

0182 - 17C METHUEN PARK LONDON N10 2JR

Design and Access Statement

July 2026

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01

Introduction

This Design & Access Statement has been prepared by The DHaus Company Ltd, in support of a planning application at 17c Methuen Park.

Methuen Park is located on a residential street in Muswell Hill, North London.

The existing property is a period terrace, that dates to the late 19th Century / Early 20th century.

This application is for a new small amendment to the top rear windows.

We are proposing to replace the existing windows at the rear of the property and change them to a set of full height glass sliding glass doors to match the neighbours at numbers 15 / 13 and 11. especially number 11, as we would like to add a small rear terrace to match number 11, as there is currently no external amenity at all at number 17c where our client: a young growing family resides.

We feel this is a small and meaningful edition, subtle and not at all out of character with the immediate neighbours.

This report details the proposals.

Our Site at number 17

We would like to recreate Number 11

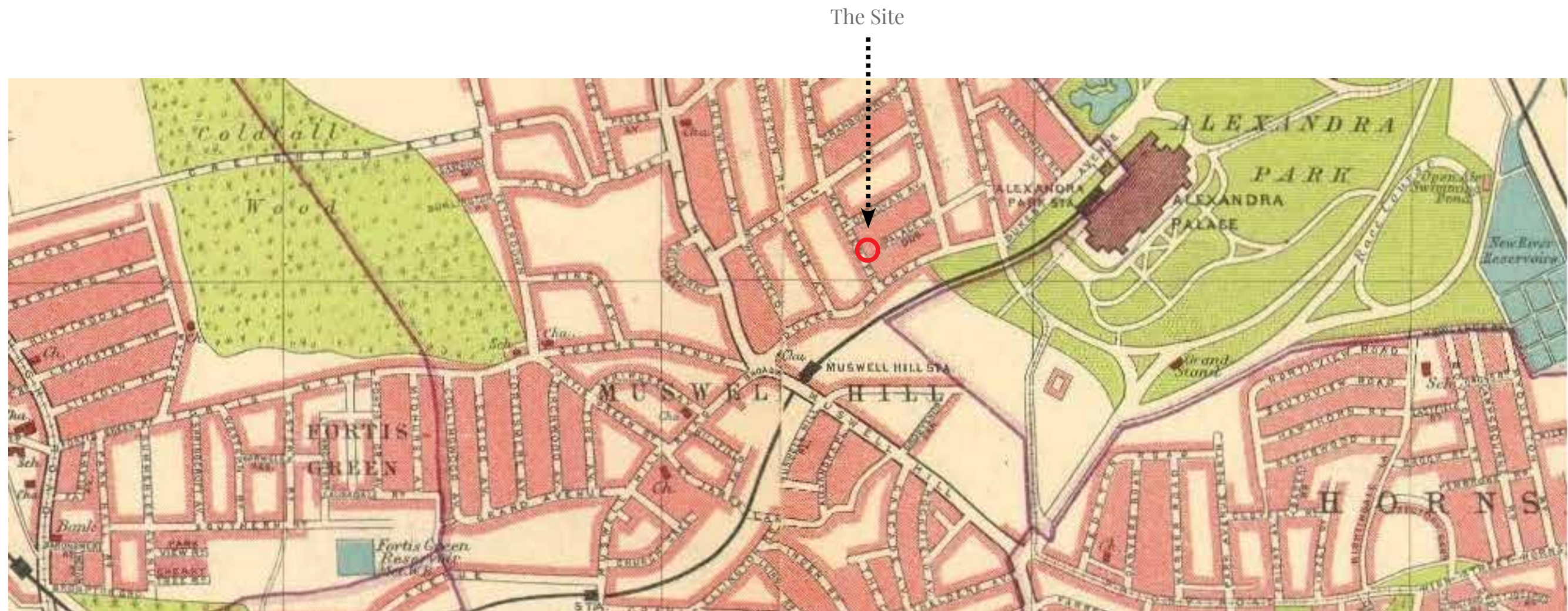


02

Context & History

Methuen Park is a residential area within Muswell Hill, a North London suburb with a history dating back to the 12th century, initially known for its “mossy well” with supposed curative properties and later becoming a site of pilgrimage.

