

Land behind 25 Dukes Avenue N10 2PS



DESIGN AND ACCESS STATEMENT

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REF	0103
DATE	08/04/2026
CLIENT	Matthew Keenan
PROJECT AT	Land behind 25 Dukes Avenue N10 2PS
PROJECT	Proposed New build house

This application seeks planning permission for a roof extension to the previously approved scheme for a new-build dwelling on land located to the rear of 25 Dukes Avenue, N10.

The site has a long history of both approved and refused planning applications. Construction is currently underway on the most recently approved scheme (HGY/2019/0942). Our practice has been engaged to explore a new opportunity for a high-quality architectural intervention that optimises the potential of the site within its current urban context.

APPLICATION SITE

The land behind 25 Dukes Avenue N10 2PS is located on the western side of Elms Avenue, near the southern junction with Dukes Avenue.

The property is located on one of the most distinguished roads in the area, surrounded by fine examples of Edwardian architecture. The neighbourhood features a variety of typologies, including terraced houses and distinctive corner plots with elegant and iconic architectural elements.

The plot lies between a property to the north-west on Elms Avenue and the rear garden of No. 25 Dukes Avenue, with a narrow access lane provides entry to a single-storey garage situated at the rear of the site.

ORDNANCE SURVEY MAP SITE BOUNDARY

SCALE 1:500





Photo of the site



Photo of the site



Photo of the site



Photo of the site

APPROVED SCHEME

The approved scheme is a 112 sqm detached house, extending across below-ground and ground-level.

The building volume is positioned to sit within and against the boundary walls on three sides of the plot, remaining contained within them. The the south-east side remains open to allow natural light to enter, while a light well provides the daylight and ventilation to the lower ground level.

The roof is flat covering with green, and the building appears as a protruding volume above the garden wall which appearance resembles a utility structure with little architectural interest.

A significant concern relates to the rear plot, from which an existing garage protrudes; this is visually unattractive and lacks architectural merit. Its volume will be clearly visible from Elms Avenue and risks having a negative impact on the quality of the façade facing the street.

Given its size and location, the garage is expected to retain its current function as a service structure and is unlikely to be redeveloped into a more architecturally refined building in the near future.



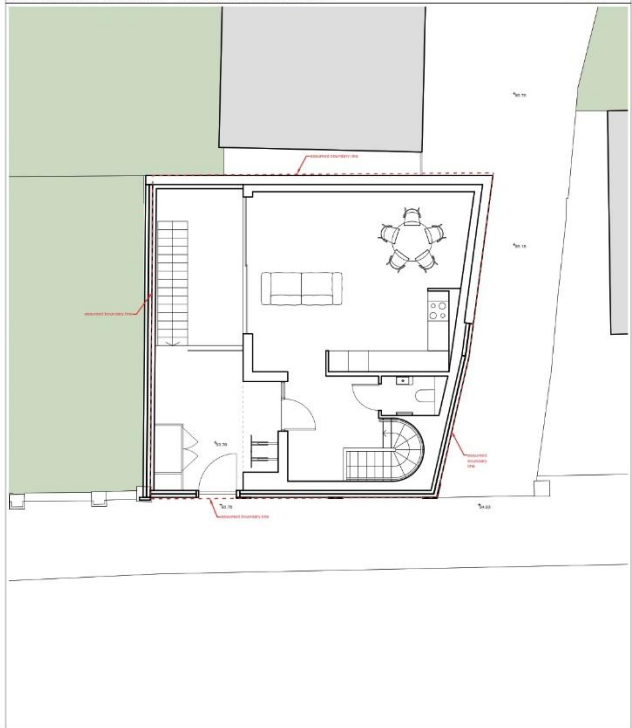
APPROVED PLANNING - BASEMENT FLOOR PLAN

SCALE 1:100



APPROVED PLANNING - GROUND FLOOR PLAN

SCALE 1:100



Approved Plans

APPROVED PLANNING - CGI



Existing rear garage side flank wall visible from the street

Aerial view illustrating the massing of the approved scheme in relation to the existing rear garage and surrounding buildings.

PROPOSED SCHEME

The design intention is to respond to the character of the area, drawing inspiration from local architectural styles, building heights, form, scale, massing, detailing and materials.

The proposal aims to cover the rear garage structure and establish a new, cohesive street frontage that visually links the terraces on Elms Avenue with the corner house on Dukes Avenue, enhancing continuity and strengthening the character of the area.

The scheme primarily retains the existing building volume, with the addition of a single upper level set-back from the street.

