

25 MUSWELL HILL ROAD

DESIGN AND ACCESS STATEMENT - HOUSEHOLDERS PLANNING APPLICATION

APRIL 2026

ELL ARCHITECTS

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SUMMARY

INTRODUCTION

This Design and Access statement accompanies a Householders Planning Application for works at 25 Muswell Hill Road.

The house is a part 3 storey, Victorian semi-detached house used as a single family home. The house is on the western side of Muswell Hill Road. The house is not listed and it is not within a conservation area

This application is for;

- Conversion of the roof space at the second floor to house a master bedroom, dressing space and en suite.
- A dormer to the front of the house.
- Various roof-lights to the front and rear roof.
- Vertical extension to the brickwork at the rear of the house with new glazing to the master bedroom suite and a new door to an existing roof terrace.
- Adjusted roof form to the rear roof to reference the extension built by the attached neighbour No 27 Muswell Hill Road.
- Air conditioning unit placed on the new flat roof to the rear.

SITE ADDRESS

25 Muswell Hill Road
London
N10 3JB



View of the house from Muswell Hill Road. Image courtesy of Google Maps.

PART 1 - THE EXISTING HOUSE

- 1.01 The existing layout
- 1.02 The existing house - Front elevation
- 1.03 The existing house - Rear elevation

1.01 THE EXISTING LAYOUT

The existing house is a split level design, and is currently set over 2 full floors (ground and first) with a study/ bedroom space on the second floor..

Ground Floor & First Floor

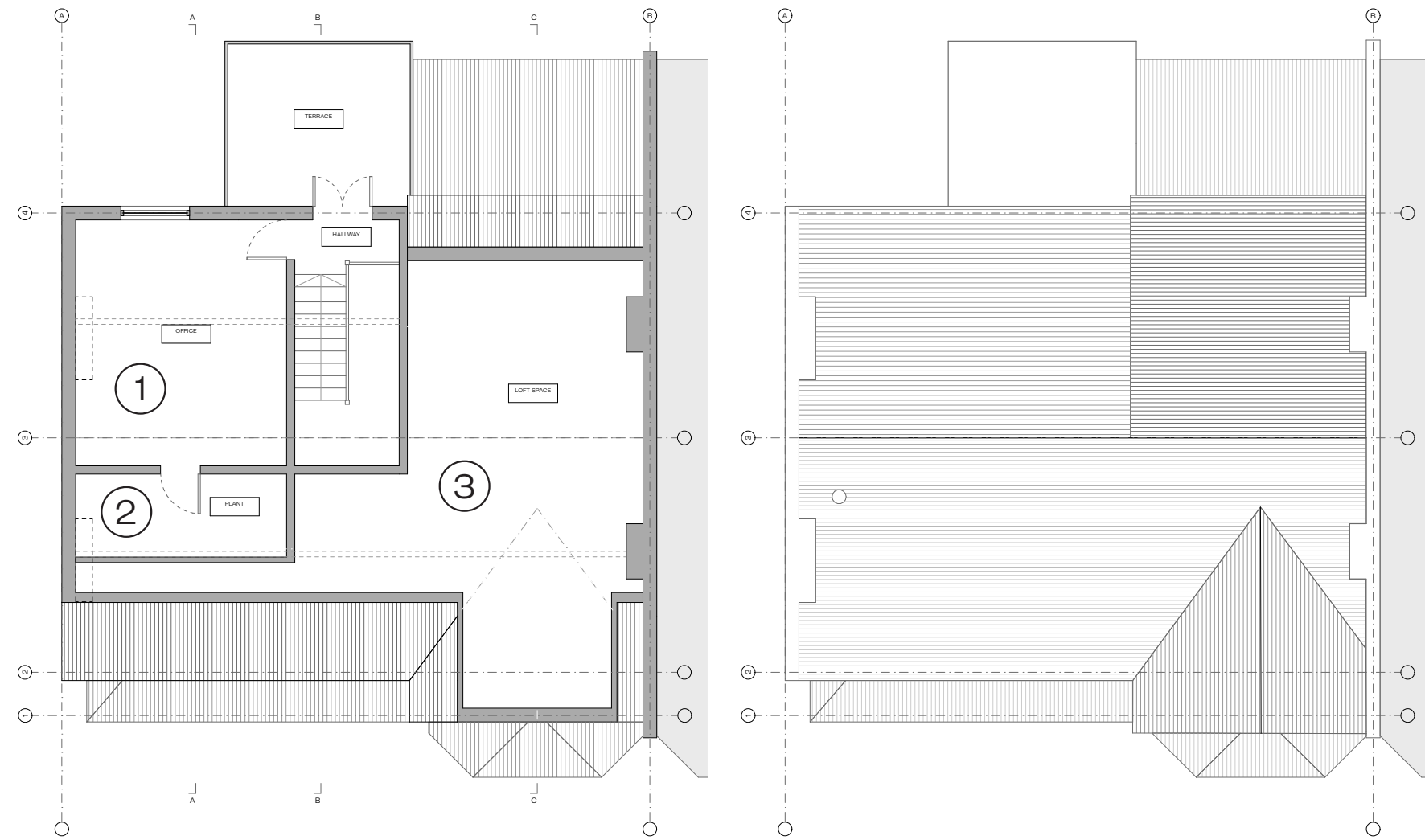
There are no proposed changes to the ground or first floor of the house.

