



52 Collingwood Avenue, N10 3ED

**Design, Access & Heritage Statement
June-2023**

Project Details

**Client property address:**

52 Collingwood Avenue
London
N10 3ED

Resi address:

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London Borough of Lambeth

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1. Introduction & Context

1.1 Introduction and Description

Resi has prepared this Design and Access and Heritage Statement on behalf of our client, for who we are acting as planning agent. It has been produced to support a planning application for a proposed development at 52 Collingwood Avenue N10 3ED.

This statement includes assessment of the significance of the heritage asset (the Conservation Area), the impact of our proposals on it, and the level of harm (or lack thereof) resulting from the proposals.

The document, and the wider application, has been prepared having due regard to the:

- Town and Country Planning Act (1990) (as amended)
- Town and Country (Listed Buildings and Conservation Areas) Act (1990)(as amended)
- Council's Local Plan
- South Tottenham SPD
- National Planning Policy Framework (NPPF)
- National Design Guide
- Planning Practice Guidance

The suggested description of development is as follows: *Proposed ground rear side infill, internal alterations and all associated works.*

The proposed works include the following:

- ground rear side infill
- internal alterations

1. Introduction & Context

1.2 Character and Significance

The application site is located at 52 Collingwood Avenue N10 3ED. The building itself is a three storey end of terrace property in use as a single family dwelling and is situated within the Muswell hill Conservation Area.

The Conservation Area is a designated heritage asset as described by the NPPF and great weight should be accorded to the protection of the heritage asset, and its character and context has therefore strongly informed the development of the proposals.

This part of the Conservation Area is characterised by terrace housing dating from the early 19th century onwards, with red brick, and yellow brick and render are also used. The majority of the roofs are covered in red clay tiles.

The contribution of our individual property to the Conservation Area as a whole is considered to be low. However, that does not diminish the need to ensure the character of the property and its relationship with the surrounding built form is appropriate.

Our proposals have therefore duly given great weight to the protection of the heritage asset, and the context and character of the area and the Conservation Area more widely have strongly informed the design development of the proposals.

The remainder of this statement will set out the relevant design, access, and heritage considerations that have informed the proposed development.

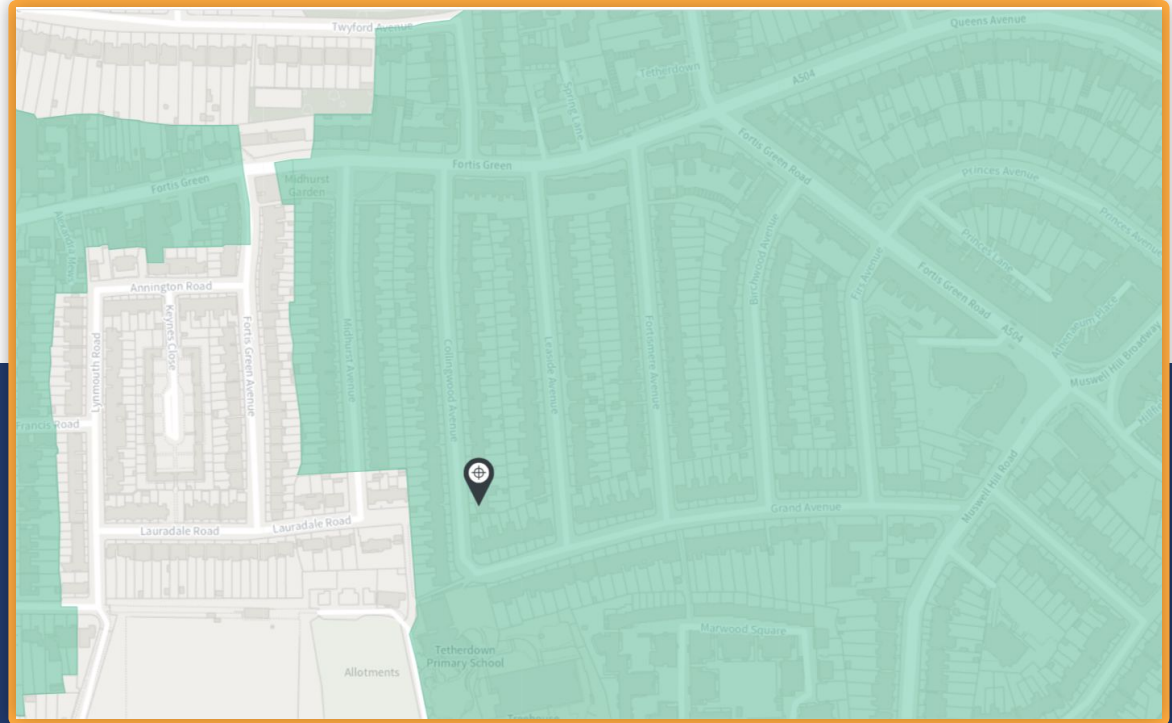
2. Site Analysis

2.1 Heritage Assets

52 Collingwood Avenue N10 3ED is located off grand avenue and is situated within the Muswell hill Conservation Area as identified on the map opposite.

