

Address: 91 Russell Avenue, Noel Park, London N22 6QA
Owners: Peter Hein

8 November 2023

DESIGN AND ACCESS STATEMENT

PROPOSED DEMOLITION OF EXISTING LEAN-TO REAR EXTENSION AND REBUILDING SINGLE STOREY REAR EXTENSION IN NOEL PARK CONSERVATION AREA.

REPLACEMENT OF ALL WINDOWS WITH DOUBLE GLAZED LIKE-FOR-LIKE SASH TIMBER WINDOWS, AND REPLACEMENT OF ENTRANCE DOOR LIKE-FOR LIKE PAINTED GREEN

REINSTATEMENT OF ORIGINAL FRONT GARDEN CAST IRON FENCE AND GATE

PAINTING OF THE FRONT OF THE HOUSE

PATIO IN THE REAR GARDEN

1. SCOPE

1.1 This Statement has been prepared by Elena Rowland Architects on behalf of the applicant Peter Hein, in support of a householder application for the demolition of small lean-to rear extension and erection of a full width single storey rear extension to provide additional living accommodation for the owner of 91 Russell Avenue.

1.2 The statement demonstrates that the proposed work complies with all adopted policies and guidance and that there will be no impact on neighbouring amenities.

2. SITE

2.1 The site comprises a two storey terraced dwelling house located towards the southern extent of the Noel Park Estate, along the north side of Russell Avenue.

2.2 The site lies within the Noel Park Conservation Area. The property is not a listed building.

2.3 The property is a mid-terrace two-storey house constructed circa 1881-1913. There



Photo 1 - Google map showing the house along Russell Avenue



Photo 2 - Front elevation

is an original lean-to extension at the rear, where the WC used to be, now used as storage space. A tall party wall/fire breaker is on the flank wall of the small extension on the boundary with no. 89. There is a small unoriginal paved terrace with two steps leading onto a small rear garden, partially paved.

2.4 The front elevation features the original glazed, bullnose brickwork detailing around the reveals of the front door typical of the detailing of the estate. Arts and Crafts elements such as the gabled facade, the use of brick and render, curved window hoods to the ground floor are also features of the front of the house. Some original details including the characteristic red bricks of the estate, at the front of the house, have been painted over.

2.5 The front garden also features the original low level brickwork where the original metal fence and gate, still existing at no.93, has been removed. The house has been painted at the front with two colours, magnolia with grey detailing around the windows. At the rear, the original brickwork has been painted white.



Photo 3 - Rear of the house painted white with the small lean-to extension



Photo 4 - Rose bush



Photo 5 - Acer Pseudoplatanus (Sycamore) self-seeded

2.6 The front garden has two plants:

- a rose shrub (S1)
- a self-seeded small Acer pseudoplatanus (Sycamore maple) (T1)

The sycamore is small, with a trunk less than 75mm in diameter measured at 1.5m height. It has self-seeded and in time it may pose problems to the structure and foundations of the house.

In case the owner seeks to remove the sycamore, it would benefit from the exemptions from the requirement to give a section 211 notice as set out in the 1999 Regulations. The rose shrub is not a protected plant under TPO.

2.7 The character of the area is residential in nature and well-detailed in the Noel Park Conservation Area Appraisal and Management Plan. Many houses along the road have had rear extensions done or approved in recent years, including the property at no 128.

2.8 The house presents a hipped roof with a front gable finished with slate tiles. The front of the house is asymmetrical with large windows and a small recessed porch at the entrance with two steps up.

2.9 The rear elevation is quite plain, with sash windows and a small glazed rear doors.

2.10 Internally, the house has two main rooms and a kitchen on the ground floor, and a small WC under the stairs; it has three bedrooms upstairs with the bathroom at the front of the house. The house is quite small at just 5.4m width internally.

2.11 The total area of the site measures approximately 112m². The house GIA is around 85m². The rear garden is around 47m². The front garden is around 14m².

3. THE SCHEME AND PROPOSED DESIGN

3.1 The proposal is to demolish the existing small storage at the rear and build a 3m deep full width single storey rear extension, which will be slightly further (400mm) than the current rear wall of the lean-to extension, to provide a new open plan kitchen, dining room, and music room.

3.2 The proposed single storey rear extension will have a lean-to roof with low pitch slate tiles with two heritage style roof windows. The roof is 2.3m at the eaves and 3.3m at wall abutment.

3.3 A large Crittall Style aluminium door is proposed at the rear to allow light and ventilation to the house and access to the garden.

3.4 A small 2m deep patio with stone paving (or decking) and with two steps down is proposed in order to negotiate the change in floor level between the house and the rear garden. The patio will be one step down from the internal floor level.