This approach maintains a modest overall massing, avoiding visual intrusion on the elevations of the Dukes Avenue and Elms Avenue dwellings, and maintaining a balanced, unobtrusive presence within the streetscape.

The development delivers an additional 32 sqm of internal floor area, bringing the total proposed area to 144 sqm, and enabling the creation of a four-bedroom home within a compact and efficient footprint.



Proposed Site plan

Given the architectural quality of the surroundings, our aim is to deliver a development that contributes positively to the streetscape, creating a refined, contemporary response that respects and enhances the established character of the area.

In such a sensitive historical context, the proposal reflects a responsibility to demonstrate design excellence, durability, and respect for the craftsmanship of the surrounding Edwardian buildings.

The proposal addresses the disrupted architectural transition created by the existing garages to the rear of the site, which currently form an abrupt and unresolved elevation.

Historically, this area provided a natural link between the terraces on Elms Avenue and the corner house on Dukes Avenue; however, the introduction of the garages has interrupted this relationship, resulting in a visual and spatial discontinuity within the urban fabric.

The scheme therefore seeks to restore this continuity by introducing a carefully designed **new volume that covers the existing garages** and creates a harmonious connection between the two terrace groups.



Façade study.

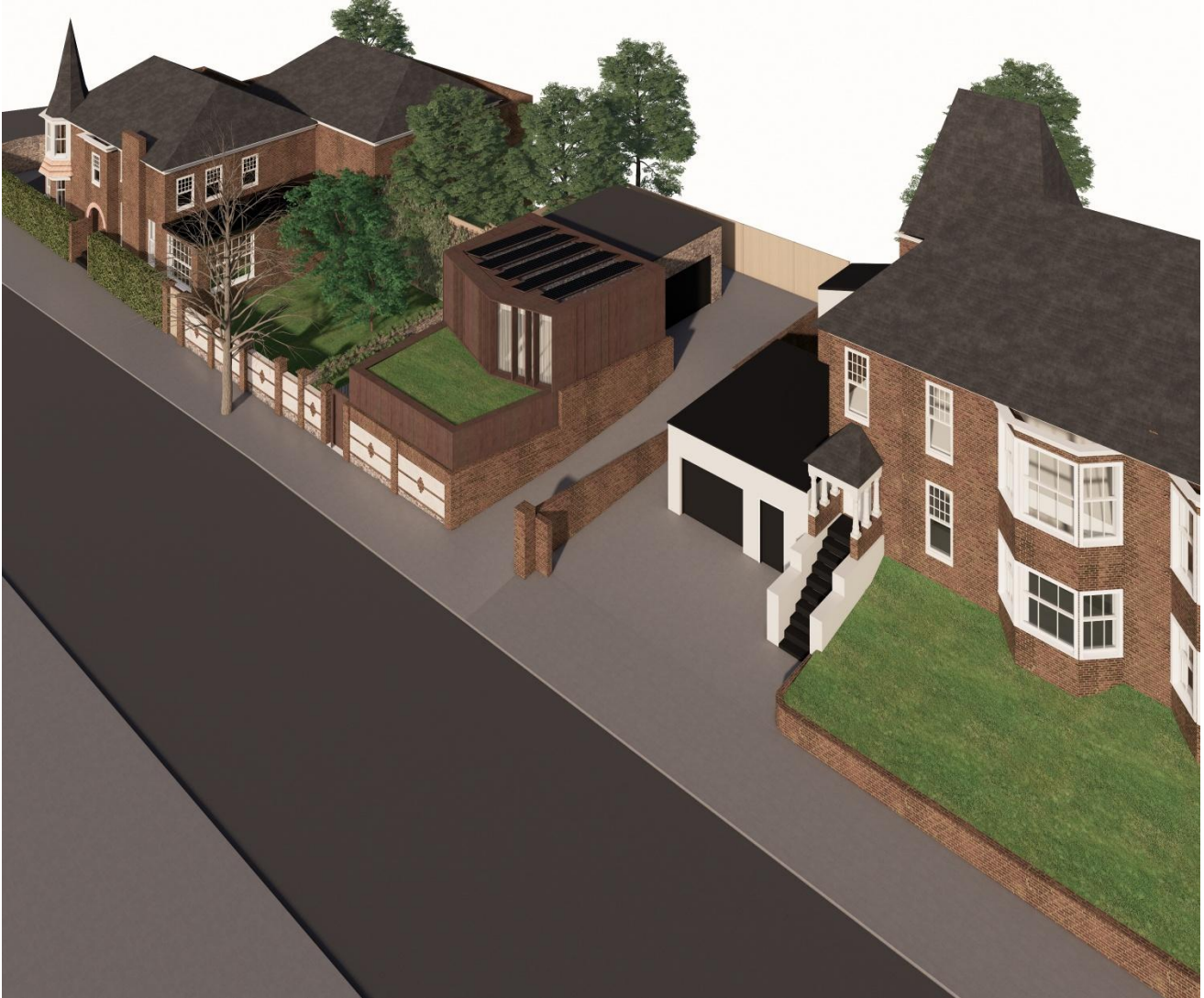
CGI of front elevation on Elms Ave, showing the relation of the proposed façade with the surrounding buildings.

