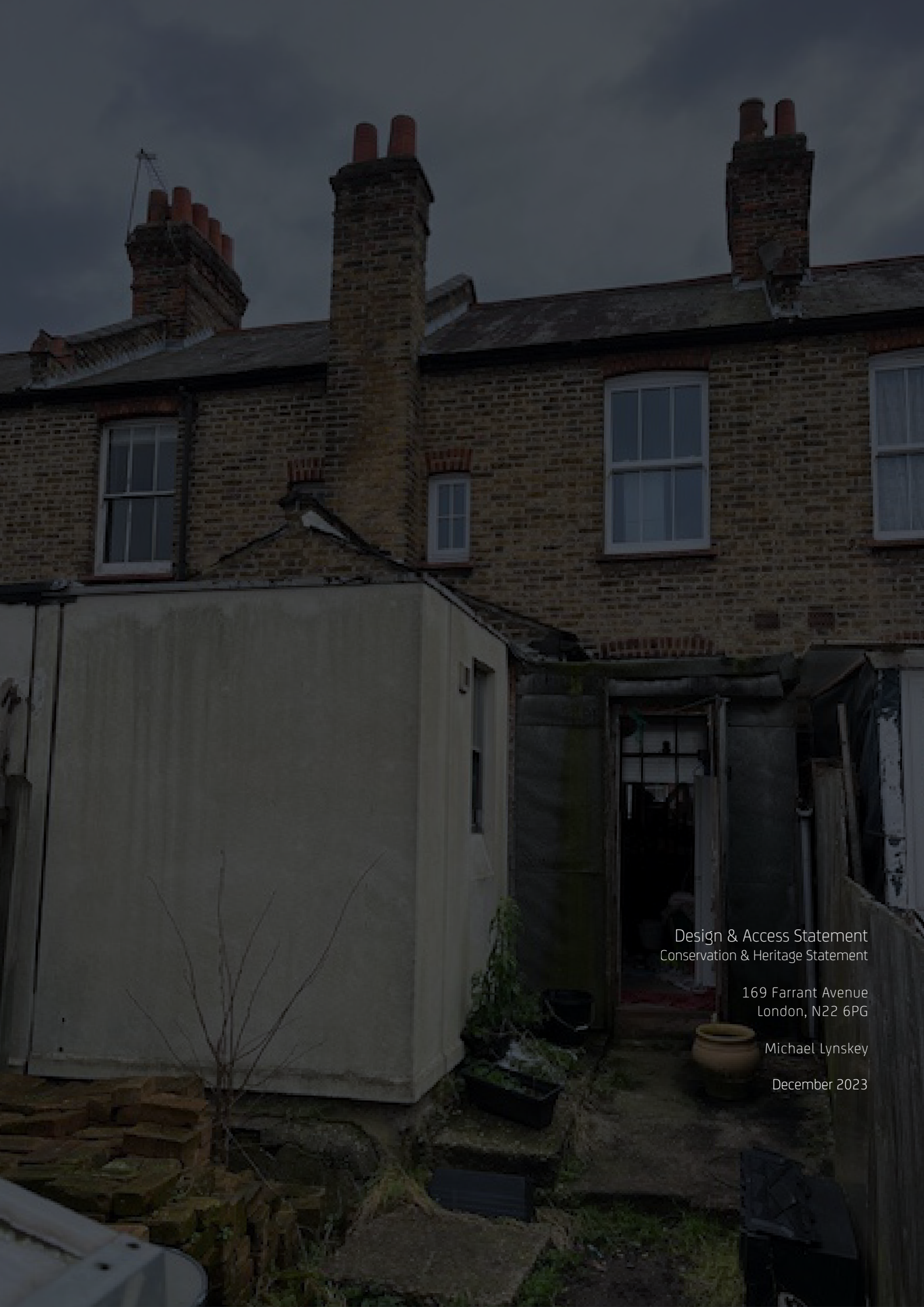




Design & Access Statement
Conservation & Heritage Statement

169 Farrant Avenue
London, N22 6PG

Michael Lynskey

December 2023

CLIENT: Michael Lynskey

SITE ADDRESS: 169 Farrant Avenue
London, N22 6PG

DATE: 22 December 2023

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PLANNING STATEMENT _

Demolition of existing outrigger and infill extension to be replaced by a full width, single storey rear extension.

