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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 proposals to make a number of external alterations to the address shown adjacent.

It supports a Householder Planning Application to the London Borough of Haringey and is assigned Planning Portal reference for this application is **PP-13423109**.

The proposed alterations are in addition to previously approved applications **HGY/2024/0933** and **HGY/2024/1146**.

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.

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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.

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 in 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 front 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. Alongside a porch has been incorporated between the either bays.

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. 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

Two previous applications for work to the property have been approved; refs HGY/2024/0933 for additional rear & side roof dormers and HGY/2024/1146 for a single storey, rear extension.



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 & garage



Fig 9. Stairwell window



Fig 10. Close up of number 57 garage



Fig 11. Two storey, front bay windows to numbers 55 & 57 Grove Avenue



Fig 12. Street view of number 55 Grove Avenue



Fig 13. Street view of number 57 Grove Avenue



Fig 14. Close up of number 57 porch

4.0 Design & Proposals

The property is a good example of the house type seen across the Vallance Road Conservation Area. It comprises many of those typical details seen throughout which contribute to the area's overall character.

On the west side of Grove Avenue, between numbers 39 through to 65, the style and proportion of these houses remains consistent and together present a strong rhythm that helps define the street scene. However idiosyncrasies between each property exist. The houses seem to have been originally designed in pairs sharing similar treatment to their front entrance porches. Among them there are several variations offering different entrance bay roof profiles, protruding brick pilasters or separate lobbies prior to the entrance bay.

The original objective here is thought to be the introduction of diversity into an otherwise homogenous streetscape. The intent to include smaller details that break away from uniformity in design is known to be a fundamental principle of the Arts & Crafts movement.

In number 57's instance it mirrors that of number 55 Grove Avenue (see figs 12 & 13).

In keeping with this part of the street, both feature a single storey entrance bay with projecting oriel window. A tiled pitched roof sits above with deep overhanging eaves, again a typical detail of this era. However a flat roof porch has then been built in between and up against this and the two storey bay, crudely overlapping the curved series of windows serving the front sitting room. This volume seems incongruous and at odds with the rest of the property both in style and location. Furthermore it has been poorly built, as a result has aged quicker than its surroundings and is primarily what our client is looking to resolve.

We therefore propose carefully removing the porch and making good the brickwork to those surrounding areas across the external front walls. These would be cleaned and repointed so that the remaining single and two storey bays can exist apart and alongside each other. A new, partially glazed timber front door in the appropriate style would then be installed into the subsequent and existing opening to the side of the entrance bay. A new brickwork step matching that of the existing surroundings would lead up to this allowing for the change in floor level.



Fig 15. 3D model showing existing entrance porch

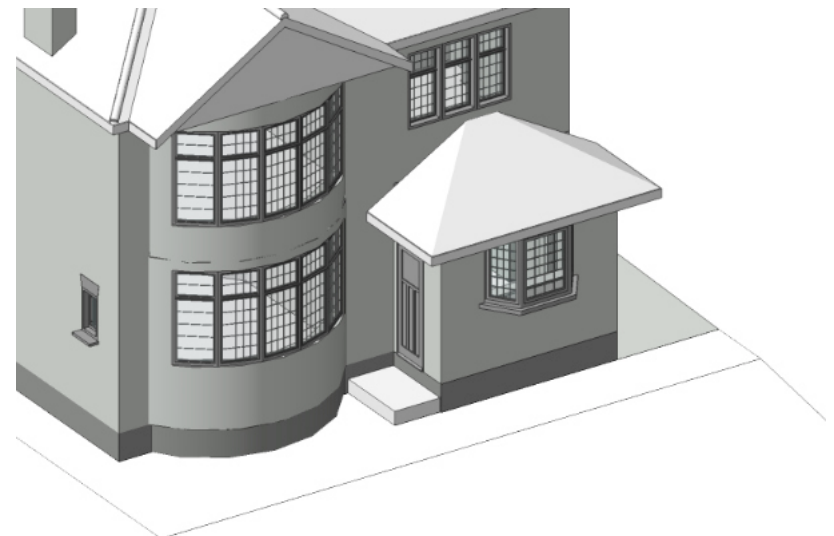


Fig 16. 3D model showing proposed porch removed

4.0 Design & Proposals (continued)

The opposite side of this entrance currently makes way to a continued private drive coming up from lower street level. As is also a common design feature of the street, this leads beyond to a single storey garage connecting back to the host property on one side and a mirrored garage serving the adjoining property on the other. These garage spaces are generous in both width and height and along the street present a repetition of volumes which almost certainly contribute to the area's character.

