

RIDGE

DESIGN AND ACCESS
STATEMENT

IN SUPPORT OF

NOEL PARK EXTERNAL WORKS
PROGRAM

Group Twenty-Three

January 2023





Homes for Haringey

NOEL PARK EXTERNAL WORKS PROGRAMME DESIGN AND ACCESS STATEMENT

January 2023

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 Ten (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

Listed below are the proposed works to the properties located on Gladstone Avenue:

- Replacement of the existing two storey rear bathroom pods with modern modular units. This includes the replacement of the adjacent staircases.
- The replacement of the roof coverings.
- The replacement of the front and rear windows.
- The replacement of the front entrance doors.
- Repairs to the brick work façades.

1.5. Property List

Listed below are the properties included within this application:

183 Gladstone Avenue, London, N22 6LB
183a Gladstone Avenue, London, N22 6LB

221 Gladstone Avenue, London, N22 6LB
221 Gladstone Avenue, London, N22 6LB

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

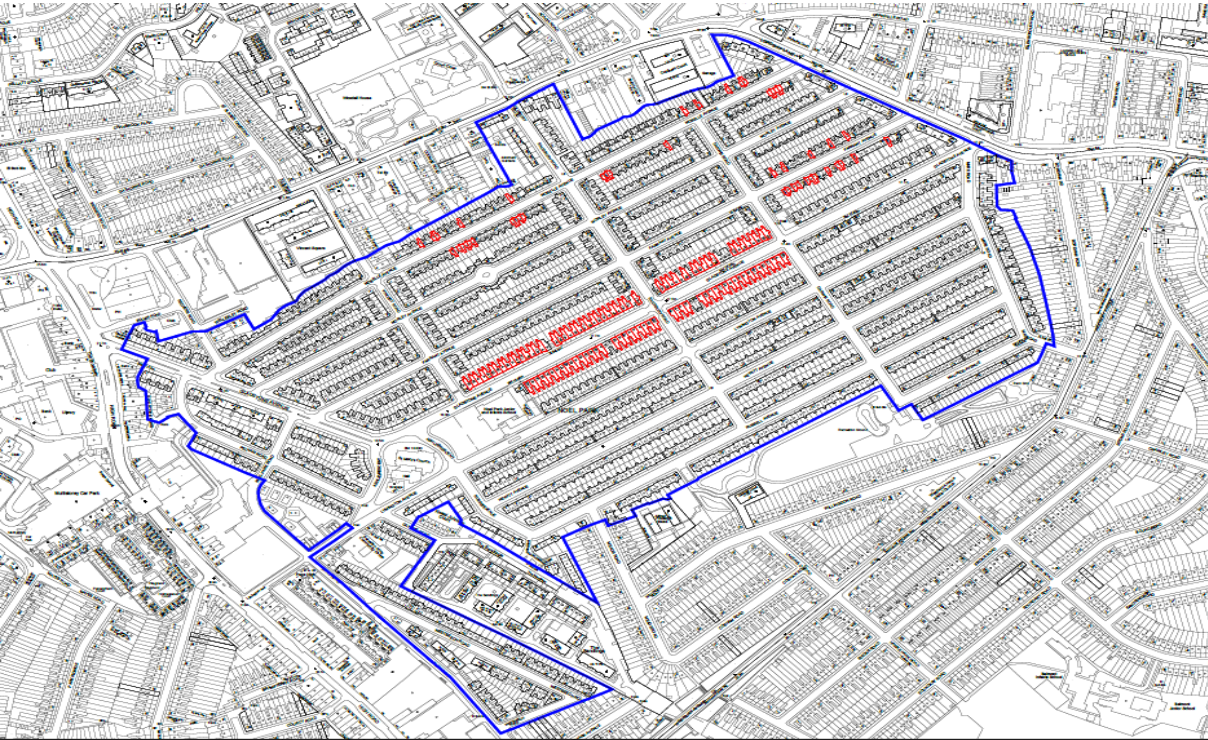


Photo 3: Tree lined Morley Avenue

2. ESTATE MAPS

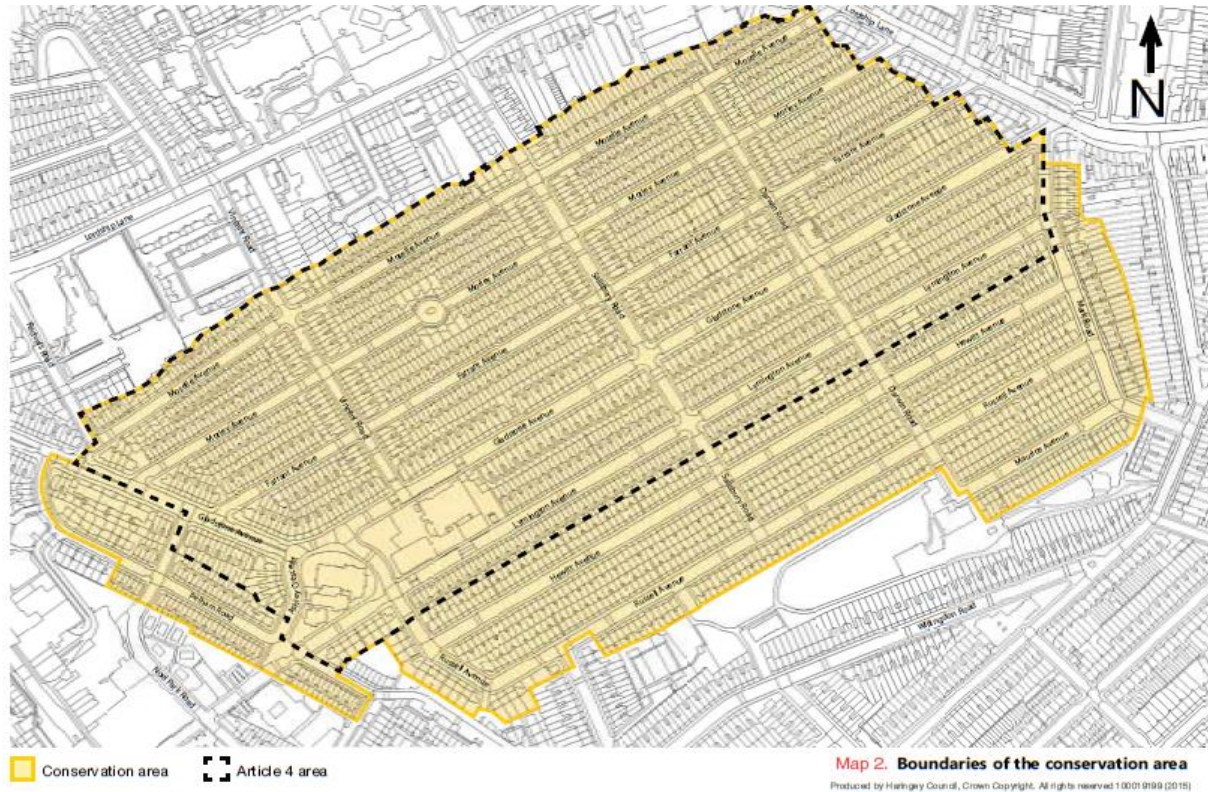
2.1. Location Plan

The map below is the estate plan showing the location of all the properties in the 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-Three Properties

The properties outlined red within the green oval are included within group 23.



These properties are located on the south edge of Gladstone 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 within green dotted oval	Are within application group twenty-three 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.

