

116 Norfolk Avenue
London, N13 6AJ

Residential Development:

Demolition of existing dwelling and
erection of 2x3bed self-contained flats

Issue: Planning

April 2023

CG ARCHITECTS

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Introduction

This pack of information forms part of a planning application in respect of proposals for the conversion of an existing house, including ground and first floor rear and side extensions to provide 2 self-contained flats at 116 Norfolk Avenue, N13 6AL, London.

This report is to be read in conjunction with:

Drawings

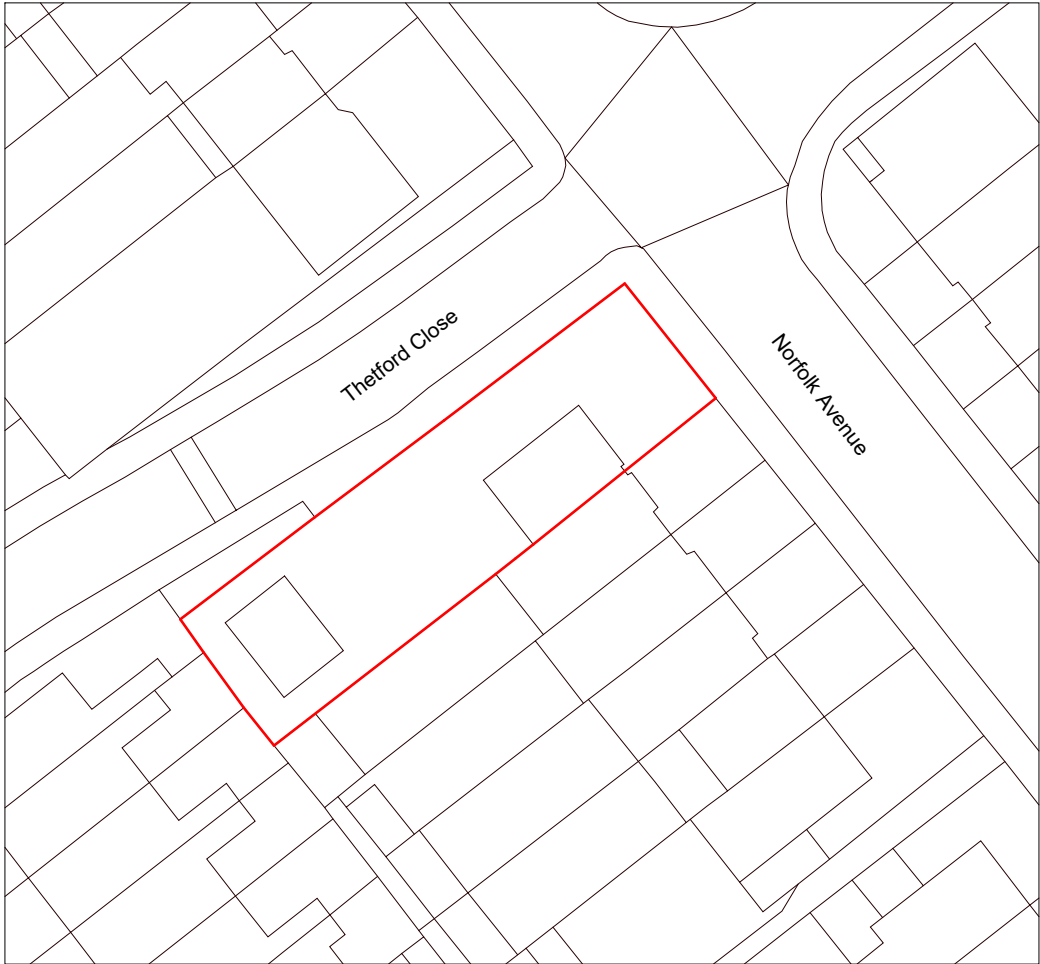
- 1653/01 Site Location Plan
- 1653/02 Site Plan as Existing and as Proposed
- 1653/03 Floor Plans and Elevations as Existing
- 1653/04 Floor Plans as Proposed
- 1653/05 Elevations and Sections as Proposed
- 1653/06 Street Elevation as Existing and as Proposed

Site Location

The site is located at the junction of 116 Norfolk Avenue and Thetford Close in the London Borough of Haringey.

The site doesn't fall within a conservation area.

The site has an area of approximately 375m².



