

Contents

Part A - Introduction & Site

Introduction4

Site & Context

2.1Site Location5

2.2Muswell Hill Conservation Area7

2.3Immediate Context8

2.4Historical Development9

2.5Existing Building10

2.6Planning History12

2.7The Existing Garage13

Part B - Design

3.1Massing15

3.2Layout16

3.3Material Statement17

3.4Design Charter Response18

Part C - Access

4.1Accessibility Statement20

Part D - Technical Considerations

5.1Heritage Statement22

5.2Sustainability Statement23

5.3Planning Policy Compliance24

Part E - Conclusion

Conclusion26

Introduction

This Design and Access Statement has been prepared in support of a full planning application for the demolition of an existing mid-twentieth-century garage and the erection of a two-storey side extension at 105A Muswell Hill Road, London N10.

The application site is located within the Muswell Hill Conservation Area, as designated by the London Borough of Haringey. Accordingly, this statement has been prepared with due regard to the statutory duty under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

This statement sets out the design principles, access arrangements, and planning considerations that underpin the proposed development. A separate Heritage Statement, prepared by Stephen Taylor Architects, provides a detailed assessment of the significance of the conservation area and the potential impact of the proposals.

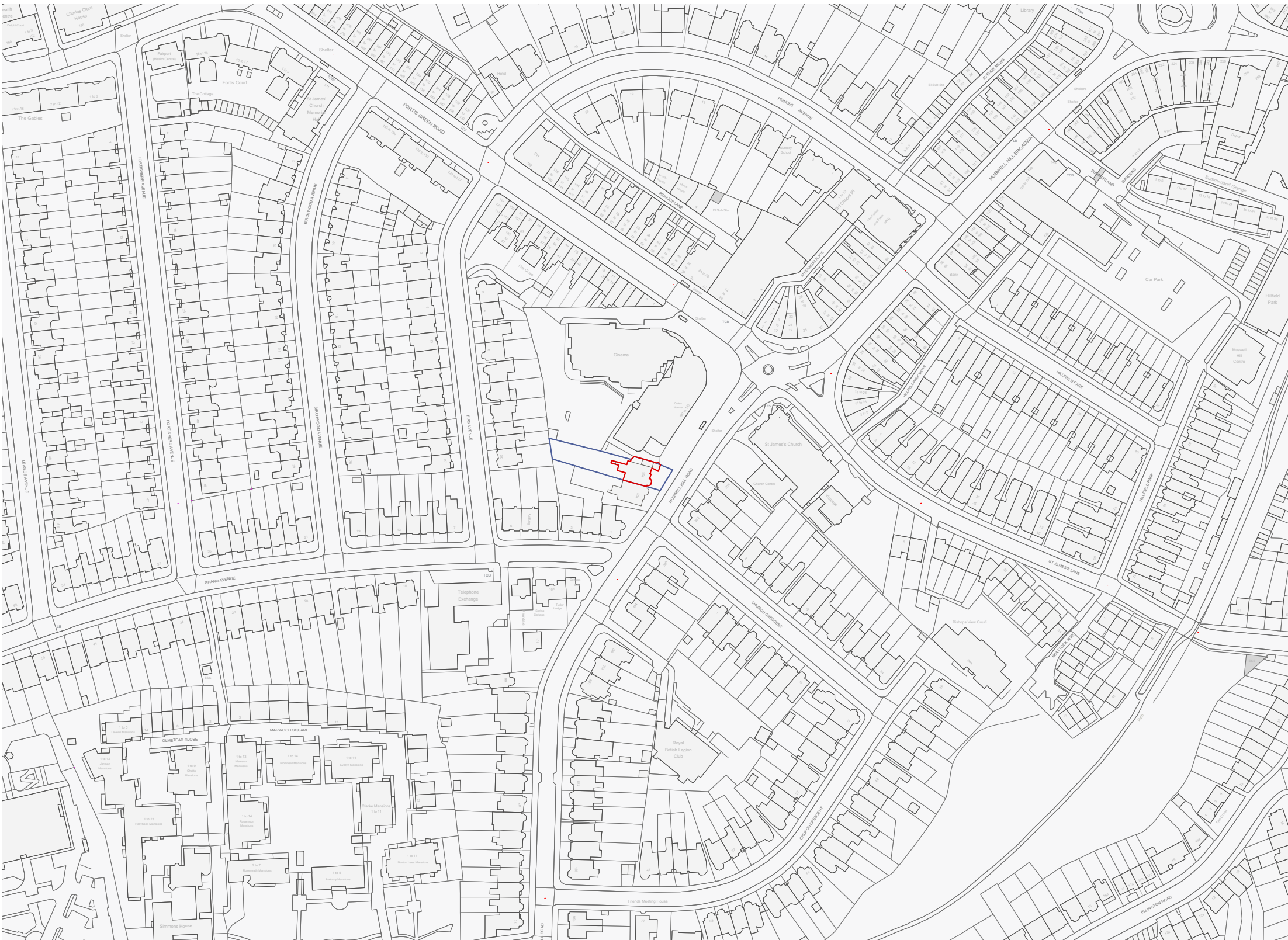
This document is submitted by Stephen Taylor Architects, acting as agent on behalf of the applicant.

2.1 Site Location

The application site is located at 105A Muswell Hill Road, a residential address forming part of a semi-detached late-Victorian house on the north side of Muswell Hill Road, within the London Borough of Haringey.

The site lies wholly within the Muswell Hill Conservation Area. There are no listed buildings on the application site itself, though the surrounding streetscape is characterised by a cohesive run of late-Victorian/Edwardian domestic architecture of acknowledged local significance.

The site occupies a position of particular townscape importance at the terminal point of this late-Victorian frontage, where it meets the contrasting character of an adjacent 1930s cinema terrace complex.