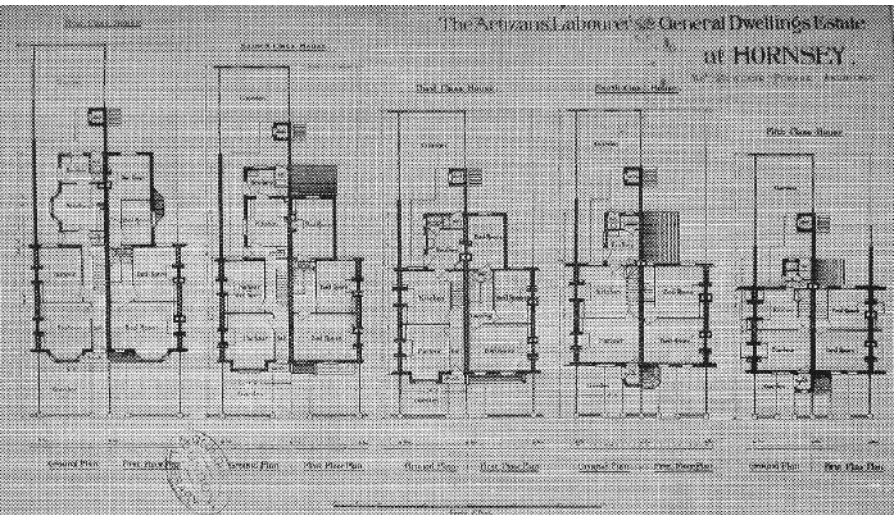
The estate was designed by Rowland Plumbe for the Artisan, Labours and General Dwellings Company. They required the properties to house their workers away from the poor living conditions of the inner city. The estate was to be a self-contained community with shops and school.

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 properties have relatively complex elevations and roofs as is typical of late Victorian/Edwardian properties.

They are all 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. There are also sections of stone/terracotta moulding applied to the elevations.

The roofs are weathered with a mix of slates and clay plain tiles. The roofs parallel with the roads are covered in slate. Those properties with return gables are also weathered with slates. Where there are gables, the fronts are weathered with a mix of hanging tiles or render or left to a brickwork face.

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



Photo 4: An example of typical property along this side of the road.

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 sperate 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 by the 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 C.

3.4. Property Description

The two properties in Group 23 that share some similarities in that they are all purpose-built terraced flats (/maisonette's), their roofs and elevations are finished in similar-identical material finishes etc. However, there are obvious differences.

183 Gladstone Avenue comprises a one-bedroom maisonette on the ground floor and a two-bedroom maisonette on the first floor. Each flat has a dining room and a kitchen to the rear. There is a hallway linking the rooms together. The additional bedroom to the first-floor maisonette is located over the staircase which provides access to the top floor. They are part of a terrace of similar properties.

221 Gladstone Avenue comprises a one-bedroom maisonette on the ground floor and a three-bedroom maisonette on the first floor. Each flat has a dining room and a kitchen to the rear. There are also living rooms toward the front of each property. Each have a hallway linking the rooms together. The additional two bedrooms to the first-floor maisonette is located on the second floor.

All properties form part of a terrace of similar properties. 221 Gladstone Avenue is an end of terrace property, whereas 183 is centre terraced. 183 Gladstone is "L" shaped toward the rear, 221 Gladstone Avenue's contains a porch over the entrance.

The maisonettes are accessed from two adjacent entrance doors which are sheltered by an open arch way porch. 221&221a Gladstone Avenue can be accessed to the side elevation, 183&183a Gladstone Avenue is accessed from the front elevation.

The original part of the house is constructed from solid one brick thick walls. The roof is a cut timber framed pitched roof. The party walls project beyond the roof line.

The roof pitch which runs parallel with the road is weathered with a mixture of natural slate or clay tiles. The mono pitched roof to the bay is also weathered with a mixture of natural slates or clay tiles. Where there are return gables along this side of the road, the roofs are covered with natural slates (/ clay tiles) and have a mixture of brickwork, hanging tile and render finishes.

Red glazed bricks have been used to highlight the corners of the entrance way and porch.

The front elevation window openings are topped by flat brick arches. The windows throughout the property are singled glazed with painted timber frames. Most are sliding sash but there are some which are casement type.

