

DESIGN, HERITAGE AND ACCESS STATEMENT

Addition of a single storey rear extension and
internal alterations to a single family dwelling.

140 Maurice Avenue, N22 6PU, London



DESIGN AND ACCESS STATEMENT

This design and access statement has been prepared in support of a Householder application for the addition of a single storey rear extension and internal alterations to a single family dwelling at 140 Maurice Avenue, N22 6PU, London.

The proposed extension steps out by 3.5m to match the depth of the extensions either side of the application property. The height of the proposed extension also aims to match the height of the adjacent extensions.

The detailing and the selection of materials is considered and seeks to respond to the particular character of the property and of the character of the wider conservation area.

We believe that the materials proposed are sympathetic to the character of the property and of the area in terms of form, colours and texture, and that the proposed alterations will not affect the amenity of any neighbouring dwellings and they will not be visible from any public viewpoints.

For further information please see the plans and form that accompany this Householder submission.

We do not propose to alter the access around the front of the building or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.

HERITAGE STATEMENT

NOEL PARK CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN CONSULTATION DRAFT- KEY EXTRACTS

[Noel Park Estate is a composition of buildings, streets and trees which as a group is an asset to the community. The Estate has a special character which distinguishes it from its surroundings. It displays historical associations with the Artizans, Labourers and General Dwellings Company and with the Garden City Movement. The layout of the streets, composition of the terraces, architectural design and detailing of the buildings and construction define collectively the Estate's cohesive townscape. Slight variations in architectural detailing give each street its own identity.]

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."

Although Artizans Company were not the first philanthropic venture to attempt this type of development, they were larger and more successful than their contemporaries such as Suburban Village and Dwellings Company (Milkwood Road, Brixton, 1868). Their houses were well constructed of good quality materials and were deemed to have excellent drainage and sanitation. They were designed to house one individual family, avoiding sub-letting or sharing amenities and promoting harmonious family units. Built on open land and not in city centres, cottage estates of this type contrasted dramatically with the contemporary tenement blocks of other charitable bodies. They were the forerunners of the Garden City movement which was influential in the design and layout of later residential areas and the development of Town Planning.

An important aspect is the typology of the housing. The Artizans Company organised the properties in a number of different house types or 'classes'. Smaller houses were available at lower rents and larger ones, with more rooms, at higher rents. Houses were zoned, to a certain extent, with 'higher' and 'lower' class areas within the estate.]

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[Houses to the south of Gladstone Avenue were built during a later phase of the estate's development. These don't reflect Plumbe's original typology exactly but there are several apparent styles of house which also decrease in size with distance from Gladstone Avenue.]

The largest houses are on Lymington Avenue, Hewitt Avenue and Mark Road. Houses on Russell Avenue and Maurice Avenue are smaller and do not have projecting sections to the rear. Houses reflect the style, materials and proportions of houses found elsewhere on the estate, but there are some differences in architectural detailing including the use of brown glazed bricks on porches and boundary walls. Houses on Russell Avenue and Maurice Avenue are noticeably later in style and show the influence of the Arts and Crafts movement, with large gables at regular intervals and rough cast render to facades.]

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[Extensions

Single terraced family houses may be extended to the rear without a requirement for planning consent, provided that the extension has a single storey and is within certain size limits. All extensions with more than one storey will require planning permission. Whether or not works require planning permission, building regulations approval may be required. It is strongly advised that anyone considering an extension should seek the advice of the planning department and the building control department, and where possible, discuss proposals with their neighbours.

All extensions should be subordinate in size to the original house. Extensions should complement the historic character and make use of high quality design and materials. Alterations to the shape of the roof or dormer windows will not be considered appropriate, although roof windows that are flush with the roof slope will be acceptable on roof slopes that are not visible from the street. Where the original house has an 'L' shaped footprint, rear extensions should reflect the original layout and should not be built across the full width of the plot. Extensions should not usually extend more than three metres beyond the rear wall.]

HERITAGE APPRAISAL OF THE PROPOSALS

The proposed extension aims to continue the development line set by the extensions on either side with a depth of 3.5m and a height to match the height of the extensions on either side of the application property.

The detailing, materials, proportions and setting of the openings retains the rhythm set by the host property and it makes a positive contribution to the terrace and to the wider area.

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View of the rear elevation



View of the rear / side boundary



View of the rear / side elevation



View of the rear garden area