



DESIGN AND HERITAGE STATEMENT
IN SUPPORT OF FULL PLANNING APPLICATION

AT

**12 COLNEY HATCH LANE ,
N10 1DU**

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PROJECT No: KKR - 1459

MAY 2023

Design and Heritage Statement

Introduction

This Design & Access and Heritage Statement supports a planning application for demolition of existing single storey rear kitchen extension and rear conservatory and construct new single storey rear extensions, Infill existing ground floor veranda and first floor balcony at rear of bedroom 3. Replace new door & windows at rear. Formation of part balcony at rear of bedroom 3 and widen the first floor front window for new bed room 2.

Site Context

The application site is located on Colney Hatch Lane, which adjoins Muswell Hill Broadway. The application site lies within the Muswell Hill Conservation Area and within an Area of Special character. The application site is one part of Semi-detached house that comprises four stories including loft and part basement floors. The property is not a listed or in close proximity to a listed building.

Existing Property



Pic1: 12 Colney Hatch Lane– Front View

The application property constructed with red brick, hipped tiled roofs and bay windows across a wide frontage. They are two storeys with a shared hipped red roof and gable ends with shaped timber bargeboards above two storey projections. The property no. 10 continues with same theme as no. 12. The property no. 14 is a more recent house and bungalow of little conservation interest.

Historic Interest

This residential area has a notable consistency in character and appearance derived from its speculative development primarily over a period of less than thirty years between 1896 and 1913 after an initial start in the mid 1880s. As a result, the buildings are of a relatively consistent architectural style and generally constructed from a common palette of materials with similarities in detailing throughout the differing house types. Most of the houses are terraced or in a linked semi-detached form and were built as family housing for the expanding workforce of London. The grid street pattern makes the best use of the land whilst still providing relatively wide streets and long plots with comparatively narrow frontages.

The buildings are generally of uniform two storey height with some attic storeys and a constant building line set back behind front gardens. This gives a sense of enclosure to the streets, accentuated in areas where street trees have been planted. However, landscape elements are generally less pronounced in this part of the conservation area than in the residential streets within Sub Area 4. The retention of original low boundary walls along the frontages in some streets give greater consistency to their character and appearance. Houses at junctions of streets are generally designed to turn the corners with features such as circular bays, turrets and towers, creating the impression of a gateway into the street.

The predominant building materials are red brick with red clay tile or slate roofs. Red tiles are commonly used on porches and small roofs over 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.

Pic 2: 12 Colney Hatch Lane – Rear view



Pic 3: 12 Colney Hatch Lane – Rear view



Pic 4: 12 Colney Hatch Lane – Rear view



The Proposal

The existing property has a part 3.75m deep single storey rear extension and rear conservatory to match with the single storey extension depth. The proposal is to demolish the single storey rear extension and rear conservatory and construct 4.5m deep single storey rear extension with large sliding glass door facing the garden. There are overgrown hedges and small trees along the boundary with no. 14 Colney Hatch Lane. These trees and hedges would certainly impact the level of lights & outlook from the rear windows of no. 14. The proposed extension only extends 750mm from the original extension and this nominal increase in depth would not compromise considerable level of lights and outlook from the existing scenario. During the pre-planning meeting on 12th December 2022, this was discussed with the case officer and there were not any adverse comments from the planning officer.

The existing balconies at ground and first floor level, adjacent to no. 10 Colney Hatch Lane, have been proposed to infill with new door and windows at the rear elevation. The planning officer was in agreement with this changes, but requested alter the size of fenestration and profile to show Georgian style white wooden doors and windows. These changes have been noted in the submitted drawings. The proposal also incorporates a balcony at first floor from the rear bedroom 3. Officer requested to reduce the balcony depth to 2.0m with wooden balustrade and wooden screen panels to the sides.

LAYOUT & SCALE

The Layout of proposal is strongly influenced by the form of the existing property, the shape of the site, the position of adjacent properties and the requirements of Supplementary Planning Guidance.

All habitable rooms are provided with natural light & ventilation.

PRIVACY

The design will not result in loss of privacy, daylight and outlook of adjoining neighbouring properties. The design includes measures to avoid overlooking into neighbouring gardens from the proposed extensions or from the external patio.

ACCESS

The existing access to the property will remain unaltered; thus not altering the character of the area.

PARKING

Properties within the area benefit from large front and rear gardens. The front garden has sufficient off road parkings

Ecology Assessment

No trees will be removed from the site in order to build the extension as these trees are considerably away from proposed extension.