

13 August 2026

78A ONSLOW GARDENS, LONDON, N10 3JX

Design, Access + Heritage Statement

This Design & Access + Heritage Statement is intended to support and be read together with the submitted drawings forming the application for Planning Permission at 78A Onslow Gardens, London, N10 3JX.

The application proposes the opening-up and renovation of the property, including removal of the existing rear lean-to extension, construction of a new ground floor rear and part-side extension to provide a larger kitchen and dining space, and excavation of a terrace area to the rear of the property with a new bay structure and glazing including doors to provide garden access.

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1. THE EXISTING BUILDING, SETTING & HERITAGE STATEMENT

a. Setting

The application site at 78A Onslow Gardens falls within the Muswell Hill Ward in the London Borough of Haringey.

The property is not listed or locally listed, and the site does not sit within a Conservation Area. There are therefore no specific heritage designations affecting the application site.

Onslow Gardens runs in an east-west orientation and is set on a steep slope connecting Muswell Hill Road at the western top end with Connaught Gardens at the eastern lower end. The application site is situated towards the lower end of Onslow Gardens, on the north side of the road.

Onslow Gardens is characterised by a mixture of early 1900s Victorian semi-detached properties which are mainly generously proportioned in width and enjoy large rear garden spaces. Many of the properties have been converted into flats over previous decades from the mid-twentieth century onwards; and in more recent years since the 1980s & 1990s, a very large number of the properties have constructed outbuildings, rear extensions, and associated refurbishment works approved by the Council.

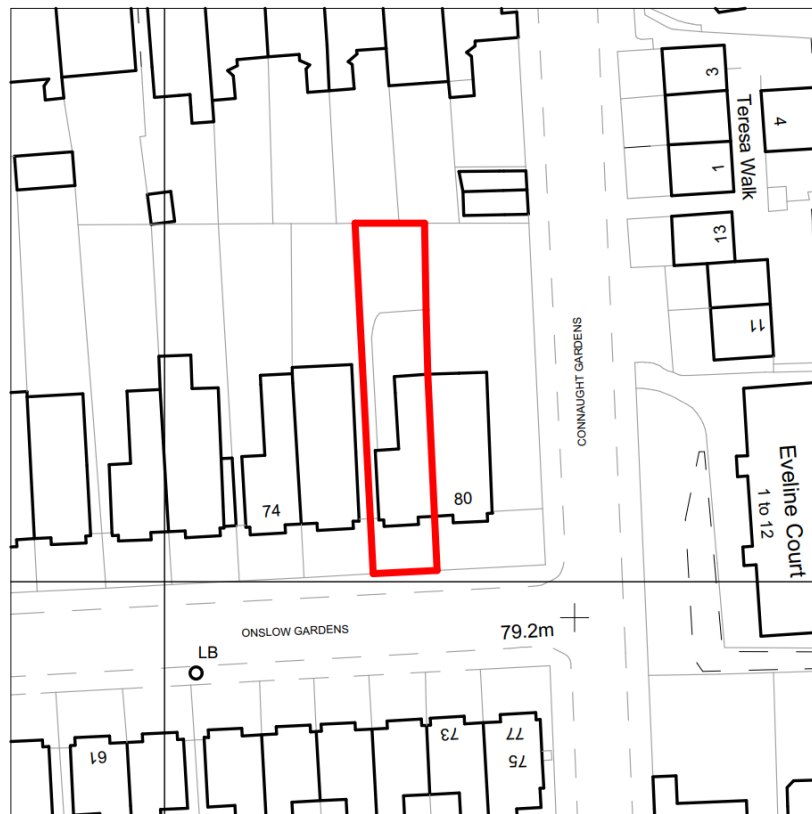


Fig 1 – 78A Onslow Gardens, London, N10 3JX. Site Location Plan



b. The Existing Building

78 Onslow Gardens was converted into flats, and the existing basement converted to kitchen / living space in the 1970s further to applications OLD/1973/1365 and OLD/1974/1200 respectively.

An application HGY/2014/2474 was made and approved in 2014 to convert the property back into a single dwelling, but was never executed, and the property remains two separate flats.

