



46 Avenue Road, N6 5DR

Design & Access Statement



Project Number:	1522
Document Reference:	1522-04-01_Avenue Rd_Design & Access Statement
Date:	20.09.2023
Revision:	E

LINEWORKS

1.1 THE SITE

46 Avenue Road

The application site is No 46 Avenue Road, N6 5DR. The site is located on the South Western fringes of the Crouch End Conservation Area within the North London Borough of Haringey. The site is positioned outside of the Haringey Family Housing Protection Zone. Although located within a conservation area, the building itself is not listed and the vast majority of original features have been maintained.

The building fronts on to Avenue Road with a single off street parking spot to the front and a large garden to the rear. The property is semi-detached and in its current arrangement is comprised of 2 individual dwellings. One is located across the lower ground floors of the property, and the other occupying the upper levels, a more detailed description of the current residential split arrangement is covered later in this report.

The original property has been modified on a number of occasions. In 1992, planning permission was granted for the construction of a new side dormer window at roof level and the enlargement of an existing dormer window to the rear. In 2003, planning permission was granted to allow modifications to the previously enlarged rear dormer window to provide access to a new balcony. Most recently, in 2018, permission was granted to extend the property by way of a single story rear extension with roof terrace and railing, and a single story side extension at Lower Ground floor.

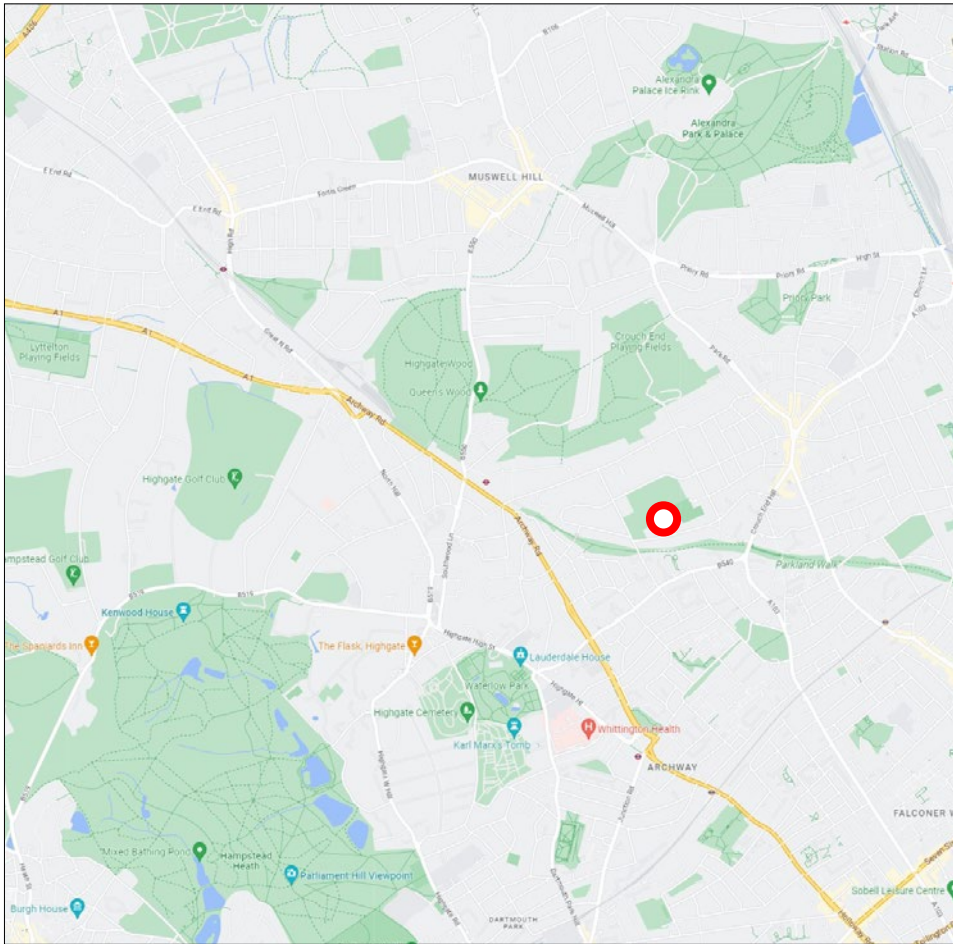
PLANNING HISTORY

HYG/1992/1023
Erection of Side Dormer Window, Extension of Rear Dormer Window & Erection of Rear Extension at Second Floor Level

