

Design and Access Statement

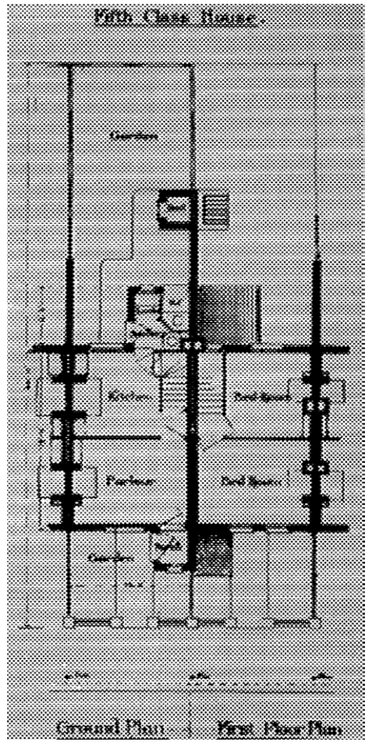
159 Farrant Avenue, London, N22 6PG

June 2015

To be read in conjunction with Existing and Proposed drawings



Aerial photo of Noel Park.
Site location indicated in red.



Plans of typical Fifth Class House proposed for Noel Park,
from Rowland Plumbe's original masterplan drawings.

Site

The application Site is to the rear of 159 Farrant Avenue, London, N22 6PG.

This two storey house is in the oldest part of the Noel Park Conservation Area and dates from the 1880s.

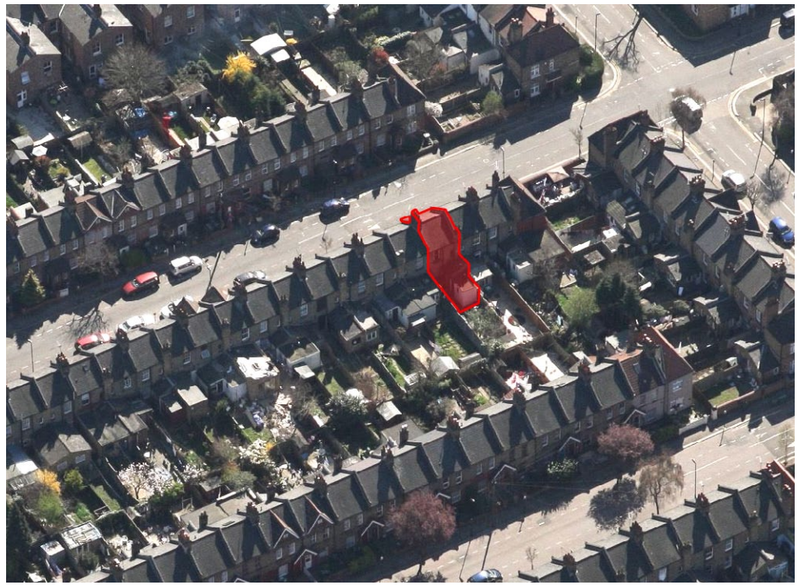
The majority of Noel Park, of which the application Site is a part, has been afforded special Article 4 Direction in recognition of its historic architectural and social importance.

One of London's first purpose-built garden suburbs, houses were initially conceived in five basic designs or classes. Built on tightly terraced plots, houses were generally handed in pairs; 159 Farrant Avenue is one of the smallest, a class 5 house.

The house faces roughly south, with a north facing rear elevation. The rear of the house is flanked on either side by single-storey extensions to the neighbouring houses.



View north of Farrant Avenue at Junction with Darwin Road.
Site indicated in red.



View South of Farrant Avenue at Junction with Darwin Road.
Site indicated in red.



Photograph of rear of house showing pre-fabricated bathroom pod (white box in centre) and the pitched roof over the kitchen beyond it.



Aerial photo showing extensions to rear of terrace.
A few doors down, an extension of a similar size to the proposal is indicated by the blue arrow



Photo taken in 1972 showing a similar pod being craned in to a house in Noel Park.