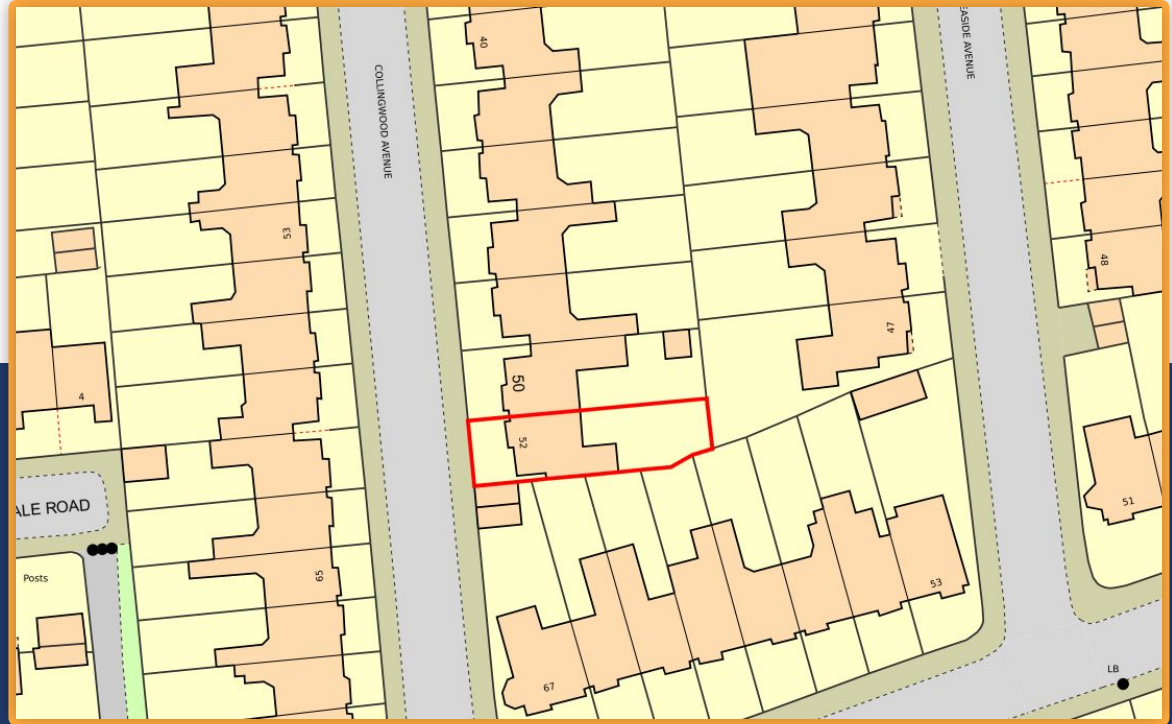
Other nearby heritage assets include:

- Vallance road
- Highgate village



2. Site Analysis

2.2 Site Location Plan



2. Site Analysis

2.3 Aerial View



2. Site Analysis

2.4 Street View



2. Site Analysis

2.5 Site Photographs



Front view



Rear view

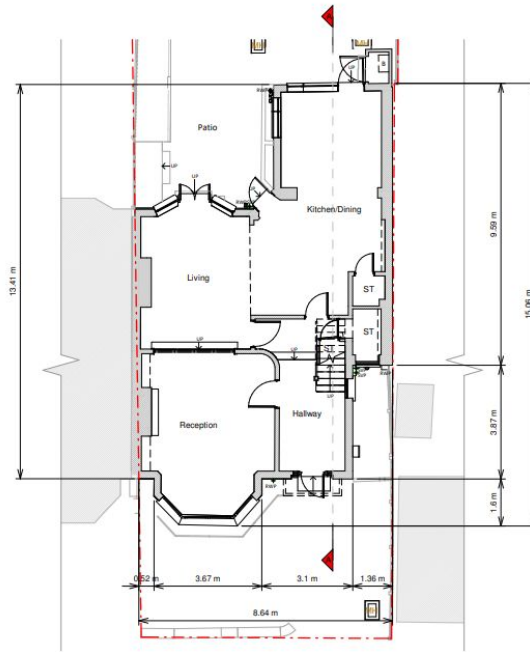
nb. Further site photographs can be found in the Site Photographs pack, also submitted in support of this application.

