

RIDGE

DESIGN AND ACCESS
STATEMENT

IN SUPPORT OF

NOEL PARK EXTERNAL WORKS
PROGRAM

Group Twenty-Two

December 2022





Homes for Haringey

**NOEL PARK EXTERNAL WORKS PROGRAMME
DESIGN AND ACCESS STATEMENT**

December 2022

Prepared for

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1. INTRODUCTION AND BRIEF

1.1. Instructions

Ridge and Partners LLP have been instructed by Homes for Haringey to act as agents in all matters relating to planning permission for their proposed works on the estate known as Noel Park.

The applicant’s full details are Homes for Haringey, 48 Station Road, Haringey, London, N22 7TP.

1.2. This Application

As described in more detail below this programme of works affects 244 properties on the Noel Park estate. This application is for the properties within Group Three (see 2.3 estate map) and is one of 23 similar applications. This approach to making multiple planning applications has been made with the agreement of the London Borough of Haringey’s Planning team.

This design and access statement has been produced in support of an application for Full Planning Permission.

1.3. Applicant Background

Homes for Haringey is the Arm’s Length Management Organisation (ALMO) setup by the London Borough of Haringey to manage the council owned housing stock within the borough.

Homes for Haringey manage in excess of 20,000 properties. Their responsibility includes managing the properties, maintaining them and updating them to be suitable for modern living.

1.4. Summary of Proposals

The works include the demolition of the rear bathroom pod and closet wing and the installation of modular rear extension to provide a larger kitchen and replacement bathroom.

1.5. Property List

Listed below are the properties included within this application:

127 Moselle Avenue, N22 6EU

209 Moselle Avenue, N22 6EY

1.6. Estate Pictures

The below pictures have been included to give a general impression of the estate.