The proposed organic, stepped massing mediates between the differing scales of Elms Avenue and Dukes Avenue, aligning with the rhythm of the bay windows while remaining lower than the eaves line of neighbouring dwellings.

This approach allows the new addition to read as a subordinate and respectful element, reinforcing rather than competing with the established architectural hierarchy.

In keeping with the Edwardian tradition of celebrating corner plots as moments of distinction, the scheme introduces a **contemporary corner element** that is expressive yet modest, with its own distinct architectural language.

Rather than imitating historic ornamentation, the design reinterprets these principles through a modern and sustainable approach, also incorporating locally sourced cladding, high-performance glazing, solar panels, and recycled materials.



Proposed Aerial view illustrating the new massing in relation to the existing rear garage and surrounding buildings.



Massing and façade study.

CGI view of the proposed scheme in relation to the Elms Avenue terraces, to reflect the set-back of the proposed extension relative to the street and neighbouring buildings.



Massing and façade study.

CGI view of the proposed scheme in relation to the corner house on Dukes Ave, to reflect the set-back of the proposed extension relative to the street and neighbouring buildings.

FAÇADE DETAILS AND MATERIALS

The previously approved scheme included a metal façade with a randomised pattern. This approach was carefully developed to create a more visually interesting and sophisticated envelope, responding directly to the irregular geometry of the site and reflecting its character.

The irregular arrangement of the cladding panels evokes the organic natural of the surrounding trees and landscape, helping the building sit comfortably within its context rather than appearing overly rigid or uniform.

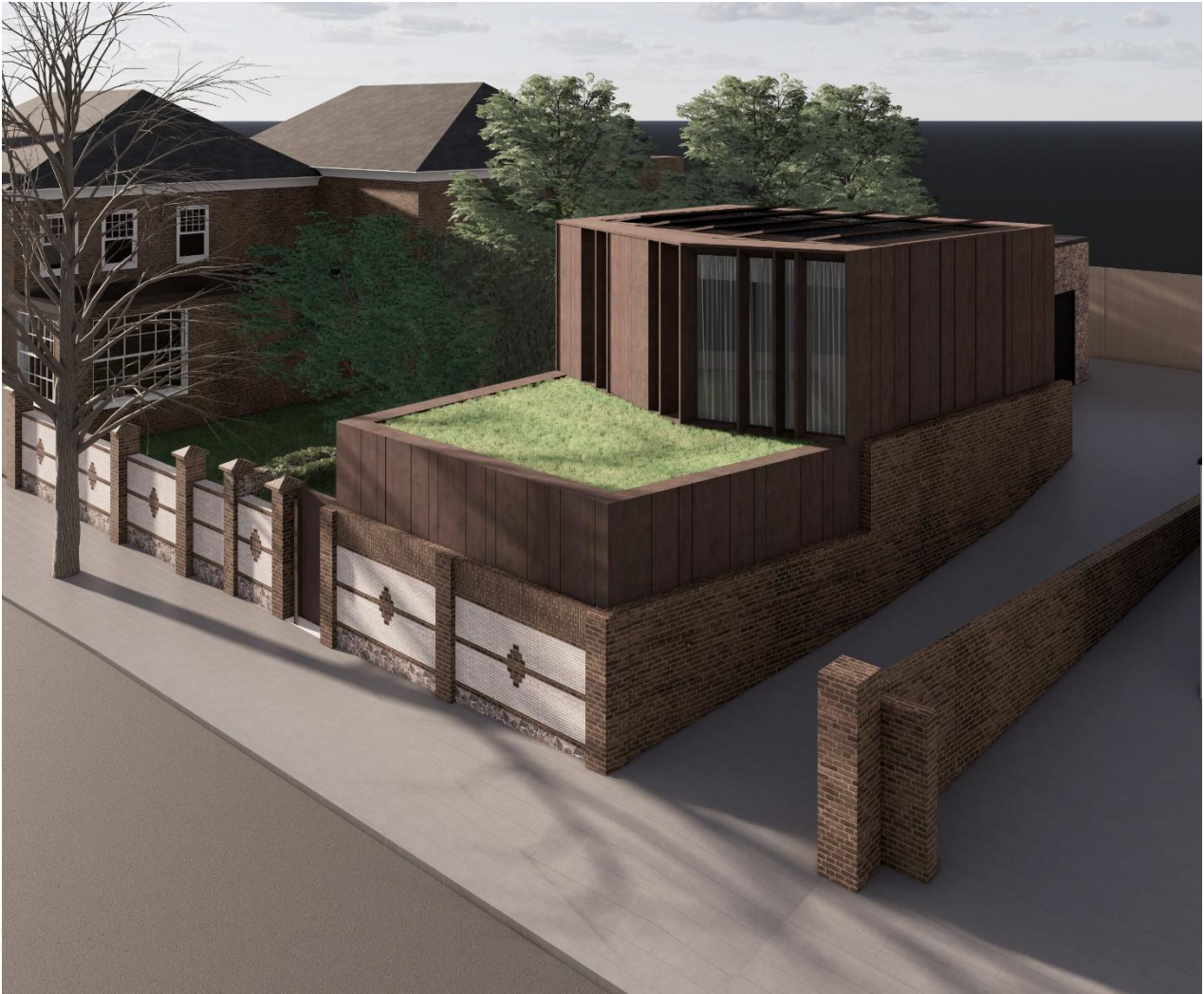
Corten steel was selected as the primary façade material. This choice is consistent with the material palette considered in the previously approved application and complements the warm tones of the neighbouring Edwardian building.

