

17 MUSWELL AVENUE

Design and Access Statement

November 2023

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1.0 INTRODUCTION

1.01 Executive Summary

1.02 Project Team

1.0 INTRODUCTION

EXECUTIVE SUMMARY

Bureau de Change Architects have been instructed to prepare this report on behalf of the owner of 17 Muswell Avenue, London N10. This property is a privately owned single family home with five bedrooms on Muswell Hill of the London Borough of Haringey, North London.

The proposed development seeks to replace an existing two storey rear extension. The front of the property will be maintained.

This report provides an overview of the site and its surrounding context and describes the design strategy, approach and proposal.

As this report will illustrate, the proposal draws on the site's history and surroundings, resulting in a sensitive and site-specific design. The owner is keen to build an environmentally sustainable development that adds value to the area through high quality design and craftsmanship.



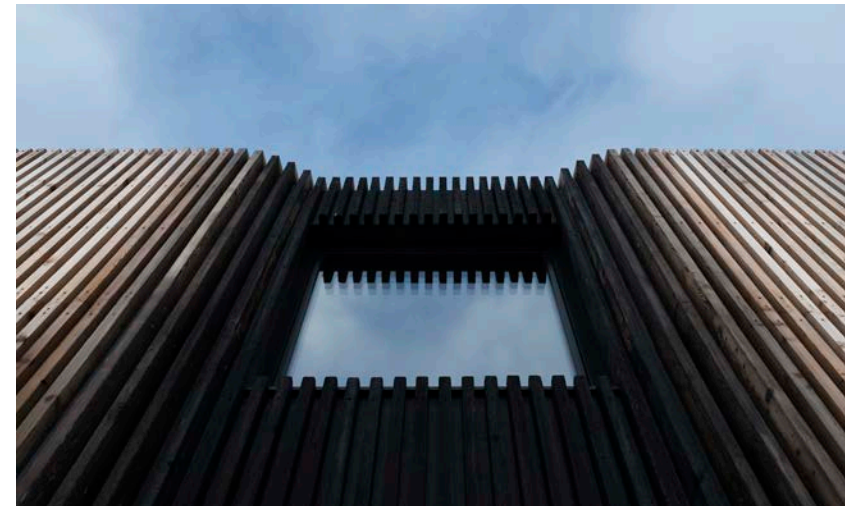
1.0 INTRODUCTION

PROJECT TEAM: BUREAU DE CHANGE

Bureau de Change is an award winning architecture practice founded in 2012 by Architects Katerina Dionysopoulou and Billy Mavropoulos. Its work is a direct product of the founders' upbringing, passions and experiences - combining the pragmatism and formality of their architectural training with a desire to bring a sense of theatre, playfulness and innovation to the design of spaces, products and environments.

They have designed environments for clients in the public and private sectors alike, becoming highly experienced in developing brand strategy and delivering bespoke environments, which fulfill the practical and functional needs of the brief, whilst meeting the artistic aspirations of the client.

Bureau de Change has been shortlisted for over 30 awards and has won over 15 of these including the highly coveted FX Breakthrough talent of the year (2015), the World Interior Award (2016), the Times Architect of the Year Award (2019), and the Haringey Council Best Home Award (2016). The studio was also selected as part of the Wallpaper* Architect Directory (2018) and was an exhibitor at the Royal Academy's 250th Anniversary Show (2019).



Clockwise from top left: Step House roof view and courtyard, Folds House, Long House cladding detail, Interlock detail and elevation, Long House elevation

2.0 SITE

2.01 Location

2.02 Description

2.03 Conservation Area

2.04 Planning Precedents

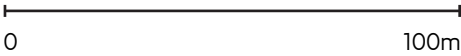
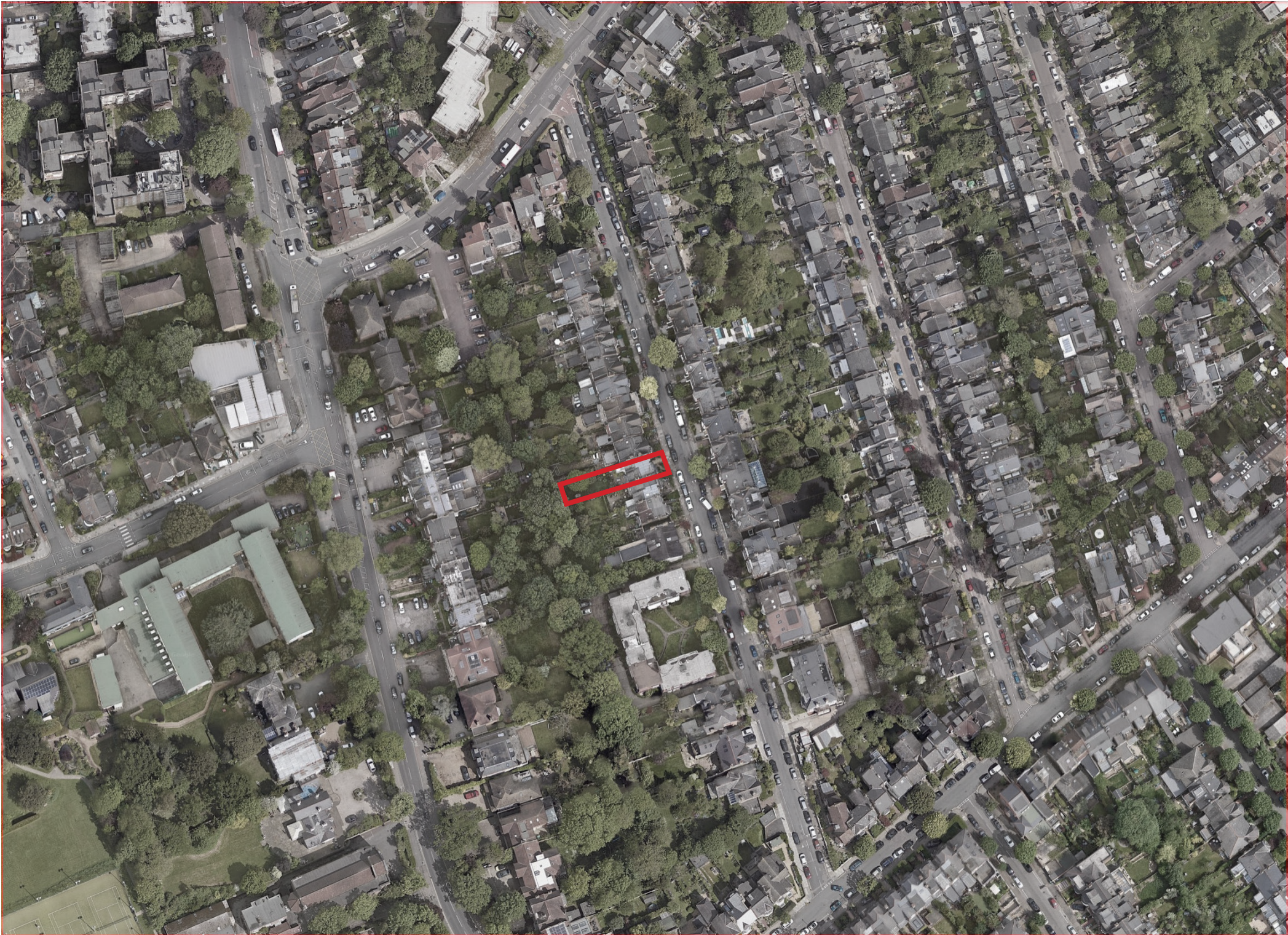
2.05 Photographs

2.0 SITE

LOCATION

The development is a terraced family home located on Muswell Hill of the London Borough of Haringey, North London. The site sits on a quiet terraced street. Its long rear garden adjacent to similar gardens on all sides.

The site is well connected to central London via its proximity to numerous bus stops and Bounds Green Underground Station as well as Alexandra Road Train Station. It is also within a short walking distance of vast and historic green spaces, such as Alexandra Park & Palace and Highgate Wood.



2.0 SITE

DESCRIPTION

17 Muswell Avenue is a Late Victorian terraced single family dwelling built between 1896 and 1914. It is part of three large adjoining Late Victorian houses. Its three storey front facade is made of red brick with rendered gables and timber sliding sashes. The property has a ground floor canted bay window and pitched roof timber porch. The house has a slate mansard roof with roof level gables.

Muswell Avenue is overall characterised by developments set back from the pavement and by small front gardens giving a consistent sense of enclosure. The majority of the houses along the street are constructed in red brick with contrasting stone or plaster detailing.

The property is not statutorily or locally listed. There are no TPO's on site and there are no statutory listed buildings in its vicinity. The building is located in Flood Zone 1 (area that has a low probability of flooding from rivers and the sea).