Photo 1: Gladstone Avenue Facade



Photo 2: Moselle Avenue Front Elevation

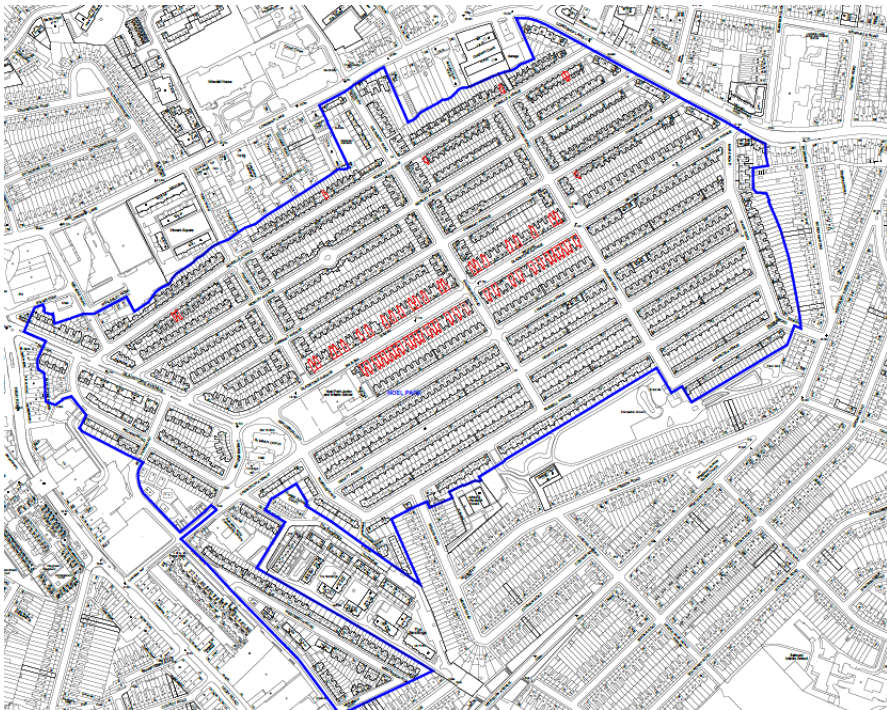


Photo 3: Tree lined Morley Avenue

2. ESTATE MAPS

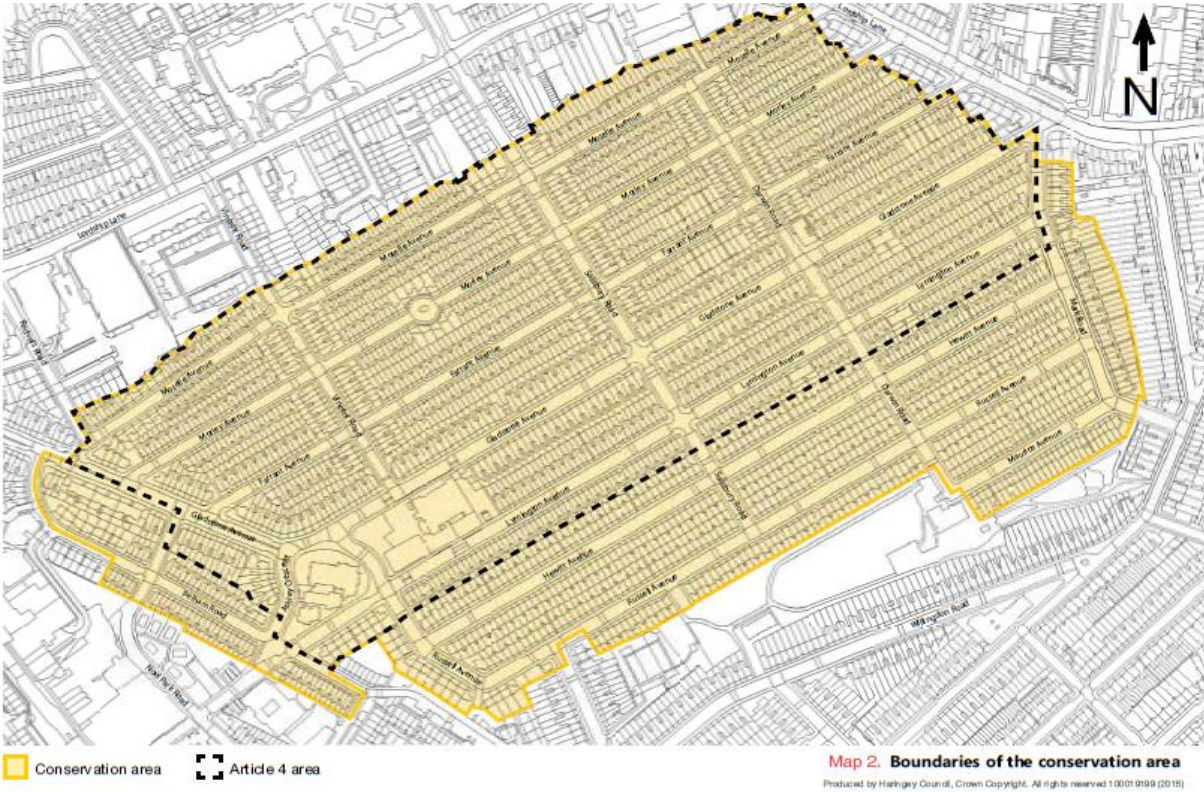
2.1. Location Plan

The map below is the estate plan showing the location of all the properties in the Phase II part of the programme.



2.2. Conservation Area Map

The map below shows the extent of the Noel Park Conservation Area. All of the properties within the programme are included within it.



2.3. Location of Group Twenty-Two Properties

The two properties outlined red and circled in green are included within group 22.



These properties are located on Farrant Avenue and Moselle Avenue.

2.4. Map Key

Below is a simple key for the above maps:

DEMARCATON	MEANING
Properties outlined in red	Included within this programme of refurbishment works
Properties within the blue boundary	Are located on the Noel Park estate with some under the control of the applicant.
Properties outlined in red & green.	Are within application group 22 and are subject to this application.

3. ESTATE DESCRIPTION

3.1. Overview

Noel Park is an estate of nearly 2000 properties located in the Wood Green area of the London Borough of Haringey. The estate was constructed as one development in the late 19th and early 20th centuries. It is an example of one of the first garden suburbs anywhere in the world.

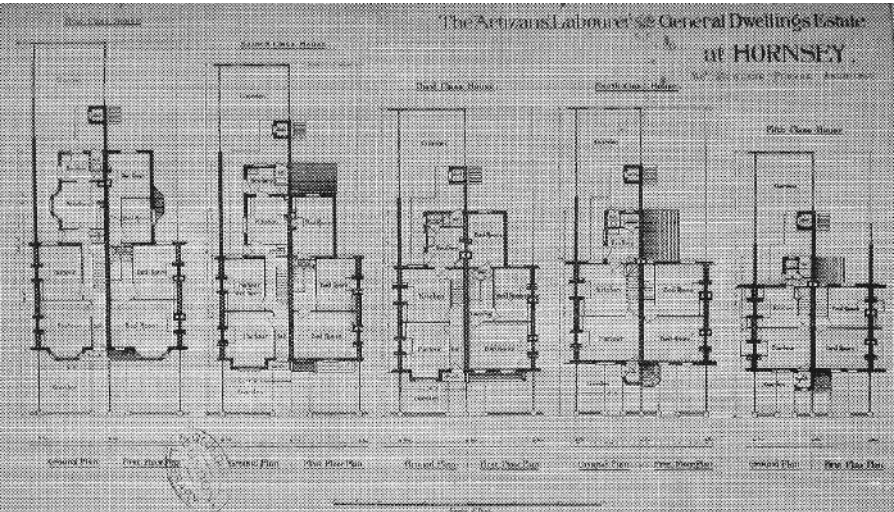
The estate was designed by Rowland Plumbe for the Artisan, Labours and General Dwellings Company. They required the properties to house their workers away from the poor living conditions of the inner city. The estate was to be a self-contained community with shops and school.

