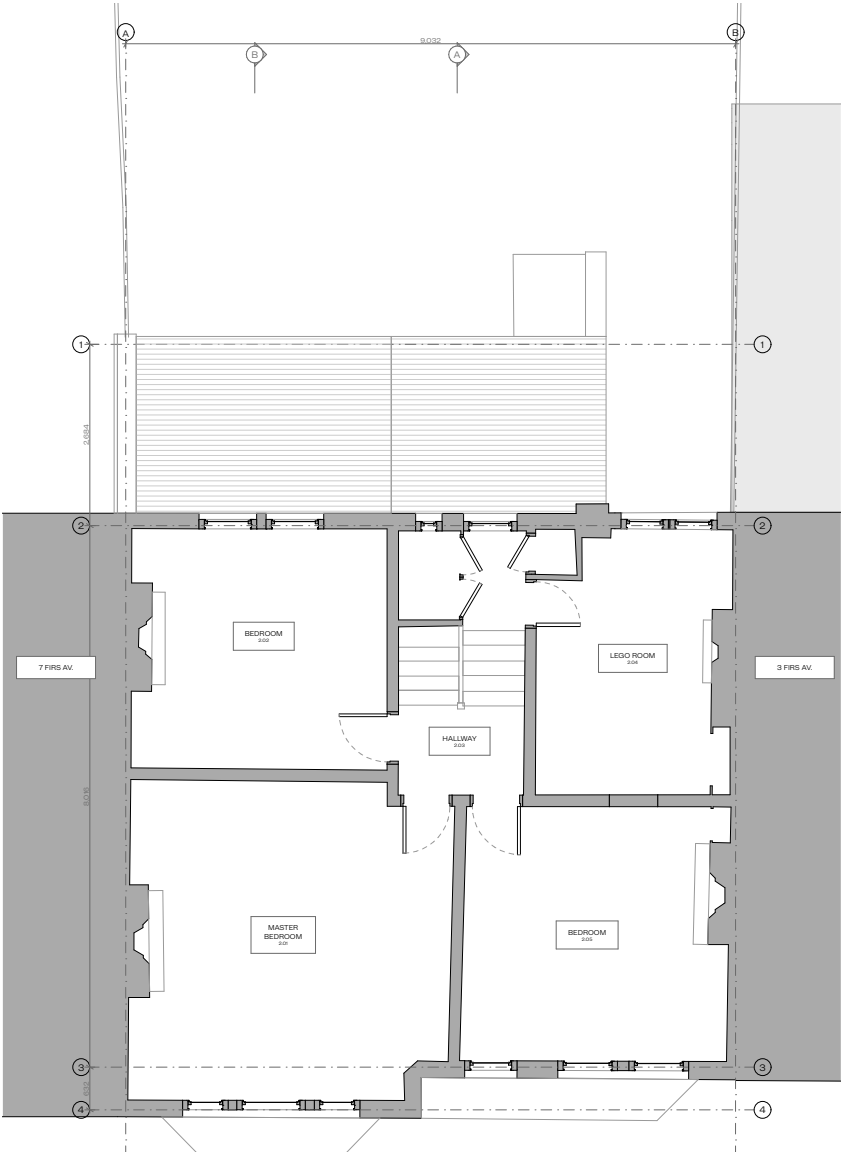
EXISTING LAYOUTS



Lower ground floor plan



Ground floor plan



First floor plan

EXISTING FLOOR AREAS

Lower Ground Floor	33m2
Ground Floor	90m2
First Floor	72.5 m2
Total	195.5m2
Site Area	284 m2

RELEVANT PLANNING HISTORY

A number of properties on Firs Avenue have approved applications with a scope similar to the development proposals for no. 5:

Examples of dormer extensions

HGY/2019/0090

Erection of single storey rear extension and formation of rear roof dormer extension.

6 Firs Avenue London N10 3LY

HGY/2010/0768

Erection of rear dormer window with insertion of 2 x skylights to front roof slope to facilitate a loft conversion.

17 Firs Avenue London N10 3LY London

Examples of lower ground floor extensions

HGY/2021/0455

Construction of single storey rear extension

17 Firs Avenue London N10 3LY

HGY/2016/0050

Erection of rear ground floor extension with part glazed pitched roof and dormer to main roof, plus roof light to side and another to rear of main roof.

