

106 RUSSELL AVENUE, LONDON, N22 6PS

APPLICATION FOR PLANNING PERMISSION

DESIGN, ACCESS AND HERITAGE STATEMENT

SEPTEMBER 2024



Prepared on behalf of Bujar and Caroline Bajraktari
By Scancon Architects Ltd.

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Introduction

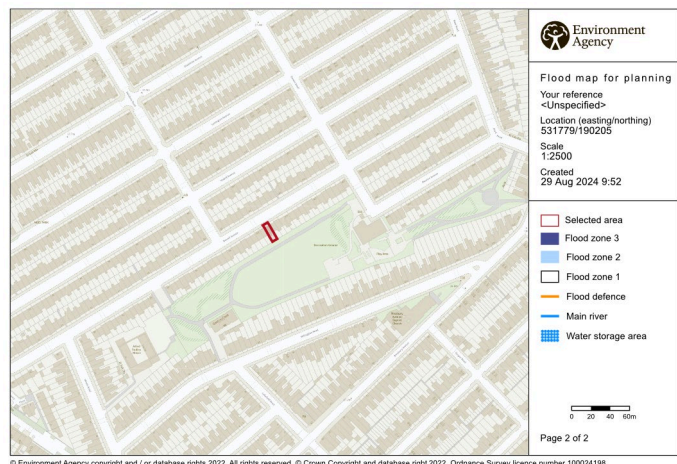
This Design, Access & Heritage Statement has been prepared by Scancon Architects Ltd on behalf of Bujar and Caroline Bajraktari to accompany an application for planning permission for the property known as 106 Russell Avenue, London, N22 6PS.

The application describes the proposals for the erection of a single-storey full-width rear extension to replace a partial width external WC and outbuilding, and the conversion of the existing loft space to form a habitable room.

The resulting development will serve to renovate and extend a dilapidated dwellinghouse to form a high-quality family home.

The site is located within the Noel Park Conservation Area (NPCA), which also includes an Article 4 Direction (for alterations to front facades in conservation areas), however the host building does not have a Listed Building designation and is not located in an Archaeological Priority Area or on a site of special scientific interest.

The site lies within FLOOD ZONE 1 and has a low probability of flooding.



Careful consideration has been given to the NPCA Appraisal and Development Plan and recent planning precedents within the locality, when preparing the design for the proposed development.

1. Context

The application site consists of a two-storey mid-terrace dwellinghouse located along the southern edge of Russell Avenue.

The terrace is built from red and yellow stock brickwork with render to the upper stories of projecting bays and some frontages feature painted brickwork, while others are clad in modern materials. The uniformity of the terraces is well maintained with most retaining their attractive faced stock brick frontages and rich combination of architectural detailing.

To the rear, properties featured a paired single storey rear addition (outrigger) comprising an external WC, although a number of these have since been replaced with full width rear extensions.

A number of properties feature loft conversions and while a few of these incorporate a rear dormer window, the majority make use of roof windows, which are flush with the roof slope.

The applicant has undertaken some works, which are confined to the interior of the building.

2. Planning Policy & Local Precedents

Consideration has been given to the following in developing the proposals:

- Local Plan: Strategic Policies
- Local Plan: Development Management DPD
- Sustainable Design & Construction SPD
- Noel Park Conservation Area Appraisal and Management Plan
- London Plan

A number of local precedents have been granted planning permission for a similar full-width rear extension, notably 22 Russell Avenue (ref: HGY/2022/3892) where the officer noted:

“Permission is sought for the erection of single storey full width extension to provide a kitchen/dining area. The proposed extension would be 3.8 metres deep with height of 3.7 metres in height. The proposed extension would be a flat roof structure. Several properties on the road and elsewhere within the Noel Park Conservation Area have been extended already, at ground floor level. For example no. 18 Russell Avenue was approved a similar extension under (HGY/2019/1235). It is considered that the extension will be a sympathetic and proportionate extension to the host building in terms of its size, scale and footprint – and in terms of overall appearance. The proposed extension is in keeping with the pattern of development in the area. Therefore, the local character and visual amenity of the area will be protected”.