Existing building

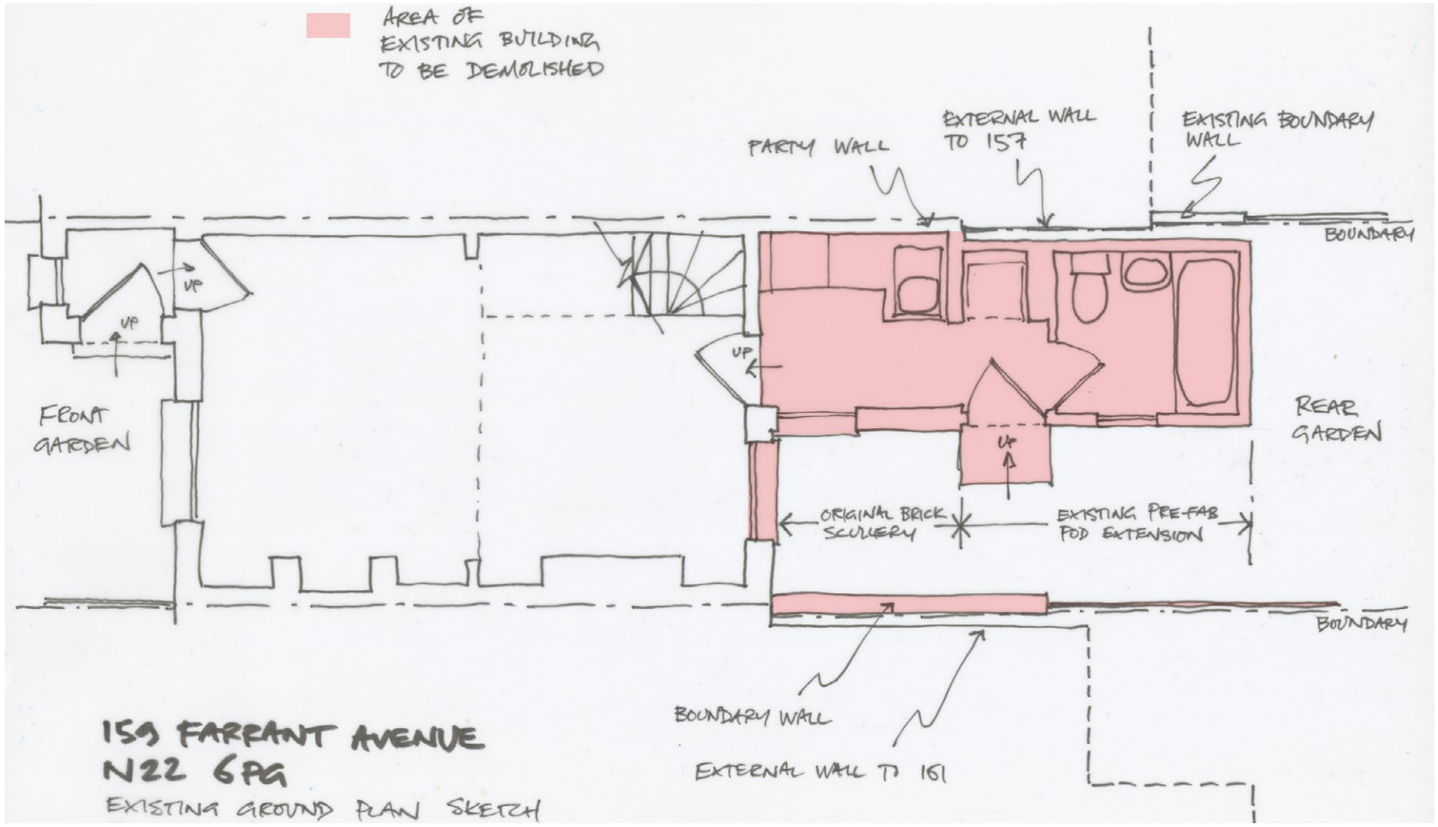
Some time after the estate was taken into public ownership in 1966, houses were modernised, and fitted with bathrooms. The outside toilet was removed and a pre-fabricated, timber-framed bathroom ‘pod’ placed on the back of the original scullery; this having been converted into a small galley-style kitchen.