Site Location Plan_DAS
1 : 500



Bird View

Transport

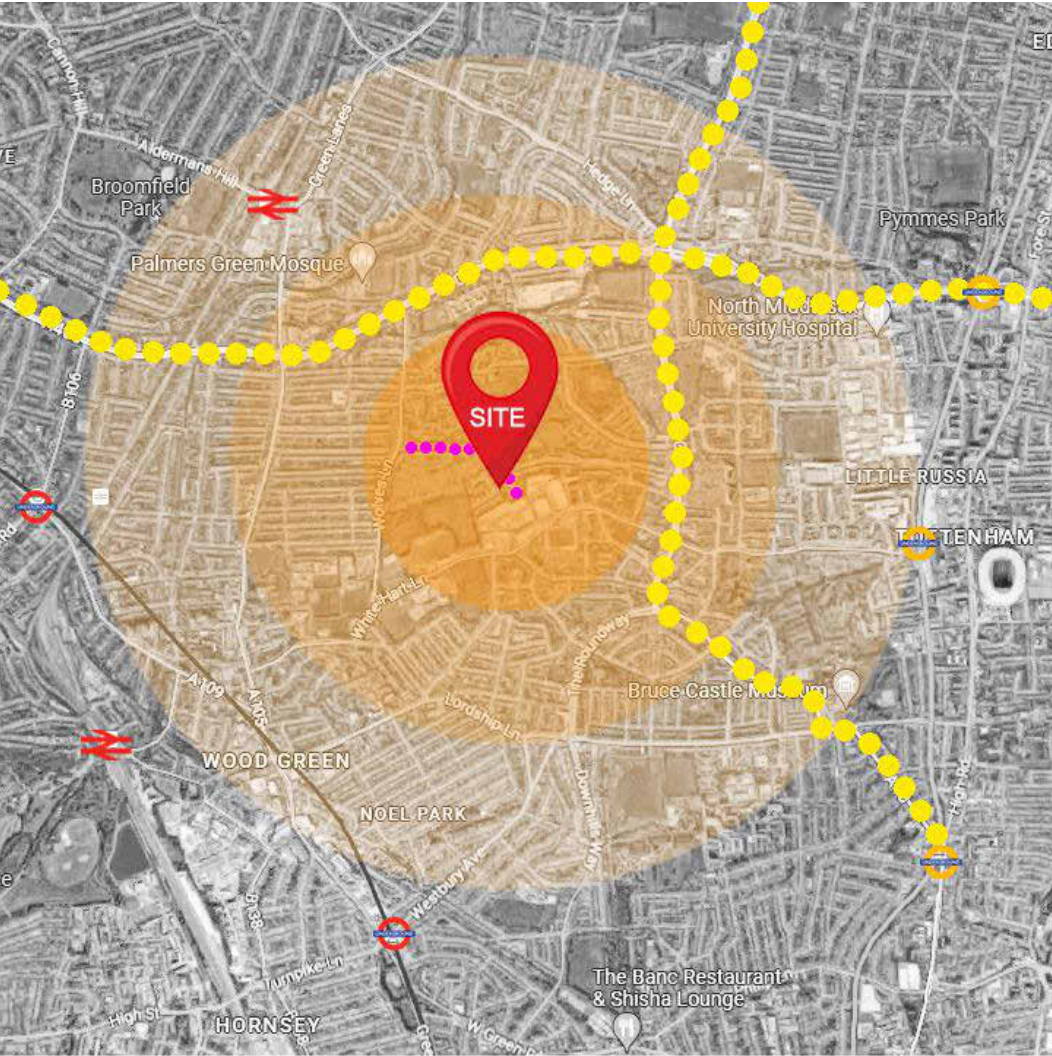
The site is accessed from Norfolk Avenue.

It is located between Wood Green Underground station and Tottenham Overground station. In addition, there are numerous bus routes along Wolves Lane and White Hall Lane providing easy access to and from the site.

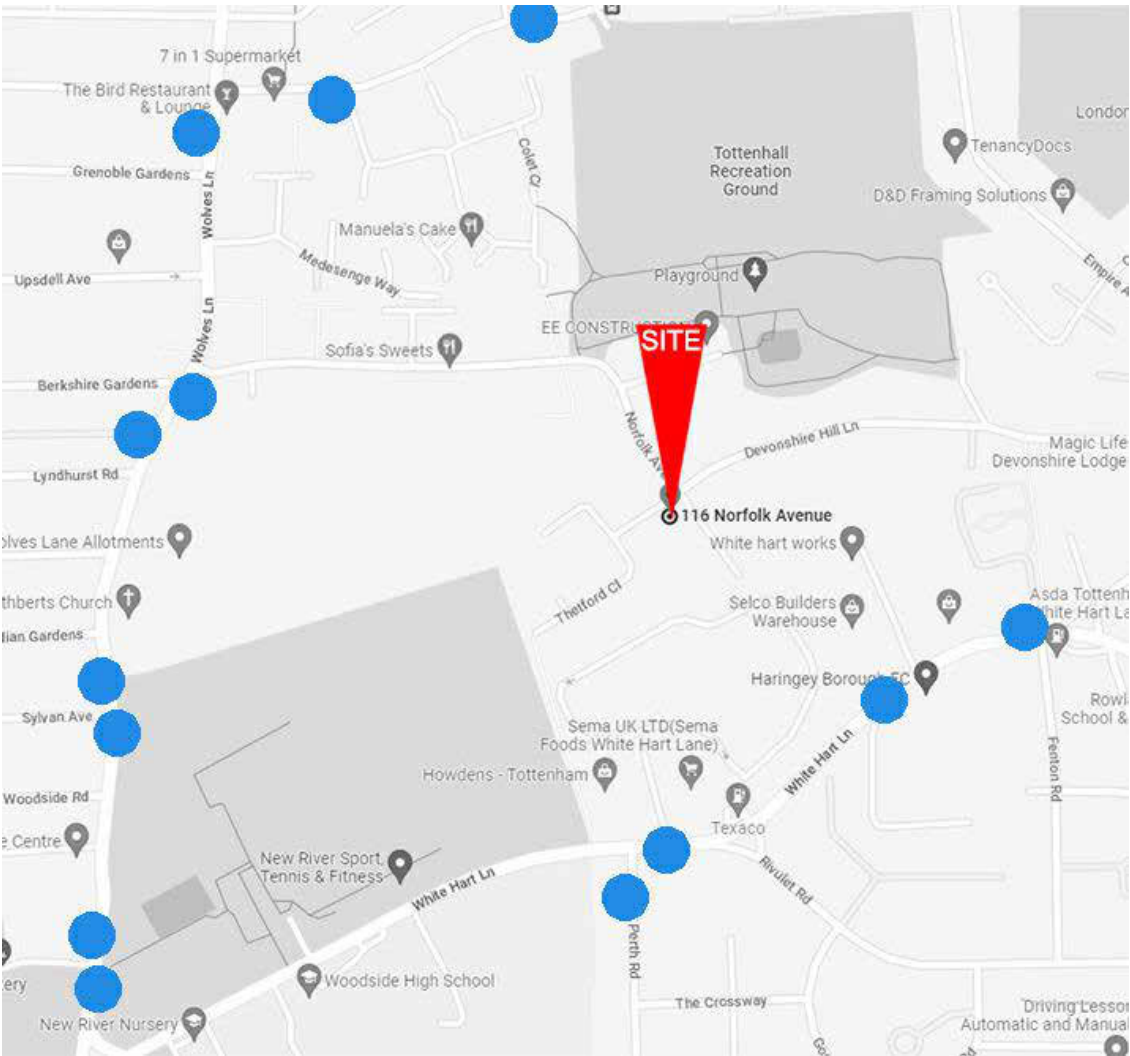
Also, there are numerous pedestrian routes within and around the site.