Location Plan

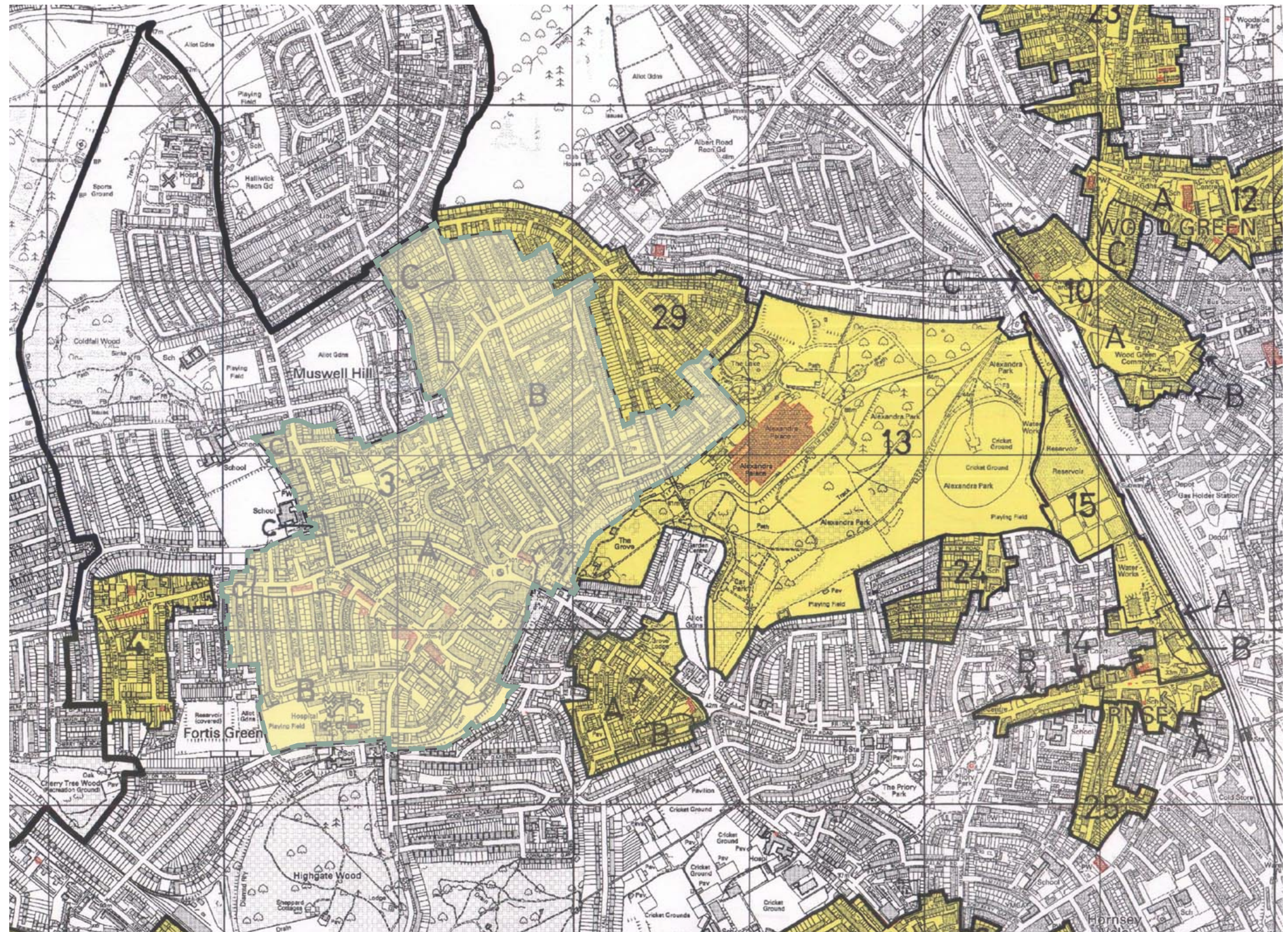


2.2 Muswell Hill Conservation Area

Muswell Hill Conservation Area was first designated in 1974 and is located in the north-west corner of the London Borough of Haringey, on elevated ground to the north of Highgate and Crouch End. It shares boundaries with the Alexandra Palace & Park, Fortis Green and Vallance Road Conservation Areas.

The site is set directly in the original CA outline (A), which was extended to the north and south (B) in 1998 and further the north west (C) in 2008. The latest revision of the appraisal dates to 2008 and was consulted in support of this planning application.

The area is characterised by its essentially late-Victorian/Edwardian suburban character, having developed rapidly from a rural village settlement into a cohesive residential neighbourhood over a period of less than twenty years between 1896 and 1913. This concentrated period of development gives Muswell Hill a considerable consistency of character and appearance that is recognised as the primary basis for its designation.



Muswell Hill CA (3) shares its north and eastern edges with Alexandra Palace & Park CA (13) and Vallance Road CA (29)

2.3 Immediate Context

The application site occupies a threshold position between two distinct urban conditions that together define the character of this part of Muswell Hill Road.

To the south, the character is predominantly residential, with two and three storey red brick semi-detached and terraced buildings, the majority statutorily or locally listed, set behind mature planted front gardens and substantial street trees. To the north, the character shifts to a dense mixed-use condition, defined by the distinctive three and four storey Edwardian parades of shops and apartments that form the heart of Muswell Hill, where commercial uses occupy the full extent of the street level frontage.

The site therefore sits precisely at the point of transition between these two contrasting urban conditions, a threshold position of particular townscape significance within the conservation area.



(1) View of the commercial spaces from the roundabout towards Muswell Hill Broadway (image taken 03/26)



(2) View of the church of St James from Muswell Hill Road (image taken 03/26)



Location plan



(3) View of 202 Muswell Hill Road from Church Cres (image taken 03/26)



(4) View of 2 Grand Avenue from Muswell Hill Road taken (image taken 03/26)

2.4 Historical Development

The host building is a semi-detached late-Victorian dwelling that, whilst retaining its original form, once formed part of a wider row of Victorian terraced houses occupying the corner of Fortis Green Road and Muswell Hill Road. These were demolished in the early twentieth century and subsequently replaced by the now Grade II* listed Odeon Cinema, designed by architect George Coles in 1935.