Site Plan



Block Plan

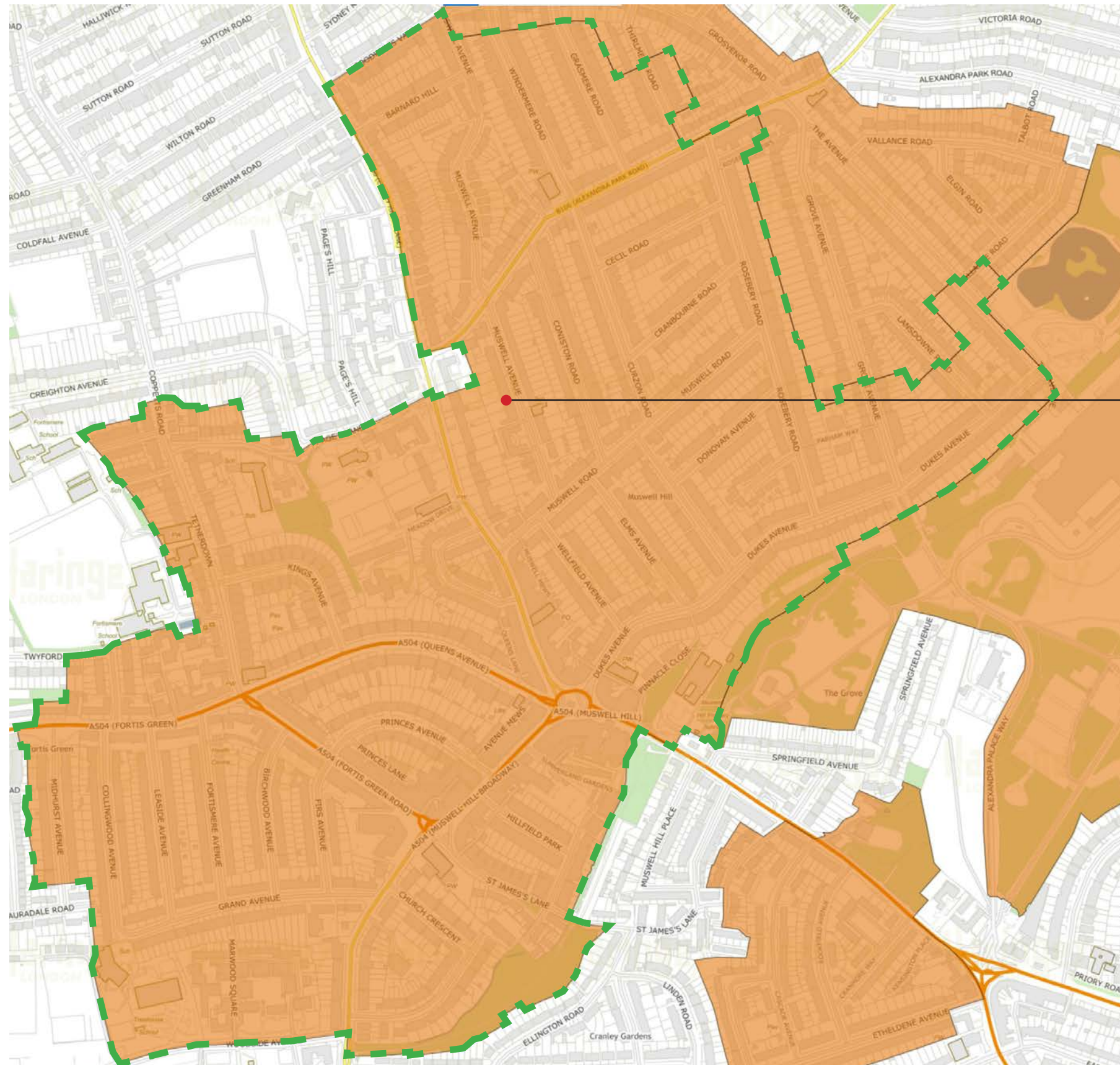
2.0 SITE

CONSERVATION AREA

The Muswell Hill Conservation Area is defined to the north by Goodwyns Vale, to the east by Roseberry Road, to the south by Cranley Gardens and to the west by the Fortismere School. The Conservation Area is notable for its well preserved Late Victorian suburb. Muswell Hill village is an Area of Archeological Importance (AAI), meaning there is considerable likelihood of archeological finds given the history of the area.

The houses along Muswell Avenue are a variety of semi-detached and terraced properties that are constructed in red brick with pitched slate roofs. Most have two storey projections with gables, deep contrasting stone heads and mullions and sash windows. Each property is separated at roof level by brick upstands which together with the chimneys create a repeated pattern at roof level. The streets have a uniform appearance created by the consistency of building form, elevation treatment and roof lines. The houses are built in red brick with contrasting white painted timber windows and detailing.

Despite the homogeneity and consistent style of the houses around and on Muswell Avenue, a number of alterations such as parapets and replacement doors and windows have added to the general detriment of the character and appearance of the area.



PLANNING PRECEDENT - REAR EXTENSIONS

3. HGY/2019/0980: 78 Muswell Avenue. Erection of a single storey rear extension.



2.0 SITE

PHOTOGRAPHS



Street views of 17 Muswell Avenue



2.0 SITE

PHOTOGRAPHS



Rear view of 17 Muswell Avenue



View of existing two storey extension

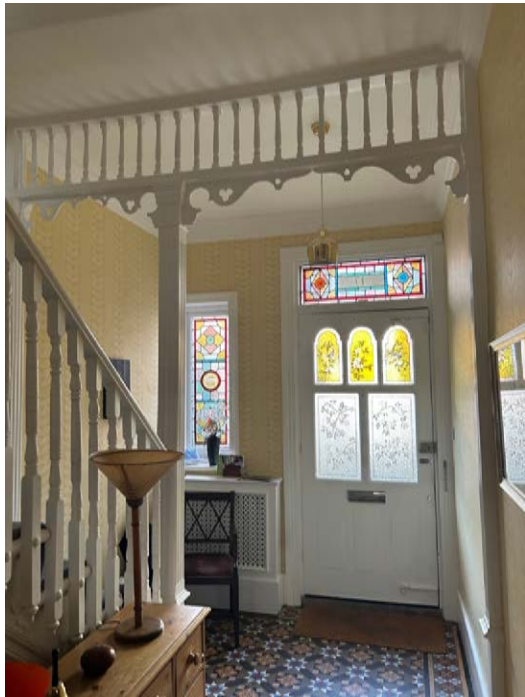


Rear views of neighbouring properties either side of 17 Muswell Avenue

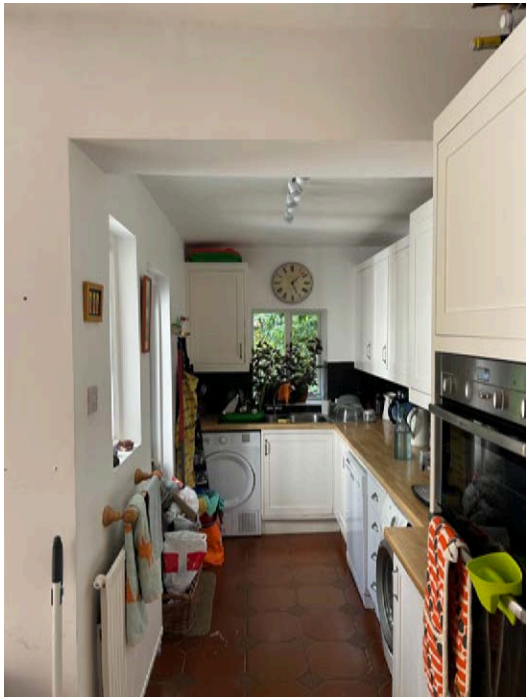


2.0 SITE

PHOTOGRAPHS



1. Entrance Front Door



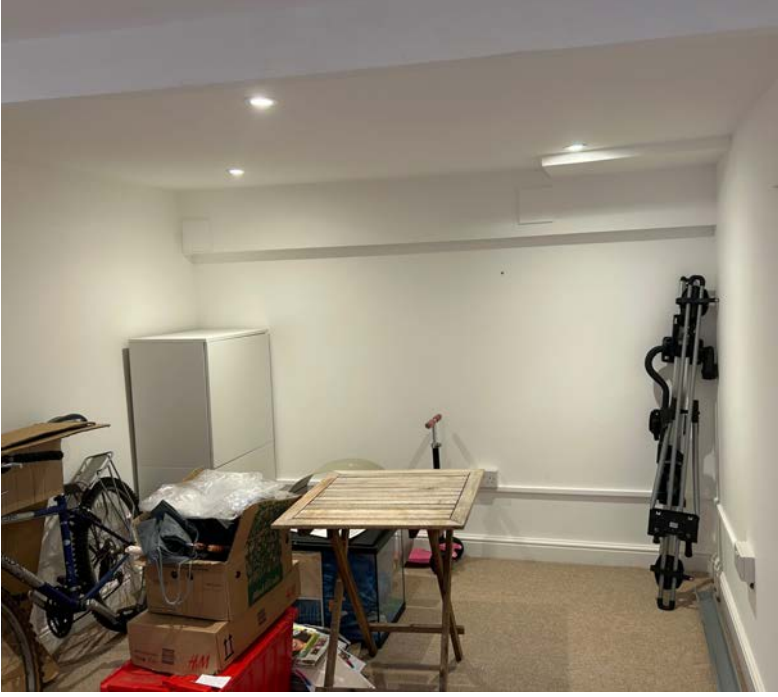
2. Kitchen



3. Kitchen from dining room



4. First floor extension conservatory study



5. Basement

3.0 DESIGN PRINCIPLES

3.01 Massing

3.02 Site History

3.03 Materiality

3.04 Visuals

3.0 DESIGN PRINCIPLES

MASSING

We began by extending the volume of the kitchen a bit into the garden on both directions to help us create a more usable space internally. The first floor study followed and with it followed the ground floor living room so that all three are interconnected in a way that creates a homogeneous design at the rear. The tall volume of the kitchen and study rotates 30 degrees to step away from the boundary wall and to face more of the rear garden and greenery. The volumes are interrupted by small windows to avoid overheating as they face south.