As part of the overall planned works to the property our client has assessed the necessity for a covered garage space used as car storage. Given the amount of external drive space the property offers, they believe this internal space would be best used as utility and storage space. This would be split into two separate entrances, one serving a boot room and access through to the rear of the building; the other as independent cycle storage space. The former would connect directly into the main house and as a result would need to be insulated and heated. The latter would remain as a cold, storage space.

Each space requires their own independent entrance, therefore we have proposed dividing the current garage door opening into two separate doors. Each would be clad in timber to sit alongside those installed finishes to the garage of 59 Grove Avenue. Similarly those areas of wall in between would be clad in timber to match.

All proposals are outlined on our submitted drawings.

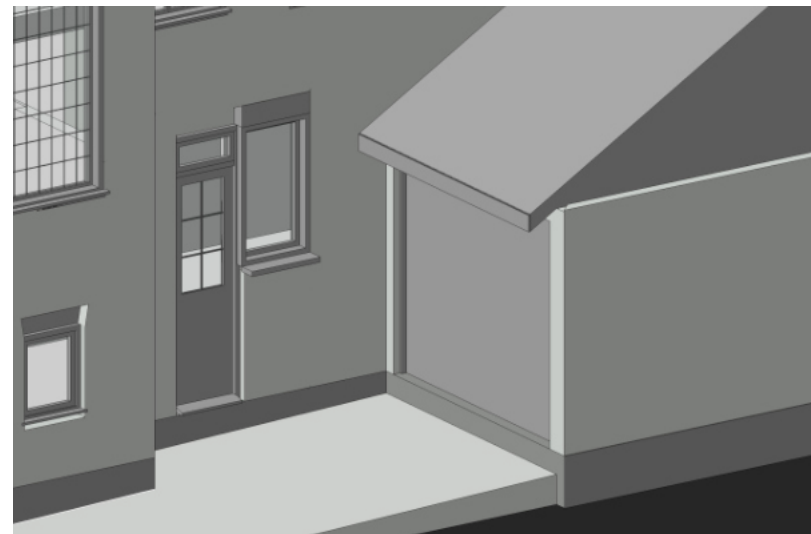


Fig 17. 3D model showing existing garage door

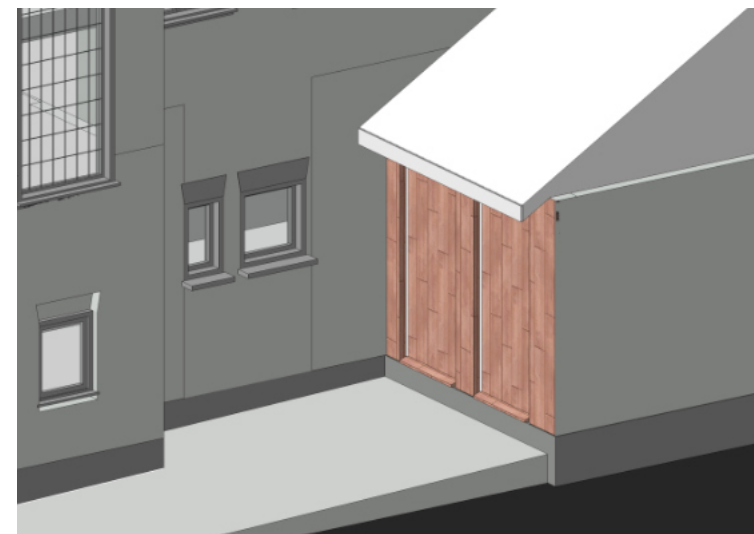


Fig 18. 3D model showing proposed garage doors