1910



1930



1950

2.5 Existing Building

The property which forms the site is a late-Victorian semi-detached house, characteristic of the domestic architecture found throughout Muswell Hill. It exhibits a red brick façade with contrasting white-painted stone or stucco dressings, including lintels, string courses, and bay window surrounds. The principal elevation is asymmetrically composed, featuring a prominent canted bay window rising through multiple storeys, capped with a polygonal roof.

The roofscape is varied and picturesque, incorporating gables, decorative ridge detailing, and tall chimney stacks, contributing to the building's vertical emphasis. Fenestration is vertically proportioned, with timber sash windows set within articulated surrounds. The building sits behind a modest front garden bounded by low brick walls, reinforcing the character typical of the conservation area. Overall, the house reflects the period's emphasis on visual richness, material contrast, and a carefully composed street presence.

As the northernmost dwelling in what was originally a longer row of semi-detached houses, the north-facing flank wall of the host building was never designed to be a prominent public elevation. The demolition of the neighbouring properties has left this facade exposed and visible from the street, creating an abrupt and unresolved termination to the terrace.



Eastern elevation as seen from Muswell Hill Road (image taken 03/26)



North elevation as seen from the commercial center (image taken 03/26)



West elevation as seen from the car park (image taken 03/26)



2.6 Planning History

The planning history of the site demonstrates a clear sequence of piecemeal change that has left the ground floor flat in its current compromised condition.

The host building was originally a single semi-detached dwelling before being converted into three self-contained residential flats in 1954 (ref: OLD/1954/0355), at which point the entrance corridor and staircase became communal, physically severing the ground floor room from the rest of Flat 105A. A further consent in 1958 formalised this isolation by permitting the room's conversion to a chiropodist's surgery (ref: OLD/1958/0340). When the practice vacated, consent was granted in 1980 to return the room to residential use (ref: OLD/1980/0806).

Despite this reinstatement, the room has never been practically integrated into the dwelling. Accessible only via the communal corridor, it has remained functionally marginal - currently serving as a modest home office.



Internal view of the front residential room (image taken 04/26)

2.6 The Existing Garage

The existing garage appears to be an early 20th century addition to the house. Planning consent was awarded in 1951 for the installation of a glazed canopy wrapping around the front of the structure facing Muswell Hill Road (ref: OLD/1951/0312). This later addition bears no architectural relationship to the Edwardian host building and makes no positive contribution to the character or appearance of the conservation area. It can be considered an incongruous accretion that detracts from rather than enhances the quality of the streetscape.

The garage itself is a flat-roofed brick structure in relatively poor condition. It post-dates the period of significance associated with the late-Victorian/Edwardian streetscape and carries no listed or locally listed status. In townscape terms it makes no specific positive contribution to the conservation area, and its removal presents a clear opportunity to replace an incongruous and deteriorating structure with a well-designed extension that responds to the architectural quality of its surroundings.



View of the existing garage from Muswell Hill Road (image taken 03/26)



View of the existing garage from the rear garden (image taken 03/26)

3.1 Massing

The proposed extension has been designed with careful regard to the established character of Muswell Hill's domestic architecture and the prevailing townscape qualities of the surrounding area. The scheme adopts a contextual approach that responds positively to the host building without resorting to historic imitation.

The extension occupies the footprint of a former mid-twentieth-century brick garage positioned to the side of the plot. Its location carries particular townscape significance, marking the terminal point of the run of late-Victorian and Edwardian houses along Muswell Hill Road before the frontage gives way to the contrasting scale and character of the adjacent 1930s cinema terrace complex. As such, the proposal has been carefully composed to mediate between these differing urban conditions while reinforcing the coherence of the existing domestic group.

The design also draws upon the geometric richness characteristic of the local domestic architecture. Octagonal and hexagonal forms, commonly found in bays and plan articulations within the area are abstracted and reinterpreted within the proposal. This geometry is deployed purposefully at upper level to orientate the principal window toward St James Church, establishing a deliberate visual relationship across the street and reinforcing the building's engagement with its immediate townscape setting.