The area developed significantly in the late 19th and early 20th centuries, transitioning from a rural landscape to a desirable residential area with the construction of villas and grand avenues like Dukes Avenue, and the creation of Alexandra Park and Palace nearby.



The site shown on a map of the wider area around Muswell Hill Circa - 1930

03

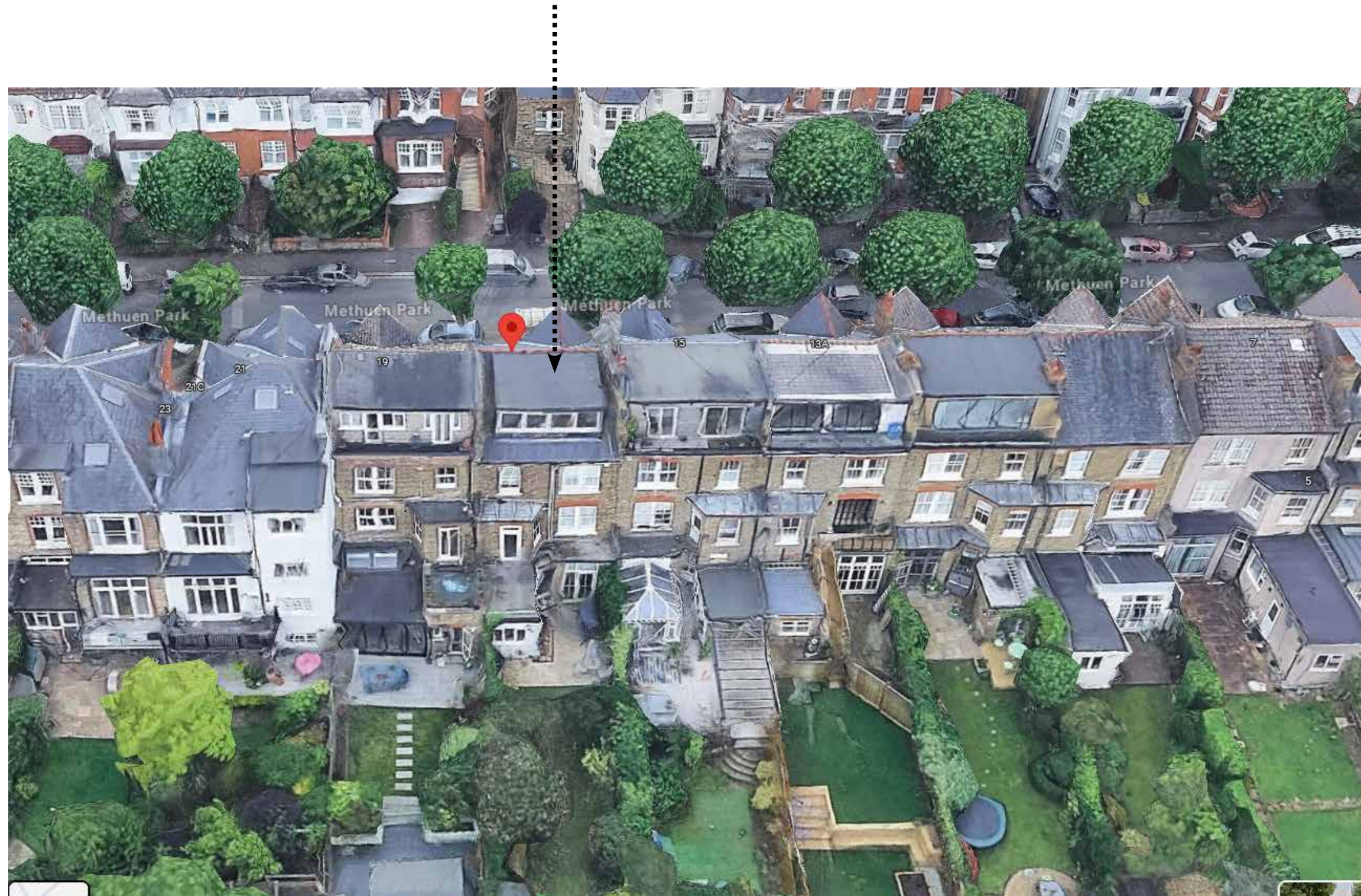
The Site

Immediate Context

17 Methuen Park, falls within the Muswell Hill Conservation Area as designated by Haringey Council.

Along Methuen Park, and in the surrounding area there are a number of properties that have large rear roof dormers with external terraces.

The Site



03

The Site

Existing Building

The photo opposite shows the existing living room which also is used for dining,

We are proposing a small terrace no deeper than 1m that is accessed by floor to ceiling glass sliding doors.

