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Project:
77C Alexandra park Rd,
Haringey
London
N10 2DG

HERITAGE STATEMENT

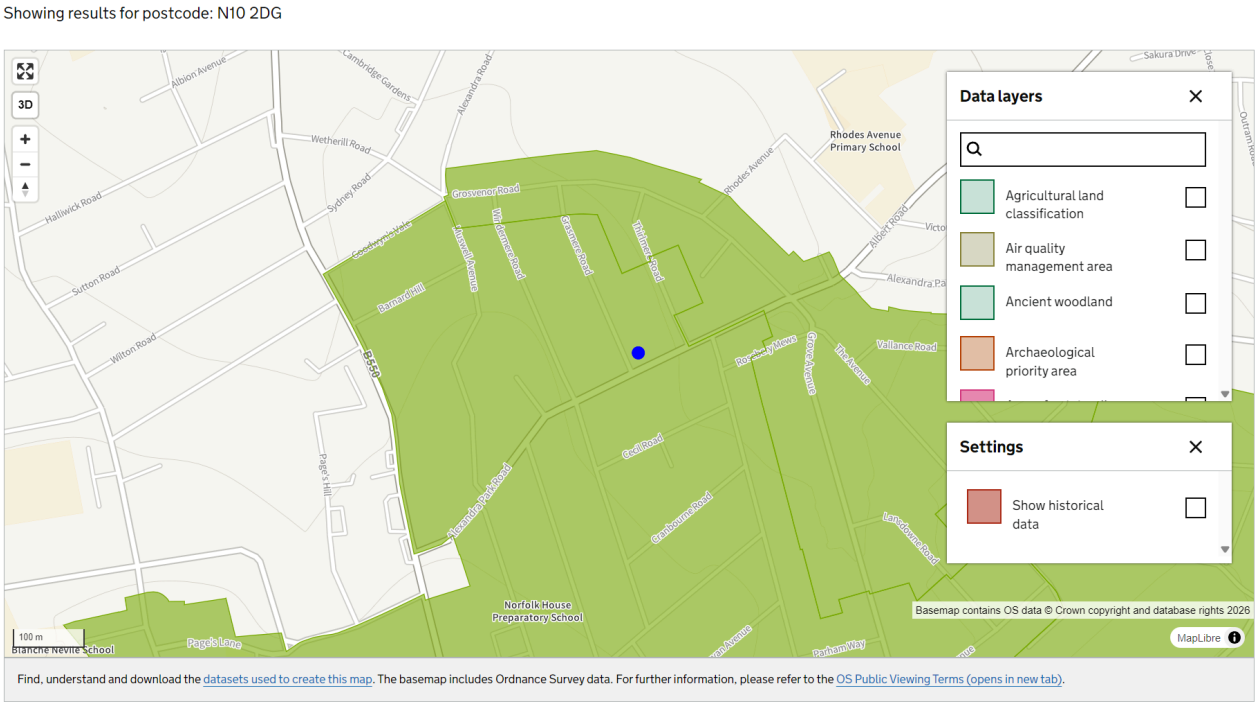
This document has been prepared by Extension Architecture of the client at 77C Alexandra Park Rd, London N10 2DG in support of a Householder Planning Application in the Conservation Area.

Description of Works:

The proposal includes the addition of Rear Dormer with internal reconfiguration to the existing roof at 77C Alexandra park Rd, N10 2DG.

1. Introduction

This Heritage Statement has been prepared to accompany the householder planning application submitted to the London Borough of Haringey, reflecting the latest architectural drawings detailed in 77 APR - Architectural Drawings - 19-10-2026.pdf. This document assesses the impact of the proposed loft alterations and extensions on the heritage assets of the site and its setting, in accordance with Chapter 16 of the National Planning Policy Framework (NPPF), Haringey's Strategic and Development Management Policies, and the Muswell Hill Conservation Area Character Appraisal.



2. The Proposal

In summary, the proposal seeks planning permission for:

- The addition of a rear dormer / extension of the rear roof over the existing storage area.
- The internal reconfiguration of the loft-level flat (Flat C) to provide a second bedroom and en-suite.
- The installation of one conservation-style front rooflight.