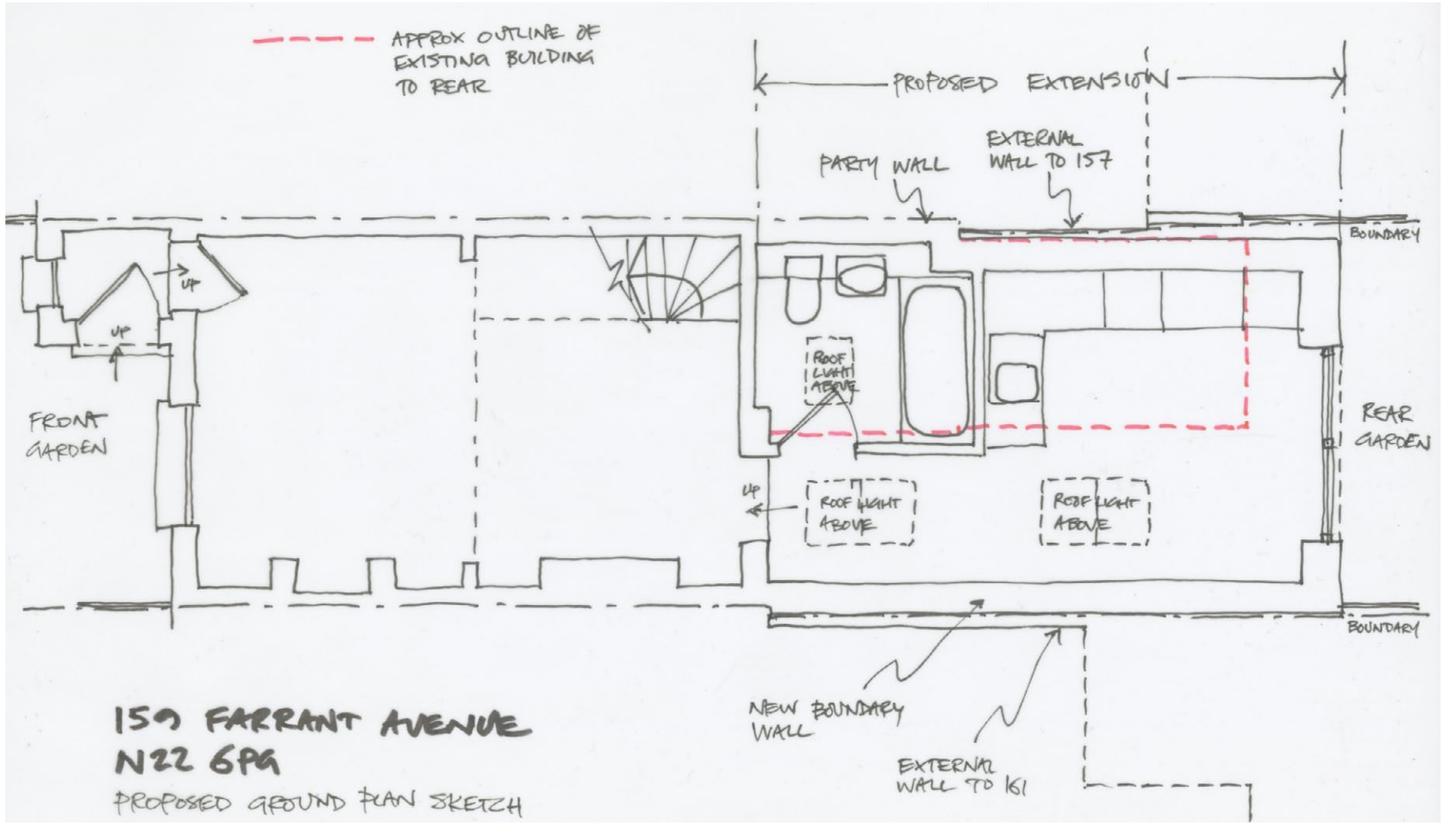
Intended at the time as a quick fix, some forty years later the timber structure of the bathroom is becoming increasingly dilapidated with significant areas of decay in the walls and floor. Asbestos-cement sheet linings are in a generally poor condition. Levels of insulation are also poor, and in some places, apparently absent.

The kitchen and bathroom are very small and narrow; well below GLA minimum design standards for new dwellings.

The bathroom also has a low ceiling. Whilst the windows on the main elevations of the house are large for the size of the property, the bathroom and kitchen each receive low levels of ambient daylight from small side windows looking onto the rear garden corridor.

As a footnote, in recent years, Haringey Council has recognised the necessity of replacing bathroom pods on similar houses on the Noel Park estate, commissioning a feasibility study and replacing a few of these pods with newer, more up-to-date versions. This project remains a local issue.





Design proposal

The proposal is to part rebuild and widen the existing rear single-storey extension, filling in the side exterior corridor.
This will provide improved functional living space, relocating the kitchen to the rear of the extension and widening it to include a dining area.

The bathroom will also be relocated, deeper into the plan to the area currently occupied by the kitchen.

The size and massing of the proposal is derived from the height and extent of adjacent neighbouring rear extensions and their parapet walls.

