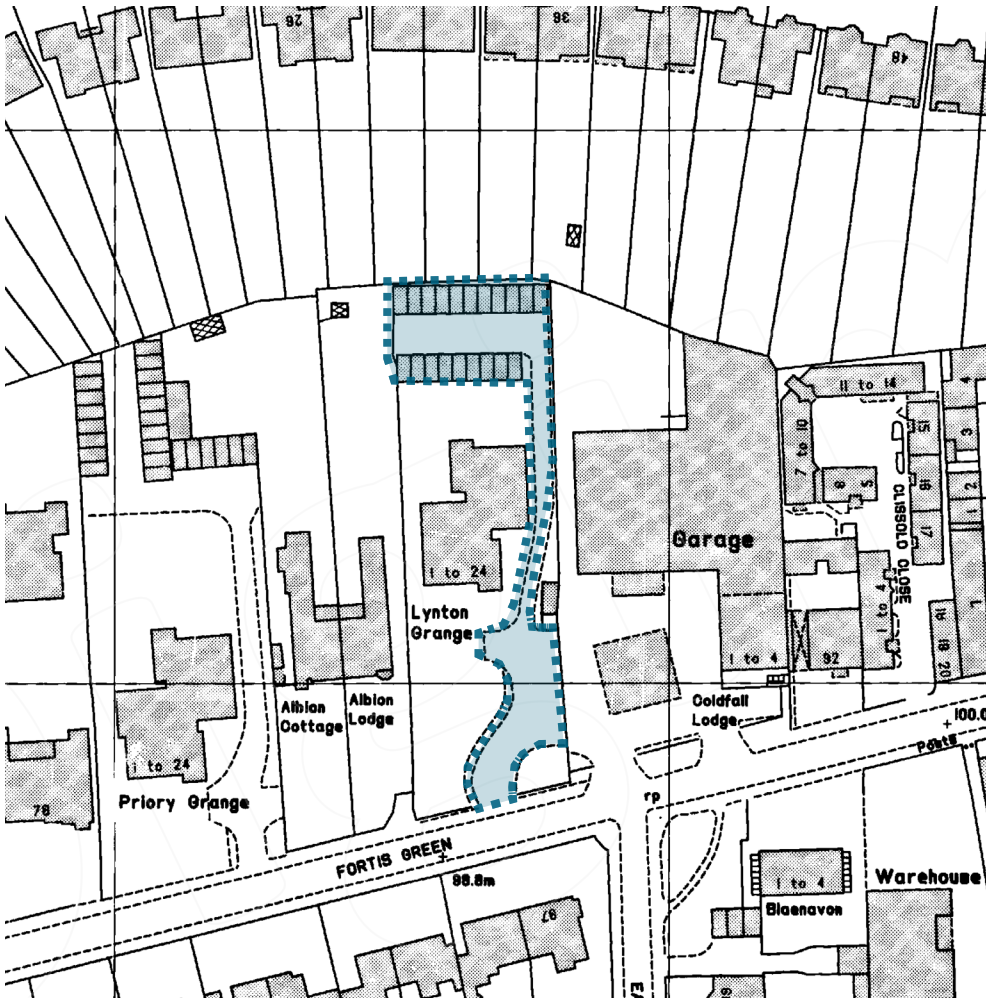


2.0 SITE CONTEXTUAL & APPRAISAL

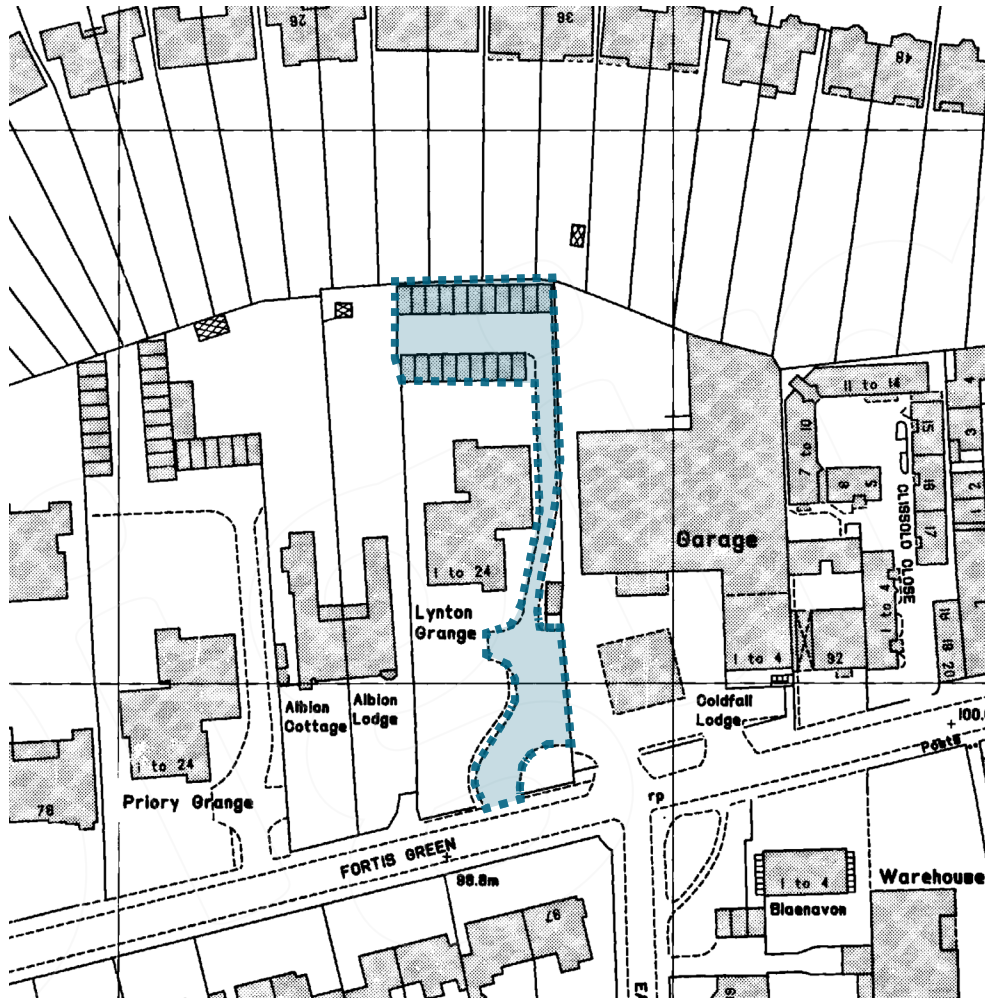
HISTORICAL ANALYSIS



1890



1950



1970

2.0 SITE CONTEXTUAL & APPRAISAL

