Planning Application for
Flat 2, 52 Queen's Avenue N10
Rear Infill Extension

Design and Access Statement

October 2026

EMILY
GREEVES
ARCHITECTS



Aerial View of Queen's Avenue. The red dot indicates no. 52.



Rear elevation, Flat 2 in the centre. The project will replace the small rear extension dating from 2003.

Design and Access Statement

Summary
The planning application is for a small, 1.5 metre deep, single-storey rear extension, replacing an existing rear extension dating from 2003. The design and materials will be in keeping with the exisstting building.

The Application Property
52 Queen's Avenue is a substantial, double-fronted, Edwardian semi-detached house that is subdivided as four flats. The house is part of the original Collins development of Queen's Avenue and lies within the Muswell Hill Conservation Area. The building and the adjacent houses are not Listed. Flat 2 is a one-bedroom flat and is one of two ground-floor flats in the property. It is accessed from a shared hall and has a small rear garden. The applicant is the Leasehold owner of Flat 2 and one of the joint Freeholders of 52.

The front elevations of the Queens Avenue houses are in soft red bricks, while the rear elevations are in yellow London stock bricks with decorative red brick window surrounds. Rear windows have shallow arched openings with guaged red brick arches.



Modern infill extension to no. 50.

Along the terrace, the properties have original, two-storey rear outriggers, projecting 1.5m from the rear wall of the main house. The gaps between the outriggers have been infilled in many of the houses, including the adjacent properties.

A small, single-storey rear extension was built to Flat 2 in 2003 (ref HGY/2003/0295). This partially infilled the gap between the original outrigger of 52 and a modern infill extension to no. 50.

Proposed Works
The proposal is to demolish the existing, 2003 rear extension and construct a new, wider extension in its place. The proposed extension measures 1.5m deep x 4.3m wide. The height will be approximately 3.5m from internal floor level and 4.5m from the lower garden level. It will match the height of the rear extension to no. 50 and continue the line of the coping.

The design follows the principles set out in the Conservation Area Management Guide, that new elements should be made from durable, natural materials that are in keeping with the existing building and local townscape.

The extension is designed as a continuation of the existing building. Closely matching yellow stock and soft red bricks will be used for the external wall, including guaged red bricks for the arched opening and red brick window surrounds.

A new set of solid timber French doors in traditional design will give access to the garden. The doors will be painted white to match the surrounding windows.

The existing timber deck and steps in the rear garden will be replaced with a new deck made from composite decking boards, with a high quality black metal handrail.

Rainwater goods will be in black metal.

The roof of the extension will be dark grey EPDM or GRP with Yorkstone coping.

Trees and Planting
There are no trees in the garden of the application property. There is an existing mature Cherry tree in a neighbouring garden that is 10.5m from the proposed rear extension and will not be affected by the works. There are mature Lime trees to the front of the property along Queen's Avenue that will not be affected by the works.

The applicant is a keen gardener and will improve the biodiversity and amount of planting in the garden. All surfaces within the rear garden will be fully permeable.

Access
The proposed design maintains the existing access from the front entrance of no. 52 to the flat, and from the flat via steps to the garden.

Sustainability Statement
The application is for a modest series of alterations .

The thermal envelope at the rear of the building will be improved. Doors will be double glazed and draught sealed, while the walls, roof and floor will meet or exceed current Building Regulations.

Additional insulation is proposed to be added to the suspended timber floors within the flat.

There will be a positive net change in biodiversity in the rear garden, and the proposal will maintain the current levels of rainwater run-off.

FSC timber and sustainably sourced bricks will be used for new elements.

Materials removed from site will be transported by a licensed waste carrier to a registered disposal facility for recycling.

ENDS



Solid timber French door example.



New planting will be introduced in the garden.