3 Firs Avenue London N10 3LY

Examples of basement extensions

HGY/2012/0895

Enlargement of existing basement with front, side and rear lightwells and rear access stair to garden area

12 Firs Avenue London N10 3LY



Google Earth
Existing rear elevations of Firs Avenue

PREVIOUSLY APPROVED PLANNING APPLICATION FOR 5 FIRS AVENUE

HGY/2022/1415

DESCRIPTION: Demolition of existing lower/upper ground floor rear projections; erection of two storey rear extension at lower/upper ground floor levels; installation of rear dormer, insertion of two front rooflights and replacement of existing windows with new double glazed timber windows.

Proposed changes within this application when compared to HGY/2022/1415

- Removal of first floor bathroom extension
- Reduction in overall width of lower ground floor extension
- Increase in height of lower ground floor extension by 200mm
- Length of extension increased to align with rear elevation of lower ground floor extension at no. 3 Firs Avenue
- Extension of lower ground floor basement
- W2.5 to be enlarged



THE PROPOSALS

- 1

Dormer extension
- 2

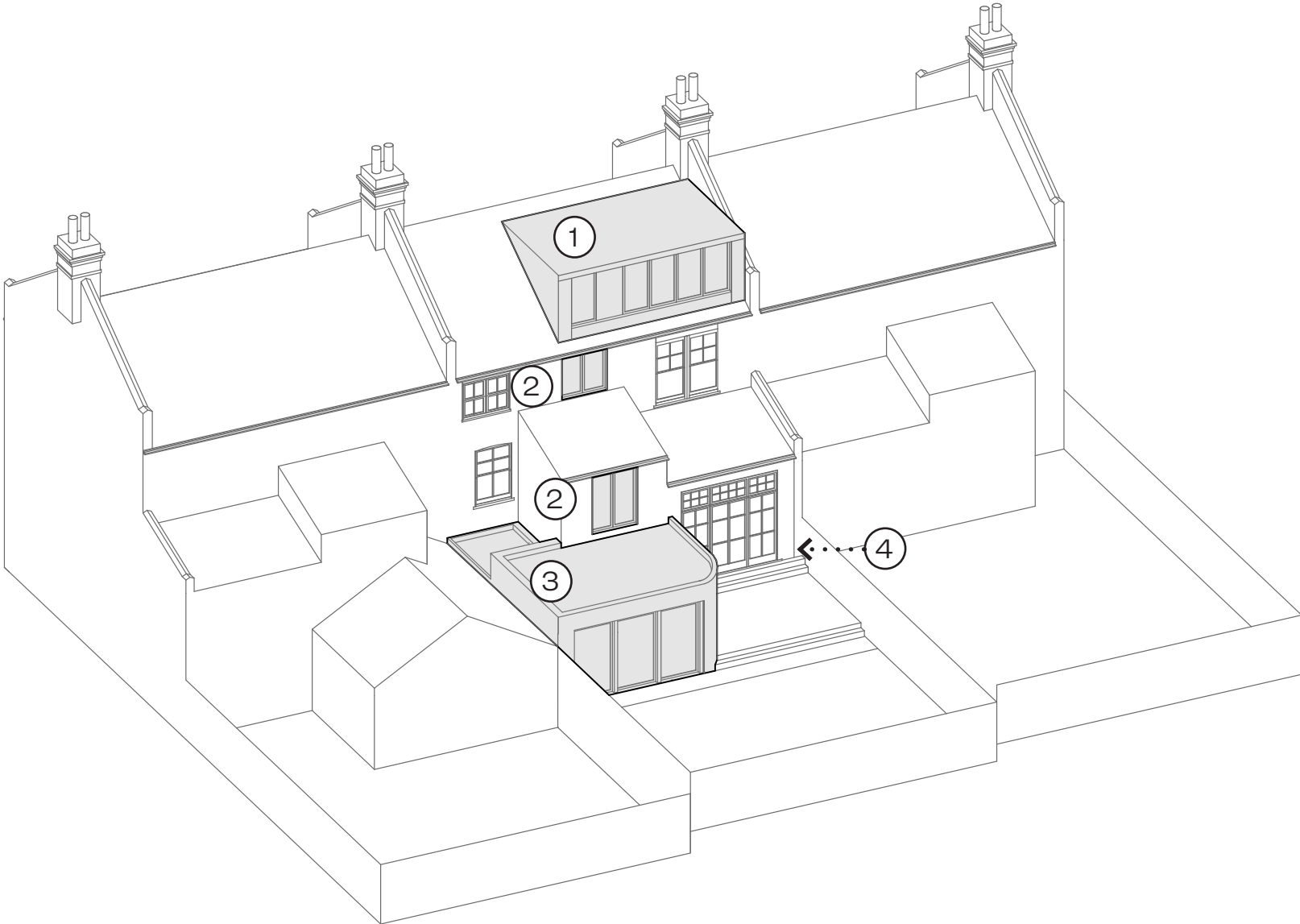
Ground floor bathroom and second floor hallway windows to be enlarged
- 3