The housing on the estate was arranged into five classes with the bigger more elaborately designed properties for highly skilled artisans and the smaller more basic properties being for labours and lower skilled workers.

The larger “first class” and “second class” houses have two reception rooms and a hallway which led through to the back for the carrying of coal etc. the third, fourth and fifth class houses were of “half hall entrance” type. The fifth class had a tiny scullery, kitchen and parlour on the ground floor and two bedrooms above.

Each house, regardless of type, has a front entrance porch scaled in proportion to the main house. Houses of every class had walled front and rear gardens. All but the class one houses were originally built to have sanitary provision via a WC in the rear yard. Class one properties had an inside WC upstairs.

The drawing below, from the archives of the Artisan, Labours and General Dwellings Company shows the original five classes of houses.



The properties are all arranged in terraces with modest front gardens and rear gardens of varying sizes depending on the type and original class of property.

In 1966 the estate was purchased by the London Borough of Haringey. As a result of this properties became social housing. During the 1970’s the council undertook a large-scale modernisation programme which involved converting some of the larger properties into flats and replacing the outdoor bathrooms with modular prefabricated pods added to the rear elevation.

Since then, with changes in legislation, a number of properties on the estate have moved into private ownership although a large number still belong to the council.

3.2. Fabric Description

Regardless of class or location on the estate the properties are all constructed with similar features. The higher-class houses are more complex with more ornate features to their façades.

All of the properties are constructed with solid brick walls. The brickwork has been embellished with alternative coloured headers, overhanging corbels at the eaves and brick arches above the windows. The green coloured headers are a significant feature of some of the properties on Gladstone Avenue. Properties located on Morley and Moselle Avenue have red bands within the predominately yellow brick façades.

There are also sections of stone/terracotta mouldings applied to the elevations. Again, these details feature more predominately on the higher classes of property.

Slate is the predominant material which has been used to weather the roofs on the estate. A number of the higher-class properties have return gables which have been weathered with a clay tile.

The original windows were timber sliding sash with single glazing. As described lower down in this document many of the properties have replaced these with modern double-glazed windows.



Photo 4: An example of a roof detail and the green bricks

3.3. Assigned Property Types

To aid the design process each property has been assigned a type based on its existing size and configuration.

TYPE A	DESCRIPTION
Type A	Two storey simple two-bedroom cottage style property with one living room/area on the ground floor. A small kitchen located in the rear closet wing is abutted by a modular pod bathroom.
Type B	Two storey simple two-bedroom cottage style property with a separate living room and dining room on the ground floor. A small kitchen located in the rear closet wing is abutted by a modular pod bathroom.
Type C	Ground and first floor flats with two and three bedrooms. The flats also have living rooms and dining rooms. The external facades of these properties are more ornate. They have modular pod bathrooms which abut the rear elevation.
Type D	Ground and first floor flats with two and three bedrooms. Similar to a Type C but they have a bay window on the side elevation within the rear garden. They have modular pod bathrooms which abut the rear elevation.
Type E	Similar to Type D with a slightly different internal configuration.
Type F	Similar to Type D with a slightly different internal configuration.
Type G	End terraced property with the entrance on the side street. Property arranged over three storeys with the first and second floors occupied by the same flat. Bathroom pods abut the rear elevation as with the other properties.
Type H	Two storey house with two bedrooms located on the first floor. The property has a modular pod bathroom abutting the rear elevation.

All of the properties in this application are Type A.

3.4. Property Description

Both of group twenty-two's properties are the same in terms of size, appearance, and configuration.

They comprise two-bedroom cottage style properties with a single living room on the ground floor. The staircase is located within the living room against the party wall. The kitchen is included within a small projecting rear closet wing.

The original part of the house is constructed from solid one brick thick walls. The roof is a cut timber framed pitched roof weathered with a natural slate. The party walls project beyond the roof line. Being one of the "lower class" of properties on the estate the facades lack the embellishments and detailing of some of their cousins on neighbouring streets. However, the windows still have contrasting flat brick arches and other brick banding to embellish the facades.

The windows to the front are timber framed sliding sash windows finished with paint. painted. Some have been modernised, with double glazing, and some are the original single glazed windows.

The front doors are within porches which project from the front elevation and position the doors perpendicular to the street direction. The porches have pitched roofs that are weathered with plain tiles.

To the rear there is a small projecting single storey closet wing which houses the properties kitchen. The existing kitchen is approximately 6m². The properties were further extended in the 1970s with the addition of modular bathroom pods. These prefabricated pods were installed to provide indoor bathroom and WC facilities - something the original houses lacked.