The front doors are also painted timber with glazed top lights.

In the 1970s prefabricated bathroom pods were added to 221 Gladstone Avenue & 183 (&183a) Gladstone Avenue.

221 Gladstone Avenue contains a single storey modular extension, whereas 183 (183a) Gladstone Avenue contains a double storey modular extension, all of which serves to provide a bathroom to each flat. This projects from the rear elevation. This prefabricated pod was installed to provide indoor bathroom and WC facilities - something the original houses lacked.

The prefabricated pods are timber framed and clad with a rendered and painted plywood. They have flat roofs. The pods have u-PVC windows. Photograph 5, shows the pod at 221 Gladstone Avenue.

Both properties do not benefit an external steel and timber staircases that provide the top floor maisonette access to the rear garden.



Photo 4: 183 & 183a Gladstone Avenue double storey pod.



Photo 5: 221 Gladstone Avenue single storey 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. External Repair Works

It is also proposed to repair the external areas of the existing building. The buildings have, because of weathering and aged meaning they have fallen into a poor state of repair. Outlined below are the proposed works. There are no modular pod works planned for Group 23.

Roofs

Nail fatigue, loss of gauge and slipped and broken slates mean the roofs need replacing. It is proposed to replace the roof coverings with a natural slate, in line with conservation area requirements, and plain clay tiles as appropriate to match the existing. Fascia and soffit/barge boards will be replaced in timber to match the existing.

The data sheet appended to this application gives details of the proposed slates/ clay tiles.

Masonry

Patch repairs and re-pointing are required across the masonry elevations, parapet walls and chimneys. The materials used to carry out the works will match the existing.

Windows

The window frames have become rotted and are beyond a state of economic repair. The single glazing is thermally poor causing condensation/damp and energy efficiency problems.

The windows to the front elevation will be replaced with a timber framed sliding sash or casement window that has double glazing. Details of these windows are shown on appended window drawings. The windows the rear elevation will be replaced with u-PVC framed windows that are double glazed. All window frames will be white.

Window operation types will be maintained with the proposed windows. For example, and existing sliding sash window will be replaced with a sliding sash window and an existing casement window will be replaced with a casement window.

Front Doors

As with windows rot to the front doors and frames has left them beyond economic repair. They also lack modern locks making them less secure. It is proposed to replace the front doors with painted timber doors. The colours will be taken from Noel Park Conservation Area guide. Details of the proposed doors are shown on the appended drawings.

The proposed doors will have the panelling and glass configured in the same way as the existing doors.

4.2. Modular Staircase

There are no modular pod works planned for Group 23.



Photo 8: Typical front elevation

Proposed Materials – External Works

ELEMENT	EXISTING	PROPOSED
Roof	Natural slates and clay plain tiles.	Siga 39’s natural slate and clay plain tiles.
Masonry	Red and yellow/grey bricks. Green and red glazed bricks. Terracotta special bricks.	Bricks and pointing to match existing at location of repair.
Windows – Front	Single glazed sliding sash windows with painted timber frames.	Double glazed painted timber sliding sash windows.
Windows – Rear	Single glazed sliding sash windows with painted timber frames.	u-PVC framed double glazed windows.
Front Door	Painted timber with single glazing.	Painted timber with double glazing.

The appended data sheets contain specifications of the materials being proposed for the repair works.

4.3. Material Samples

Samples of all materials are available on request.

4.4. Impact on Adjoining Properties

The external repair works have no impact on the adjoining properties.

4.5. Access

The proposals will not alter how the houses are accessed.

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.