2. Site Analysis

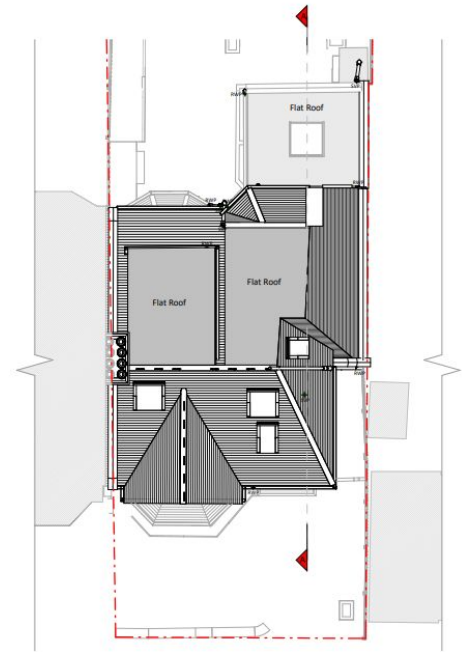
2.6 Existing Plans

The existing rear opening provides access to the rear garden, is single glazed, and in poor condition.

The front door provides front access and remains unchanged by the proposals.



Ground Floor Plan



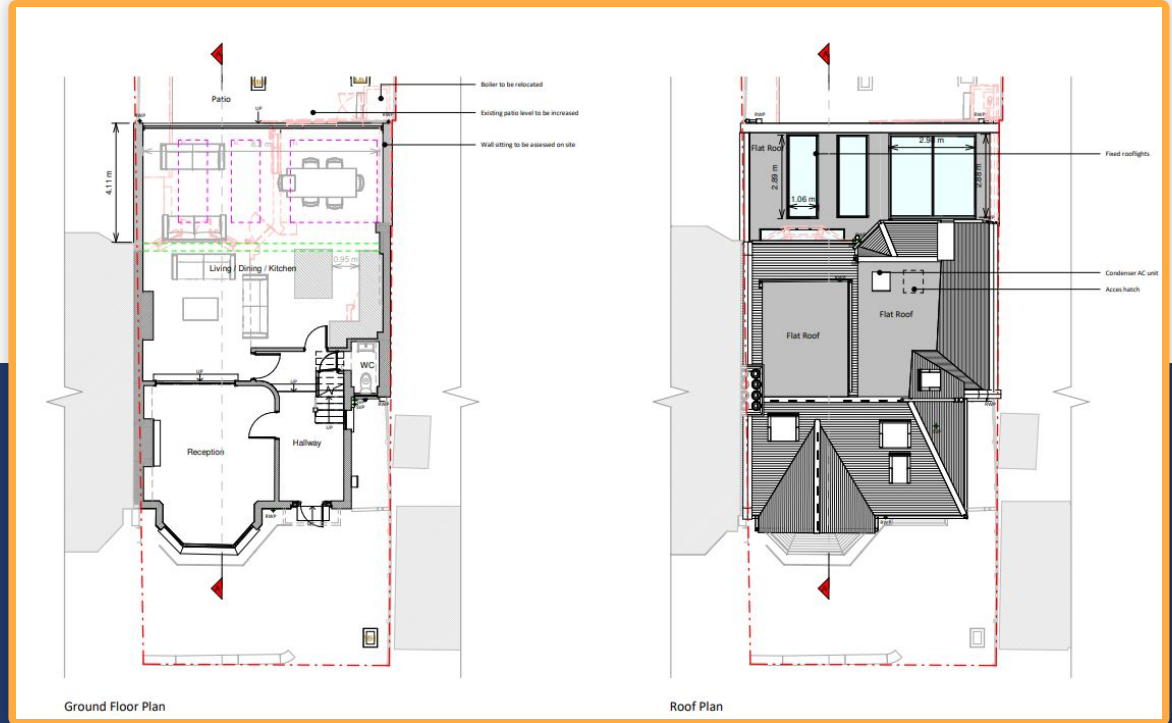
Roof Plan

2. Site Analysis

2.7 Proposed Plans

the proposed development would enable the Applicant to improve the internal layout, functionality, and usability of their kitchen/dining area.

Access remains unchanged by the proposals.



2. Site Analysis

2.8 Relevant Planning History

1. Address: Flat A, 32, Collingwood Avenue, London, N10 3ED

Reference(s): HGY/2020/2815

Decision: [Granted]

Decision Date: 2020

Description: Erection of ground floor rear extension and rear outbuilding

2. Address: 22, Collingwood Avenue, London, N10 3ED

Reference(s): HGY/2020/2469

Decision: [Granted]

Decision Date: 2020

Description: Single storey rear extension.