Lower ground floor extension
- 4

Basement extension

PROPOSED FLOOR AREAS

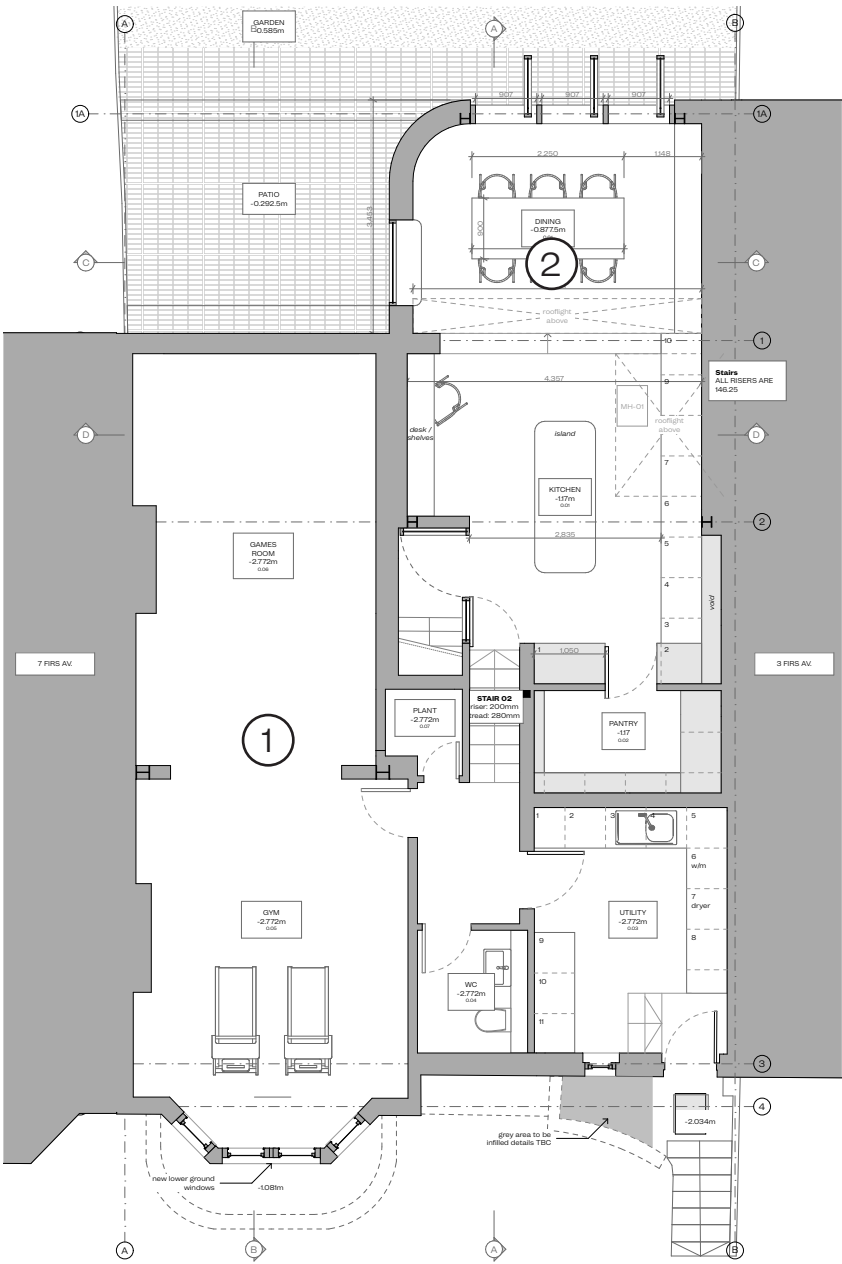
Lower Ground Floor	102.6m2
Ground Floor	90m2
First Floor	72.5m2
Second Floor	21m2
Total	286.1m2
Site Area	284m2



