

Design, Access and Heritage Statement

20 September 2022

For Internal Works and Window/Door replacement to rear of property at:

203 Gladstone Avenue
Wood Green
London
N22 6LB

This statement is a support to an application for a Certificate of Lawfulness for internal works and relocation/replacement of rear garden door and rear windows at 203 Gladstone Avenue, London, N22 6LB.

I. Applicant and property details

The applicant is Barbara Tierney. The property was purchased by the applicant 2003.

The property is currently inhabited by the applicant and has been for the past 4 years. (please refer to attached evidence –Council Tax Bill.)

The property is a 1-bedroom terraced house within the Noel Park Conservation area. It is under Article 4 regulation.

Please see site location and block plans and as existing and as built drawings provided with the application.

NOTE: The applicant obtained retrospective approval for Building Regulations on 23rd July 2019.

At the time of the works (circa 2008), the assumption was that the changes to the rear elevation would not require planning consent and this was also confirmed with the Haringey Council Planning Department via telephone calls prior to commencing any works.

The Valuation from the Abbey National Building Societies report 13 May 2003, Item 14a states: The property has a rather cramped shower/WC. (please see attached supplementary documentation.) The building regulations application made mention of the reasons for the change of layout to the rear of the property: (Certificate of Regularisation from Haringey Building Control.)

"In 2008 the homeowner had the bathroom and utility area at the back of the flat redesigned. The former bathroom had a WC and shower, which wasn't very practical, and the homeowner needed a bath fitted. The work involved removing an internal non load bearing wall and adding a new partition wall and a replacement back door and window."

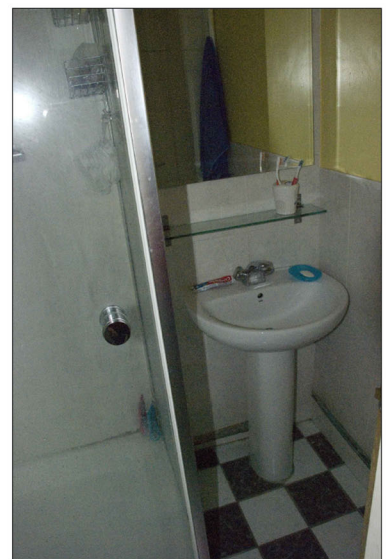
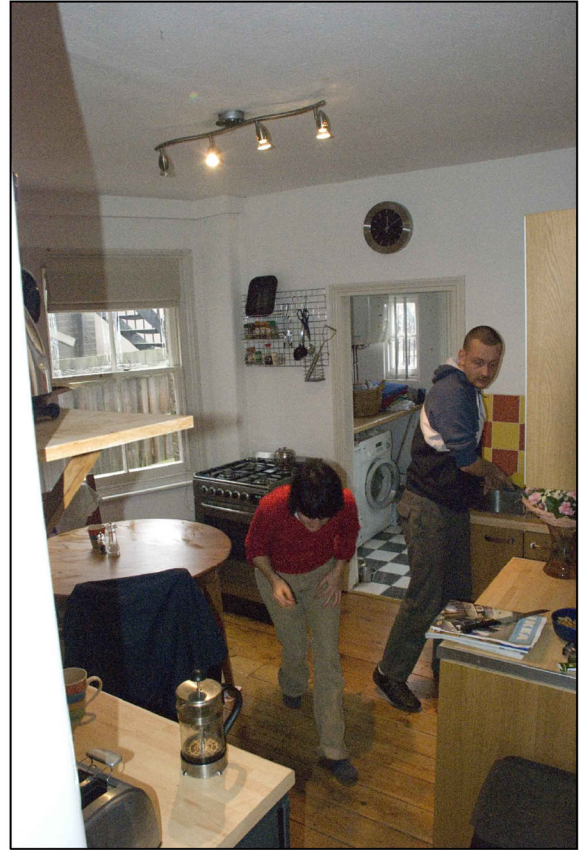
Please also find included photos of the current 'As Installed' Bathroom & Kitchen photos showing the level of home improvements that the leaseholder has undertaken to her property.

