

Design and Access Statement
Including Heritage Report and
Photographic Survey

Listed Building Consent for:

119 Muswell Hill Rd, Muswell Hill,
London N10 3HS

Prepared by Easton Design Office
10th June 2024 (Rev A)



1.0 Introduction:

1.1 This statement has been prepared to accompany the Listed Building Application for 119 Muswell Hill Road London N10 3HS.

1.2 The property is Grade II listed and lies in the Muswell Hill Conservation Area.

1.3 This application is for the replacement of the shop front to provide access into the unit. Currently the site is part of Planet Organic (next door) and access is only available through the main store of which it was previously a part of (see planning application HGY/2018/2049 and HGY/2018/2046). This application seeks to re-establish access from the street.

New signage is proposed however this will consist of replacing the awning to suit the new brand and non-illuminated signage behind the glazing line.

A simple internal fit-out is proposed with new electrical and HVAC services using the existing incoming supplies. Internally there will be a new coffee counter, fitted and loose furniture and decorations.

Refer to drawings and section 5.0 for further details.

2.0 Site Location and Surrounding Context

2.1 The application property 119 comprises three storeys and forms part of a parade with 111-117 to the south and 121 to the north sides. There are two storeys of residential accommodation above ground floor.

2.2 The ground floor retail units have undergone development over time. No. 119 comprises a modern shop fit out and shopfront (installed in 2018). The complete parade underwent substantial redevelopment during 2014/2015, when the facades were largely retained and repaired, and a large extension was erected at the rear.

2.3 The property is Grade II listed as part of a group 107-123 Muswell Hill Road. Listing: 1362079.



Overhead view



Street View

3.0 Heritage Report.

- 3.1
- The shops have curved projecting pilasters between each unit, clad in faience and resembling the forms of the adjoining former Odeon. The shop fronts have been largely obscured or replaced by later fascias. It is apparent that only the main tiled band above the shop front and ribs between have been retained. There are no projecting signs.
- 3.2
- Internally, there is nothing of special architectural interest, the walls are partially blockwork and no decorative features remain.

4.0 Relevant Planning Policies.

- 4.1
- National Planning Policy Framework (NPPF) (Adopted March 2012. Paragraph 14 of the NPPF states a presumption that approving developments that accord with the development plan should be done without delay.
- 4.2
- The Development Plan for Muswell Hill is contained within the UDP for the borough, sponsoring growth and job creation.

5.0 Proposals

- 5.1
- Shopfront:
- 5.1.1
- The original tiled pilasters and frieze above are to be retained, no works are proposed to the architectural elements of the building.
- 5.1.2
- The existing shopfront awnings are to be retained, the fabric will be replaced with new brand colours and logos. The awnings boxes will be retained.
- 5.1.3
- The existing aluminium framed shopfront will be removed and replaced with new with full width bi-fold doors (opening inwards), of a similar design. This will also allow wheelchair access into the unit from street level (currently there is no access into the unit). The store riser will be adjusted to allow for level access to the right-hand side of the shopfront. The store riser is a clad concrete base.
- 5.2
- Internal Works:
- 5.2.1
- Existing timber parquet floor to the sales area to be retained and refurbished. The back of house flooring is old vinyl, which will receive a new vinyl safety floor with new skirtings.
- 5.2.2
- Existing walls to be retained and re-painted. Existing dado panels to be removed, walls to be made good and painted. The dado panels are not an original feature and are inconsistent.
- 5.2.3
- Existing ceilings to be retained and repainted. New suspended spotlights and pendants fixed to existing soffit. Cabling to be surface mounted
- 5.2.4
- New wall lights, fixed to existing walls (walls to be chased to allow for new cabling). New surface mounted electrical and data points.