DESIGN APPROACH, LAYOUT AND SCALE

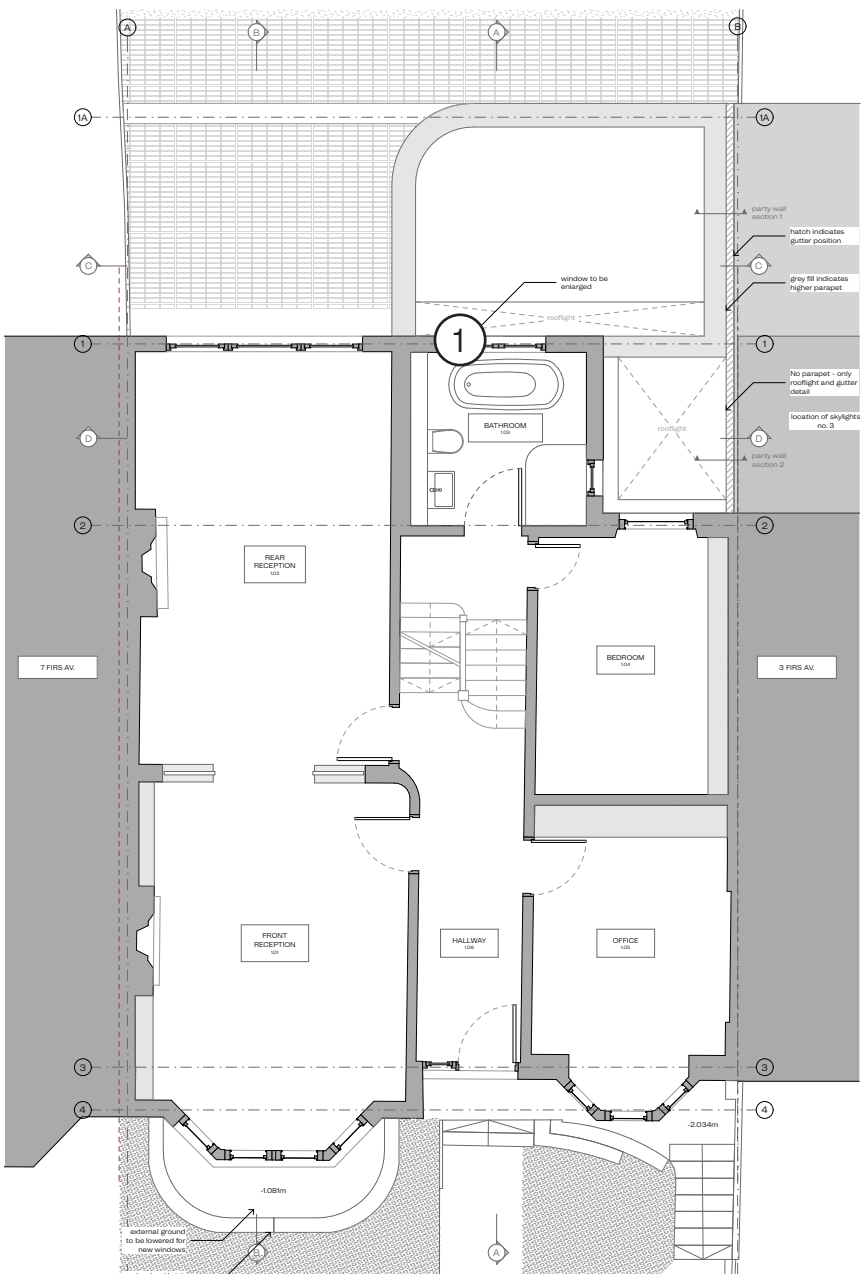
The proposals under this application include:

- (a) an enlarged basement.
- (b) the floor level of the basement extension is proposed to be circa 575mm lower than the existing basement.
- (b) a lower ground floor extension with a kitchen and dining space
- (c) the floor level of the dining space is proposed to be circa 300mm higher than the existing kitchen
- (d) reconfigure the first floor bathroom
- (e) add a dormer extension to allow for an additional bedroom and bathroom.