SITE _

The site is located within the Noel Park Conservation Area in the London Borough of Haringey. The property is not listed and is at low risk to flooding (flood zone 1).

INTRODUCTION _

The property is a modest mid-terrace Victorian 2no. bedroom dwellinghouse on Farrant Avenue. This is the smallest of three property typologies found in Noel Park, characterised by the single large sash window at ground floor with a side facing front door into an extruded porch volume. At ground floor the properties consist of two living rooms with an outrigger containing a narrow galley kitchen and a bathroom at the rear. At first floor there is just two bedrooms off the small stair landing. To the rear the majority of the properties have had some form of extension but there is inconsistency in the form, materiality and quality of these additions that make the rear elevations appear adhoc and irregular.

PROPOSAL _

The proposal consists of demolishing the poorly built infill extension along with the dated bathroom pod, stripping the property back to its original form. These elements of the structure are of poor quality and have no notable aesthetic value to offer the conservation area.

The intention is to replace this with a single storey, full width addition. In keeping with other examples in the area this will form a lean-to style extension of 6m that also reflects the form of the small original outrigger on the rear elevations of these properties. This proposal will create a more uniform addition that is cleaner in appearance and significantly improves the internal layout of a dated property which does no longer meets modern living requirements.

DESIGN ASSESSMENT _

Use

The proposal seeks to retain the C3 use of the site.

Amount

The demolition of the existing rear extension combined with the new proposal results in an additional 6.30sqm GIA to the property.

Layout

The proposal allows for a rationalisation of the ground floor layout that is more appropriate for modern living. The additional space allows the bathroom to be moved off the rear of the property into the existing kitchen area with the bathroom door relocated to allow the access from the newly proposed circulation route to the rear of the property. This access route and the rear space can then be reconfigured to create a more spacious kitchen/dining area. A large glazed opening provides access into the still sizeable garden

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whilst also establishing a visual connection. Skylights will bring additional natural light further into the plan servicing spaces such as the back of the main front living space which can be particularly dark.

Above ground floor there is are no changes to the layout.

Scale The proposal's massing has been led primarily by its immediate context and planning policy guidance.

The proposal is in line with several other additions along the road, replacing the multiple adhoc additions to the main rear elevation with one uniform mass. The proposal is 6m deep, again in line with other approved examples, The lean-to takes its higher point from the existing pitched roof high point reaching past the neighbour's bathroom pod by 1m in line with their existing shed. On the other boundary line the lean-to comes down to a height of 3m from garden level/2.6m from external paving area, the equivalent of a single storey element under standard permitted development. The specific site context means the extension has negligible impact on the neighbour's amenity with their own matching height infill extension extending 3.7m off the main rear wall and the extension functioning as a non-habitable room (store/utility). A new replacement 2m tall fence will be installed between the properties as part of the works.

In summary the dimensions, depth and heights, of the proposal have been taken directly from multiple examples along the road whilst reviewing these in context with the neighbouring properties and the potential impact on their amenity considered.

Landscaping/Amenity The modest addition only reduces the size of the garden by a small amount, leaving a remaining rear garden space of 43sqm.

Appearance The proposal aims to be sympathetic and considerate in its appearance to the adjacent and surrounding built environment and character through the use of relevant and high quality materials, design, form and detail.

The rear elevation additions along the terrace vary considerably in materiality, form, texture and quality. The lack of consistency and ad hoc nature of the properties makes several material options viable. The proposal is to create an uncomplicated composition with a simple extruded lean-to element finished in a smooth white render. To compliment this the proposal has black aluminium framed doors opening on to the garden with an angled overlight following the pitch of the roof, which will bring natural light further into the plan, create a more impressive aesthetic and more of a visual connection with the garden. A black painted trellis with climbing plants along the side of the windows helps complete the black framed shape with the white rendered border.

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Overall the proposal offers a positive contribution to an adhoc rear elevation and a contemporary solution which brings design credibility through its simple detailing and high quality materials.

Access Access to the property remains unchanged through the primary entrance facing out on to Farrant Avenue. As a centre of terrace property there is no access on to the site down the side or from the rear.

Traffic & Parking The on-road and off-road parking associated with the site remains unchanged by the proposal.

Waste & Refuse The waste and refuse strategy remains unchanged by the proposed extension, with the bins located and collected from the front of the property facing onto Farrant Avenue.