Other examples include; 128 Russell Avenue (ref: HGY/2022/0575) and 136 Russell Avenue (ref: HGY/2010/0138).

Similarly, planning permission has been granted for loft a conversion at 88 Russell Avenue (ref: HGY/2023/0628), where the application was amended to exclude rooflights to the front roof slope.

3. Use

The existing two-storey property comprises a 3B / 4P dwellinghouse – Use Class C3 residential.

The application describes the proposals for the erection of a rear extension at ground floor level and a loft conversion to facilitate a 3B / 5P dwellinghouse with an additional study / home office – Use Class C3 residential.

4. Amount

Item	Area:
Application site	111.4m ² (0.01114ha)
As existing footprint (GEA)	54.1m ²

As Existing – 3B/4P House	
Ground Floor (GIA)	48.0m ²
First Floor (GIA)	36.0m ²
Gross internal floorspace (GIA)	84.0m²
Amenity	42.8m ²

As Proposed – 3B/5P House	
Ground Floor (GIA)	56.3m ²
First Floor (GIA)	37.4m ²
Second Floor (GIA)	12.3m ²
Gross internal floorspace (GIA)	106.0m²
Amenity	32.4m ²

5. Layout

Existing Layout

Access to the modest front garden is via a single 20cm high step directly off the pavement, from where a further three steps lead to the front door and entrance hall beyond.

At ground floor level, the hallway provides access to a modest front (living) room and a separate dining room and galley kitchen towards the rear. Beyond the kitchen there is a step down into a partial-width single-storey lean-to outhouse / conservatory, which incorporates the original addition / outrigger comprising an external WC. A further two steps lead to the garden beyond.

The first floor is accessed off the original L-shaped staircase which leads to a small landing from which there are three bedrooms and a shower room. The bedrooms are defined as 1 double and two singles, although the front facing single bedroom is substandard in size when compared with national space standards.

Overall, the interior is significantly outdated and would benefit significantly from refurbishment and alterations to open up and improve connections between rooms serving the shared accommodation and the garden beyond.



Rear Elevation

Proposed Layout

There are no proposed alterations to the frontage, entrance hall and the existing staircase is retained.

The central spine wall between the front living room and rear dining room will be opened and the partition between the dining room and galley kitchen will be removed to form a large open-plan dual aspect kitchen, living, dining space.

To the rear it is proposed to erect a full-width 3m deep single-storey extension, which is accessed via internal steps, so this space is level with the rear garden terrace. The shallow pitch lean-to roof over feature three flush conservation rooflights, enabling plenty of natural daylight to enter the space within.

All existing fireplaces are redundant and it is proposed to remove the stacks at ground and first floor level to significantly enlarge and improve internal space-planning. All chimney stacks will be supported at loft level to enable no visual change to the external appearance of the building.

At first floor level the existing bedrooms also benefit from the removal of the stacks and both the rear bedrooms comply with minimum national and London Plan space standards as a result. The front bedroom remains substandard and it is therefore defined as a study and storage room.

A new winding stair is introduced to gain access to the existing loft space above and terminates in a small landing to ensure the staircase throughout remains a protected shaft.

The loft space will be converted into an additional double bedroom with three conservation rooflights towards the rear. There will be no alterations to the front facing roof.

6. Scale

The height, form and external appearance of the single-storey rear extension has been designed as a shallow-pitch lean-to to enable the existing party wall parapet of the outrigger to be retained and to minimise the height of the extension. This is considered especially important given the step change within down to the lower level of the garden, as the new structure will have no significant impact on the amenity on the adjacent properties.

Careful consideration has been given to the NPCA Appraisal and Development Plan and the proposed loft conversion deliberately avoids the introduction of any roof dormers

As described above, there are several precedents for similar full-width rear extensions and loft-conversions within the street.

7. Landscaping

There are no proposed changes to the front garden as part of this application.

The existing low shrub and weeds in the rear garden are replaced with a stone paved rear terrace, which is level with the internal floor of the new extension, while the remaining garden will feature planted borders with a new lawned area at its centre.