Lower ground floor plan

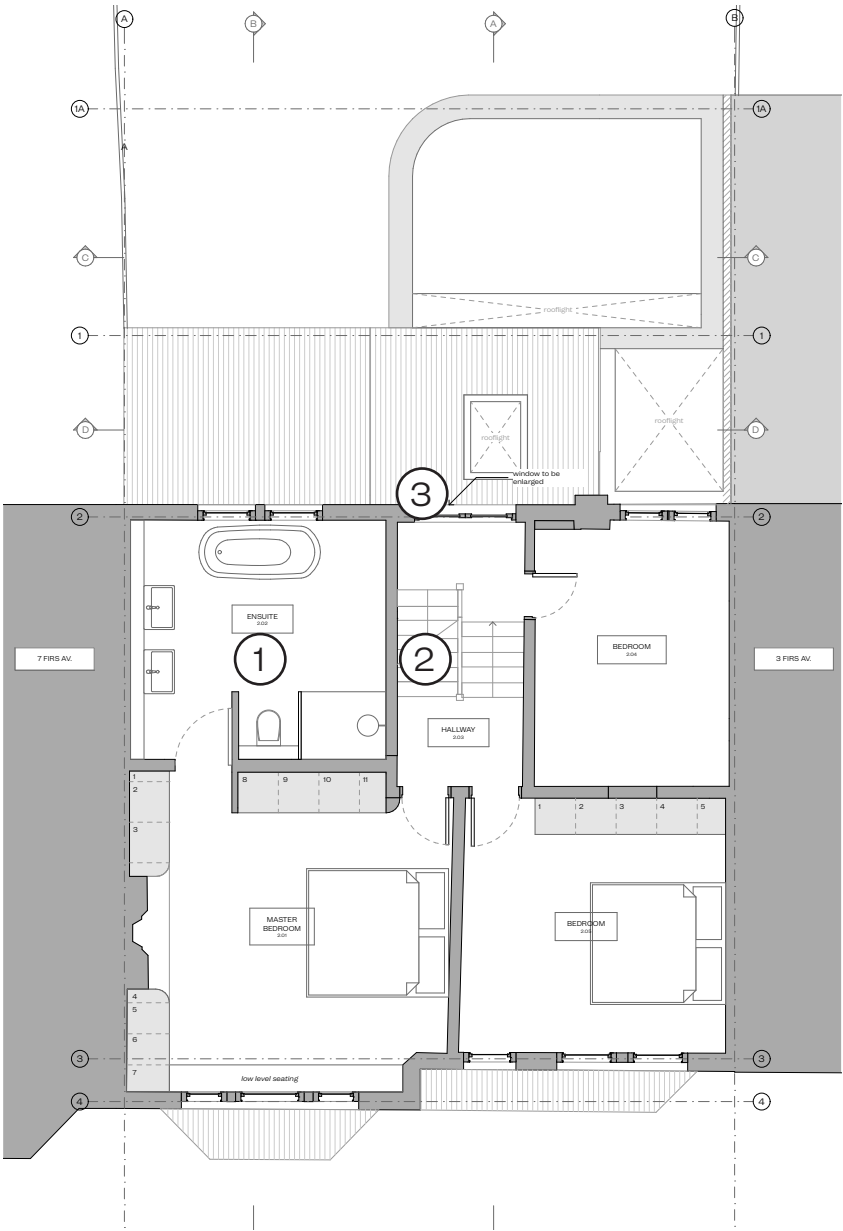
- ① The basement extension neighbouring no. 7 to house a gym and games room.
- ② Rear extension, extending 3.44m from the rear elevation and to be in line with no. 3's existing extension