The site is located just off the A10 road.

The train connection facilitates access to central London.



- | | | | | | | | |
|--|--------|--|-------|--|------------------------|--|----------------------|
| | 10 min | | 3 min | | Norfolk Avenue | | Underground stations |
| | 20 min | | 5 min | | A Road | | Overground stations |
| | 30 min | | 7 min | | National Rail Stations | | Bus Stops |



Green Space

The site is within close proximity of a number of public amenity spaces within walking distance of the site including woodlands, parks and playing fields.



- 1. Tottenham recreation ground;
- 2. New River Sport Tennis and Fitness;
- 3. Perth Road Playing Fields;
- 4. Coles Park Stadium;
- 5. March Wood Outdoor;
- 6. DLG planes flying field;
- 7. Tile Kiln Lane Open Space;
- 8. Lordship Recreation Ground;
- 9. Alexandra Park Cricket and Football Club; and
- 10. Broomfield Park

Local Amenities

The site is located between the commercial centre of Wood Green and Tottenham.

It is in close proximity to numerous shops, leisure centre and various healthcare centres.



- 1. Commercial area
- 2. Woodside High School
- 3. New River Nursery
- 4. Oakthorpe Primary School
- 5. Wilbury Primary School
- 6. Wood Green Commercial Centre
- 7. Tottenham Commercial Centre
- 8. North Middlesex University Hospital

Location and Character

The area is predominantly residential and is characterised by terraced residential properties of similar architectural design and detailing.

The built development in the area is modest in scale with properties being mostly 2-storey houses brick-built with external render and pitched roofs.



View 1



View 2



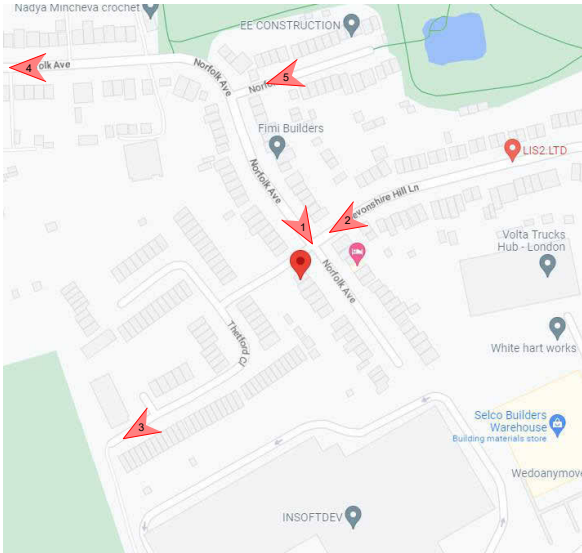
View 3



View 4



View 5



Existing Building

The existing building is a 2-storey end-terraced residential dwelling. It is modest in scale and in simple design with a pitched roof similar to the majority of the properties in the surrounding area.



