



0331 - Barrenger Road

Design & Access Statement - February 2026

Polly Gould

Contents

- **About Us**
- **Introduction**
- **Context Analysis**
- **Existing Site**
- **Planning Context**
- **Proposed Design**
- **Inspiration**
- **Conclusion**



About Us

The Client

Polly Gould and her partner, Clem Crosby, have recently downsized from a larger nearby property to this end-of-terrace house at **69 Barrenger Road, London N10 1HU**, where they now live with their teenage son, Stanley.

Both Polly and Clem are practising artists who frequently work from home, and they wish to adapt and extend the property to better support their professional and family life. The existing house is relatively modest in size, and the family's aspiration is to improve and expand it to create a more functional and comfortable environment.

They are seeking to carry out a retrofit of the existing building, transforming it into a high-quality, sustainable, and energy-efficient home.

The overall design will respond to the family's long-term needs, providing a flexible, low-carbon living environment that balances comfort, efficiency, and environmental responsibility.



Clem Crosby (left to right)
Angel drawings - Untitled – A 003 - 2018
Buffalo Electric - 2022
The Apostate - 2017
Hailey series - Untitled – P 002 - 2018

About Us

Collective Works

Collective Works is a London-based architecture and design studio renowned for its collaborative and environmentally responsible approach. The practice brings together a diverse team of collaborators who place social and environmental sustainability at the heart of every project.

A recent example of their approach is Mid Terrace Dream, a deep retrofit of a neglected Victorian terrace in North London. Designed for a family with Mediterranean and Scandinavian roots, the project blends warm, natural materials with rigorous environmental performance. Collective Works deliver projects that balance functionality, sustainability, and aesthetic appeal, creating spaces that are both responsible and delightful to inhabit.

Mid Terrace Dream has been shortlisted for the RIBA London Award 2025, the Retrofit First Award 2024 (residential under £1m), and was Highly Commended at the Homebuilding and Renovating Awards 2024 for Best Green Home. It's also been featured in several publications.



Introduction

Executive Summary

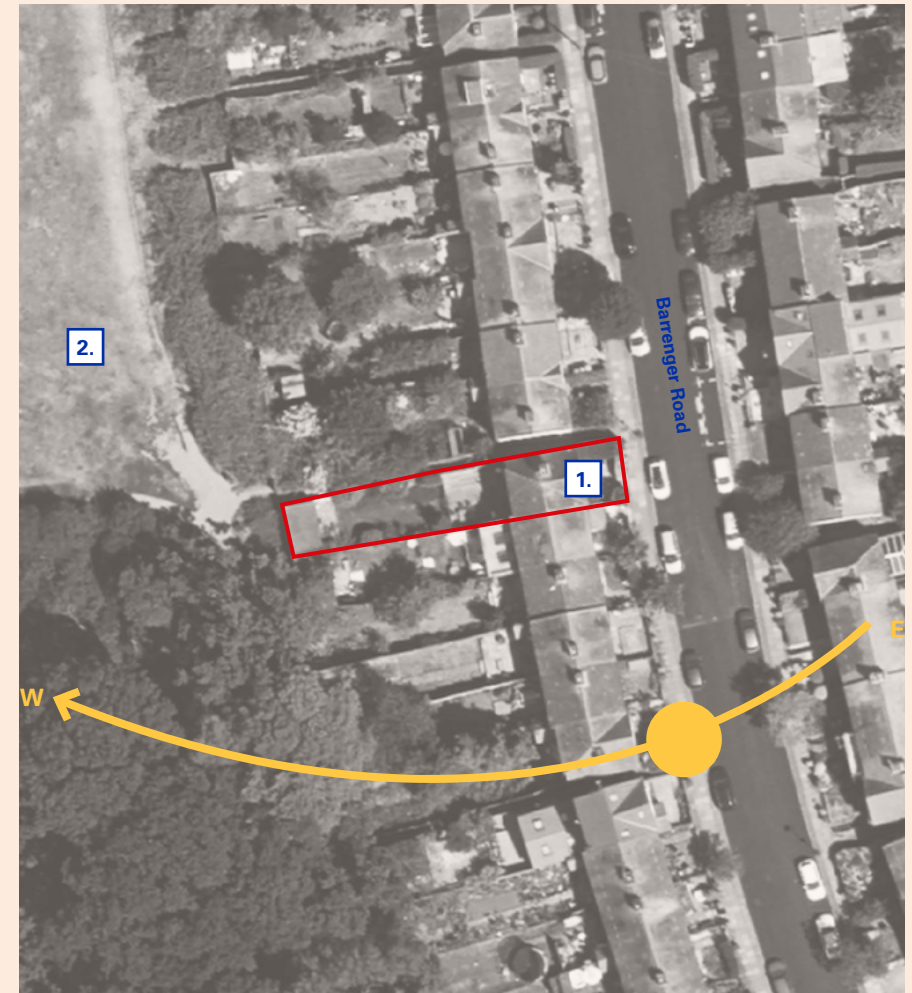
This Design and Access Statement has been prepared on behalf of Polly Gould in support of proposals for a retrofit, new ground floor rear extension and a replacement porch at 69 Barrenger Road, London N10 1HU.

