

Heritage Statement

1 Muswell Mews, London N10 1BT

19 January 2024

Description: Proposed erection of a new 2-bedroom 3-person dwelling.

Haringey Council

Ward: Fortis Green

Designated land use: Vacant site (B1 approved)

PTAL: 3

Setting: Urban

The property is not listed and no Article 4 Directions are in place for the address.

The subject site is located to the rear of no. 488 Muswell Hill Broadway and is currently a vacant site. It is within Muswell Hill Conservation Area and forms part of the Muswell Hill Town Centre.

London Plan policies emphasise the importance of high-quality and seek to optimise site capacity through a design-led approach. Policy D3 'Delivering good design' states that development proposals should enhance local context by delivering buildings and spaces that positively respond to local distinctiveness through their layout, orientation, scale, appearance and shape, with due regard to street hierarchy, building types, forms and proportions.

The proposed mews development carefully considers the context of this site/ area and is subordinate to the main buildings facing the Broadway. It is entered through a private courtyard which provides good defensible space for the residents. The development uses high-quality, durable materials that respond sympathetically to surrounding palette.

The proposal seeks to make reference to the positive design references from the adjacent rear facades on Muswell Hill Broadway (MHB), as well as the adjacent rear properties on Muswell Hill, within a contemporary mews interpretation. Inspiration is taken from the top floor of the original MHB buildings, particularly its roofline.

The proposal would introduce a small residential development to Muswell Hill District Town Centre, that would work towards meeting the Council's adopted targets for additional residential provision. The principle of residential development is, therefore, acceptable.

The proposed scheme largely replicates the previously approved form, scale and design of the building approved under planning permission HGY/2021/1537. The development would be two-storey in scale, with the first-floor overhanging the ground floor frontage up to the extent of the site. It would be externally clad in brickwork matching the surrounding properties.

The key difference between the previously approved scheme and the current proposal is that the height of the building would be increased by 0.5 metres, and is reduced to accommodate an inward-looking balcony providing amenity, which is considered acceptable in heritage terms.

Given that the current state of Muswell Mews is in disrepair with neighboring buildings featuring extensions of low architectural quality, the proposed mews unit here carefully considers the context of this area and is subordinate to the main buildings facing the Broadway. This sensitive street-facing development will serve as a catalyst for improvement in the appearance of this Mews.

