

DESIGN, ACCESS & HERITAGE STATEMENT

Ground floor rear single storey infill extension and internal alterations

AT

39 CURZON RD, LONDON, N10 2RB



View of application site

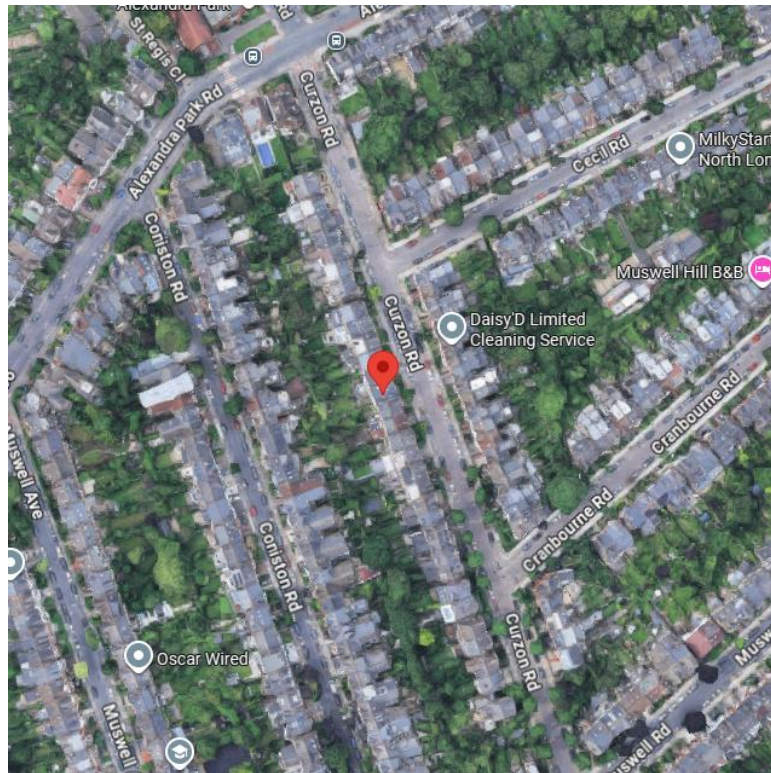
May 2026 – Rev A

1.0 INTRODUCTION

- 1.1 This Design, Access & Heritage Statement has been prepared in support of an application for Householder Planning Permission, for a rear single story infill extension / new stairs, balustrade and handrail to existing roof terrace / rebuild storage area under existing external staircase, at 39 Curzon Rd, N10 2RB.
- 1.2 This application follows the Grant of Planning Permission [Ref: [HGY/2023/1126](#)] for a similar single-storey rear extension and is mainly in keeping with the approved scheme, with minor amendments to the rear glazing arrangement.
- 1.3 The proposal is to extend to the rear by 3.9m. The rear extension be a maximum width of approximately 6.75m, extending the full width of the property, infilling the existing patio space. New stairs and balustrade will be provided to the existing terrace level, and a store / plant room will be under the stairs accessible from the outside patio level.
- 1.4 The design takes into consideration the planning context of the local area, as well as the previously approved application.

2.0 SITE CONTEXT

- 2.1 The property is a three-storey with basement, terraced dwelling, situated to the West of Curzon Road.
- 2.2 The site is not a listed building and is located within the Muswell Hill Conservation Area.



- 2.3 The Muswell Hill conservation area includes seven distinct character zones. Each reflects a different stage of development and architectural style. Curzon Road is located in Sub Area 7 – “Colney Hatch Lane & Wellfield Avenue to The Avenue”
- 2.4 Curzon Road is a wide residential street with strong consistency in the materials and detailing of the two and three storey development along it. The houses are constructed in red brick with slate roofs and have common themes of two storey square bays and gables creating a repeated pattern in the street. The houses are set back behind small front gardens with generally uniform front boundary

walls, which together with some mature street trees, define the street. Some of the front doors and windows have elaborately detailed joinery, coloured glass panels and timber porches.

- 2.5 Around the application site at No. 39 Curzon Road, the street is characterised by a consistent rhythm of late Victorian and Edwardian properties with strong architectural cohesion. Nos. 27–49 (odd), within which the application site sits, are particularly distinctive, featuring projecting square bays with pediments, circular attic windows set within steep gables, decorative painted timber porches with brackets and balustrades, and consistent sash window proportions and detailing. The properties are generally set above street level, contributing to a strong and unified streetscape character. Surrounding dwellings along Curzon Road maintain a consistent palette of red brick, render, stone detailing and decorative timber features, with variations in bay forms, dormers and gables adding visual interest whilst retaining an overall harmonious appearance.

3.0 APPROVED SCHEME: HGY/2023/1126

3.1 In April 2023, an application was submitted for a rear single story infill extension, new stairs, balustrade and handrail to existing roof terrace and rebuild storage area under existing external staircase. This application was subsequently granted in September 2026 and permission remains valid.

3.2 The approved extension measured a maximum width of approximately 6.75m, extending the full width of the property, infilling the existing patio space.

3.3 The approved extension would be finished in brick with aluminium fenestration.

3.4 Importantly, the Case Officer's Delegated Report states

"The proposed works are considered acceptable in terms of design and will not affect the character and appearance of the conservation area."

4.0 PROPOSED DESIGN

- 4.1 The proposed rear extension projects into the garden for 3.9m depth, at a maximum full width of 6.75m in line with the approved scheme. The height of this extension is 3.2m from the application site ground level and approximately 2.7m / 2.9m from the neighbouring ground levels.
- 4.2 The height, scale and massing of the proposed single-storey rear extension would be appropriate for development of this nature. It would occupy less than 50% of the total area of the curtilage of the host property. The proposal is considered to not appear over-dominant or visually intrusive in the context of the site and when viewed from surrounding properties. It would be constructed of materials sympathetic to the original dwellinghouse so as to ensure that it would not appear incongruous.
- 4.3 *All proposed works are at the rear of the building and will not have a visual impact on the streetscene. The proposed extension and storage space below the terrace stairs is a proportionate subservient addition to the existing rear extension, utilising materials to match. The simple design and layout of the extension to the rear is a solution that would internalise some garden patio space to create additional internal space, also utilising the redundant space under the stairs to create additional storage space for a new boiler. Modifications like extensions to the rear are typical in the area, the proposed additions are subtle and respect the rear of the terrace and therefore, keeps in with the local patterns.*
- 4.4 *As the terrace is being retained and the dimensions are similar to the previous, the effects of the proposal on No. 41 will be minimal. The storage under the stairs will not be noticeable as it would be hidden from view.*

5.0 CONCLUSION

- 5.1 The application proposals will preserve and enhance the appearance of the building whilst providing an improved family unit. The Proposals will improve the merit and enhance the appearance of the dwelling, and it is viewed that the proposals will also create a better overall layout for the user while also providing improved / updated housing stock within the conservation area. The property is south facing and therefore benefits from a lot of daylight, as do its neighbours.
- 5.2 The proposed is concealed from the public realm and as such, would have no impact on the street scene or the conservation area, which would be preserved as a result of the development.
- 5.3 The applicant is willing to engage in a positive and proactive conversation with the council focused on solutions to secure a successful outcome.