The property is a two-storey end-of-terrace house within the Coldfall Estate, a 1920s development of terraced housing, now comprising a mix of council-managed and privately owned homes.

The application site comprises a two-storey end-of-terrace dwelling with an outdated rear extension of limited quality. The house benefits from a generous rear garden backing onto Muswell Hill Playing Fields, as well as a modest front patio along Barrenger Road. To the north, the property adjoins a public footpath linking Barrenger Road with the playing fields.

The proposals include construction of a front porch, a single storey rear extension, installation of an air source heat pump and replacement high performance windows. The design approach considers layout, scale, and massing in relation to the site and neighbouring properties, alongside a material palette that is sympathetic yet contemporary.

The proposal seeks to retain the property as a single-family dwelling, enhancing its suitability for long-term occupation without altering its residential use. It will create a high-quality, low-carbon home that balances functionality, comfort, and long-term adaptability.



Aerial map - bing.com
1. 69 Barrenger Road
2. Muswell Hill Playing Fields

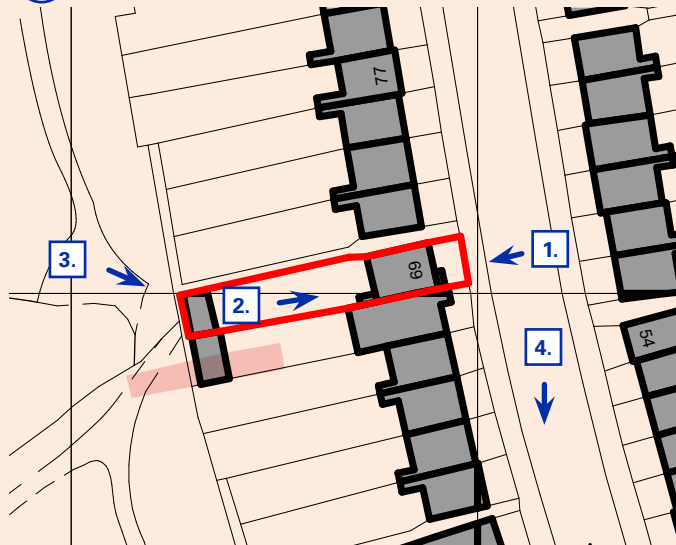
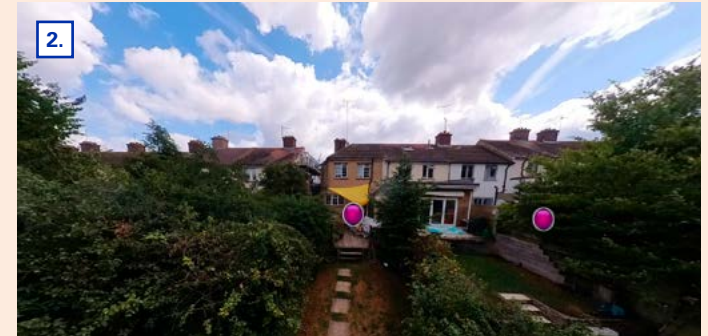


Context Analysis

Location

The application site at 69 Barrenger Road is located on the western side of Barrenger Road within the Coldfall Estate. The property occupies a long rectangular plot, with its principal elevation facing east onto the street. The building is set back from the pavement, with a small front patio providing a modest buffer from the road.

