

HERITAGE STATEMENT

TO SUPPORT PLANNING APPLICATION AT
54 & A HALF, GROVE AVENUE, MUSWELL HILL, N10 2AN

LAF Architects
1. Manor Drive
London N20 0DZ

CONTENTS

- 1 DEVELOPMENT**
- 2 SITE LOCATION**
- 3 CONSERVATION AREA / LISTED BUILDING**
- 4 SITE DESCRIPTION**
- 5 PROPOSAL**
- 6 SUMMARY AND CONCLUSIONS**

1 DEVELOPMENT

THE PROPOSED DEVELOPMENT CONSISTS OF ERECTION OF A SINGLE STOREY REAR EXTENSION, ROOF EXTENSION AND ASSOCIATED ALTERATIONS

2 SITE LOCATION

THE APPLICATION SITE IS LOCATED TO THE REAR OF GROVE AVENUE AND THE AVENUE. THE SITE IS ACCESSED FROM GROVE AVENUE

3 CONSERVATION AREA / LISTED BUILDING

APPLICATION SITE IS LOCATED WITHIN THE VALLANCE ROAD CONSERVATION AREA

THE HOUSES IN THE VALLANCE ROAD CONSERVATION AREA WERE BUILT PRE-WWI AND THEN DURING THE INTER WAR PERIOD. FEW BUILDINGS IN THE AREA WERE ALTERED OVER THE YEARS, ANYWAY MOST OF THEM REPRESENT EARLY 20TH CENTURY CHARACTERISTICS AND ARE WORTH TO BE PROTECTED

BUILDING BEING SUBJECT OF THIS APPLICATION IS NOT LISTED

4 SITE DESCRIPTION

THE APPLICATION SITE IS OCCUPIED BY A BUNGALOW WITH ACCOMMODATION SET OVER TWO LEVELS (UTILISING THE ROOF VOID)

THE CURRENT USE OF THE SITE IS A MODERN ADDITION BEING BACKLAND DEVELOPMENT. THE EXISTING BUNGALOW IS NOT VISIBLE TO MEMBERS OF PUBLIC USING GROVE AVENUE OR THE AVENUE, AND MAY BE ONLY SEEN FROM REAR GARDENS OF NEIGHBOURING PROPERTIES

SITE BENEFITS FROM A LANDSCAPED GARDEN, WHICH IS PROPOSED TO BE KEPT

54 & A HALF, GROVE AVENUE, MUSWELL HILL, N10 2AN

5 PROPOSAL

CURRENT PROPOSAL IS FOR ERECTION OF SINGLE STOREY REAR EXTENSION

AT LOFT LEVEL THERE ARE SMALL WINDOW DORMERS PROPOSED

THE PROPOSED ALTERATIONS TO FRONT ELEVATION CONSIST OF
RECONFIGURATION OF BAY WINDOWS

6 SUMMARY AND CONCLUSIONS

THE PROPOSED EXTENSIONS/ALTERATIONS DO NOT SIGNIFICANTLY AFFECT
THE VALLANCE ROAD CONSERVATION AREA

[NL] SEP 2023