“ST DUNSTAN’S COTTAGE”
9 & 9a MUSWELL HILL, HARINGEY N10 3TH

SELECTED WINDOW & DOOR REPLACEMENT

HISTORIC BUILDING IMPACT ASSESSMENT

COMPASS ARCHAEOLOGY

October 2026

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NGR: TQ 29334 89298

List Entry No: 1294353

OASIS: COMPASSA1-529133

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1 Introduction

1.1 The following document has been commissioned to support an application for planning and Listed Building consent for the replacement of six windows, two doors and one former door at nos. 9 and 9a Muswell Hill, Haringey N10 3TH (approximately centred at NGR TQ 29334 89298). Each of the proposals will be examined in turn, including the character and significance of the existing elements, and an impact assessment of the proposed changes thereby provided.

1.2 No. 9 and 9a Muswell Hill comprises a single two storey residential building, also partially basemented, and located close to junction of Muswell Hill, Alexandra Palace Way, Priory Road and Park Road. The property is currently subdivided into two separate dwellings, with 9 Muswell Hill forming the principal unit and street frontage and a smaller section, 9a Muswell Hill, accessible from the rear.



Figure 1: Site location in relation to Muswell Hill

1.3 The property is located within the Rookfield Estate Conservation Area and is designated a Grade II Listed Building (List Entry No: 1294353). Research indicates that it was

constructed sometime between 1816 and the late 1840s. The house originally formed a single main residence, with an extension to the rear (now identified as no. 9a) probably added around 1860 to accommodate domestic staff – the junction of the two builds being clearly visible both in the internal roof construction and on the external walls (particularly that to the south). The residence has historical significance both intrinsically and within the development of Muswell Hill. However, parts of the structure have been heavily altered or removed, in line with the changing usage and requirements of occupants and tenants.

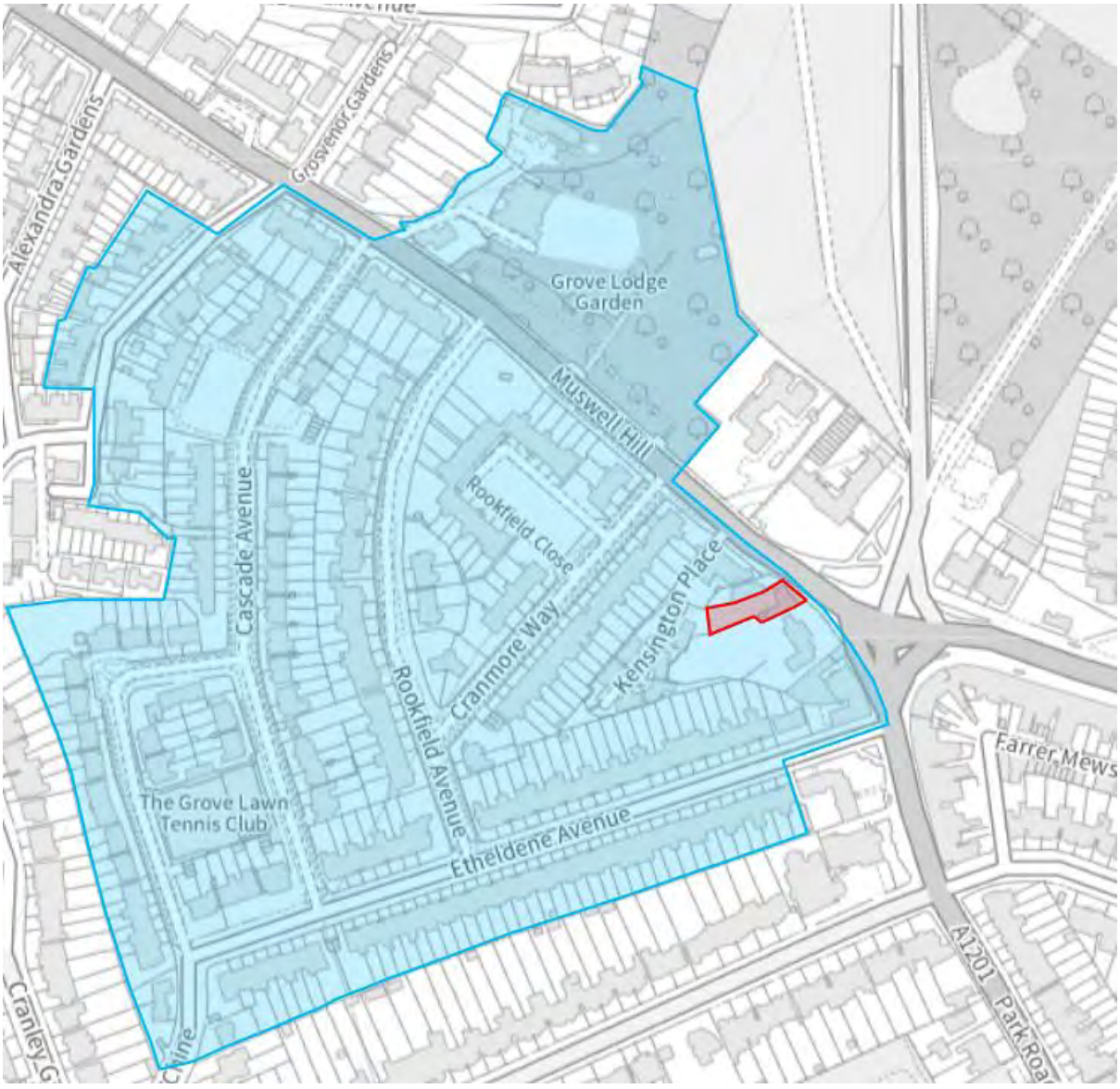


Figure 2: Site location within the Rookfield Estate Conservation Area (blue)

1.4 The property has previously been subject to a detailed survey, taking into account its background, development and an overall assessment of historical significance (Compass Archaeology, April 2025 / Feb. 2026 *'St Dunstan's Cottage', 9 & 9a Muswell Hill, Haringey N10 3TH. Historic Building Impact Assessment*). The details of this are therefore not repeated here.