Second Floor

There is an existing bedroom/ study space on the second floor. The remainder of the second floor is a large unused loft space.

KEY

- 1. Study/ bedroom
- 2. Plant
- 3. Loft space



Existing second floor

Existing roof plan

1.02 THE EXISTING HOUSE - FRONT ELEVATION

The existing house is of a Victorian style and is semi-detached. The existing house is constructed of red brick, with traditional timber sash windows.

The roof is slate covered with a gable fronting the street.

1.03 THE EXISTING HOUSE - REAR ELEVATION

The rear of the house is also constructed of red brick and has an assortment of traditional timber sash windows and more contemporary casement windows.

The existing roof to the rear is split into 2 parts, both with a varying roof pitch. The existing roof is leaking so is in need of replacement.

There is an existing roof terrace which is accessed from the hallway at the second floor level. The roof terrace was deemed lawful under application REF: HGY/2025/1099 in 2025. The height of the existing eaves over the doorway to the terrace means the doors are only able to be 1800mm in height, which makes access out onto the terrace difficult and limited.



Existing front elevation



Existing rear elevation

PART 2 - RELEVANT PLANNING APPLICATIONS

2.01 Front dormers.

2.02 Rear extension.

2.01 FRONT DORMERS

Front dormers are a common feature found along Muswell Hill Road and in the surrounding area. There are a number of front dormers in the locality, all of varying architectural styles, eras and proportions.

These include but are not limited to Nos. 11, 31, 118, 120, 122, 124 130, 132, 134, 136, 138, 140, 142.

Recent planning applications to note are;

HGY/2025/3201 - 15 Muswell Hill Road.
Approval for a front dormer in January 2026.

HGY/2020/3201 - 142 Muswell Hill Road
Larger replacement front dormer

HGY/2025/1491 - 31 Onslow Gardens
HGY/2022/4024 - 52 Onslow Gardens
HGY/2019/1456 - 72 Onslow Gardens
Approval for front dormers.

Planning unknown - 68 Woodland Rise
This house has a large front dormer - unable to locate planning application.