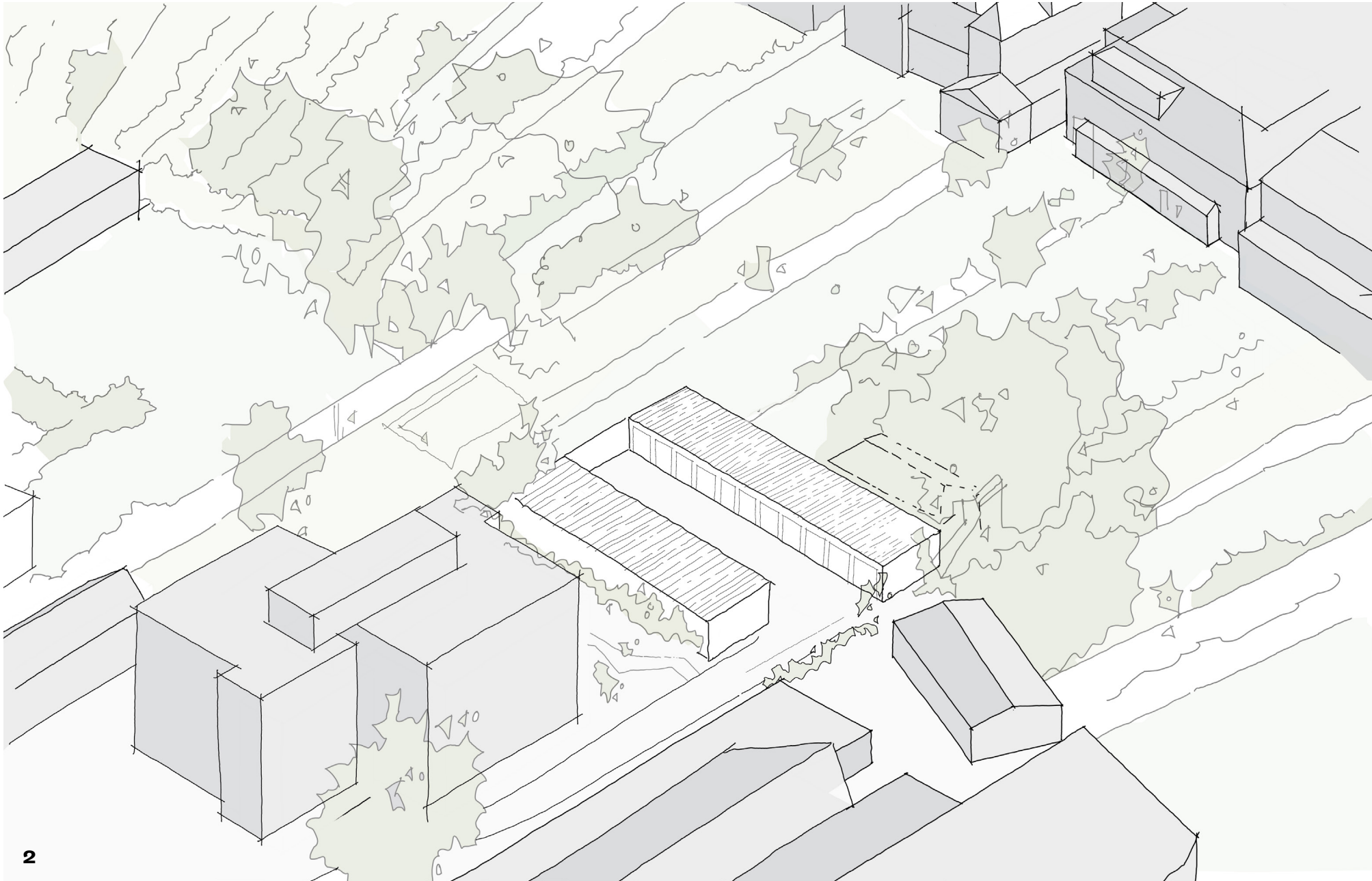
THE SITE

PROSPECT, ASPECT AND LEGIBILITY

The site is set back from Fortis Green and is situated within a secluded and quiet setting. Fortis Green forms a key artery between East Finchley and Hornsey.

The site sits towards the rear of the four-storey apartment building at Lynton Grange and is sat between a warehouse / car retailer towards the east and residential gardens to the north and west.

