

Our Ref: REA/665/DAS

23rd April 2024

Design and Access Statement for proposed new single storey rear kitchen extension to 60 Muswell Road, London N10 3JR.

This Design and Access Statement (DAS) supports our planning application for the proposed single storey rear kitchen extension together with internal alterations to 60 Muswell Road, London N10 3JR (refer to plates 1 to 4).

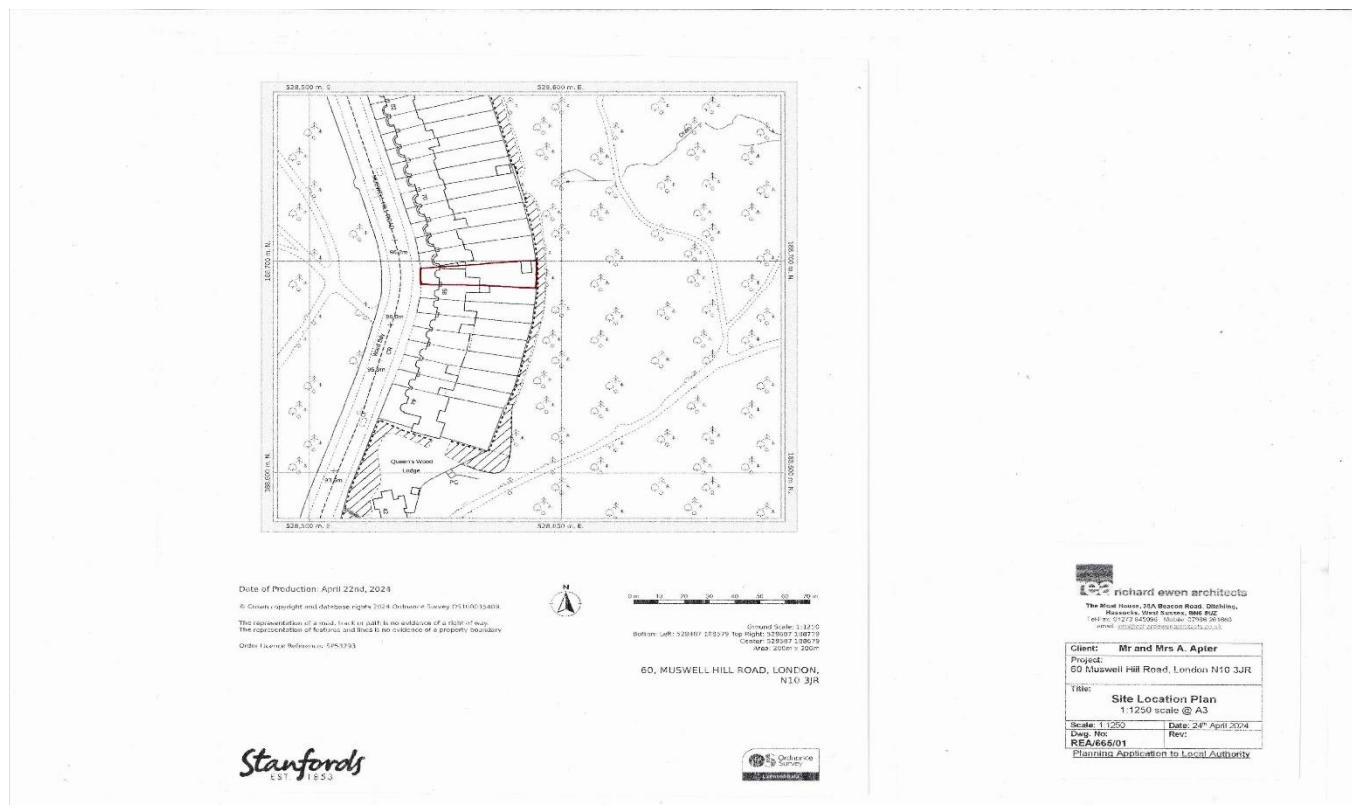


Plate 1: 60 Muswell Hill Road – Proposed Site Location Plan.

