

32 Vincent Road, Wood Green, London N22 6NY

Haringey Council London Borough

Design Access Statement (in a Conservation Area)

Householder – External Alterations

Proposal:

Replacement of non original front door with a replica original front door, removal of painted brick to Front and rear elevations, repair and replacement of a section of a boundary fence and new rear elevation glazed patio doors.

Features of existing site:

32 Vincent Road is situated within a residential road in the conservation area of Noel Park. This terrace house which was built c1870 -1910 comprises of 2 storeys. All elevations are brick, with painted brick currently on the front and rear lower storey. Timber sash windows exist on all elevations other than lower rear elevation; a non-original extension; which is UPVC. Brick chimneys and slate roofs are visible from all elevations.

The property is located one house from the corner terrace. The rear garden is not visible from the street elevation.

All terraces within the street are consistent and uniform in style, however many have had alterations not in keeping with the original aesthetic prior to the Article 4 direction coming into effect.

32 Vincent road has had minor works in the past that are not sympathetic to the original design which are a non-original front door added, , painting over of the original brickwork, to the front garden and extension added around 1980-1990.

The boundary fence to the rear of the property is timber on both sides. The front garden of the property is fully hard landscaped and currently a mix of cracked concrete, cracked 80's style terracotta tiles to steps and 1970's style crazy paving. The front fence is brick with metal railings; however, the railings are not original and the column caps have been removed in the past.

Addressing access issues

No access changes are being proposed within the planning application to the front of the property. Access to the private rear garden is proposed through the new patio doors via the kitchen. A secondary garden access via a the side elevation door will be maintained.

The house layout is planned to be retained with spaces remaining where they exist currently. However, refurbishment of internal spaces including the kitchen are planned.

Appearance, scale and impact and conservation issues of proposal

The impacts of the proposal are limited, with no fundamental changes to the street elevation, roof and side elevation.

Removal and of the paint to the front and rear elevations and reinstating and replica front door will return the property back to the original state and be in line with the guidance documented within the Noel Park – Conservation Area Appraisal and Management Plan report. The front door will also align with neighbouring council properties where replica doors have already been installed.

The rear patio doors will alter the appearance of the rear elevation; however, these doors are not visible from the street, made of timber to match the sash windows and sit within a non-original extension. Removing the UPVC window would also benefit this elevation. Proportionally they have been sized to maintain as much brickwork as possible, whilst balancing access and light to the property.

The replacement and repair of the rear fence is in keeping with the existing fences already in the property and surrounding properties.

The landscape proposal, which includes removal of crazy paving and cracked terracotta tiles looks to improve the street presence of the property. The selection of Victorian tiles both in pattern and colour to the entrance path and steps is in keeping with the period of the property and is also evident around the surrounding streets at some properties. The addition of green garden spaces and aggregate looks to add greening in line with the greening up Haringey strategy, to soften both the property elevation and improved the street scape within Vincent road which does not have much green space visible.

The proposal for 32 Vincent Road is aimed at a sympathetic approach to changes and alignment to back the original character of the property, with minor changes to support modern living.