

Project Reference: 251 10GA
Site Address: 10 Grand Avenue, N10 3BB
Date: 24 August 2026
Revision: 0
Revision Date:

251 10GA Design and Access & Heritage Statement



above: the street frontage of 10 Grand Avenue

This statement should be read in conjunction with:

- Householder planning & demolition in a conservation area application form
- Drawings – 251 10GA 001-003

Heritage

The application property sits within the Muswell Hill Conservation Area.

It is not

- a listed building
- a scheduled ancient monument
- within a world heritage site
- a registered park or garden
- in the setting of, or adjacent to, one of the above
- within an archaeological priority area
- a non-designated heritage asset
- no Article 4 Directions

Muswell Hill was first designated a Conservation Area on 1 March 1974. Designation sought to protect the area's generally unspoilt character and noted that with the exception of the demand for the conversion of houses into flats, pressure for development was moderate.

Muswell Hill is an essentially Edwardian suburb that developed around a once rural village settlement on high ground on one of the main routes into and out of London. It has a considerable consistency of character and appearance that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913).

Grand Avenue is characterised by considerable consistency, resulting from the uniform height of the properties, their relationship to the street, elevation treatment and detailing.

The houses are mainly terraced, constructed in red brick with pitched slate roofs, rendered coving to the eaves and bays. They have similar elevation treatment, creating a consistent pattern along the street.

The mature street trees, small front gardens and original lava brick boundary walls play an important part in defining the character of the street.

Property

10 Grand Avenue is a three-storey, semi-detached dwelling which, when viewed from the street, reflects the character of the surrounding area. The architectural style, scale and detailing are typical of the immediate context and are consistent with neighbouring properties along Grand Avenue. In particular, the principal elevation shares its key characteristics with the adjoining properties at Nos. 10-16 (even), contributing positively to the cohesive appearance of the streetscape.

Whilst the front elevations along Grand Avenue display a consistent architectural character, the rear elevations are considerably more varied. There is no uniform approach to rear extensions or alterations, even amongst the neighbouring properties at Nos. 10-16 (even). These properties exhibit a wide range of additions, including full-width single-storey rear extensions, part-width single-storey extensions, two-storey rear extensions, and a variety of designs and materials.

Unlike many of its neighbours, No. 10 benefits from an existing timber-framed glazed side extension looking onto the boundary with the adjacent telephone exchange. In addition, the property has an existing full-width single-storey rear extension comprising a uPVC conservatory and a masonry lean-to. As a result, the property has already undergone substantial alterations.

Planning History

Two applications associated with this address are available to view.

1) App reference OLD/1965/0675.

Proposal: Change of use from a single residence to a home for elderly people.

Decision: Withdrawn

2) App reference HGY/1999/0149

Proposal: Erection of ground floor rear conservatory.

Decision: Approved with Conditions

Proposal

Demolition includes the existing single-storey rear lean-to and conservatory, together with the removal of the timber-framed glazed side extension.

External alterations include modifications to the existing roof, incorporating changes to both rear dormers and alterations to the flat roof to accommodate a lift overrun. Existing uPVC windows to the rear elevation will be replaced with painted timber windows

Internally, alterations are proposed to accommodate a lift serving all principal floors. All three sanitary facilities will be remodelled to provided better accessibility. In addition, stained-glass windows within the side bay will be reinstated.

1 - Alterations at ground floor

The existing rear extension, comprising of the conservatory and lean-to, creates an internal environment that performs poorly in terms of comfort and usability. Owing to its construction and the orientation of the property, the space experiences significant temperature fluctuations, becoming excessively hot during the summer months and uncomfortably cold in winter. As a result, the accommodation is of limited practical use throughout much of the year.

The existing rear and side additions make little positive contribution to the architectural quality of the property. Constructed predominantly from uPVC and lightweight materials, they lack the permanence, proportion and detailing associated with the original Victorian dwelling and fail to respond appropriately to the character of the Conservation Area.

The proposal seeks to address these shortcomings by replacing the existing structures with a well-considered extension that is both functional and architecturally appropriate. The design introduces a greater sense of permanence through the use of high-quality materials, together with proportions, scale and detailing that respect and complement the original building. The proposed extension is intended not only to enhance the quality and usability of the accommodation but also to make a positive contribution to the character and appearance of the Conservation Area through a high standard of design.

The scale and extent of the proposed rear extension are considered appropriate and consistent with the established pattern of development within the immediate context. The proposal seeks to extend the existing rear extension by 2 metres, resulting in an overall projection of 5.4 metres beyond the principal rear elevation. This remains a conservative addition when compared with other approved extensions within the 10–62 Grand Avenue grouping.

For example, the approved drawings for No. 20 Grand Avenue indicate that the rear wall of the single-storey extension projects approximately 8 metres beyond the principal rear building line. The approved scheme provides a relevant precedent of a more substantial rear extension within the immediate context.

This precedent, along with others demonstrates that rear projections of a similar or greater scale have been accepted within the immediate surrounding area, reinforcing that the proposed extension represents a proportionate and contextually appropriate addition. Refer to Image 1 for an illustrative comparison.

Nearly every property within the 10-62 (even) Grand Avenue grouping has had a significant rear extension.

Below have been granted permission for similar alterations.