1. Existing conditions



2. New volumes



3. Rotate new volumes



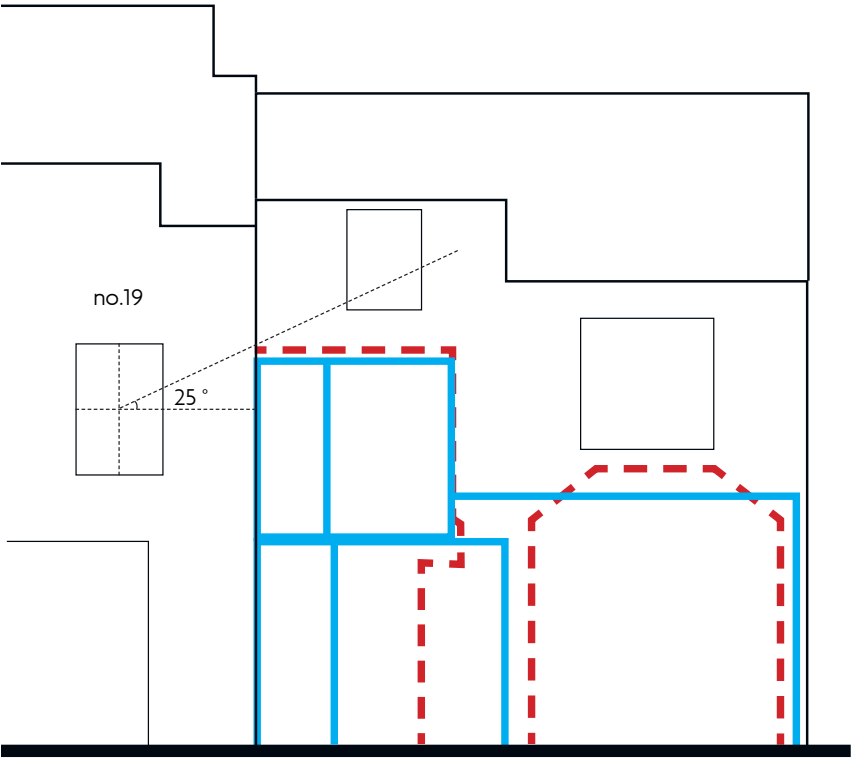
4. Openings in new volumes

3.0 DESIGN PRINCIPLES

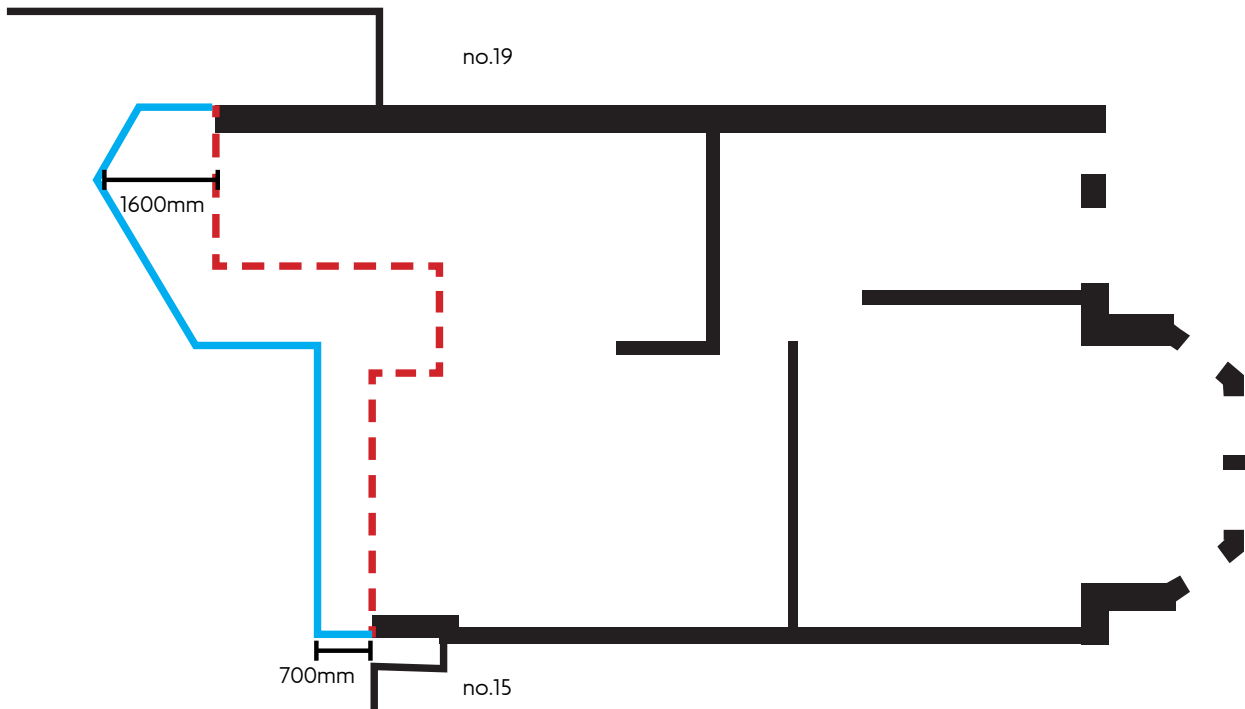
MASSING DIAGRAM

The kitchen is extending out by 1.6m and rotates to step away from the site boundary wall shared with no. 19. The first floor is respecting its footprint and wall to the neighbour and only extends out marginally on an angle to respect the 45 degree angle in plan from the neighbours window. In section the roof is flattened but sits well below the 25 degree rule from the neighbours window too. Under these rules in the BRE Guide, the proposal is unlikely to affect the diffuse daylight enjoyed by the neighbour.

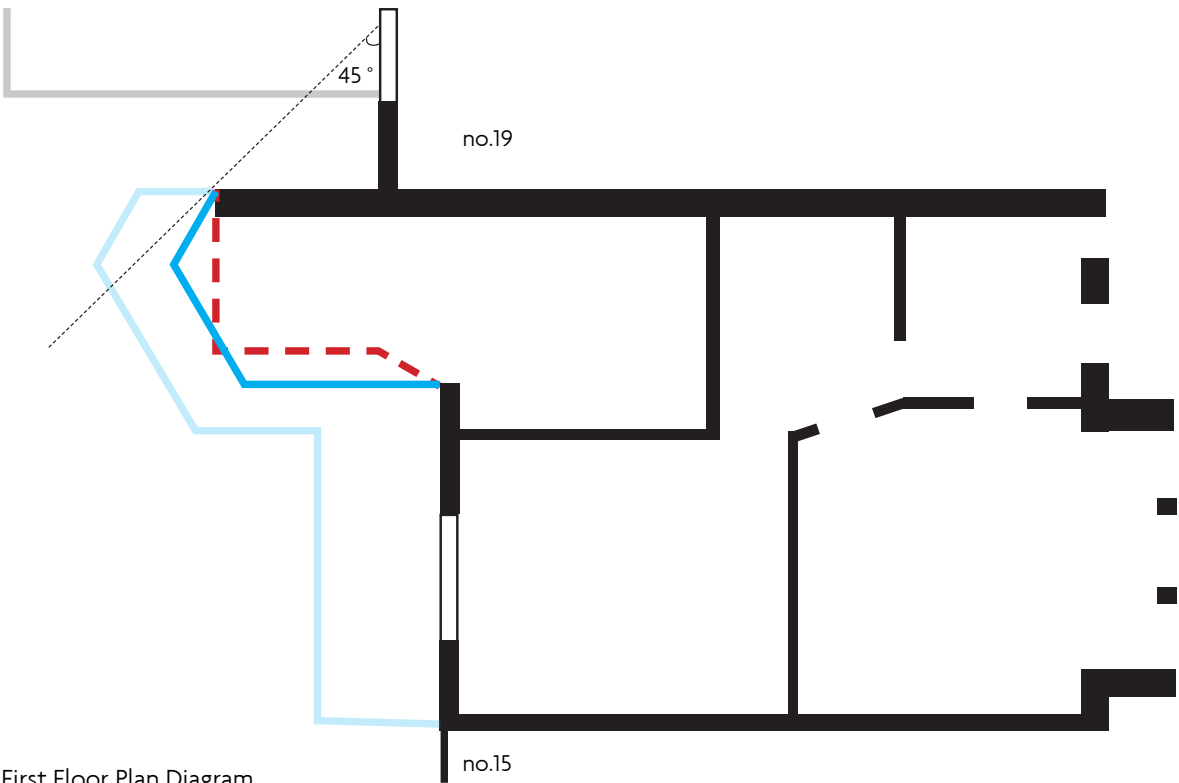
Next to these two volumes the living room window extends out slightly and onto the site boundary line, respecting the neighbour at no.15.