1.5 The proposed changes involve the replacement of six windows, two doors and one former door as shown on the following plans. All are located to the rear of the main property, no. 9 Muswell Hill, and also to the north & west of the adjoining but separately-tenanted property, no. 9a Muswell Hill. Three of the windows and the two doors are on the ground floor, the remainder to on the first floor.

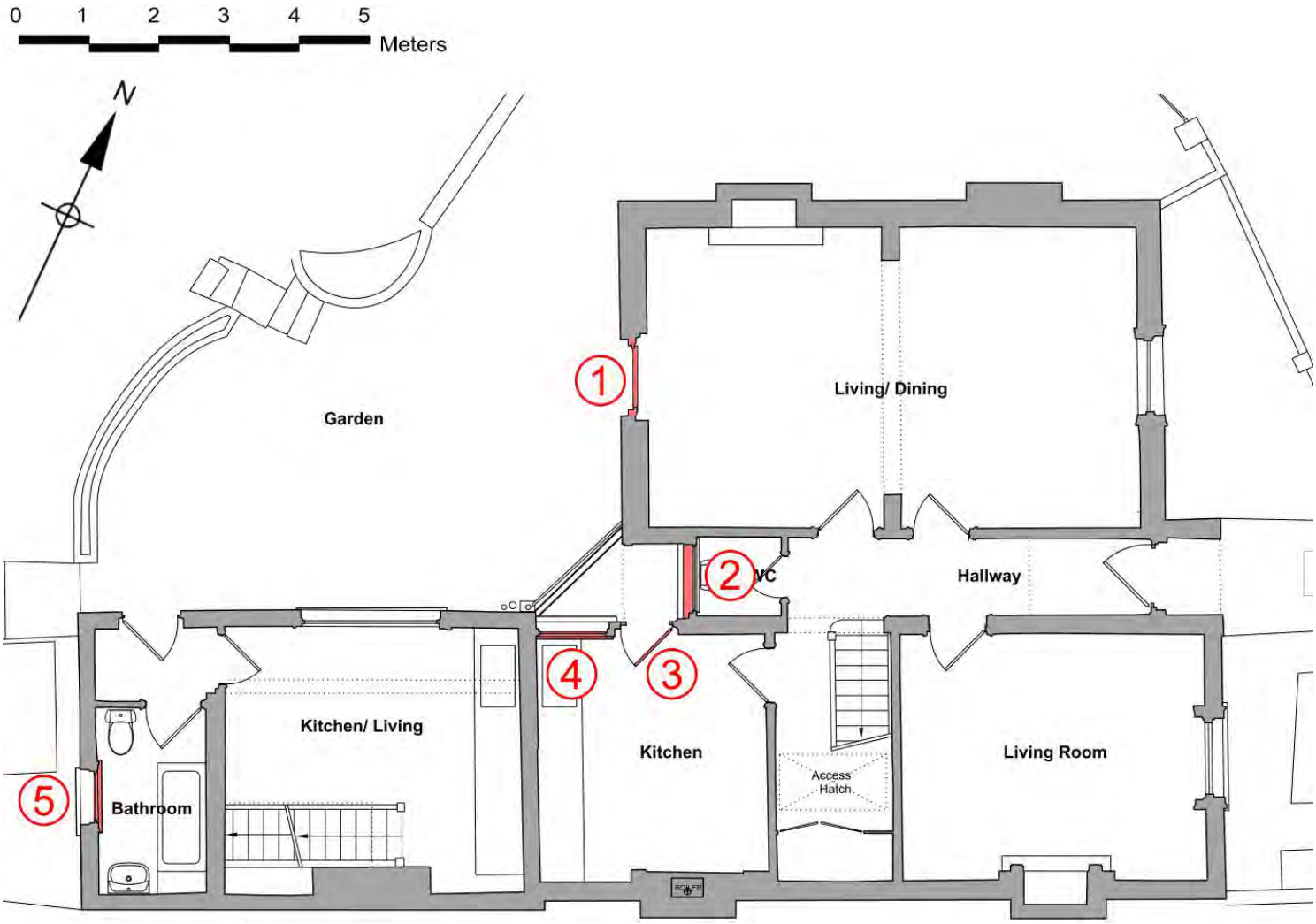


Figure 3: Ground floor location of the windows & doorways discussed in the following text, sections 2-6. From Studio Elephant Architects, 06/02/26. Drawing No.1000-PP-GF

