

Heritage /Planning, Design and Access Statement 66 Moselle Ave, N22 6ET

Proposed development

Proposal: Erection of a single story rear extension.

Heritage Statement

The development property lies within the Noel Park conservation area.

The picturesque architectural composition of the Noel Park estate, with its narrow plots, hierarchical house types, and closely planned grid of treelined streets encompasses c.2000 terraced dwellings. Since its development between 1881 and 1913, Noel Park has fostered a tightly-knit community, attracted by its richly decorated, small, well designed houses. One of four London estates developed by the Artisans, Labourers and General Dwellings Company, it reflects the wider Victorian philanthropic aspirations to provide better conditions for workers. Noel Park is one of the few examples of planned Artisan estates within London, built at the height of Victorian philanthropy. "It is the physical manifestation of a particular aspect of Victorian philanthropy, and as a 'model' housing estate it is infused with ideals of improvement, order, and morality."

Given the small footprint of these houses and to make them practical for today's living standards, a precedent has been set to allow enlargement at the rear of the properties across the full width of the L-shaped rears. A substantial number of full width infills mean the rears of the properties now display a variety of single storey extensions configurations.

Example local precedent HGY/2018/1018 , 60 Moselle Avenue.

Design & character

The extension in terms of its design, size and scale and materials is consistent with Policies DM1 and DM9 of the Development Management, DPD (2017). It would be in keeping with the existing pattern of development and cause no harm to the character and appearance of the host property or conservation area. The site will

retain sufficient amenity space.

While the rear extension will be full width, which is not strictly advocated by 'Noel Park Character Appraisal and Management Plan' the context here is (different forms of extensions either side and generally at the rears) the local character and visual amenity of the area will not be adversely affected.

Impact on amenity

The proposed rear/side extension extends an existing structure with a greater width and depth on the common boundary with adjoining neighbour at Nos. 68 Moselle Avenue. The adjoining neighbour has an existing full width rear extension on the shared boundary. Owing to the existing rear extension at Nos. 68 Moselle Avenue and the southerly orientation, the extension would not lead to a material loss of light or outlook to these adjoining occupiers. The proposed extension would only extend approximately 1.2m beyond the rear most walls of the adjoining property. The proposed extension does not project beyond the wall of the adjoining property at nos. 64 Moselle Avenue.

The proposed development is in general accordance with Policies DM1 and DM12 of the Development Management, Development Plan Document 2017, and policy SP11 of Haringey's Local Plan Strategic Policies 2017. The proposed development also accords with the relevant policies of the London Plan 2016 and the NPPF.

The proposal would comply with Policy DM9 of the Development Management, Development Plan 2017 and will preserve or enhance the character and appearance of the conservation area.