Living Room



03

Existing Use

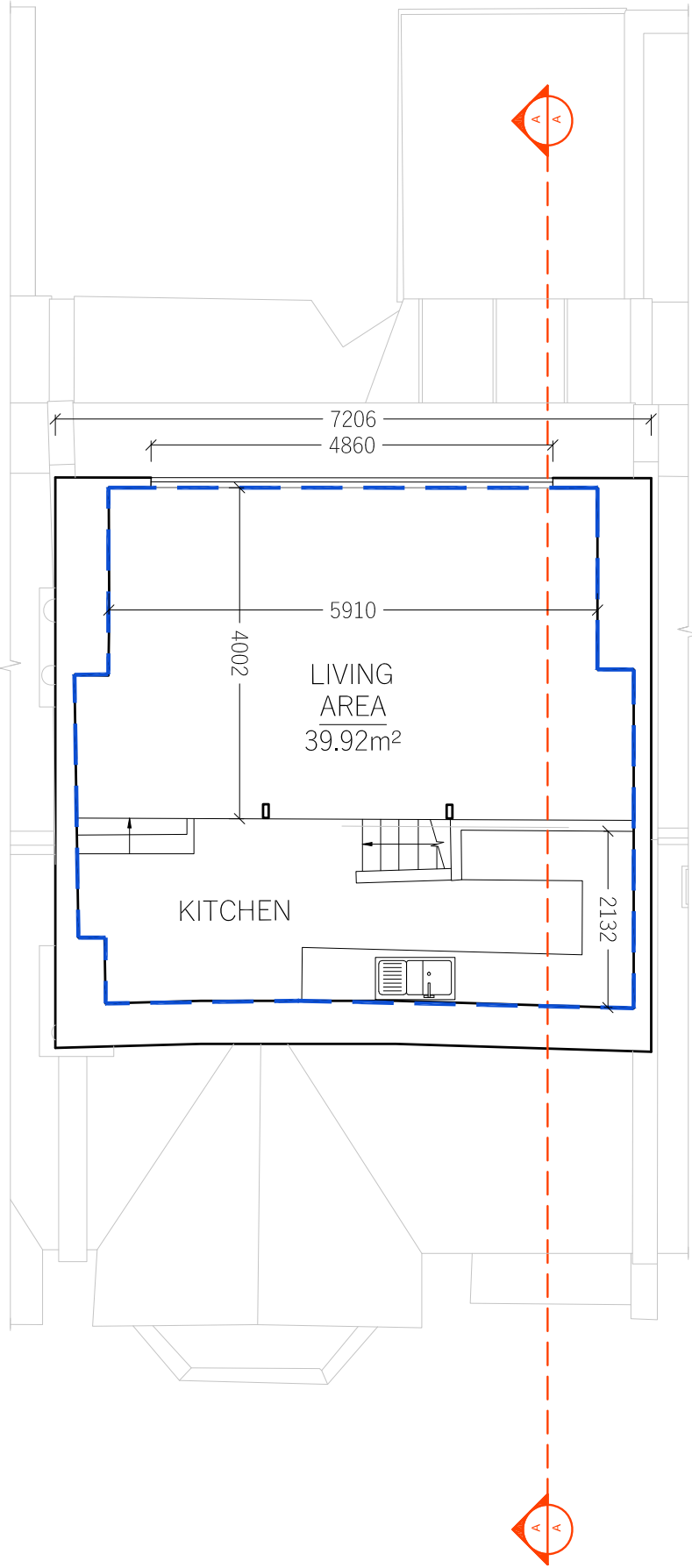
Current Layout

The existing ground first floor is 2 bedrooms, and a bathroom, with the kitchen / living room on the second floor.

An area schedule of the existing ground floor is shown below.

Existing Scheme Areas

FLOOR	AREA (m²)
First	33.4
Second	39.9
TOTAL	73.3



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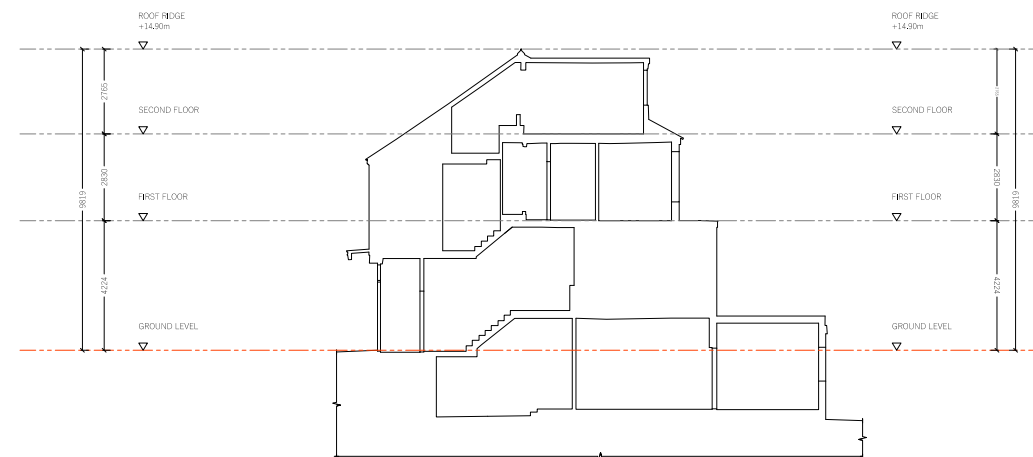
Existing Drawings - Elevations & Section



17 METHEUN PARK
FRONT ELEVATION - SOUTH WEST
EXISTING



17 METHEUN PARK
REAR ELEVATION - NORTH EAST
EXISTING



17 METHEUN PARK
SECTION AA
EXISTING

05

Proposal

Proposed Use

The most important aspect for our client is to bring external private amenity space to a flat that does not have access to a garden or a terrace, which is very common on the street and immediate neighbours. We simply propose to replace the existing windows with full height doors and a very small external terrace, which is in-keeping in the rear street elevation.