To the rear (west), the site benefits from a generously sized garden, which overlooks Muswell Hill Playing Fields. The northern boundary adjoins a public footpath linking Barrenger Road to the playing fields, while the southern boundary is shared with the neighbouring property at 67 Barrenger Road. The site's context is defined by the surrounding terraced housing of the Coldfall Estate, with a mix of council-managed and privately owned homes.



Context Analysis

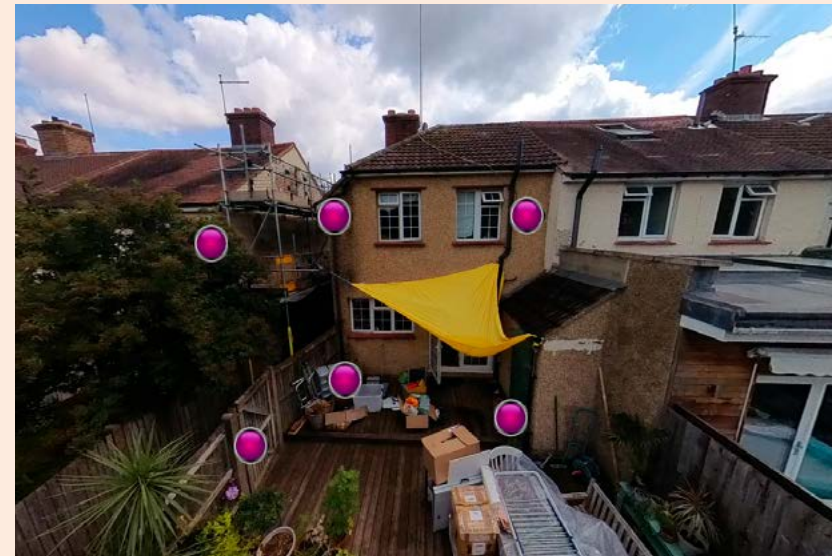
Context

Adjacent houses, as well as those along the wider Coldfall Estate, share a consistent scale and form, with pitched roofs clad in slate or tile, brick façades in red or yellow, and minimal ornamentation typical of interwar council housing. Windows are generally timber sash or casement, and front gardens are small, often defined by low brick walls or hedging.

While the overall estate retains a cohesive character, there is notable variation in façade treatments between properties of the same archetype. Original finishes appear to have included a mix of brick and roughcast render in differing combinations—ranging from full brick to partially rendered façades with painted brick bands and decorative gable details. Over time, privately owned homes have introduced smooth render, external wall insulation (EWI) systems, painted finishes, and occasional loft extensions or non-original porches, contributing to a subtle patchwork of typologies.

Barrenger Road and the Coldfall Estate are not within a conservation area, although the estate retains a strong sense of historic character and cohesive material palette. The surrounding neighbourhood offers a mix of private and former council-owned homes, providing a balanced context of uniformity and subtle variety.

This layered architectural character allows for sensitive interventions, such as the proposed retrofit and extensions, that respect the scale, form, and materials of the estate while improving sustainability and functionality for contemporary family life.



