Proctor & Shaw

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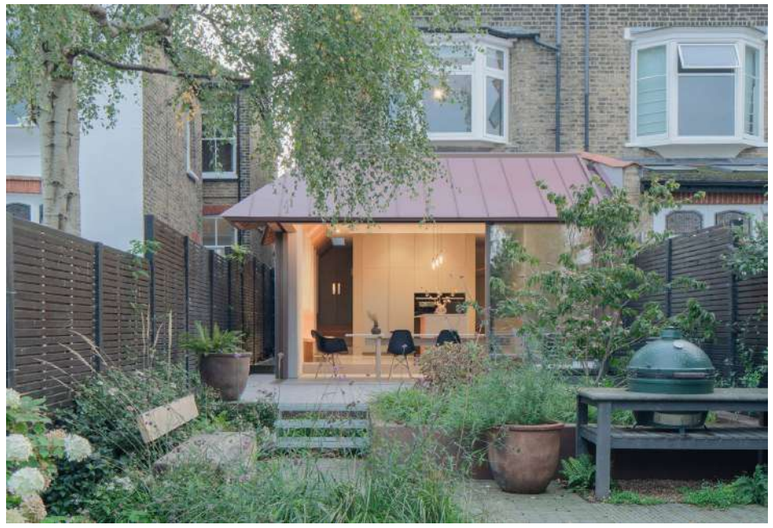
| Heritage, Design and Access Statement | |
| Date | 17.07.2026 |
| To | London Borough of Haringey Planning Department |
| Project | 2508 |
| From | Proctor and Shaw<br>Studio 115 Edinburgh House<br>170 Kennington Lane<br>London, SE11 5DP |

**Dulwich House, LB Southwark & Dulwich Estate, 2022.**
**Short-listed for RIBA London Awards 2024 & British Homes Awards.**



**Woodwarde Road, LB Southwark & Dulwich Estate, 2023.**
**Don't Move Improve! 2024 - Longlisted**

**Highgate House, LB Camden, 2023.**
**Extension and refurbishment to a Grade II Listed building.**

**Dulwich Park House, LB Southwark & Dulwich Estate, 2024.**

## Heritage, Design & Access Statement Summary

This document of drawings and images supports the application submitted by Proctor & Shaw on behalf of Mr Morten Helliesen and Ms Madina Howard, 24 Wellfield Avenue, London, N10 2EA.

Planning is sought for:
'Replacement of two first floor rear windows including modifications to cill heights,  and replacement of ground floor rear door and window with single glazed door including modifications to opening.'

This document has been prepared by Proctor & Shaw, (Proctor & Shaw is a trading name of Proctor & Co Architecture Ltd).