3. Address: 4, Collingwood Avenue, London, N10 3ED

Reference(s): HGY/2019/3236

Decision: [Granted]

Decision Date: 2019

Description: full-width single storey rear extension to replace existing outrigger and bay window (Class use C3)

3. General Arrangement Drawings

3.1 Plans, Notes, and Considerations

Plans

The intention is to build a ground rear side infill and internal alterations.

The proposed development has been designed in line with the supplementary planning guidance and conservation area appraisals and management plans.

Notes

The proposed ground rear side infill will feature new sliding doors, to allow for a connection between the internal spaces with the rear garden and to improve the quality and brightness of the internal spaces. With the proposed extension, window facing no 50 at ground level will be removed increasing the neighbours privacy.

The ground rear side infill will cover a total of 18 sqm, which will leave a total garden and adequate amenity space of 134 sqm.

The development will not be visible from the front of the property and will not affect the adjacent properties, as it will not protrude more than the neighbours extensions.

3. General Arrangement Drawings

3.1 Plans, Notes, and Considerations

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy yet alone, the privacy will be enhanced.

Trees or shrubs

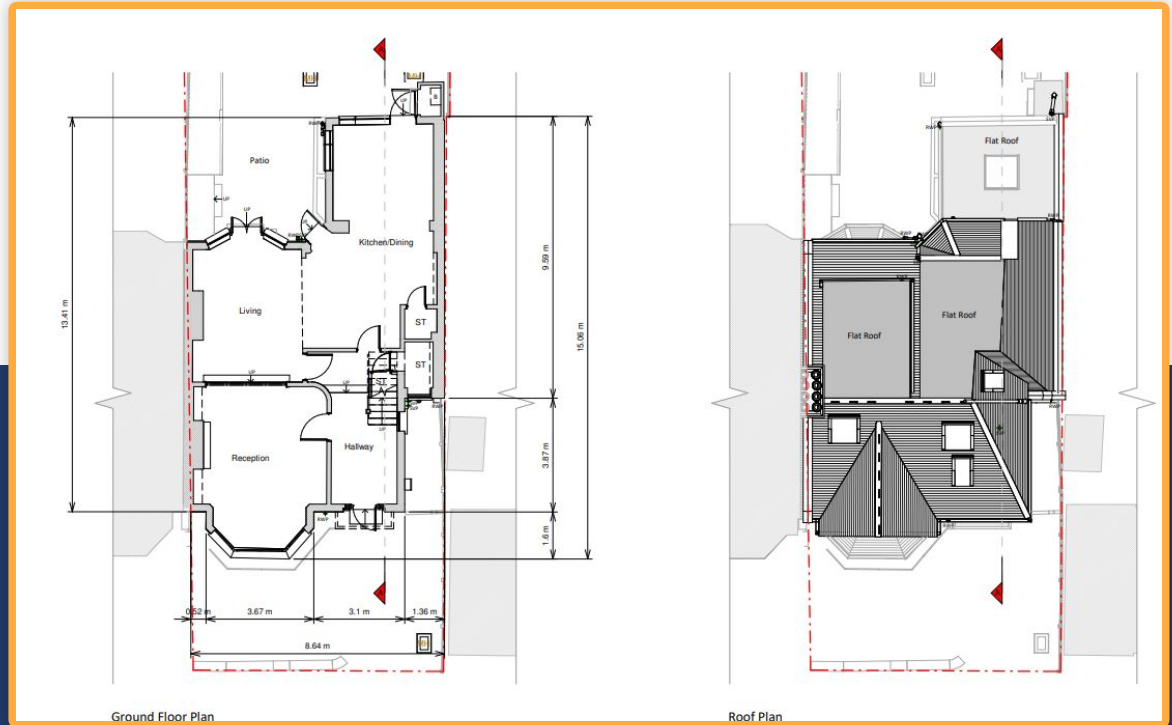
There will be no impact to trees or shrubs.

