

HERITAGE, DESIGN, AND ACCESS STATEMENT

Addition of a single storey rear / side extension and associated internal alterations to a garden flat.

Ground floor flat, 41 Coniston Road, N10 2BL, London

London Borough of Haringey
Muswell Hill Conservation Area



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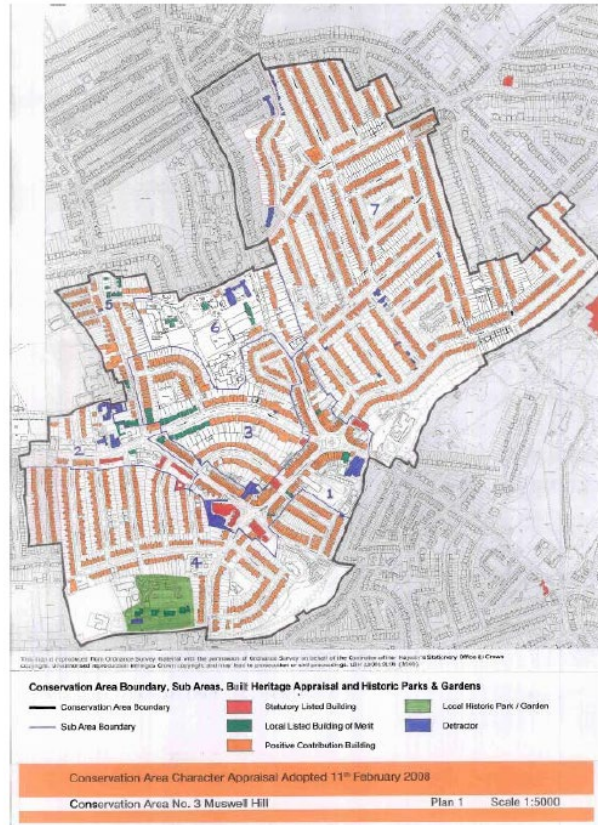
03 Photographic survey

01 Conservation area appraisal information

General Identity and Character of the Conservation Area

1.10 The character and appearance of an area depends on a variety of factors. Its appearance derives from its physical and visual characteristics (i.e. materials, heights of buildings, types and relationship of built form), whereas its character includes other less tangible effects relating to the experience of an area. This may include levels and types of activity, patterns of, or prevailing, land uses, noise and even smells. The character of an area may also differ according to the day of the week or time of day.

1.11 This assessment of the character and appearance of the area is based on the present day situation. The intrinsic interest of an area, therefore, reflects both the combined effect of subsequent developments that replaced the earlier fabric and the original remaining buildings, street pattern and open space.



1.12 Muswell Hill is an essentially Edwardian suburb that developed around a once rural village settlement on high ground on one of the main routes into and out of London. It has a considerable consistency of character and appearance that derives from the development of the majority of buildings and laying out of the streets over a period of less than 20 years (1896-1913).

1.13 There is a presumption, set out in PPG 15, to retain buildings that make a positive contribution to the character of conservation areas. The role of buildings and spaces as positive, neutral or negative elements within the conservation is set out in greater detail in the following section. Buildings that are considered to be examples of high quality modern or distinctive design can also be judged as making a positive contribution to the character of an area. Detractors are elements of the townscape that are considered to be so significantly out of scale or character with their surroundings that their replacement, with something of a more appropriate scale and massing or detailed architectural treatment, would benefit the character and appearance of the area. Detractors may also include gaps in frontages that disrupt the prevailing street pattern. Elements that are neutral broadly conform to the overriding scale, form, materials and elevation characteristics of their context. The integrity and nature of the context are

consequently influential in making this judgement.

10. SPATIAL AND CHARACTER ANALYSIS

Sub Area 7. Colney Hatch Lane & Wellfield Avenue to The Avenue

Overall character and appearance

10.1 This residential area has a notable consistency in character and appearance derived from its speculative development primarily over a period of less than thirty years between 1896 and 1913 after an initial start in the mid 1880s. As a result, the buildings are of a relatively consistent architectural style and generally constructed from a common palette of materials with similarities in detailing throughout the differing house types. Most of the houses are terraced or in a linked semi-detached form and were built as family housing for the expanding workforce of London. The grid street pattern makes the best use of the land whilst still providing relatively wide streets and long plots with comparatively narrow frontages.

