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Fig 1. Aerial view along the East side of Grove Avenue.

## 1.0 Intent

### Site Address:

This statement has been prepared by Jim Colman on behalf of our clients, Ben & Louise Hayman.

57 Grove Avenue  
London  
N10 2AL

It describes our proposals to add a loft extension to an existing property located at the address shown adjacent.

It supports a request to the London Borough of Haringey for a Householder Planning Application.

The assigned Planning Portal reference for this application is **PP-13001875**.

It accompanies application PP-12946173, recently submitted in reference to a dormer extension.

## 2.0 Profile

### Architect's Details:

Jim Colman has been practicing as an Architect for nearly 20 years. Over that time he has worked at several London based, architectural practices, running domestic scale projects for private clients.

Jim Colman  
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These have ranged from small internal refurbishment to large, scale developments in a number of settings. Often in Conservation Areas, many have been Grade or Locally Listed. It has been when developing new, elegant design while also maintaining a property's original character that he has been most successful.

As a private consultant he is interested in working on highly bespoke projects for ambitious clients who share a passion for design and problem solving.



2.1 Examples of Recent Work



Fig 2. Rear view of Brokesley Street, E3 - Conservation Area, Tower Hamlets



Fig 3. Rear view of Cheriton Square, SW17 - Conservation Area, Wandsworth



Fig 4. Rear view of Canonbury Park North, N1 - Conservation Area, Islington



Fig 5. Internal view of Highgate West Hill, N6 - Listed Building in Conservation Area, Camden



### 3.0 Site

The site is a large, semi-detached dwelling about halfway along Grove Avenue. Located on a relatively quiet, suburban area, the street runs uphill from North-West to South-East towards the rear of Alexandra Palace.

It sits within Haringey's 'Vallance Road Conservation Area', designated as such in 2008 though currently the area does not have an adopted area appraisal. Nonetheless the area is characterised by wide roads with large, two-storey detached and semi-detached, inter-war housing.

The property is not listed however it has been built in the distinctive Arts & Crafts style. Typically it features red brickwork to the ground floor external walls with white render to the walls above. Windows (albeit in UPVC frames) feature lead style decoration within a double storey, curved bay and a smaller single storey, oriel bay at the front. The large, main hipped roof comprises red clay tiles, red brick chimneys and a tiled gable roof overlooking the street. Overhanging eaves can be seen at both ground and upper levels with black gutters and downpipes.

In line with the other properties on the street, the house is sited above street level and is accessed via a sloped drive way, shared with number 59. Between the properties are two, joined, single storey garages, each with dual pitched, clay tiled roofs. Access to the house is either via the front porch (see below), a side kitchen door or via a door to this garage.

To the rear the house utilises a similar palette of materials with White render to both floors and a continuation of the roof style (the windows here are modern style, UPVC framed however). After a shallow patio, the property's rear garden, steps up steeply via steps and landscaped beds, leading to a large, deep garden at higher level.

From quick inspection, we can see the house has received little additional work since construction. To the front, a porch has been incorporated into the entrance bay and crudely detailed into the two-storey bay alongside. To the rear, a timber pergola has been added along with a surface mounted canopy, both presumably to mitigate against solar gain from the South-West aspect.

### 3.1 Planning History

The site has no planning history on Haringey's database.



Fig 6. Front view of number 57



Fig 7. Rear view of number 57 and number 55 alongside.



## 3.2 Site Photographs



Fig 8. Side view of number 57 &amp; garage



Fig 9. Stairwell window

Fig 10. Additional front porch with entrance bay  
In backgroundFig 11. Two storey, front bay windows to both  
nos 55 & 57 Grove Avenue

Fig 12. Rear view of numbers 61, 59, 57 &amp; 55 Grove Avenue



Fig 13. Front reception room fireplace



Fig 14. Entrance hall timber panelling

4.0 Proposals

As is typical with houses of this period, the ground floor plan comprises a series of separated rooms all accessed from a large, central entrance hall. In the case of Grove Avenue, the entrance halls are of such a size that the subsequent rooms are set apart and disconnected. This was almost certainly the original design intention with each room serving a distinctly different purpose.

The requirements of modern living however often now demand a more open, flowing plan. Along with a larger kitchen-dining room to accommodate their family of five, this was our client's initial brief during the early stages of the project.