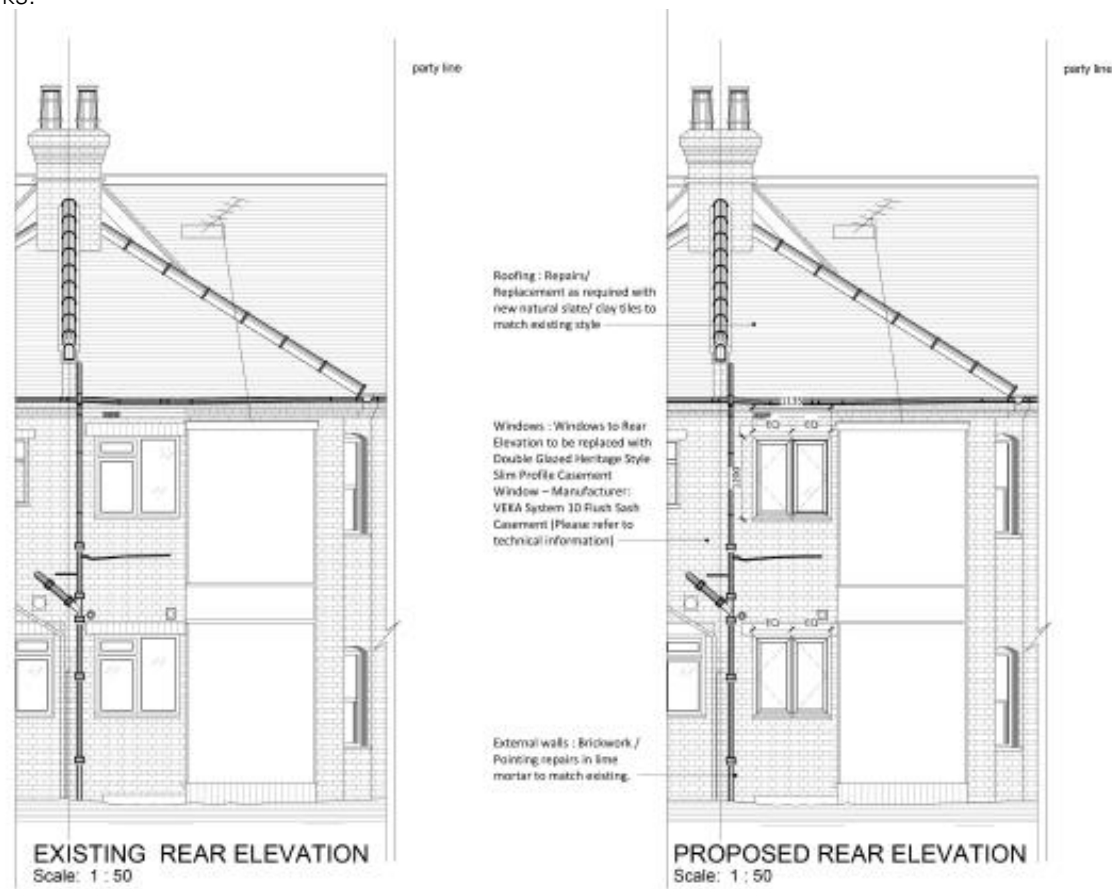
Operatives working on the site will be encouraged to travel to and from the site using public transport to avoid unnecessarily increasing local traffic levels.