The prefabricated pods are timber framed and clad with a render and painted plywood. They have flat roofs that sit lower than the height of the closet wing they abut. The pods have u-PVC windows. Photo 5 and photo 6 show the pods.

A number of residents have constructed their own light weight extensions because of the small kitchens. These structures do not have planning permission and are also a concern to the landlord as many of them are unsafe.

The properties are "handed" so the front porches, closet wings, and bathroom pods mirror along the centre line of the party walls.



Photo 5: Typical existing modular pod.



Photo 7: Modular pod extending behind the closet wing



Photo 6: Side elevation of a pod

3.5. Planning Status

As result of its status and uniqueness the entire estate has been designated a conservation area. The "*Noel Park Conservation Area*" was formed in 1982. The extent of the conservation area is shown on the plan in section 2.2.

In summary the Article 4 direction relates to the use of authentic materials in any repair works. Windows should be replaced with timber windows of similar style. The design guide, "*Noel Park Conservation Area and Appraisal and Management Plan*" has been consulted when developing the designs for this scheme.

Noel Park has an Article 4 Direction which limits the possibility for extensions. Limits are placed on overall size, area of the plot that can be covered, position in relation to the boundary and height of any extension.

None of the properties are listed.

Various planning applications have been approved for works to the properties. These include applications to replace the pods with masonry extensions and applications to extend across the full width of the property. Details of a selection of applications, that are felt to support these works, are included later in this document.

4. PROPOSED WORKS

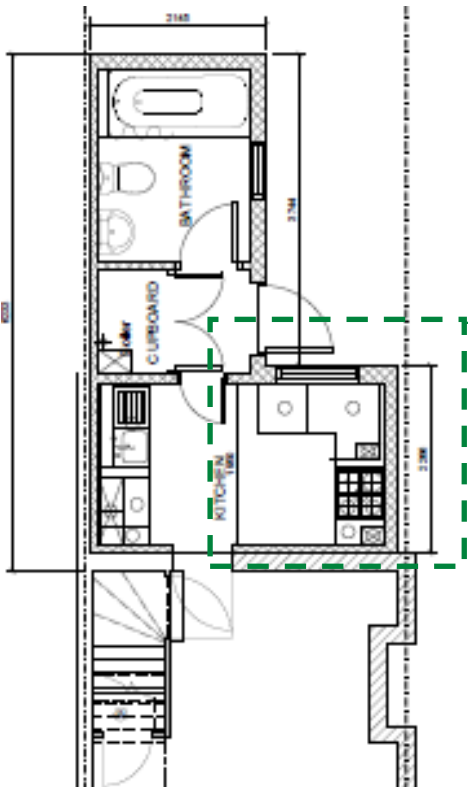
4.1. Modular Extensions

The existing modular bathroom pods are life expired, in excess of 15 years beyond design life, and no longer provide safe suitable accommodation. They cannot, be repaired and contain asbestos. The proposal is to replace the pods with new modern modular extensions. A modular system is proposed to allow for minimal disruption to the residents. This approach allows for manufacture off-site and installation to be completed quickly once the pod is delivered. The restricted rear access to the properties also means traditional building materials cannot easily be transported through the houses and into the gardens.

As part of this work the existing kitchens have been identified as to small to meet modern “decency standards”. As per the decent homes standard a kitchen should have “a kitchen with adequate space and layout”. Historically, the area now used as a kitchen would have been a pantry. It is, therefore, proposed to demolish the existing projecting closet wing and then extend full width across the house to increase the kitchen size. This extension will be part of the modular pod. The proposed pod is therefore “L” shape on plan.

For installation reasons the proposed bathroom pod is 0.3m wider. To accommodate the kitchen improvements and maintain access to the rear garden the extension now projects 0.9m beyond the back of the existing bathroom pod. The side extension as highlighted in the green dotted box below adds approximately 5.2m² to the area of the property.

The replacement modular pod will be constructed to modern standards with Rock Panel clad walls, felt covered flat roofs and u-PVC framed double glazed windows. The modular units are being supplied with a 60-year guarantee and have been designed to require minimal maintenance.

