

DESIGN, ACCESS & HERITAGE STATEMENT

76 Muswell Road NI0 2BE



I.0 INTRODUCTION

This proposal seeks to comprehensively renovate the existing property to create a high-quality family home. The primary element of the scheme is a ground floor rear extension, designed to provide a larger, open-plan kitchen and dining area. This will significantly enhance the functionality of the internal layout and strengthen the relationship between the house and its generous rear garden.

The external appearance of the extension has been carefully considered. The design aims to complement the architectural character of the original building through the use of sympathetic materials and proportions. The rear finishes have been selected to harmonise with the adjoining property, ensuring a cohesive and sensitive addition to the existing building.



Fig 1.1 - Existing Rear Elevation

2.0 SITE LOCATION & CONTEXT

The application site is located on Muswell Road within the Muswell Hill Conservation Area.

Muswell Road is a well-established residential street connecting Rosebery Road to Muswell Hill Broadway. Refer to Fig 2.1

No. 76 Muswell Road comprises a three-storey, double-fronted Victorian terrace dating from the early 1900s. The property retains its original proportions and character typical of the period. It is set back from the street behind a modest front garden and benefits from a substantial rear garden extending to approximately 190 square metres.

The surrounding context is characterised by predominantly two- and three-storey Victorian residential properties, including terraced, semi-detached, and detached houses. The area displays a consistent architectural language, with traditional materials and detailing. Many neighbouring properties have been extended or altered over time, including rear extensions and loft conversions, establishing a clear precedent for development within the area. Refer to Fig 2.2



Fig 2.1 Satellite view showing site outlined in red



Fig 2.2 Street elevation of north side of Muswell Road

3.0 DESIGN & CHARACTER

The proposal involves a modest rear extension to improve the ground floor layout and create a contemporary open-plan kitchen and dining space for a growing family

The design adopts a simple and modern architectural approach, carefully balanced to respect the character of the existing building and the wider conservation area. The extension is subservient in scale and positioned to the rear, ensuring it does not dominate the original structure.

Materials have been selected to reflect the local context. London yellow reclaimed brick will be used to align with neighbouring properties and maintain visual continuity. Crittall-style aluminium doors are proposed at the rear, introducing a contemporary element while maximising natural light. Refer to Fig 3.1

A rooflight and enlarged rear window will further enhance daylight penetration, creating a bright and open internal environment.

The existing first-floor balcony will be retained, with only minor maintenance works to the flat roof. The existing rear loft extension will remain unchanged.

Overall, the proposal represents a sensitive and well-considered addition that preserves the character of the conservation area while improving the quality and usability of the home.



Fig 3.1- Proposed Rear Elevation

4.0 SCALE

The proposed rear extension is modest in scale and has been carefully designed with regard to neighbouring properties, particularly No. 78 Muswell Road, which benefits from an approved planning permission (Ref: HGY/2021/1539).

The existing ground floor gross internal area (GIA) is approximately 97 sqm. The proposed extension will increase this to approximately 127 sqm. No changes are proposed to the first or second floors, which will remain as existing.

In line with the approved scheme at No. 78, the extension aligns on the right-hand side with the neighbouring projection, resulting in an approximate 600mm projection beyond their flank wall.

To the opposite side (No. 74), the extension is stepped back to ensure the depth and massing remain proportionate and to minimise impact on the neighbouring property. Refer to Fig. 4.1

The height has been carefully considered in response to the level difference between properties. As No. 74 sits approximately 600mm higher than the application site, the proposed extension will measure approximately 2.65m above their finished ground level. This is lower than the approved extension at No. 78, which measures approximately 2880mm above ground level. Refer to Fig 4.2 & 4.3

An existing boundary wall is present between the properties. The proposed extension will project no more than 1.2m beyond this wall and will remain broadly consistent with its height. This projection is less than the 1.5m projection approved for the neighbouring property mentioned above and is therefore comparatively more modest in scale. The existing higher-level wall and balcony will remain unaltered.

Overall, the proposal is a carefully proportioned addition that complements the existing building and neighbouring properties, while remaining less dominant in scale than the approved extension at No. 78.