4.6. Trees

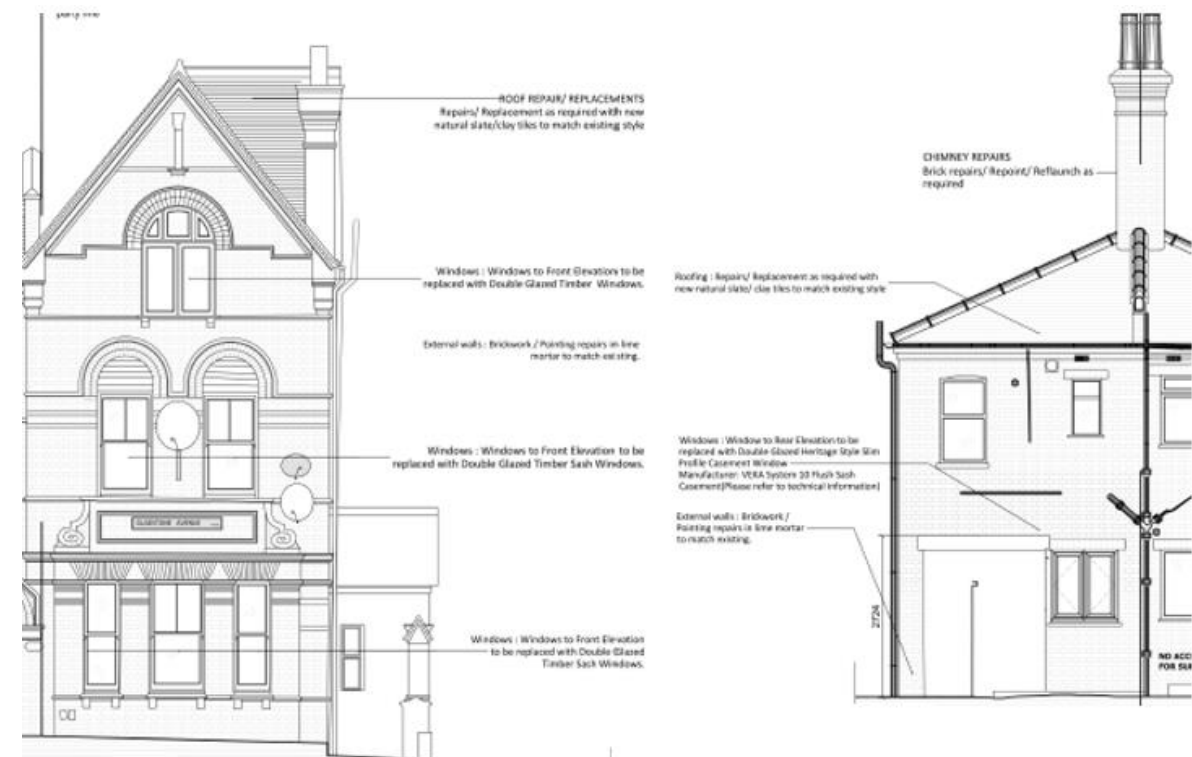
Noel Park has a large number of mature trees which have Tree Preservation Orders (T.P.O) on them. Trees are a key part of the street scene and general aesthetic of the area. There are also some mature trees located within the rear gardens all these are remote from the works.



183 & 183a Gladstone Avenue: front elevation drawings.



183 & 183a Gladstone Avenue: rear elevation drawings.



221 & 221a Gladstone Avenue: proposed elevations

5. SUPPORTING STATEMENTS

5.1. Previous Planning Applications

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

Application Ref. HGY/2011/0864 “Demolition of Two Storey Pod Extension and erection of pre-fabricated pod extension”. Permission Granted

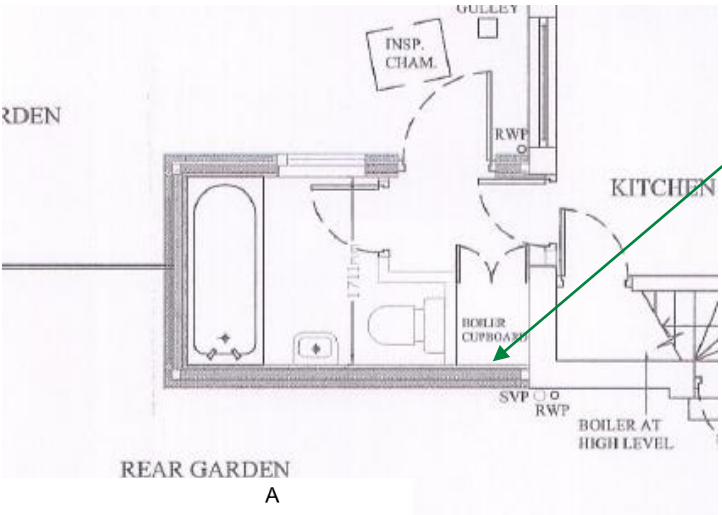
This application was made in 2011 by Homes for Haringey for the replacement of one of the double pods. It is felt this application sets a precedent for the continued use, and replacement of, prefabricated structures at Noel Park.