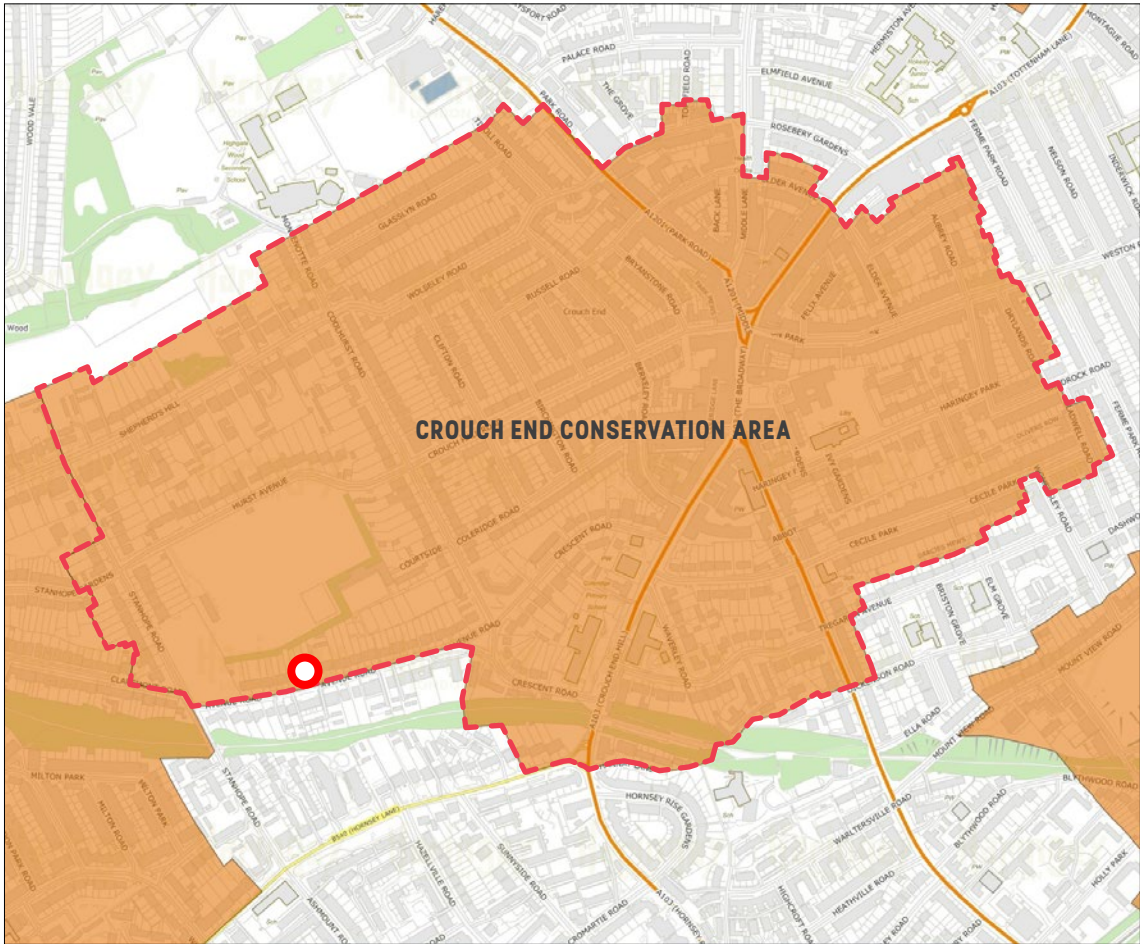
HYG/2003/1034
Alteration to Dormer Window, Access from Dormer Window to New Balcony

HYG/2018/2621
Erection of single story Lower Ground Floor Side Extension & Lower Ground Floor Single Story Rear Extension

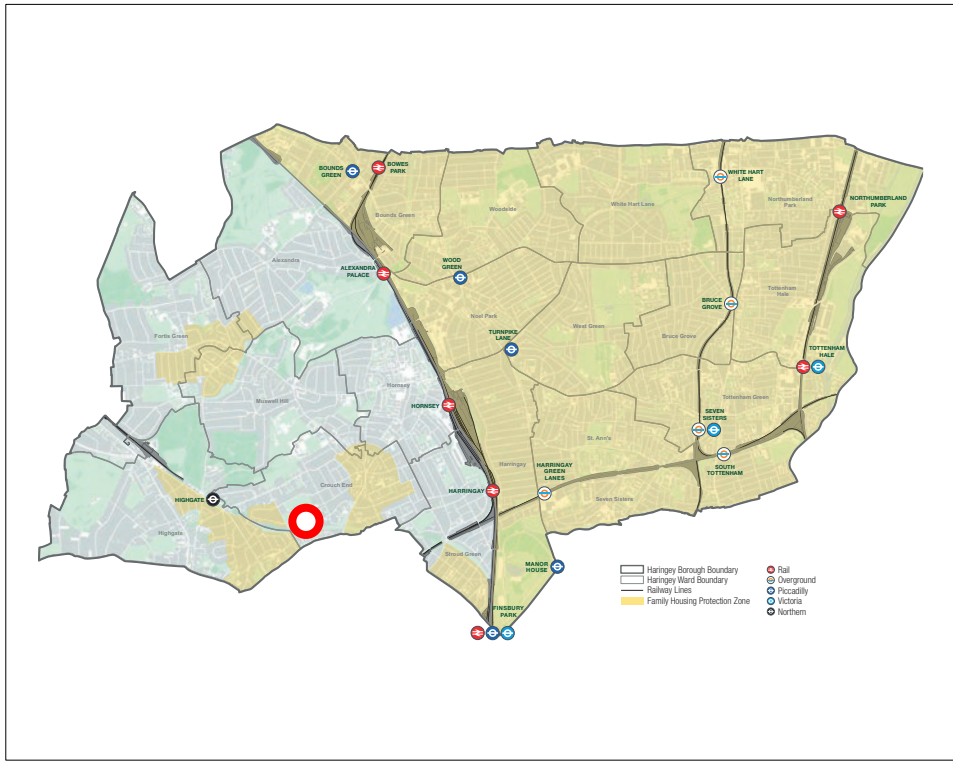
NOTE: Work rectifying faulty building construction is still being carried out.