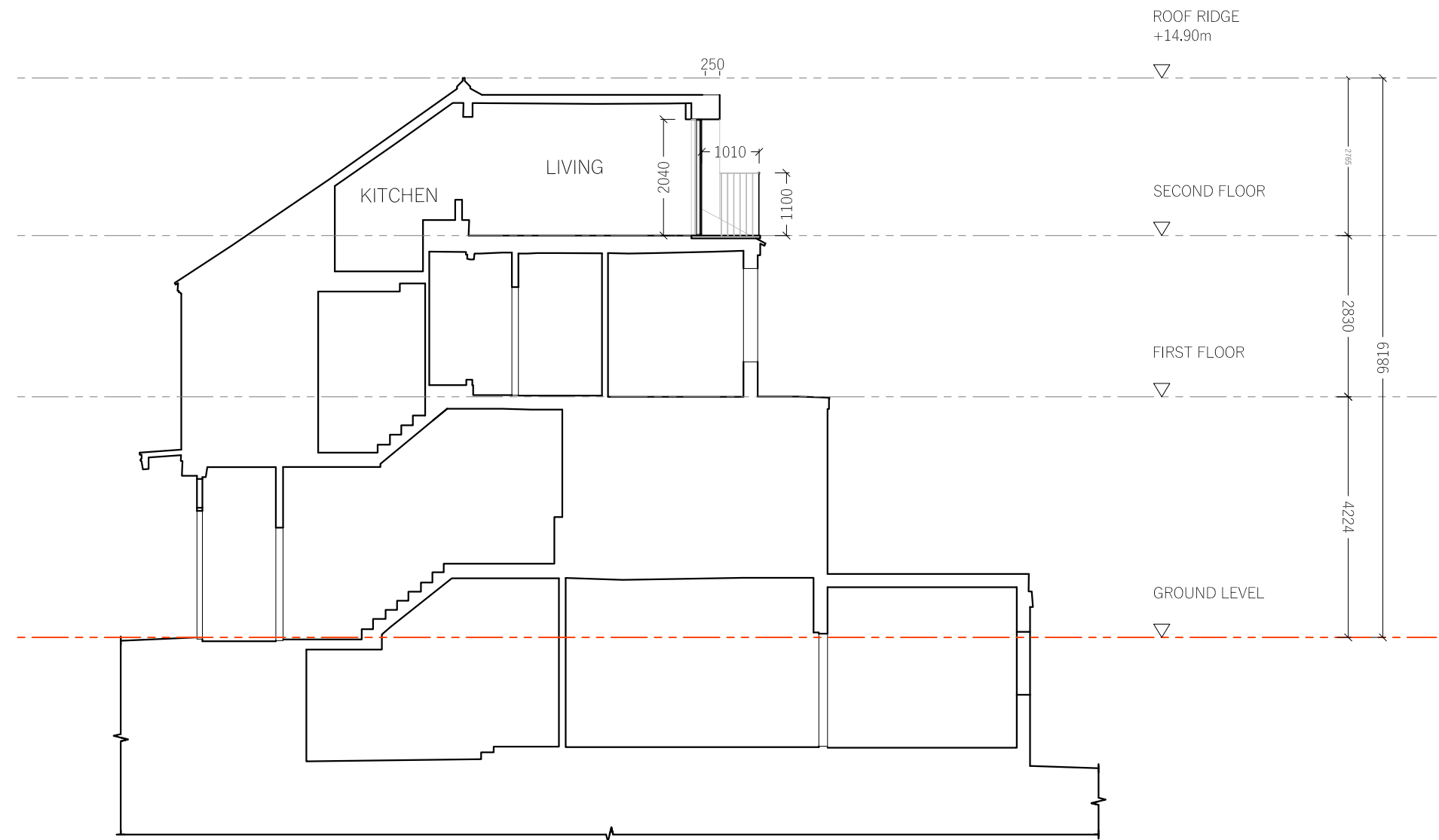
Changes to the Front Elevation

Only a small skylight will be proposed to add harmony and symmetry to the front facade, we plan to mirror the existing skylight that is there. To balance out the roof and to bring much needed natural light down into the dark circulation space below.

Changes to the Rear Elevation

The rear elevation has a very subtle change, we do not plan to raise the existing rear dormer in any way, all we are proposing is to replace the dated inefficient pvc windows to the rear with new more efficient double glazed sliding doors.

We have designed the rear intervention to match intimidate neighbours at number 11. We will preserve the existing roof line and ridge height.



17 METHEUN PARK
SECTION AA
PROPOSED

05

Proposal

Roof Dormers with private terrace

As the roof dormer is mostly what our proposal is about, this intervention is very evident in the area.

