

Studio Merlin

34 Avenue Road Design & Access + Heritage Statement

**34 Avenue Road
London
N6 5DW**

September 2023

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To be read in conjunction with all submitted drawings.

Please refer to the drawing register.

Site

1.1 - Location

The site is located on the eastern side of Avenue Road and backs onto the Coolhurst Lawn Tennis Club.

1.2 - Property

- The property is in the London Borough of Haringey
- The property is within the Crouch End conservation area 5C since 31st July 1990
- There are currently no Article 4 Directions on the Crouch End conservation area
- The property is not listed
- The local planning authority (LPA) is Haringey Council
- The applicant is the freehold title owner of the property and there are no restrictive covenants on the title
- The property is a three storey semi-detached house comprising a unit occupying the upper and lower ground floors (the applicant), with separate leasehold flats on the first and second floors above

1.3 - Scope

This application relates to works in the form of:

- A like for like change of timber windows to the front of the property and the back of the property at upper ground floor level with double glazed windows.
- The replacement of existing windows to the rear and side of the building at lower ground floor level with high quality aluminium double glazed windows and doors.
- The removal of the existing timber stair at the side of the building and the relocation of the lower ground floor entrance door to the suspected original location, with the infill of a new window to the existing entrance on the raised stair half landing.
- Extension / bringing forward of the front lower ground floor lightwell facing Avenue Road (not observable from the road).
- Re-landscaping the front garden in coloured heritage tiles, including the removal and widening of a steep and narrow path down to the lower ground floor entrance.
- Provision of a dedicated refuse store located within the re-landscaped front garden.
- Modifications to the patio at the rear of the building at lower ground floor level.

Heritage Statement

2.1 - The Conservation Area & Policy

The National Planning Policy Framework chapter 12 'Conserving and enhancing the historic environment' and London Plan policy 7.8 'Heritage Assets and Archaeology' state that development affecting heritage assets and their settings should conserve their significance, by being sympathetic to their form, scale, materials and architectural detail.

Local Plan policy SP12 seeks to ensure the conservation of heritage assets, their setting, and the wider historic environment.

London Plan policy 7.4 'Local character and 7.6 'Architecture' require development proposals to be of the highest design quality and have appropriate regard to local context.

2.2 - Avenue Road

Avenue Road as described in the Crouch End Character Appraisal - Sub Area 7, 'Hurst Avenue and Avenue Road':

Nos. 28 to 38 (even) and Nos. 44 to 58 (even) are large two storey red brick semi-detached Victorian villas with an attic floor in steep hipped slate roofs, many of which incorporate decorative terracotta ridge tiles. Their facades are dominated by wide full height canted bays with prominent white lintels that are surmounted by large red brick gables with triple sash dormer windows under a wide cambered brick arch. These dwellings are of a similar design to properties elsewhere in the Conservation Area, including those situated on Coolhurst Road and Haslemere Road and may have been designed by W. J. Collins. In particular they all include front doors with diamond mullion motifs and coloured glazing. They make a positive contribution to this part of the conservation area.

2.3 - The Existing Building + Proposals

The existing building and high level commentary on the proposals can be seen in the captioned photos below. Please refer to the submitted to-scale planning drawings for further information.



The red brick front elevation of 34 Avenue Road. A steep, narrow path leads down to the lower ground floor entrance on the left besides a planter bed. The proposal is to re-landscape the front garden, widen the path, add shallow stairs down to lower ground floor level. The front lightwell would also be widened.



Refuse is currently placed on display from Avenue Road and narrows the access to the lower ground floor entrance. The floor finish is tarmac and is cracking. The entrance steps are in poor condition and uneven, making access difficult.

The proposal is to re-landscape this area including the provision of concealed refuse storage and aforementioned hard landscaping amendments to the path.



The existing ramp leads to steps and a rotten timber gate and tight entrance sequence.

The proposal would see the removal of the modern red brick retaining wall and the perimeter hedge cut back and tidied up. The gate would be replaced, but would have a larger flat tiled area in front.



The view down to the current lower ground entrance door.



The view looking back up the steep, narrow and stepped path.



The existing lower ground floor entrance is located on the half landing of the internal stair, which is not accessible. The proposal is to remove the door and replace it with a new window into the existing opening on the stair half landing.



The assumed original entrance (right) that has been historically infilled. No. 36's door is opposite. The proposal is to remove the PVC windows, install a new entrance door (right) and lower the adjacent window (left).



The existing front bay window with lightwell below (concealed by vegetation in photo). The proposal is to increase the lightwell size to maximise light into the lower ground floor and lower the existing lower ground floor windows to increase natural light.



The existing rotting access stair to the current lower ground floor entrance and historic entrance floor tiling. The proposal is to remove the stair and relocate the entrance. A continuous new lower level would receive similar historical patterned tiling.



The existing rear elevation, including stepped access. The proposal is to create a level threshold to the kitchen (left at lower ground), combine the existing window and door into one larger opening as per No.32 Avenue Rd, and install new pivot doors. Bay windows at lower ground floor would also be replaced to match, infilling the steps.



The existing rear bay window and pumped external drainage along the rear / side of the property. The proposal is to remove the drainage, handrail and infill the patio stairs down.

Design & Access

4.1 - Design, Access & Scale

The proposals have no impact on vehicular access, do not affect the existing trees and seek to improve the entrance access to the lower ground floor flat and those flats above. As part of wider internal works to retrofit the property, the changes to fenestration are viewed as a critical part of improving the energy efficiency of the property and maximising light and comfort standards. The fenestration material selection has been tailored to have no impact on the conservation area and views from Avenue Road.

The proposals do not compromise the amenity of the leasehold flats upstairs or any neighbour. The proposals for the front garden will improve access for everyone living in the building. The current path and front steps are uneven and in poor condition and limit access for those with prams and wheelchair users, so replacing these in new heritage coloured tiling will positively contribute to views from Avenue Road. The new covered bin store will improve the visual presence of the building, as there are currently 5 refuse bins plus small household waste recycling bins in various locations in the front garden, which is unsightly.

4.2 - References

The proposal for the re-landscaping at the front of the property seeks to achieve a design similar to that of No.46 Avenue Road (pictured below), which has created designated refuse provision (right) as well as creating a much shallower and safer access stair down to lower ground floor level.



Conclusion

5.1 - Conclusion

The works proposed in this application attempt to preserve and enhance the heritage features of the building whilst making general improvements to the condition, usability, accessibility and thermal performance of the respective parts.

The works proposed have been devised to consider and improve the areas that are visible from Avenue Road and will therefore enhance the character and fabric condition of this part of the Crouch End Conservation Area.

We trust the proposals meet the relevant policy requirements and can be deemed acceptable.

If you have any questions relating to the application or wish to seek further information, please reach out on the details provided.