SITE LOCATION 46 Avenue Road is situated North London borough of Haringey - the site is highlighted with a red circle



CONSERVATION AREA 46 Avenue Road sits on the fringes of the Crouch End Conservation area



SITE LOCATION Haringey Family Housing Protection Zone



46 AVENUE ROAD The curtilage of the house is highlighted in red for clarity

1.2 THE EXISTING PROPERTY

External and Internal Photos

The photos on this page show 46 Avenue Road in its present condition externally and internally.

The front of the property is well proportioned and benefits from well maintained period features, preserving the properties original character. The front elevation is a mirror image of its adjoining neighbour and together provide an impressive street frontage. The front elevation faces south and enjoys high levels of natural daylight. The north facing rear elevation has also retained many of its original features and proportions. There have however, been a number of more modern interventions, most notably the addition of a single story rear extension which has been constructed from red brick to match the existing and comprises of a flat roof with skylight. Internal construction work on this area is ongoing presently.

The proportions of the internal spaces are as impressive as the external elevations, rooms benefit from high ceilings, original period features, large windows and plenty of natural daylight. A large entrance hall at ground floor level is an excellent reception space from this period. The proposed works look to preserve the buildings original character, with the principle spaces and features remaining intact.



ELEVATION South Facing Front Elevation



ELEVATION North Facing Rear Elevation



INTERIOR Main Entrance Hall



INTERIOR Front Living Room

1.3 EXISTING HOUSE

Existing Elevations

 ALTERATIONS (outlined in red)



EXISTING FRONT ELEVATION South Facing

46 Avenue Road is an elegant example of late Victorian housing, with a bay window that elevates over three levels, and generous window openings with decorative headers. The ground is accessed from a raised half level into an ornate front door underneath a decorative canopy. The glazing is a mixture of painted timber sash windows and original stained glass. The combination of red brick white painted detailing and coloured front door make for a very impressive street elevation.

There are only minor modifications that have been made to this elevation over the years in discreet areas below ground, at the basement level and a small rooflight in the roofscape. These are all outlined in the above elevations in red.



EXISTING SIDE ELEVATION East Facing (additions to the original property are highlighted)

The side of the property is less ordered than the front elevation with windows of varying sizes and proportions, there are also a number of rainwater/drainage pipes external mounted to the facade. The facade faces west and benefits from evening sunshine however this will be limited due to the proximity and scale of the neighbouring property, No 44 Avenue Rd.

The side elevation has been subject to a few changes over the years including the addition of a new dormer & window at roof level and a single story extension to the property at lower ground floor level.



EXISTING REAR ELEVATION North Facing
(additions to the original property are highlighted)

Similar to the street-facing elevation the north facing rear elevation has retained many of its original features and proportions, however; there have been some minor interventions here, most notably the addition of a single story rear extension, which has been constructed from red brick to match the existing, and works to an existing dormer, which has been enlarged.

1.4 EXISTING HOUSE

Existing Plans

46 Avenue Road is a 5 story semi-detached property which, in it's current configuration, contains two individual dwellings, one occupying the lower ground floors of the property (Flat A 46 Avenue Road) and the other occupying the upper three floors (46 Avenue Road)

Flat A 46 Avenue Road

Located at Lower Basement and Upper Basement levels, Flat A is a 3 Bed dwelling with an open plan kitchen and large living room which has direct access to the rear garden. This property is accessed via its own private front door located in a light-well accessed from the front of the site. The rear section of the property in which the living room is located is an extension to the original house, which has been outlined in red.

46 Avenue Road

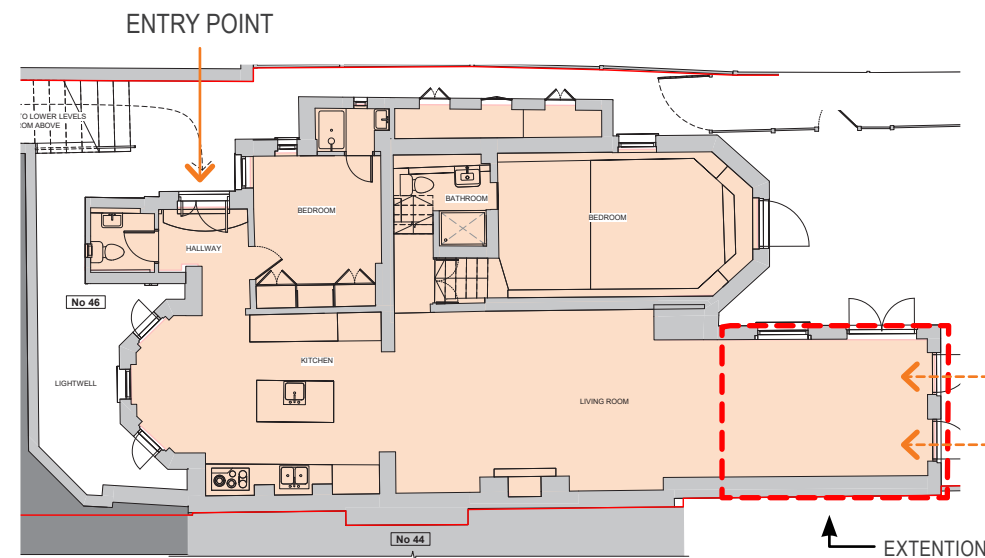
Occupying the ground, 1st and 2nd floors, 46 Avenue Road is the larger of the two proprieties and has 6 bedrooms, 2 large living rooms and a large kitchen. The second floor of the property is within the eaves of the house and has limited head height towards the edges of the plan. The property does not have direct access to the garden to the rear, however its does have access to 3 balconies, one at ground floor and one at second floor, as well as 1 small balcony on first floor. Access to this property is via the front of the site and benefits from its own private front door leading to a large hallway.