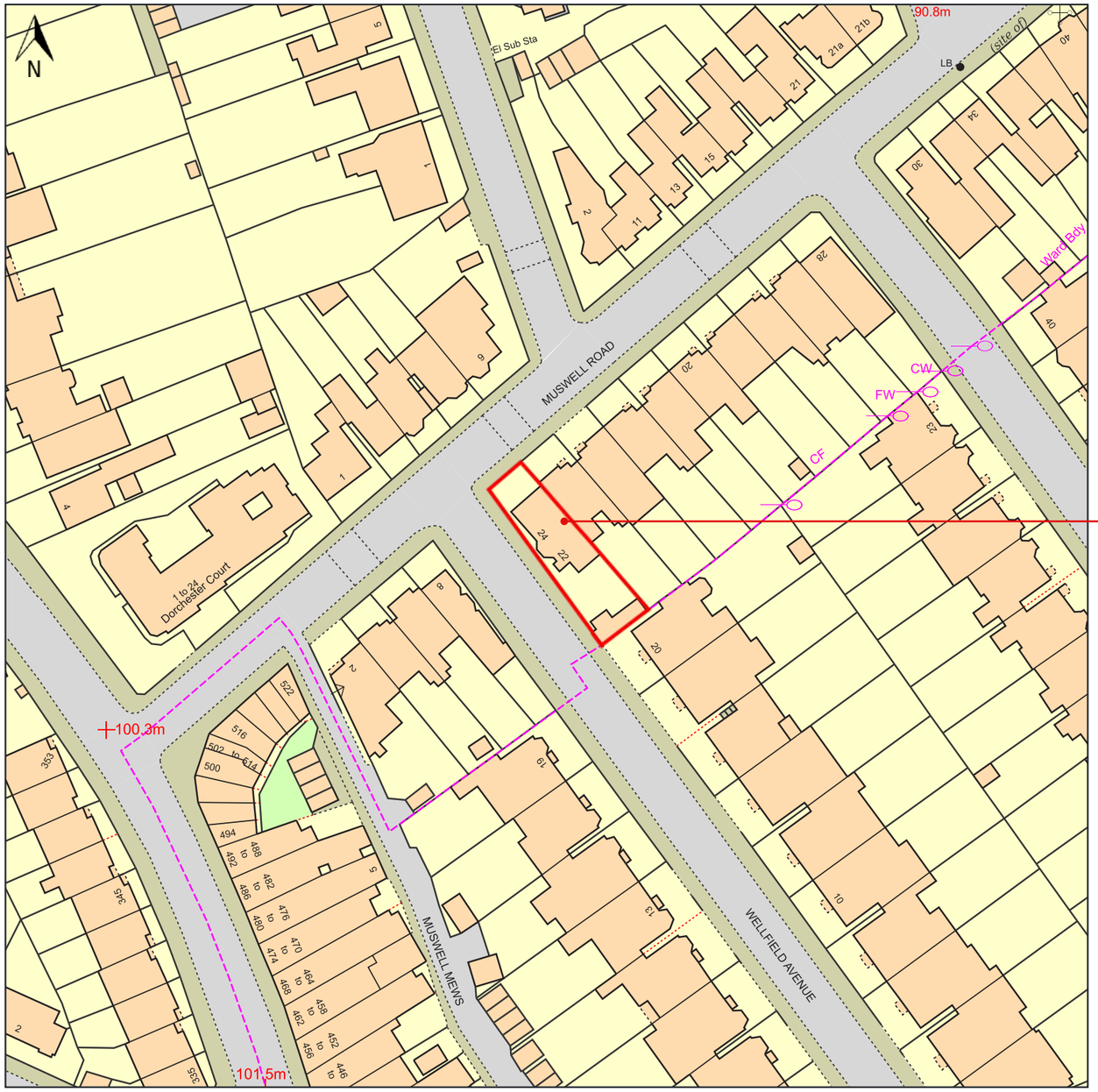
## An Introduction to Proctor & Shaw

Proctor & Shaw, founded in 2014, are an architecture and design studio based in South London. We specialise in residential architecture from house extensions and refurbishments to large contemporary new-build homes and multi-unit developments.

The office has a growing reputation for executing high quality, sensitively designed residential projects. We are a multi-award winning architecture practice having had recent projects shortlisted for RIBA London Awards and winning the 'Architect of the Year Award', 2024 for the Interior Architect category.

The directors, John Proctor and Michael Shaw, each have over 20 years of professional experience working for award-winning UK practices. Both John and Mike have lectured and tutored in several Universities throughout the UK.

See www.proctorandshaw.com



Aerial View from Google Maps of 22 and 24 Wellfield Avenue

Aerial View from Google Maps of 22 and 24 Wellfield Avenue

## The Site & Context

Wellfield Avenue is located within the Muswell Hill Conservation Area in the London Borough of Haringey. 24 Wellfield Avenue is a predominantly ground floor property featuring a single first floor bedroom. It is one of two dwellings, along with the 1F/2F flat of number 24, that together comprise the subdivided Edwardian semi-detached building at the corner of Wellfield Avenue and Muswell Road.

The original house is red brick with original brick features and stone lintels, and a pitched slate roof. When the original property was divided, an extension in a similar brick was added to the rear.

A recent structural survey undertaken for the property at number 24 identified that the stone lintels of two first floor rear elevation windows showed severe deterioration and sagging of the right hand window lintel, and some visible cracking to he left hand window lintel, requiring their removal for re-mediation works.

In addition to this, the cill height of those two existing windows are unusually and unnecessarily high at circa 1.45m above floor level and awkwardly misaligned.

This makes them an unsuitable height for safe egress in the event of fire, and compromised as an amenity for the habitable room.

The windows are single glazed and poorly performing. The narrower window is of an unsympathetic casement design, incongruous with the predominantly traditional sash neighbouring windows.

The existing ground floor rear access to outdoor amenity is currently limited to a single narrow doorway.

Internal View - 1F rear bedroom

Front View (Source Google Maps). A semi detached house split into 2 properties.

Front View (Source Google Maps). A semi detached house split into 2 properties.

Rear View - Stepped rear elevation

existing GF rear door & window.