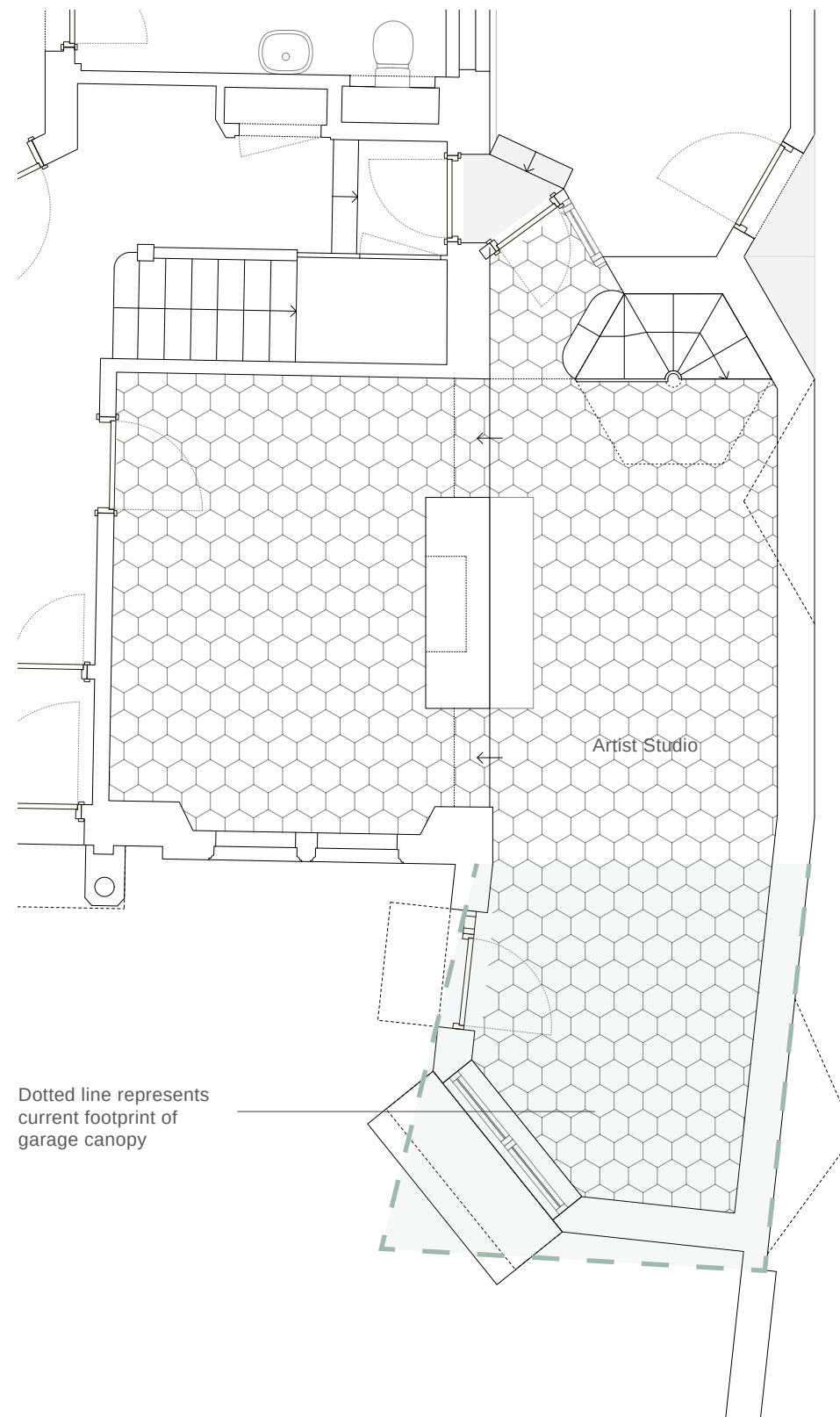
Plan showing the proposed massing marking a formal end to the row of semi detached houses by introducing bays clearly oriented to reinforce the private garden (A), the key view to the church (B), and a new square (C)

3.2 Layout

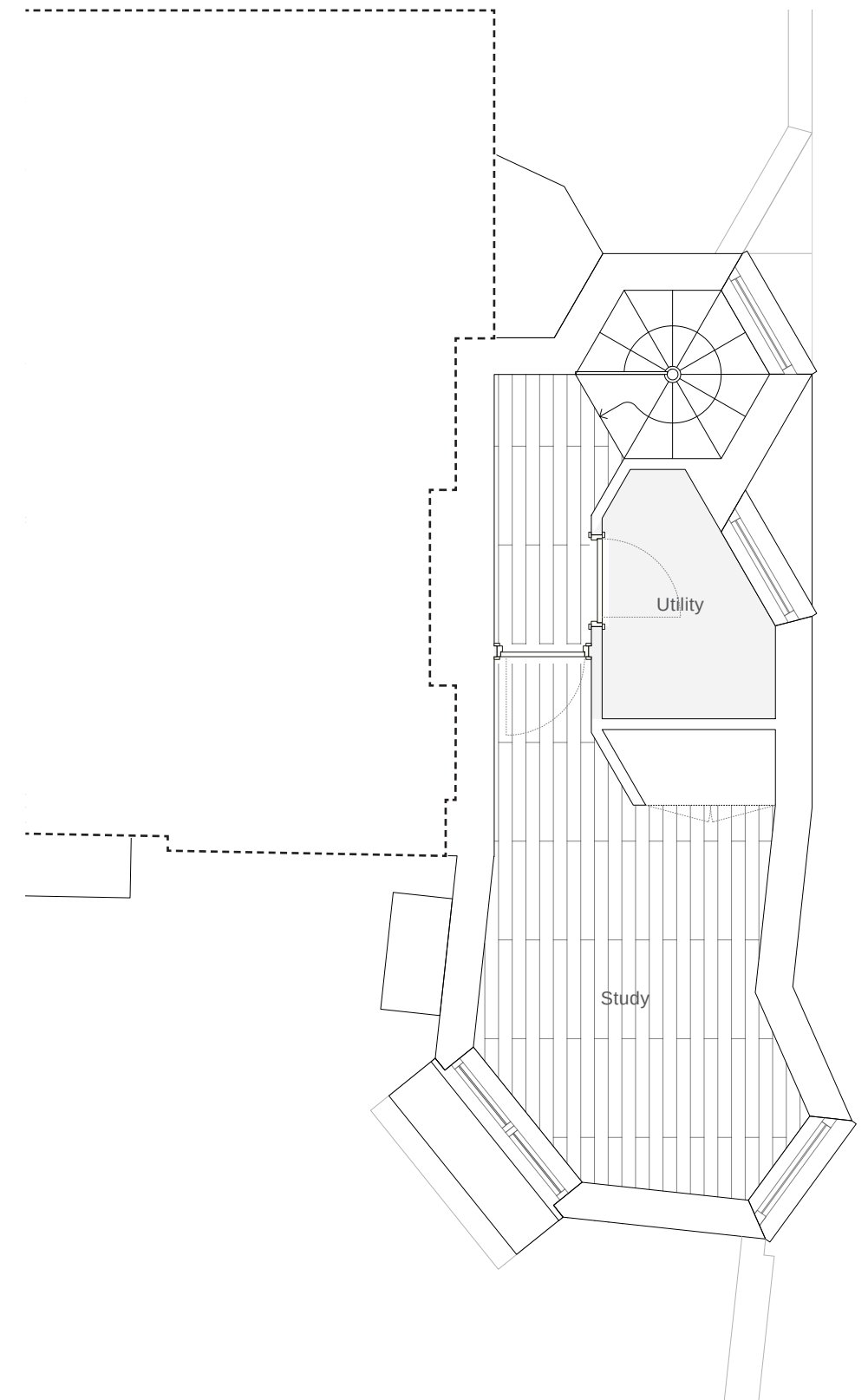
The proposed extension, located within the curtilage of 105A, seeks to optimise the use of an underutilised and poorly performing front room, enhancing both its functionality and contribution to the overall dwelling. The design approach prioritises flexibility, enabling the space to accommodate a range of domestic uses over time.