EXISTING DEMISE KEY

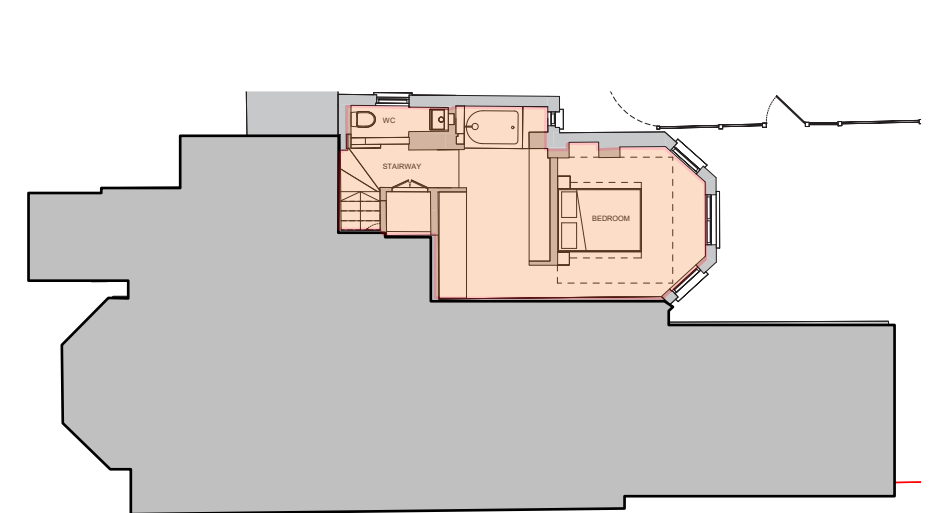
 FLAT A 46 Avenue Road =
3 Bedrooms + 2 Bathrooms

 MAIN HOUSE 46 Avenue Road =
6 Bedrooms + 6 Bathrooms

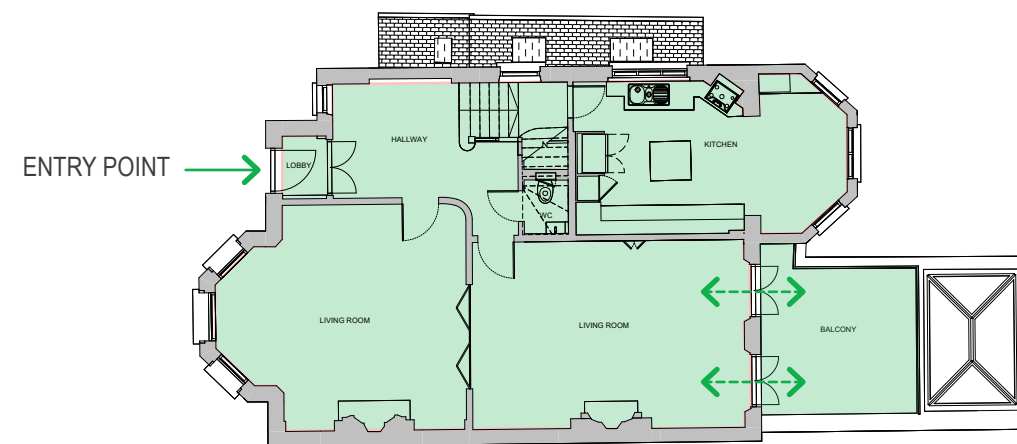
NTS - Please refer to measured drawings for scaled versions of the plans