Side passage (similar down both sides of property).

overly high and misaligned window cills

## 1F Proposals

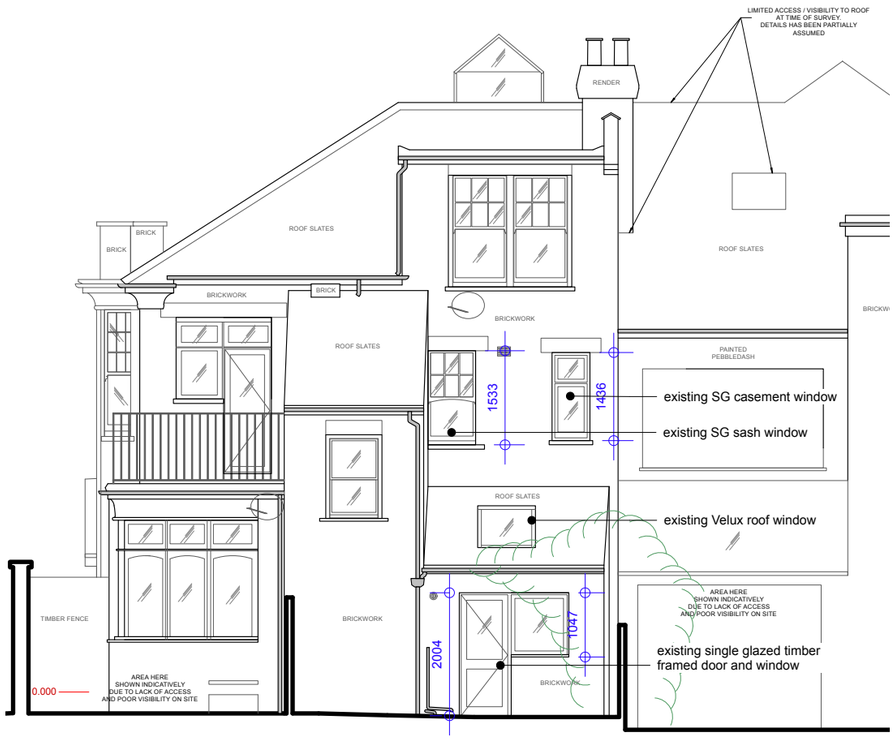
- The 2 replaced 1F rear windows are proposed to be reinstated with a lowered cill height to make them compliant with building regulations for safe egress in the event of a fire.
- The amenity of the rooms will be improved due to the lowered cill height, both by enhancing views to the garden (currently highly compromised), and allowing safe and fully accessible opening for access to air and natural ventilation of the room.