Front View



Rear View

Relevant Planning History

2021	Application Reference: HGY/2021/2020 Proposal: Roof extension involving hip to gable, rear dormer window with juliette balcony and 3no front facing rooflights and Garden Outbuilding (certificate of lawfulness for proposed use) Decision: Permitted Development
2021	Application Reference: HGY/2022/0137 Proposal: Erection of single storey rear & two storey side extensions. Conversion of house into 3 x Self-Contained Flats.Creation of new roof terraces with privacy screening. Decision: Withdrawn
2022	Application Reference: HGY/2022/1944 Proposal: Application to determine if prior approval is required for a proposed: Demolition of Buildings The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 11, Class B Decision: N/A
2022	Application Reference: HGY/2022/0902 Proposal: Proposed Single storey rear & two storey side extensions. Creation of new roof terraces with privacy screening. Decision: Approve with Conditions
2022	Application Reference: HGY/2022/1625 Proposal: Demolition and erection of purpose built unit for 4 x flats Decision: N/A

Overview / Schedule of Accommodation

The proposal is for the demolition of existing dwelling and erection of 2x3bed self-contained flats with associated amenity space.

The site has an area of approximately 385m2.

As part of the proposed development, the application will also include modifications to the existing elevations. All windows will be replaced with new double-glazed uPVC units,

The proposed development will benefit from a private refuse and Bike Store located to the Front Garden / driveway.

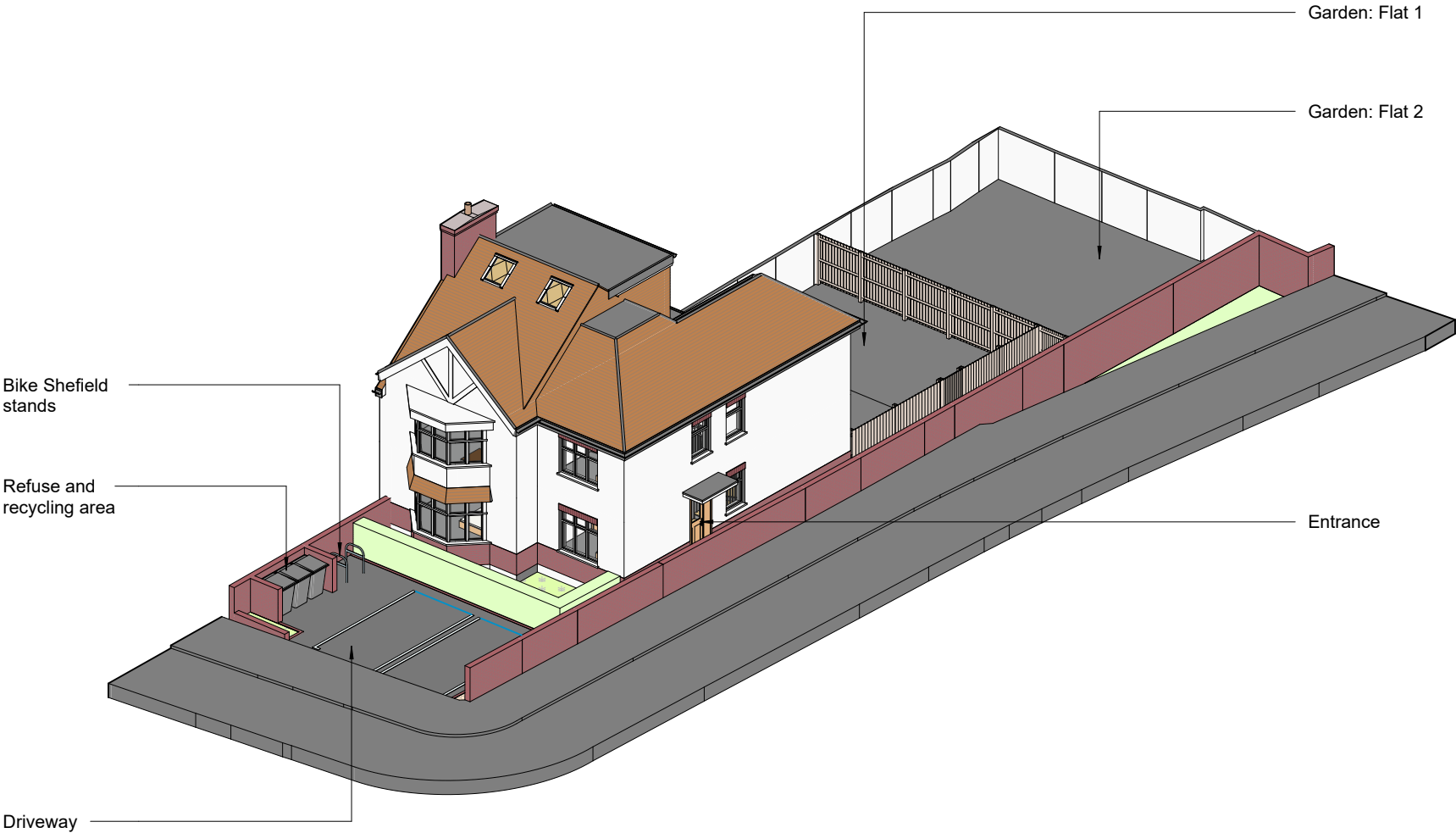
The private amenity space will be arranged to the rear of the site. Each dwelling will have its own allocated garden.

The current proposals take into consideration the latest recommendations set out by London Borough of Haringey.

