

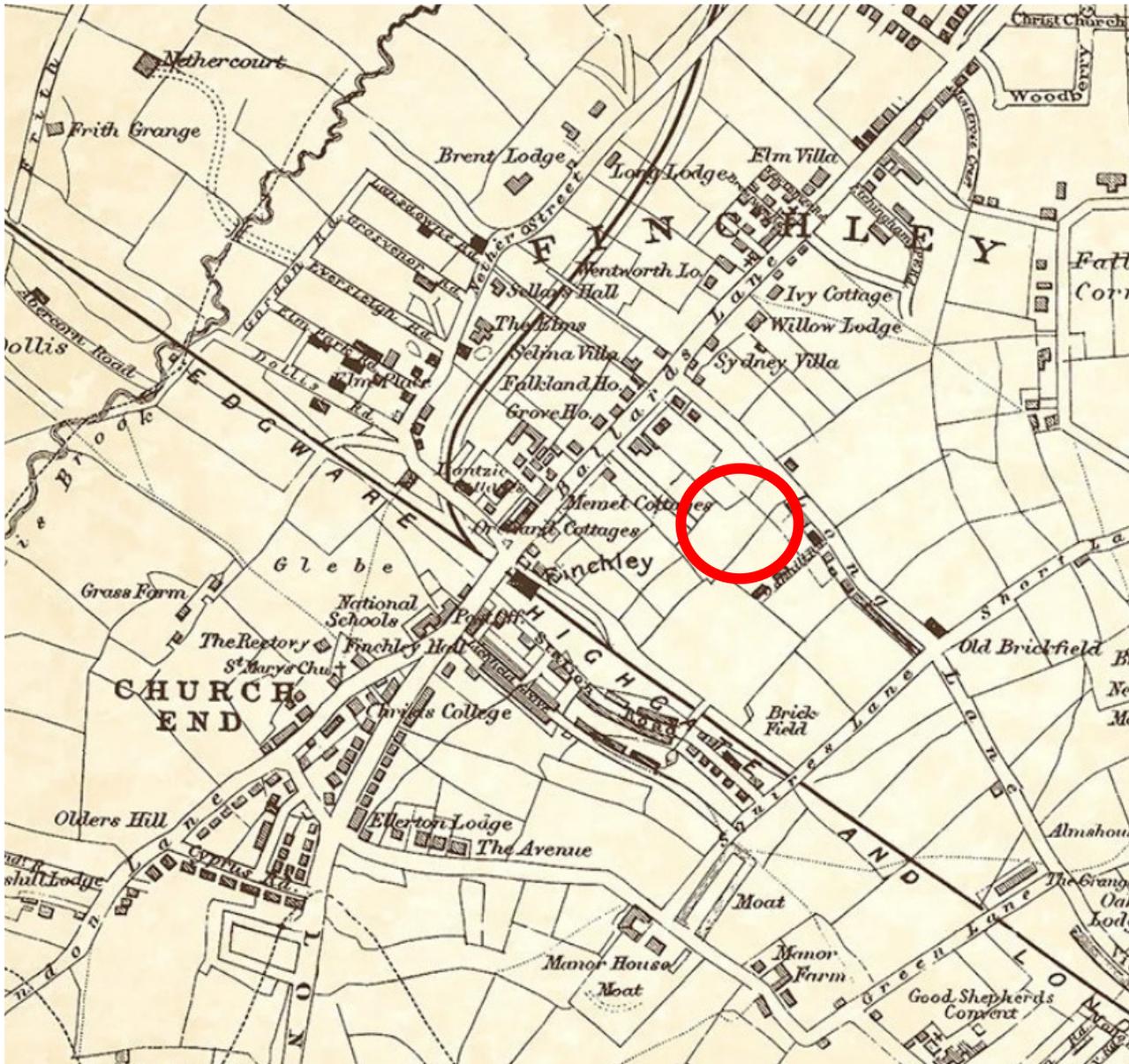
DESIGN & ACCESS STATEMENT

No. 4 Dukes Avenue, N3 2DD



Aerial view of location with No. 4 Dukes Avenue highlighted in red.