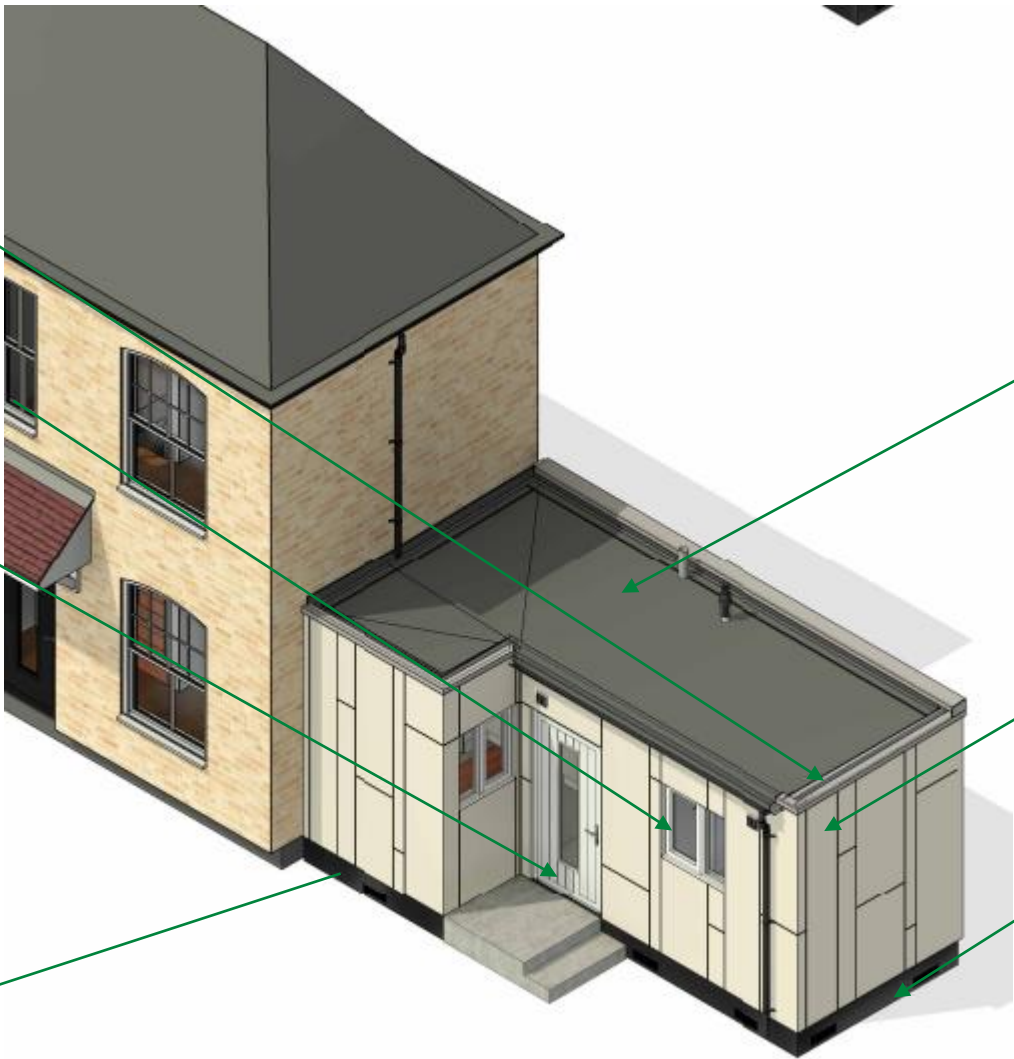


Proposed side extensions to increase kitchen size

Proposed Modular Extension

Computer generated imaged of the proposed extension.

- Grey powder coated aluminium roof trim
- White u-PVC framed windows with frosted glass
- White GRP rear door with glazed vision panel



- Closet wing to be demolished.
- Location side kitchen extension.



Photo 8: Typical existing modular pod and location of proposed kitchen extension.

- Flat roof over the “L” shaped plan of the proposed modular extension.
- Rock Panel cladding (RAL 1013) panels to external walls. Cladding panels have been broken with rain screen lines.
- Black Rock Panel plinth detail.

Proposed Materials - Modular Pods

ELEMENT	EXISTING	PROPOSED
Structure	Timber studs and joists on a concrete slab.	Timber and metal studs/joists with deep pile foundations
Externals Walls	Painted/rendered plywood – mostly grey, cream and white.	Rock panel cladding panels – Beige Colour Ral 1013. Black rock panel plinth to conceal the void below the floor.
Roof	Slate covered pitched roof to closet wing. Flat roof to bathroom pod.	Flat roof, weathered with felt, over entire extension.
Windows – Pods	u-PVC framed double glazed.	u-PVC framed double glazed – colour of framed white with obscured glass to bathroom windows.
Rear Door	Timber/u-PVC.	White GRP door with double glazed vision panel.

4.2. Material Samples

Samples of all materials are available on request.

4.3. Impact on Adjoining Properties

The proposed modular extensions will extend the full width of the property for a depth of approximately 2.2m on the boundary adjacent to kitchen extension and a depth of approximately 6m on the boundary adjacent to the bathroom.

Where both adjoining properties have bathroom pods the proposal includes for them join at the boundary as per the existing. Where an adjacent property is privately owned the pod and its foundations will sit inside the boundary of the property which it is the subject of the application.

Weathering details will be agreed with neighbours where a new pod is required to abut existing rear extensions.

The proposed extensions are single storey and therefore there are no overlooking issues. The windows to the proposed bathrooms will have obscured glass for privacy.

4.4. Access

The proposals will not alter how the houses are accessed and access to the rear gardens will remain through a side door in the modular pod.

