

August 2026

41 Duke's Avenue



Heritage Statement



RACHEL CROZIER

— ARCHITECTURE —

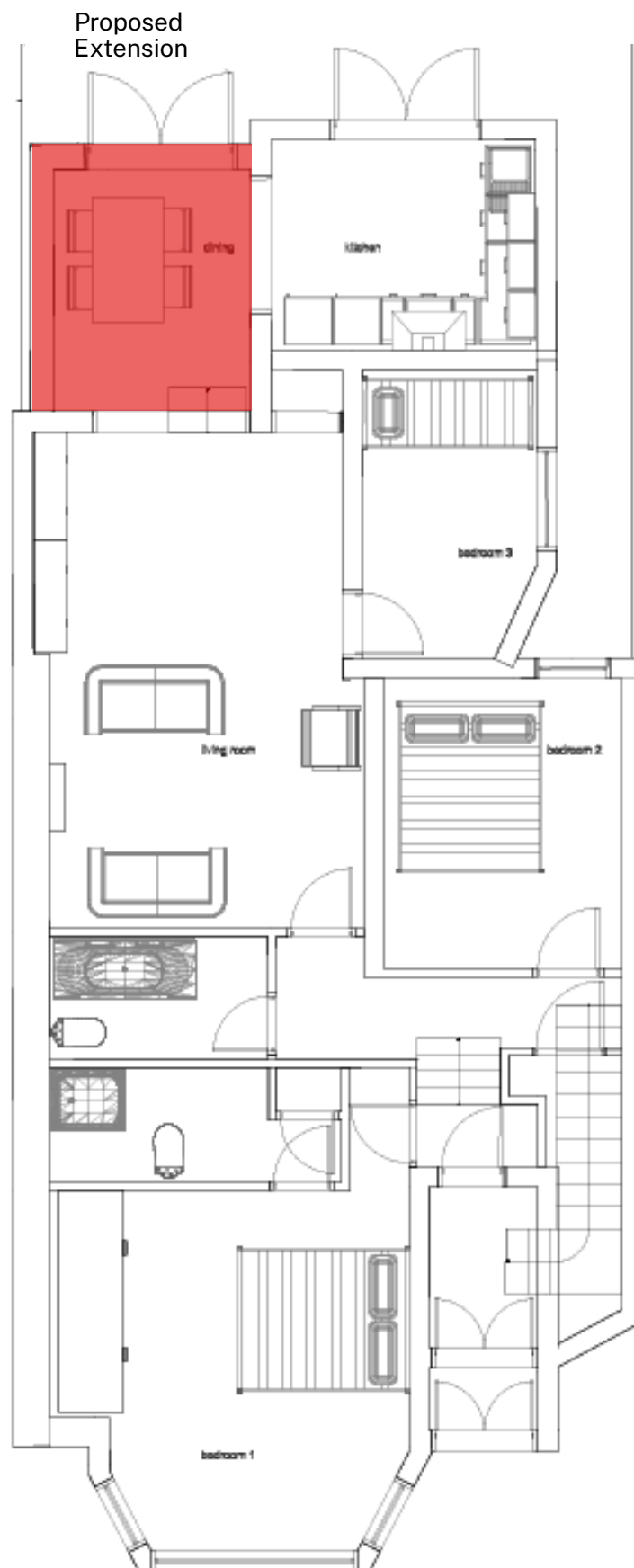


1. Introduction

This Heritage Statement accompanies a proposal for a modest enlargement of the existing rear extension at Flat A, 41 Dukes Avenue. The works comprise infilling the remaining gap between the existing rear projection and the western side return, resulting in a unified rear addition with improved thermal performance, simplified roof form, and enhanced access to the garden.

The property lies within the Muswell Hill Conservation Area, a designated heritage asset. This statement assesses the significance of the area, the contribution of the host building to that significance, and the impact of the proposed development on the character and appearance of the conservation area, in accordance with:

- NPPF (2024)
- The London Plan (2021)
- Haringey Local Plan Strategic Policies (2017)
- Development Management DPD (2017)



2. Site and Heritage Context

2.1 The Property

41 Dukes Avenue is a three-storey Victorian terrace typical of the late-19th-century residential development in Muswell Hill. The building is subdivided into flats; this application relates solely to Flat A, the ground-floor unit.

The rear elevation already features a stepped pattern of extensions, consistent with the terrace. The upper floors remain largely intact and contribute positively to the conservation area's architectural character.