Elevation Diagram



Ground Floor Plan Diagram



First Floor Plan Diagram

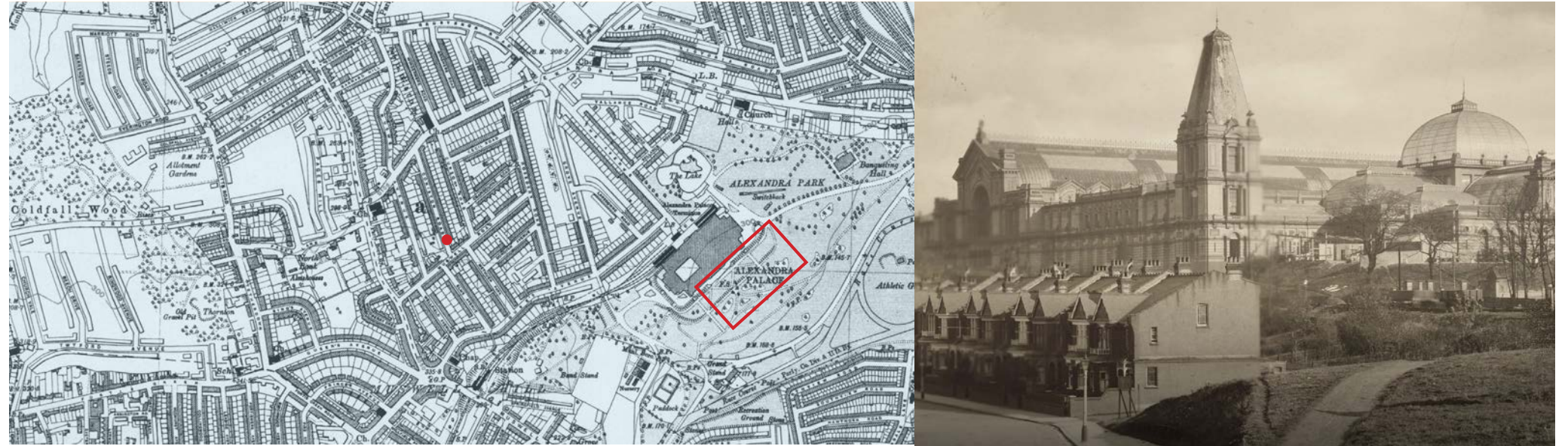
--- Existing
--- Proposed

3.0 DESIGN PRINCIPLES

SITE HISTORY

Until the 19th century Muswell Hill was a densely wooded area, with sparse inhabitation. The hilly topography and streams meant the area was avoided for development, as well as the influence of private ownership of land. The main urban feature was a major route in and out of north London which passed through Muswell Hill on what is now Muswell Hill and Colney Hatch Lane.

Major change came to the area with the construction of the Alexandra Palace in the 1870's and the railway that connected it to the rest of London. Most of the streets on Muswell Hill were laid out in a modified grid pattern following the contours of the hill. Most of the developing in the area were carried out by James Edmondson, William Jefferies Collins and Charles Rook.



Location of Alexandra Palace



Map of Highgate settlement remains and the Roman Kilns

3.0 DESIGN PRINCIPLES

SITE HISTORY

In 1962, a field survey found a scatter of Roman pottery fragments on a ridge at the northern end of Highgate Wood. These include many wasters (discarded remains of ceramic objects damaged or deformed during firing), pieces of baked clay and kiln fire-bar fragments. Ten pottery kilns and pottery dating to between AD50 and AD160 were unearthed during the excavation process.

The Roman potters chose Highgate Wood as a site for their factory because it offered fuel, water and clay to produce their pottery. The type of sandy, silty clay, which is present in the vicinity of the site, commonly called the Claygate Beds, is ideally suited for the manufacture of pottery. These kilns produced a range of kitchen and table ware for Roman households.

The earlier kilns were simple oval structures, built in ditches, with a single chamber and two flues. They were used to fire pots of clay mixed with grog. The later kilns were an updraught type, with the heat from the fire drawn up through the firing chamber to a single flue at the top. These later kilns fired more sophisticated sand-tempered clay ware that had been thrown on a wheel.



Roman Kilns and fragments of Roman pottery excavated at Highgate Woods during 1966 - 1974

3.0 DESIGN PRINCIPLES

MATERIALITY

When considering the materiality of the extension, we looked again at the site's history. Construction materials for Alexandra Palace were acquired and recycled from the large 1862 International Exhibition building in South Kensington after it was demolished. The use of recycled materials reduced waste and the amount of energy consumed.

Research into the fragments of pottery excavated at Highgate wood also reveals interesting textures and patterns. One particular style of pot readily identifiable and produced at Highgate in the later period was shaped like the seed head of a poppy. The 'poppyhead beaker' often had raised dot decorations on it which were added by using a thick slip. These references provided inspiration for the materiality of the extension.



Architecture of Alexandra Palace



Fragments of poppyhead beakers excavated at Highgate wood

3.0 DESIGN PRINCIPLES

MATERIALITY

Taking inspiration from Alexandra Palace and the Roman pottery from Highgate Wood, research was carried out to find a suitable material that could translate the pottery textures and patterns into a robust and sustainable contemporary cladding.

Stonecycling develops new and sustainable bricks from industrial and demolition waste. Their waste based brick products are made from at least 60% waste by upscaling 91 kg waste per square meter. These sustainable building materials are suitable for both interior and exterior use and are available in custom shapes, sizes, colours, and finishes.



Process of making waste based bricks at Stonecycling



Examples of colours, textures and finishes

3.0 DESIGN PRINCIPLES

VISUALS

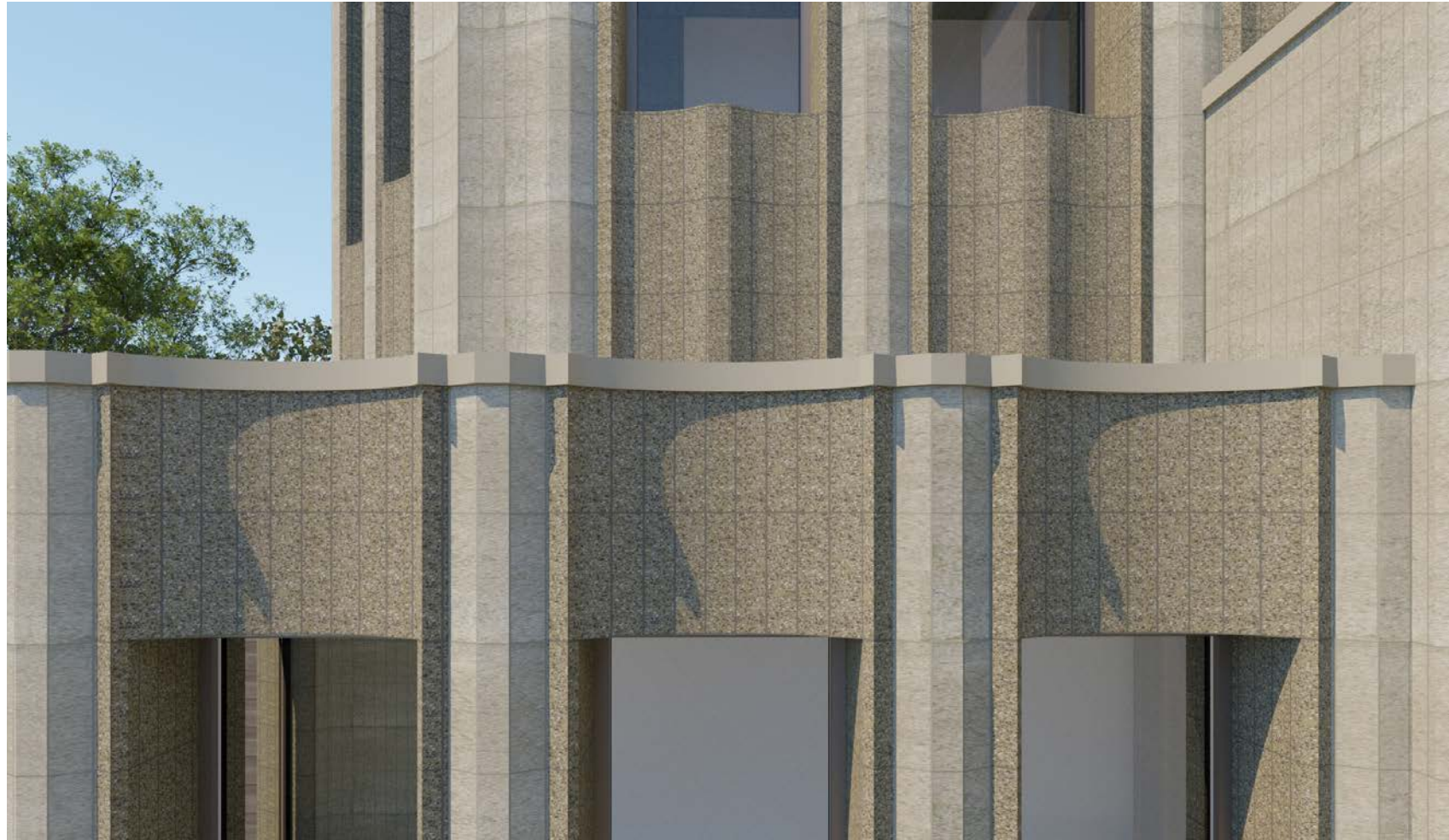
Inspired by the textures found on Alexandra Palace, the kiln forms and materiality we have added rhythm, texture and brick material to our facade to soften the overall geometry of the volumes and complement the rhythm of the windows. Two different brick shades or textures are to be used to pick up the slight curved features around the windows and living room doors, helping us meet the brief to design an environmentally friendly home.