Schedule of Accommodation

Flats mix and areas				
Floor level	Flat no.	Type	Area(m²)	Amenity(m²)
Ground Floor	Flat 1	3b4p	82m²	88m²
First Floor	Flat 2	3b4p	82m²	88m²
Second Floor				

Flat type	No.
3 Bed	x 2
Total no. of flats	2



Layout / Amenity

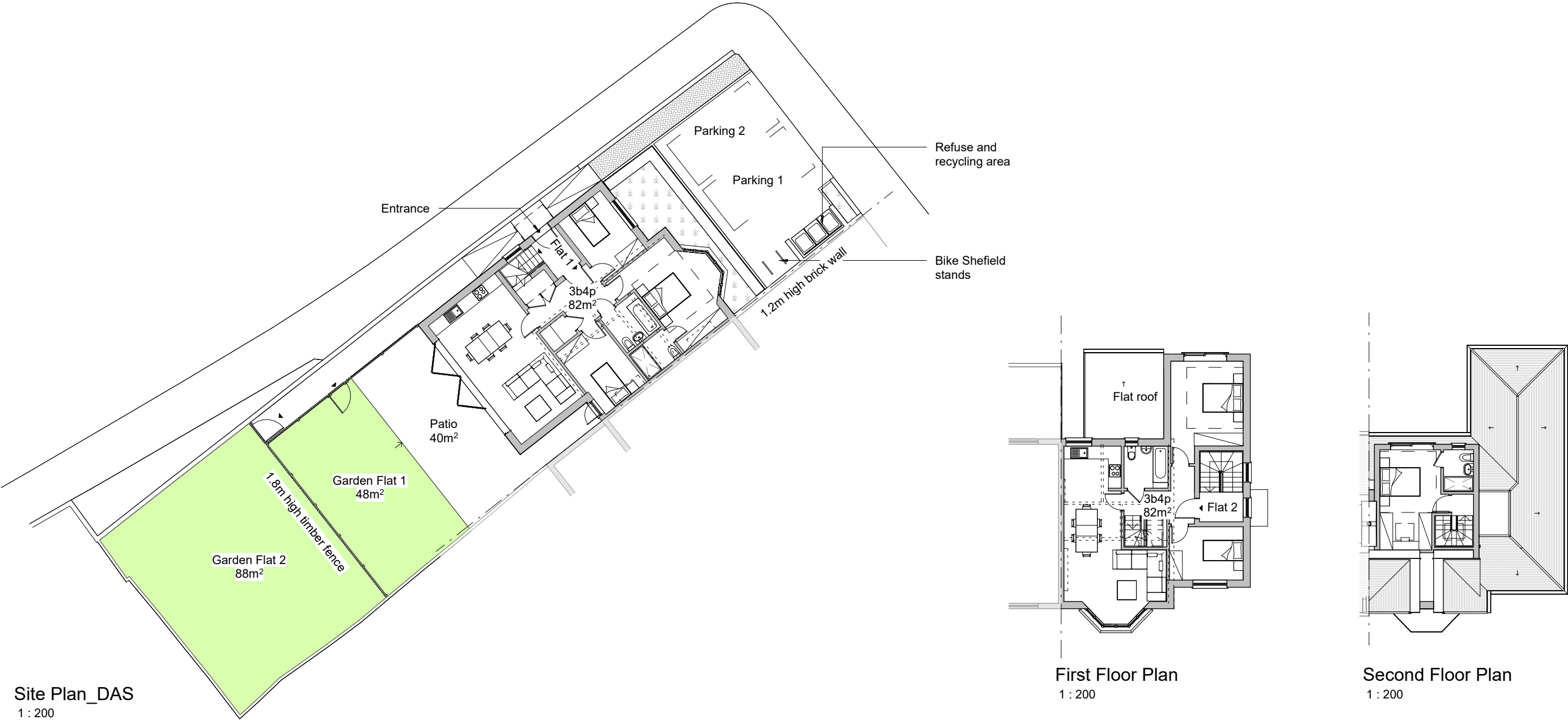
The proposed development is accessed via a common entrance located to the side along Thetford Close. The common pathway also leads to private gardens. Each garden will be enclosed with 1.8m high fences. Appropriate external lighting will be installed to all external areas.

The front driveway allows for two car parking spaces. The refuse/recycling and bike store is well located within the front garden / driveway allow ease of access for the residence of the proposed development.

All flats will have large windows, so as to allow ample natural light to filter into all rooms. Additionally, all flats will benefit from private external amenity area.

The flats are well proportioned and offer high standard of accommodation. It is believed that the layouts are pragmatic and user friendly. The flats have been designed to take into account modern day living and will provide future occupants with a sustainable development.

It is applicant's contention that the principle of the proposed scheme is acceptable and provides an appropriate form of development and is acceptable in scale and form. The proposed development is not harmful to the character and appearance of the area or the amenity of adjoining occupiers, likewise it provides an appropriate residential layout. We would therefore respectfully ask the Council to support the proposal and grant planning permission for the development.



Design & Appearance – Materials

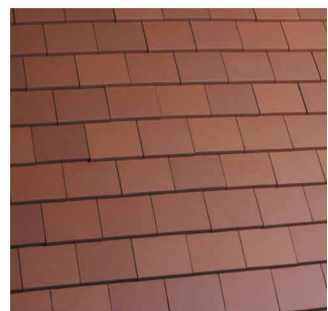
Materials have been carefully selected to ensure that the development sits comfortably within the existing setting and that is in keeping with the character of the immediate area.