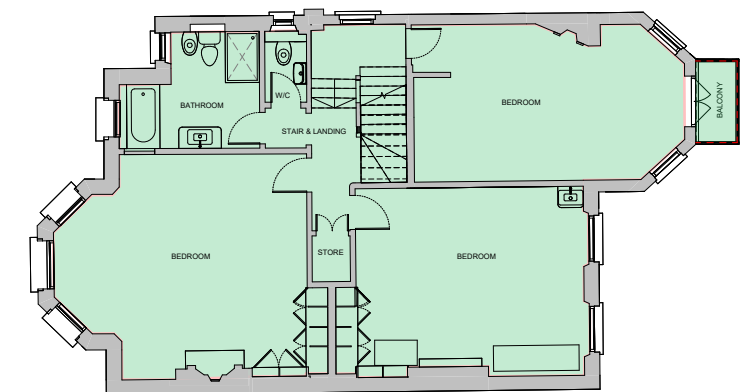
EXISTING PLAN Lower Basement



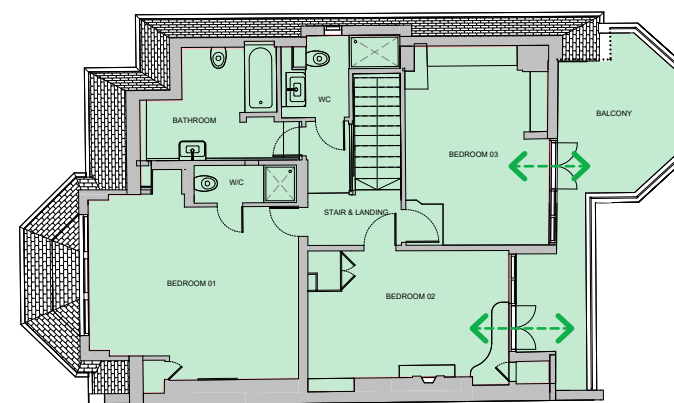
EXISTING PLAN Upper Basement



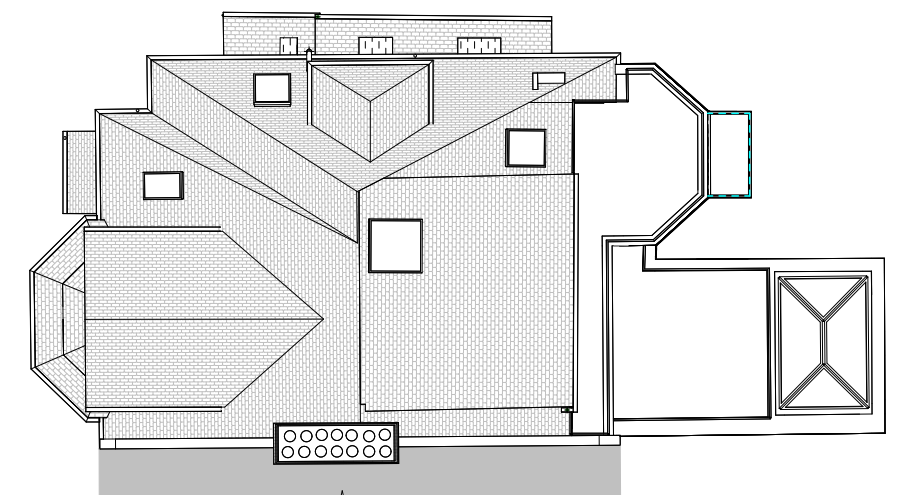
EXISTING PLAN Ground Floor



EXISTING PLAN First Floor



EXISTING PLAN Second Floor



EXISTING PLAN Roof Plan

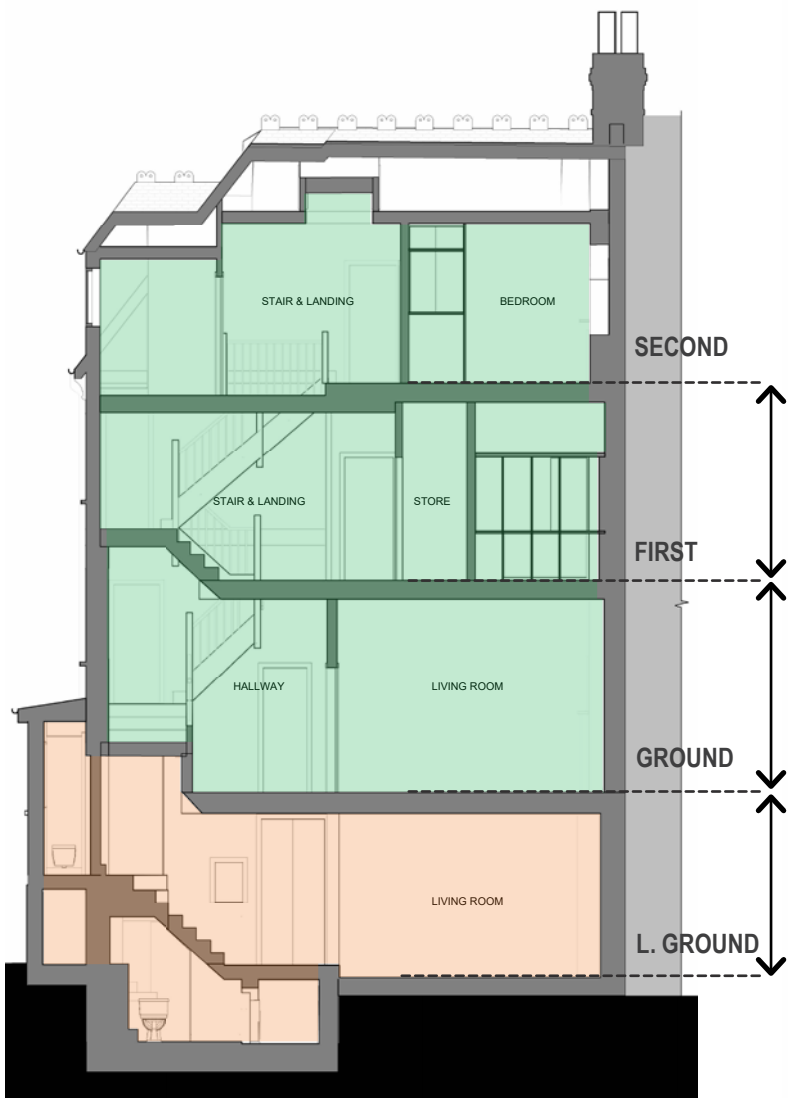
1.5 EXISTING HOUSE

Existing Sections

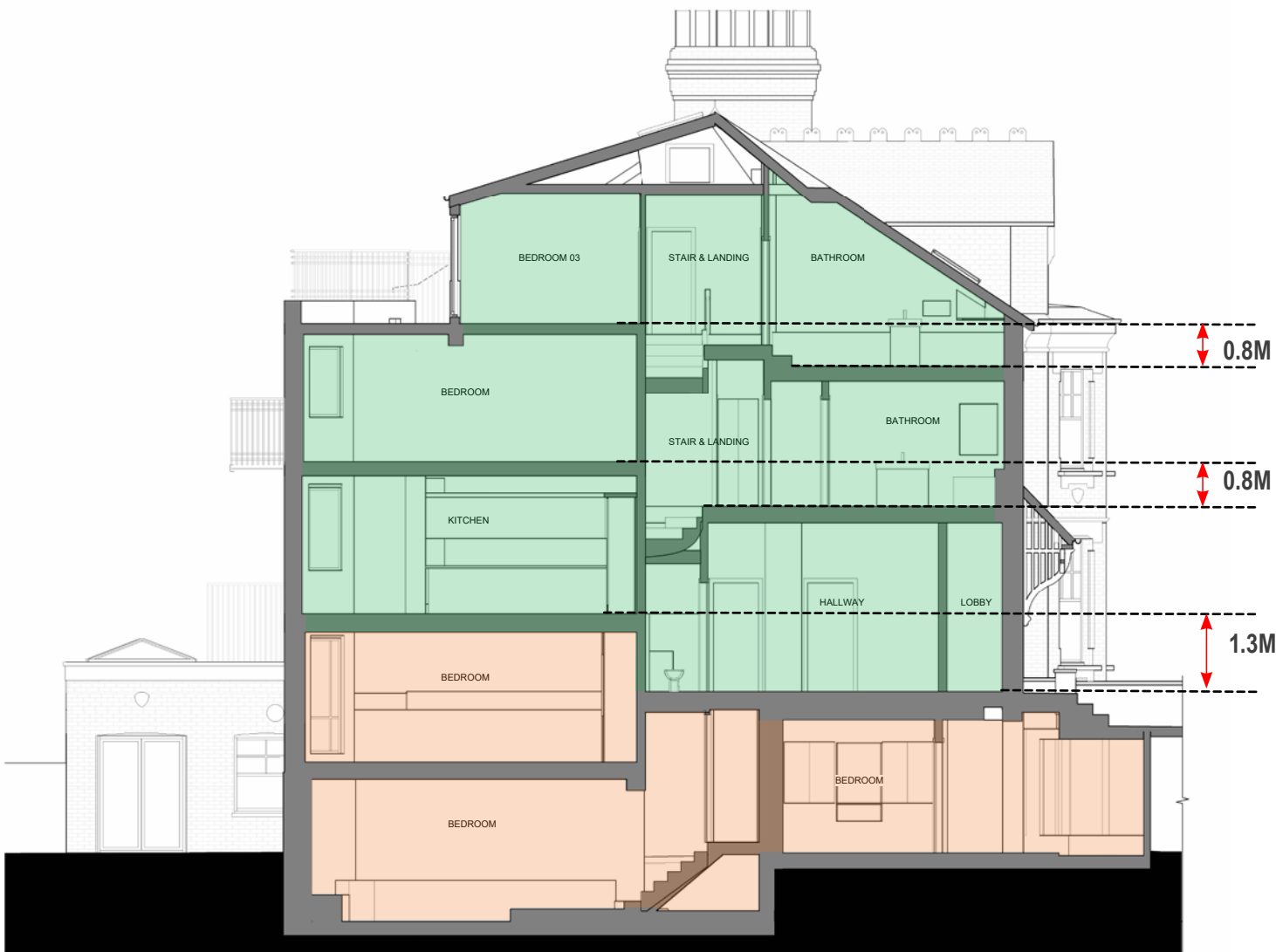
The cross sections above are taken through the existing building and show the five primary levels and the various half levels within the property. Flat A, 46 Avenue Road, is served by a single stair which connects