140 & 138 Muswell Hill Road
Directly opposite application site



136 & 134 Muswell Hill Road
Directly opposite application site



132 & 130 Muswell Hill Road
Directly opposite application site



142 & 144 Muswell Hill Road



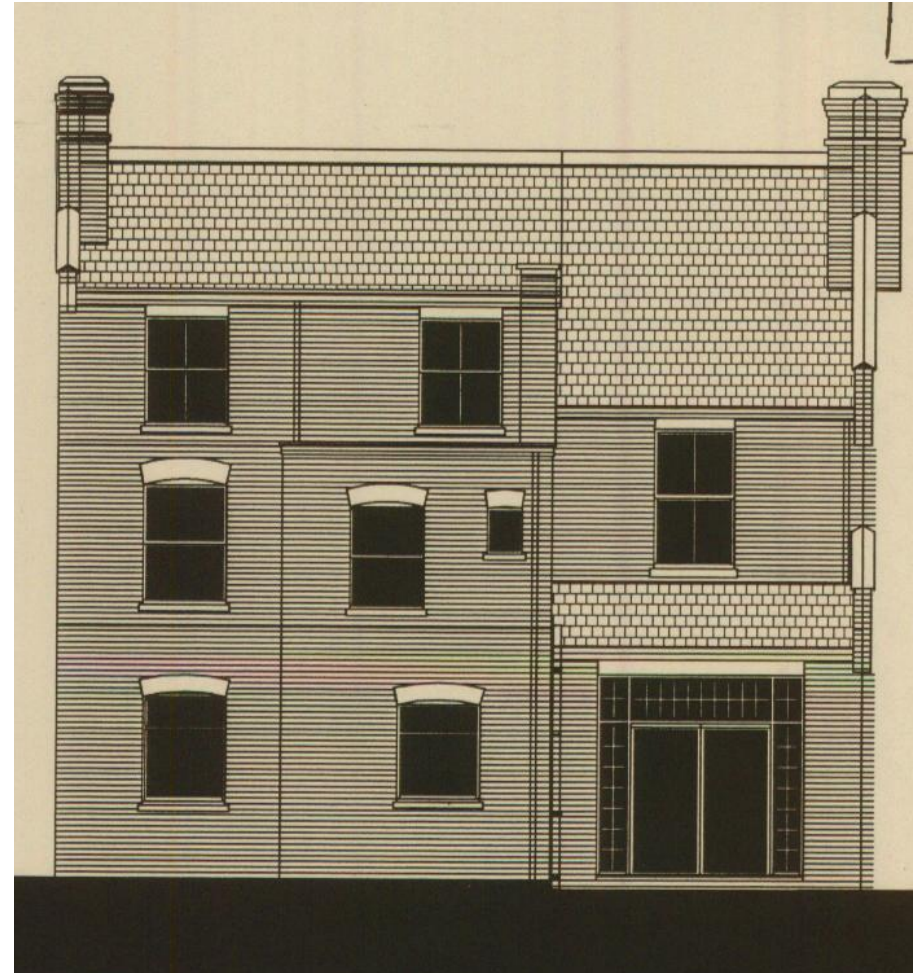
68 Woodland Rise

2.02 REAR EXTENSION

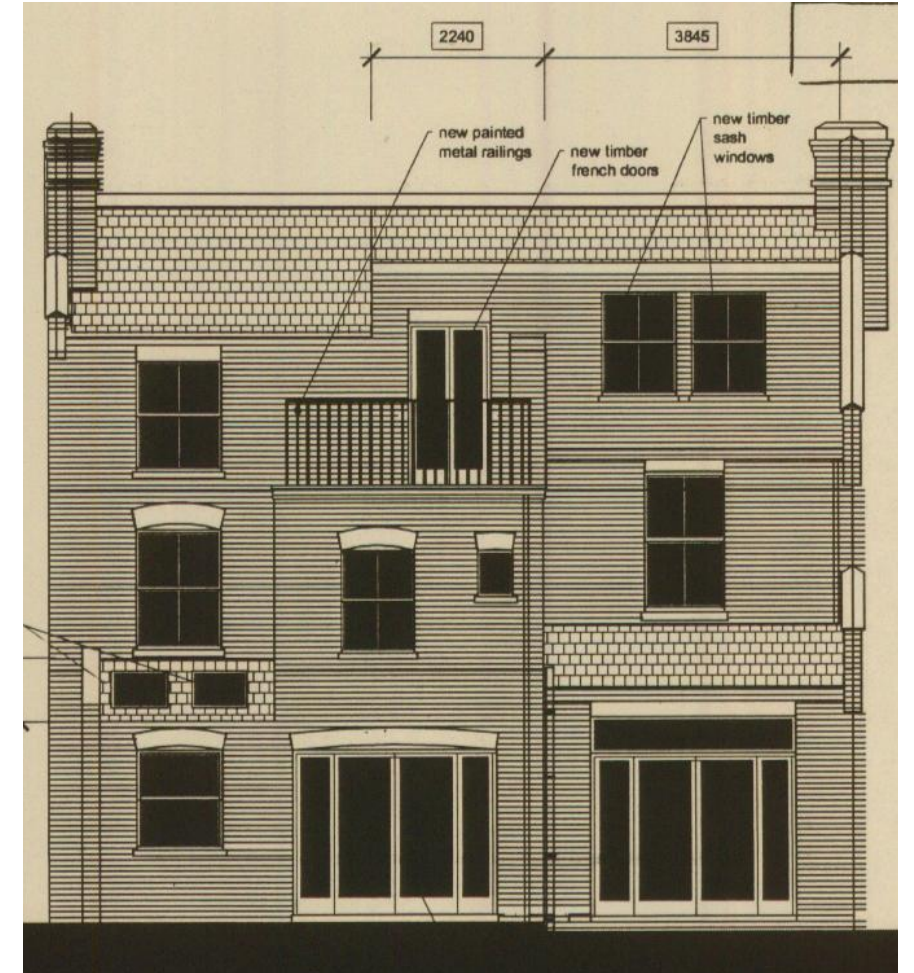
HGY/2008/0538 - 27 Muswell Hill Road

No 27 Muswell Hill Road is the neighbouring semi-detached house to No 25.

They obtained approval in 2008 for a loft conversion, new roof pitch and a raised eaves height along part of the rear elevation. The conversion accommodated an additional bedroom space in the loft along with associated glazing to the new loft rooms.



Extract from application HGY/2008/0538
27 Muswell Hill Road - Existing rear elevation



Extract from application HGY/2008/0538
27 Muswell Hill Road - Approved rear elevation

PART 3 - PROPOSALS

- 3.01 The proposed layout
- 3.02 The proposed house- Front elevation
- 3.03 The proposed house- Rear elevation
- 3.04 Area schedule.