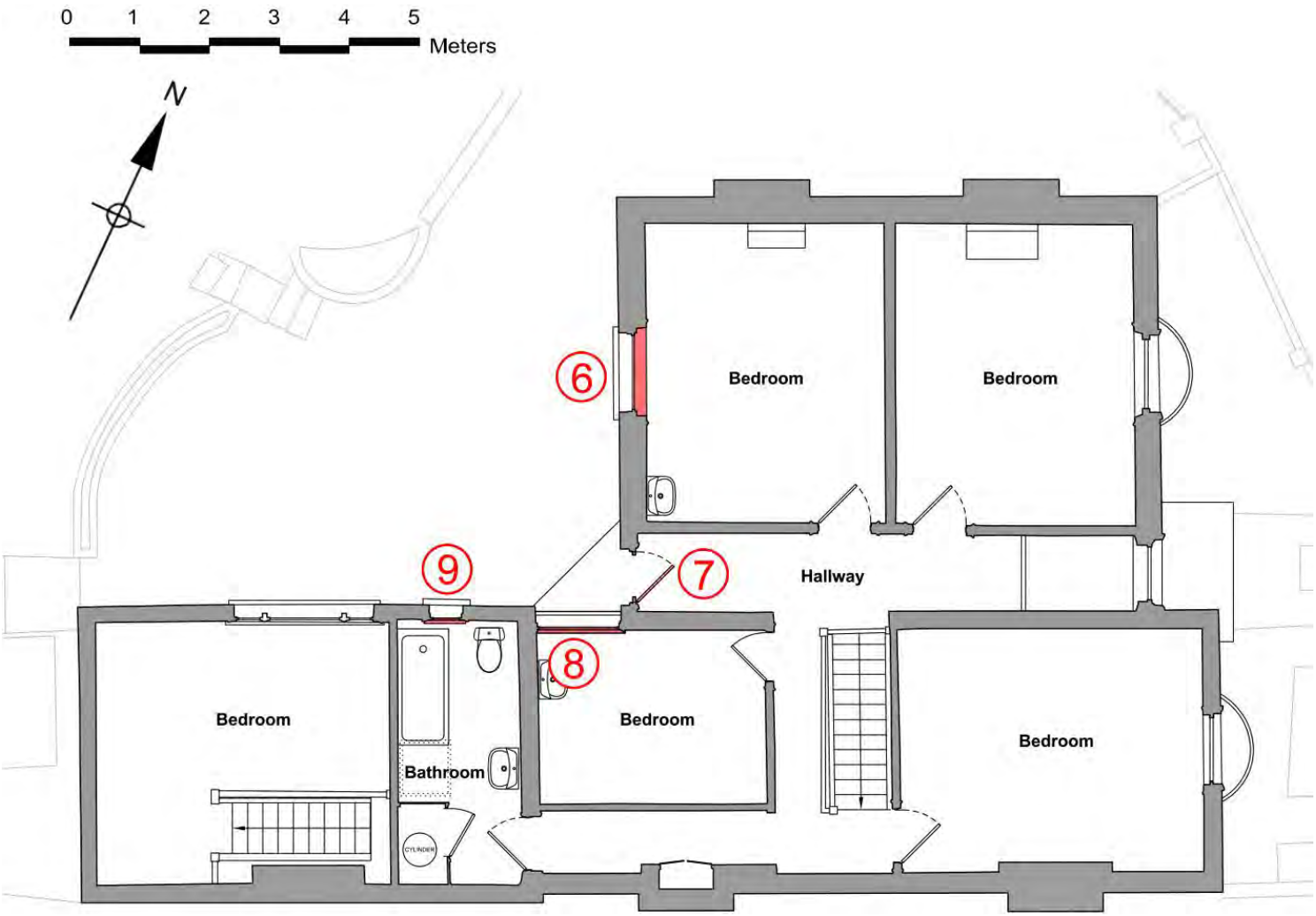


Figure 4: First floor location of the windows & doorway discussed in the following text, sections 7-10. From Studio Elephant Architects, 06/02/26. Drawing No.1001-EP-FF

1.6 In summary the changes comprise the following:

(1) Replacement of the modern (post-1970) glazed rear door and associated timber frame in the Living / Dining area of no. 9 Muswell Hill.

(2) Replacement of the window sashes and timber frame to the ground floor W.C, both likely to be *c* 1950s in date.

(3) Replacement of the modern kitchen door and the surrounding frame. This appears to have replaced an earlier door/frame, which itself may have been relocated here when the property was extended in the 1860s.

(4) Replacement of the kitchen window and frame. This has already been partly replaced, with a modern lower sash which does not match the upper sash. It's also likely that the window (& possibly the door) was relocated here when the property was extended in the 1860s. The western wall seems a much more likely location for the original kitchen window.

(5) Replacement of the window sashes and timber frame to the ground floor bathroom / W.C of no. 9a Muswell Hill. Probably inserted at a later date than the construction of the 1860s extension (to replace an original window to the south), and may have been further disturbed by later 20th century repairs and rebuild. A specialist survey (Acorn Sash Windows, 26 August 2026) has also stated that both window sashes are rotted to a point beyond reasonable repair, and the adjacent frame heavily decayed.

(6) Replacement of the window sashes and frame to the rear north-western bedroom within no. 9 Muswell Hill. Although within the original house it is likely that the sashes have been replaced – or at least the upper sash, which includes horns at the base of each vertical stile. Moreover, the recent Acorn Sash Windows survey has again concluded that both the sashes are beyond repair, and the frame also heavily rotted.

(7) Removal of the redundant first-floor flat entrance door and associated frame (*c* mid-20th century) and reinstatement of a window, with the lower section of the opening rebuilt with reclaimed bricks to match the existing.

(8) Replacement of the sashes and frame to the rear south-western bedroom. This may date to the period of the rear extension, but is certainly not part of the original property. As in the case of the kitchen window below, the western wall seems a much more likely location.

(9) Replacement of the small window (simple single-pane sashes & associated frame) to the first-floor bathroom. This is a simple two-pane window, and it is also forms a later insertion postdating the 1860s extension – possibly as late as the mid-20th century.

2. Rear (western) elevation: garden door from the living / dining area (Fig. 3 no. 1)



Figure 5: Overview of the northern side of the main house and rear garden door from the living/dining area



Figure 6: Rear (west) elevation of 9 Muswell Hill, with the garden door from the dining area highlighted. Studio Elephant Architects, 06/02/26. Drawing No. 1202-EE-R

2.1 The first feature proposed for replacement is the glazed door and associated timber frame plus threshold that gives access from the Living/Dining area to the rear garden (*cf.* above & Fig. 3). The door itself comprises fifteen panes of glass, in five rows subdivided by glazing bars: both these and the surrounding frame are of simple design, with no additional moulded detail.

2.2 Both the door, attached hardware and surrounding frame are modern. This is firmly established by the existence of a photograph showing the rear of the property and taken *c* 1970 (*London Picture Archive* – Catalogue No: SC-PHL-01-647-70-11953; not reproduced here due to Copyright restrictions). Although quite similar the photo depicts a different door and frame: externally the door opens from the left hand side, with its handle on the opposite side to its present location. The door in the photograph is also taller, with the infill panel that is directly above the current doorway not present in 1970. Thus the existing timberwork represents a replacement, in similar style, sometime in the last 55 years. The current condition of the doorway is moderate, with peeling and cracking of woodwork particularly towards the base; one pane of glass is also cracked into four separate pieces (*cf.* fig. 7 & 8).



Figure 7: View of the garden door on the rear elevation, including the probably contemporary timber frame, head and threshold. Although modern the lower sections are in poor condition.

2.3 The door aperture is however thought to be original to the house. The brickwork surrounding the opening is consistent, with a closers (1/3rd bricks) located within alternating courses of brick. The doorway is set back into the brickwork of the building and framed in the same manner as several windows on the rear elevation, with a white painted border surrounding the aperture. Adjacent to and above this is a large area of repointed brickwork, which extends towards the left of the rear elevation.



