

Land behind 25 Dukes Avenue N10 2PS



HERITAGE STATEMENT

LBMVarchitects

72 Haverstock Hill, NW3 2BE
T +44(0) 207 483 3880
M +44(0)78 37344073
info@lbmvarchitects.com
www.lbmvarchitects.com

REF	0103
DATE	08/04/2026
CLIENT	Matthew Keenan
PROJECT AT	Land behind 25 Dukes Avenue N10 2PS
PROJECT	Roof Extension to Approved New-Build Dwelling

1. Introduction

This Heritage Statement accompanies a planning application seeking permission for a **roof extension to the previously approved dwelling (Ref: HGY/2019/0942)** on land to the rear of 25 Dukes Avenue, N10, located within the **Dukes Avenue Conservation Area**.

The purpose of this document is to:

- Describe the heritage significance of the conservation area
- Assess the contribution of the application site to that significance
- Evaluate the impact of the proposed development
- Demonstrate how the proposal preserves and enhances the character and appearance of the conservation area in accordance with national and local planning policy.

The assessment has been prepared in line with the **NPPF (2023), Section 16 – Conserving and Enhancing the Historic Environment** and relevant Local Plan policies.

2. Site Location and Description

The application site comprises land located to the rear of **25 Dukes Avenue**, positioned on the western side of Elms Avenue close to its junction with Dukes Avenue.

The plot sits between:

- The rear garden of 25 Dukes Avenue
- Residential properties on Elms Avenue
- A narrow access lane serving existing garages

The site currently contains a **single-storey garage structure of limited architectural merit** that forms part of a fragmented rear service environment.

Planning permission has already been granted for a **detached dwelling of approx. 112 sqm**, currently under construction. The approved building is largely concealed behind boundary walls and presents as a low-lying structure with a green roof.

3. Heritage Context

3.1 Dukes Avenue Conservation Area

The site lies within the Dukes Avenue Conservation Area, designated for its **high-quality Edwardian residential character** and coherent townscape.

Key characteristics include:

- Predominantly Edwardian terraced and semi-detached houses
- Strong and consistent building lines
- Prominent corner buildings acting as townscape markers
- Rich architectural detailing including bay windows, brickwork and decorative elements
- Mature trees and landscaped front gardens
- A clear hierarchy of streets and plots

The conservation area derives significance primarily from its **architectural cohesion, rhythm of built form and historic suburban development pattern**.

3.2 Immediate Townscape Context

The immediate surroundings include:

- Fine Edwardian terraces along Elms Avenue
- A prominent corner building at Dukes Avenue
- Rear garden and garage structures forming a secondary service environment

The **rear garage structures currently disrupt the architectural continuity** between Elms Avenue and Dukes Avenue, creating a visually weak and unresolved edge to the streetscape.

The application site therefore makes **neutral to negative contribution** to the conservation area in its current form.

4. Significance of the Application Site

The site itself is **not listed** and contains no heritage assets of individual significance.

Its heritage value is derived solely from its **location within the conservation area** and its role within the wider townscape.

At present the site:

- Contains utilitarian garage structures
- Interrupts the visual relationship between two important streets
- Fails to positively contribute to the character of the conservation area

There is therefore clear opportunity for **heritage enhancement**.

5. The Approved Scheme

The consented dwelling:

- Is predominantly below and at ground level
- Features a flat green roof
- Appears as a modest protruding volume above the garden wall
- Provides limited architectural presence within the street scene

While acceptable in planning terms, the approved scheme offers **limited opportunity to improve the streetscape or repair the disrupted urban edge**.

6. The Proposed Development

This application proposes a **single additional upper storey** set back from the street frontage.

Key principles include:

- Retention of the approved footprint and overall massing
- A modest set-back upper level to maintain subservience
- Creation of a cohesive frontage to Elms Avenue
- Concealment of visually intrusive garage structures
- A contemporary architectural response informed by Edwardian character

The proposal increases total floorspace from **112 sqm to 144 sqm** and allows the creation of a family dwelling within a compact urban footprint.

7. Design Response to Heritage Context

7.1 Scale and Massing

The upper storey is:

- Set back from the street frontage
- Lower than neighbouring eaves lines
- Designed to read as a **subordinate addition**

The stepped massing mediates between the differing scales of Elms Avenue and Dukes Avenue, reinforcing the existing townscape hierarchy.

This ensures the proposal **preserves the visual dominance of surrounding historic buildings**.

7.2 Townscape Enhancement

A key heritage benefit of the proposal is the **repair of the broken urban edge** created by the existing garages.

Historically this area formed a visual transition between:

- Elms Avenue terraces
- The Dukes Avenue corner building

The proposal reinstates this relationship by:

- Covering the existing garage structures
- Establishing a coherent frontage
- Reinforcing the rhythm of development along Elms Avenue

This represents a **clear enhancement to the conservation area**.

7.3 Architectural Approach

The design adopts a **contemporary but contextual approach**.

Rather than replicating historic ornamentation, the scheme:

- Responds to local proportions and rhythms
- Interprets the tradition of distinctive corner buildings
- Uses high-quality and durable materials

This approach aligns with conservation best practice, which encourages **honest contemporary architecture that respects historic context**.

7.4 Materials

The material palette has been carefully selected to complement surrounding Edwardian buildings:

- Corten steel cladding with warm tonal qualities
- Matt finish to prevent glare and visual intrusion
- Brick boundary wall matching local precedents
- Deeply recessed glazing to reduce light spill

These choices ensure the building appears **calm, refined and appropriate within the conservation setting**.

8. Impact on the Conservation Area

The proposal will result in:

Heritage Harm

No harm is identified.

The development:

- Does not affect listed buildings
- Does not disrupt key views
- Remains subservient in scale and height

Heritage Benefits

The proposal delivers clear public benefits:

- Removal of visually intrusive garage structures
- Restoration of townscape continuity
- Enhancement of the street frontage
- Delivery of high-quality family housing
- High-quality contemporary architecture

The development therefore **preserves and enhances the character and appearance of the conservation area**, satisfying the statutory duty under the Planning (Listed Buildings and Conservation Areas) Act 1990.

9. Planning Policy Compliance

The proposal accords with:

- NPPF Section 16 – Conserving and Enhancing the Historic Environment
 - Local Plan policies relating to heritage and design
 - Conservation area guidance encouraging enhancement and high-quality contemporary design.
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10. Conclusion

The application proposes a **modest and carefully designed roof extension** to an approved dwelling within the Dukes Avenue Conservation Area.

The site currently makes a limited contribution to the conservation area and is affected by visually poor garage structures.

The proposal:

- Repairs a disrupted townscape edge
- Introduces high-quality architecture
- Reinforces the historic urban grain
- Enhances the character and appearance of the conservation area

The development therefore **fully complies with heritage policy** and should be supported.