

15180 | P400
36 The Avenue, N10 2QL
Muswell Hill

Heritage Statement
Origin Architecture
December 2022
Revision A





General Description

This report and the drawings associated with this application describe a proposed rear extension, out building and energy performance upgrades to a fully detached dwelling.

The Building & Site Context

34 The Avenue is part of the Vallance Road Conservation Area. The street slopes down from the rear entrance to Alexandra Palace Park and is characterized by large mainly detached houses of a similar early 20th century period.



APPLICATION SITE

Heritage

The proposal has been designed with reference to local conservation policies as follows;
a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area; b) recognize and respect the character and appearance of Conservation Areas; c) protect the special interest of buildings of architectural or historic interest.

In conservation areas buildings and elements of landscape are considered as positive, neutral or detracting parts of the wider area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. In this case there is no formal conservation area appraisal that shows this analysis.

Works to buildings and their landscape that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area.

Local Heritage Area Guidance

There is no adopted conservation area appraisal and no article 4 directions that might limit certain aspects of permitted development.

Heritage Assessment

The proposed works are carefully designed to create a modern rear addition that is not visible from the public realm of the conservation area. The rear of the property has few significant heritage features and the ground floor extension does not diminish the importance of this elevation in heritage terms.

Whilst developing the design we looked at various material treatments to the extension including brick, zinc and render. After much debate we decided that charred timber cladding would be a good complement to the building which has black timber details, and could be used both the extension and the out building to provide a common pallet of materials in the rear garden.

The extension is contemporary and complementary to the host building whilst avoiding being a pastiche or copy of a historical design.The scale of the proposed additions are in keeping with the size of the host building and remain subordinate. The ground floor addition adds 17m2 to the current footprint of the house, this is less than would be allowed under permitted development (assuming a 3m deep extension). As requested by the client the extension does not occupy a overly large area of the site in order to preserve the sense space in the garden.

Conclusion

The proposed architectural changes focus on the rear of the property and can barely be seen from the public realm apart from the addition of rendered insulation to the side walls of the property. They broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The proposed works are also carefully designed to avoid adverse affects on the residential amenity of neighbours and do not harm the character and appearance of the conservation area and will upgrade the accommodation to a high environmental performance standard.