3.01 THE PROPOSED LAYOUT

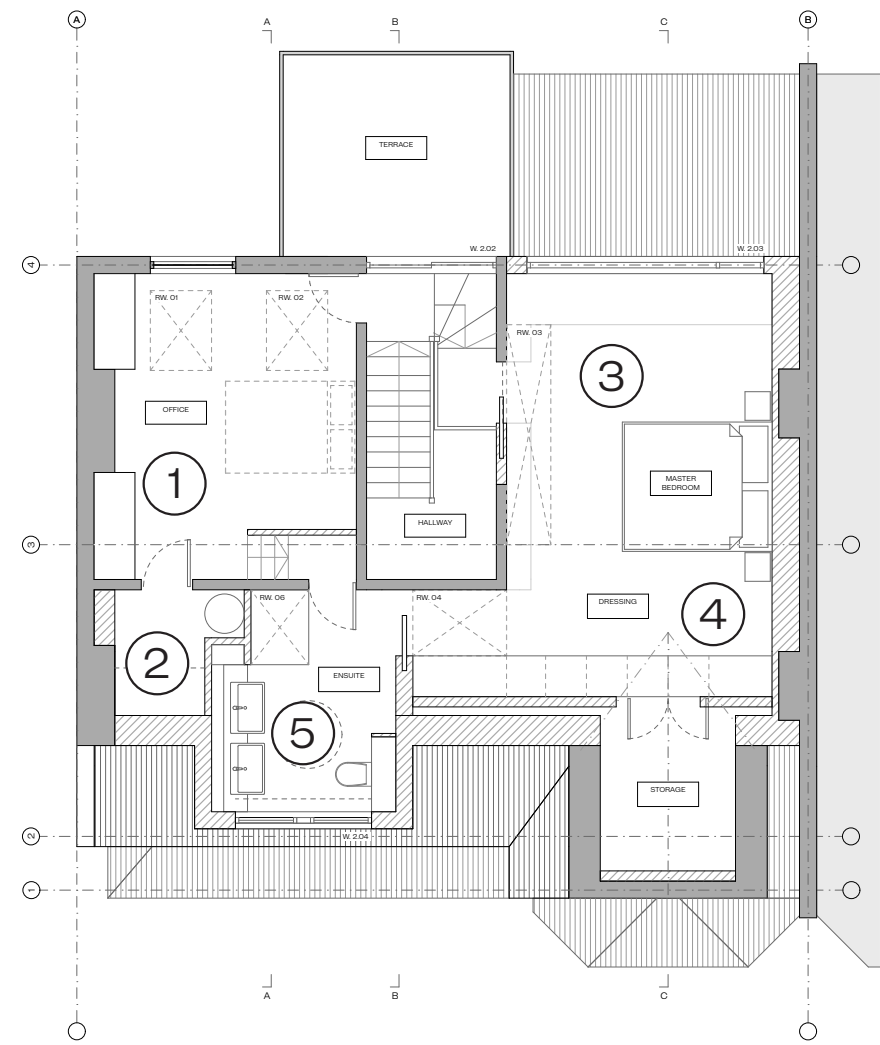
The proposed loft conversion will house a master bedroom suite. This will include a master bedroom, a dressing space and en-suite.

The proposal will insulate the existing roof. This will help the energy efficiency of the existing house and improve its thermal performance.

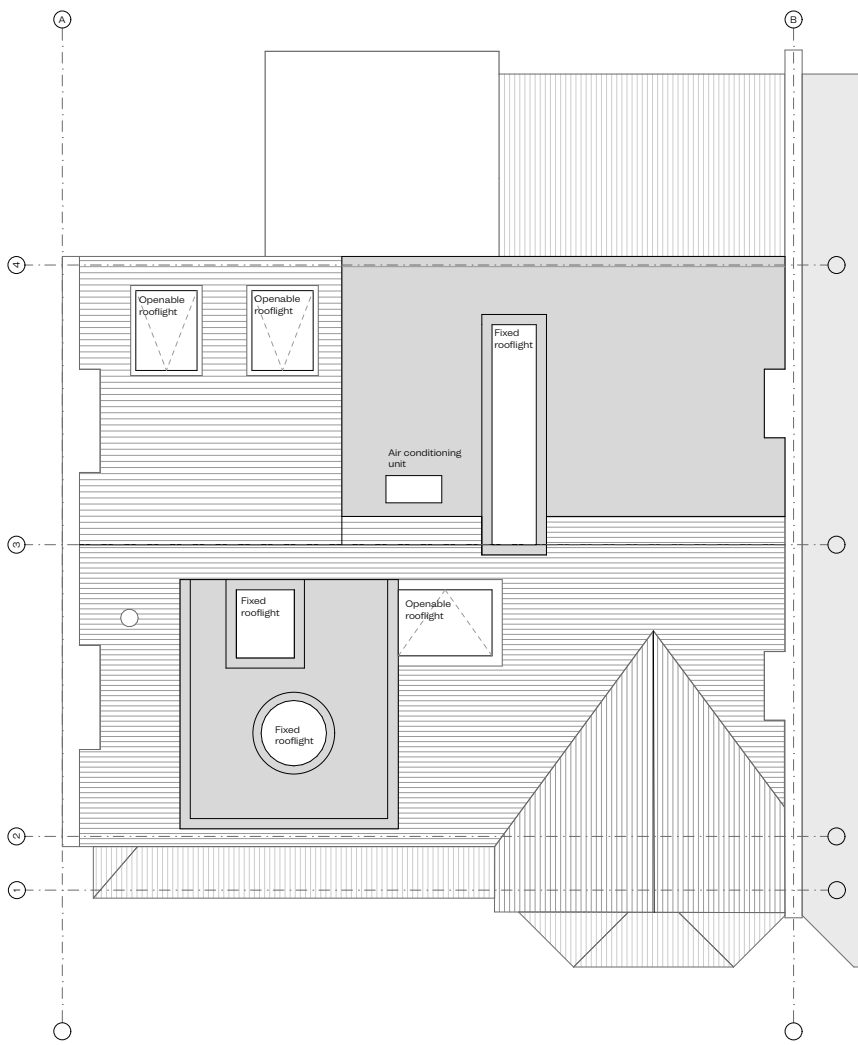
The existing slate roof covering is failing in many places so will be replaced with a new slate roof covering to match the existing.