Easting: 531707, Northing: 190403

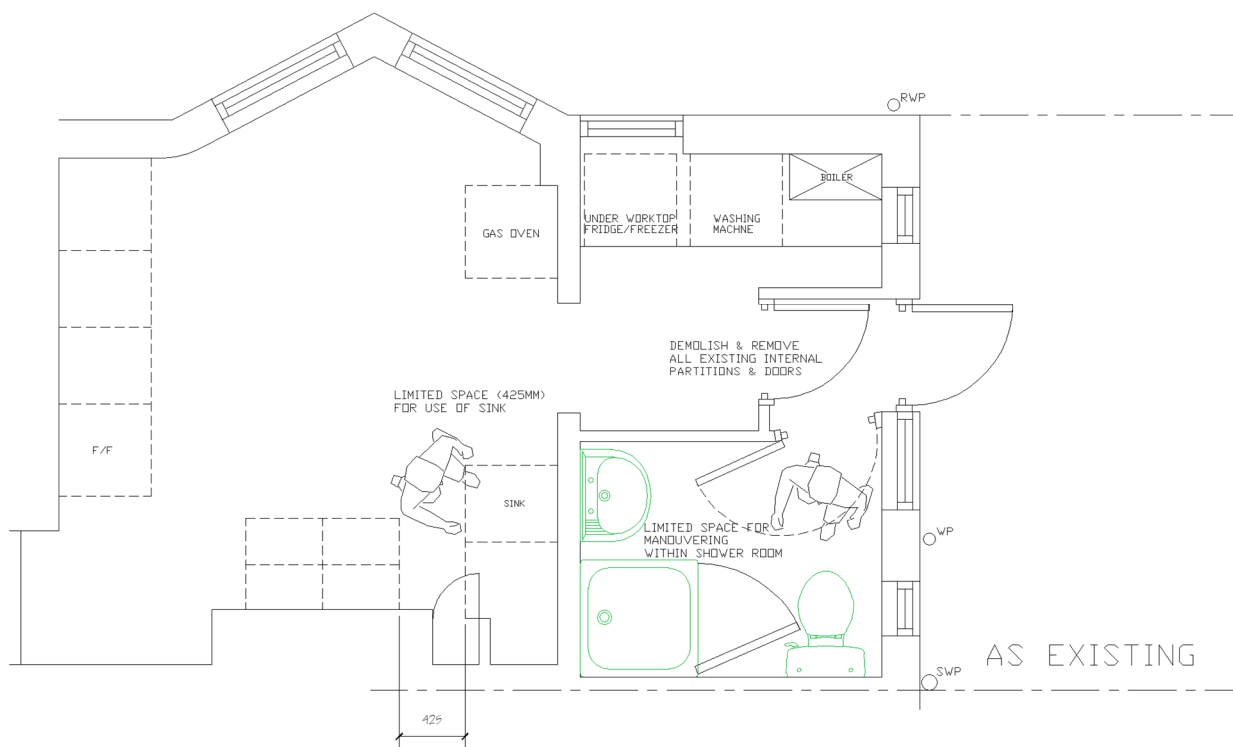


II. Works to property undertaken in 2008

1) Photos of interior of property prior to works being undertaken:



Previous Internal Layout of Kitchen, Utility Room & Shower Room:



DESIGN ANALYSIS & CONSIDERATIONS.

1. THE SPACE PLANNING OF THE EXISTING LAYOUT IS CONSIDERED POOR.
2. MINIMAL SPACE BEHIND THE KITCHEN SINK FOR WASHING UP.
3. SMALL FRIDGE FREEZER POSITIONED OUT OF EASY ACCESS OF THE MAIN KITCHEN AREA.
4. SHOWER ROOM ACCESS IS RESTRICTED THROUGH LIMITED SPACE BETWEEN DOOR OPENING AND W.C.
5. SHOWER DOOR HITS W.C. ON OPENING AND CLIENT HAS TO MANOUVRE BETWEEN SHOWER & W.C. IN ORDER TO CLOSE DOOR AND ACCESS W.H.B.
6. NO DOOR BETWEEN EXISTING KITCHEN & SHOWER/W.C. ROOM TO COMPLY WITH REGULATION FOR A VENTILATED SPACE BETWEEN THE TWO.

Previous Rear Garden Ground Floor Elevation: Proposed Elevation circa 2008:



Description of work undertaken.

- Removal/infill of internal walls to create a larger more usable bathroom.
- Installation of new bathroom suite.
- Installation of new kitchen.
- Relocation and replacement of existing rear garden door and windows.

All brickwork fitted was in London Stock Brick and mortar to aesthetically match the existing brickwork of the property.

