

DESIGN AND ACCESS STATEMENT
HERITAGE STATEMENT

1 TYPE OF PLANNING APPLICATION

Number 35 Collingwood Avenue is a two-three storey Edwardian end of terrace house. It is not locally nor nationally Listed and it is within the Muswell Hill Conservation Area. The application is for Full Planning Permission (Householder.)



View of 35 Collingwood Avenue from the street



Side gap between Nos.35 and 37

2 SUMMARY OF THE PROPOSALS

Installation of one, external, air-conditioning condensing unit.

3 PLANNING HISTORY

HGY/2025/2998 – “Installation of rear single storey extension, side infil extension, new rear French doors and replacement timber sash windows, front door” at 35 Collinwood Avenue

There are numerous records of recent Planning Grants for similar development in the Conservation Area, including Planning Permission HGY/2026/0372, for “Installation of a ground-mounted air conditioning condenser within the curtilage of the dwellinghouse.” at No 6 Southern Road N2 9LE

4 CONSULTATION

The Muswell Hill Conservation Area does not have an Appraisal analysis, however; certain elements of local, London-wide and national Planning Policy and guidance have been consulted. Of particular relevance are:-

CHARACTER AND APPEARANCE OF THE STREETSCENE

1. DM Policy (2017) DM12 'Housing Design and Quality.'
2. Policy DM11 'Delivering High Quality Design' requires development proposals relate positively to their locality.
3. Local Plan (2017) Policy SP11 requires the highest standards of design that respects its local context and character and historic significance.
4. Town and Country Planning (General Permitted Development)(England) Order 2015 -as amended.
5. The above policies are supported by the London Plan (March 2021) Policies:-
 - D4 – Delivering Good Design
 - D6 – Housing Quality and Standards.

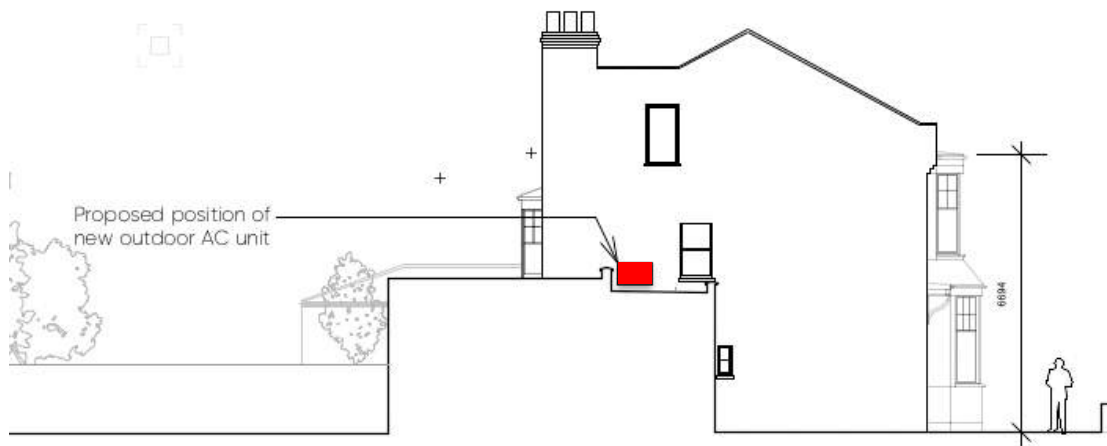
IMPACT ON THE AMENITY OF ADJOINING NEIGHBOURS

1. The location of the proposed unit will not be visible from the neighbouring properties.
2. The noise levels generated by the proposed unit will adhere to the following criteria:-

*'37 dB(A) when assessed in accordance with the Microgeneration Certification Scheme Planning Standard (MCS 020), as referenced in Class G of Part 14 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended); or
42 dB LAeq (5 minutes) when measured at a point 1 metre from the façade of any habitable room window of a neighbouring residential property.'*



Proposed front elevation



Proposed side elevation

5 USE

The current house is a single family dwelling and will remain so.

6 AMOUNT

The proposed external condensing unit will be approximately 0.8m wide, 0.35m deep and 0.55m high. (0.16 cubic metres.) [for reference, Permitted Development rights the parameters are either 0.6 or 1.5 cubic meters]

7 LAYOUT and SCALE

The location of the proposed external condensing unit will be discretely positioned, and of a modest size, so as not to impose on the street scene

8 APPEARANCE/ MATERIALS:

The proposed external condensing unit will be of standard appearance and materials for such equipment.

9 ACCESS AND SUSTAINABILITY:

The access provision at the house will remain as existing.

10 HERITAGE:

Muswell Hill is a largely Edwardian suburb that developed around a once rural village settlement. It has a considerable consistency of character and appearance that derives from the development of most of its buildings and streets over a period of less than 20 years. Muswell Hill was designated as a conservation area in 1974 to protect the area's generally unspoilt character.

The predominant materials are red brick with red clay tile or slate main roofs. Red tiles are commonly used on porches, lean-to roofs and bays. The use of white painted render, white painted timber work and mullions creates a distinctive contrast with the red brickwork that is characteristic of this 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.



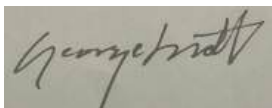
Map of Muswell Hill Conservation Area

11 SUMMARY:

We feel the proposals are of very low visual and amenity impact while enhancing the habitable spaces of the house.

STATEMENT

We confirm that all the photographs were taken no more than 21 days prior to this application.



George Knott MRTPI RIBA

END