Figure 8: External detail of the garden door and jamb on the rear elevation, including the modern lacquered brass handle and backplate

2.4 There were no noteworthy features to the interior of the door or frame – both glazing bars and larger elements such as the jambs were simply squared-off, with no added moulding or other details (figs. 9, 10). There is also no real evidence for the original design: this is unlikely to be the doorway pictured in the *c* 1970 photograph, although it would be reasonable to assume that it was fully-glazed. The area that now makes up the

Living/Dining area was originally two separate rooms, and the rear door would have provided the only natural light to the western or back room.



Figure 9: Internal detail of the rear garden door (upper south side), showing the simple squared-off glazing bars and equally plain jamb and head of the surrounding frame



Figure 10: As above, the northern side of the door. Upper and central hinges also just visible

3. Rear (western) elevation: ground floor W.C window (Fig. 3 no. 2)



Figure 11: Overview of the ground floor W.C window on the rear elevation, with the kitchen door to the right and the disused 1st floor access above



Figure 12: Rear (west) elevation of 9 Muswell Hill with the ground floor W.C window highlighted. Elephant Architects, 06/02/26. Drawing No. 1202-EE-R

3.1 This proposal for work to the main house will involve the replacement of the window sashes and frame to what has been the ground floor W.C, on the rear (western) elevation (*cf.* Fig. 12).

The window is recessed by about 0.90m behind the principal building line to the north, but otherwise directly below the redundant doorway to first floor flat (Fig. 11). The window itself is a basically a Victorian-style central bar sash window, the bottom rail measuring 76mm in height whilst the meeting bar is 18mm in height. The glazing bars are *c* 5mm in width and are in the Ovolo & Fillet style.

3.2 The window differs in appearance from other in the main property in three notable respects:

- The relatively large panes indicate a later date than that of the other windows on the rear elevation. However, whilst the lower sash contains just two panes of glass (height 585mm) the upper sash has been subdivided towards the top by an additional horizontal glazing bar – it would seem purely for decorative reasons. Such a feature also raises the possibility that this window was sourced from a separate property, in essence architectural salvage.

- The window contains modern textured glass panes, obviously due to its location within a W.C. More specifically, the glass is in the Minster style – a rolled textured glass

approximately 4mm thick providing low to medium obscuration, and therefore privacy without significantly impeding the natural light. It is understood that this design was first developed in 1991, by the Pilkington Company as part of their cathedral glass range. It is also possible therefore the original glazing complemented the division of the upper sash into two large and two very small panes – with differing styles &/or colours of glass in the two section.

3.3 The window placement is clearly not original, and moreover it overlies brickwork to ground level which is also fairly recent – and noticeably different to the standard yellow stock brick in the remainder of the property (Fig. 13). It is clear that these features have replaced what would originally have been a doorway, giving direct access from the central hallway through to the rear garden. The door must have been more or less the same position as the present window, with a small covered porch in the area that now leads only to the adjacent kitchen door. This is clearly indicated by the brickwork immediately to the right of the window, which has been whitewashed but not rendered – so despite other alterations would always have been an external surface. The blocking of the doorway is almost certainly associated with the installation of the downstairs W.C, and presumably took place when the property was divided into separate ground and first floor flats – believed to be post-War, perhaps early 1950s. The window also appears to be present in the *c* 1970 photograph referenced above (3.2); though as noted above, the glazing is at least 20 years later than this.

3.4 The window has a 'Fitch' sash fastener (Fig. 17), similar to that on the front northern ground floor window. As noted previously, this mechanism was developed in the 1890s and rapidly became very popular. The only difference in this window is that the plate has been slightly recessed into the meeting rail of the lower sash, perhaps to form a better junction between the two rails.



Figure 13: The ground floor W.C window on the rear elevation, with presumably contemporary brickwork infill directly below replacing an earlier doorway



Figure 14: Closer view of the ground floor W.C window, rear elevation



Figure 15: Interior view of the rear ground floor W.C window



Figure 16: View of the ovolo & fillet glazing bars of the upper sash, with the sash cord and pulley also visible to the rear

Figure 17 (below): Detail of the 'Fitch' sash fastener, which has been recessed into the meeting rail of the lower sash



4. Rear (northern) elevation of no. 9: kitchen door (Fig. 3 no. 3)



Figure 18: Exterior view of the backdoor to no. 9 Muswell Hill, and to its right the kitchen window above the cement-rendered wall (section 5)

4.1 The backdoor from the kitchen of no. 9 Muswell Hill to the rear garden is not depicted on the elevations of the property due to its placement within a recessed porch-type area which prevents the door from being viewed head on. The door is located between two windows – that of the W.C described in the previous section (3) – itself originally a doorway – and the kitchen window discussed in the following section.

4.2 The whole north-facing kitchen wall has been heavily impacted by the 1860s rear extension and associated alterations, with the only external brickwork adjacent to the doorway formed by fairly recent blocking below the W.C window – thus it is not possible to determine the exact sequence of development. However, it is clear that the current kitchen door is quite recent, from its general appearance and constituent parts.

4.3 The internal wall line above the doorframe is also stepped in quite sharply (*cf.* Fig. 21 overleaf), indicating that there was previously a much higher frame. This would presumably have been a door, although a window is a possibility – given the height of the present kitchen window, well above the top of the door.

5. Rear (northern) elevation of no. 9: kitchen window (Fig. 3 no. 4)



Figure 19: Rear (north) elevation of nos. 9 & 9a Muswell Hill, with the kitchen window highlighted. Studio Elephant Architects, 06/02/26. Drawing No. 1201-EE-S1

5.1 The kitchen window is a Georgian-style 8 over 8 sash with four rows of horizontal panes of glass held in place by glazing bars. The glass (with the exception of a single pane) appears to be modern, and the frame has been heavily refurbished. Moreover, the two sashes are quite different, with the lower sash of quite recent date. This is illustrated in the style and measurements of the associated glazing bars: the upper sash has narrow bars in the Ovolo & Fillet style with a width of 4mm, whilst in lower sash the bars are *c* 11mm in width, more sharply defined and clearly modern (*cf.* Fig. 22).

5.2 The bottom rail of the lower sash is *c* 80mm in height and the meeting rail 14mm, with an additional panel of wood tacked on externally to the meeting rail, presumably to form a better fit within the existing window.

