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Design and Access Statement for proposed loft dormer extension at 21 The Avenue, N10 2QE

The property



Street view of 21 The Avenue, with number 19 to the left number 23 to the right.



Rear Elevation view

21 The Avenue is a mid-terrace property, built at the beginning of the 20th Century. It is situated within The Alexandra Palace Conservation area.

It is situated within a good-sized plot of approximately 315m², at 45m deep by 7m wide. It is set back from the pavement along the front elevation by 5m (3.7m at the front bay). It is a mid-sized single dwelling family home with 3½ bedrooms (3 double bedrooms and one box room) and 2 reception rooms. It has not been extended since being first built, although it was rescued from a derelict state 25 years ago by the present owners.



Satellite view from google maps

The Scheme and the Design:

The family living at the property, and who have for the past 25 years, have 3 grown children living at home and working in London. Thus a total of 5 adults living at the property, with 4 of them working from home. As such the family has out-grown the properties present capacity.

It is proposed here to build a 'L' shaped dormer to the rear elevation, with Velux windows to the roof at the front elevation. Other than these windows the extension would not be visible from the front.

The dormer's rear elevation is to be set in from the main building's rear façade by 600mm. The dormer's flank elevation is to be set in by 450mm from the main building here.

The top of the dormer roof is to be set below the existing roof ridge by approximately 50mm.

The dormer is very much designed to look as a modern, but sub-servient addition to the building.

The property has an existing roof which is synthetic grey slate, as are those at most of the terrace. It is proposed that the dormer is to be clad in aluminium smooth anthracite cladding, so as to visually blend and merge with the existing roof.

Design in context to the neighbourhood.

The top part of the avenue, numbers 1-45, have a uniformity to the front elevation and an unbroken terrace of period properties is presented here. The majority of the properties here have had loft extensions, so the majority of the roofscapes have between 2-3 Velux windows at the front. None are of the conservation type. This proposal aims to match this uniformity. Other than the Velux windows no changes are proposed to the front, and it is suggested that non-conservation Velux windows are used to complete the visual uniformity.

To the rear elevation the terrace is very different. Many of the houses have had rear extensions, and the rear dormers vary significantly in scope and size. Perhaps the most notable extended properties are numbers 7 and 11. Both have significant side and rear 'wrap-round' ground floor extensions, in addition to 'L' type dormer loft extensions. Obviously this present proposal is significantly smaller in scale to these, since no ground floor extension is sought.

Therefore, to the rear the current rear elevation over the terrace has no uniformity. For example, in addition to sizeable rear extensions a few properties up from number 21, we see at number 19 a modern external metal fire escape from the first floor flat there. However, this is frankly the usual appearance when looking at any terrace of houses to the rear and there are mature trees and plantings along most of the garden boundaries, giving significant privacy. In the presented application drawings we present the proposed elevations in context to the terrace.

Looking around the neighbouring properties within the Alexandra conservation area we can see that many large dormers have been built in a wide variety of styles over the last 10 years. We present a few photographs below:









Impact upon the neighbouring properties:

The extension will not be visible from the neighbours at numbers 19 and 23, due to line of sight and mature trees along the fence line. The proposed side facing dormer window to the flank of number 21 could in theory offer a view into the garden of number 19. However, this would offer the same view as the existing bathroom window at the first floor directly below it, and since it is a bathroom window it is to be glazed with frosted glass. Thus there is no impact to the neighbours. To the rear 21 The Avenue abuts the gardens of 10 and 12 and Lansdown Avenue. However, the two properties are quite distant with some 45m between them, thus there is no impact to the properties at the rear. In addition to the rear there are a significant number of tall trees and bamboos either side of the boundaries at the rear.

If further information is wanted, please do not hesitate to contact us. Many Thanks For your consideration,

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