At ground floor level, the extension enlarges the existing residential footprint to provide a generous artist's studio. This area is directly accessed from the communal corridor, ensuring clear and legible internal circulation, while additional access points to both the front and rear gardens improve permeability and support a variety of patterns of use. Openings are carefully positioned along the Muswell Hill Road frontage, including within the bay, to maximise natural daylight penetration and reinforce the visual connection between the interior and the street.

The upper storey accommodates more private, quieter functions. A principal study is orientated to take advantage of key views towards the church and along Muswell Hill Road, providing a strong visual relationship with the surrounding context. This space is complemented by a smaller, compact utility space.



Proposed ground floor plan



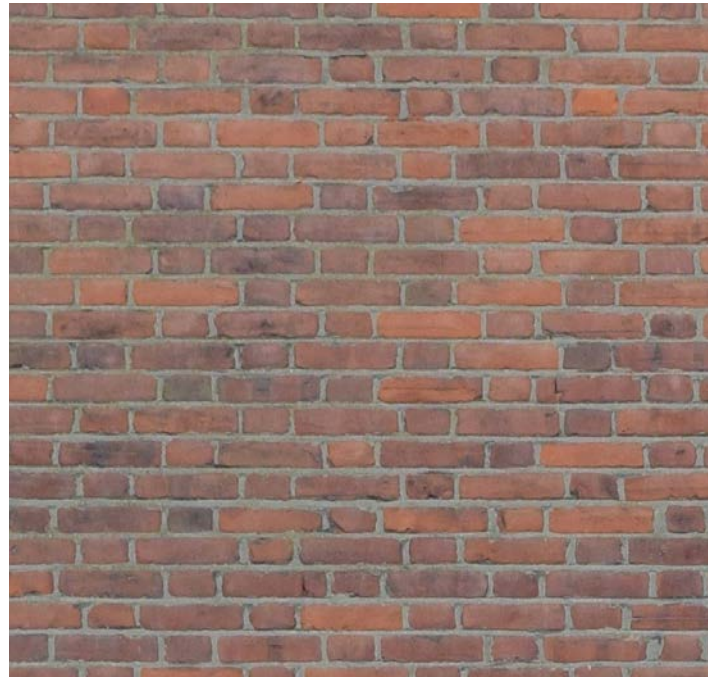
Proposed first floor plan

3.3 Material Statement

In material terms, the extension utilises red brick as the principal facing material, reflecting the dominant palette of the host dwelling and wider streetscape. This is complemented by restrained white-painted elements at lintels, reveals and key junctions, which reinterpret the detailing hierarchy typical of late-Victorian/Edwardian facades in a contemporary manner.

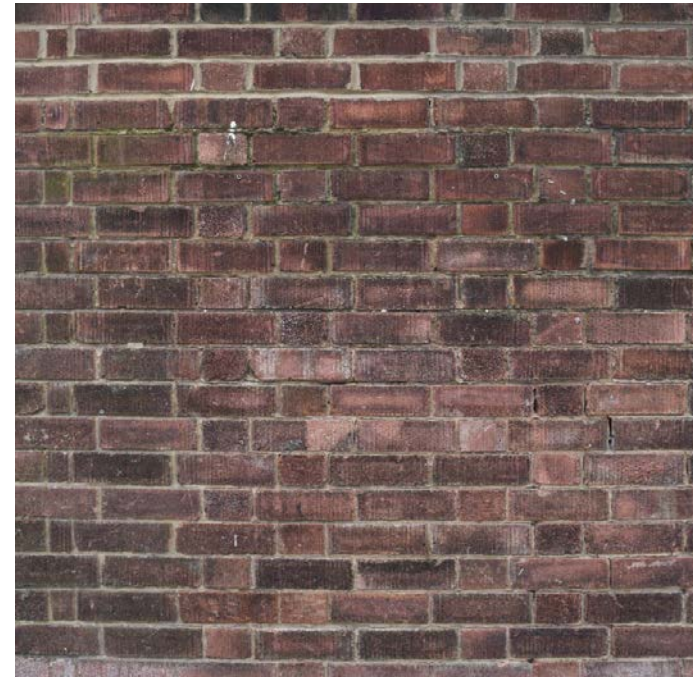
Additional material interventions include clay tiles used on roofs and projecting bay elements to recall the hung tiles apparent on the facades adjacent to the site.

The proportions, depth of modelling and rhythm of openings have been calibrated to ensure the addition sits comfortably alongside the original building.



Brick

High quality facing brickwork with a nuanced texture, finish and range of colour tones.