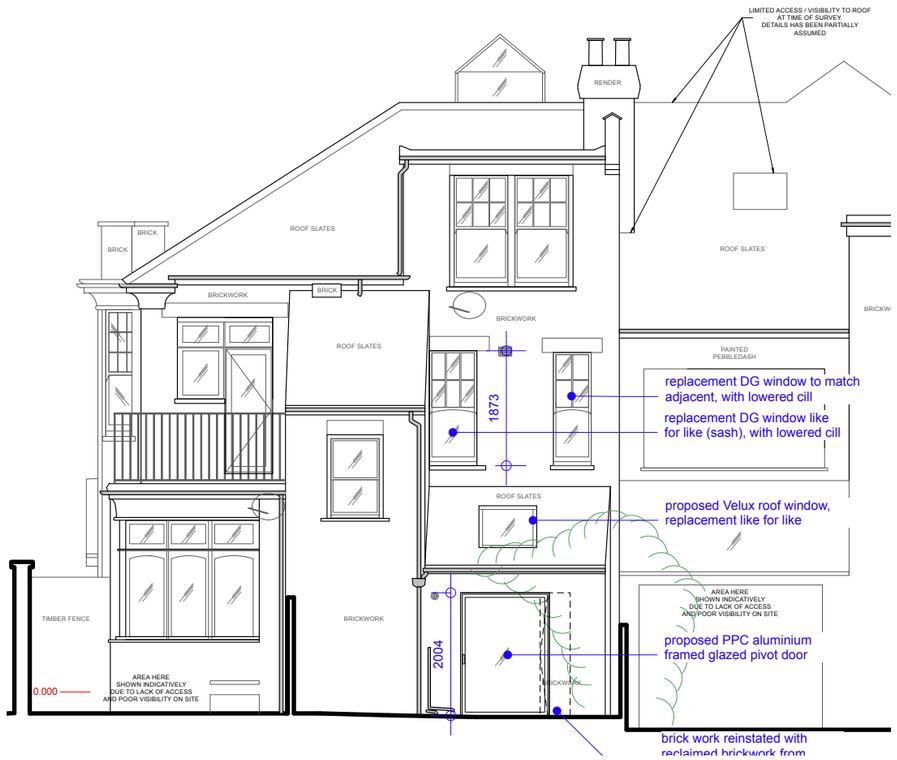
## GF Proposals

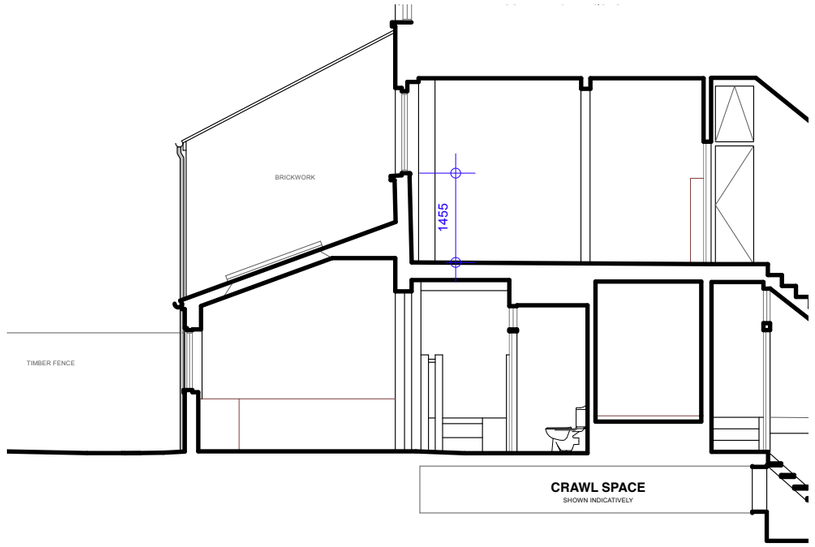
- At ground floor, the poorly performing heavy framed single glazed rear door and window are to be replaced with a more elegant high performance thin framed double glazed single wide pivoting door, improving rear garden accessibility.
- The rear kitchen existing Velux roof window is proposed to be replaced like for like, with an electrically opening device to provide better natural purge ventilation to internal space.

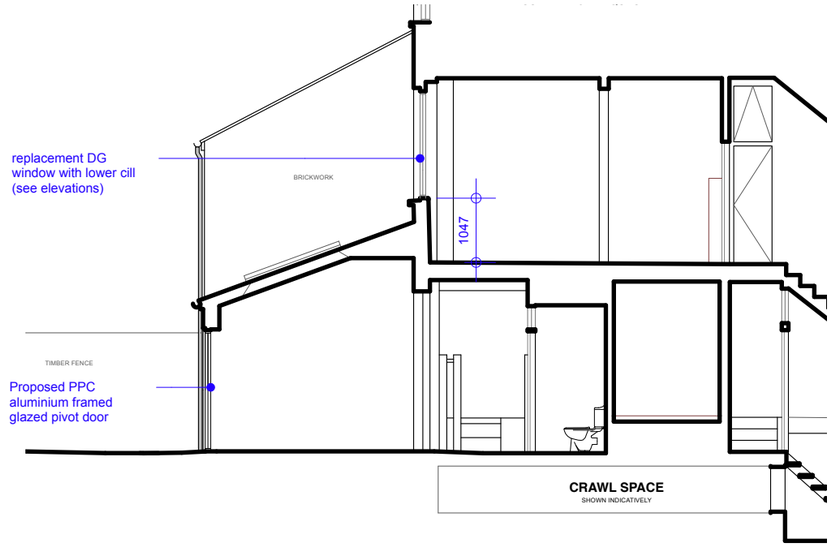
## Access

- Accessibility will be enhanced by better access to garden views and improved window opening heights for access to natural ventilation.
- The replacement GF roof window is to be like for like visually, but with enhanced electrical opening function for improved views out and access to natural ventilation.
- The replacement kitchen door and revised opening will improve rear garden access will dramatically improved clear opening and visual connection to a currently limited garden amenity access.



## Heritage

The proposals both respect and strive to enhance the character of both the host building and its context in the Muswell Hill Conservation Area.

At first floor, the proposals will enhance the rear elevation of the building and safeguard the heritage qualities of the property by:
- making sympathetic 'like for like' replacement of the structural supports for the 2 rear 1F windows.
- with high quality replacement sash windows to a matching design, the left hand sash window is to be replaced with a matching sympathetic sash design, with improved thermal performance but retained fenestration design and frame widths. The existing narrower right hand window is to be replaced with a matching sash design, replacing the existing incongruous casement arrangement.
- realigning the window cills (currently mismatched) for a more balanced composition.
- improving the overall proportions of the windows, enhanced to an elegant vertical format.

Its also worth noting that the windows are largely obscured from the streetscene on Wellfield Avenue by the adjacent two storey projecting rear extension.

At ground floor, the double glazed single door is proposed in a realigned opening, to give a more balanced, symmetrical organisation of the rear facade.

The replacement door will be elegantly proportioned. low maintenance with a dramatically improved thermal performance.

## Elevations & Materials

First floor windows are to be in painted timber, colour to match existing.

The ground floor rear kitchen window is to be in a polyester powdercoated aluminium elegant thin framed design, to maximise views and accessible opening to the garden.

The simplified rectangular ground floor opening will be re-formed with brickwork reclaimed from the existing window cill underside to allow a sympathetic matching of exterior finishes.

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