



23 COLLINGWOOD AVENUE
London N10 3EH

DESIGN AND CONSERVATION STATEMENT

PLANNING APPLICATION

4TH August 2023

IQONICA

ARCHITECTURE & INTERIORS

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Planning Drawings.

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Planning Drawings.

This supporting statement is to be read in conjunction with the drawings, as listed below, and enclosed:

Description	Doc N.	Rev	Issue Date
Site Location and Ownership			
LOCATION PLAN	A-P-020	C	04/08/2023
Plans			
EX-PR GROUND FLOOR & SITE PLAN	A-P-100	C	04/08/2023
EX-PR FIRST FLOOR PLAN	A-P-101	C	04/08/2023
EX-PR SECOND FLOOR PLAN	A-P-102	C	04/08/2023
Elevations & Sections			
EX-PR ELEVATIONS, COLLINGWOOD AVENUE	A-P-201	C	04/08/2023
EX-PR ELEVATIONS, SIDE	A-P-202	C	04/08/2023
EX-PR ELEVATIONS, GARDEN	A-S-203	C	04/08/2023
EX-PR SECTION A-A	A-P-301	C	04/08/2023

1. Introduction

1.1. Site address

23 COLLINGWOOD AVENUE, LONDON N10 3EH London Borough of Haringey.

1.2. Proposal Outline

This is a Planning and Conservation Area Consent Application for alterations to the Ground Floor and associated general improvements envisaged for this property. The design has aimed at blending, matching, or sympathetically complementing, the architectural features and materials of the original house.

1.3. The Brief

23 Collingwood Avenue is a end of terrace, single family home owned by Mrs and Mr Rookes. The Applicants are required to undertake a number of internal and external improvements works imminently. The external works mainly include: the replacement of the existing outrigger partially extending into the shared alleyway. The Extension roof would maintain a sloping roof, covered in slate tiles. Some of the existing single glazed windows would also be replaced with new frames with DGUs, matching colors & materials.

1.4. Previous Works & Planning History

The property is an end of terrace house, part of the Muswell Hill Conservation Area but is not listed. Previous works concerning Planning were the current extension erected in 2001 under PD and Planning Permit had been granted for the loft conversion in 2010 (a revised proposal after a previous unsuccessful application in 2008).

1.5. Context & Historic Heritage

Collingwood Avenue is predominantly residential and quiet in character. Along Collingwood Avenue there is strong consistency in the appearance of the frontages. Although the house types vary slightly along the street, they are all of a similar architectural style, constructed in red bricks and pitched roofs, predominantly slate, with upstands. Occasional gables along the frontage provide interest at roof level.

Common features are the use of recessed entrances with decorative trellises and red clay tiles canopies that extend to the lower portion of the protruding two storeys main bay. The fenestration (typically white painted sash windows with small panes subdivisions and matching mullions) is surmounted at the main bays with white rendered architrave details.

The front gardens of the properties are defined by a combination of hedgerows, low walls and vegetation. The formation of crossovers and front door parkings have eroded some of these features along the street in previous years. Even though some of these buildings may have experienced these or other alterations they still make a positive contribution to the conservation area as part of a group. The assessment of whether a building makes a positive contribution to the special architectural and historic interest of a conservation area is based on Appendix 2 of 'Guidance on Conservation Area Appraisals'; English Heritage, February 2006.

1.6. Planning Policies

Haringey's Planning must assess any proposed development in accordance with its development Plan. Key Planning Policies and guidance have been taken into consideration while developing the proposed design for the site. A summary of these is listed below. The Development Plan for the site comprises the current London Plan and the New London Plan, Haringey's Supplementary Planning Documents (SPDs) policies:

- 1.6.1. SP12: Conservation / Development in Conservation Areas: "The Council will require that proposals affecting Conservation Areas: a) preserve or enhance the historic character and qualities of the buildings and/or the Conservation Area; b) recognise and respect the character and appearance of Conservation Areas; c) protect the special interest of buildings of architectural or historic interest;
- 1.6.2. SP11: Quality Design (was UD4): "Any proposals for developments and alterations or extensions, which require planning permission or listed building consent, will be expected to be of high design quality. The spatial and visual character of the development site and the surrounding area/street scene should be taken into account in the design of schemes submitted for approval. The following, often interrelated, elements should be addressed in a positive way: a) urban grain and enclosure; b) building lines; c) form, rhythm and massing; d) layout; e) height and scale; f) landform, soft and hard landscape, trees and biodiversity; g) fenestration (i.e. window design together with the positioning, or arrangement of the window openings in the wall); h) architectural style, detailing and materials; i) historic heritage context, including listed buildings and their setting, locally listed buildings, conservation areas and archaeological areas; .../...".
- 1.6.3. CSV5: Alterations & Extensions in Conservation Areas: "The Council will require that alterations or extensions to buildings in Conservation Areas: a) preserve or enhance the character of the Conservation Area; b) retain or reinstate characteristic features such as doors, windows or materials of buildings.

- 1.6.4. Other documents taken into account are: London Plan (2021) Policy D3(5)(6)(7)(11)(12), Local Plan (2017) SP11, SPG1a Design Guidance, DM Policy (2017) DM1 (Delivering high quality design), DM12 (Housing Design and Quality).
- 1.7. **The existing Building**
- 1.7.1. 23 Collingwood Avenue belongs to the groups of buildings that positively contributes to the Late Victorian/ Edwardian character of their immediate surroundings and the Muswell Hill Conservation Area (& Fortis Green as a whole, in addition to those buildings that are on the statutory list and local list of buildings of merit).
- 1.7.2. The property is a two storey, mid terrace (albeit with a recessed alleyway), house representative of the typical architecture of the street and surroundings; built in red bricks, with a projecting 2 storey main bay, canopy and decorative trellis to the main entrance, corbelling to the roof parapets between adjoining properties.
- 1.7.3. The rear facade is predominantly constructed in London Stock bricks, with red brick detailing. The internal house hierarchy and transversal split level between *main* and *subservient* rooms, is clearly expressed on this elevation via the staggered volumes' levels, feature details and fenestration.
- 1.7.4. The original, albeit already altered in previous works, one storey lean-to outrigger with slate roof projects into the rear garden and provides level access to the patio area. A few steps provide access to the lateral aspect rooms at Ground Floor, at a raised level. The side boundaries are timber fenced at times covered in dense vegetation.

1.8. Design Proposal: Outline of the Proposed Works:

- 1.8.1.** Demolition & Reconstruction of the Rear Outrigger Extension with London Stock Bricks, Slate Roof, French Casement doors & Windows, in keeping with the existing. As per the facing materials, also the lean-to roof profile would be kept.
- 1.8.2.** Partial infill of the side alley way. The property (as well as nr 25 neighbors, who share the alleyway) no longer has any side access from Collingwood Avenue to the rear garden or the property. The alleyway has being used for a number of years not for bin storage or other similar ancillary purposes.
- 1.8.3.** It is proposed that the new extension would blend with the hosting dwelling and its architecture, in terms of materials, fenestration, fenestration alignments.
- 1.8.4.** It is submitted that the proposal would remain complementary but yet subordinate to the original dwelling and would constitutes an improvement of the same.

Character

- 1.8.5.** The proposed works would not alter the overall character of the dwelling which will remain one family home.

Materiality

- 1.8.6.** The existing roof slate would be replaced with new slate;
- 1.8.7.** The new facing brick walls/parapets would be repointed / rebuilt as per the original/existing as reasonably practical (as Reclaimed London Stock Bricks availability varies). New glazed rooflights would replace the existing ones.

Fenestration

- 1.8.8.** The existing fenestration would be replaced with new double glazing units.
- 1.8.9.** The new fenestration to the proposed extension dormer would match the original design (timber, painted white).

Masonry

- 1.8.10.** The new or rebuilt masonry portions would match those of the original dwelling as far as reasonably practicable.