Application ref. HGY/2017/2746 grants permission for the replacement of the windows and doors on several properties on Gladstone Avenue. The drawing, provided by Ashford windows, shows a design of window and door similar to the ones that are proposed in the application.

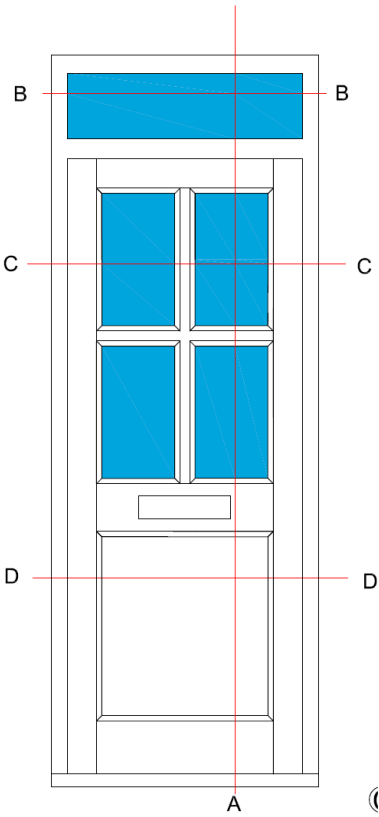
5.2. Pre – Planning Advice

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

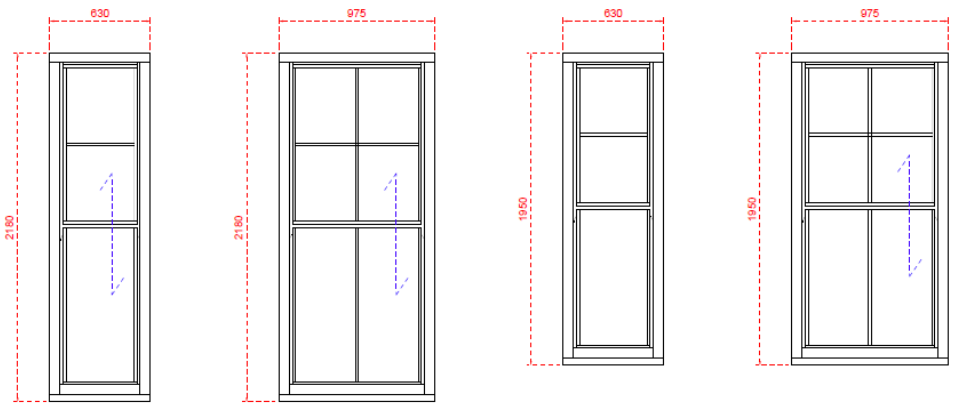
All external repair works are to be replaced with materials like for like. Where windows are being replaced, this is in accordance with the conservation teams feedback, including the slimmer profile of the window frames and mullions, per the other 22 applications, specifically Gladstone Avenue properties where these are being replaced.



Proposed pod design from the 2011 application.



Windows and doors approved on application HGY/2017/2746. The same manufacture and type have been included in this application.



6. CONCLUSIONS

6.1. Improved Condition

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.

The proposed works the external envelope of the main buildings are much needed. The roofs have a large number of defects and require recovering. The windows and doors old, worn and rotted. The proposed replacements will be thermally more efficient as well requiring less maintenance. The use of u-PVC for the rear window frames is an aesthetic compromise that is worth making to reduce the need to ongoing cyclical maintenance at the rear of these hard to access properties.

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 works to the front elevations have been specified with consideration to the conservation area requirements and use materials that are sympathetic to the existing.

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.

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.

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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