5.3 Below the window the brickwork has been cement-rendered (figs. 18, 20), the only area of the building in which this is the case. This is unexplained, but it is possible that this area was originally the site of the backdoor (& may have remained so for some time even after the 1860s extension). The rendering would make sense if it covers and hides later brickwork that didn't match the adjacent walls.



Figure 20: Detailed view of the kitchen window, with the extension built out immediately to the right



Figure 21: Interior view of the kitchen window and upper part of the back door



Figure 22: Close-up view of the different mouldings on the upper and lower sashes of the kitchen window, & also showing the 'Fitch' sash fastener

6. Rear (western) elevation of no. 9a: window to ground floor bathroom (Fig. 3 no. 5)



Figure 23: Overview of the rear elevation of no. 9a, facing east. The window is located behind the greenhouse, as indicated by the red arrow

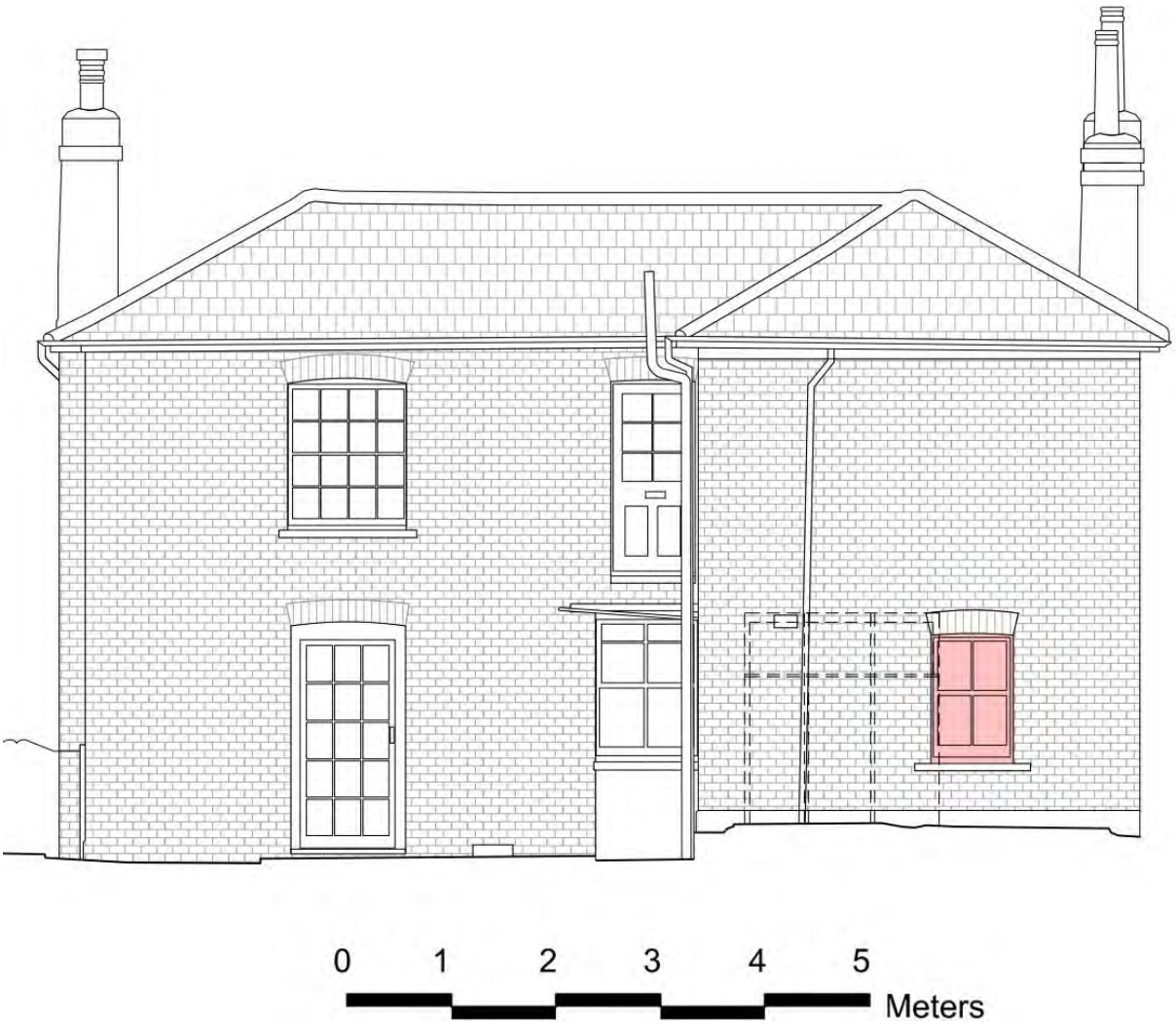


Figure 24: Rear (west) elevation of no. 9a Muswell Hill, with the ground floor bathroom window highlighted. Studio Elephant Architects, 06/02/26. Drawing No. 1202-EE-R

6.1 The final ground floor proposal is for replacement of the window (sashes & frame) to the ground floor bathroom /W. C of no. 9 Muswell Hill (*cf.* Fig. 24). This room occupies a fairly small area at the western end of the property, *c* 2.7m by 1.75m in plan, and may originally have housed a north-south staircase – now located along the southern wall of the main rooms and directly in front of the former fireplaces. It is also likely that the extension was originally constructed to accommodate one or two domestic staff, quite likely with a connecting door through to the kitchen of no. 9 rather than the present north-facing external door.

6.2 The window itself is very simple – a standard 2 over 2 vertical split pattern sash window, popular in the later Victorian period, each sash therefore having two side-by-side glass panes separated by glazing bars. In this instance the bottom rail is 50mm in height, and the meeting rail of the lower sash *c* 27mm in height. There was a slight variation in the width of the vertical glazing bars, that in the upper sash measuring *c* 5mm in width whilst in the lower sash 7-8mm, so it is possible that one of the sashes has been replaced.

The condition of the window is quite poor, with areas of decay and significant paint peeling (Fig. 25). The lower corners of the upper sash (between the stiles & the meeting rail) have also been reinforced with metal brackets, themselves now exposed and rusting. A specialist survey (Acorn Sash Windows, 26 August 2026) has now stated that the window sashes are both rotted to a point beyond reasonable repair.