View of rear extension

3.0 DESIGN PRINCIPLES

VISUALS



Close up view of rear extension to show materiality



View of rear extension

4.0 DEVELOPMENT PROPOSAL

4.01 Floor Plans

4.02 Elevations

4.03 Sections

4.04 Refuse

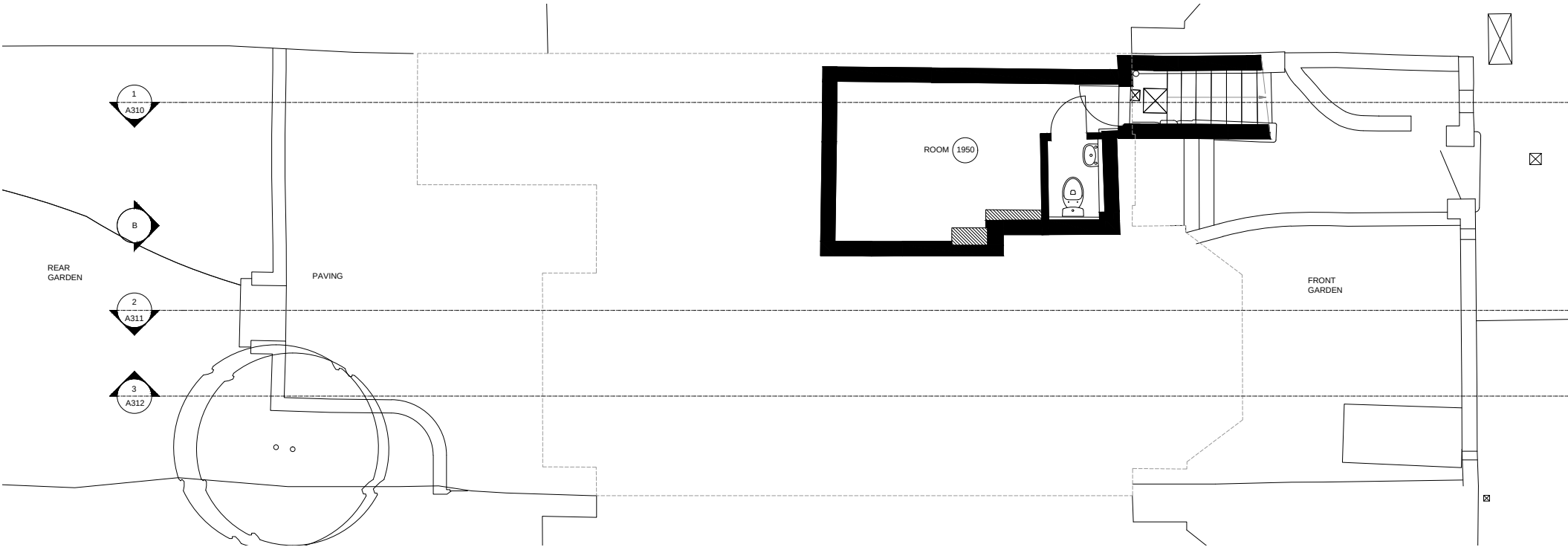
4.05 Sustainability

4.06 Access Statement

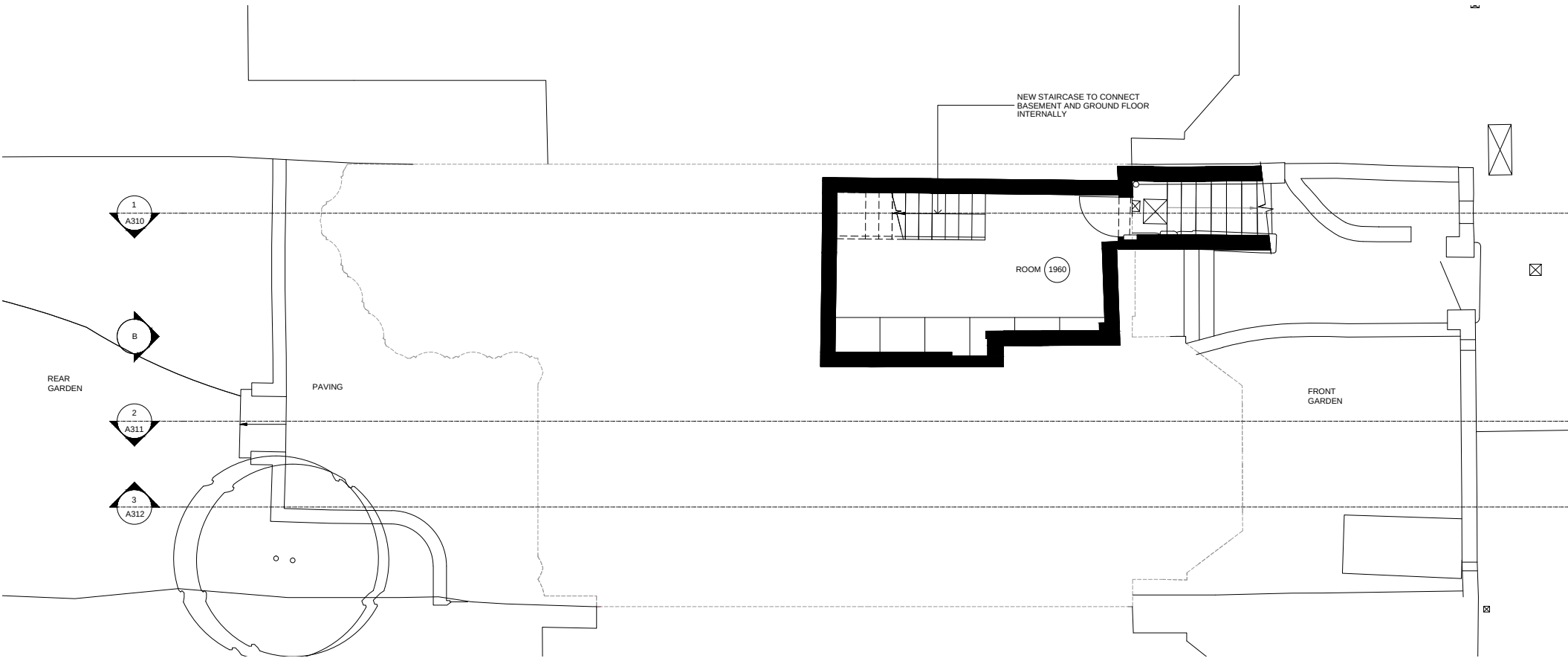
4.07 Relevant Planning Policies

4.0 DEVELOPMENT PROPOSAL

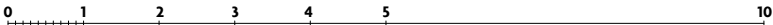
FLOOR PLANS: BASEMENT



Existing basement floor plan

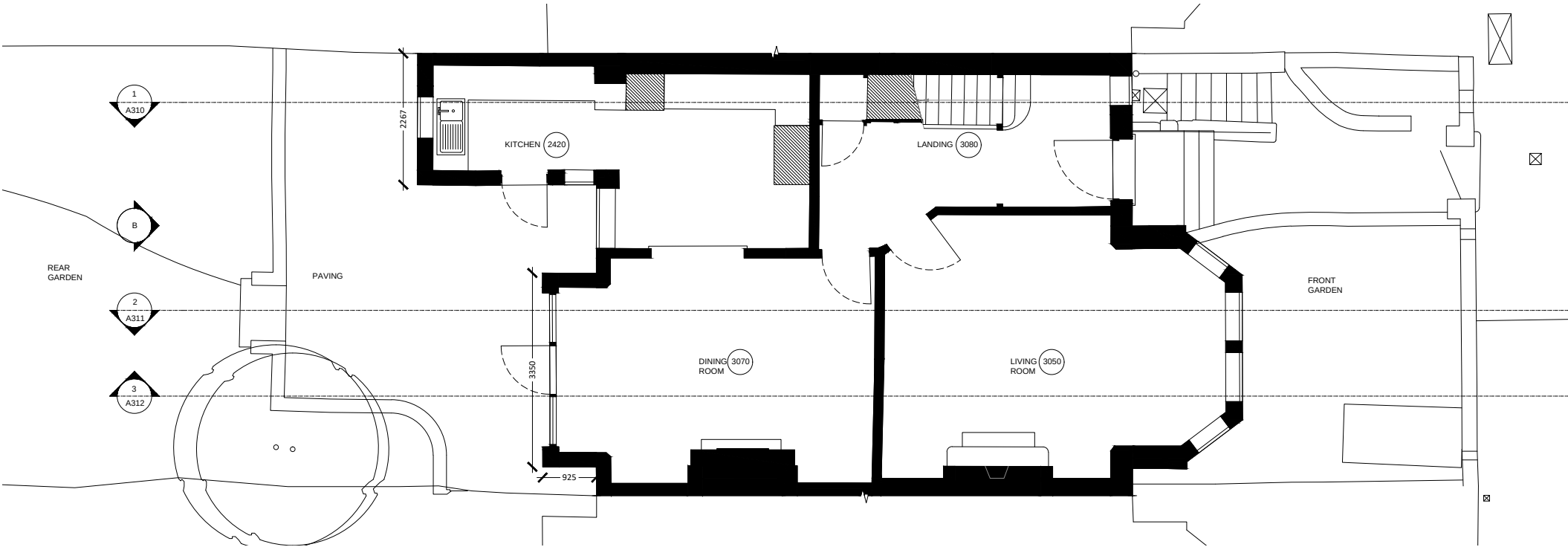


Proposed basement floor plan

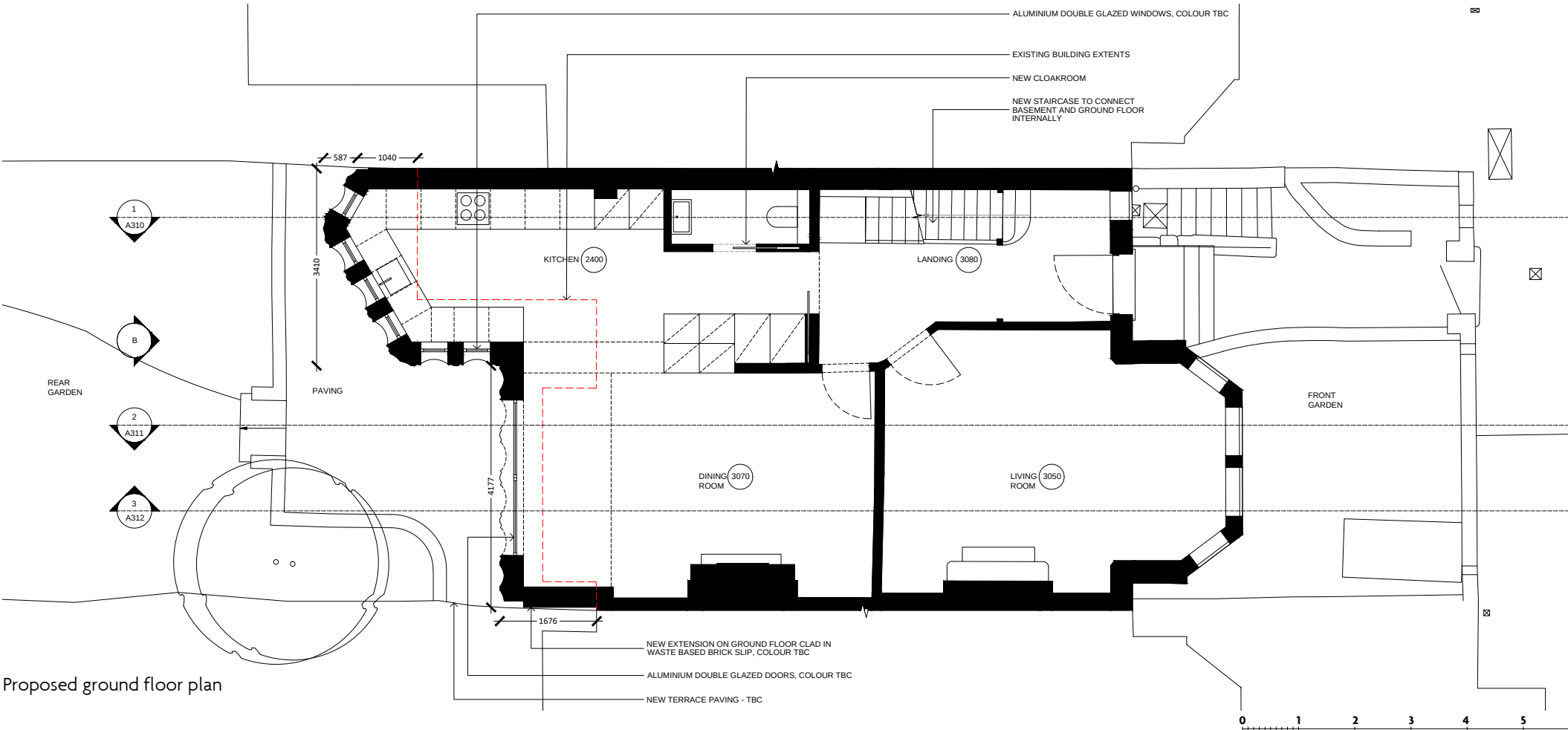


4.0 DEVELOPMENT PROPOSAL

FLOOR PLANS: GROUND FLOOR



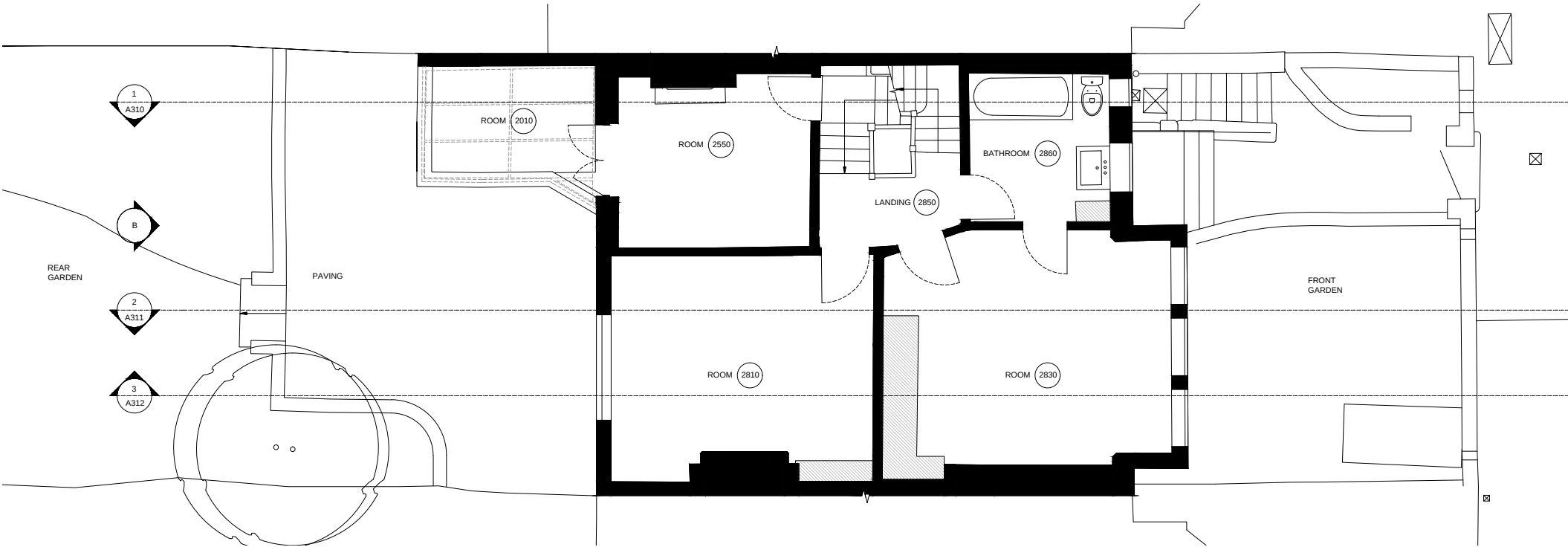
Existing ground floor plan



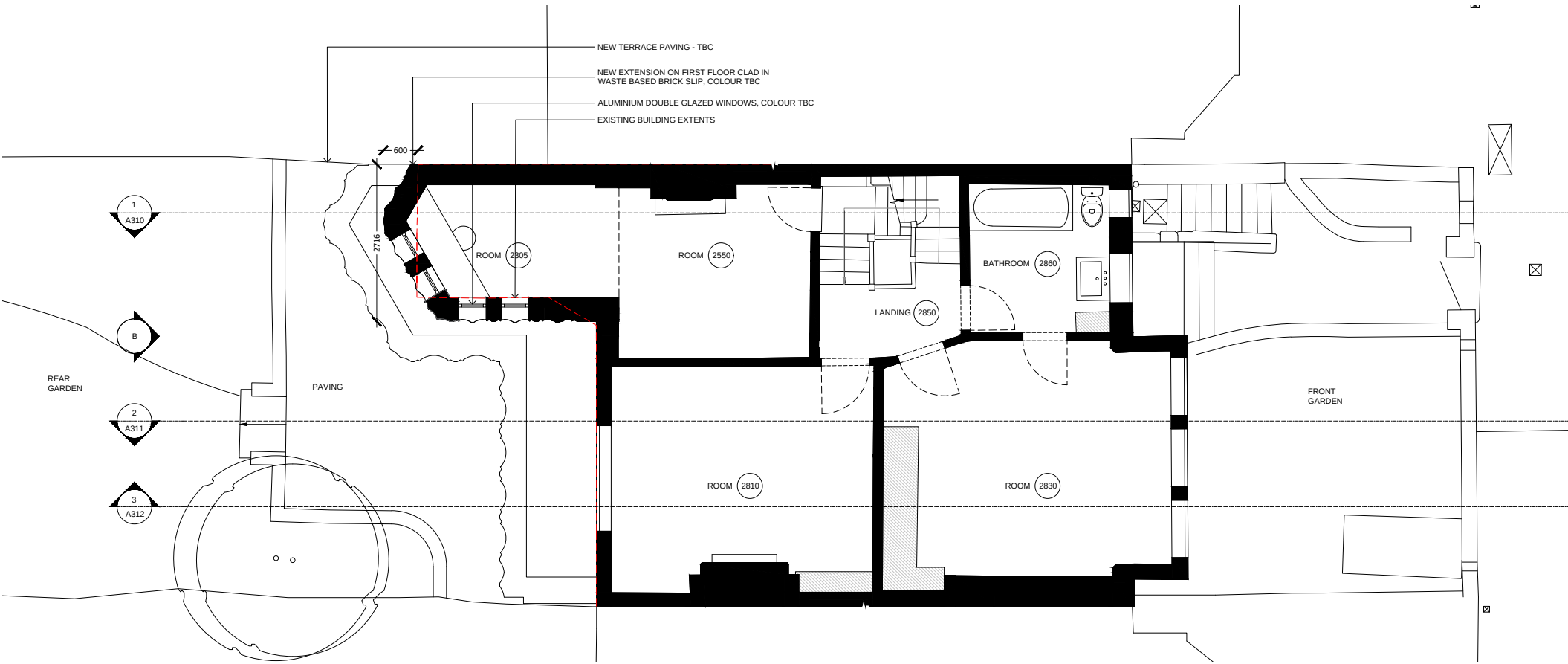
Proposed ground floor plan

4.0 DEVELOPMENT PROPOSAL

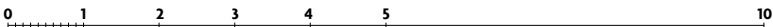
FLOOR PLANS: FIRST FLOOR



Existing first floor plan



Proposed first floor plan



4.0 DEVELOPMENT PROPOSAL

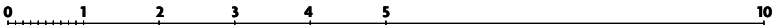
ELEVATIONS: FRONT



Existing front elevation



Proposed front elevation



4.0 DEVELOPMENT PROPOSAL

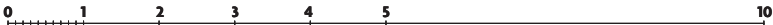
ELEVATIONS: REAR



Existing rear elevation



Proposed rear elevation



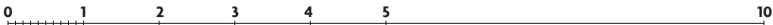
4.0 DEVELOPMENT PROPOSAL

SECTIONS: 1



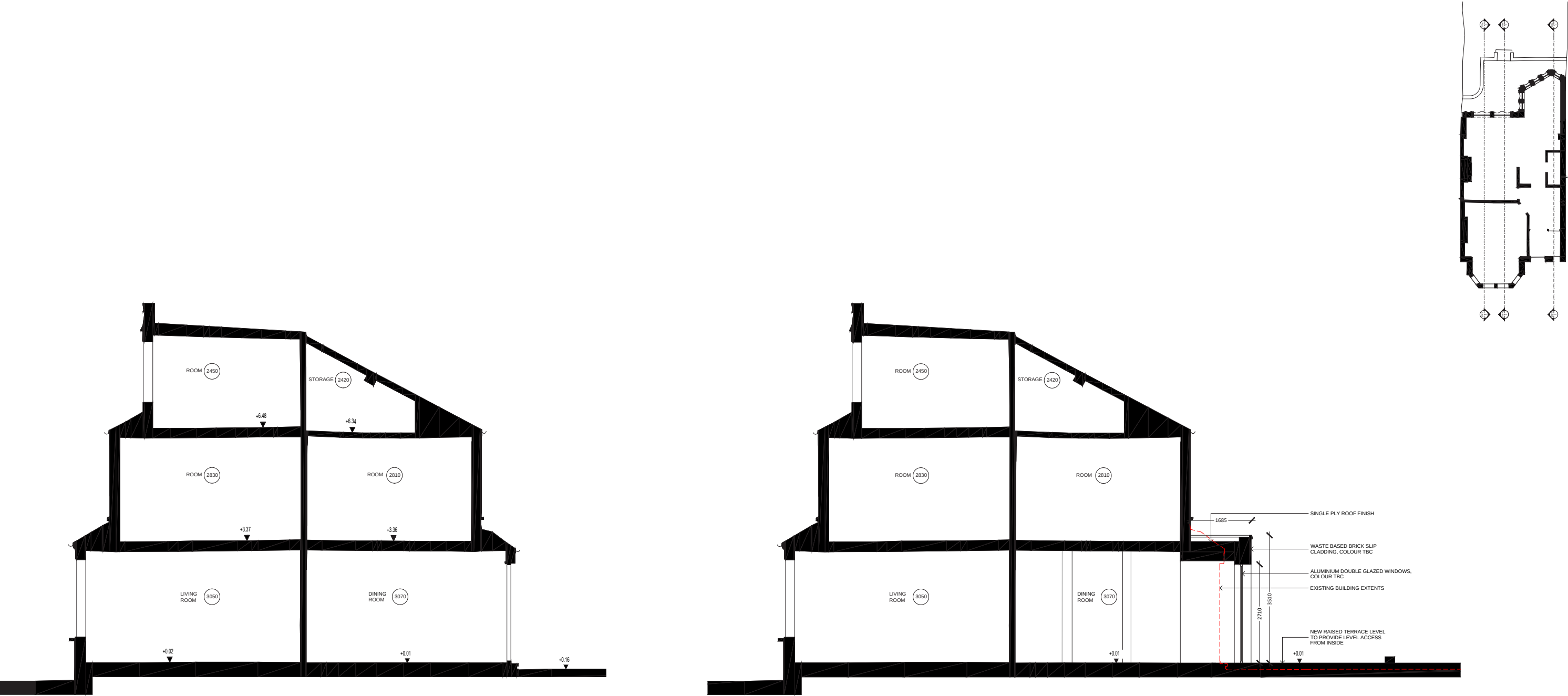
Existing section 01

Proposed section 01



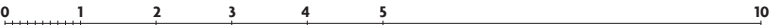
4.0 DEVELOPMENT PROPOSAL

SECTIONS: 2



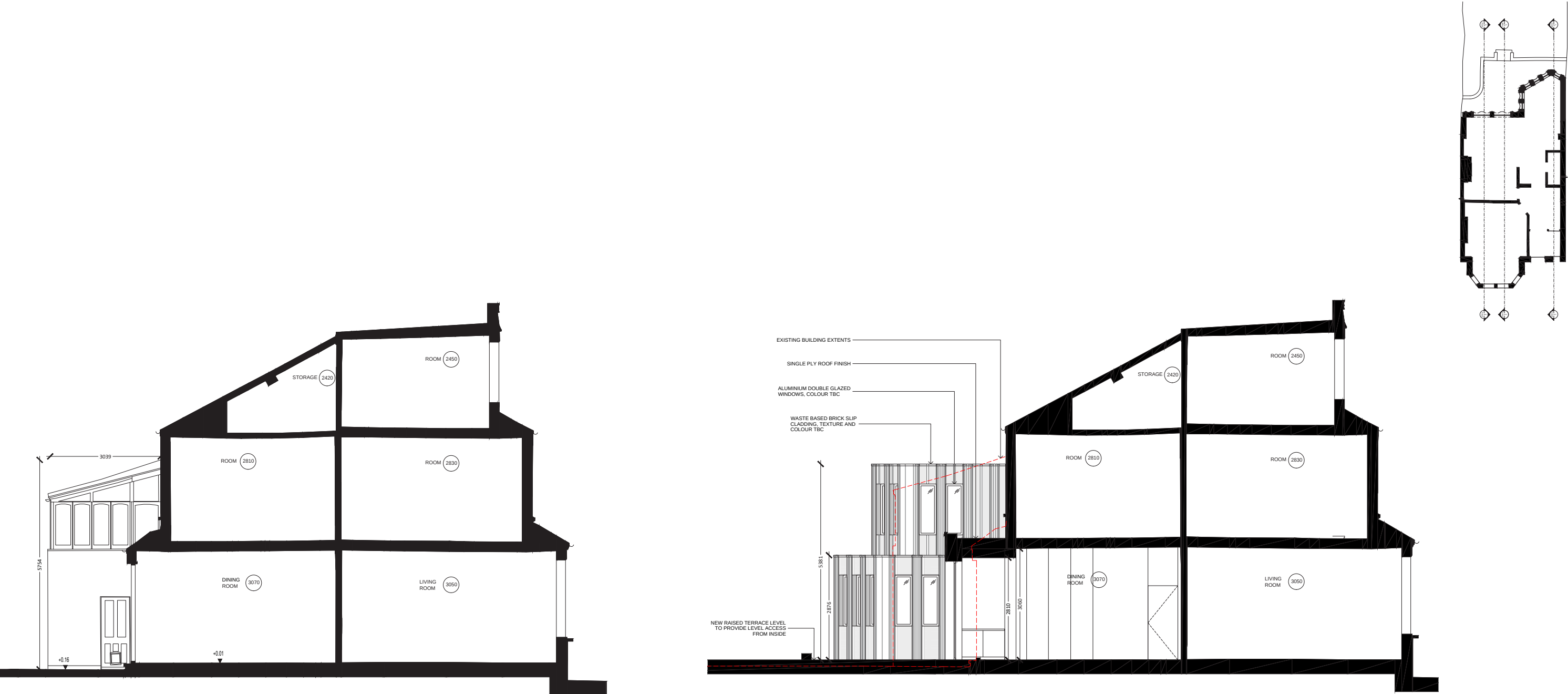
Existing section 02

Proposed section 02



4.0 DEVELOPMENT PROPOSAL

SECTIONS: 3



Existing section 03

Proposed section 03

4.0 DEVELOPMENT PROPOSAL

REFUSE

This proposal does not change the number of bedrooms of the house and will therefore not result in an increase of waste. Nevertheless, the proposed plans feature fitted kitchens that will incorporate segregated recycling and refuse bins. They will house two 60L compartments for mixed recycling and general waste, respectively, and one 7L compartment for food waste. Wheelie bins will remain in the front garden, which currently have capacity for a 240L recycling bin and a 240L refuse bin.

As is current practice, residents are responsible for bringing waste to the kerb on the Council’s allocated collection days.

4.0 DEVELOPMENT PROPOSAL

SUSTAINABILITY