the lower basement and upper basement levels. Between the two primary floors is a third half level, also accessed from the main stair. 46 Avenue Road also has a central stair case which connects ground, first and second floors. As with the basement there are a number of half/split levels within the property. Unlike Flat A, these are not accessed by the main staircase but via internal steps within the floor plan.

EXISTING DEMISE KEY

- FLAT A 46 Avenue Road
- MAIN HOUSE 46 Avenue Road

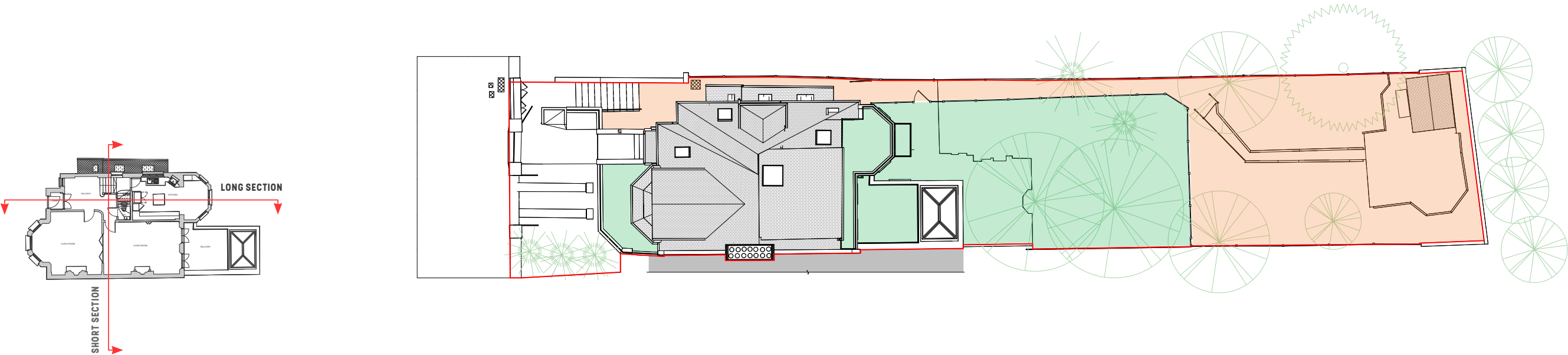


EXISTING HOUSE Short Section



EXISTING HOUSE Long Section

EXISTING HOUSE Site Plan (below)