3. General Arrangement Drawings

3.2 Existing materials

Existing Materials:

- Existing Materials:
- Brickwork / Walls - White painted brick
- Pitched roof - slate tile roof
- Flat roof - felt flat roof
- Windows - white uPVC frame
- Doors - white painted timber glazed panel and uPVC glazed doors
- RWP's / Gutter's / Fascia's - black uPVC RWP
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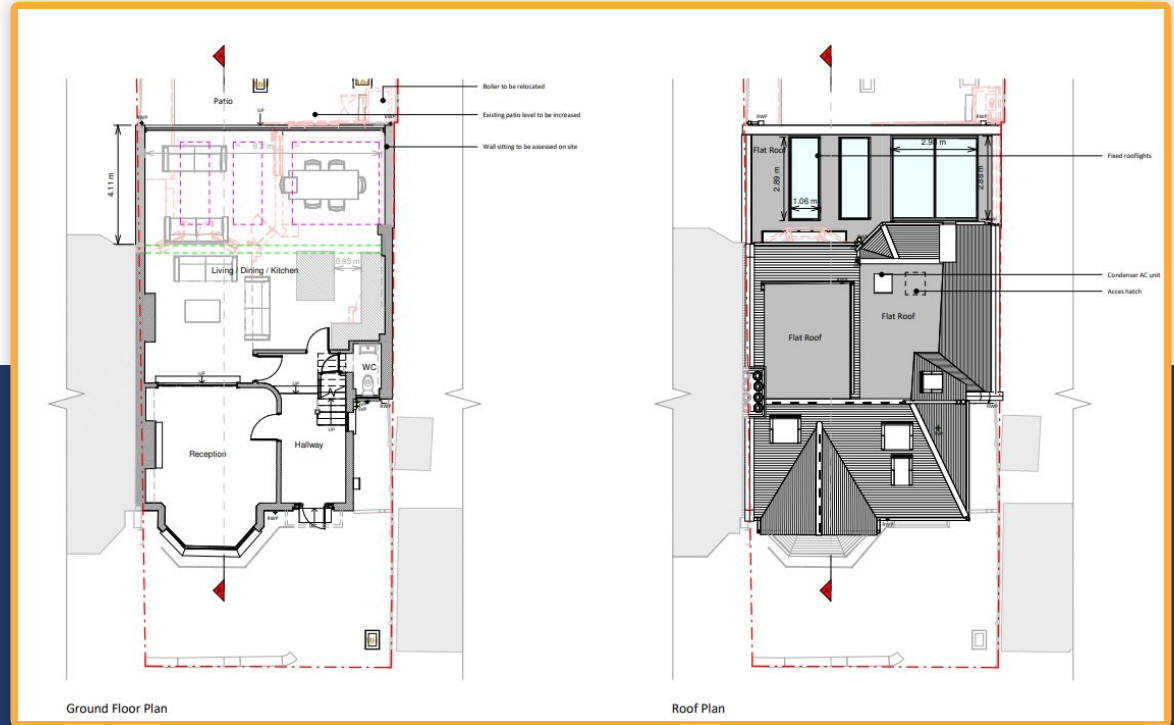


3. General Arrangement Drawings

3.3 Proposed materials

Proposed Materials:

- Brickwork / Walls - White render and London stock brick to match existing
- Pitched roof - slate tile roof
- Flat roof - felt flat roof
- Windows - Aluminum frame
- Doors - Aluminum panel
- RWP's / Gutter's / Fascia's - black uPVC RWP



4. Conclusion

4.1 Assessment of Heritage Impact

As outlined previously, the property is located within the Muswell Hill Conservation Area. The conservation area is characterised by terrace housing with red brick, and yellow brick and render are also used. The majority of the roofs are covered in red clay tiles.

The property contributes to the character and appearance, and therefore the significance, of the conservation through forming part of a group of properties typical of early 19th century housing in the area, which point to the planned development of the area.

The part(s) of the property to which this application relates include the roofscape, front elevation, rear elevation, side elevation.

In accordance with the NPPF, the impact of the proposed development on the significance of the conservation area has been carefully considered throughout the design development of the proposals, and in accordance with paragraph 199 of the NPPF great weight needs to be accorded to the preservation of the significance.

Considering the nature of the development with regards to the significance of the conservation area, and the contribution that the application site makes to the heritage asset, the proposals are considered to have a negligible impact on the heritage significance of the asset. Further, the proposals are considered to preserve the character and appearance of the conservation area, and no harm (for the purposes of paras.199-202 of the NPPF) to the asset is considered to arise from the proposed development.

4. Conclusion

4.2 Conclusion

The proposed development is one that will improve our clients existing home, allowing optimal use of this residential property.

The proposed development would complement the existing building and respects the existing character and context of the building itself, and of the wider built context.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site as a residential dwelling. The proposals would achieve this while greatly improving the character and composition of the existing dwelling, and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the character and context of the site and wider area with regards to scale, bulk, massing, detailed design and materials, and the proposals would be subordinate to the main dwelling.

All materials would be contextually appropriate and of a high quality, integrating well with the existing dwelling and wider material palette in the context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.