We have highlighted a number of other properties in the area that have prominent roof dormers with private amenity.



05

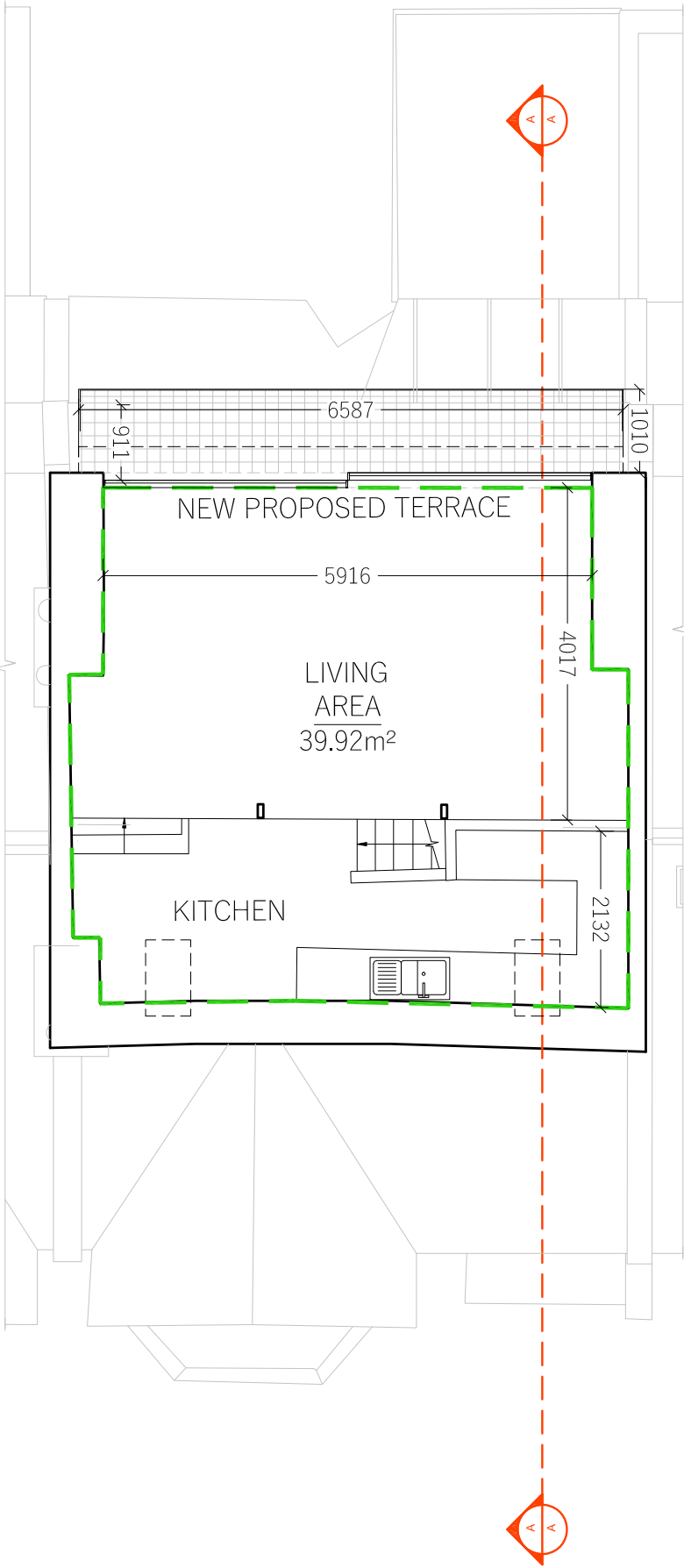
Proposal

Proposed Areas

An area schedule of the proposed ground floor is shown below.