In doing so they further asked that the aesthetic characteristics of the house not be lost and that we identify those specifically which should be retained as part of any development proposals. Equally they asked that we pinpoint those elements which detract from this character and that they be either upgraded or replaced.

Positive elements

- Original features within front reception room in particular wide, inglenook-style fireplace.
- Extensively detailed, timber panelling to large entrance hall, leading to main stairwell.
- Main stairwell lit by double height, stain glass window.
- Large main roof made of several, hipped volumes and a front gable.
- Curved, two storey bay window with lead-style glazing.
- Single storey entrance bay window with hipped roof and lead-style glazing.

Negative elements

- Poorly detailed entrance porch added between front bays partially obstructing glazing.
- Refurbished rear reception room with low spec finishes and original features removed.
- Refurbished kitchen now in a dilapidated state. Too small for family.

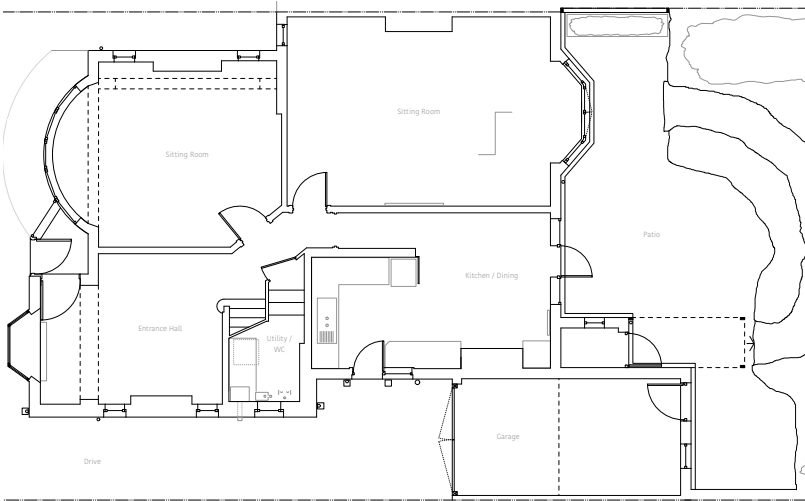


Fig 15. Existing ground floor plan



Fig 16. Rear reception room



4.1 Design

With various elements of the property designated in such a way, we were then able to focus on where the required additional space should be sensibly placed.

The outcome is a proposal to add a new study and kitchen extension across  $\frac{3}{4}$  of the rear building width. The new volumes will be single storey and maintain the relationship between the house and side garage thereby reducing any impact on the existing building.

To further this effect, the new room sizes have been limited so that the depth of the building line is staggered in plan. We have therefore kept the portion closer to the boundary to a minimum and further reduced its impact on the neighbouring property at number 55.

Likewise in elevation the height of this portion along the boundary has too been limited so that overshadowing the adjacent house and garden is minimised.

Figs 18 & 19 demonstrate how the proposed depth and height both satisfy the established BRE methods of assessing for potential overshadowing in plan and elevation. As such we believe that now overshadowing of the adjacent property at number 55 will occur.

