

A L E Z

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52b Coniston Road, N10 2BN, London

ANNEX 1 - HERITAGE STATEMENT

Ground Floor rear Extension, rear window enlargement, new side window, and creation of one
single bedroom

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1 INTRODUCTION

1 - Introduction

ALEZ Architects have been instructed to prepare a planning application for the Rear ground floor flat extension at **Flat b 52 Coniston Road N10 2BN**

This Heritage Statement has been prepared to support the Planning Application.

This Heritage Statement has been written in accordance with the **National Planning Policy Framework, Chapter 12, Achieving Well-designed Places** and **Chapter 16 Conserving & Enhancing the Historic Environment**.

1.1 – Relevant Planning History

HGY/2007/0649:

Erection of rear dormer window with front velux windows - Flat A, 52 Coniston Road, London, N10 2BN – Approved with conditions 17/5/2007.

1.2 – Relevant Planning Policies

National Planning Policy Framework (2023) (NPPF)

Haringey Local Plan (2017)

- Policy SP11: Design
- Policy SP12: Conservation

Development Management DPD (2017)

- Policy DM1: Delivering High-Quality Design: ‘Delivering High-Quality Design’ states that development proposals must ensure a high standard of privacy and amenity for the development’s users and neighbours.
- Policy DM9: Management of the Historic Environment states that alterations and extensions to existing buildings in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.
- Policy DM12: Housing Design & Quality
- UK Housing Technical Standards

2 – Context and the Muswell Hill Conservation Area

The site is in a Conservation Area: The site falls within the Muswell Hill Conservation Area, Sub Area 7 (Colney Hatch Lane & Wellfield Avenue to The Avenue).

Flat B – is a self-contained unit which appears to form part of a converted larger dwelling. The property is a two-storey Terraced Edwardian property and the access to the house is from 52 Coniston Road.

The application site comprises a two-storey mid-terrace, which has been divided into two flats – Flat B on the ground floor level and Flat A on the first/loft level.

“The site is located on the eastern of Coniston Road, within Muswell Hill Conservation Area. Coniston Road is composed of dwellings of a variety of heights, scales and styles of houses; although all are two storeys and have repeated themes of ground floor bays, red brick and deep contrasting window heads. Nos. 50-56 (even) (including the application site) have been rebuilt sensitively, maintaining the materials, scale and form of the original terraces. The rebuilt terrace at the application site is considered to be a positive contributor to the conservation area”.

As described within the Haringey Conservation Area Appraisal of the Muswell Hill Conservation Area, Sub Area 7:

2.1– Character and Appearance

“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”

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.

The Council’s records show that the building is not listed.

3 – DESIGN AND PRESERVATION ON THE C.A AND HOST BUILDING CHARACTER

The design of the proposed development aims to preserve and enhance the character of the Conservation area and to preserve and enhance the character of the existing building.

The proposed extension would not be visible from the street scene. Therefore, the impact on the character of the conservation area is negligible and there is no change to the street scene.

It is recognised at the rear that various extension types have been carried out within the terrace, including roof extensions and ground floor rear extensions. Also, the host building could have been converted into flats in the past, however, no formal planning permission for this change and development was found.

3.1 The pre-app report Pre-app Consultation- PRE/2024/0014

Stated the following concerns and advice:

1- "High-quality matching or complementary materials should be used appropriately and sensitively in relation to the context".

2- "The height and width of the rear extension is not considered to be subordinate to the host building. The proposed building form dominates the existing rear façade and obscures the architectural features of the host building. A full-width rear extension is discouraged for the above reasons".

3- It is suggested that the proposed rear façade is staggered to provide articulation to the extension and maintain the legibility of the predominant outrigger form within the terrace row. The proposed rear extension could maintain the same proposed depth adjacent to the southern boundary. However, the side infill to the north of the existing rear extension should be recessed from the proposed rear façade.

All these have been mitigated with specific actions that can be found on drawings and noted on the Design and access statement.

The updated design, which has progressed from the previous submission during the pre-application stage (ref. PRE/2024/0014), incorporates changes advised by the officers. We have distinguished the primary rear outrigger/rear projection from the side extension to create a perception of a less prominent volume, where its rear finish will be in a dark grey, and the boundary wall will be capped at a maximum height of 2.5 meters to uphold and protect the neighbouring property's amenities.

We believe the proposal complies with Policy A2 of SPG 1a and Policy 4.2 of SPG 2 which states proposals should 'respect the form, structure and urban grain of the locality, taking into account local distinctiveness.

The proposals preserve the character and appearance of the Conservation Area as it is complementary to the existing and neighbouring property.

Policy F1 of SPG 1a has been followed, it states that 'extensions or alterations to buildings should be subordinate in scale to the original building and should respect its architectural character'.

Also, the proposal only affects the rear of the property which is secondary or a least important façade, this goes in line with Policy C1 of SPG 2 states that 'alterations or extensions to buildings in conservation areas should generally be confined to the rear or least important facades'.

Through the use of a well-chosen material palette, fenestration, and proportion, the proposed extensions are sympathetic and enhance the character and quality of the existing host building

In conclusion the proposed extensions are subordinates in scale, massing and overall appearance to the original building.