Roads will have to be closed to allow the works to be carried out. This is because a crane is to be used to lift the new pod over the house and into the rear garden. These closures will cause some local traffic disruption although the grid system layout of Noel Park means this can be controlled.

All plans for road closures and traffic management are being agreed with the local authority highways team.

The main contractor has a site compound away from the area where they can take deliveries and store materials. However, they will require a base adjacent to the houses in this group which will be in the form of cabins, containers and skips on the road. This, again, will be agreed in advance with the local authority.

Operatives working on the site will be encouraged to travel to and from the site using public transport to avoid unnecessarily increasing local traffic levels.

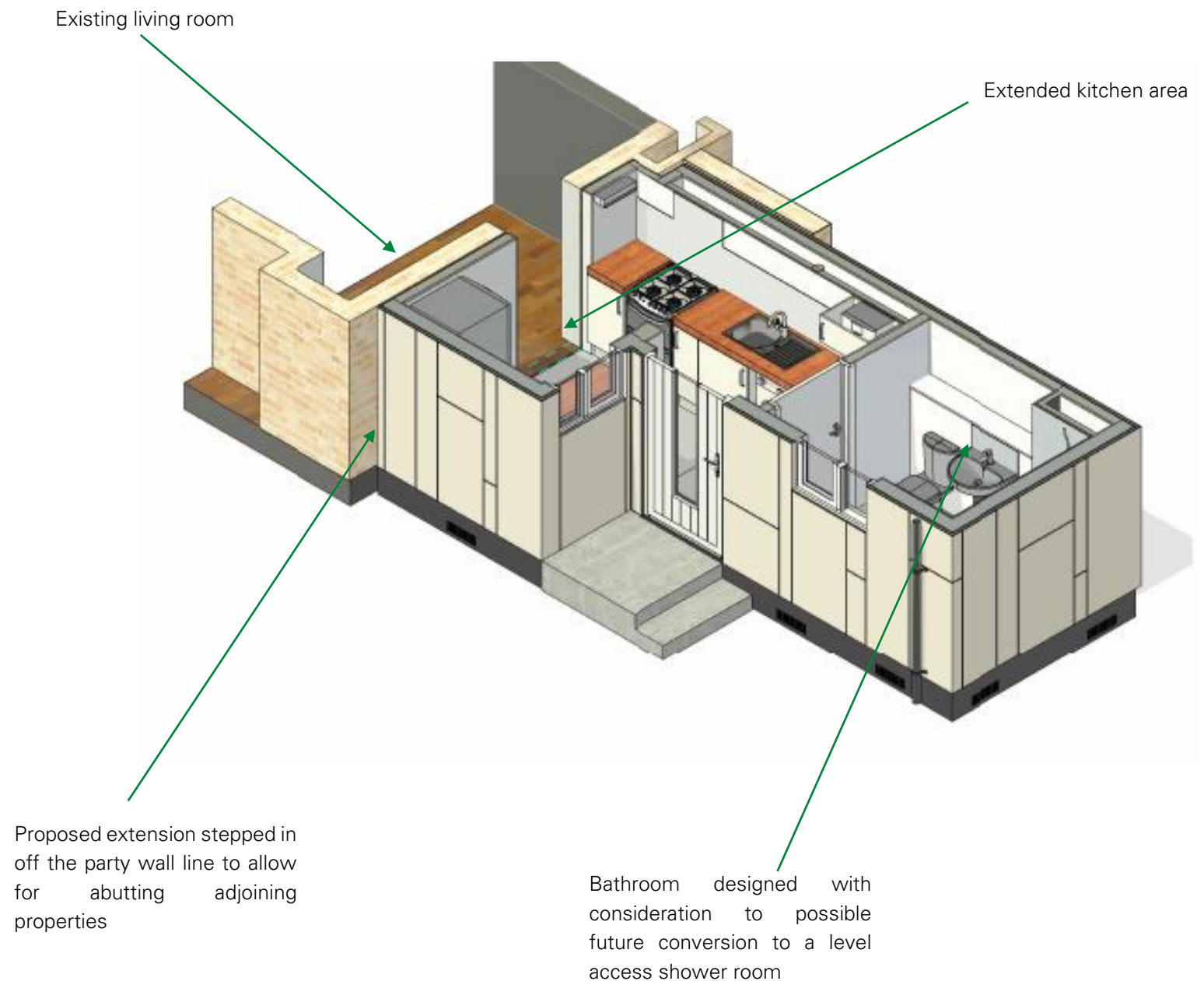
4.5. Trees

Noel Park has a large number of mature trees which have Tree Preservation Orders (T.P.O) on them. Trees are a key part of the street scene and general aesthetic of the area. There are also some mature trees located within the rear gardens all these are remote from where the pod extensions will be positioned.