10.2 The buildings are generally of uniform two storey height with some attic storeys and a constant building line set back behind small front gardens. This gives a sense of enclosure to the streets, accentuated in areas where street trees have been planted. However, landscape elements are generally less pronounced in this part of the conservation area than in the residential streets within Sub Area 4. The retention of original low boundary walls along the frontages in some streets give greater consistency to their character and appearance. Houses at junctions of streets are generally designed to turn the corners with features such as circular bays, turrets and towers, creating the impression of a gateway into the street.

10.3 The predominant building materials are red brick with red clay tile or slate roofs. Red tiles are commonly used on porches and small roofs over 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.

10.4 There is extensive use of forward projections, gables, bay windows and decorative render panels or coving with pargetting. The houses have either hipped roofs or pitched roofs with gable ends, with a repeated pattern of upstand party walls with prominent chimney stacks generally positioned between pairs of houses. Timber front entrance doors with a variety of stained glass upper panels, decorative timber porches, and timber window frames with the upper sashes subdivided by glazing bars are common features. The repeated pattern of such elements lends a homogenous character to the streets even though the individual house types may differ.

Coniston Road

10.43 Coniston Road was initially laid out in the 1880s and known as Middleton Road. It is lined with street trees and there is variation in the heights, scales, and styles of the houses, although they are all two storeys and have repeated themes of ground floor bays, red brick and deep contrasting window heads. On the west side Nos. 1 to 9 (odd) were built in the 1920s or 1930s and form part of a group with Nos. 21A & 21B Muswell

Road. They have rough-cast rendered elevations, hipped tiled roofs and full height curved bays. Nos. 11 to 17 (odd) are two pairs of red brick Victorian houses, Nos. 11 & 13 now rendered and painted. They have square bays, stone heads, sills and mullions, mansard roofs and dormer windows. No. 19 is a detached double-fronted red brick property that is slightly lower and has a two storey projection with a gable end and a ground floor square bay. No. 21 is narrower with a rendered frontage, but has a similar eaves level and a ground floor bay. Nos. 23 to 45 (odd) are a consistent stretch of similar double-fronted house types with pitched roofs and shallow two storey projections, deep stone heads to the windows and recessed doorways. Some have hipped roofs over their projections. The prominent dormer window on No. 25 detracts from the consistency of this part of the street. Nos. 47 to 57 (odd) echo the two storey canted bays and lean-to porches with decorative painted joinery on the opposite side of the road but have gables rather than pyramidal roofs over the bays. Adjacent to No. 57, and set slightly further back from the street, is a single storey garage building currently used for commercial car repairs that has a circular window in its gable end.

10.44 The east side of Coniston Road is generally consistent in appearance with a repeated pattern of small red brick family houses with pyramid roofs over two storey bays that are in pairs along the frontage. They have decorative timber porches between and doors and windows have deep stone heads. The front boundary walls reinforce the continuity in the development along this side of the street. Nos. 32, 50 to 56 (even) & 80 have been rebuilt, but they maintain the materials scale and form of the original terraces. The removal of the roofs from some of the bays has had a disruptive effect on the pattern of development in places along the road.

Key extracts from “Conservation Area No. 3. Muswell Hill. Conservation Area Character Appraisal. Approved and adopted by the Council on 11th February 2008.”

02 HERITAGE, DESIGN AND, ACCESS STATEMENT



This design and access statement was prepared in support of a Full planning application for the addition of a single storey rear / side extension and associated internal alterations to a garden flat at 41 Coniston Road, N10 2BL, London.

We propose the removal of the dated and side timber framed conservatory and badly built rear extension, and their replacement with a new rear and side single storey extension. Associated internal alterations will improve the accommodation standards.

The new extension will be built in matching brick and brick detailing, a flat roof with stone coping, and timber framed patio doors opening up to the rear garden. It will step in plan and follow the line of the original two storey volume that is a key characteristic of this terrace and part of the Conservation area.

The proposed alterations are in keeping with the character of the property and of the terrace, and seek to improve the accommodation of the application property without causing harm to the character of the terrace or the wider Conservation Area.

We proposed materials are sympathetic to the character of the area in terms of form, colours and textures, the proposed extensions and alterations will not affect the amenity of any neighbouring dwellings. The proposed external alterations will not affect the amenity of the adjacent properties and they are not considered to harm the character of the Conservation Area.

We do not propose to alter the access around the front of the property or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.

03 PHOTOGRAPHIC SURVEY



View of the rear elevation.



Views of the rear / side boundary.



View of the rear / side boundary.



View of the rear / side boundary.



View of the rear / side boundary.



View of the rear garden.