Barrenger Road - CW site photo front
Barrenger Road - CW site photo rear

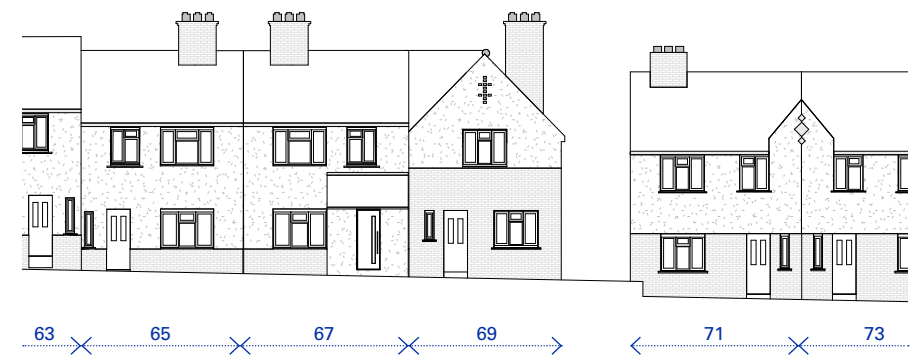
Existing Site

Existing Building

The existing property at 69 Barrenger Road is a two-storey end-of-terrace dwelling, extending to approximately 78.3 sqm across both floors. The house forms part of a short terrace typical of the Coldfall Estate, where end units are bookended by projecting gable-fronted or hipped-front archetypes. The adjoining property is a mid-terrace house with a dual-pitched roof, painted brick to the ground floor, and roughcast render above, consistent with the prevailing architectural character of the street.

The front elevation of No. 69 features a small porch to the main entrance and is set back from the pavement behind a modest paved forecourt, providing a limited buffer to the street. The façade treatment follows the estate's traditional palette, with a brick base rising to the first-floor window sills and dash-rendered walls above. Decorative brickwork to the gable adds modest ornamentation, typical of the original 1920s detailing found across the estate.

To the rear, a small WC/store outhouse adjoins the main building beside a raised terrace. This terrace, though generous in size, feels disconnected from the main garden, sitting above natural ground level. The rear garden itself slopes down by approximately 2.5 metres from the house to the boundary, creating a distinct level change. At the bottom of the garden stands a full-width timber shed that marks the rear boundary and forms a prominent feature of the existing external layout.



