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74 Norfolk Avenue, N13 6AJ, London

Design Statement - side extension

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1.0 The Site

The mid 20th century property at 74 Norfolk Avenue forms the end-property of a short block of terraces consisting of three properties. The block (visually) appears as a pair of semi-detached properties split up into three smaller properties (at some point in the past). The property is located on a residential road opposite the South-Western corner of Tottenhall Recreation Ground. It is not listed and is also not in a conservation area.

2.0 Works proposed

Works proposed comprise a first floor side addition onto the existing ground floor side extension (with hipped roof top), removal of an existing rear balcony and an infill of a tired/ dilapidated small conservatory. The first floor side extension creates additional floor space to enable the decluttering and opening up of the ground floor by mainly relocating the internal stair access to the side of the property (which currently cuts the floor plan and connectivity in half). The first floor addition would step back from the main front elevation, aligned with the existing ground floor set-back, to remain subordinate as a side addition. A hipped roof top with roof slopes and materials to match the existing would join the existing tiled roof to create a harmonious addition to the existing, set below the existing main ridge line.

3.0 Current use and function

The use of the property is a family dwelling (C3a). The current layout of the property is very inefficient with the ground floor split up into several rooms, and inefficient circulation with a central stair cutting the plan in half. The proposed first floor side extension and the conservatory infill will allow the internal layout to be reorganised with much better access and reduced circulation throughout. As part of this, the main entrance is proposed to be moved to the side.

4.0 Appearance and scale

A modest side extension design is proposed utilising a small palette of materials to match the existing property. White rendered walls to the side extension (with renewal of existing blown render on ground floor side extension), and plain clay tiles to the hipped roof end - all in keeping with the existing. The first floor side extension is proposed to match the extent of the ground floor's side extension in plan, retaining the existing set-back from the principal front elevation, thus its subordination. The hipped roof end as proposed on top of the side extension joins the existing roof with the same roof slopes, set below the existing ridge line, to create a harmonious and subordinate end to the building.

The conservatory infill is proposed due to the tired condition of the conservatory itself and its separation from the internal accommodation. The rear corner is to be in-filled with white rendered masonry, new patio doors on the side and a new window to the rear. As part of the conservatory removal it is also proposed to remove the leaking and delapidated balcony, and replace it with a lasting, well insulated shallow pitch lean-to roof. All within the existing footprint and heights of the existing rear extension. The new lean-to roof is proposed to receive a low profile skylight to throw more daylight into the rooms below. Due to the balcony removal the first floor french doors are to be replaced with a new window.

There would be no negative impact on neighbour's amenities. Proposed works are either well set back from relevant boundaries and/ or within the existing footprint and heights.



fig. 01 - Rear view of the existing property.

5.0 Local and planning policy context

Recent local development and consents have been reviewed. The overall extent of this proposal is of similar scale and design as for example the recently consented/ built extensions at No's 83 & 101 Norfolk Avenue and No.1 Norfolk Close.

The National Planning Policy Framework (NPPF) as updated on 19 December 2023 has at its core the presumption in favour of sustainable development and amongst other planning principles seeks high quality and good design. Future proofing houses is a key NPPF sustainable development (social) objective.

The development plans and guidance documents for the site consistent with the NPPF and in conformity with the The London Plan are Haringey's LP Strategic Policies (update 2017) and the Development Management Policies (July 2017). These have been considered during the design process, in particular SP 11 & SP 12, and DM1, DM9, DM12, DM21.

6.0 Conclusion

We believe the proposal is consistent with the relevant planning policies, and provides urgently needed additional space for the applicant's family.

The proposal is considered proportionate and subordinate to the host building and is in keeping with the local character, visual amenity, and pattern of development in the area.

The design has been developed together with the applicant and responds to its local context in a sympathetic manner that does not detract from or harm the character of the existing building or area. The design proposal enables the occupiers to enjoy safe, more energy efficient and modernised accommodation afforded by the proposed alterations providing a long term home for the years ahead.