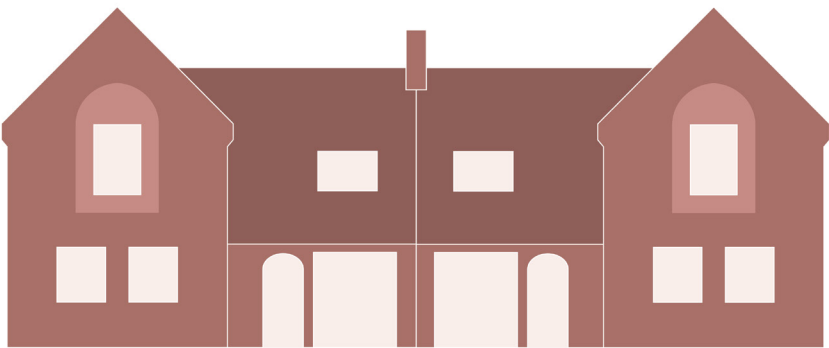
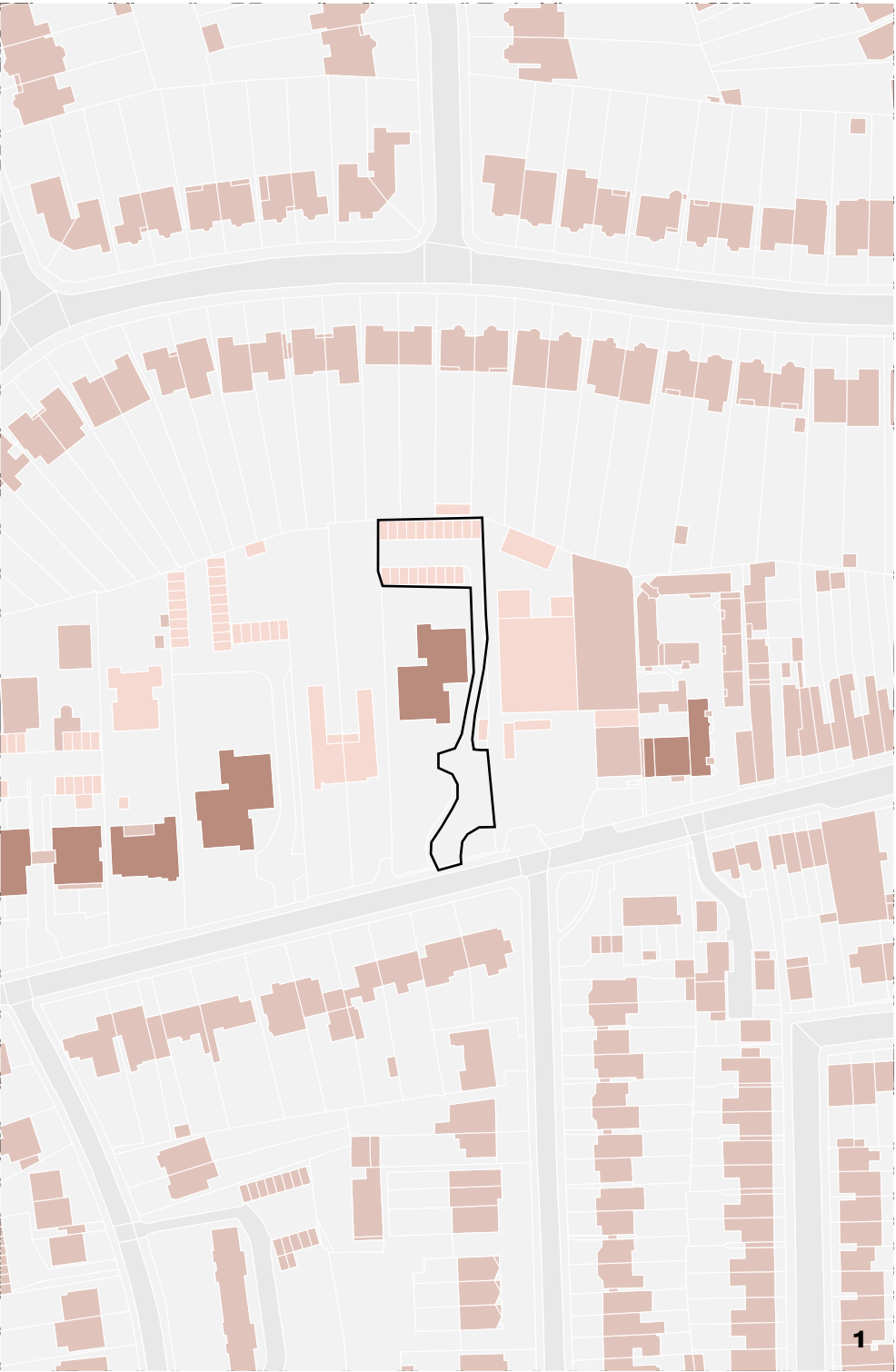
Views into the site itself can only be seen once you turn off Fortis Green and onto the access road leading north.