The elevations will be rendered to match the surrounding area with a decorative brick band at lower lever following the pattern of the existing terrace.

The windows are double-glazed uPVC white units.

Plain red roof tiles are proposed to pitched roof and dormer. External pipework to be black plastic.

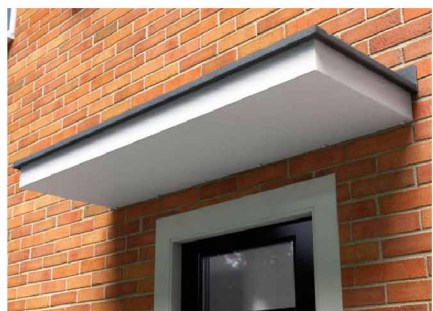
The proposed materials would be subject to a suitable planning condition to ensure they do not harm the character and appearance of the area.



1 - Plain red roof tiles



2 - White uPVC Windows

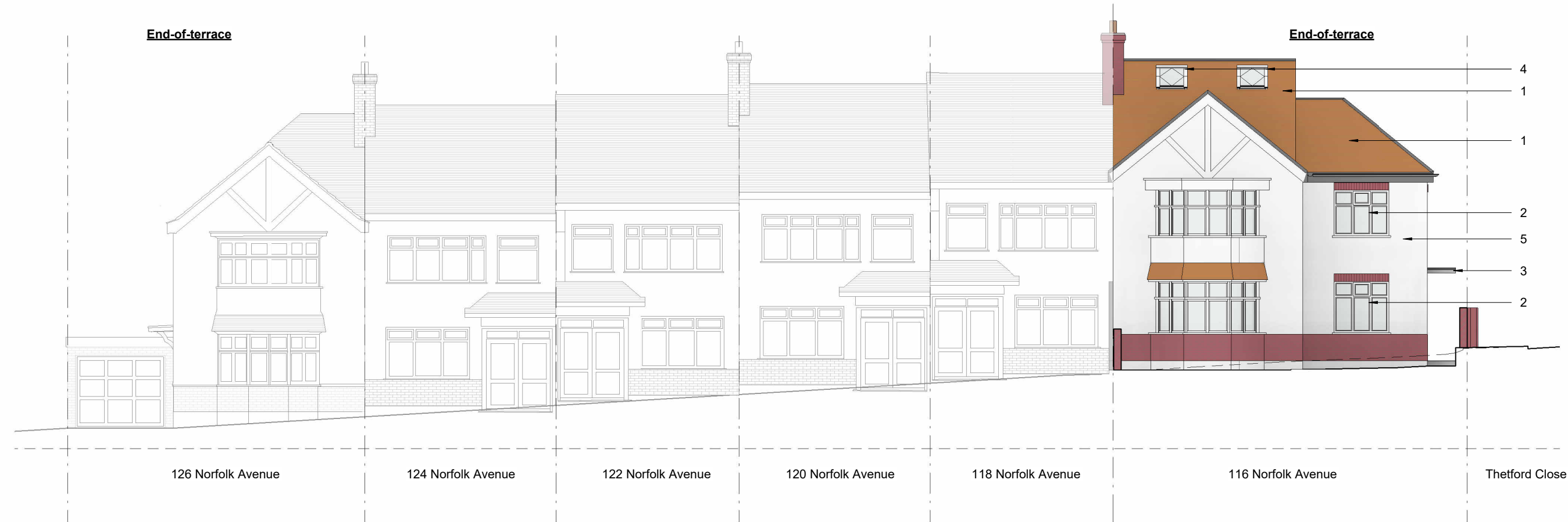


3 - CHERWELL Overdoor canopy



4 - Velux roof light - White finish