2.0 **Proposed Layouts**

Existing & Proposed Layouts

2.1 PROPOSED HOUSE

Proposed Plans

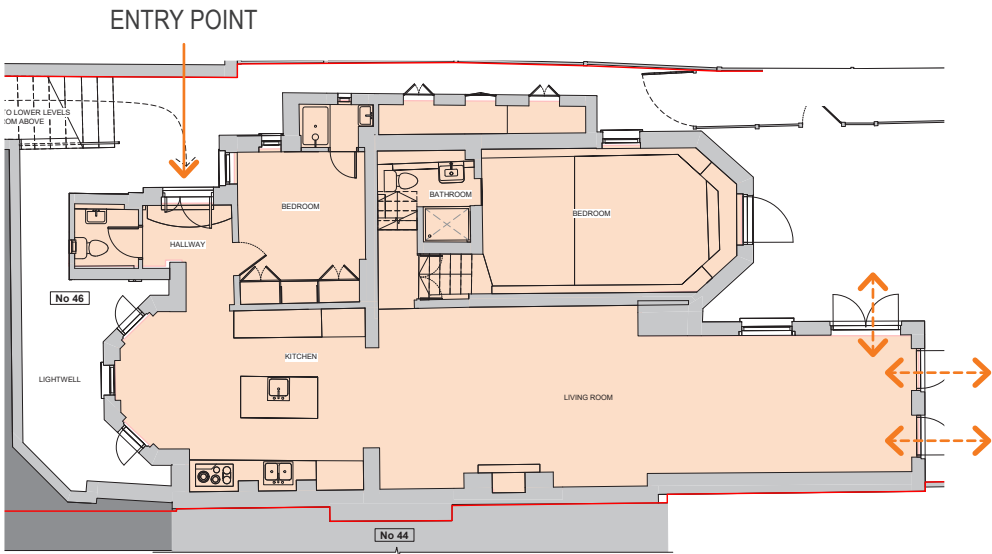
Flat A 46 Avenue Road
 No internal changes are proposed to this flat within this planning application. The flat is to retain its existing means of access. The only minor change is the addition of a balcony to the rear of the property at upper basement level.

Flats B, C & D 46 Avenue Road
 The principle proposed alteration to the existing building are limited to the Ground, First and Second floors. The proposals look to subdivide the existing single dwelling which currently occupies these floors to provide 3 individual flats, broadly allocated as 1 flat per floor, all of which are to be accessed via the existing single staircase and/or communal ground floor entrance reception. Each flat is to be allocated external amenity space accessed either directly from the dwellings or via private access to the rear garden.

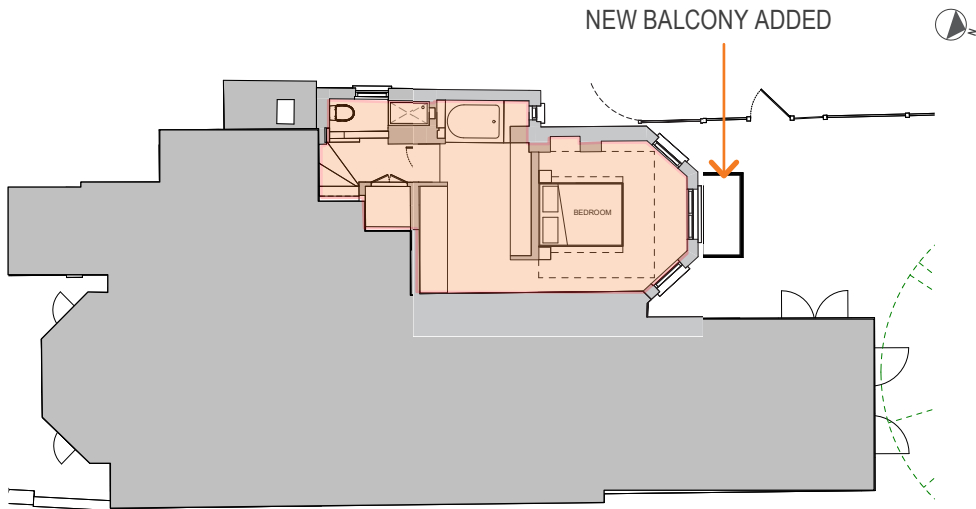
The existing character of the property, including the Victorian entrance hall and stair are to remain intact with only limited interventions where necessary. The proposed layout of each apartment is described in the following pages including a detailed description of the internal areas achieved and allocation of storage and external amenity.