It will be necessary to crane the pods over the trees although care will be taken to ensure the trees are not damaged by the lifting works. The trunks of trees will be protected where it is necessary to position site setups adjacent to the trees.

The nature of the piled foundations and the remoteness of the works from the trees, at the rear, mean the tree roots will be unaffected by the proposals.

Internal View of Proposed Pods



5. SUPPORTING STATEMENTS

5.1. Previous Planning Applications

Listed below are previous planning applications that it is felt support this application:

Application Ref. HGY/2011/0839 *"Demolition of Existing Single Storey Pod Extension and erection of pre-fabricated pod extension"*. Permission Granted

This application was made in 2011 by Homes for Haringey for the replacement of one of the single pods. It is felt this application sets a precedent for the continued use, and replacement of, prefabricated structures at Noel Park.

Application Ref. HGY/2018/2110 *"Erection of single storey rear to side ground floor extension."* Permission Granted

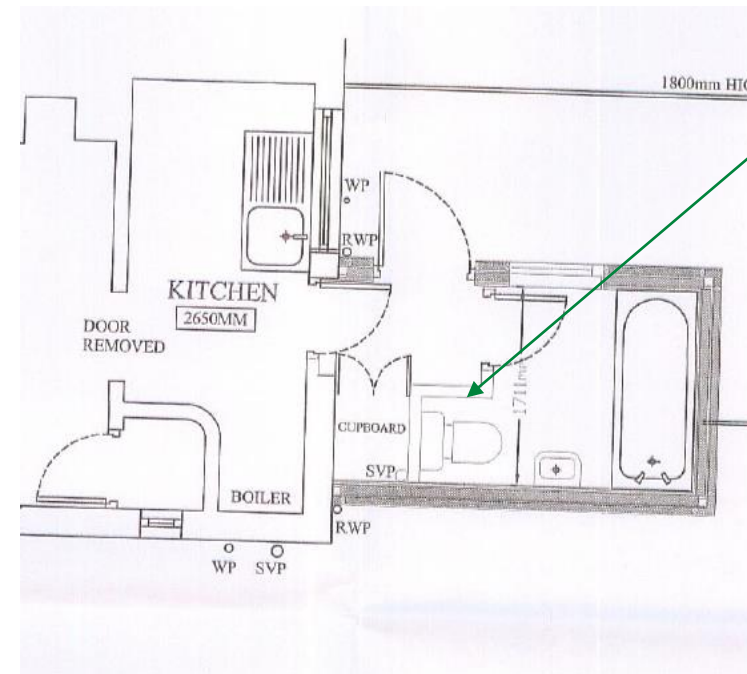
This application was made in 2018 and it is felt sets a clear precedent for full width extensions, to the houses (Type A as per our table earlier in this document) at Noel park. Included opposite is a section of the proposed drawing.

5.2. Pre – Planning Advice

The design has been developed in with reference to the advice provided by the planning and conservation team at Haringey Council. This advice received has been summarised below:

- The proposed pod extensions should be contemporary and clearly different from the original house which they adjoin.
- The materials used should be clean, crisp and contrasting to those of the original property. Stone or brick slip cladding are not the correct material choices.
- A self-coloured cladding system for the external walls is acceptable as long as the colour attempts to blend the pods with the surroundings.
- A full width extension to increase the size of the kitchen has significant merit.
- The demolition of the rear closet wing was accepted as part of the proposal to improve the kitchen.
- The use of prefabricated modular construction was accepted on the grounds of it being the most practical solution to replacing the existing pods.
- Increasing the size of the footprint of the existing pod to accommodate the foundations of the new pod extension is likely to be permissible.
- There is clear *"social benefit"* in replacing the pods and including an extension to allow the houses to have a kitchen which meets *"decency standards"*.

The designs included with this application, it is felt, reflect the discussions and agreements that were made through the pre-planning process.



Proposed pod design from the 2011 application.