The two flats share the front entrance door and small internal lobby, which is then divided by separate internal entrance doors to each flat. 78A Onslow Gardens, the subject of this application, encompasses the entire ground floor of the property, the rear part of the first floor, and the entire basement and rear garden. The layout is shown on the submitted drawings.

The building itself is fairly typical of the wide and generously proportioned Victorian semi-detached properties that are characteristic of Onslow Gardens. The proposals forming this application make no changes to the appearance of the property from the road.



Fig 2 - The existing building comprising 78A and 78B Onslow Gardens



c. The Application Site

The outward changes to the property are limited to the rear and to the side terrace at the rear of the property, and will not be readily visible from the public realm.

The photographs below show the current condition of the application site at the rear of the property. The proposals involve removal of the existing small extension at the rear of the property, and of the bay doors, window and staircase to the side terrace, together with the construction of a new larger rear / part-side extension, excavation to form a lowered terrace and construction of a replacement bay with glazed windows and doors to provide access from the basement to the garden.



Fig 3 – Side terrace seen from the rear garden



Fig 4 – Side terrace seen from ground floor doors



Fig 5 – Rear and side seen from the garden



Fig 6 – Rear of property seen from garden



2. DESIGN CONCEPT & IMPACT OF THE PROPOSED DEVELOPMENT

a. Design Intentions

i. To improve the amenity of the property

The proposals have been developed with the aim of **improving the amenity of the property** in several ways ranging from creating more usable internal spaces to improving energy consumption. The key design intentions behind the project can be briefly summarised as follows:

- To improve the amenity of the home by taking down the existing small lean-to rear extension and constructing a new larger, high-quality modern extension to provide a comfortable kitchen and dining area with improved layout, natural light and access to the garden amenity space, more appropriate to contemporary family life.
- To improve the amenity of the home by excavating a lower terrace area to the rear of the existing basement, allowing the bay to be reconstructed to provide full-height glazing and doors providing direct access from the basement to the garden, together with natural light and ventilation. This will enable the existing basement to be re-used as a much-improved master bedroom space.
- To significantly improve energy efficiency of the house and reduce overall heating demands and energy consumption of the property by constructing the new works in high-quality, thermally insulated materials to all new floors, walls and roof, and installing thermally efficient glazing.

There are no changes proposed to access to the property from the street.

ii. To use high quality design, materials and technology to reduce energy consumption

The proposals place sustainability and **reduced energy consumption** at the heart of the design approach, in particular replacing existing building fabric which is of poor thermal quality, such as the existing rear lean-to extension and the bay window structure, with new high quality thermally efficient construction.

In addition, new glazing used within the proposals will be sealed double-glazed units that will greatly reduce the energy consumption of the property at the same time as improving the comfort of the home. A green wildflower roof is proposed to the new ground floor extension which will add further to the thermal insulation and temperature regulation of the new space, as well as providing ecological benefits.



This approach, and the intention to select high quality materials that will meet and wherever possible exceed building regulations requirements, will be used to improve amenity and comfort of the internal spaces, and to reduce heating demand and energy consumption.

The proposals will also facilitate the replacement of the existing boiler with an upgraded specification in full compliance with modern Building Regulations, further improving the thermal performance and reducing the energy use of the home.

iii. To respond sensitively to the wider context

The proposal has been conceived to **respond sensitively to the wider context** from the outset, with its scale, material choice and placement all designed to ensure that the project will have a positive effect on the wider context in the following ways:

- The proposals are located to the rear of the property and are not readily visible from the public realm, and so will have no material impact on the character and appearance of the area or the wider context.
- The proposals have also been carefully developed with regard to the wider context of other properties nearby in the road, the majority of which have already been extended significantly beyond the scale of the extensions proposed in this application.