Description

The property is early Edwardian, built in the early 20th Century, a large 4 storey, 5 bedroomed substantial terraced family house, set back from Muswell Hill Road in a woodland siting with a split-level basement kitchen accessed to a large rear east facing garden. The house is constructed in a red/ brown stock brick with a clay tile roof and Victorian-style sash windows and elaborate brick and stone detailing to the

street façade. The existing 1970's built flat roof rear extension comprises double glazed aluminium slide doors with a white painted rendered finish, together with a wrought iron spiral staircase access to a roof terrace.

The surrounding area is residential with a mixed variety between dwellings in character and appearance. 60 Muswell Hill Road is situated in a slightly elevated position within Muswell Hill Road, with its rear east facing garden with commanding outstanding views over Queens Wood. The site is not located within a Conservation Area.

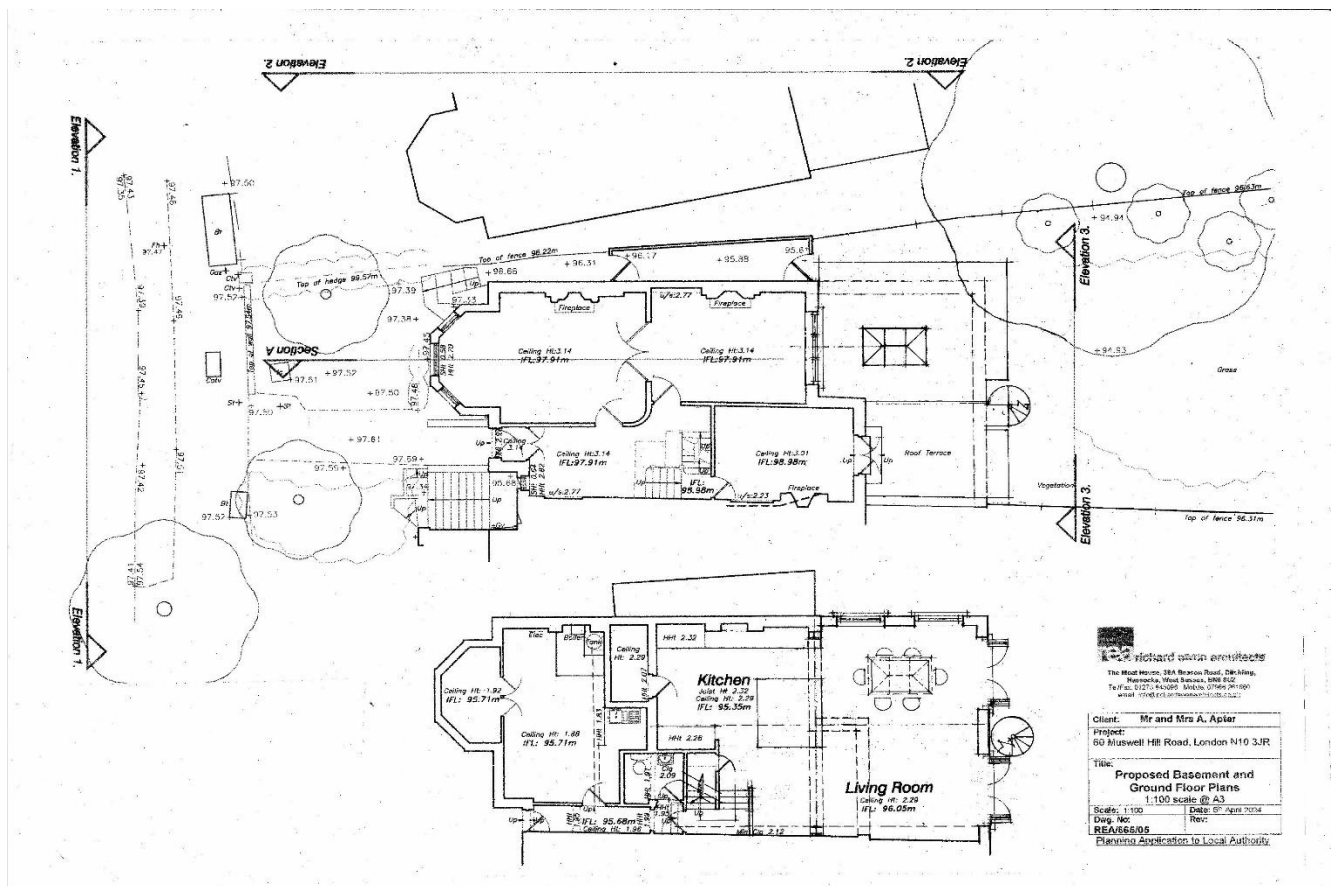


Plate 2: 60 Muswell Hill Road – Proposed Basement and Ground Floor Plan.

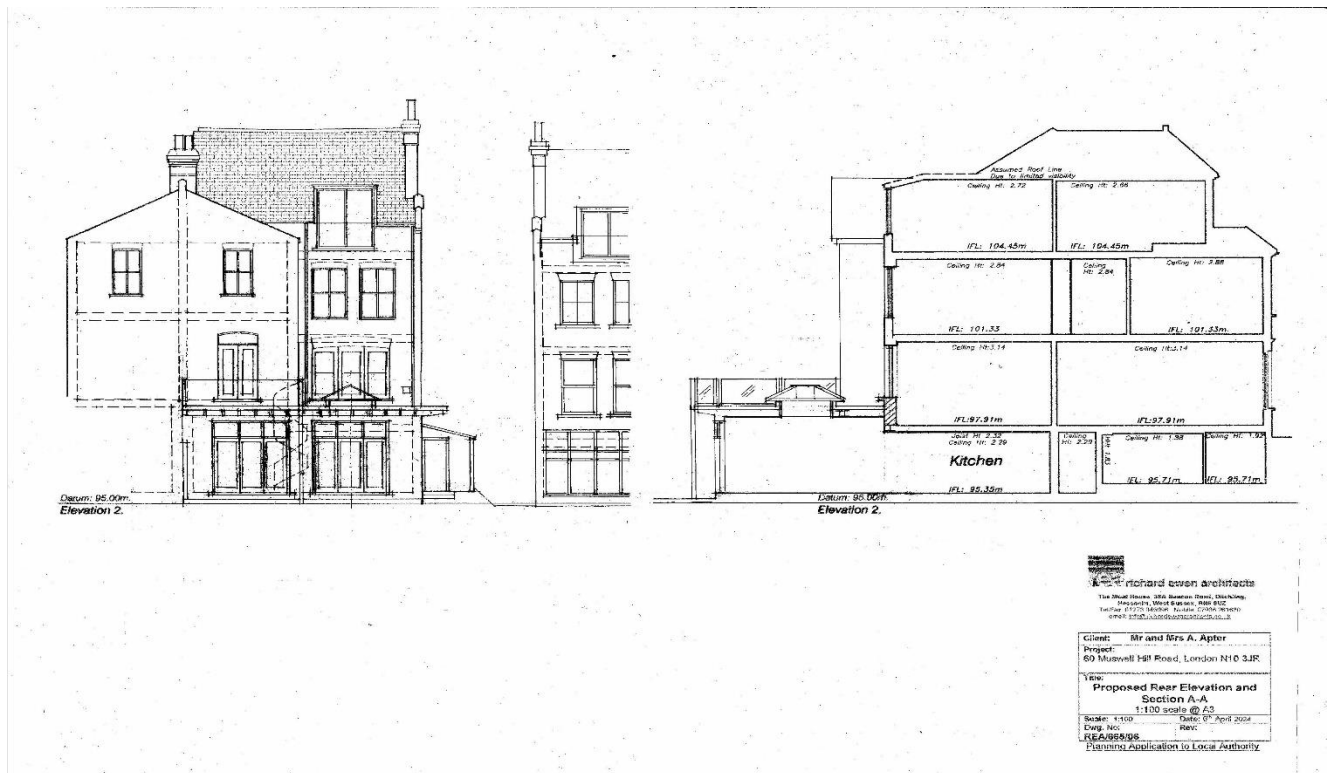
Significance

The site is not within a Conservation Area and there are no trees within the site that will be affected by the proposed extensions. Therefore, there is no need to provide a Tree Report.