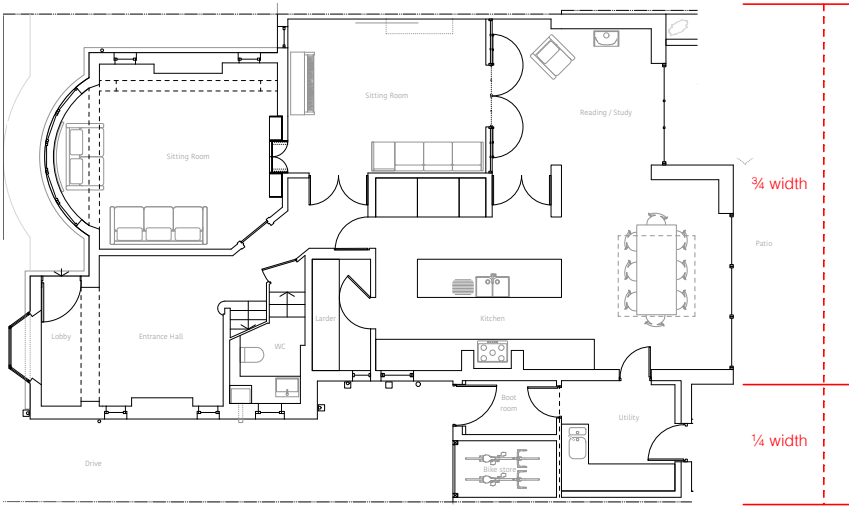


Fig 17. Proposed ground floor plan

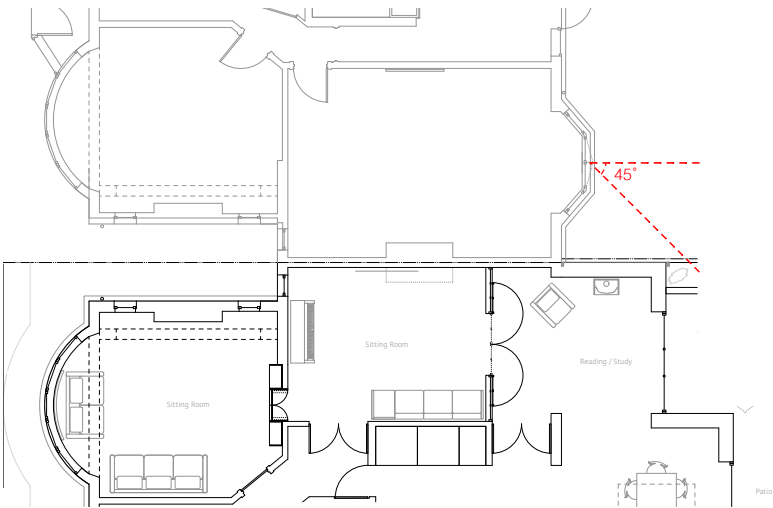


Fig 19. Proposed ground floor plan alongside adjoining neighbours



Fig 18. Proposed rear elevation

#### 4.1 Design (continued)

The existing building is made up of red brick and white render walls, white framed, lead-style windows and red clay roof tiles and so the proposals suggest a similar palette of materials. However we believe new elements added to a building should remain distinct from the original so that its history can continue to be read. The proposals therefore seek a modern aesthetic while respecting and not dominating the host building.

Brick walls in a matching bond and joint detail are suggested for the walls. Glazing has been designed in traditional proportions and aligned with that glazing remaining on the host building at upper floors.

In order to restrict the heights of the new volume, a flat roof rather than pitched has been proposed. A thin, aluminium coping has been suggested to top the resulting parapet. As part of this roof, a modern glazed rooflight has also been suggested to maximise natural daylight and minimise use of artificial lighting.