5 - External walls to be rendered



Norfolk Street (East) Elevation_Materials
1 : 125

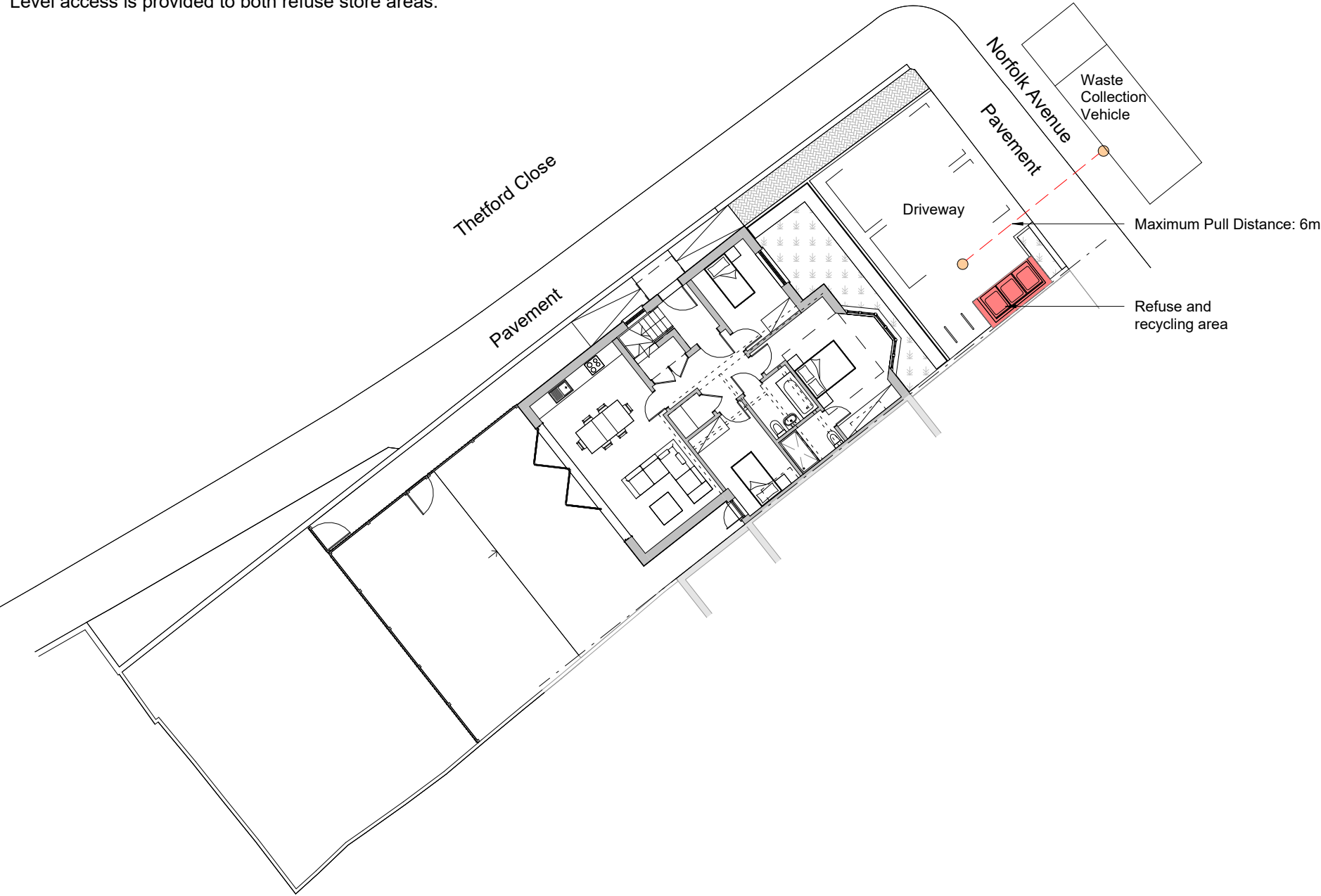
Refuse and Recycling

The refuse / recycling area is well located to allow ease of access for the residence of the proposed development

There is adequate storage of general waste bins and recycling bins to serve both flats and it is also easily accessible by the local authority refuse collection team.

Bin storage area to be provided with water supply facility and drainage for wash down purposes and level access will be provided.

Level access is provided to both refuse store areas.