This includes proposals that have either been constructed or approved by the Council at virtually all of the closest properties, including numbers 68, 72, 74, 76 and 80. The relevant planning applications include:

68 Onslow Gardens – HGY/2005/1964

72 Onslow Gardens – HGY/2019/1456

74 Onslow Gardens – HGY/2025/2434

76 Onslow Gardens – HGY/2019/1286

80 Onslow Gardens – HGY/2016/3824

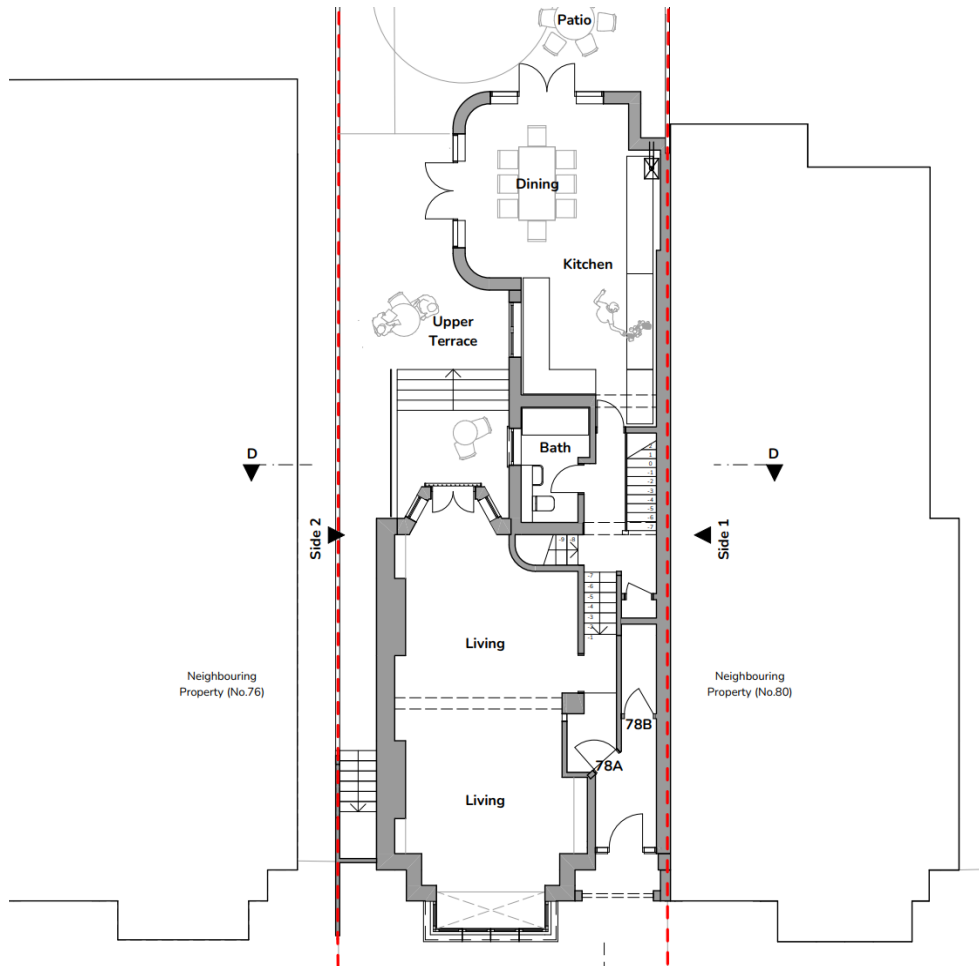
In this regard, the proposals are considered appropriate and proportionate in the context of the established pattern of development along Onslow Gardens.

- The replacement of existing ageing building fabric with new high-quality, carefully designed and thermally efficient extensions, such as proposed to the rear of the property in this case, is generally considered to have an overall positive impact in terms of the energy efficiency and quality of housing stock in the area generally.



iv. To safeguard to the character and amenity of the neighbouring properties

The proposals have been carefully considered to **safeguard the character and amenity of the neighbouring properties** by way of the proposed design, form, massing, scale and placement at the rear.



With regard to the adjoining flat above at 78B Onslow Gardens, the proposals will have no impact on the amenity of the property as it does not share any of the rear external space.

With regard to the adjoining property at 80 Onslow Gardens, although the proposed extension will extend slightly further than their existing extension, it is set in from the boundary line and it is considered that it would not result in any material adverse impact on their amenity.

With regard to the neighbouring property at 76 Onslow Gardens, the proposals do not create any harm to the amenity of their property, which has already been substantially extended and is larger in both bulk and size than the current proposals, as well as being set at a higher level than the proposals due to the slope of the road.



Overall, the proposals have been carefully designed to respond to the existing building, the established pattern of development in the immediate surroundings and the relationship with neighbouring properties, whilst providing a significant improvement to the amenity, usability and energy performance of the property.

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