

Owain Williams Architects

Planning Statement:

Flat 3, 64 Muswell Road, London N10

Planning Issue: March 2024

This statement is written by Owain Williams Architects in support of a planning application made with regards to a new rear-facing loft dormer extension, which is proposed to serve the already-converted loft space and will adjoin an existing dormer structure which provides access via a staircase.

Existing Condition

64 Muswell Road is situated within the Muswell Hill Conservation Area. It is not Listed nor a Local Listed Building of Merit. It is located on the south side of Muswell Road and falls within a series of properties consistent in scale and appearance; nos. 40 to 44 and 52 to 90 (even). They are notable for their double-frontages, are consistently two-storeyed and built in red brick, with contrasting heads and sills. 64 is notable in that it has been painted white.

The existing building is comprised of three dwellings, with flats 1 and 2 being located on the ground floor, with flat 3 occupying the first floor and the converted loft space.

It is flat 3 that is subject to this application.

Planning Context

There are a number of properties on Muswell Road that have been granted planning permission for similar developments in recent years. Some examples are included here:

86 Muswell Road, N10 2BE
Proposed single-storey ground floor extension and loft conversion with rear dormer extension and front rooflights
Planning Ref: HGY/2023/0290

78 Muswell Road, N10 2BE
Rear extension and loft conversion with dormer.
Planning Ref: HGY/2021/1539

72 Muswell Road, N10 2BE
Demolition of rear conservatory and replacement with single storey rear extension and side return, alterations to existing rear roof to enlarge existing central dormer window and reconfiguration of roof windows to front roof slope.

Planning Ref: HGY/2015/1028

40-42 Muswell Road, N10 2BG
Retention of rear dormer roof extensions built larger than approved under planning permissions HGY/2014/2045 (40 Muswell Road) and HGY/2014/1395 (42 Muswell Road).
Planning Ref: HGY/2020/1138

Proposals: Design & Materiality

The proposed dormer is to be clad in zinc to give a high quality appearance to the new addition. The existing rear-facing dormer, which contains the staircase providing access to the loft, is to be re-faced in zinc for consistency of materiality, in place of its unattractive red hanging tile and led cladding to ensure a consistency.

The new dormer is to step back 300mm from the eaves line. It is set down from the ridge line, and will adjoin that of the existing stair dormer.

The dormer has also been set in by 500mm from the party wall line to make legible the original form of the roof.

Summary

Proposals are consistent in scale, materiality and design with those approved elsewhere along Muswell Road.

Care has been taken to preserve the subservience of the dormer within the roof slope as described in the above statement through form, design and materiality.

As such, approval for this additional dormer is respectfully sought.