They do not change from the existing as we are not extending any part of the roof internal area

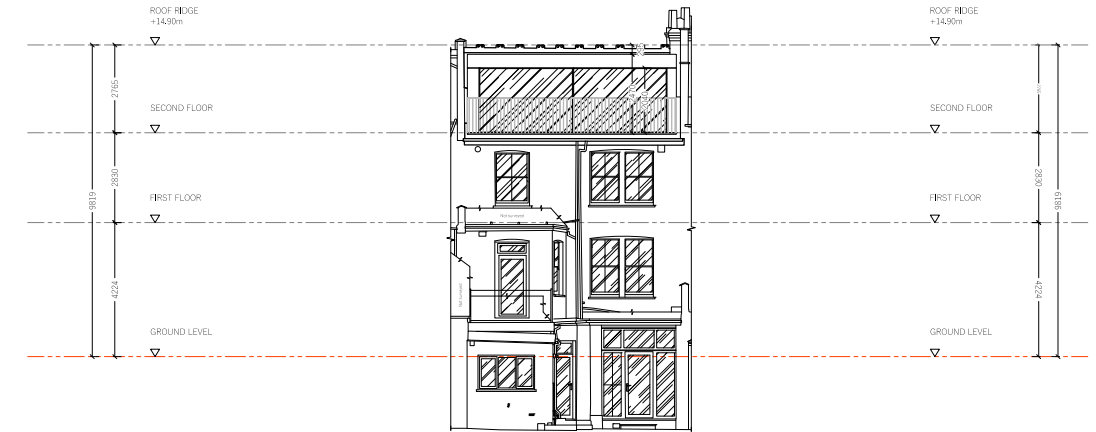
FLOOR	AREA (m²)
Ground	33.4
First	39.9
TOTAL	73.3



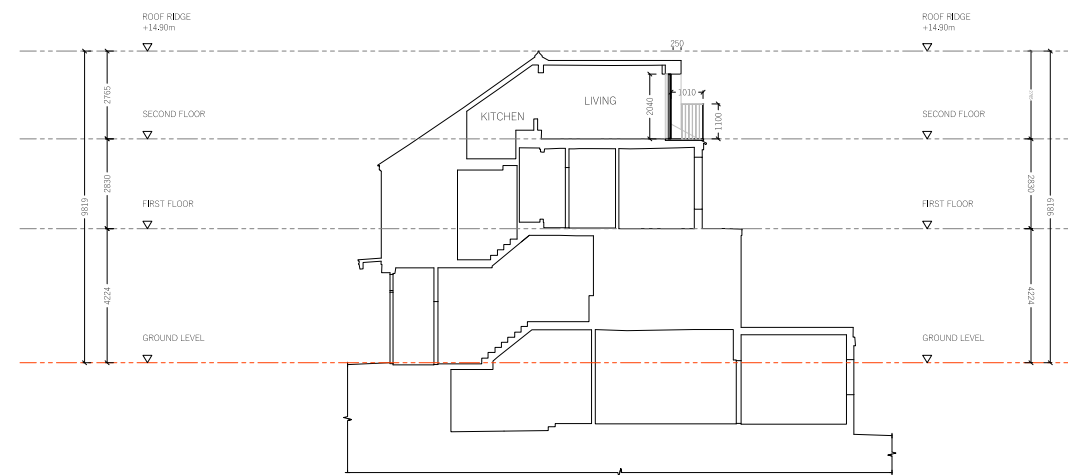
Proposed Drawings - Elevations & Section



17 METHEUN PARK
FRONT ELEVATION - SOUTH WEST
PROPOSED



17 METHEUN PARK
REAR ELEVATION - NORTH EAST
PROPOSED



17 METHEUN PARK
SECTION AA
PROPOSED

07

Further Considerations

Waste storage

A bin store for the property shall is already in-use outside the main door that leads to the street.

Waste will stay in this location until it is already collected by the waste management from the council.

Access

Main pedestrian access to the building will be directly from Methuen Park, as is currently existing. All corridors will stay as existing and spaces will comply with UK building regulations.