2.2 Muswell Hill Conservation Area

The Muswell Hill Conservation Area is extensive and predominantly residential. Its significance derives from:

- Cohesive Victorian and Edwardian streetscapes
- Repetition of architectural rhythms and proportions
- Consistent scale and massing
- Well-preserved upper elevations
- Varied but harmonious rear extensions

Rear elevations are secondary in heritage terms and have historically accommodated modest extensions. Incremental adaptation is part of the area's character.

The application site is not listed, nor within the curtilage of a listed building.

3. Description of the Proposal

The proposal seeks to:

- Infill the remaining gap between the existing rear extension and the western side return
- Introduce a stepped and articulated plan form to break down massing and reflect the pattern at No. 45

- Maintain a maximum height of 3m (2.4m from ground floor of no.39)
- Replace the existing roof with a simplified flat roof, continuing the established typology
- Retain rendered external walls to match the host building
- Introduce double-glazed aluminium doors to improve daylight and garden access
- Improve thermal performance through upgraded construction

4. Assessment of Significance

The significance of the conservation area is derived from:

- Architectural consistency of front elevations
- Repetition of Victorian/Edwardian forms
- Rhythm and scale of terraces
- Well-preserved upper storeys
- Modest, varied rear extensions that do not dominate the townscape

Rear elevations are not visible from public viewpoints and have historically accommodated domestic extensions.

The host building contributes positively to the conservation area through its front elevation, roof form, and overall scale. The existing rear extension is typical and does not detract from the area's character.

5. Impact Assessment

5.1 Impact on Conservation Area Character

The proposed extension is modest in scale and located entirely to the rear, where visibility from public viewpoints is non-existent. The works:

- Retain the flat roof typology common along the terrace
- Maintain rendered finishes consistent with the host building
- Preserve the upper floors, which hold the greatest heritage value
- Improve the coherence of the existing rear elevation
- Introduce high-quality glazing that remains subordinate to the overall massing, the overall height is 2.4m from the internal floor level of no.39



The proposal does not alter the front elevation or roofscape visible from Dukes Avenue.

5.2 Response to Officer Comments: Massing and Articulation

Officers at pre-application stage advised that a full-width, full-depth extension could appear overly square or monolithic compared with the more articulated pattern typical of the terrace, including the stepped arrangement at No. 45 Dukes Avenue.

In direct response, the design has been revised to incorporate a stepped and modulated form.

The revised design now includes:

- A slight step in plan, reducing the visual width of the rear elevation
- A broken-up rear wall, echoing the articulation at No. 45
- A simplified flat roof, ensuring the stepped plan does not introduce visual clutter
- Material continuity through rendered finishes
- A modest height of 3m, ensuring subordination to the main building

These changes break down the massing, reduce perceived bulk, and ensure the extension reads as a nuanced, recessive addition consistent with the conservation area's pattern of domestic adaptation.

5.3 Impact on Neighbouring Amenity

The stepped form further reduces the perceived enclosure for No. 39 by:

- Pulling part of the extension slightly away from the shared boundary
- Creating a more varied silhouette, reducing the impression of a single continuous wall and minimising the height to a maximum of 2.4m from ground floor level at the high point, sloping downwards away from the house
- Ensuring no projection beyond the established rear building line

The modest height, flat roof, and stepped plan collectively mitigate potential impacts on outlook and enclosure.

As requested, the application includes:

- Sectional drawings showing relative ground levels
- Neighbouring elevation from no. 39

This evidence will demonstrate that the revised form avoids material harm to neighbouring amenity.

6. Justification and Heritage Conclusion

The revised proposal, incorporating stepped massing and articulation, responds positively to officer advice and aligns more closely with the established pattern of rear extensions along Dukes Avenue. The modulation reduces bulk, enhances visual integration, and reflects the precedent at No. 45.

The development remains modest, heritage-neutral, and respectful of the conservation area's character. In accordance with NPPF paragraph 208, the proposal results in no harm to the significance of the Muswell Hill Conservation Area.

7. Summary

The proposed infill extension:

- Incorporates stepped massing to break down bulk
- Reflects the pattern of rear development, including No. 45
- Preserves the conservation area's character
- Enhances the building's functionality and thermal performance
- Minimises impact on neighbouring amenity
- Responds directly and constructively to pre-application advice



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