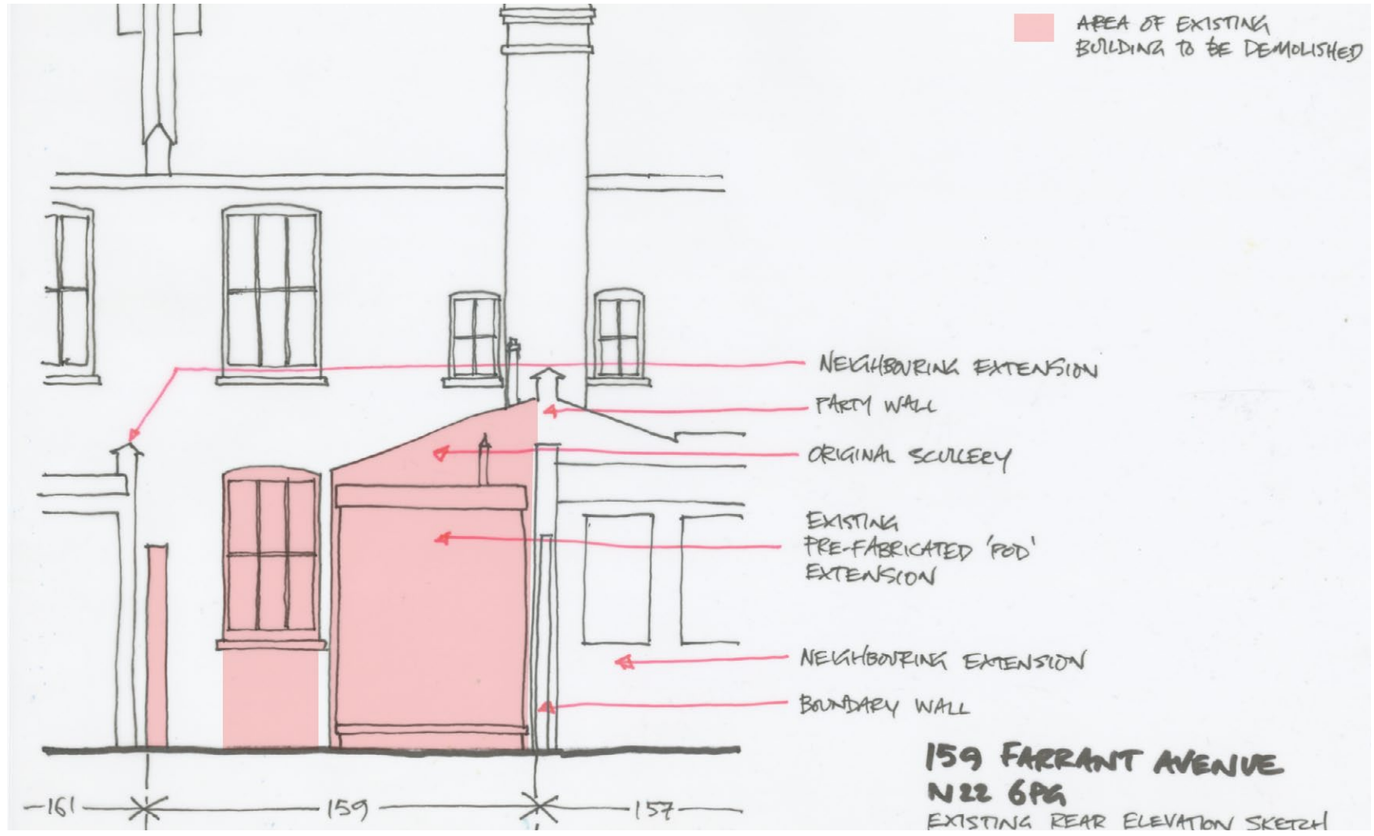
There should be minimal impact to the daylighting levels in the neighbouring properties as the majority of the proposed building is to be within the existing adjacent flanking walls.

