

Design and Access & Heritage Statement

Proposed Development at:
105 Russell Avenue, Haringey, Greater London, N22 6QA



Introduction

This Design and Access & Heritage Statement has been prepared on behalf of the applicant in support of a planning application for the proposed development at 105 Russell Avenue, London Borough of Haringey.

The application seeks consent for:

- Demolition of the existing rear outrigger and conservatory
- Erection of a single-storey rear extension
- Alterations to the front porch
- Replacement of existing uPVC windows with white uPVC sash-style windows

- Replacement front door in line with conservation area guidance
- Internal loft conversion including installation of 3 rooflights to the rear roof slope

This statement outlines the design rationale, site context, and heritage considerations relevant to the proposal.

Site Description and Surroundings

The application site comprises a traditional residential property located within a well-established suburban street in Haringey. The surrounding area is characterised by:

- Predominantly Victorian and Edwardian terraced housing
- Consistent architectural language including brick façades, pitched roofs, and traditional window proportions
- A strong and uniform streetscape, particularly along Russell Avenue

The property is understood to lie within a designated conservation area, where the character and appearance of the built environment are of particular importance.

Planning History

There is no known planning history directly relevant to the current proposal. The scheme has been designed in accordance with local and national planning policies, including conservation area guidance.

Design Principles

Amount

The proposal includes a modest single-storey rear extension which replaces the existing outrigger and conservatory. The scale is considered appropriate as:

- It remains subordinate to the host dwelling
- It reflects typical extensions within the surrounding area
- It does not result in overdevelopment of the site

The loft conversion is internal, with minimal external impact limited to rear-facing rooflights.

Layout

The internal layout is improved through:

- Rationalisation of the rear footprint following removal of fragmented structures
- Enhanced usable space and improved circulation
- Better connection between internal living areas and the garden

The proposal does not alter the established relationship between the building and the street.

Scale

The scale of development has been carefully considered:

- The rear extension is single-storey and sits comfortably beneath the main dwelling
- The height and depth are in keeping with neighbouring properties
- The loft works do not alter the ridge or overall roof form

Overall, the scale preserves the hierarchy and proportions of the original building.

Appearance

The appearance of the proposal has been designed to respect the host property and wider conservation area.

Rear Extension

- Simple and contemporary design approach
- Materials to complement the existing dwelling (brickwork and glazing)
- Subservient to the main structure

Front Elevation Alterations

- Replacement of existing windows with white uPVC sash-style windows, reflecting traditional proportions
- Replacement front door designed to align with conservation area appraisal guidance

- Minor porch alterations to improve visual coherence

These changes enhance the architectural integrity of the building and improve its contribution to the street scene.

Roof Alterations

The installation of three rooflights to the rear roof slope:

- Is confined to the rear elevation
- Is not visible from the public highway
- Maintains the original roof form

This approach ensures minimal impact on the character of the conservation area.

Heritage Considerations

The site lies within a conservation area, where development must preserve or enhance its character and appearance.

Impact on Conservation Area

The proposal has been designed with careful regard to heritage significance:

- The front elevation enhancements (sash-style windows and appropriate door design) actively improve visual quality
- The rear extension is not prominent in public views and therefore has limited heritage impact
- The rooflights are discreetly positioned to avoid harm to the streetscape

Enhancement

The scheme provides a net positive impact by:

- Reinstating more appropriate traditional window proportions
 - Aligning the front door design with conservation guidance
 - Removing unsympathetic or ad hoc rear additions
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Access

Existing Access

Access to the property is unchanged:

- Existing pedestrian access from Russell Avenue is retained
- No changes to access arrangements are proposed

Inclusive Access

The proposal maintains existing access arrangements and does not introduce any barriers. The internal reconfiguration may improve usability and circulation within the dwelling.

Conclusion

The proposed development has been carefully designed to:

- Respect the character and appearance of the host property
- Preserve and enhance the surrounding conservation area
- Provide functional and high-quality living accommodation

The scale, design, and material choices ensure the proposal integrates sensitively within its context. The front elevation improvements in particular contribute positively to the street scene.

Overall, the development is considered to comply with relevant planning policies and represents a well-considered and appropriate form of development.