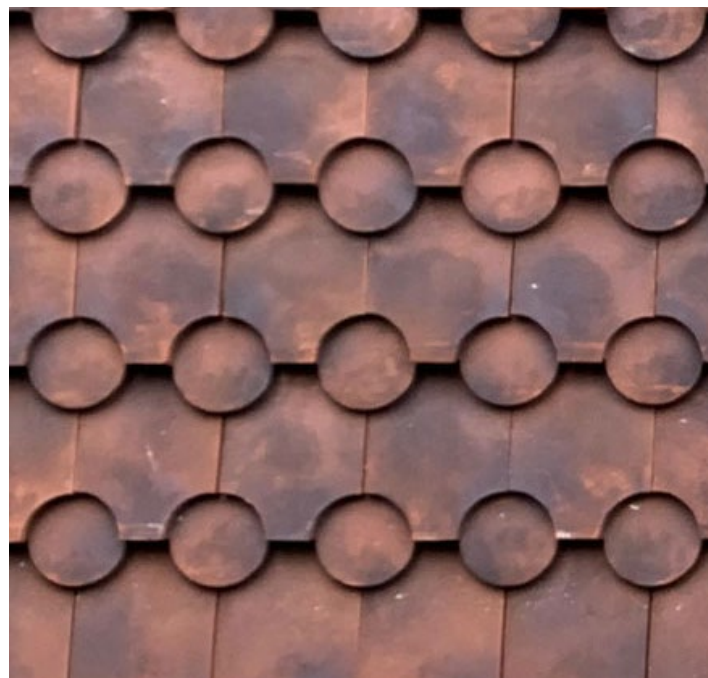
Reused Brick

Bricks in good condition to be reused.



Roof tiles

Heritage clay tiles compliment the primary brickwork.



Canopy tiles

Vernacular fishtail clay tiles, redeployed to create a new, closely textured surface.



Windows

Glazing will be secure and energy efficient as well as painted in white to match the existing openings.



Cast stone details

High quality stone precast units painted in white.

3.4 Design Charter Response

The proposal preserves the architectural integrity of the host property while introducing a clearly articulated contemporary intervention. It is considered that the design accords with the objectives of the London Borough of Haringey Local Plan in respecting local character, responding to townscape conditions and delivering high-quality contextual design.

In accordance with Policy DM1(A), the proposal represents a design-led approach that relates positively to the host building and its neighbours, creating a harmonious whole. The extension makes a positive contribution to the character and quality of the conservation area by replacing an incongruous and deteriorating garage structure with a well-considered contemporary addition of demonstrably higher architectural quality.

In accordance with Policy DM1(B), the massing, scale and height of the extension are subservient to the host building and consistent with the prevailing form of the late-Victorian/Edwardian streetscape. The bay-based plan organisation responds directly to the rhythm of neighbouring plot and building widths, whilst the use of red brick and white-painted detailing maintains continuity with the dominant material palette of the surroundings.

In respect of Policy DM1(C), the proposal responds carefully to the landform and levels of the site. The extension occupies the footprint of the existing garage, working with the natural fall of the ground between the front street level and the rear garden, and retaining the established pattern of access at both levels.

In respect of Policy DM1(D), the hexagonal plan enables openings to optimise views while being oriented to avoid overlooking the neighbouring properties.

The proposal is therefore considered to comply fully with Policy DM1 of the Haringey Local Plan, delivering high-quality, design-led development that makes a positive contribution to the character and appearance of the area.



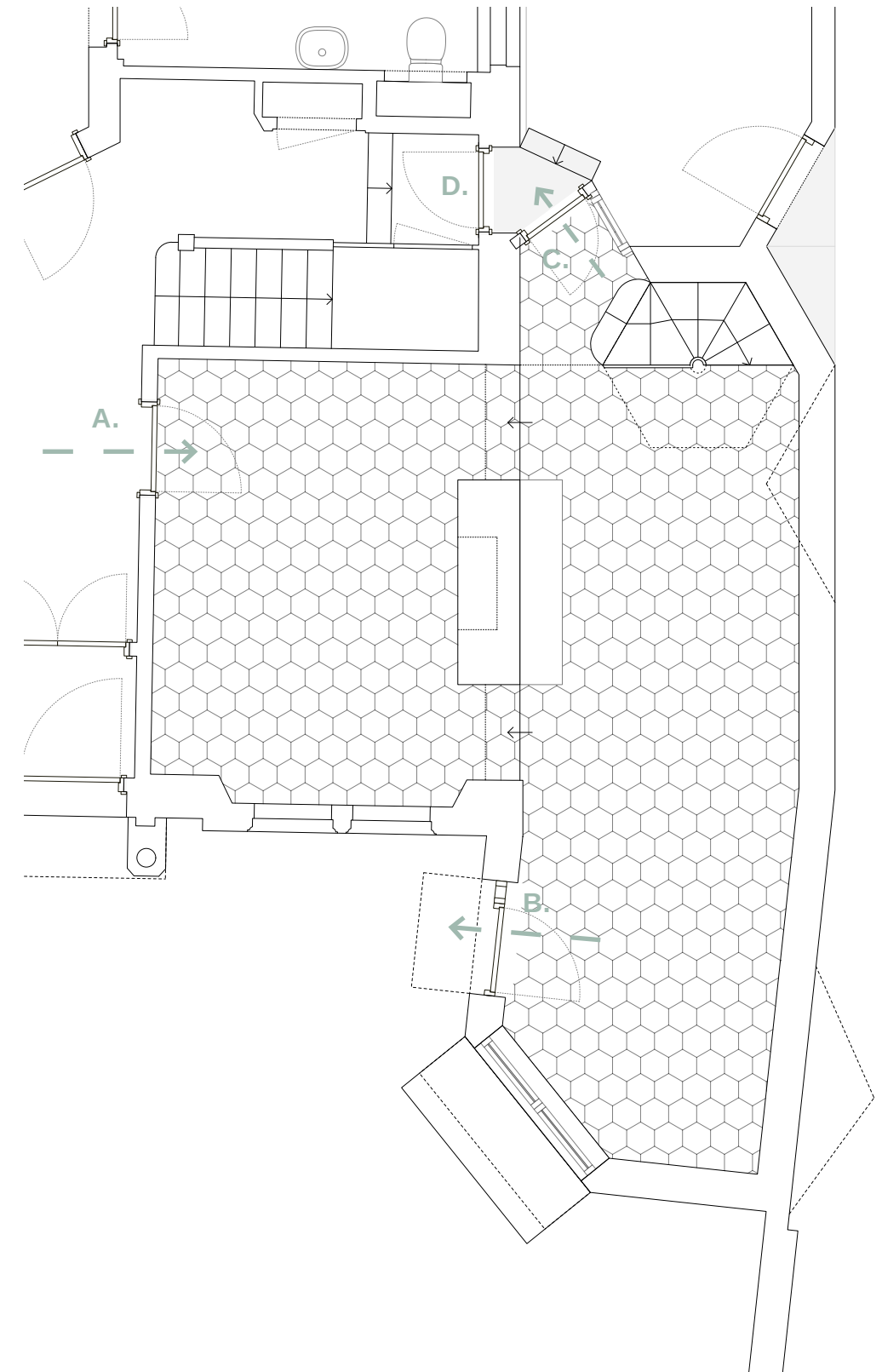
Proposed view of the extension from the church of St. James along Muswell Hill Road

