

Design and Access Statement

Project: 72 Russell Avenue, London, N22 6PS

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Introduction

This Design and Access Statement has been produced by BanfieldWood LLP on behalf of our clients to support the planning application for the proposed works at:

72 Russell Avenue, London, N22 6PS

Planning permission is sought for the removal of an existing ground floor internal wall, removing the existing rear ground floor window to replace with a patio door, infilling the existing outbuilding side door, replacing the existing outbuilding side window, widening and replacing the existing outbuilding rear window. The property is an Edwardian terrace building located in the Noel Park conservation area of the London Borough of Haringey.

Existing Site Location

The property is located towards the centre of Russell Avenue and backs onto the amenities of Russell Park. The following figure shows the site location in context.



Figure 1: Site Location Plan

Heritage Context

The property is located within the Noel Park estate and conservation area. The estate consists of approximately 2000 properties arranged over several planned street arrangements in Wood Green, North London. The estate was constructed between 1881 and 1913 to house the families of workers and skilled labourers in fashionable cottage style dwellings. The area has retained its homogenous character and is readily distinguished from the surrounding areas outside the estate. Russell Avenue is located along the southern fringe of the estate on the border of the conservation area. The street was built as one of the latter phases of the Noel Park estate and has a distinct and separate characteristic to those constructed earlier.

The application property is a two storey Edwardian terrace home, its typology and features are typical of the Russell Avenue streetscape. These features are distinctly turn of the century, they employ arts and crafts style devices in their front elevations such as regular pitched gables, mixed brick and white render, glazed and rounded bricks, white painted wooden features, curved window and door hoods at ground floor. At the rear of the property the original single storey outbuilding is extant but previous owners have widened this part of the building to create a more functional kitchen space. Furthermore, at the rear of the property the original red brick arch lintels and red brick eaves level string course also remain. Despite modern upgrades to doors and windows by previous owners, most of the original heritage features of the building remain intact and in moderate condition.

Planning History

No recent planning applications have been submitted for the property.

Local Planning Precedent

In preparing the development proposals, consideration has been given to the local precedent for similar works in the Noel Park conservation area:

69 Russell Avenue. Reference Number: HGY/2019/0463. Determined April 2019. Granted permission to remove internal wall between kitchen and dining room, replace rear window with a new patio door.

146 Russell Avenue. Reference Number: HGY/2018/1641. Determined July 2018. Granted permission to remove internal wall between kitchen and dining room, replace rear window with French doors. Reconfigure external outbuilding to be wider and replace existing windows in outbuilding.

Relevant Planning Policy

The following planning policy has been considered in preparing the development proposals:

- National Planning Policy Framework (2021)
- The London Plan and Housing SPG
- London Borough of Haringey Local Plan
- London Borough of Haringey Noel Park Conservation Area Appraisal and Management Plan

Proposed Development

Reference shall be made to the attached drawings including existing and proposed general arrangements and elevations. The proposed works shall involve the removal of the existing wall between the kitchen and dining room. A structural engineer has been appointed to advise on the feasibility and requirements for these works. The existing doorway between the hallway and kitchen, plus hallway and dining room will become redundant and hence be infilled. Reconfiguring the space will improve the space efficiency of the ground floor and make it fit for contemporary living. Where traditional features are present in the existing rooms, such as decorative skirting and picture rails, these shall be retained and continued through the reconfigured spaces.

The existing ground floor rear wall UPVC window to the dining room shall have the cill and brickwork below replaced with new UPVC doors onto the rear patio. The rear access door in the side of the ground floor outbuilding will be infilled since it becomes redundant under the new layout. Existing buff coloured London Stock brickwork (as reclaimed from the other works) shall be used to infill the door opening. The existing small UPVC windows in the rear wall of the outbuilding shall be replaced with a new UPVC window.

On the Russell Avenue elevation, the existing tired cream rendered first floor elevation shall be repainted in white lime-based paint to match the other properties along the Russell Avenue streetscape.

Impact on Neighbouring Properties and Amenity

Since the proposals do not extend the existing footprint of the building, it is considered that neighbouring properties and amenities are unaffected by the proposed works.

Access

The proposals have been developed in order to maintain or improve the current access arrangements. The existing main access fronting onto Russell Avenue shall be maintained. The removal of the internal wall between the existing kitchen and dining room shall improve the internal circulation within the ground floor of the property. The existing rear access to the garden is located on the side of the ground floor outrigger extension. Egress to the garden involves passing through an awkward arrangement of internal doors and several steps down into the garden space. The proposals involve blocking up the existing side door and creating a new door in the existing rear wall that will afford access onto a new garden patio.

Conclusion

In conclusion, the aim of the described application is to sympathetically modify the internal arrangement of the existing building to make it fit for contemporary living. At the rear elevation the existing windows shall be replaced with modern equivalents to improve the fabric performance of the building envelope, a new patio door shall be installed to improve access to the rear garden. Overall, it is considered the proposals represent a high quality and coherent development that would contribute towards and enhance the local conservation area.