

Job Ref: 789  
Feb 2024  
Rev: /

## 1.0 Introduction

This report has been produced by Paul Archer Design on behalf of our clients Mr. & Mrs. Ditiatov and Astashonak to describe the works proposed to no.125 Dukes Avenue, N10 2QD.

It is essentially a resubmission of the approved, with conditions, Householder Application HGY/2017/3242 granted 02/01/2018. *Please note works were not started and this permission is no longer in effect. Please also note the change in Architects. The crux of the design remains the same but with minor differences to reflect the new Client-Architect relationship.*

The works propose to demolish the existing uPVC rear conservatory and reconfigure the internal ground floor to make way for a contemporary full width ground floor rear extension, keeping the existing side garden access. An open plan kitchen / living space will be created, better suited to modern family living.



No. 125's Existing Front Elevation

125 Dukes Avenue

London  
N10 2QD

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125 Dukes Avenue, N10 2QD

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## 2.0 Analysis of building and context

### *2.1 Architectural Characteristics and Historical Value*

No. 125 is an end of terrace, single-family dwelling house over three floors; ground floor to second floor. It is located on the north side of Dukes Avenue at the junction with Lansdowne Road. Houses are lower in height than the south side, due to being generally at grade with the road. However, there is greater variation in detailing of the elevations along this side.

Properties along Dukes Avenue are typically consistent in details, with retention of timber doors with stained glass panels, repeated use of window frames with upper sashes subdivided by small glazing bars, and front boundary walls defining the street. All of which are present at no. 125 Dukes Avenue.

In keeping with the street no. 125 is constructed in red brick with rendered upper floors and pitched tiled roof. It has a two-storey splayed bay consisting of five windows, with a wide, part-timbered, part-rendered gable end above that is set back. There is a smaller oriel bay on the first floor above a lean-to-porch with decorative timber.

### *2.2. Conservation Area Considerations*

No. 125 is situated within the Muswell Hill Conservation Area, in the north-west corner of the borough of Haringey. It is neither Listed nor a Locally Listed Building but is considered to positively contribute to the Conservation Area's overall character and appearance.

### *2.3. Surrounding Environment and Neighbouring Properties*

Dukes Avenue is a long wide road extending down from the town centre of Muswell Hill in the west to Alexandra Park in the east. It falls and rises, creating changing vistas along its length. The long views of Alexandra Palace from the brows of the hills are of particular importance.

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## 2.0 Analysis of building and context

No. 125 is the end of a block of six terraced houses consisting of nos. 125 to 135 (odd), located at the eastern end of Dukes Avenue. Apart from the end terraces the rear elevations typically have a two-storey closet wing. Most of the properties have further extended at the rear, at ground and roof level, in multiple ways of varying depths, widths and height:

infill single storey extension no. 133  
half width single storey extension & dormer nos. 125 & 127  
full width single storey extension & dormer nos. 129, 131 & 135

*Please note that this list is not exhaustive & information has been sourced from Google Maps.*

At the time of writing there is a planning application in process for neighbouring property no. 127 Dukes Avenue HGY/2023/3369 to build a side extension at the rear creating a full width rear extension.

No. 125 is in the minority being one of the few properties yet to extend at the rear to create a full width single storey extension.

The rear elevations are finished either as buff London Stock or painted white in a small number of cases.



Birds eye view of No. 125 Dukes Avenue, N10 2QD



Looking towards neighbour 127 Dukes Avenue closet wing & existing rear elevation to 125 Dukes Avenue

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3.0 Design Proposal

Our clients necessitate a modernised layout to accommodate their family's evolving needs more effectively.

The existing thermally inefficient uPVC rear conservatory will be demolished to make way to create a full width ground floor single storey rear extension. The existing side garden access will be maintained.

The proportions of the formal living space at the front of the property will be retained, in keeping with the type and style of building, and can be closed off from the back of the house. The proposed extension allows for an open plan family space accommodating kitchen/living/dining/play to provide the varying spaces a young, growing family requires.

Height of the extension is to line through with the existing stepped façade brick detail on the side elevation. Brick will be to match existing with portions of the rear and side elevations of the extension to be patterned brick. The existing property has a rich palette of red tones and textures highlighted by the variety of brickwork, brick detailing and tiled roofs. The proposed patterned brick elements will complement existing architectural features and add interest to the massing of the extension.

The proposed windows and rooflights will be aesthetically minimal, working with the existing side windows, to maximise light into the deeper plan.



*Proposed rear elevation –  
(ref. 789.213 in application)  
Neighbour has not been surveyed*

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#### 4.0 Relevant Policies

*London Borough of Haringey Conservation Area No. 3 Muswell Hill – Conservation Area Character Appraisal, adopted Feb 2008*

*Haringey Local Plan Strategic Policies 2016 – 2028 (map), adopted July 2017*

*The London Plan 2021*

#### Article 4 Directions

At the time of preparing this document there is no current or proposed Article 4 Direction.

#### 5.0 Tree Report

No results found on [publicregister.haringey.gov.uk](http://publicregister.haringey.gov.uk) in relation to Tree Preservation Orders for No. 125 Dukes Avenue.

#### 6.0 Recent Planning History

As previously stated, a conditional Notice Of Planning Permission (Householder Application) HGY/2017/3242 issued 02/01/2018 submitted by Lamp Architects has lapsed. Works were not started, and the permission is no longer considered to be in effect.

#### 7.0 Precedents

- Planning Ref. for 127 Dukes Avenue, N10 2QD: HGY/2023/3369 Single storey ground floor side extension to rear of property. Application status - recommendation made.
- Planning Ref. for 160 Dukes Avenue, N10 2QB: HGY/2015/3649 Replacement of the existing conservatory and terrace extension with a full width ground floor level extension and repairs to elevations. Decision - Approve with conditions. *Planning application and subsequent works to completion were successfully carried out by Paul Archer Design. Photograph of completed rear extension on next page.*

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## 8.0 Practice Profile

Paul Archer Design are an architectural firm formed in 1999, specialising in bespoke architectural and interior design. Our focus is on high quality residential projects with a commitment to well considered contemporary design. The quality of our work in this sector is recognised in the widespread publication of completed projects as well as the number of design awards received.

Approximately 90% of our projects are refurbishments, alterations and extensions to historic, often Listed buildings. We have established a good reputation in adapting and enhancing the historic fabric and integrating elegant contemporary design within similar settings in central London. We are often retained throughout the build process ensuring that details are executed in the specified materials and as per the agreed drawings. Included below are examples of some of our built projects which have relevance to this project.



*Work Sample 1  
160 Dukes Avenue, N10 – Rear extension, Haringey*

*Work Sample 2  
Burma House – Rear extension, Hackney*

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