6.3 It is possible that the window has been inserted into what was originally a blank wall, perhaps when the stairs were moved to their present location. Certainly it is unlikely that such a small room would have been constructed with two windows – even without a staircase. There are two further observations to support this:

- Evidence for a blocked window in the adjacent southern wall and facing into the garden of no. 7 Muswell Hill (*cf.* figs 26, 27), although now partly obscured by vegetation. Moreover, on the right hand side at least the line of blocking appears to be bordered by alternate courses of brickwork with 1/3rd brick closers included – a feature which is also present in the brickwork bordering other windows within the rear elevations.

- By contrast, no closer bricks are visible within the external brickwork framing either side of the present west-facing window aperture.

6.4 It is also apparent that a section of the rear (western) wall and south-western corner of no. 9a has been repaired and partly rebuilt, although the full extent of this – specifically whether it included reconstruction around the window itself – is not clear. However there is certainly a significant area of disturbance, as seen in Figures 26 and 28. According to the tenant of the rear property (no. 9a) the entirety of this corner was rebuilt some years ago due to tree root action damaging the structure – apparently a large tree within the garden of no. 7 Muswell Hill. The corner was underpinned and rebuilt, resulting in the area of contrasting brickwork that is now visible – with more prominent yellow stocks, and other reused bricks with traces of traces of white pint &/or render on their exposed surfaces. The date of this is uncertain, but it clearly postdates the photograph taken *c* 1970 (*London Picture Archive:* Catalogue No: SC-PHL-01647-70-11953, previously referenced in Section 3.2).



Figure 25: The ground floor bathroom window to no. 9a Muswell Hill, including areas of decay- particularly noticeable on the meeting rail of the upper sash



Figure 26: A view of the south-western corner of no. 9a, showing:

(a) Location of the bathroom window (arrowed)

(b) Line of blocked window in the south-facing elevation

(c) Evidence of rebuilding around the SW corner, the brickwork being lighter yellow & with occasional painted of rendered surfaces indicating reuse

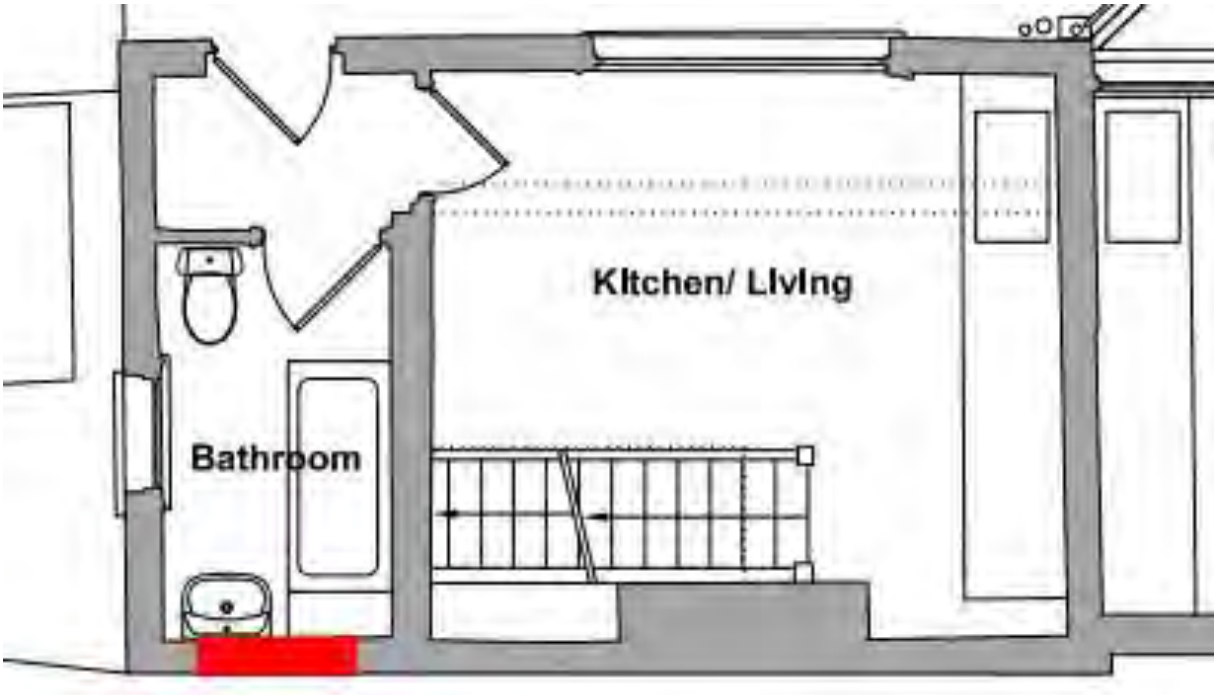


Figure 27: Ground floor plan of no. 9a Muswell Hill, with the bathroom window to be replaced on the left and the earlier blocked window marked in red



Figure 28: The ground floor bathroom window, facing east & viewed from behind the greenhouse. A large area of brickwork adjacent to the window and continuing around the corner has clearly been rebuilt

7. Rear (western) elevation of no. 9: first floor north-west bedroom window (Fig. 4 no. 6)



Figure 29: Rear (west) elevation of nos. 9 & 9a Muswell Hill, with the north-western bedroom window highlighted. Studio Elephant Architects, 06/02/26. Drawing No. 1202-EE-R

7.1 The north-western bedroom window has 8 over 8 Georgian-style sashes, broadly similar to those seen elsewhere in the property. The design features four rows of four horizontal panes of glass held together by glazing bars. In this instance the stiles of the upper sash also have horns (*cf*. Fig. 30), associated with mid-Victorian sash window design and therefore postdating the original construction.

7.2 The bottom rail of the lower sash is 45mm in height, whilst the meeting bar is 16mm. The window also appears to have differing upper and lower sashes, as seen in several other windows within the residence: on the upper sash the glazing bars are some 11mm wide, whilst those on the lower sash measure 6mm. The glazing bars also differ in style, with the upper sash featuring an apparently modern design and the lower sash the Ovolo & Fillet bars. The upper sash of the window has also been constructed by mortise and tenon joints that are visible on the exterior (*cf.* Fig. 32).