The scheme implements the Mayors Energy Hierarchy by using energy efficient features such as insulation, low air permeability and high-performance glazing. In addition, natural daylight is brought into the building with new glazing, minimising the need for electric lighting. The proposed first floor volume will replace the existing fully-glazed room to reduce heat loss. Existing lighting, sanitaryware and kitchen appliances are to be replaced with energy-efficient products, which will aid in decreasing the house’s energy consumption.

Debris from construction, demolition, and industrial processes is one of the biggest waste streams in the world. In Europe, it accounts for approximately 35% of all waste generated. Recycled bricks made from a minimum of 60% waste collected from industrial and demolition sites are more sustainable than traditional bricks. They are long lasting, energy efficient, and can be recycled again when their use is over. Guided by the structural engineer, timber will be used as much as possible for the structure of the extension instead of steel to reduce carbon emission.

The internal layout alterations and extension will bring this Late Victorian house up to date to accommodate a growing family in the 21st century. Refurbishing existing housing stock is a sustainable form of development.

4.0 DEVELOPMENT PROPOSAL

ACCESS STATEMENT

Access from the front will remain unchanged. Removal of the existing kitchen wall will provide access to the kitchen from the entrance landing. Existing access door from the kitchen to the garden will be removed. The rear extension will now provide step-free access to the garden through hinged doors. Garden levels will remain unchanged.

A new flight of stairs will connect the ground floor landing to the basement to provide additional access internally.

4.0 DEVELOPMENT PROPOSAL

RELEVANT PLANNING POLICIES

1.0 The Proposed Development

1.1 The proposed development extends the rear side of the existing building to provide additional habital space.

1.2 The host building is a Late Victorian terraced single family dwelling located in a Conservation area.

1.3 The proposed extensions maintain subservient positions to the host building due to their scale, height, and massing.

1.4 The amenity of neighbours remains unchanged. Views from neighbouring habitable windows are protected.