KEY

- 1. Study/ bedroom
- 2. Plant
- 3. Master bedroom
- 4. Dressing space
- 5. Ensuite



Proposed second floor



Proposed roof plan

3.02 THE PROPOSED HOUSE - FRONT ELEVATION

The proposal alterations to the front elevation are as following;

1. Front dormer.

A front dormer is proposed. The position of the dormer on the roof aligns with the glazing below. The scale of the dormer is proportional to the existing roof size. Traditional timber sash windows are proposed in order to retain consistency with the rest of the glazing found on the front elevation.

It is proposed the dormer is to be clad with dark grey standing seam zinc panels which is a high quality material, creating a contemporary reference to the existing slate tiles.

2. Roof-lights over the en-suite.

2 fixed flat panel roof-lights are proposed within the en-suite. However these are hidden externally by the parapet of the dormer roof and not visible from the street level.

3. Roof-light in pitched area of the front roof.

An open-able roof-light is proposed within the pitched area of the roof. The grey frame of the roof-light will make the roof-light discrete against the existing grey slate tiles.



Proposed front elevation

3.03 THE PROPOSED HOUSE - REAR ELEVATION

The proposal alterations to the rear elevation are as following;

1. Raised eaves level and brickwork to the rear elevation.

Raise the brickwork at the rear of the house in order to facilitate a new flat roof behind.

The design of this is referencing the design of the extension to No 27 Muswell Hill Road.

2. Casement window in the master bedroom

A casement window is proposed to the master bedroom. This will have a fixed pane along with 2 open-able panes.

Cassette blinds will be fitted to the interior of the window so there will be no impact from the interior lights at night.

3. Sliding doors to the terrace.

A proposed full height sliding door with a transom window above is proposed to the existing roof terrace.