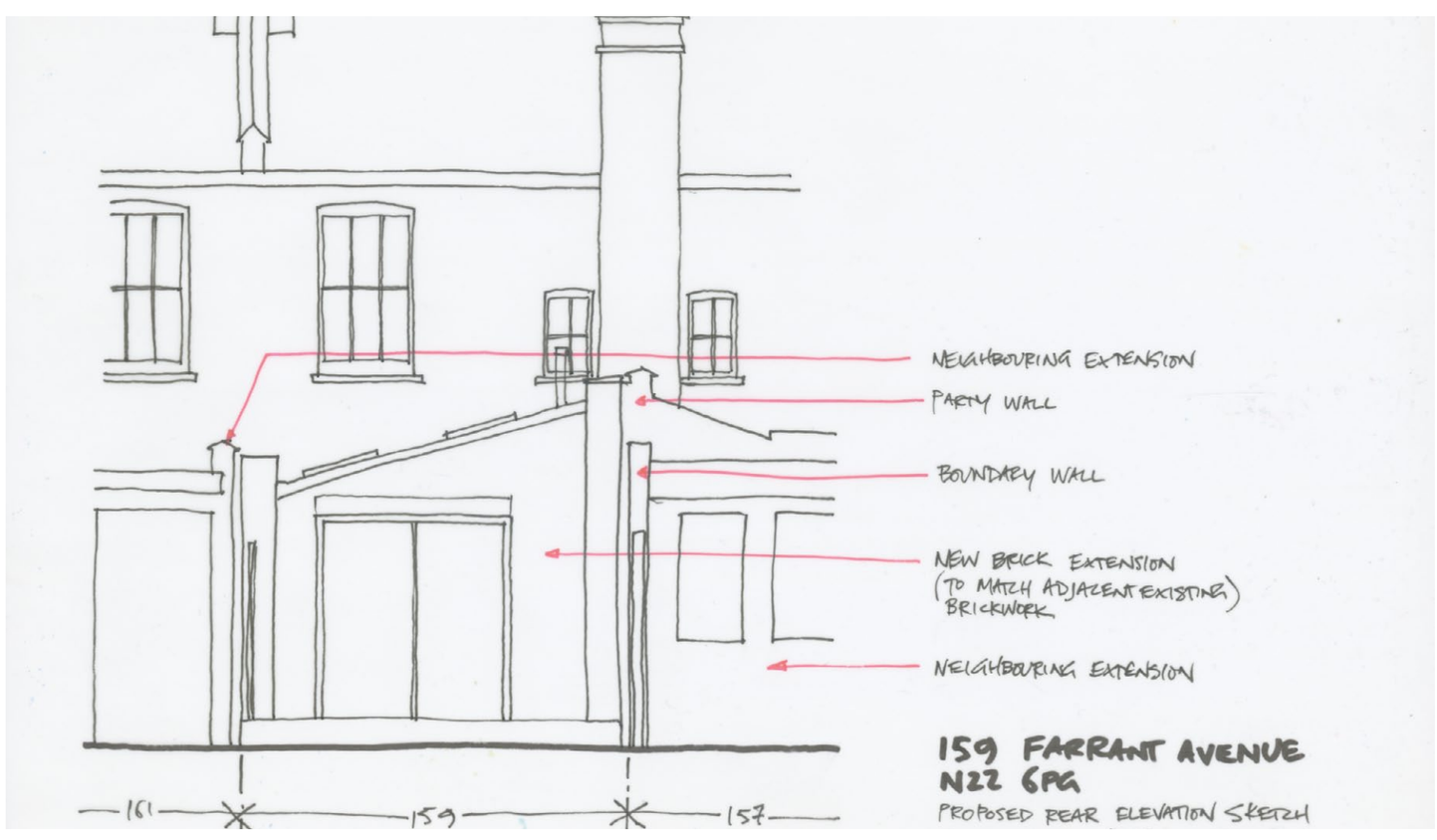
The new parapet wall to the east side of the proposed extension has been kept purposefully low – little higher than the existing boundary fence – to mitigate impact on the neighbouring extension.

Rooflights are to maintain internal light levels to the rear of the main house at ground level, the bathroom and the kitchen. These will be positioned to minimise the risk of overlooking from adjacent properties. There will be no overlooking of adjacent properties.

The line of sight from the rear of the property through the glazed patio doors is out to a rear garden. There will be no significant overlooking issues as the canopies of mature trees screen the rear of the garden.

The opportunity has also been taken to include a plan to replace the front door, reinstating a sympathetically detailed Victorian door to the street. The existing door is in need of repair and not at all in keeping with the character of the Noel Park Conservation Area.





Appearance

In keeping with the architectural typology of the building, the roof will be mono-pitched, sloping from the west side at the same height as the existing kitchen roof. Although wider and slightly longer than the current kitchen and bathroom, this will ensure the extension maintains its proportionality with and subordination to the main house.

Materials will be chosen to complement their context and not detract from the special character of the Noel Park estate.

The exposed rear elevation will have its facing brickwork in reclaimed stock, selected to match as closely as possible the brick of the main building.

The patio door will have a timber frame and the pitched roof, echoing that of the building it replaces, will be covered in slate, tieing in with the roof of the main building.

Access

Although the houses on the Noel Park estate, being small with steep stairs, were clearly not designed around the needs of those with restricted mobility, the extension proposal in this application represents a very real improvement over the existing building.

Within the confines of the limited plot size, there will be a greatly improved circulation space, as well as a more spacious bathroom and kitchen at ground floor, and level access out to the rear garden.