2.0 The National Planning Policy Framework 2019 (NPPF) sets the context for local planning policy and decisions. NPPF policies of note in regards to this proposed development are as follows:

- NPPF Paragraph 130 states that ‘design should not be used by the decision-maker as a valid reason to object to a development’. It encourages ‘outstanding or innovative designs’ which ‘help raise the standard of design more generally in an area’ and should allow for ‘a suitable degree of variety where this would be justified’. For reasons justified in this DAS, the proposal’s architectural response is right for this location and the proposed development complies with national and local policy.
- Paragraph 131 goes on to state that ‘in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area.’ This DAS has demonstrated how the design is sustainable and of a high quality design.

- Section 12 encourages the creation of high quality buildings and points out that good design is a ‘key aspect of sustainable development.’ This proposal adds visually attractive, good architecture with well-thought out layouts, raising the standard of design in the area.
- Section 12 also states that policies and decisions should ensure that developments are ‘sympathetic to local character and history’ whilst ‘not preventing or discouraging appropriate innovation or change.’ This proposal is inspired by traditional and local materials and forms, thus grounding a contemporary design in the specific history of this property and its surroundings.

3.0 The London Plan 2021 sets out a spatial development strategy for Great London.

- Policy D6 places significance on high quality design with comfortable and functional layouts which are fit for purpose. This proposal seeks to deliver a high quality, architect-designed extension which creates a more functional layout within this Late Victorian home, suitable for a modern family.

4.0 DEVELOPMENT PROPOSAL

RELEVANT PLANNING POLICIES

4.0 Haringey’s Local Plan 2015 sets out policies and guidance for the development of the borough.