Corten is a weathering steel that naturally develops a stable patina over time, introducing subtle tonal variations across the surface. This evolving finish enriches the façade, avoids flat or monotonous surfaces, and enhances the overall architectural quality.

Notably, this material has a matt finish, which prevents glare and avoids unwanted reflections, ensuring the building remains visually calm and appropriate within its surroundings.



CGI of axonometric section – south-east elevation



CGI – north view

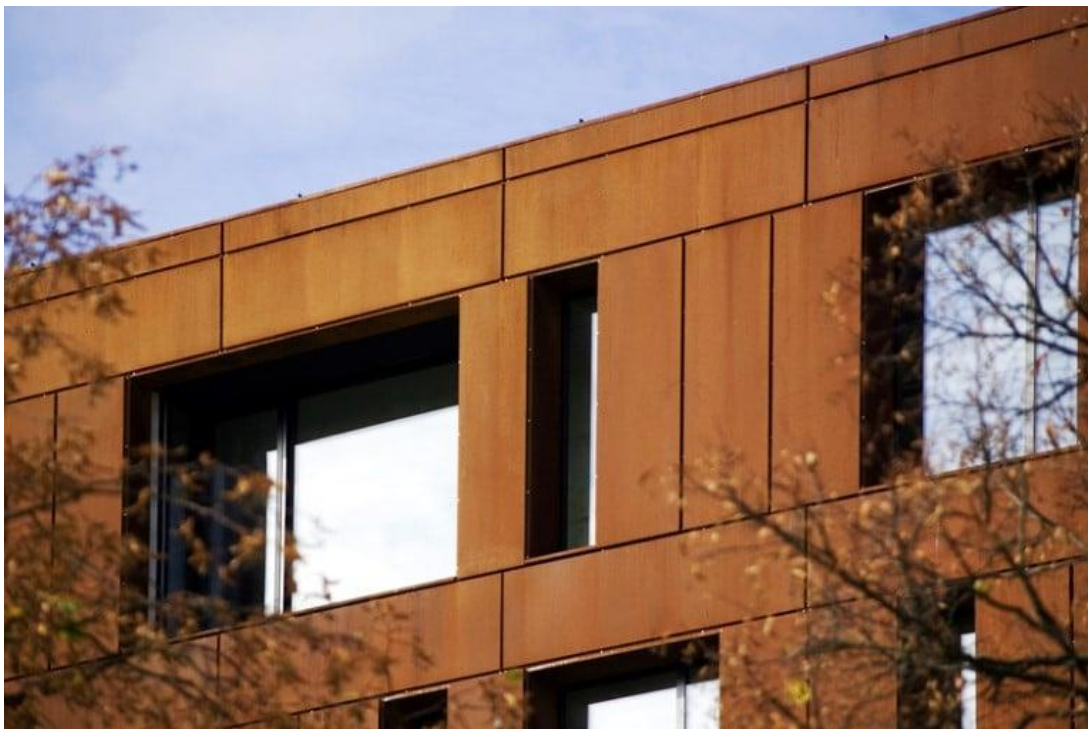
The approach to the boundary wall along the main street-facing façade is to reinstate a brick wall that complements the front boundary wall of Elms Avenue.