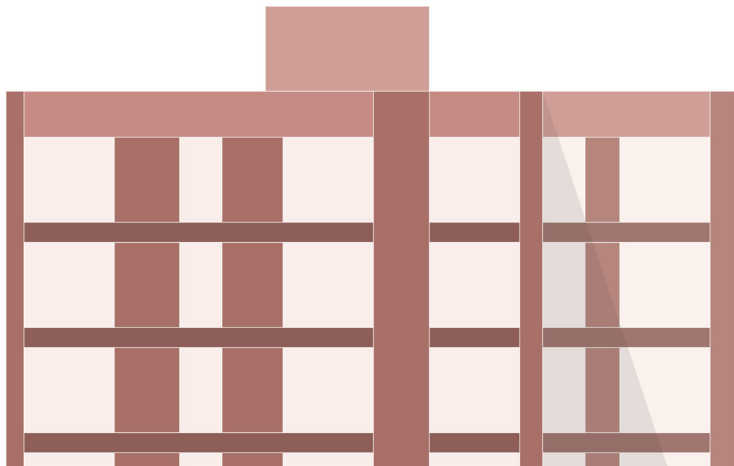
1 Site photograph - looking south west
2 Sketch - existing site axo

2.0 SITE CONTEXTUAL & APPRAISAL

ADJACENT HEIGHT & TYPOLOGY ANALYSIS



2



3



4

HEIGHT & LOCAL CHARACTER

LOCAL BUILDING CHARACTER
There are a multitude of building typologies within the local context. We have analysed a number of these typologies closest to the proposed development paying particular attention to window proportions and roof-scape.

BUILDING HEIGHTS
Generally, the area can be characterised as a suburban scaled area, with buildings ranging from two to four storeys in height. The map (left) illustrates the surrounding building height.

- 1 Local Building Height Map
- 2 30-32 Tyfword / Elevation Study
- 3 Lynton Grange / Elevation Study
- 4 Albion Cottage / Elevation Study

2.0 SITE CONTEXTUAL & APPRAISAL

EXISTING TYPOLOGIES

EXISTING TYPOLOGIES

There is a plethora of building materials and typologies found in the immediate vicinity. These include:

- Victorian detached houses built in London Stocks with multiple front facing gables and bay windows
- Post war low to mid rise housing - concrete frame buildings with flat roofs faced in a mixture of low quality brickwork, cement render and timber cladding. These buildings vary in plan form and are typified by their square appearance and flat roofs.
- 1930's Semi Detached housing - properties which include a range of roof pitches such as front facing gables and two storey bay windows. Many of these properties have been built into the roof space with rear dormer conversions making the properties appear to be 3 stories tall at the back.
- Contemporary additions - there are also a range of more recent pocket developments along Fortis Green which range from considered flatted blocks to more pastiche style developments. The use of high quality brickwork and glazing assists in differentiating the more successful schemes.



1 Site Photograph - Twyford Ave / Fortis Green
2 Site Photograph - Twyford Ave
3 Site Photograph - Fortis Green
4 Site Photograph - Fortis Green