PROPOSED DEMISE KEY

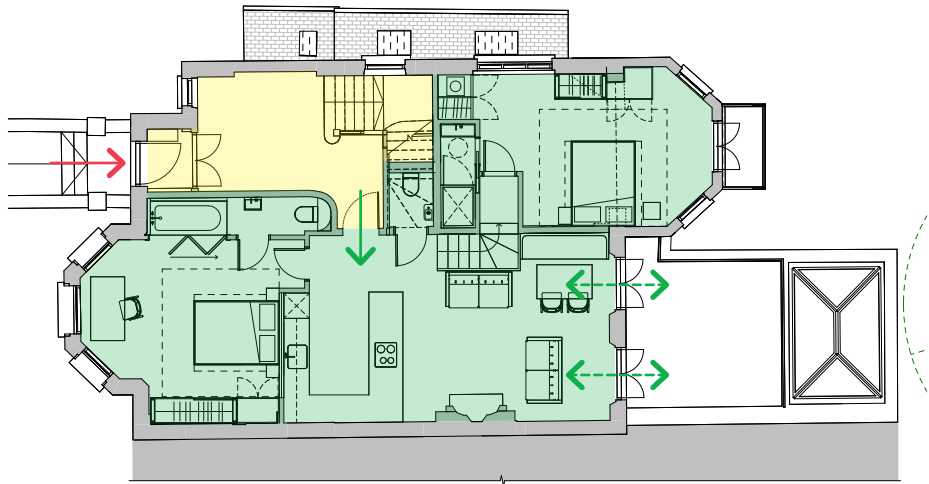
- FLAT A 46 Avenue Road
- FLAT B 46 Avenue Road
- FLAT C 46 Avenue Road
- FLAT D 46 Avenue Road



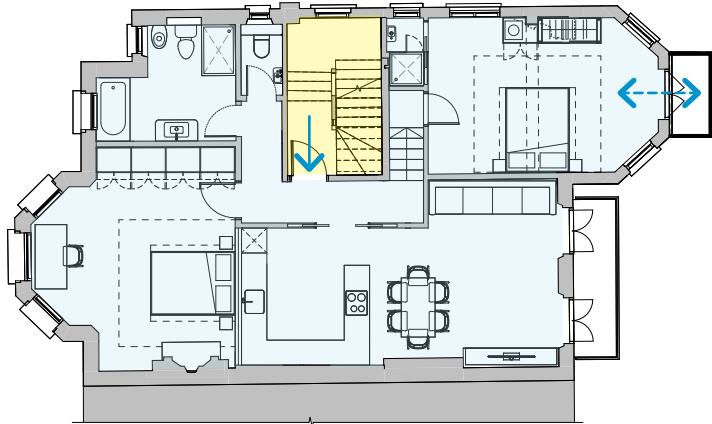
PROPOSED PLAN Lower Basement



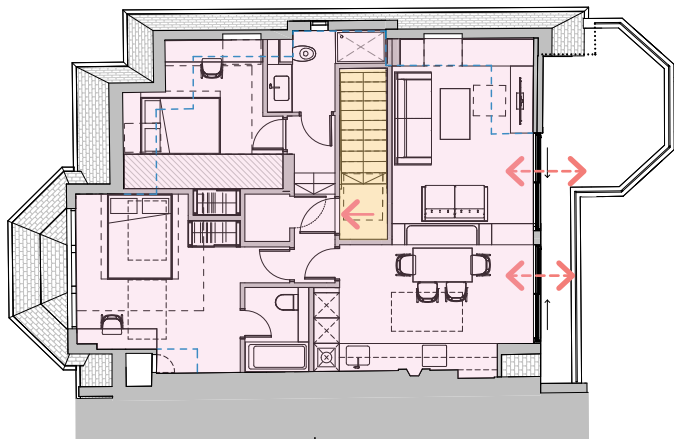
PROPOSED PLAN Upper Basement



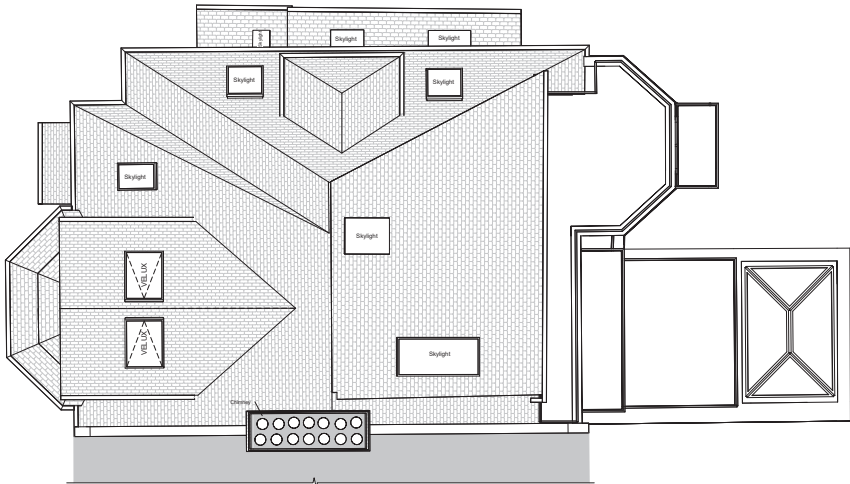
PROPOSED PLAN Ground Floor



PROPOSED PLAN First Floor



PROPOSED PLAN Second Floor



PROPOSED PLAN Roof Plan