View from street

5.0 Proposals

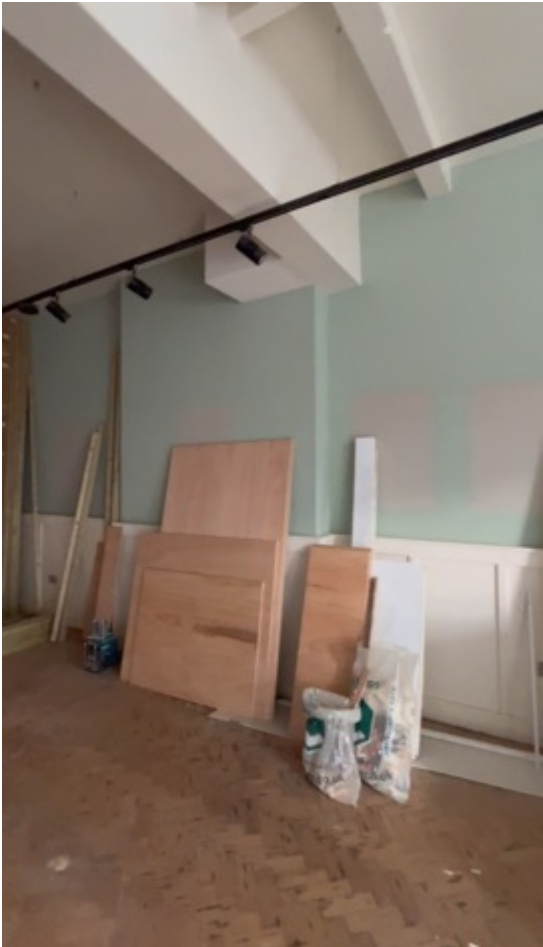
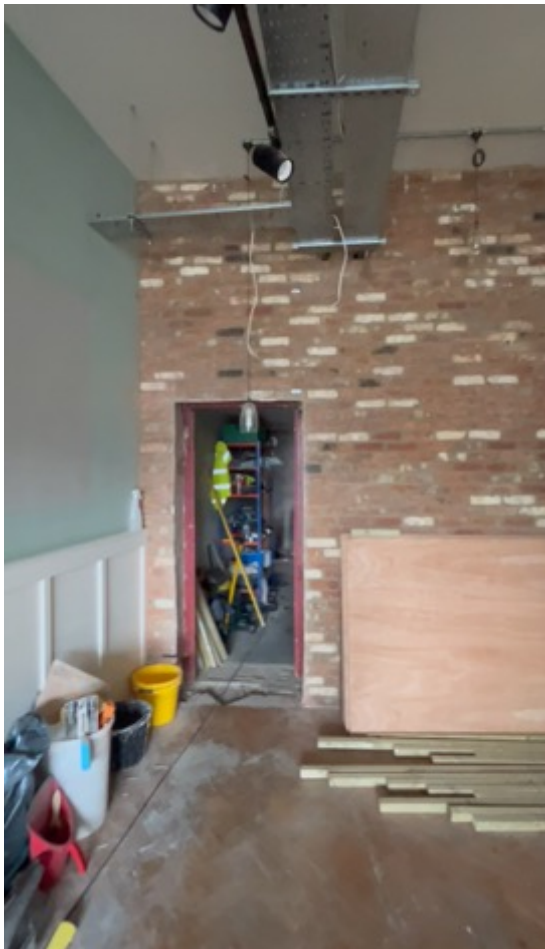
- 5.2
- Internal Works (continued):
- 5.2.5
- New suspended a/c units in similar location to previous tenant’s unit. To be suspended from soffit and all pipework on suspended cable trays. There will be additional items such as smoke detection, emergency lighting and extract which will be surface mounted and penetrate through the rear wall to the back of house areas. The condenser positions to the rear of the unit. (see planning application HGY/2018/2046) will be re-used.
- 5.2.6
- New coffee and food serving counter. Existing plumbing to the party wall to be re-used.
- 5.2.7
- New accessible WC in the back of house area, this will also use plumbing and water supply services with the unit.
- 5.2.8
- Free standing furniture and fixed banquet seating as shown. There will also be wall mounted units for retail purposes, internal menu boards and general storage units.

6.0 Photos.



External

6.0 Photos.



Sales Area

6.0 Photos.



Back of House



Sales Area