Amenity and Adjoining Owners

- 1.8.11.** The proposed works would constitute an enhancement of the owner's amenity and would not adversely impact adjoining owners (and we are instructed that have been appraised of the proposal). The alterations have been carefully crafted so as to be in keeping with the features of the original house.

Accessibility/ Site

- 1.8.12.** The existing and long term basis of access to the dwelling will not be changed by the proposal.
- 1.8.13.** The building works would be easily accessed from the street and the side access.
- 1.8.14.** There would be no permanent implications to waste collection or car parkings, whilst skips may be temporarily located nearby for the duration of the works.

Garden & Planning Areas

- 1.8.15. There would not be any significant loss of the existing garden amenities

Trees

- 1.8.16. No existing trees would be affected by the proposed development.

Drainage.

- 1.8.17. Beside the minimum alterations required, there would be no significant changes to the soil, waste and rainwater water system. Consideration has been given to potential integration of roof drainage within the revised roof form, where possible and connection with the existing drainage network.

Neighbouring Properties

- 1.8.18. The proposal would not cause any significant overshadowing or overlooking issues to neighbouring properties. We have been instructed that the proposal has been preliminarily discussed with the adjoining neighbors at number 25; that no objections have been raised thus far on the proposal including the partial side infill of the shared alleyway. The works would instigate a general amelioration of this space, which is currently used as bin storage.

Local Precedents

- 1.8.19. A number of properties in Collingwood Avenue (as well as same typologies in Grand Avenue, Leaside Avenue etc.) have been granted Planning consent for rear extensions similar in scale/ nature, some partially infilling the side alleyways, for example: nrs 36A and 37 Collingwood Avenue.

Pre Application Consultation

- 1.8.20. The proposed works have been submitted to Haringey Council on the 17th July 2023 to work collaboratively with the Local Authority. Written advice has been received on the 24th July. This can be summarised below. Our clarifications, in response to the points raised: have been now added in [blue](#)

HARINGEY PLANNING 17th July 2023

(Officer notes in black, Architect responses & further observations are noted in [blue](#)):

Site & Surrounding:

1. *The application site relates to a two-storey end of terrace dwelling house situated on the western side of Collingwood Avenue. The property has an existing rear dormer window and single storey rear extension which are to be demolished *.*
 - i. *[Architects Note: With reference to pt 1 above: It is clarified that it is proposed to only replace the ground floor outrigger, The dormer would remain as is.](#)*
2. *The surrounding area is wholly residential in character. The application site is located within the Muswell Hill Conservation Area. Along Collingwood Avenue there is strong consistency in the appearance of the frontages. Despite the variety of house types they are all of a similar architectural style and have pitched, predominantly slate, roofs with decorative ridge tiles and upstands, bay windows and generally consistent rendered detailing, fenestration, doors and decorative timber porches. Common themes between the properties include bays and porches. Occasional gables along the*

frontage provide interest at roof level.

Design & Heritage:

3. *Outrigger Extension*

i. *The proposed demolition of the existing lean-to rear extension and replacement with a larger extension on the ground floor is considered to be **acceptable** in this location, with minimal effect on neighbouring amenity in terms of conditions of light and outlook.*

ii. *While paired single storey outriggers to the rear are an original feature to these properties, the external appearance to many of these have been changed, very likely due to the legacy of 'permitted development rights'. In relation to the attached property at No 25 it is noted that the outrigger to this property has been widened and now has a flat roof. **As such, the proposed extension would not have adverse impact on the character and appearance to this property or on the character and appearance to this part of the conservation area.***

4. *Infill Side Extension*

i. *In relation to the infill side extension, it is accepted this would be set back from the front wall of the property and would not be unduly prominent,*

ii. *however the symmetry with the adjoining property would be in part affected.*

iii. *For the purpose of understanding if such an extension is acceptable, it would be useful to understand if other end of terrace properties have been extended in a similar way.*

iv. *Architects Note: With reference to item 4(iii) above on Collingwood Avenue, nrs 37 (see photo below) & 36 A have similarly infilled the shared alleyway.*



A. Neighboring Precedents
< view of side infill at number 37

v. *Architects Note: A fence with gates closes the alleyway off, in line with the Collingwood Elevations. The proposed Infill would not further obstruct the glanced view through the sky and the rear gardens trees.*



B. Site Photos

< view of nrs 23 & 25 side alley

- vi. *Architects Note:* Both numbers 23 & 25 have bricked any access to the alleyway from the property, see photos below.
- vii. *Architects Note:* The alleyways is currently used for incidental storage/ bin storage and other similar ancillary purposes, see photos below.