4.1 Accessibility Statement

The proposed development comprises an extension to an existing residential unit and does not result in the creation of a new dwelling, a change of use, or a conversion. The additional accommodation is therefore designed to be accessible and adaptable for a wide range of occupants.

The principal entrance to the multi-purpose space is via the existing door (A) from the communal hallway. This door provides a clear opening width in excess of 775mm and a threshold not exceeding 15mm. Two supplementary doors, principally for egress, maintain the established movement through the site, including the route previously associated with the garage to be demolished. The door facing Muswell Hill Road (B) enhances permeability from the front garden. The rear access (C), which maintains the existing stepped access to the rear garden, is joined with the existing door of the host building (D) by a canopy to form a porch that recalls the surrounding entrance typologies.

At upper floor level, the internal corridor provides a minimum clear width of 900mm. Door clear opening widths are no less than 750mm for head-on approaches and 800mm for angled approaches, ensuring compliance with relevant accessibility standards.



Proposed ground floor plan

5.1 Heritage Statement

The application site lies within the Muswell Hill Conservation Area, first designated on 1 March 1974 and recognised for its remarkable consistency of late-Victorian/Edwardian character, deriving from the concentrated development of the area between 1896 and 1913. The host building at 105A Muswell Hill Road is not listed, but makes a positive contribution to the conservation area as part of the cohesive group of late-Victorian/Edwardian domestic properties that characterise this stretch of Muswell Hill Road.

The structure proposed for demolition is the existing flat-roofed brick garage, a mid-twentieth-century addition that post-dates the period of significance associated with the conservation area. It carries no listed or locally listed status, makes no positive contribution to the character or appearance of the area, and its removal is considered to present a clear opportunity for enhancement.

The proposed extension occupies the same footprint as the garage and has been designed with explicit reference to the prevailing

architectural character of the conservation area. The use of red brick, white-painted detailing and a bay-based composition directly reflects the material palette and formal organisation of the surrounding streetscape. The abstraction of octagonal and hexagonal geometric forms characteristic of the local architecture demonstrates a thoughtful contemporary response to context without resorting to imitation.

The proposal is therefore considered to preserve and enhance the character and appearance of the Muswell Hill Conservation Area.



Location plan



(1) View of the semi-detached houses that form the site from Muswell Hill Road

5.2 Sustainability Statement

The proposed extension will be constructed to meet current Building Regulations energy performance standards as set out in Approved Document L (Conservation of Fuel and Power, 2021 edition), achieving U-values in line with or better than the notional building specification. Well-insulated walls, roof and floor construction and high-performance glazing will be specified throughout to minimise heat loss and deliver a high standard of fabric performance.

No on-site renewable energy generation is proposed at this scale. The extension will nonetheless achieve good environmental performance through the quality of its fabric construction alone, in accordance with the requirements of Approved Document L.

The demolition of the existing garage generates a modest quantity of brick rubble. Wherever practicable, reclaimed materials will be specified for the new works, reducing embodied carbon and supporting material continuity with the host building.



Proposed view from the front garden showing large vertical openings that will host high-quality glazing. Re-used bricks will be used to match the front extension to the existing host building.

5.3 Planning Policy Compliance

Principle of development

The proposed development improves the functional completeness of an existing residential unit by reuniting a severed habitable room with Flat 105A through a purpose-built extension. This makes efficient use of an underutilised site within an existing residential curtilage and is consistent with Haringey Local Plan Policy DM2 (Housing) and London Plan Policy D6 (Housing Quality and Standards), which together require that residential development delivers accommodation that is functional, accessible and of a high quality for its occupants.

Design, scale and massing

The extension occupies the footprint of the existing garage without increasing the overall built coverage of the site. Haringey Local Plan Policy DM1 requires development to "relate positively to neighbouring structures, new or old, to create a harmonious whole" and to reflect "distinctive local architectural styles, detailing and materials." The proposal satisfies both criteria through a bay-based composition, a material palette of red brick and white-painted detailing, and a contemporary geometric language, all derived from the existing qualities of the late-Victorian/Edwardian surrounding streetscape.

Policy DM1(B) further requires development to respond to "urban grain and the framework of routes and spaces" and to maintain "a sense of enclosure" along the street frontage. The extension reinforces the existing building line of the late-Victorian terrace and addresses Muswell Hill Road with a considered, active frontage that mediates between the domestic residential character to the south and the denser commercial frontage of the 1930s cinema terrace to the north. London Plan Policies D3 (Optimising Site Capacity) and D4 (Delivering Good Design) are met through the design-led optimisation of an underutilised site and the delivery of a high-quality architectural intervention.

Amenity

In accordance with Policy DM1(D), the siting, scale and orientation of the extension have been carefully considered to ensure no material harm to the amenity of neighbouring properties. The positioning and design of openings avoids direct overlooking of adjacent dwellings, and the subservient scale of the extension ensures that neighbouring properties retain adequate sunlight, daylight and outlook.