2.0 SITE CONTEXTUAL & APPRAISAL

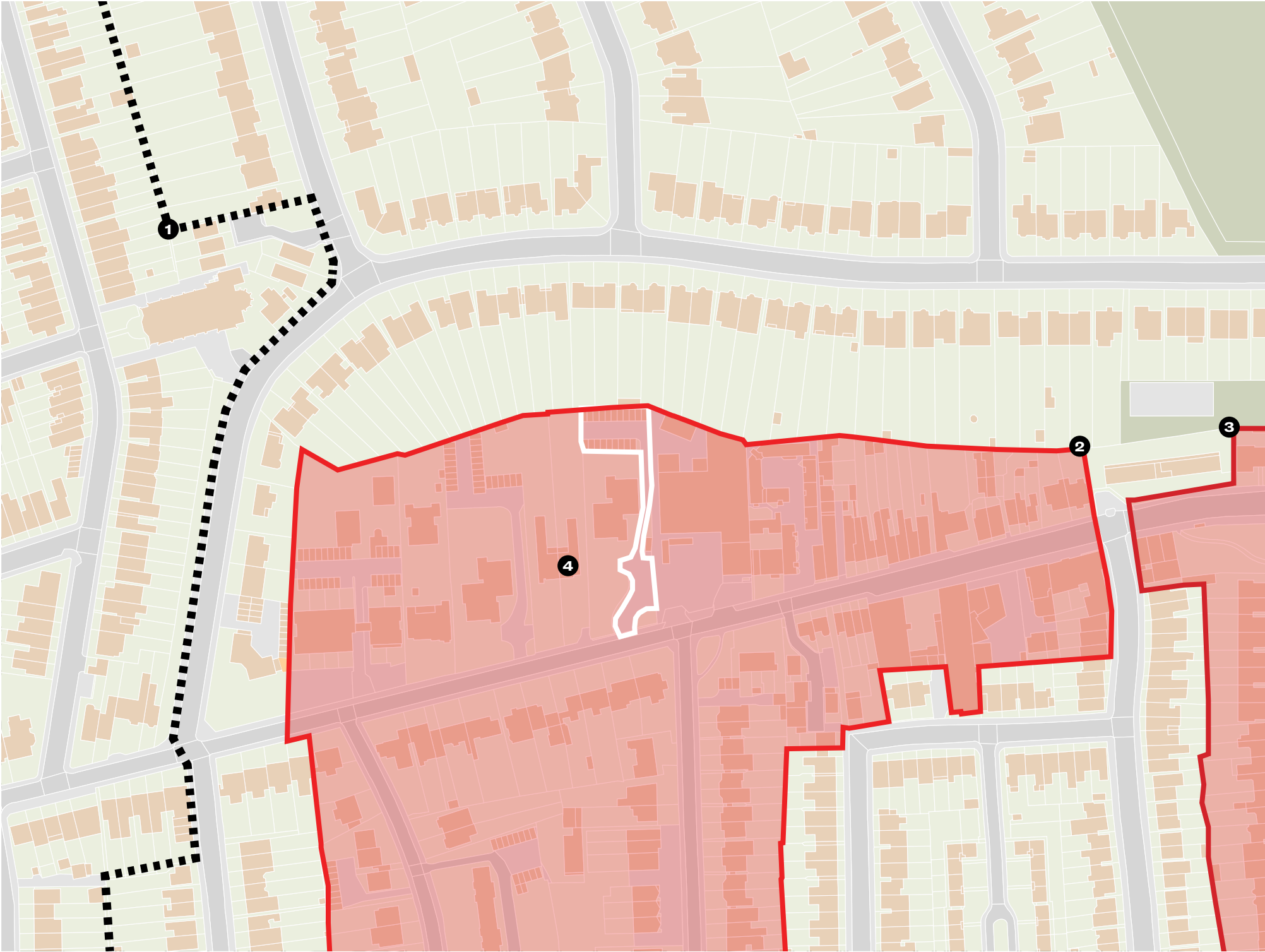
CONSERVATION AREA

THE CONSERVATION AREA

THE CONSERVATION AREA
The site sits at the edge of the Fortis Green Conservation Area. The area was designated in 1974 and currently does not have a current adopted appraisal.

The area is characterised by buildings of varying height and style, but there is a common use of red brick and red clay tiles. The area is a notable and well-preserved example of an Edwardian suburb of considerable consistency and quality. There is variation in the grain, scale and density of development across the area with most of the streets following a modified grid pattern.

The surrounding residential areas have a mixture of two and three storey red brick semi-detached and terraced buildings. There is a variety of elaborate details in stone, stucco and pargeted plaster, all of which add to the high quality of the architecture and character of the conservation area.



- 1 Borough of Haringey Boundary
- 2 Fortis Green Conservation Area Boundary
- 3 Muswell Hill Conservation Area Boundary
- 4 Albion Cottage & Lodge

2.0 SITE CONTEXTUAL & APPRAISAL

LISTED COTTAGE



Satellite Aerial Image



Albion Cottage and Lodge

ALBION COTTAGES & LODGE

The Conservation Area contains a number of listed buildings, one of which is Albion Lodge/ Albion Cottage. This is located in between the two apartment blocks adjacent to the site fronting on Fortis Green and are a mid 19th century pair of villas, each two storeys.

Throughout the pre-application process, the sites proximity and the subsequent relationship the proposed development has with the cottage has been seen as a key constraint by the officers. The development needs to be carefully considered in terms of its impact, not just on the cottage themselves, but on the gardens/curtilage of the cottages aswell.