3.5 The extension will be built in reclaimed London yellow stock bricks to match the existing rear of the terrace. The first floor wall will be sanded and repointed flush with 1:2:9 cement/lime/sand mortar carefully matching the existing texture and colour, to remove the current white paint and bring back the original face bricks.

3.6 The proposed GIA of the extension is a modest 12m².

3.7 No windows are proposed on the flank walls of the rear extension.

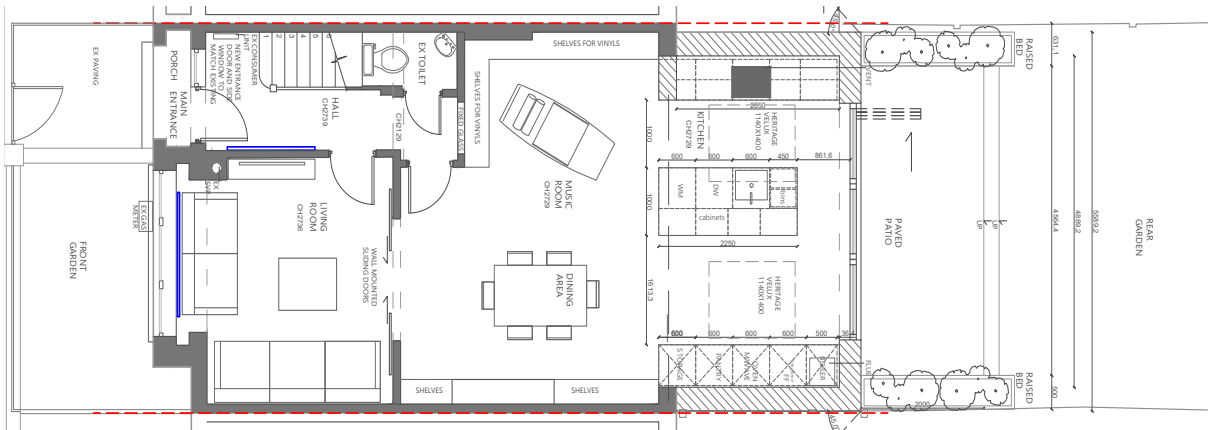
3.8 The extension's design is in keeping with the architectural style of the rear of the house. It is subservient to the existing house, visually in keeping with the massing, proportions, scale and material of the original house. Its modest dimensions does not make it appear overbearing or intrusive.

3.9 It cannot be seen from the main road and it does not detract from the character and appearance of the Conservation Area (See Heritage Statement).

3.10 The existing windows throughout the house are proposed to be replaced like-for-like by double glazed timber sash windows. The windows will be painted white. The front door and sidelight window will be replaced by new matching double-glazed one painted green to reinstate the original colour of the doors of the Estate.

3.1 It is proposed to reinstate the original cast iron fence and gate to the front of the house. The new fence and gate will enclose the front garden and entrance door from the pavement along the road. The fence will also be fitted along the low brick wall and will form part of the party wall between no.98 and the two adjacent properties.

PROPOSED GROUND FLOOR PLAN AND ELEVATIONS



GROUND FLOOR PLAN



FRONT ELEVATION



REAR ELEVATION

4. PLANNING HISTORY

4.1 Ref HGY/2012/0621 -Erection of rear dormer and insertion of three rooflights to front roofslope. - Approve with Conditions 18/5/2012

4.2 **Relevant Local Planning Application - granted to other properties**

Ref. HGY/2022/0575 Demolition of existing lean-to rear extension and rebuilding full width rear extension at 128 Russell Avenue London N22 6PS - Approve with Conditions 11/4/2022

Ref. HGY/2022/3892 Erection of single storey rear extension at 22 Russell Avenue Wood Green London N22 6PP - Approve with Conditions 22/12/2022

Ref HGY/2010/0138 136 Russell Avenue - Erection of single storey rear extension and erection of rear dormer window with insertion of 2 x conservation rooflights to front elevation.

5. ACCESS TO THE MAIN DWELLING

5.1 The main house can be accessed via the front porch, this will not be altered by the proposal.

5.2 A new cast iron gate will separate the front garden from the pavement.

6. SUSTAINABILITY AND ENVIRONMENT

6.1 In the application we propose to use sustainable materials where possible and to recycle or reuse existing materials during the construction, such as brickwork, tiles and metal. The use of reclaimed bricks is proposed for the rear extension.

6.2 The work provides the opportunity for better insulation of the ground floor and for improving heat retention in the property. This is also supported by the installation of new double glazed doors and windows. It also allows better ventilation and cross-ventilation of the house, as well as increasing the amount of sunlight reaching the inside of the kitchen/living area.