Map of area 1888 with Dukes Avenue area highlighted.

Church End / West Finchley

Dukes Avenue lies to the East of the historic area of Church End now known as Finchley Central. The area was originally farmland dating back to the end of the Norman period. By the 16th century the woods between Finchley and Friern Barnet were cleared to form Finchley Common.

North Finchley began to develop in the 1820s when the Finchley Road was built from Marylebone along the Great North Road. Horse drawn omnibuses first operated from Tally Ho corner in 1827 taking wealthy commuters into the city of London.

Further residential development followed. The Edgware Highgate and London Railway opening Finchley Central station in 1867 and a branch line to Barnet including Totteridge and Whetstone in 1872. Trams started in Finchley in 1905 and Finchley became a proper suburb by 1914. Finchley became a borough with its own mayor in 1933. The Great Northern Railway line became part of London Transport's Northern Line in 1939, with an underground link to Archway opening in 1940. With the development of transportation came new housing throughout the area to the east of Church End up to and around Victoria Park where in 1905 the Finchley Carnival, a large fun fair held every July, first started.





View from the road of terrace of three house with No.4 Duke Avenue in the center.

4 Dukes Avenue:

4 Dukes Avenue is an elegant double fronted Edwardian mid terrace property on the North side of the street in a small terrace of three properties.

The property was the home for four decades to a female author who purchased the property in 1983 and owned it until 2023. Although little has been done to the property in the recent past it was clearly a much-loved home with carefully chosen wall paper and furnishings throughout.

The only visible changes to the original plan appear to be the relocation of the kitchen from the small central 'scullery' to the rear right-hand room off the main sitting room and the adaption of a rear bedroom to a bathroom.

The current owners purchased the property in the spring of 2023 and have taken time to decide how the property can be refurbished in a sympathetic way to bring it into the 21st century whilst keeping the character and unique feel whilst accommodating their own needs to form their own home.





Existing central entrance with reception rooms either side.



Windows and cills have deteriorated with lack of maintenance



The ornate bay window and entrance canopy have deteriorated due to lack of maintenance



All rooms accessed off central hall

THE BRIEF

With little change for 40 years the brief aims to upgrade all services and reduce energy usage by upgrading insulation levels as well as replacing windows with good quality hardwood double glazed windows to reflect the existing character of the property in addition to replanning the internal layout to provide the following:

- A modern kitchen/ dining room with garden access
- 2 No. study/ offices for home working
- Utility/ laundry room off the garden
- Separate sitting room
- Guest downstairs wc
- Cloak room
- 2No. shower rooms
- Master bed room
- 1 No. minimum spare bedroom

A number of different options were explored including extending alongside the large rear extension at No.2 as well as extending centrally into the garden and infilling the corner next to No.6





Stairs up to landing & 1st Floor.



Current kitchen at the rear of the main sitting room.



Sitting room looking through double-glazed doors to kitchen



Sitting room with bay window facing Dukes Avenue.

THE EXISTING PROPERTY

The property has a centrally located front entrance which gives access to all ground floor rooms, the half landing and the 1st floor landing with access to 3 No. bedrooms and the main bathroom.

On the ground floor the door to the right-hand side of the entrance leads to the largest and most attractive room of the property, a good sized well proportionated sitting room with bay window and high ceilings.

This is linked to the kitchen which was relocated from the former scullery by the previous owner and also has its own access off the hallway.

The kitchen initially appears generous in size however due to the presence of the chimney breast and dual access from both the hallway and sitting room it lacks space for kitchen units, has minimal work top areas for cooking and is not large enough for a dining room table. Whilst it overlooks the garden there is no direct access and installing French windows would further restrict the space for kitchen units.

