

15185
32 Leaside Avenue
N10 3BU

Heritage Statement
Origin Architecture
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Revision /

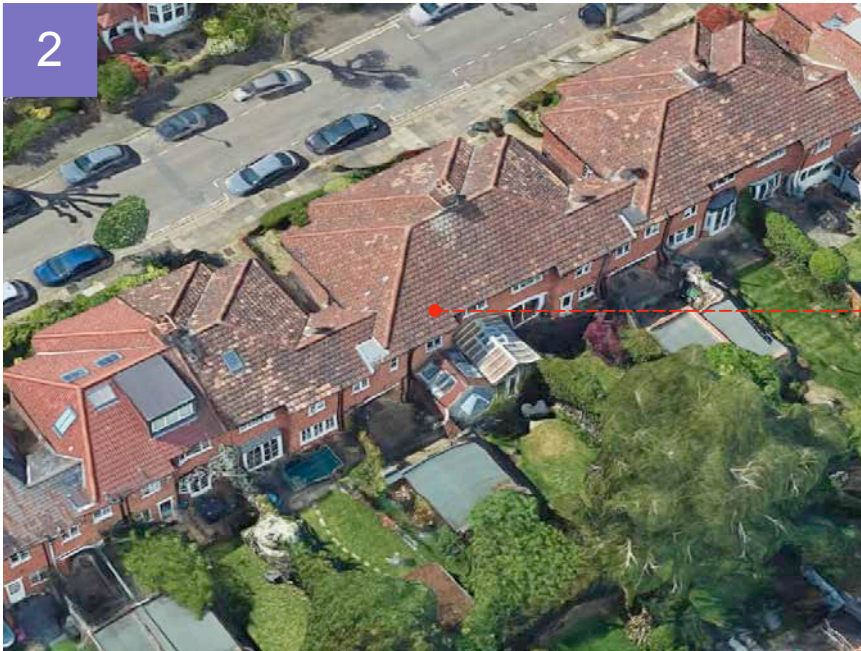


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site

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site

Heritage Statement

Heritage Context

The applicaiton site is located in the Muswell Hill conservation area Sub Area 4 (Midhurst Avenue to Hillfield Park.)

This sub area is predominantly residential, developed primarily by William Collins during the period 1896-1909. The area is characterised by mainly quiet, tree-lined residential streets. Where trees exist, these dominate the street particularly in the summer. Many Original front garden walls remain intact in many areas providing a unified frontage.

There is a variety of linked semi-detached and terraced houses with varying elevation treatments along the roads. A set back articulates the form of the blocks in the street. Although the house types vary, there is a general homogeneity within the streets as a result of the constant heights, use of contrasting materials, consistent fenestration and door details as well as the repeated forms of elements such as gables, bays, chimneys and porches. The properties have a consistent building lines, low front garden walls and small front gardens.

A consistent sense of enclosure is maintained by a combination of the uniform height of the development, small front gardens and front boundary walls. Houses are predominantly two storeys, although some have dormers or gables to accommodate an attic storey.

The influence of a single developer and the short time period during which the area was developed means that although there are a wide range of house types, there is consistency in use of materials and common details that make this area particularly distinctive. The predominant materials are red brick with red clay tile or slate main roofs. Red tiles are commonly used on porches, lean-to roofs and bays. The use of white painted render, white painted timber work and mullions creates a distinctive contrast with the red brickwork that is characteristic of this area.

Common themes used on elevations include projections, gables, bay windows and decorative render panels. Many properties have combination of pitched and mansard roof forms. At roof level there is a repeated pattern of upstands at the party wall with chimneys, generally positioned between pairs of houses. Notable details include the use of timber doors with a variety of stained glass vision panels, decorative timber porches, and timber window frames subdivided by glazing bars. The repeated pattern of elements such as gables, bay windows and materials.

There is greater variety in the roof forms of the houses along Leaside Avenue compared to the other streets in this area. Nos. 10 to 16 (even) and 29 to 35 (odd) are semi-detached and have tall mansard roofs with wide dormers that have decorative plasterwork between the windows. Other house types have either hipped or pitched roofs. Notwithstanding this, there is general consistency in the appearance and treatment of the red brick elevations and the use of contrasting render and white painted timber. Common themes include two storey projections, single storey bays and porches with hipped roofs. Nos. 26 to 36 (even) are three pairs of later semi-detached properties in red brick and hipped tiled roofs and a less decorative treatment.

Heritage Statement

Heritage Appraisal

The rear of 32 Leaside Avenue is in need of refurbishment, having not having been maintained in many years. The proposals include and enable restoration and repair works to the building which relate to the character, and architectural features of the building using high-quality materials to restore and improve where possible the original fabric of the building.

The only changes to elevations visible to from the public realm will be replacement double glazed timber windows. These will match the existing windows in style and proportion, to match neighbouring properties.

The property retains many of its original features internally which will be preserved where possible such as the parquet flooring and fireplaces. The front garden will be retained unaltered.

In general, the design seeks to sustain and enhance the appearance and setting of the building. It proposes minimal changes to the principal elevation whilst adding more contemporary elements to the rear that avoid pastiche and are sympathetic to the host building. The extension proposed replaces a conservatory and kitchen extension built around the 1980's with a more energy efficient design and improved layout for a family.

The proposed works to the building have little effect on the amenity of its neighbours, as described in the design statement. The extensions are subordinate in scale and massing, and do not adversely affect the overall character or setting of the Conservation Area as they will not be visible from the public realm

Drawing & Info list

P-001 Location & Block Plan	
P-100 Existing Site Plan	P-200 Proposed Site Plan
P-101 Existing GF Plan	P-202 Proposed GF Plan
P-102 Existing FF Plan	P-203 Proposed FF Plan
P-100 Existing SF Plan	P-204 Proposed SF Plan
P-110 Existing Front Elevation	P-210 Proposed Front Elevation
P-111 Existing Rear Elevation	P-211 Proposed Rear Elevation
P-112 Existing Side Elevation & Sec	P-212 Proposed Side Elevation & Sec