C. Site Photos

< view of shared alleyway currently used for bin storage / incidental storage
Note nr 25 loo /shower room high level windows

- viii. *Architects Note:* The side infill proposal has been discussed with the adjoining neighbors at nr 25, and they have not opposed it.
5. *Within the Design & Access Statement, accompanying such an application It should be demonstrated that the external finishes and detailing to such extensions will match the existing building and are of appropriately high quality.*
- i. *Architects Note:* the new extension facing bricks walls would be built reusing (where salvageable) the existing bricks as well as reclaimend London Stock Bricks or closest

match available (as these would depend on market availability). IQONICA has undertaken similar works at nr 21 Collingwood Avenue (next door). See photos below:

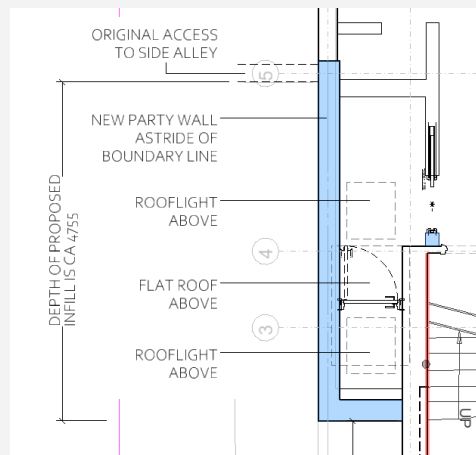


21 Collingwood Avenue Works (2022) HGY/2022/0755

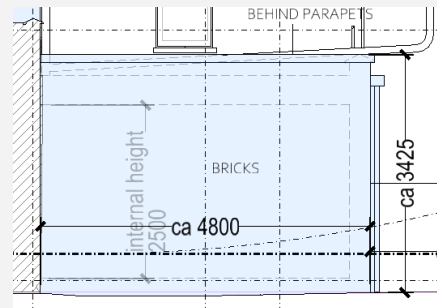
Above left: Ground Floor new facing bricks, timber casement doors and lintel to match the existing Above Right: New Dormer with Facing Bricks Matching the existing

Impact on Neighboring Amenity

6. *Single Storey Rear Extension: The proposed rear extension would not harm the amenity of 25 No Collingwood Avenue in terms of light and outlook. The proposed rear extension would also be set in sufficiently from the shared boundary with No.21 Collingwood Avenue, so as to have no adverse impact.*
7. *With regards to the single storey infill extension to the side, sited immediately adjacent to the boundary with No.25 Collingwood Avenue, it is noted that there is a close boarded fence (which appears to be 2m in height) on the boundary between the two properties.*
8. *The proposal to construct a 6.5m deep side infill extension within this space may affect the amenity to this property, namely outlook/ light to a window on the front to its ground floor link. For the purposes of such an application it should be indicated what this window serves, whether a secondary window etc.*
 - i. *The side infill is now less than 4.8 m depth(CA 4755)*



LEFT > PROPOSED PLAN;



RIGHT > SIDE ALLEY SECTION/ELEVATION DIMS

- ii. The ground floor neighboring window facing the side infill is a high level window providing ventilation to a loo & a shower room (see photo C above).

1.9. Conclusions

✓ It is respectfully submitted to Haringey Planning that the relevant policies have been taken into account and that careful consideration has been taken so that the design proposed is of a form, materiality, quality and scale, sympathetic to the existing dwelling house and constitutes an enhancement to the same.

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