Barrenger Road - CW site photo & ECD Architects street elevation

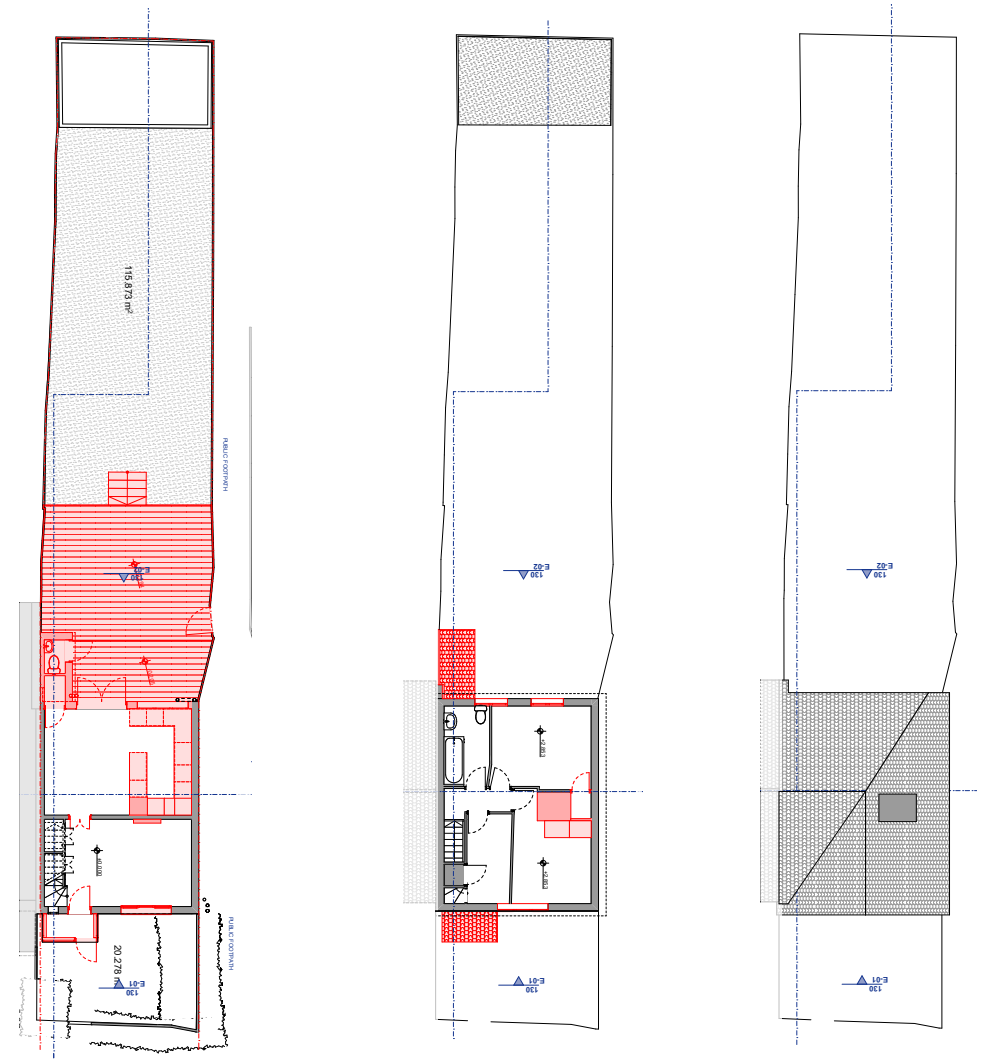
Existing Site

Existing Layout

Internally, the ground floor is entered directly into a small reception area, with a staircase leading to the first floor. Beyond the reception, the kitchen and dining area occupy the rear of the house. The internal spaces are relatively small and provide minimal storage. A wall separating the kitchen and living areas contains an old chimney breast, which is largely redundant but occupies a significant portion of the central floor plan, limiting usable space.

On the first floor, there are two bedrooms, a small study, and the family bathroom. The internal layout is constrained and inefficient. Notably, some internal partitions intersect on of the rear and front windows, dividing the window between rooms rather than serving a single space fully. This arrangement reduces natural daylight and contributes to awkward room configurations. The large chimney structure further reduces usable floor area and exacerbates the disjointed feel of the plan.

Overall, the existing layout is inefficient and disjointed. There is significant potential to improve the internal arrangement, optimise natural light and views and increase storage, providing a more functional and flexible home for contemporary family life.



Planning Context

Principle of Development

The proposal seeks the construction of a front porch, a single storey rear extension, installation of an air source heat pump and replacement high performance windows.

The principle of development aligns with local and national planning policies that support the improvement and adaptation of existing housing stock, particularly where proposals deliver high-quality, sustainable, and energy-efficient homes that respond sensitively to the character of the surrounding area.

NPPF

Paragraph 126 of the NPPF (2021) sets out that good design is a key aspect of sustainable development. Careful consideration has been given to develop a design proposal that balances the needs of the client with a built form that complements the existing building and protects its context. In this way, we see that the proposal represents sustainable development that marks a significant improvement on the existing building and its surroundings.

Paragraph 130 of the NPPF (2021) states that proposals should function well, add to the quality of the area, be visually attractive whilst being sympathetic to the local context. The proposal is considered to improve the function of the property by providing valuable space to an otherwise cramped property. Additionally, the proportions of the proposal have been carefully considered to limit the visual impact of the development and a refined material palette has been used that is sympathetic to the context.

Haringey Local Plan (Development Management DPD)

The proposed works comply with good practice principles highlighted in the Development Management DPD. These are quoted in magenta below:

Policy DM1: Delivering High Quality Design

Development proposals should relate positively to their locality, having regard to: Building heights; Form, scale & massing prevailing around the site; Maintaining a sense of enclosure and, where appropriate, following existing building lines; Rhythm of any neighbouring or local regular plot and building widths; Distinctive local architectural styles, detailing and materials.

The proposed rear extension matches the length and is similar in volume to the neighbour's extension at number 67 Barrenger rd. The proportions of the porch extension is similar to the existing and matches the mono pitch design of the neighbour's porch roof at number 67.