3. Site Context and Historical Background

- **Current Site:** The application site, Flat C, 77 Alexandra Park Road (N10 2DG), comprises a loft-level flat within an early 20th-century Edwardian two-storey semi-detached house.
- **Surrounding Area:** The site lies within a cohesive Edwardian suburban development built largely between 1896 and 1914. It is defined by consistent building lines, two-storey bays, decorative gables, and prominent chimney stacks.

4. Identification of Heritage Assets

- **Conservation Area**: The property sits within the designated Muswell Hill Conservation Area (Haringey CA4) and makes a positive contribution to it.
- **Local Plan Area:** The site falls under the London Borough of Haringey's jurisdiction, necessitating adherence to preservation policies such as SP11, SP12, DM1, and DM9 to protect local heritage and respond appropriately to the context.

5. Assessment of Significance & Design Impact

The heritage significance of 77 Alexandra Park Road is rooted in its contribution to the intact Edwardian streetscape of the Muswell Hill Conservation Area. The following assessment outlines how the proposed design mitigates impact:

- **Subservience & Form:** The proposed rear works sit entirely within the existing roof envelope. The ridge height remains completely unchanged at 9,941mm, and the front eaves line is preserved. The rear extension works extend an already altered rear roof area, ensuring the additions remain subordinate and are largely hidden from the public realm.
- **Materials & Detailing:** All new external materials have been carefully selected to match the host building, including clay roof tiles, red facing brick in Flemish bond, and painted timber windows.
- **Frontage Interventions (Rooflight):** The single proposed rooflight on the front slope is a conservation-style, flush-fitting design with a central glazing bar. It is positioned low on the slope to minimise visual prominence, ensuring it does not compete with the original architectural features like the front gable, bay windows, and porch.
- **Rear Interventions:** The rear dormer addition and new timber-framed window are aligned with existing first-floor openings below to maintain a consistent vertical rhythm. These elements are completely shielded from the public streetscape.

Design Principles:

- **Subservience:** By maintaining the original ridge height (9,941mm) and front eaves, the roof continues to read as a single pitched roof with the central gable as its focal point.
- **Materials & Frontage:** The use of matching traditional materials (red brick, clay tiles) and a conservation-grade flush rooflight ensures the conservation area's character is strictly respected.

- **Impact Minimization:** The design balances modern residential requirements (adding a bedroom and en-suite) with strict heritage preservation by containing layout updates internally, keeping existing chimneys intact, and keeping more substantial structural changes (the rear dormer) away from the principal elevation or out of public sightlines.

6. Relevant Planning Precedents

The acceptability of expanding properties at the upper levels within this stretch of the conservation area is supported by established local precedents. Specifically, the Council has previously granted full planning permission for similar residential enhancements nearby:

- Reference: HGY/2015/0248
- Address: 69 Alexandra Park Road, London, N10 2DG
- Proposal: Erection of a second-floor extension to form 2 bedrooms (householder application).

This approved application demonstrates the Council's support for providing additional bedroom space at upper floor/roof levels along Alexandra Park Road. The current proposal at No. 77 aligns with this established precedent, adopting a similarly sensitive approach that delivers optimized residential accommodation without harming the surrounding historic context.

7. Conclusion

In conclusion, the proposed addition of a rear dormer and internal reconfiguration at Flat C, 77 Alexandra Park Road have been carefully considered to respect and protect the historical significance of the Muswell Hill Conservation Area. By ensuring the works remain within the existing roof envelope, retaining original street-facing features (front gable, bays, porches, and chimneys), and using matching traditional materials, the development ensures the preservation of the principal historic streetscape. Furthermore, supported by relevant local precedents on Alexandra Park Road, the proposal complies fully with Chapter 16 of the NPPF, London Plan Policy HC1, and the London Borough of Haringey's policies (SP11, SP12, DM1, DM9), causing no harm to the designated heritage assets while providing optimized residential accommodation.