Heritage

The garage proposed for demolition post-dates the period of significance of the conservation area and carries no listed or locally listed status. The Muswell Hill Conservation Area Appraisal confirms that the area derives its significance from "the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896–1913)." The garage falls entirely outside this period and makes no positive contribution to the character or appearance of the area.

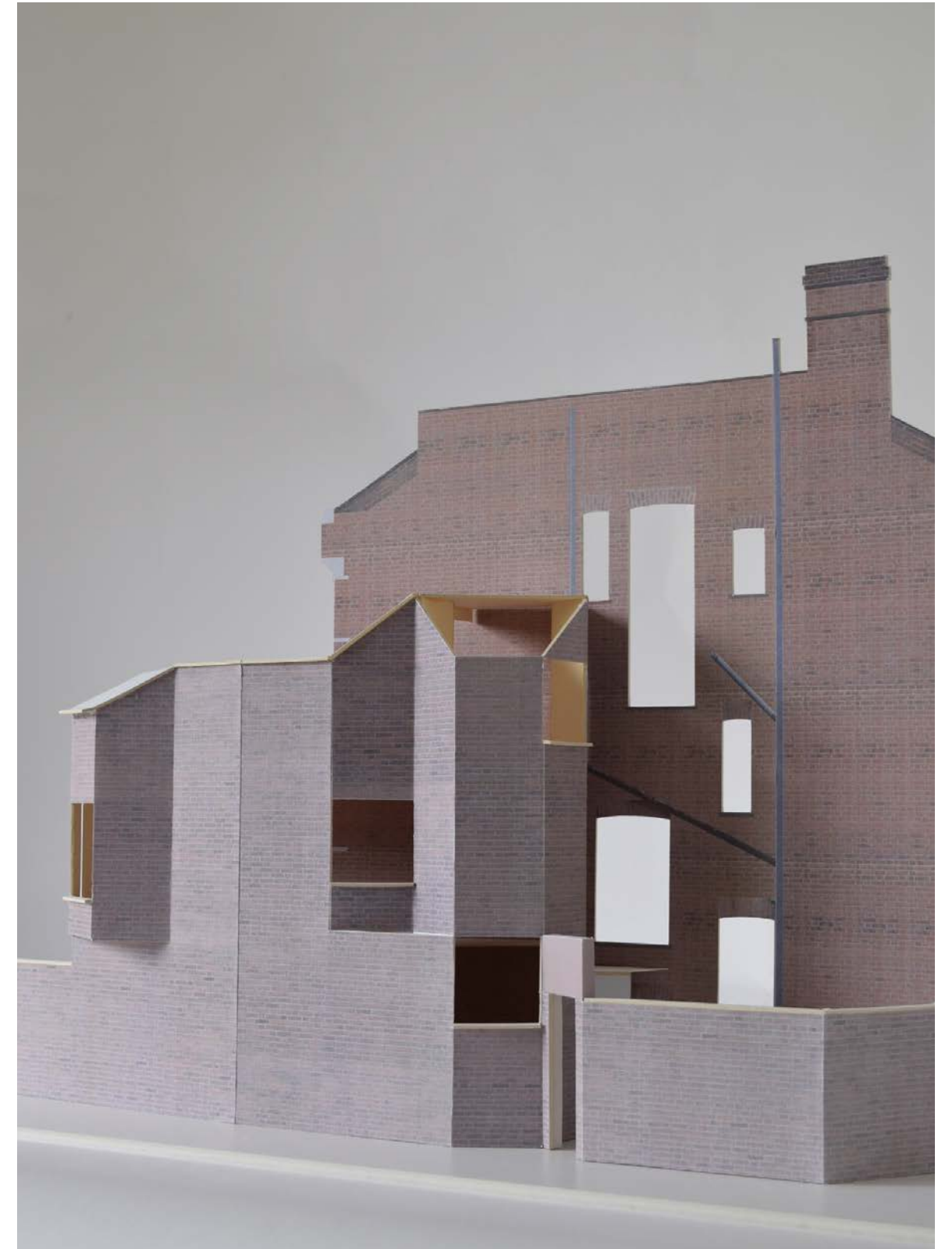
The replacement of the garage with a well-designed contemporary extension that responds directly to the late-Victorian/Edwardian architectural language of the streetscape is considered to enhance rather than merely preserve the character and appearance of the conservation area, meeting the statutory test under Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. The scheme causes no harm to the significance of the conservation area and is considered to make a positive contribution to its character and appearance.

Conclusion

This Design and Access Statement has been prepared in support of a full planning application for the demolition of an existing mid-twentieth-century garage and the erection of a two-storey side extension at 105A Muswell Hill Road, London N10. The proposal resolves a long-standing functional anomaly created by the 1954 conversion of the host building into three self-contained flats, by giving purpose to a severed habitable room through a well-designed, purpose-built extension occupying the former garage footprint.

The design has been developed with careful attention to the character and appearance of the Muswell Hill Conservation Area. It employs a contextual palette of red brick and white-painted detailing derived directly from the late-Victorian/Edwardian streetscape, adopts a bay-based plan organisation that responds to the rhythm of the host building and its neighbours, and introduces a contemporary geometric language abstracted from the octagonal and hexagonal forms characteristic of local domestic architecture. The extension mediates thoughtfully between the late-Victorian/Edwardian terrace of houses to the south of the site and the adjoining residential development and 1930s cinema to the north.

The proposal is considered to preserve and enhance the character and appearance of the conservation area, to comply with the relevant provisions of national planning policy, the London Plan and the Haringey Local Plan, and to represent high-quality, contextually appropriate design that responds positively to its townscape setting. It is respectfully submitted for the favourable consideration of the London Borough of Haringey.



The proposed extension as viewed from the informal square shaped by the new walls and the neighbouring commercial spaces.