Policy DM12: Housing Design and Quality

All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses.... development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas

The design has been carefully considered to balance the needs of the applicant with the neighbours amenity and access to natural light. The extensions will be clad in high quality materials that help them assimilate with the context whilst also making an improvement on the site's biodiversity with the addition of a green roof.

Planning Context

Site Constraints & Considerations

Flood Zones

The site is not located within a designated flood zone. The risk of flooding from surface water, rivers, the sea, groundwater, and reservoirs is all considered very low.

Public Transport Accessibility Level

The site has a low PTAL rating. East Finchley Station is a 30-minute walk, and local buses are within 10–15 minutes on foot. On-street parking is available, and the property has immediate access to green space such as Coldfall Wood and Coppetts Road Sports and Muswell Hill Playing Fields.

Heritage

The property itself is not listed, nor is it located within a conservation area. However, it is close to Muswell Hill and Vallance Road Conservation Areas.

Tree Preservation Orders

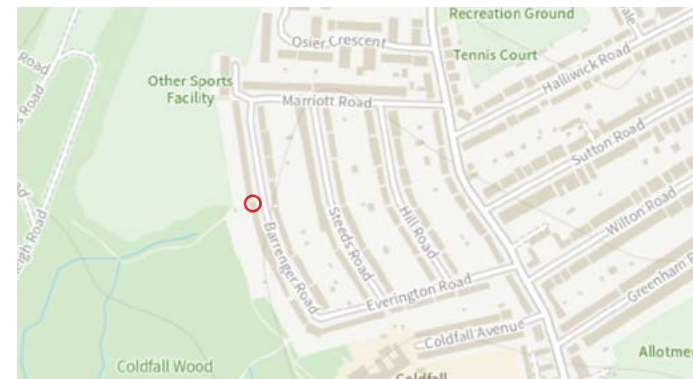
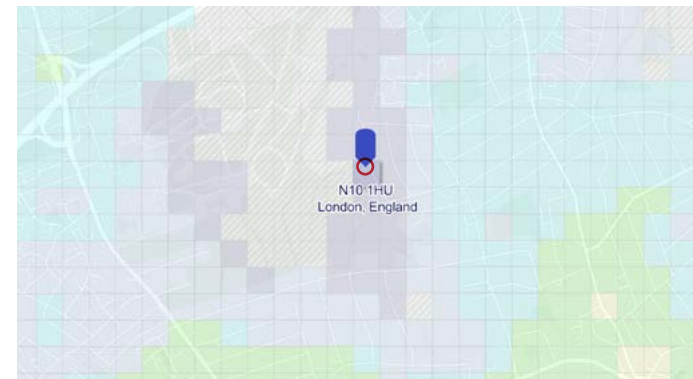
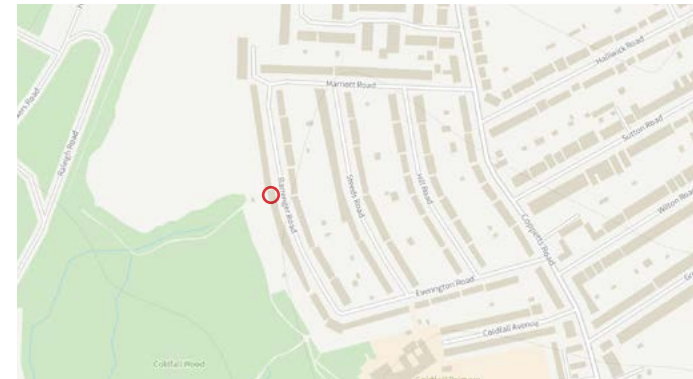
There are no TPOs in close proximity to the site.