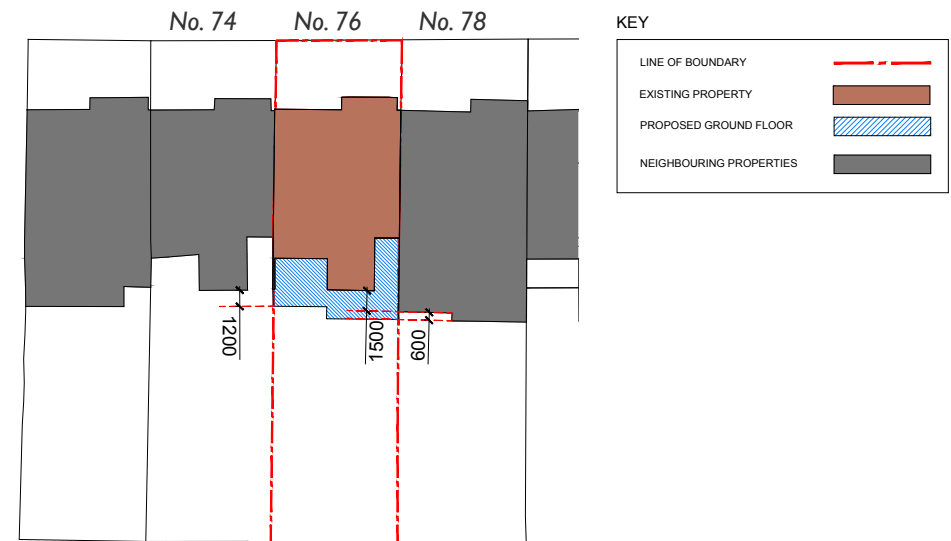


Fig 4.1 - Proposed Block Plan



Fig 4.2- Photograph showing impact of extension on the boundary
Approved Planning application
HGY/2021/1539



Fig 4.3- Photograph showing impact of extension on the boundary to no.74

5.0 HERITAGE IMPACT ASSESSMENT

The site is located within the Muswell Hill Conservation Area, designated by Haringey Council for its special architectural and historic interest. The area is characterised by well-preserved Victorian and Edwardian terraces, consistent building lines, traditional materials, and a strong sense of visual cohesion. The Muswell Hill Conservation Area Character Appraisal highlights the importance of retaining these features and ensuring new development is sympathetic in scale, form, and materials.

No. 76 is a non-listed building that makes a positive contribution to the conservation area. The proposed works are limited to a modest ground floor rear extension, which does not affect the principal elevation or the public street scene.

The extension has been designed to be subservient in scale and height, with London yellow brick to complement surrounding properties. Contemporary elements, such as slim-framed glazing, are restricted to the rear and are not visible from the street.

In accordance with the National Planning Policy Framework and Haringey policies (SP12, DM9), the proposal results in less than substantial harm. This is outweighed by benefits including improved internal layout, increased natural light, and the continued residential use of the property. The design preserves the character and appearance of the Muswell Hill Conservation Area.

6.0 PLANNING POLICIES & ACCESS

PLANNING POLICIES

The proposal has been developed in accordance with the following policy framework

- National planning policy Framework - Current version
- London Plan (2021) - Policies G1, G5, G10
- Haringey Local Plan (2020) - Policies SP11 (Design) Policies SP12 (Conservation)
- Haringey Development Management DPD – DM1 (Design), DM9 (Heritage)
- Muswell Hill Conservation Area Character Appraisal

PLANNING PRECEDENT

- HGY/2021/1539 - 78 Muswell Road N10 2BE
- HGY/2015/128 - 72 Muswell Road N10 2BE
- HGY/2008/2285 - 88 Muswell Road N10 2BE

ACCESS

Access to the property is provided directly from Muswell Road. The property benefits from street parking to the front.

VEHICULAR AND TRANSPORT

The site benefits from a well-connected location with excellent access to public transport. Nearby routes along Alexandra Park Road, Dukes Avenue, and Colney Hatch Lane provide convenient links to the surrounding area and wider transport network.

7.0 EXISTING PHOTOGRAPHS



Fig 7.1 Front Elevation



fig 7.2 Rear elevation



Fig 7.3 Internal