7.3 The brickwork surrounding the window is laid in a very consistent pattern with closers (1/3rd bricks) visible in alternating rows along the length of the opening. This brickwork is identical to the garden access door, indicating that both are original to the initial construction.

7.4 A specialist survey (Acorn Sash Windows, 26 August 2026) has also stated that both window sashes are rotted to a point beyond reasonable repair, and the surrounding frame heavily decayed.



Figure 30: Exterior view of the window to the north-western bedroom, with evidence of decay visible on both upper and lower sashes. To the right one of the horns on the stile of the upper sash is also visible.



Figure 31: Interior view of the rear north-western window



Figure 32: A further external view of the bedroom window, with areas of decay on the glazing bars clearly visible. The mortice & tenon construction of the sash can also be seen on the lower face of the meeting rail

8. Rear (western) elevation of no. 9: redundant first floor door (Fig. 4 no. 7)



Figure 33: Rear (west) elevation of nos. 9 & 9a Muswell Hill, with the redundant first floor door highlighted. Studio Elephant Architects, 06/02/26. Drawing No. 1202-EE-R

8.1 A significant feature within the rear elevation of 9 Muswell Hill is the presence of a first floor entrance – a remnant from a time when the main house was divided by floor into two separate flats, probably in the 1950s. In order to facilitate this change a new main entrance for the upstairs flat was introduced, with an external staircase to provide access (and it would appear, the indoor staircase wholly removed). When the main building was restored to a single home the interior staircase was replaced (before 1970), and the exterior staircase was removed. However, the door itself remained, along with a thick concrete lintel at its base (*cf.* Fig. 34).

8.2 The door itself is a modern three panel design with six glass panes at the upper level, the surrounding doorway framed on three sides by white-painted render as seen in several other locations. Within the adjacent brickwork the alternate courses containing closers (1/3rd bricks) can also be seen to the left of the upper part of the doorway, but cease directly below the level of the letter box /door handle. This clearly indicates the presence of an earlier a window, the opening having then simply been extended downwards to install at full height door.



Figure 34: Exterior view of the redundant first floor door to the rear of no. 9 Muswell Hill, with a girder below that would originally have supported the access steps.

9. Side (northern) elevation of no. 9: first floor south-west bedroom window (Fig. 4 no. 8)



Figure 35: Rear (north) elevation of nos. 9 & 9a Muswell Hill, with the south-western bedroom window highlighted. Studio Elephant Architects, 06/02/26. Drawing No. 1201-EE-S1

9.1 The window of the south-eastern bedroom is a Georgian-style 10 over 10 sash, thus featuring four rows of five glass panes held by glazing bars. The upper sash panel of the window is horned, which is a feature also noted in relation to the north-western bedroom window (*cf.* Section 7). Sash horns are typically a feature of mid- to later Victorian windows rather than Georgian, meaning the window postdates the original construction –and possibly occasioned (as in the kitchen below) by building of the rear extension and loss of a window in the original western elevation of the property. The bottom rail (lower sash) is 64mm in height, the meeting rail is 18mm in height, and the glazing bars generally 10-11mm in width. All the glass panes appear modern, with no production imperfections visible.

9.2 This window is significantly wider than the 8 over 8 sashes of other window, though perhaps made in this form to fill the available gap and maximise light reaching into the corner of the associated bedroom. Further evidence from the construction of the window and surrounding aperture indicate that this is not original. The window has been framed on two sides with a white-painted render, but with the eastern side left as bare brick (Fig. 36). Moreover, the brickwork surrounding the window is irregular in comparison to the surrounding walls, and has been repointed in several places to create a somewhat creating a patchwork appearance.

9.3 Directly to the west of the window is an irregular step out in the brickwork, more or less at the boundary between the original house and rear extension (see below). This has also been repointed several times, with areas of cement visible where the two presumably separate phases of construction meet. It is difficult to understand exactly what has happened here, but it is clearly associated with the extension works.



Figure 36: Exterior view of the south-western bedroom window, with the first-floor doorway to the left and the start of the 1860s extension to the right



Figure 37: The interior of the Exterior view of the south-western bedroom window

10. Rear (northern) elevation of no. 9: first floor bathroom window (Fig. 4 no. 9)



Figure 38: Rear (north) elevation of no. 9a Muswell Hill, with the first floor bathroom window highlighted. Studio Elephant Architects, 06/02/26. Drawing No. 1201-EE-S1

10.1 The small bathroom window is a later Victorian style 1 over 1 sash window, of simple design and located within the rear extension of the 1860s (Fig. 39). The bottom rail (lower sash) measures 54mm in height, and the meeting rail is 16mm in height.

10.2 It's evident that the bathroom window is a later insertion into the extension, and broadly similar in this respect and in size to the ground floor bathroom window on the western elevation (*cf.* Section 6). Originally there would have been one large first floor room within the extension, but this was subsequently subdivided, forming a separate bathroom at the eastern end and also creating a new access from the main house. The date of this event is uncertain, but most likely in the earlier to mid- 20th century – perhaps at the same time as the relocation of the secondary staircase within the extension.

10.3 The aperture around the window has also been rendered and painted. This may well have been done to cover the cut /broken brickwork left by the insertion of this window into a previously continuous wall.

