

Design and Access, Planning and Heritage Statement

65 Morley Avenue, London N22.

INTRODUCTION

This statement is prepared to support the Planning application for a single storey side infill extension at 65 Morley Road, London N22.

The aim of this statement is to justify the proposed extension for granting of Planning permission.

THE SITE

The application site is 65 Morley Avenue and located in the Noel Park Conservation area. The existing building has London yellow brick stock set in lime mortar with a natural slate roof and clay ridge tiles. The front façade has brick corbelling at eaves level and string course at first floor level and terracotta window sills with corbels. The property has white painted timber sash windows both to the front and rear.

AREA HERITAGE

The Noel Park conservation area is of significant heritage, Noel Park Estate is located almost at the heart of Wood Green, around halfway between Highgate and Tottenham. The area forms a rough triangle, with Lordship Lane to the north and north-east, Wood Green High Road to the west and Westbury Avenue to south and south-east.

The River Moselle, which historically formed the northern boundary of the estate running parallel with Lordship Lane, was culverted during construction. To the west, the Palace Gates Line of the Great Eastern Railway (now defunct) formed the western boundary. Since the closure of the railway line the land between the High Road and the western edge of the estate has become dominated by a large shopping mall at Wood Green (Shopping City). To the North West, River Park House at the top of Wood Green High Road and the commercial centre of Wood Green form the setting of the area. Along Lordship Lane, generally domestic scale late Victorian and Edwardian residential buildings integrate the estate with the wider suburban area to the north and east. Westbury Avenue, close to but not adjoining the estate, is a busy road connecting Wood Green High Road with Lordship Lane. The scale of the buildings remains largely suburban, characterised by later Victorian or Edwardian terraces.

The estate is laid out in a grid pattern, with long straight streets creating formal, wellordered and uniform street- scapes with good legibility. The Avenues (Farrant Avenue, Moselle Avenue, Morley Avenue, Hewi Avenue, Lymington Avenue, Russell Avenue) run south-west to north east, and have long sections of unbroken terrace between junction Architectural amenities worthy of preservation and quite appealing on most streets in Noel Park comes primarily from the small details of each building such as original sash windows in various designs, garden walls, panelled front doors, ironwork, decorative brickwork and porches.

Each terrace row differs from others, each row is characterised by the unique variations in architectural detailing: some with rounded porches, some with sloped, led porches; some with round attic windows and some with double fronted windows. The terraces are brought together with commonalities such as the layout of the streets, corner features such as turrets, and the extensive use of red brick which forms the overall backdrop.

PLANNING POLICES

The following planning policies and planning document guidance's have been consulted during the design process and in preparation of this document:

-London Plan

Policy 7.4 (Local Character)

Policy 7.6 (Architecture)

Policy 7.8 (Heritage Assets)

- Local Plan

SP11 (Design)

SP12 (Conservation)

Saved policy UD3 'General Principles' and CSV5 'Alterations and Extensions in Conservation Areas' of the UDP

- Supplementary Planning Document

SPD - Residential Design

- Noel Park Conservation Area Appraisal & Management Plan

All these

THE DESIGN

The proposed development will not alter the character of the area; it keeps in line with Noel Park Conservation Policy of enhancing and maintaining the architectural features of the existing properties.

The aim of the proposal is to reorganise the entire accommodation and make the structure more practical to daily living by taking into consideration the wider historic environment, area's architecture, historic street layout, use of characteristic materials, style or landscaping. These individual elements are taken into consideration by using the same materials, colour and characteristics of featured details of the designated conservation area. The proposal doesn't include intervention to front elevation which will remain unchanged. The proposal consists of a single storey rear extension and its attending roof lights.

ACCESS AND TRANSPORTATION

The access to the properties is from Morley Avenue and there is no additional requirement for parking as the existing arrangement is maintained.

CONCLUSION

The proposal meets the relevant policies. The proposed extension and alterations to the property enhances the property, making it more practical to live without jeopardising the historic character of the property.