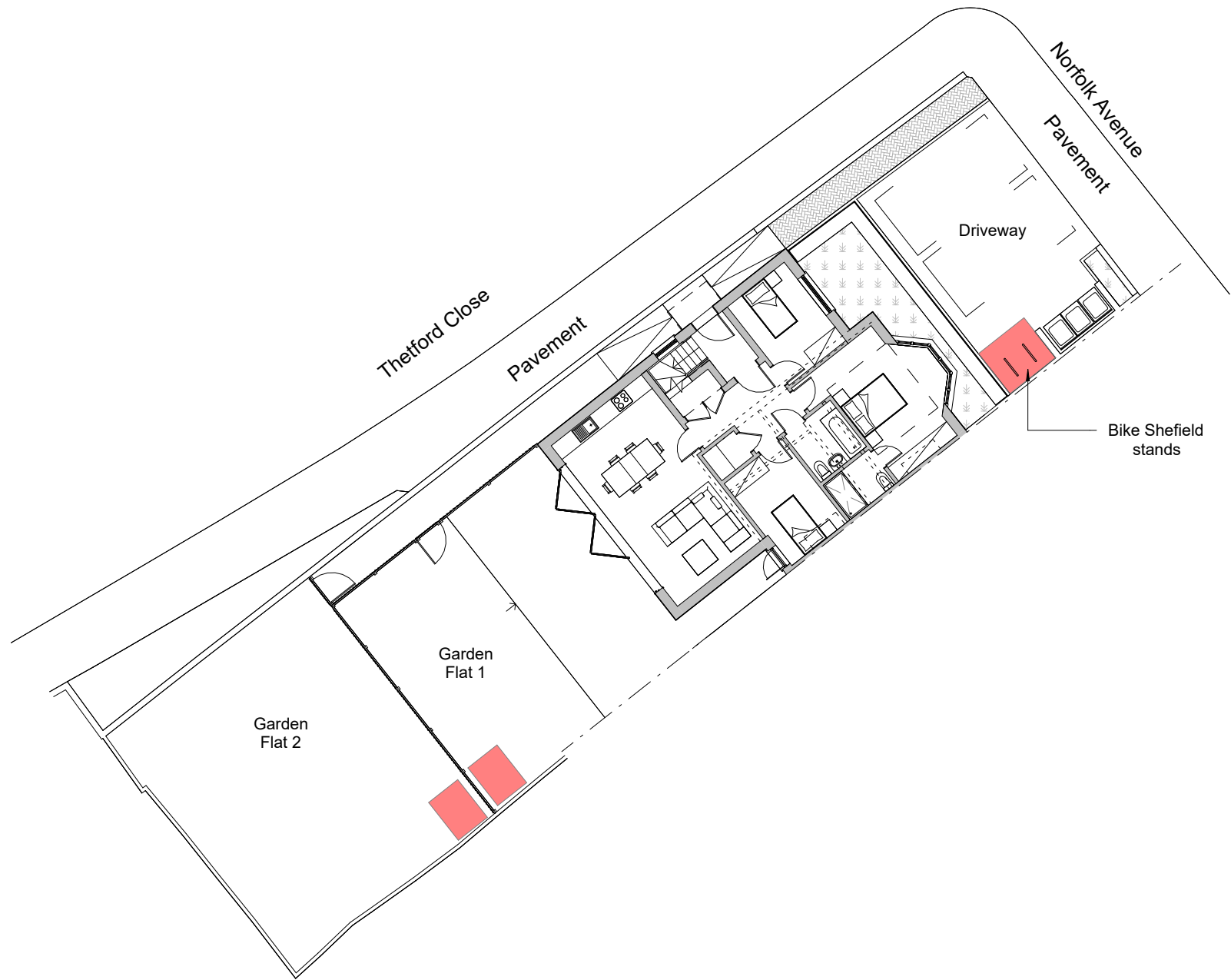
Site Plan_Refuse_Recycling
1 : 200

Cycle Storage

A secure bike store for 3 Bikes will be located within the private garden of each unit.

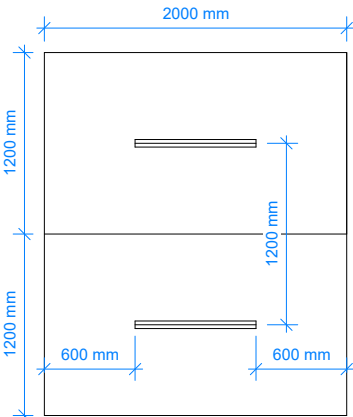
It is also proposed to provide short stay cycle spaces to the front of the development.

Galvanised Sheffield stands are proposed to accommodate 4 bikes.

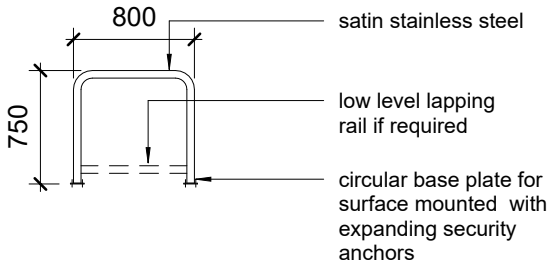


Site Plan_Refuse_Cycle Storage
1 : 200

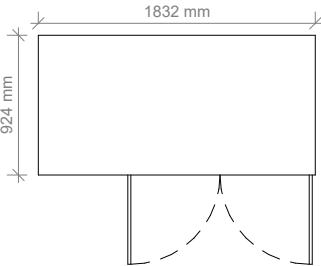
Visitors Bike Stand :



Sheffield Stand Plan
Scale 1:50

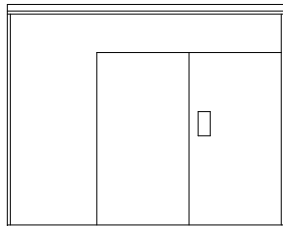


Sheffield Stand Elevation
Scale 1:50

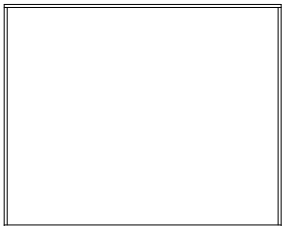


- Bikeaway
Asgard Bike Shed x3**
- Exterior finished in British Racing Green
 - Heavy Duty 2mm thick door
 - Disk padlock

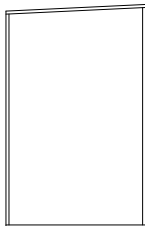
Floor Plan
Scale 1:20



Front Elevation
Scale 1:20



Rear Elevation
Scale 1:20



Flank Elevations
Scale 1:20



It is applicant's contention that the principle of the proposed scheme is acceptable and provides an appropriate form of development and is acceptable in scale and form. The proposed development is not harmful to the character and appearance of the area or the amenity of adjoining occupiers, likewise it provides an appropriate residential layout.

The design approach is modest, and suitable for the scale and massing of the development. The proposed materials would be subject to a suitable planning condition to ensure they do not harm the character and appearance of the area.

This development is a resourceful use of an existing site and the proposal aims to be environmentally responsible in the approach to energy consumption during the construction and for the lifetime of the building

We would therefore respectfully ask the Council to support the proposal and grant planning permission for the development.

Due regard has been given to all the relevant policies and the scheme complies with these.