Even numbers

60 Grand Avenue - HGY/2012/2014 - Permission granted 14/12/2012
60 Grand Avenue - HGY/2005/1415 - Permission granted 20/09/2005
52 Grand Avenue - HGY/2017/1893 - Permission granted 01/08/2017
32 Grand Avenue - No planning information available
28 Grand Avenue - HGY/2022/2106 - Permission granted 24/10/2022
26 Grand Avenue - HGY/2005/2175 - Permission granted 16/01/2006
24 Grand Avenue - HGY/2020/2965 - Permission granted 04/01/2021
22 Grand Avenue - HGY/2021/2888 - Permission granted 17/11/2021
30 Grand Avenue - HGY/2005/0954 - permission granted 28/07/2005

2 - Alterations at first floor

The proposal includes the replacement of the existing uPVC sash window with a painted timber sash window and the alteration of the adjacent uPVC window to a more appropriately proportioned painted timber sash window. These changes will improve the proportions and balance of the rear elevation, whilst reinstating a more traditional window arrangement that better reflects the architectural character of the original property.

3 - Alterations at roof level

The proposal seeks to alter the roof to accommodate the lift overrun and to redesign the two existing dormers to create a more balanced and symmetrical appearance. The proposal would result in approximately an additional 11m² of flat roof area.

In the context of the overall roofscape, we do not consider this increase in flat roof to be detrimental to the character of the area. On the contrary, the proposed alterations to the existing dormers represent a significant improvement to the building's appearance.

Importantly, the additional flat roof is confined to the rear of the property, while the principal front roof slope remains unchanged, preserving the building's existing appearance from the public realm. The rear roof design also retains the substantial pitched elements of the existing roof which defines

the roofs shape and reinstates a continuous rear eaves line where the current dormer serving the second-floor bathroom presently interrupts it. This results in a more coherent and considered roof form that better reflects the architectural character of the building.

Of the grouping 10-62 (even) Grand Avenue 22 houses have undergone work, or have permission, to alter the form of the roof and/or add a dormer roof extension.

Below have been granted permission for similar alterations.

60 Grand Avenue - HGY/2022/1685 - Permission granted 26/08/2022
32 Grand Avenue - No planning information available
28 Grand Avenue - HGY/2024/0621 - Permission granted 12/09/2024
22 Grand Avenue - HGY/2021/2888 - Permission granted 17/11/2021
18 Grand Avenue - No planning information available

Odd numbers

25 Grand Avenue - No planning information available
23 Grand Avenue - HGY/2012/1624 - Permission granted 10/10/2012

Below: Image 1: Illustrating immediate context rear extensions



Materials

Below: Front elevation



Existing Materials:

- Red Brick
- Slate
- Timber Windows
- Clay Tiles

Below: Rear elevation



Existing Materials:

- Buff Brick
- Painted Brick
- uPVC Windows
- uPVC Doors
- Render
- Timber Windows
- Slate

Below: Side elevation



Existing Materials:

- Buff Brick
- Slate
- Clay Tiles
- Timber windows
- Timber Doors
- uPVC Windows

The proposed materials comprise timber-framed and metal-framed windows and doors, lead cladding to the dormer faces and cheeks, and brickwork and stone-composite finishes to the rear extension, in keeping with the existing materials and character of the building. Please refer to Drawings 001–003 for further details.

Access

The existing approach from the public pavement to the principal entrance is via a paved pathway terminating at a stepped entrance of approximately 200mm in height. The proposal seeks to create a level threshold by carefully grading the landscape and subtly reshaping the existing paved pathway, allowing the required level change to be achieved through a gentle gradient. This approach minimises visual impact while providing a safe, step-free route to the front entrance.

The same design principles have been applied to the side and rear entrances, both of which are currently accessed via stepped access. The proposed alterations will provide improved step-free access throughout the property, creating an inclusive external environment.

Improving accessibility is a key driver of the proposal. The applicant has multiple sclerosis (MS), a progressive condition which significantly affects mobility and makes negotiating the existing stepped access increasingly difficult. The applicant intends to remain in the property for the foreseeable future; consequently, adapting the dwelling to meet changing accessibility needs is essential to enable independent occupation.

At present, access is achieved through the use of temporary ramps and grab bars. The proposals seek to replace these ad hoc measures with permanent, sensitively designed alterations that integrate with the existing landscape.

Given the site's location within a Conservation Area, the design has been carefully developed to balance the need for improved accessibility with the preservation of local character and appearance. The proposed works are considered respectful of the surrounding context, delivering meaningful accessibility improvements without causing harm to the Conservation Area.

Landscape

The contribution of the small front gardens along Grand Avenue in defining the character of the street is recognised within the Muswell Hill Conservation Area Character Appraisal. The landscape proposals have therefore been carefully designed to balance the accessibility requirements of the applicant with the retention of the established landscaped character of the site.

At the front, the garden layout will be amended to accommodate an extended gently graded pathway, allowing improved access while maintaining the overall appearance of the front garden. This requires the removal of the existing cherry blossom tree; however, a suitably mature replacement cherry blossom tree is proposed in a more appropriate location within the revised landscape arrangement.

The rear garden will incorporate a new patio area accessed via a level threshold from the property, with a gently graded connection from the side access. The proposed works provide a more accessible external environment while remaining sensitive to the character of the Conservation Area.

Neighbours

RRA+I (the agent) and the applicants met with the immediate neighbours at No. 12 to discuss the proposal and make them aware of the proposed works. The meeting was positive, with the neighbours responding favourably to the proposals.

Conclusion

The proposed alterations at 10 Grand Avenue form part of a scheme to improve and upgrade the property, creating an inclusive family home. The proposals preserve and enhance the building's distinctive architectural features while maintaining its significance.

The design is high quality, site-specific and sensitive, respecting the building's form, setting, period, architectural character and detailing. The proposed materials are of a high quality and are appropriate to both the building and the wider Conservation Area.

We hope that Haringey shares our view that the proposals are considered and appropriate to the property and its context, and that they will make a positive contribution to the Conservation Area.