Ground floor plan

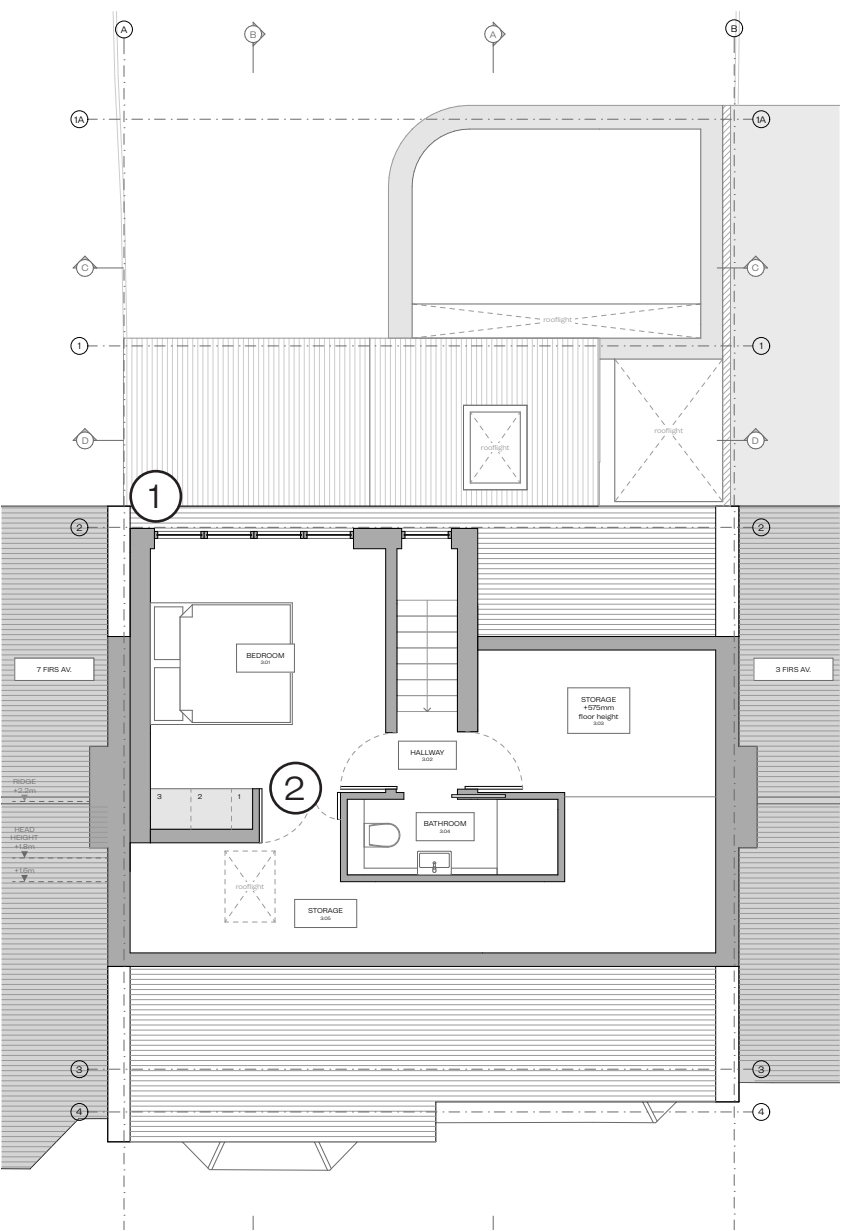
- ① Reconfigured family bathroom with enlarged bathroom window

