

35 COLLINGWOOD AVENUE LONDON N10 3EH

DESIGN, ACCESS & HERITAGE STATEMENT

BIKE SHED

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.)

2 SUMMARY OF THE PROPOSALS

Installation of a bike-store to the front garden.



3 PLANNING HISTORY

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

Relevant, similar Approvals in the Conservation Area:-

HGY/2021/1258 – “*Erection of cycle store in the front garden.*” At 18 Methuen Park, N10

HGY/2024/0066 – “*Installation of bin store to house 4no. bins ...*”. At 23 Church Crescent, N10

HGY/2025/2678 – “*Alterations to front garden area to create hardstanding external bike and bin store area ...*” – At 6 Methuen Park, N10

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.

5 USE

The current house is a single family dwelling and will remain so. The bike store will be an ancillary use to the main dwelling.

6 AMOUNT

The area of the front garden is 35 sqm (the area of the rear garden is 110 sqm.) The footprint of the proposed bike store is 2 sqm.

7 LAYOUT and SCALE

The proposed layout and scale of the front garden follows a common pattern along Collingwood Avenue. The bike store is tucked to one side of the garden, fully screened from the neighbour at No.33 by an existing hedge and partly screened from the street by a

low wall and planting that will be encouraged to form more of a screen. It allows an aspect to the street from No.35.

The proposed bike shed is approximately 1.3m high rising to 1.4m at the top of the roof slope.

8 APPEARANCE/ MATERIALS:

The proposed bike shed is of seasoned timber construction with a green roof and galvanised hinges (similar to many others on the street.)



9 ACCESS AND SUSTAINABILITY:

The access provision at the house will remain as existing. The bike storage facility will support the family use of sustainable transport.

The green roof and additional hedge planting will contribute to the biodiversity of the street and contribute to sustainable drainage of rainwater.

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.

Along Collingwood Avenue there is a consistency in the appearance of the frontages. However; the front garden areas include a wide variation to landscaping and planting. This includes the introduction of many bike and bin stores.

11 SUMMARY:

The proposals are of very low visual and amenity impact while enhancing the sustainable use of the family dwelling.

35 COLLINGWOOD AVENUE – EXISTING PHOTOGRAPHS



From street



From front door *



Into garden of No.33*



Towards gate of No.35*

COLLINGWOOD AVENUE – EXISTING BIKE/BIN STORES IN THE STREET



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STATEMENT

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

George Knott MRTPI RIBA

END