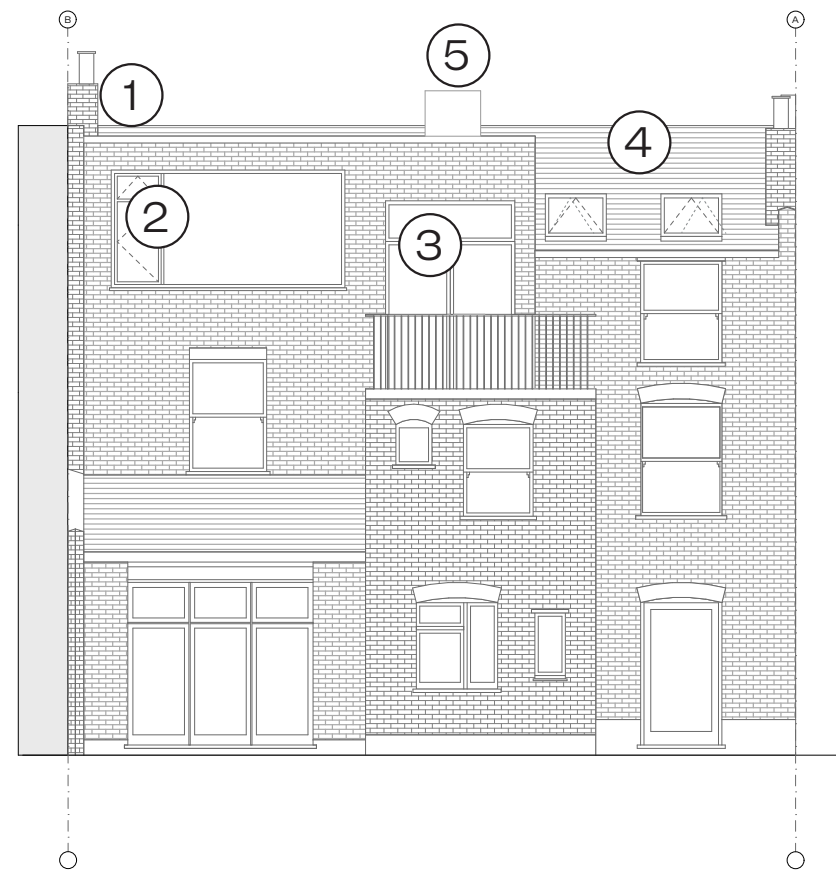
Cassette blinds will be fitted to the interior of the sliding doors and the transom window so there will be no impact from the interior lights at night.

4. Open-able over study/ bedroom.

Open able roof-lights are proposed in the existing pitched roof over the study.

5. Air-conditioning unit

An air-conditioning unit is proposed to be positioned on the flat area of roof above the staircase. This is set as far back from the rear elevation as possible so to be a discrete as possible.



Proposed rear elevation

3.04 THE PROPOSED - AREA SCHEDULE

EXISTING

Storey	Area (sqm)
Second	58
TOTAL	58

PROPOSED

Storey	Area (sqm)
Second	72
TOTAL	72

SUMMARY

1. Conversion of roof space at the second floor.

The loft space is to be converted to a master bedroom suite. This will include a master bedroom space, an en-suite and a dressing area.

2. Dormer roof to the front of the house.

A front dormer is proposed which is proportional yet subservient to the existing roof. The design of this references the dormer which has been approved at neighbouring 15 Muswell Hill Road under REF: HGY/2025/3201.

It is designed to be constructed from contemporary yet complimentary materials, whilst the traditional timber sash windows relate to the existing glazing on the front elevation.

3. Various roof-lights to the front and rear roof.

The flat fixed roof-lights within the dormer roof extension to the front of the house and those in the flat roof over the master bedroom are not visible from anywhere as they are hidden from the parapet roofs of the extensions.

The pitched roof-lights to the front and rear of the house are to have grey frames to make them as discrete as possible. There are many

precedents for roof-lights within pitched roofs on the front and rear of the surrounding houses.

4. Adjust roof form and vertical extension to the brickwork at the rear of the house.

Adjust the roof form to the rear of the house to reference the extension built by neighbouring 27 Muswell Hill Road which was approved under REF: HGY/2008/0538.

New glazing to have cassette blinds internally so there will be no impact from the interior lights at night.

5. Air - conditioning unit placed on the rear flat roof.

Air conditioning unit placed as far back from the rear elevation as possible to minimise its visible impact from the rear.

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All the elements of the proposed design have been designed to be subservient and subordinate to the existing house. There are precedents for all the design elements found on the neighbouring buildings and in the neighbouring streets.

25 MUSWELL HILL ROAD

ARCHITECTURAL DRAWINGS - HOUSEHOLDERS PLANNING APPLICATION

APRIL 2026

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