Fig 20. Precedent project using similar materials



Fig 21. Brickwork detail



Fig 22. Precedent project using similar materials



4.2 Projected 3D views Using 3D CAD software we've explored the impact the proposals would have on the surrounding area.



Fig 23. Existing rear view from raised garden level

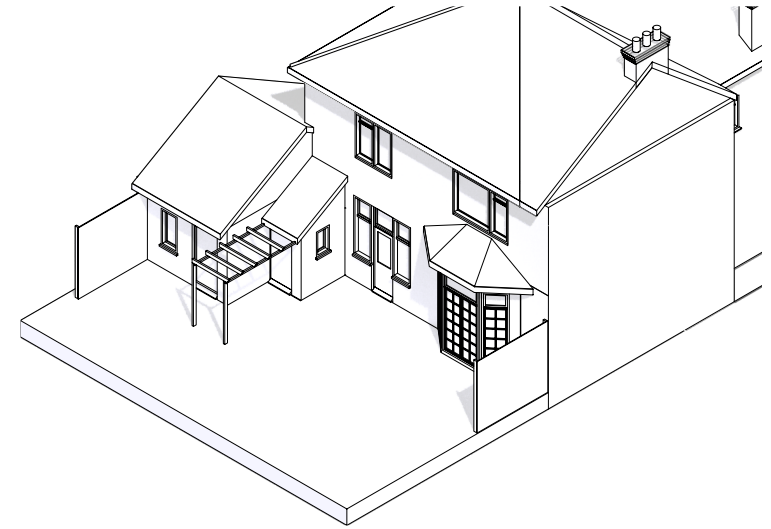


Fig 25. 3D model showing existing rear volumes



Fig 24. Proposed rear view from raised garden level

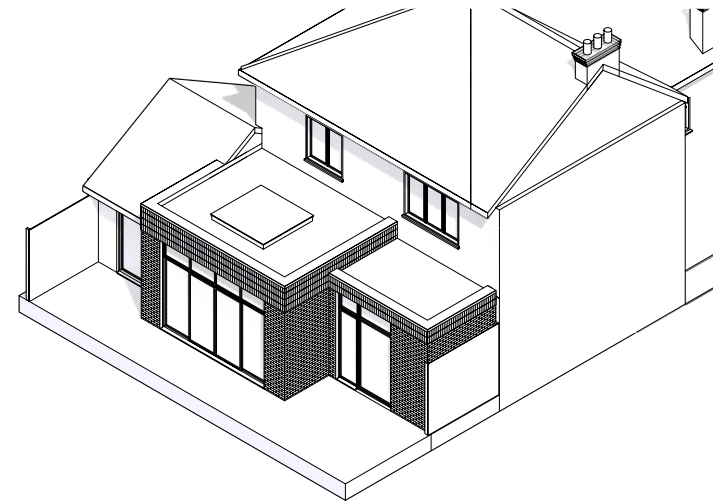


Fig 26. 3D model showing proposed rear volumes

4.3 Precedent      The following applications can be found on Haringey’s planning database. From aerial photos we can also see what properties have received similar style development.

|                  |                                                             |                  |                                                            |
|------------------|-------------------------------------------------------------|------------------|------------------------------------------------------------|
| Location:        | 51 Grove Avenue                                             | Location:        | 61 Grove Avenue                                            |
| Date:            | 06/2/2018                                                   | Date:            | 17/8/2016                                                  |
| Proposal:        | Erection of single storey rear and side extension.          | Proposal:        | ...single storey rear extension and alterations to garage. |
| Application ref: | HGY/2017/3619                                               | Application ref: | HGY/2016/2047                                              |
| Conclusion:      | Approve with Conditions                                     | Conclusion:      | Approve with Conditions                                    |
| Location:        | 53 Grove Avenue                                             | Location:        | 65 Grove Avenue                                            |
| Date:            | 25/3/2008                                                   | Date:            | 28/8/2009                                                  |
| Proposal:        | Erection of single storey rear extension.                   | Proposal:        | Erection of single storey rear extension.                  |
| Application ref: | HGY/2008/0251                                               | Application ref: | HGY/2009/1106                                              |
| Conclusion:      | Approve with Conditions                                     | Conclusion:      | Approve with Conditions                                    |
| Location:        | 54 Grove Avenue                                             | Location:        | 67 Grove Avenue                                            |
| Date:            | 14/9/2022                                                   | Date:            | 29/11/2017                                                 |
| Proposal:        | Remodelling and rebuilding of rear ground floor extensions. | Proposal:        | Erection of single storey rear extension...                |
| Application ref: | HGY/2022/2024                                               | Application ref: | HGY/2017/2945                                              |
| Conclusion:      | Approve with Conditions                                     | Conclusion:      | Approve with Conditions                                    |
| Location:        | 59 Grove Avenue                                             | Location:        | 69 Grove Avenue                                            |
| Date:            | 06/9/2021                                                   | Date:            | 20/3/2024                                                  |
| Proposal:        | Construction of single storey rear alterations...           | Proposal:        | Replacement single storey rear extension...                |
| Application ref: | HGY/2021/2240                                               | Application ref: | HGY/2023/3296                                              |
| Conclusion:      | Approve with Conditions                                     | Conclusion:      | Approve with Conditions                                    |



Fig 27. Existing aerial view of nos 67 to 57 Grove Avenue.



Fig 28. Existing aerial view of nos 57 to 49 Grove Avenue.



5.0 Policy

The London Plan  
Policy D6            Housing Quality and Standards

Development Plan 2017  
Policy DM1        Delivering High Quality Design  
Policy DM9        Management of the Historic Environment  
Policy DM12       Housing Design and Quality

Haringey Local Plan Strategic Policies 2017  
Policy SP11        Design  
Policy SP12        Conservation

Supplementary Planning Document, Housing 2008  
8.16 - 8.26        Extensions & Alternations, Privacy & Overlooking,  
Aspect & Outlook, Daylighting & Sun lighting

6.0 Conclusion

The proposals seek to improve the use of the existing property. They are mindful of the surrounding area, adjacent dwellings and respond positively to guidance at city, borough and local levels. While putting forward a significant sized extension, they are in keeping with surrounding development within the local area.

