9 Muswell Hill

Window Replacement

Design and Access Statement

12.11.2026

STUDIO.ELEPHANT

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1.0

Introduction

Introduction
9 Muswell Hill

This Design and Access Statement has been prepared to accompany the proposed Listed Building Consent and Planning Application for the replacement of the rear facing windows and doors to this property at 9 Muswell Hill.

The proposed works are as below:

1. Replace the sash windows and the living room garden door on the rear and side elevations with new timber sashes and a matching door, fitted with thermally improved glazing. Original openings are kept.

2. Remove the redundant first floor flat entrance door and reinstate a timber sash window in the original opening. Rebuild the lower section in reclaimed brick to match the existing.

This report should be read in conjunction with the submitted drawings and reports.

A recent pre-application meeting has been had with Elisabetta Tonazzi, Principal Conservation Officer at Haringey. The reference for this pre-app advice is PRE/2026/0251. The general feedback was supportive of replacement to the windows at the rear of the property which would create a consistent language to both properties, harmonising what is currently a mix of various styles and ages of window and door.

Site & Location
The property is situated at 9 Muswell Hill, N10 on the eastern edge of the Rookfield Estate Conservation Area. The conservation area is a predominantly residential area characterized by low density housing, communal open spaces and unadopted gated roads with grass verges and mature trees. 9 Muswell Hill being on the fringe of the conservation area is positioned on the busy junction where Muswell Hill, Alexandra Palace Way, Priory Road and Park Road meet.

Flood Risk
The site is located in flood zone 1 with a low probability of flooding.



9 muswell hill
N10 3TH

2.0

Existing Building

Existing Building

A detailed overview of the history of the existing building along with an in depth condition report and analysis is included within the ‘Historic Building Impact Assesment’ report compiled by Compass Archaeology which forms part of the as approved application HGY/2026/0622

A brief overview of the property is as below:

The property is grade II listed and together with number 5 and 7 Muswell Hill form a group.

The listing reference number is: 1294353

It is characterized by its two storey stepped front façade in yellow London stock brick with moulded architraves, timber sash windows, wrought iron segmental balconettes and a stucco porch with pilasters and entablature. The rear of the property is more simple in detail with timber sash windows in simple brick openings with evidence of historical and more recent changes to the building. The roof is a low pitched, hipped slate roof with overhanging eaves.



Front Elevation







Rear Elevation

3.0

Design

Design
Proposed works

The proposal aims not only to preserve but positively enhance the property through a sensitively considered window replacement and reinstatement process.

The historic building impact assessment concludes that the works would have no significant adverse effect on the listed building. Overall they enhance the rear elevations and the building's thermal performance.

The proposed works are as outlined here:

	Proposed works	Impact	Drawing reference
1.	Replace the sash windows and the living room garden door on the rear and side elevations with new timber sashes and a matching door, fitted with thermally improved glazing. Original openings are kept.	None of these elevations can be seen from the street. The existing windows and doors are a mix of styles, ages and details. Most are mid to late 20th century, several have mismatched sashes, and the Acorn Sash Windows survey found some beyond repair. The replacements give one consistent look that greatly improves the external appearance. They also perform much better thermally than the current single glazing. Little historic fabric is lost.	• A2300 • A2306 • A2307 • A2308 • A2309 • A2310 • A2311 • A2312 • A2313 • A2314 • A2315 • Compass Archaeology'9 & 9a Muswell Hill -door & window assessment'
2.	Remove the redundant first floor flat entrance door and reinstate a timber sash window in the original opening. Rebuild the lower section in reclaimed brick to match the existing.	The door dates from the mid-20th century, when the house was split into flats, and has had no use since the external stair was removed. The brickwork shows the opening was originally a window. Reinstating it returns the building to its original design and improves its appearance inside and out.	• A2300 • A2312 • Compass Archaeology'9 & 9a Muswell Hill -door & window assessment'

Design
Proposed works

Highways
There will be no proposed works impacting a change in vehicular activity to the property.

Amount of Development
There is no proposal for the extension or alteration of the overall footprint or scale of the property.

Layout
There are no changes to the layout of the property.

Use
We are seeking no change of use.

Access
Proposed access to the site will be unchanged.

4.0

Conclusion

Conclusion

The proposed works are limited to the rear and side elevations of the listed building, none of which can be seen from the street. They have been carefully developed to minimise intervention to the historic fabric. As the accompanying Historic Building Impact Assessment confirms, most of the existing windows and doors date from the mid to late 20th century, and others have been significantly altered or are beyond reasonable repair.

Replacing the existing windows and garden door will introduce a consistent design in place of the current mix of styles, ages and details, which will greatly improve the external appearance of the rear elevations. All original openings are retained, and the new glazing will perform much better thermally than the existing single glazing. Removing the redundant first floor entrance door and reinstating the window allows the original opening to be restored, using reclaimed brick to match the existing wall construction. This reverses an inappropriate mid-20th century alteration and returns the elevation to its original design.

Overall, the proposals adopt a sensitive and proportionate approach. They retain historic brick openings avoid unnecessary intervention. The works are therefore considered to preserve, and in part enhance, the special architectural and historic interest of the listed building and the character of the Rookfield Estate Conservation Area, while improving its performance as a family home.