In this context, a new recessed first-floor extension is proposed, set back from the street frontage, accommodating the master bedroom. By its nature, this space requires less daylight than the main living areas and benefits from a greater degree of privacy.

To meet these design requirements, a randomised façade pattern has been developed with deep mullions that recess the glazing approximately 300mm behind the outer face line. This strategy reduces light spill and avoids excessive transparency, ensuring a more private and controlled internal environment.

The slim profile of the façade mullions contributes to a lightweight appearance for the new first-floor extension and allows the metal structure of the building to be subtly expressed, reinforcing the architectural language and material honesty of the scheme.

FAÇADE REFERENCES



QUALITY OF ACCOMMODATION

The proposed development delivers appropriately sized accommodation with well-considered and functional layouts, in accordance with the provisions of London Plan Policy D6.

All rooms exceed the minimum internal space standards for residential development, while a floor-to-ceiling height of 2.6m at each storey serves to optimise natural light penetration and overall amenity within the dwelling.



The provision of private outdoor space also complies with the requirements of London Plan Policy D6, ensuring a suitably sized and high-quality external amenity area that meets, and in this case exceeds, the minimum policy standards, thereby providing adequate outdoor space for all future occupants.

In accordance with London Plan Policy D7, the dwelling is designed to be accessible and adaptable, including provision for wheelchair accessibility. The scheme incorporates level, step-free access from the garden to the entrance of the dwelling, ensuring a barrier-free approach throughout.

Internal circulation, including door widths and corridor dimensions, has been designed to facilitate ease of movement for persons with reduced mobility, with sufficient space to accommodate wheelchair manoeuvrability. Bathrooms are designed to be accessible, with layouts that allow for the needs of occupants with reduced mobility.

Furthermore, the design allows for future adaptability, including the potential installation of lifts or stairlifts, to ensure continued accessibility to all levels of the dwelling over time.

IMPACT ON AMENITY

The proposed new dwelling is designed to maximise access to natural daylight, with the majority of principal openings orientated towards the south-east, ensuring optimal daylight penetration throughout the accommodation.

The layout has been carefully considered to maximise the size and positioning of openings within each room, enhancing internal light quality.



CGI – north view

The proposed upper level, set back from the street frontage, opens primarily towards the east, with additional openings to the north to further optimise daylight. At the same time, the building mass is arranged to sit in close alignment with the neighbouring properties on three sides, helping to maintain a consistent built form and reducing potential overlooking.

The design has been carefully developed to avoid any undue impact on neighbouring amenity. In particular, the positioning and orientation of windows, together with the recessed form of the extension, help to prevent issues of overlooking, overshadowing, and overbearing impact on adjoining properties.

The proposal therefore maintains appropriate levels of privacy, outlook, and daylight for both the new dwelling and surrounding neighbours, in accordance with local planning requirements.



CGI outdoor space - South view



Façade study.
CGI showing relation of the proposed house with the terraces on Elms Ave.

CONCLUSION

Beyond its architectural value, the proposal makes a meaningful contribution to the growing need for high-quality, family-oriented housing in the area. The new dwelling will deliver a spacious, thoughtfully planned, and environmentally conscious home, ideally suited to accommodate a family of four — reflecting the typical household composition found within this part of London. Careful consideration has been given to both functionality and comfort, ensuring the home supports modern living while remaining sensitive to its surroundings.

In addition to addressing housing needs, the proposal presents a valuable opportunity to resolve the existing visual imbalance at this junction. At present, the site is dominated by underutilised and visually intrusive garage structures, which detract from the overall character of the streetscape. The new development will effectively conceal these elements, replacing them with a cohesive and well-designed frontage that enhances the visual quality of the area.

Architecturally, the design strikes a careful balance between contemporary expression and contextual respect. It introduces a refined and modern aesthetic while drawing inspiration from the surrounding built environment, ensuring that it integrates seamlessly into the streetscape rather than dominating it. The result is a design that contributes positively to the evolving character of Dukes Avenue.

Overall, this proposal represents a considered and forward-thinking intervention that not only meets a clear local housing need but also enhances the urban environment, delivering a lasting and meaningful contribution to the character and quality of Dukes Avenue.

Yours faithfully,

Luigi Montefusco
RIBA Chartered Architect