

HERITAGE, DESIGN AND ACCESS STATEMENT

Property Address

28 Coniston Road
London
N10 2BP

Proposed Development

Insertion of a new basement level window within the existing front bay, reconfiguration of the existing stair access to the front light well, and erection of a new front garden bin store with sedum roof.

1. Introduction

This Heritage, Design and Access Statement has been prepared in support of a householder planning application relating to 28 Coniston Road, London N10 2BP.

The application seeks consent for modest external alterations to the front basement area of the property comprising:

- insertion of a new window opening at basement level within the existing front bay;
- reconfiguration of the existing stair arrangement leading to the front light well; and
- installation of a new front garden bin store incorporating a sedum roof.

The proposals have been carefully designed to preserve the character and appearance of the host property and surrounding conservation area while improving functionality and environmental performance.

2. Site and Surroundings

The property comprises a substantial late Victorian / Edwardian terraced dwelling located on Coniston Road within Muswell Hill, in the London Borough of Haringey. The surrounding area is predominantly residential in character and is defined by consistent terrace forms, front garden enclosures, bay windows, brick façades and landscaped frontages.

The street exhibits a coherent architectural rhythm with traditional materials and detailing contributing positively to the wider townscape character. Basement light wells and associated front garden alterations are present within the surrounding area and form an established part of the evolving residential character.

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The property is understood to lie within a designated conservation area where particular regard is given to preserving or enhancing local character and appearance.

3. Planning and Heritage Context

The application has been prepared with regard to:

- National Planning Policy Framework (NPPF);
- London Plan policies relating to heritage and design;
- Haringey Local Plan policies;
- Haringey Conservation Area guidance.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of conservation areas.

The proposed works are minor in scale and have been designed to remain subordinate to the host building while respecting the architectural character of the terrace.

4. Design Principles

New Basement Window

The proposed new basement window is to be inserted within the existing front bay at lower ground floor level facing the existing light well.

The opening has been carefully proportioned to align with the architectural composition of the bay and to appear consistent with traditional basement arrangements commonly found within the locality. The proposed window will utilise materials and detailing appropriate to the age and character of the property, including a painted timber frame finish to match existing fenestration.

The intervention is modest and visually contained within the existing bay structure. Due to its basement level position and relationship with the existing light well, wider visual impact on the streetscape will be minimal.

Reconfigured Light Well Stair

The proposal includes reconfiguration of the existing stair arrangement descending to the front light well.

The revised stair improves access, safety and usability while retaining the established light well form. Existing boundary conditions and retaining structures will largely remain in place, limiting visual change when viewed from the public realm.

The proposal maintains the hierarchy and appearance of the front garden arrangement and does not introduce incongruous materials or forms.

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Bin Store with Sedum Roof

A new front garden bin store is proposed adjacent to the front boundary treatment.

The structure has been designed as a low-profile and visually recessive addition using simple contemporary detailing and high-quality materials appropriate to the conservation area setting. The sedum roof softens the visual appearance of the structure and contributes positively to biodiversity and sustainable drainage objectives.

The bin store will improve refuse storage arrangements and reduce visual clutter within the front garden environment. Its scale, siting and design ensure that it remains subordinate to the host building and does not interrupt important views along the terrace.

5. Impact on Heritage Significance

The proposals represent modest and sensitive alterations to the front basement area of the property.

The works preserve the principal architectural features of the dwelling and do not result in the loss of historic fabric that contributes materially to the significance of the conservation area. The interventions are limited in scale, largely confined to basement level, and will have minimal visibility within the wider street scene.

The new window respects the proportions and rhythm of the existing façade, while the reconfigured stair and bin store are discreetly integrated within the existing front garden arrangement.

The sedum roof further assists in softening visual impact and enhancing environmental quality.

Overall, the proposals are considered to preserve the character and appearance of the conservation area in accordance with local and national heritage policy.

6. Access

The reconfigured stair arrangement will provide safer and more convenient access to the basement level and existing light well.

The proposal does not adversely affect pedestrian movement or access arrangements to the principal dwelling entrance.

Refuse storage is rationalised through the introduction of the dedicated bin store, improving functionality and reducing obstruction within the front garden area.

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7. Conclusion

The proposed development has been carefully designed to respond sensitively to the character of the host property and surrounding conservation area.

The works are modest in scale, subordinate in appearance and appropriate in materiality. The proposals preserve the architectural integrity of the building and will not harm the character or appearance of the conservation area.

The development is therefore considered compliant with relevant national, regional and local planning and heritage policies and is respectfully recommended for approval.