Opportunities

- Retrofit to improve thermal comfort, airtightness, and energy efficiency
- Reconfigured layout for flexible, future-proof family and work spaces
- Enhanced views and connections to the garden and playing fields for wellbeing
- High-quality materials and coherent design to complement the Coldfall Estate
- Installation of an air source heat pump for low-carbon living

Constraints

- Inefficient internal layout, partitioning, and large redundant chimney limit space and daylight
- Rear garden slopes 2.5 m, affecting access and level changes
- Orientation requires careful planning to mitigate overheating



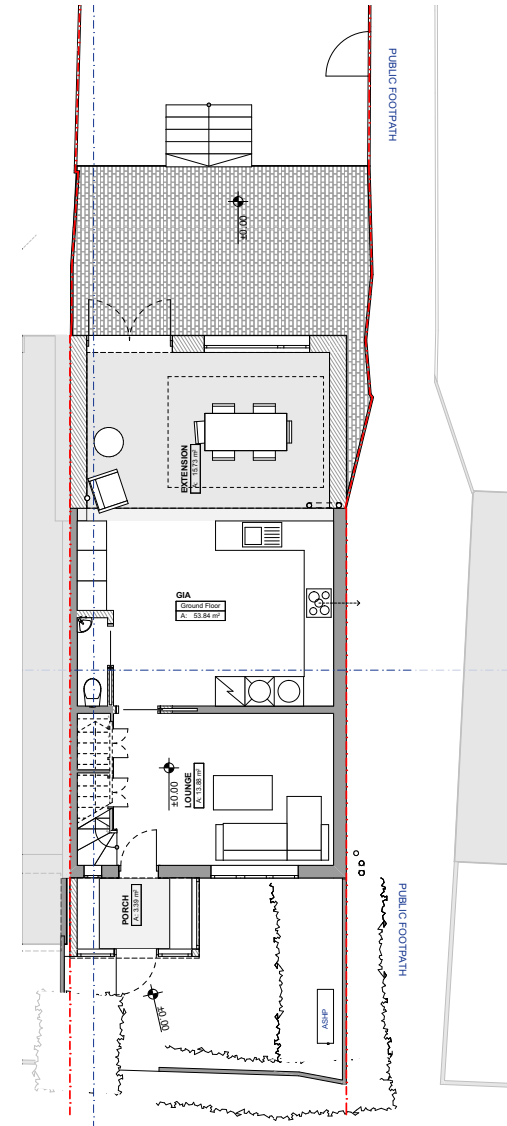
Proposed Design

Design Intent

The proposal seeks the renovation and extension of the existing two-storey single-family dwelling at 69 Barrenger Road, while retaining the property's residential use. The design respects the scale and character of neighbouring homes within the Coldfall Estate, and will comprise high-quality timber detailing and brick walls with creasing tile detailing to create a contemporary yet contextually appropriate aesthetic.

Internally, the layout will be reorganised to improve the useability, flow and storage, while creating flexible spaces for modern family life and home working. The rear extension is highly insulated and carefully detailed to avoid overheating.

Energy efficiency and low-carbon design are central to the proposals which include the installation of an air source heat pump. These interventions create a future-proof, sustainable home that maximises comfort, functionality, and long-term environmental performance.



Inspiration

External Precedents



Red brick



Brick paving



Plinth



Napier Clarke



Yard Architects



Ketley Brick



ao-ft - Spruce Housing

Inspiration

Internal Precedents



Emil Eve Architects



Turner Architects



Breakfast bar



Window seat



Framed views



Collective Works

Conclusion

Project Summary

This proposal seeks the renovation and extension of the existing dwelling at 69 Barrenger Road. The scheme retains the property's residential use while significantly improving comfort, functionality and sustainability for modern family living.

The renovation and extension will enhance fabric performance, air tightness and thermal efficiency. These measures will reduce operational energy use, lower running costs, and provide year-round comfort, ensuring resilience to both hot summers and cold winters.

Internally, the layout will be reorganised to improve daylight, circulation, and storage, while creating flexible spaces for work, study, and leisure. Externally, the extensions share a coherent architectural language and high-quality materials that respond sensitively to the character of the Coldfall Estate and its proposed retrofit goals.

The proposal balances environmental performance with architectural sensitivity, delivering a future-proof, low-carbon home that enhances residential amenity and wellbeing.



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