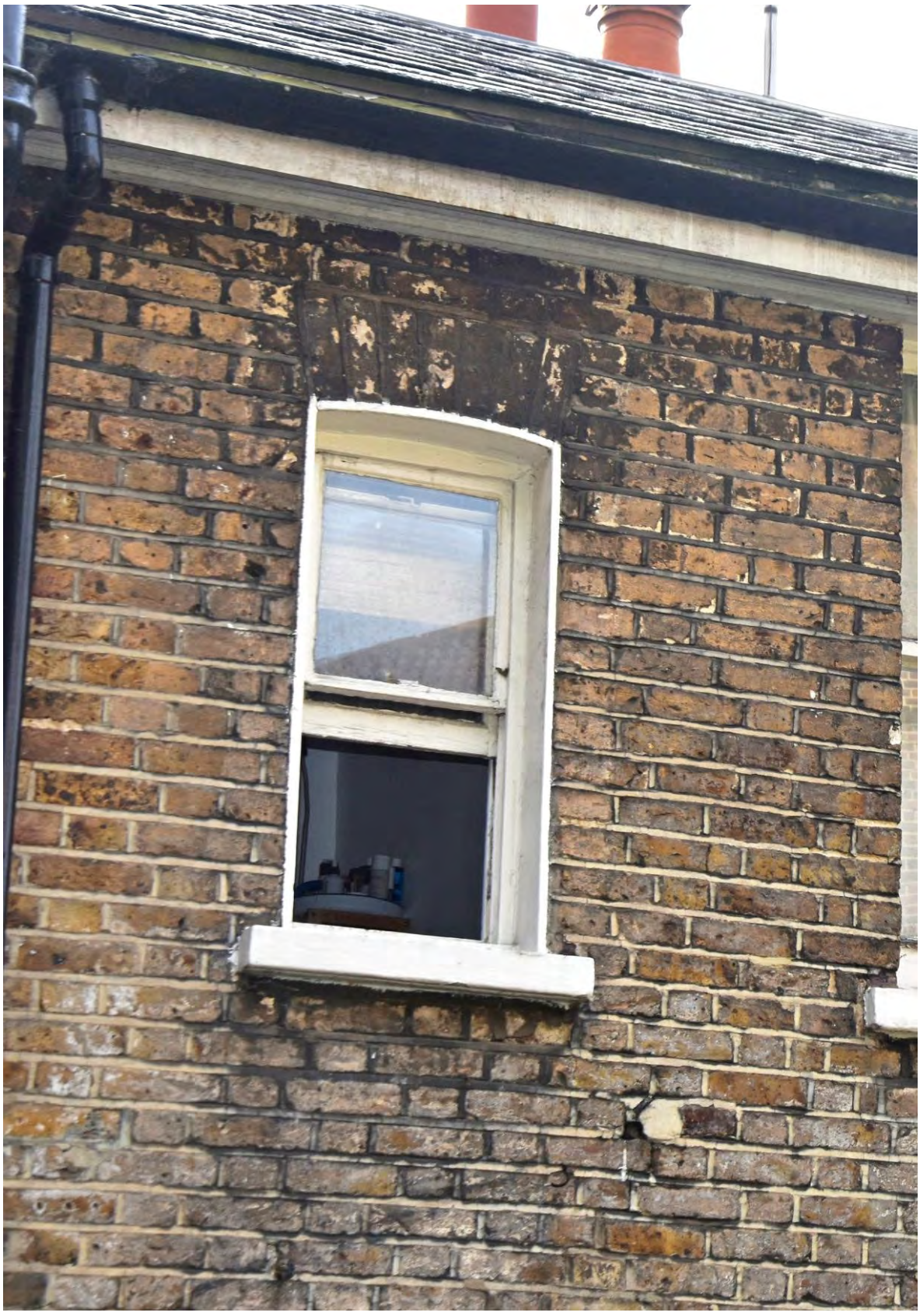


Figure 39: Exterior view of the first floor bathroom window, connected to the main house but within the 1860s extension



Figure 40: Internal view of the first floor bathroom window



Figure 41: Detailed view of the meeting rail and sash fastener on the bathroom window

11. Conclusions

The proposals that are detailed here for replacement of six windows, two doors and one former door at nos. 9 and 9a Muswell Hill are not considered to present any significant adverse effect to the Listed property. Many of the features date to the mid- to later 20th century, and others have undergone significant repair or alteration – in both instances reflecting the numerous changes and developments that the property has undergone.

The principal details and assessments of the proposals are as follows:

(1) Replacement of the glazed rear door and associated timber frame in the Living / Dining area of no. 9 Muswell Hill. Both these features are modern, and categorically dated by photographic evidence to post-1970.

(2) Replacement of the window sashes and associated timber frame to the ground floor W.C. Both likely to have been added in the 1950s, although the glass panes have since been replaced post-1991.

(3) Replacement of the modern kitchen door and possibly contemporary frame. From the recess in the overlying wall this appears to have replaced an earlier door, which itself was possibly relocated to this position when the property was extended tom the rear in the 1860s.

(4) Replacement of the kitchen window (sashes & frame). This has already been partly replaced, with a modern lower sash which doesn't match the upper sash. It's also probable that the window was relocated here when the property was extended in the 1860s: the western wall seems a much more likely location for the original kitchen window, and unlikely to be so close to the corner of the room.

(5) Replacement of the window sashes and frame to the ground floor bathroom / W.C of no. 9a Muswell Hill. This appears to post-date the 1860s extension – replacing an original window to the south, and perhaps at the same time as the stairs were relocated (?mid-20th century). The setting of the window has also been disturbed by subsequent structural repairs and rebuilding (post-1971). A specialist survey (Acorn Sash Windows, August 2026) has stated that the window sashes are both rotted to a point beyond reasonable repair, and the frame heavily decayed.

(6) Replacement of the window (sashes & frame) to the rear north-western bedroom. Although this is within the original house the window has differing upper and lower sashes, and it is clear that one – possibly both – have been replaced. Moreover, the recent Acorn Sash Windows survey has concluded that both the sashes here are also beyond reasonable repair, and the frames heavily rotted.

(7) Removal of the redundant first-floor flat entrance door plus associated frame and reinstatement of a window, with the lower section of the opening rebuilt with reclaimed bricks to match the existing. These features date approximately to the mid-20th century, at a point when the house was subdivided into ground and first floor flats, and is entirely inappropriate both to the original design and the present occupation.

(8) Replacement of the window (sashes & frame) to the rear south-western bedroom. This is not part of the original property, and it is clear that the area has been redesigned as part of the rear extension. The western wall seems a much more likely location, and probably midway along the wall line (as in the other bedrooms) rather than adjacent to the corner of the room.

(9) Replacement of the small window (sashes & frame) to the first-floor bathroom. This is a simple two-pane feature, one pane in each sash, and forms a later insertion postdating the 1860s extension – as in the case of the similarly-sized ground floor bathroom window (5). Dating is uncertain, but possibly around the mid-20th century when the building underwent a significant change in occupation.

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