- Policy DM1 sets out guidelines to delivery high quality design that is compatible with, and contributing to, the distinctive character and amenity of the local area. This proposal has maintained the front facade of the host building, therefore leaving the traditional streetscape unaltered. The extensions at first and ground level are obscured from view from the public realm, and only partially visible from neighbouring buildings. Despite the rear alterations’ restricted visual impact, the proposal has nonetheless taken into consideration scale, height, mass and form in order to sensitively respond to its context. Its thoughtful use of materials and finishes are further evidence of a high quality design bringing value to the host building.
- Policy DM3 states that all dwellings should provide a reasonable amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development. The proposal has no facing windows to 1st floor habitable rooms of neighbouring homes. Privacy to neighbouring properties is unaffected by the proposal.
- Policy DM18 states that alterations and extensions will be required to be of a high, site specific, and sensitive design quality, and complement the form, setting, period, architectural characteristics, detailing of the original buildings. High quality matching or complementary materials should be used in relation to the context. This proposal has been designed to be complementary to the

architecture of the existing building through a subservient scale and high quality materials and detailing. The contemporary material proposed for the rear extension is complementary to the existing building. The design, height, scale, proportion and form are all appropriately considered for the context. The rear extension provides step-free access from the main living/dining area to the garden.

5.0 Muswell Hill Conservation Area Character Appraisal sets out general guidelines for the area.

- Guideline 13.1 states the importance of good design that takes full account of the historic environment when considering proposals affecting the Muswell Hill Conservation Area. The use of good external materials, in particular good quality facing brickwork, is of the greatest important. This DAS has illustrated the high quality material proposed and how the design is rooted in the site’s historical context

5.0 CONCLUSION

Although a contemporary design, the rear extension proposal makes appropriate reference to the history of the surrounding context, while also recognising and responding to the unique qualities of the site. The composition and detail would create a unique, high quality design that compliments and enhances the host building and its surroundings.

bureau de change