My clients simply intend to extend and remodel the kitchen area with a re-design of the mature garden and patio space, to provide a better form of outside living area,

together with the reinstatement of the spiral staircase for the continued enjoyment of the existing roof terrace above.

This unique setting will be enhanced to match and complement the long east facing garden. 60 Muswell Hill Road does contribute in a major way to the historic character of the area, but the rear of the property does not and is not particularly significant in character. It is a large end of terraced semi-detached house with limited distinctive architectural features of note forming the rear garden elevation.



Design Concept

The proposed design, size and scale of the extensions are in keeping within the existing dwelling and its surrounding properties (refer to plates 3 & 4). My clients simply wish to extend the existing flat roof extension to match the full width of the rear house elevation, similar to what would be allowed within the scope of Permitted Development or PD rights. My clients wish to use matching London Stock brickwork and retain or adapt all existing openings to the rear of the house, providing a high standard of traditional finishes that will match the style of the dwelling.



Plate 4: 60 Muswell Hill Road – Proposed Front and Side Elevation.

Impact

The proposed alterations to the rear of the house will have no public viewpoint and would not negatively impact the adjacent and surroundings properties. Due to the proposed use of London Stock brickwork rather than current, somewhat incongruous white rendering, our proposals will in fact enhance the character and appearance of the building without loss of any original features. We do not think that the proposed kitchen extension will impact on the amenity and enjoyment of the rear conservatory at No 62 Muswell Hill Road.

The height of our proposed kitchen extension is less than 4m, which is an acceptable height to build a single storey extension to a residential dwelling, along the rear boundary line under current Lawful Development. We are not proposing to build along the boundary line but maintained the 1300mm wide passage at the side of the property.

Lastly, the two neighbouring properties No 60 and No 62 are approx. 3.4m apart and indeed even splay further apart along the rear boundary, which further reduces the

impact of our full width kitchen extension with its overall increased footprint of 3.4m (wide) x 5.3m (deep).

To conclude our proposed design has considered all the relevant issues and sought to preserve the character of the building and its local area.

Client Statement

We wish to take this unique opportunity to extend and enhance our new home, paying great respect to its historic and architectural heritage. We simply wish to create a new family kitchen living and garden experience to enhance the relaxing and well-being qualities that this unique rural London location with views of Queens Wood offers, surrounded planting to relax and to enjoy with friends our potential east facing natural garden.



**Photo 1: 60 Muswell Hill Road
Existing Rear Kitchen Extension with spiral staircase.**

The proposed alterations offer and enhances these qualities of the outdoor living, which is appropriately designed to upgrade the materials and style of 60 Muswell Hill Road.

We bought the property since we recognised that 60 Muswell Hill Road could be refurbished and suitably upgraded for our growing family needs. The property and its wonderful mature garden provide a fantastic opportunity to create a healthy and tranquil living environment, outdoor setting and garden space.



Photo 2: 60 Muswell Hill Road.
Existing rear flat roof rendered kitchen extension with roof terrace.

We also wish to respect to the heritage and character of our house, and for that reason we have made this considered planning application. The changes we are proposing are designed to be sympathetic to the existing character of the property.

We are, in fact, actually improving the character of the house, by way of adding the various sympathetically designed and styled extensions to our new home. We hope that Haringey Council will look favourably at our planning application.

Presented to London Borough of Haringey by
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