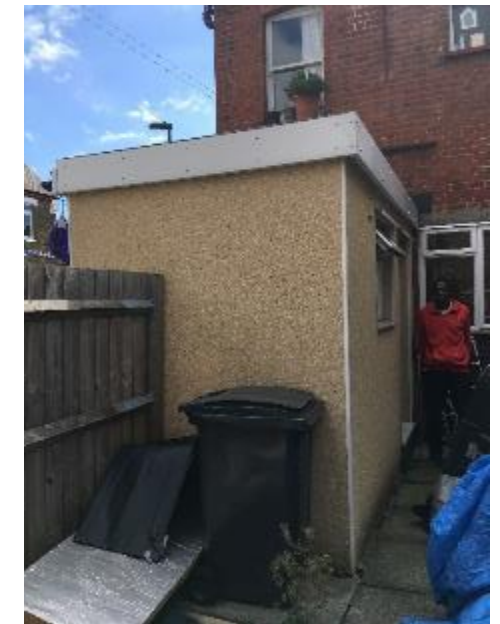
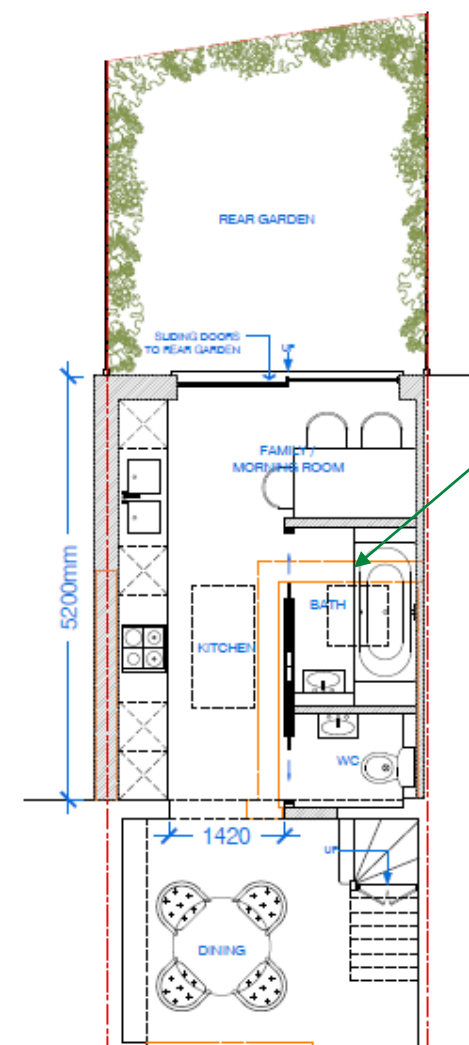


Photo 9: Pod installed following application HGY/2011/0839



Permitted full width extension as per application HGY/2018/2110

6. CONCLUSIONS

6.1. Improved Condition

The current modular pod bathrooms are more than 15 years older than their life expectancy. This is reflected in their current poor condition and the fact they are no longer fit for purpose. The concept, however, of adding extensions to these properties in a modular form is a sound one. This concept has therefore been continued for this proposed scheme.

Improvements in construction techniques, modular technology, and materials, since the existing pods were installed means the proposed pods are guaranteed to provide suitable living accommodation for the next 60 years.

The proposed extensions have been designed to be low maintenance and utilise materials that do not require the protection of paints/coatings to prevent deterioration. This reduces both the public cost and inconvenience to residents through the life of the installed modular pods.

6.2. Conservation Area

Noel Park is an architecturally significant development of properties that has correctly been singled out for special protections. The existing modular pods were part of the buildings when the area became a conservation area although are clearly not original and do little to enhance the aesthetic of the area.

The replacement pods, although the majority of them cannot be viewed from the street, have been developed to have a minimal impact of the host building. A beige colour has been selected to soften the appearance of the pod extensions. While it is necessary to demolish part of the host building (the closet wing to the rear) it is not felt this will have a significant detrimental effect on the bulk appearance of the buildings.

None of the key front elevation features are being altered as part of this proposal.

6.3. Social Benefit

There is significant social benefit to allowing this improvement to go ahead. The properties provide much needed social housing in the Wood Green area. Without improvement these properties will fall into further disrepair and no longer provide accommodation that meets the requirements of the residents.

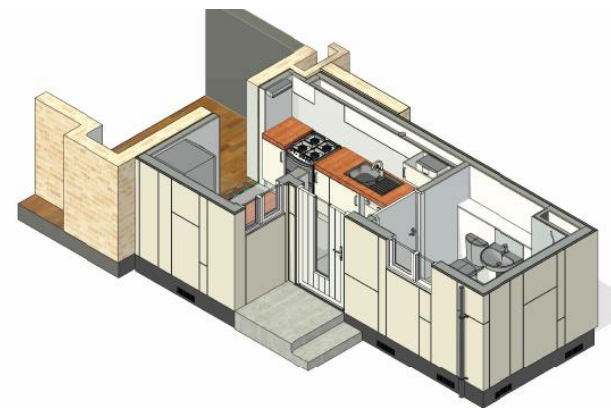
The size of the existing kitchen is too small for modern living meaning many residents have had to place appliances in their living rooms and even in the garden. Others have created lean-to structures to provide more space. None of these alterations are desirable and clearly show a need to provide larger kitchen areas which meet decency standards.

Without the proposed improvements these properties will not be fit for occupation forcing the council to relocate residents putting further pressure on an already stretched social housing system.

Existing



Proposed



Cut through plan of the proposed modular pod.



External view of proposed pod

6.4. Closing Statement

Homes for Haringey have an ongoing commitment to provide safe, warm, dry habitable housing for local residents. They also have commitment to maintain and keep in repair the assets of The London Borough of Haringey. The proposals included within this application allow for both these obligations to be met while preserving the character of the Noel Park Conservation area.

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