As such the proposals would contribute to the wider area via the improvements to the property but not have an adverse impact. We therefore believe the proposals should be recommended for approval.

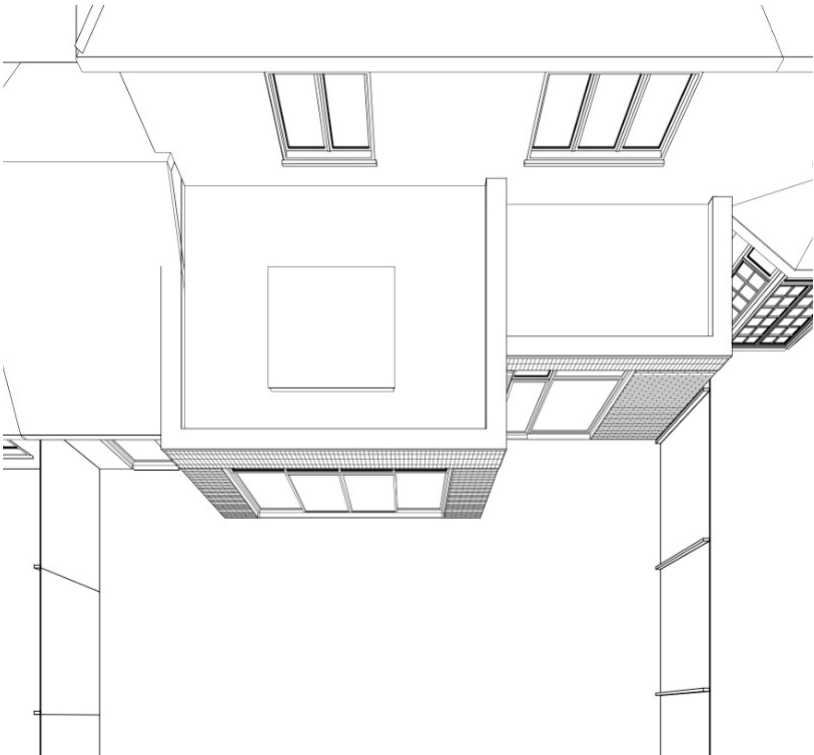


Fig 29. Proposed aerial rear view.

## 7.0 Heritage Statement

The 'Vallance Road Conservation Area' was designated as such in 2008. Though no confirming document as yet outlines the specific reasons for this, the area clearly presents a number of recurring themes and style motifs that give it a defined character.

The area stretches from the South edge of the Muswell Hill golf club, further South-East to encompass a number of long roads behind Alexandra Palace. Grove Avenue, The Avenue, Lansdown Road, Elgin Road and Vallance Road all feature rows of two storey, semi-detached houses. Built in the Arts and Crafts style circa 1920 to 1930, each road deviates slightly from the other to give the area a distinct and varied character.

Key features throughout comprise use of red brick walls at lower floors but more prominently white render to those above. One and two storey, curved, front bay windows with gable roofs give the streets a grand, domestic aesthetic. Large span, red clay tiled roofs with tall chimneys feature in nearly every example.

Most properties are set back from the public highway via private driveways, often raised at higher level which add to the area's character. Houses, usually semi-detached are spaced apart usually by street facing garage buildings. Generously proportioned rear gardens with mature planting then feature beyond.

Such features give the area its sense of suburban spaciousness; it is this that has been able to successfully accommodated much additional development to these properties. Most rear gardens feature full-width extensions and in many cases, original tall loft spaces have been inhabited to provide additional bedrooms with the addition of dormer extensions.

Number 57 is no exception to these original features though noticeably it has received virtually no additional development. Modern UPVC framed windows have replaced the original timber ones and a poor quality front porch has been added to the front. Internal features largely remain in tact with timber panelling to the entrance lobby and simple decoration in the form of picture rails and corning. A fine, stain-glass window serves the tall stairwell to the side elevation; a common feature on this particular street.



Front elevation of number 57.



Entrance lobby featuring original timber panelling.



Ground to 1<sup>st</sup> floor stairwell.