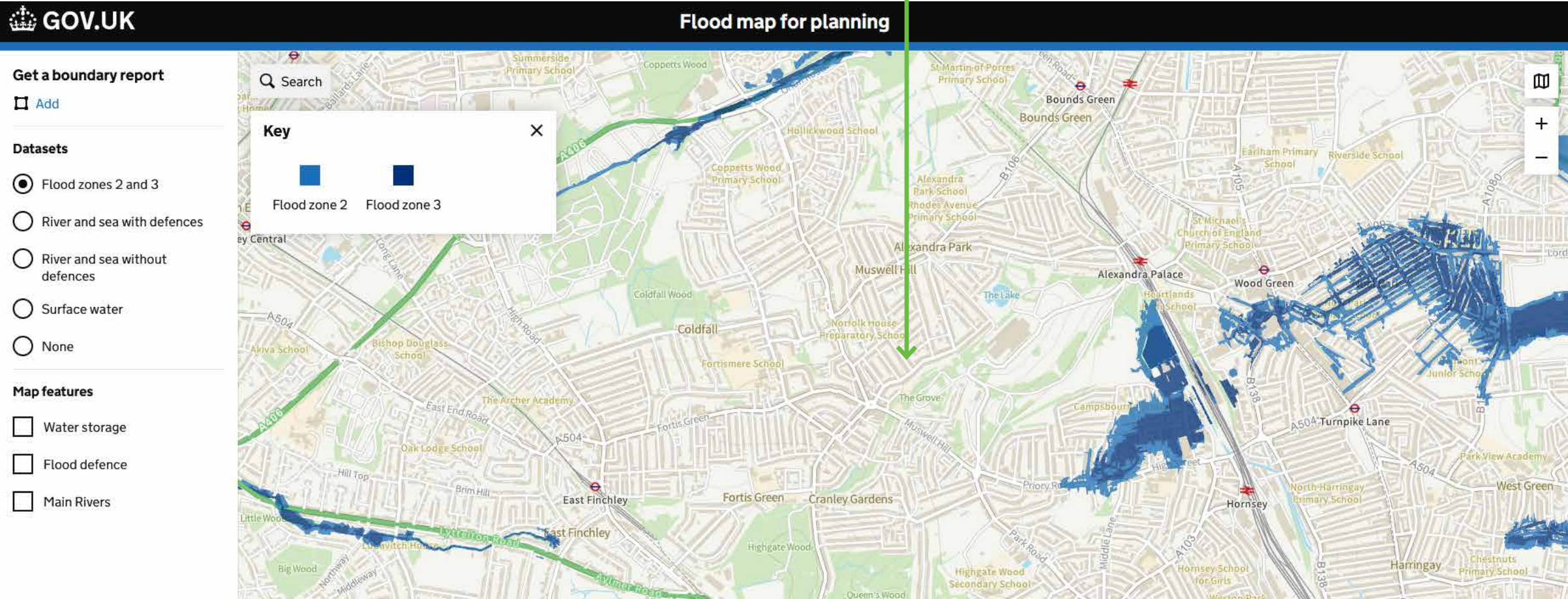
Flood Risk

The site is not within a flood risk zone, as can be seen from the flood map shown opposite.

Trees

Existing trees on the rear gardens will not be affected by the proposed works.

The site is not in a flood risk zone



07

Further Considerations

Sustainability

The new roof intervention aims to achieve high environmental performance standards. Where possible, locally and responsibly sourced materials shall be used within the building structure and fabric. All timber shall be FSC certified.

All building fabric and glazing U values shall aim to have as high as thermal performance as possible, contributing to increase in the energy efficiency of the building.

Conclusion

The proposal will improve the layout, and well-being of the current occupants. Will bring more harmony and symmetry to the existing roof, while allowing more natural light, and views of the distant views into the house.

The proposal will enhance the quality of the existing building by restoring and enhancing the original character of the property, for these reasons we feel it should be supported.

Thank You!

