

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

Owners: Peter Hein

8 November 2023

HERITAGE STATEMENT

1 HERITAGE ASSET

1.1 The site is located within Noel Park Conservation Area (Noel Park CA). The Noel Park Estate was designated as a conservation area on 4 November 1982. The Conservation area was extended on 16 September 1991.

1.2 The Noel Park Conservation Area Appraisal and Management Plan (NPCAAMP) describes the Noel Park Estate as follows:

“Noel Park Estate is a planned estate of approximately 2000 terraced properties in Wood Green, North London. It was planned and developed by the Artizans, Labourers and General Dwellings Company circa 1881-1913. The houses were designed to house the families of workers and artisans (skilled labourers) in fashionable cottage style dwellings. The area retains its homogenous appearance and much of its attraction, and is easily distinguished from the surrounding Wood Green area.”

1.3 Noel Park estate is characterised by its picturesque architectural composition, its narrow plots, hierarchical house types (the estate had five dwelling types, with ‘higher’ and ‘lower’ class areas within the estate), and closely planned grid of treelined streets.

1.4 The architectural detailing of the facades which form part of its character, includes: rounded porches, sloped, tiled porches; round attic windows and double fronted window with terracotta sills and flower guards. The extensive use of red brick for the facades along the main roads forms the overall backdrop. Yellow stock bricks were used at the rear of the houses. Windows are double hung wooden sash windows with narrow glazing bars. Pitched roofs are in Welsh slate with clay ridge tiles and lead flashing.

1.5 In particular *“Houses on Russell Avenue are recognisably turn of the century in their use of Arts and Crafts devices such as regular gables to the facade, the use of brick and white render, curved window hoods to the ground floor and white painted woodwork.”*(NPCAAMP p.21)

1.6 All houses have dwarf boundary walls which delineate small front gardens of uniform size. These are of brick in Flemish bond and with piers at gateways and in some cases between properties. Boundary walls have moulded or terracotta coping and capitals. They originally featured cast iron fences and gates though almost all of these have been removed. The front doors were mostly glazed timber doors in red, green and blue.

1.7 Boundary treatments make an important contribution to the character of the area and to the streetscape. The consistency of boundary walls and the rhythm of piers and gateways contribute to the ordered, formal character of streetscapes and views.

1.8 Over the years, throughout the estate, many properties have been either altered or repaired in a way that doesn't reflect the original design or materials. The special character has been damaged extensively by the loss of original features, and small scale alterations that have damaged the homogeneity of streets and groupings of buildings. However, the NPCAAMP acknowledges that appropriately designed alterations and repairs have been necessary and will continue to be necessary in order to preserve the usefulness of the estate.

1.9 The heritage asset of the Noel Park CA is largely focussed on the architectural styles, appearance, setting and building lines of the front of properties in framing Russell Avenue and the perceived visual experience of the CA from the road and property frontages. Although, mention is made in the Character Appraisal of the contribution of rear gardens and elevations when visible from the perpendicular roads, it is fair to say that the significance is more limited in relation to the rear of properties and that of the location of the proposed development.

2. ASSESSMENT OF IMPACT

2.1 91 Russell Avenue is a mid-terrace two-storey house.

2.2 The proposed development comprises of the demolition of the existing lean-to small rear extension, originally a WC, and the construction of a modest, single storey rear extension to the property, with a lean-to roof covered with slate tiles and two heritage roof windows, and a Crittall Style three-sections bi-fold door at the rear. The proposed extension is full width as other properties along the road have been granted planning permission for similar extensions in recent years (for example, no 128 in 2022)

2.3 The proposed design is subordinate in scale and sympathetic to the existing property itself and to the surrounding properties within the CA. It complements the architectural style, scale, proportions, materials and details of the host building. It does not appear overbearing or intrusive.

2.4 This type and scale of development is recognised within the NPCAAMP as necessary in order to preserve the usefulness of the estate. There are numerous examples along Russell Avenue and in the whole Estate within the CA.

2.5 The proposed single storey rear extension, being located to the rear of the existing property, will not be visible from the main road.

2.6 The proposed materials to be used will either match the materials of the existing building, such as the London Stock yellow brick of the rear façade of the terrace and the slate tiles, or will be high specification modern materials such as aluminium and glass. Other properties in the terrace have modern features, sometimes of less aesthetic value.

2.7 It is also proposed to replace the existing single glazed timber sash windows in line with the guidelines in the NPCAAMP. The replacement windows are proposed as double glazed white painted timber sash with replica of the same spacing and dimensions of the glazing bars as featured in the existing windows.

2.8 The front door is also proposed to be replaced with a like-for-like door which it is proposed to be painted green, as one of the main original colours of the doors in the Estate.

2.9 At the front of the property, it is proposed to reinstate the original cast iron fence and gate and to paint the original pebbledashing in its original white colour.

2.10 The first floor bricks at the rear of the house will be cleaned of the current white paint, sanded and repointed to be brought back to their original appearance. The extension's bricks will be reclaimed matching bricks.

2.11 The above actions, at paragraphs 2.8 to 2.10, will bring back original features that are noted to contribute to the character of the CA.

2.12 Whilst any development that alters the original buildings of the estate would have some impact on the CA, the proposed development will have very limited impact, thanks to its position, which makes it not visible from any of the roads in the estate, and to the use of matching material. The rear of the buildings have a lesser contribution to the CA.

2.13 Based on the above, the impact of the proposed development on the heritage asset is therefore considered to be very limited.

2.14 The reinstatement of original features and original colours to the front of the house will have a positive impact on the CA and the streetview,

3. MITIGATION STRATEGY

3.1 The limited impact of the proposals identified above will be minimised through mitigation including the use of materials to match the existing brickwork and roof tiles, the small scale of the proposed extension and its siting to the rear of the property, as well as the reinstatement of original features..

4. JUSTIFICATION OF PROPOSAL

4.1 The proposal is not considered to give rise to loss of significance of the heritage asset. The impact on the CA of the proposed development is considered to be limited, and the mitigation measures proposed will minimise any impact of the development on the character of the CA.

4.2 As identified above, the proposed development is sited to the rear of the property, not prevalent or visible from Russell Avenue or its surrounding roads, is of sympathetic scale and design to the CA. Together with the use of materials to match the existing property, the proposed development is not considered to give rise to any identifiable 'harm' to the heritage asset.

4.3 On the contrary, the addition of the reinstatement of the front cast iron gate and fence, the painting of the front pebbledashing and front door in their original colour, and the removal of the white paint from the yellow bricks at the rear, enhance and contribute to maintaining and preserving of the original fabric and character of the Noel Park CA, and in particular of Russell Avenue.

4.4 In addition, this type of development is typical of numerous properties within the CA, providing sympathetic, modest extensions to existing properties to update them to modern standard of living, whilst maintaining and protecting the character of the CA.

4.5 The extension will provide additional living space and a better insulated property in the area, contributing to the desirability of the properties in the Estate which in return assure the long lasting life of the Noel Park Estate as an heritage asset to be enjoyed by and preserved for future generations.