BELOW: Neighbours Property

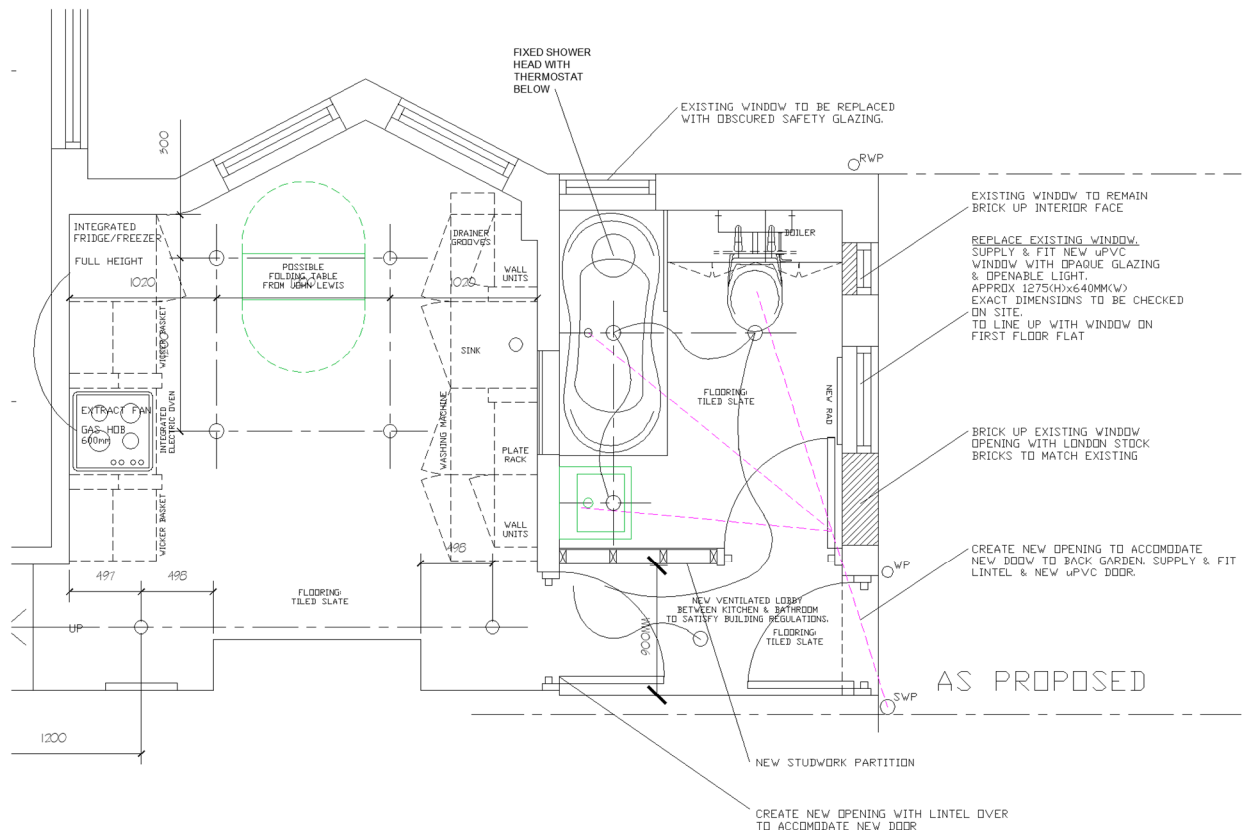


BELOW: Rear elevation 203 Gladstone Ave



The photo above of the neighbouring property which has also replaced their existing windows and doors with bulkier uPVC replacements.

Proposed (As Built) Internal Layout of Kitchen & Shower Room:



The maintained standard of finish internally and to the rear elevation of the property at 203 Gladstone Avenue is of a much higher level to the neighbouring property and no doubt others within the vicinity.





III. Scale

There was no change to the scale of the property.

IV. Heritage

This property belongs to **Noel Park Conservation area** since 1982 [1] and is under Article 4 Direction. It is not a listed building.

The house is a traditional Victorian building (built between 1904-1910). The original brickwork walls and roof tiles have been preserved and any works undertaken to the rear ground floor elevation brickwork was using the same stock of reclaimed original London stock bricks. The adjoining houses are of identical design as well as those in the neighbouring streets. Noel Park is almost exclusively residential.

The work was carried out so as to preserve the outer and inner visual character of the neighbourhood according to the available guidelines [1, 2].

The new door and windows to the rear garden elevation were in white uPVC.

The proposed work concerns replacement of non-original elements.

The building was not extended or in part demolished. Internal works relate to the removal and relocation of a non-load bearing partition wall and the creation of new access route to the rear garden to allow for a more user friendly layout to the rear bathroom.

V. Conclusion and remarks

The applicant is convinced the improvements were necessary for a comfortable living inside the property for current and future dwellers.

The first pressing necessity was to create a more functional internal layout within the rear of the property which would improve both the layout and the functionality of the internal bathroom and kitchen spaces.

The second necessity was the improvement of thermal insulation. The original window panes to the rear windows and door were thin and a source of heat loss, and the frames allowed for draughts in many places. This ameliorated the environmental impact of the house and allow substantial energy savings.

Care was taken that the renovations were respectful of the architectural style in place as part of Noel Park Conservation area and had no bearing on the outer appearance of the house from the road. The applicants chose the contractor with care and trusts the work was carried out to improve and preserve the aspect of the house and the area.

References

[1] Noel Park Conservation Area – Important information relating to properties within the Article 4 Direction Area, January 2010.

http://www.haringey.gov.uk/sites/haringeygovuk/files/noel_park_article_4_direction_leaflet_january_2010.pdf

[2] Design Guidelines – Noel Park Conservation Area, London Borough of Haringey, July 1983.

http://www.haringey.gov.uk/sites/haringeygovuk/files/noel_park_design_guidelines_july_1983.pdf