6.3 The glass used for windows and doors will be solar controlled, to reduce overheating in summer.

6.5 The new shower rooms and the kitchen sink will be installed with water saving devices. The kitchen will have energy efficient appliances.

7. FOOD RISK ASSESSMENT

7.1 The property is in Flood Risk zone 1 of the Environmental Agency Map. We have provided a Flood Map for Planning as a separate document.

8. IMPACT OF PROPOSED DEVELOPMENT ON AMENITY OF ADJOINING OCCUPIERS AND SURROUNDING AREA INCLUDING SUNLIGHT/DAYLIGHT ASSESSMENT

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8.1 The ground floor rear extension is proposed to be of modest dimensions, extending only 3m from the rear of the house. It will be proportionate in massing, dimensions and height to the current house.

8.2 The proposed roof is only 2.3m at the eaves and 3.3m at wall abutment.

8.3 Due to the orientation of the plots along that side of Russell Avenue, the rear of the houses are north-west facing. This implies that the windows at the rear of the houses are already not receiving direct sunlight.

8.4 No.89 shares a tall party wall with no. 91 which runs for the whole length of the current lean-to extension, which is 2.6m deep. No.89 also has a rear extension with a small window at the rear, close to the boundary, that may be affected by the extension.

8.5 No. 93 has a wide window on the ground floor that may be affected by the extension.

8.6 The Building Research Establishment (BRE) document 'Site Layout Planning for Daylight and Sunlight: A guide to good practice (2011), herein referred to as BRE guidelines, gives two rule of thumb tests which determine whether or not further detailed daylight and sunlight tests are required: the 25° and the 45° tests.

8.7 The 45° test is used to check extensions that are perpendicular to a window and applies to this case.

8.8 The BRE guidelines explains that if the centre of the neighbour's window lies on the extension side of both of the 45° lines (on plan and elevation), then the more detailed BRE tests are required. Otherwise, daylight and sunlight levels are unlikely to be adversely affected because light will continue to be received either over the roof, or beyond the end of the extension

8.9 I have set out to use the 45° rule to establish if further investigation is needed for both adjoining properties.

8.10 In the drawing CR21 J077 003PP Plans Proposal, I have demonstrated that the 45 degrees angle rule of thumb is fulfilled by the extension for the small rear window at no.89.

8.11 In the drawing CR21 J077 004PP Elevations Proposal, I have demonstrated that the 45 degrees angle rule of thumb is fulfilled by the extension for the large rear window at no.93.

8.12 Considering the above, the daylight and sunlight levels of no.89 and no.93 are unlikely to be adversely affected by the extension at no.91. The proposed scheme has no impact on loss of light or overshadowing of the adjoining properties.

8.13 Therefore, a full Sunlight Daylight Assessment for further investigation on the impact of the extension, as per BRE guidelines, is not necessary.

8.14 No new windows are proposed on the flank walls of the rear extension. This is to ensure there is no overlooking over the adjoining properties.

8.15 The current boundary structures between no. 91 and the adjoining properties on both sides and at the bottom of the garden will not be changed by this proposal. They comprise of a tall fence, 1.8m high, on all three sides of the garden. Additionally a brick party wall taller than the current rear extension and 2.6m long is currently between no.91 and no.89

and it will not be removed by the proposed development..

8.16 The patio is proposed to be set back on both sides with raised flower beds on each side to maintain a distance from the boundary and avoid any overlooking. The current fence will be 1.5m high measured from the patio.

8.17 Based on the above, it is fair to conclude that the proposal has no impact on the amenities of the adjoining properties.

9. PARKING AND CYCLE STORAGE

9.1 No changes will be made by this proposal to the current parking arrangements. The house has no off-street parking, like all other houses on Russell Avenue.

10. WASTE MANAGEMENT

10.1 No changes will be made to the current waste management of the house.

11. STATUTORY DEVELOPMENT PLAN

11.1 The proposed development has been designed in accordance with the following policies:

London Plan

D4 Delivering Good Design
D6 Housing Quality and Standards
HC1 Heritage conservation and growth

Haringey's Local Plan

Policies SP11 and SP12

Development Management, Development Plan Document 2017

Policies DM1, DM9, and DM12

Noel Park Conservation Area Appraisal and Management Plan

12 SUMMARY

12.1 The proposed development is typical of numerous properties within the Conservation Area, providing sympathetic, modest rear extensions to existing properties to update them to modern standard of living, whilst maintaining and protecting the character of the Conservation Area.

12.2 The extension will provide additional living space and a better insulated property in the area.

12.3 The proposal will reinstate some important features of the Conservation Area such as the cast iron fence and gate, typical of the boundary treatment of the estate, the original colour of the front door and the painting of the front render.

12.4 The proposal is in line with the above policies and their standards, and meets the requirements. We believe it should be supported.