PROPOSED LAYOUTS



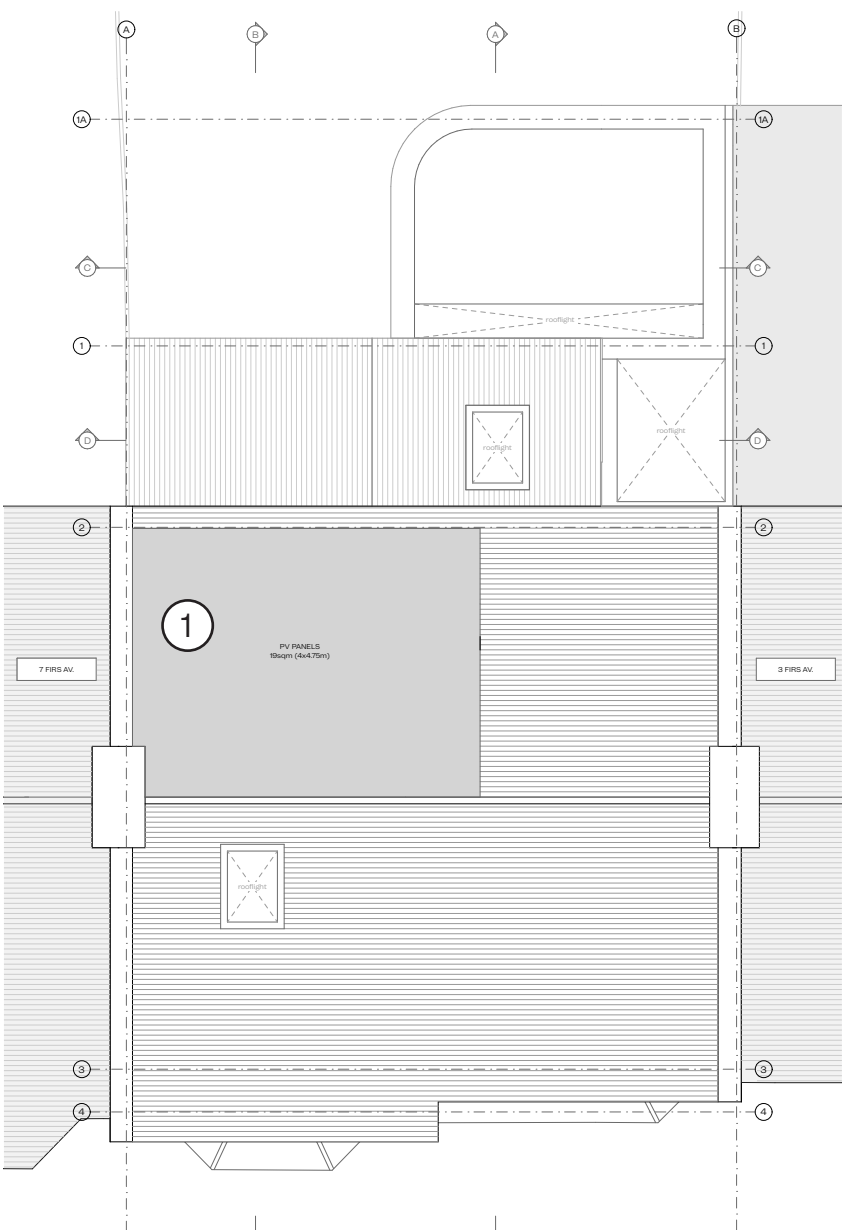
First floor plan

- ① Internal modifications, including a new ensuite.
- ② Staircase for access to second floor
- ③ Enlarged window on staircase



Second floor plan

- ① Dormer extension
- ② New bedroom and bathroom with access to eaves storage



Roof plan

- ① PV panels to be installed on flat roof

SCALE OF DEVELOPMENT

The scale of the proposals are appropriate and subservient to the main body of the original house in terms of the height, mass and volume.

The area of the basement extension totals 43sqm. The site suitability has been confirmed by the structural engineer following an extensive ground investigation. Reference 40704-2 - 5 FIRS AVENUE, MUSWELL HILL, LONDON, N10 3LY - Basement Impact Assessment (BIA) - Rev 1 and 225267 CMS REP P2.

The lower ground floor extension measures 3.45m (l) x 4.6m (w) x 3.035m (h).

The dormer extension is 23m3 with a height of 2.5m (on the rear elevation) x 5.2m wide.

The proposals intend to be sympathetic to the neighbours. In contrast to the previously approved application, the massing has been reduced and pulled away from the boundary of no. 7 Firs Avenue. The proposed boundary wall that abuts no.3's extension also steps in height .



Front elevation



Rear Elevation

DESCRIPTION OF APPEARANCE

The materials that have been proposed aim to texturally contrast but tonally compliment the red brick of the existing house.

The final specification will be of high quality materials, carefully detailed, to ensure longevity.

- ① Metal-clad dormer extension
VM Zinc Pigmento Brown
- ② Timber cladding
Vertical oak planks
- ③ Metal coping
To match VM Zinc Pigmento Brown
- ④ Timber doors
Stained oak doors
- ⑤ Brick patio
Specification TBC
- ⑥ Enlarged windows
White painted timber sash to match the existing