8. Appearance

As the proposed development is entirely confined to the rear of the property, there will be no visual impact on the street scene.

The new rear extension has been deliberately designed to minimise its visual impact and remains subordinate in scale to the host building, while the new flush conservation rooflights facilitating the loft conversion are in keeping with the guidelines described in the NPCA Appraisal and Development Plan.

Proposed materials will be as follows:

- Walls
 - London red stock imperial brickwork to match existing.
- Roof
 - Single-ply non-bituminous membrane to shallow pitch roof over new rear extension.
 - Slate roof tiles to match the existing roof tiles to the rear portion of the roof.
- Sliding doors to roof terrace
 - Aluminium frame double-glazed sliding doors to rear extension.
- Windows
 - All existing windows and fenestration are to be retained with the exception of the ground floor at the rear where these are replaced with the new extension.
 - All roof windows are to be flush mounted aluminium frame Velux GGL H – MK08 conservation roof windows – colour: Black (RAL 9005)
- Rainwater goods
 - uPVC heritage range – colour: Black (RAL 9005).

9. Maintenance and Management

It is not proposed to change the current arrangement for collection of refuse and recycling.

10. Access & Inclusion

There are no proposed alterations to car parking as part of these proposals, which will remain as on street parking within the regulations of the existing CPZ.

The new elements of the proposed development have been designed to comply with the relevant criteria of Part M4(2) of Volume 1 of the Building Regulations 2010, in so far as this is possible. It is noted both the front and rear feature stepped access due to the topography of the street and design of the original terrace.

Similarly, the existing internal staircase which is to be retained does not comply with requirements for an ambulant stair.

Sources of Guidance / Influencing legislation:

- Approved Document M (Access to and use of buildings) - 2015 Edition
- Approved Document B (Fire Safety) - 2019 Edition
- Approved Document K (Protection from falling, collision and impact) – 2013 Edition
- Disability Discrimination Act 1995 and Equality Act 2010

How the design, the provision of features and facilities, and the selection of materials will influence any obligations imposed by other legislation affecting the on-going management of the facility (such as the Occupiers Liability Acts 1957 and 1984, the Human Rights Act: 1998 and The Equal Treatment Directive 1975 - Amended 2002), will also be taken into consideration.

11. Conclusion

The proposed scheme seeks to provide additional and much improved accommodation of a high standard, including spacious shared facilities with direct access to the rear garden, to facilitate a comfortable family size dwellinghouse.

All new accommodation has been designed to comply with the London Plan and National Minimum Space Standards.

The design of the new elements has been carefully considered to avoid any significant impact on neighbouring properties and these remain subordinate in scale to the host building.

Close attention has also been given to the guidelines set out in the NPCA Appraisal and Development Plan as well as recent planning precedents within the street, for which there are numerous examples of similar developments.

Materials have been carefully chosen to match and complement the host building and the use of modern building technologies in combination, with greatly improved natural light levels within the property, will provide a more energy efficient dwelling.

It is considered that the proposals described in this application are in full compliance with the aims and objectives of local and national planning guidance, and thus planning permission should be granted accordingly.

APPENDIX 1 – 106 RUSSELL AVENUE, N22 6PS

SCHEDULE OF DRAWINGS

– AS PART OF AN APPLICATION FOR PLANNING PERMISSION

SEPTEMBER 2024

AS EXISTING:

PL 50	- LOCATION PLAN	- Existing layout - Scale:	1:1250 @ A3 1:500 @ A3
PL 00	- Block Plan	- Existing layout - Scale:	1:200 @ A3 1:100 @ A1
PL 01	- Site, Ground, First & Roof Plans	- Existing layout - Scale:	1:100 @ A3 1:50 @ A1
PL 02	- Front, Rear Elevations & Section A-A	- Existing layout - Scale:	1:100 @ A3 1:50 @ A1

AS PROPOSED:

PL 21	- Site, Ground, First, Loft & Roof Plans	- Existing layout - Scale:	1:100 @ A3 1:50 @ A1
PL 22	- Front, Rear Elevations & Section A-A	- Existing layout - Scale:	1:100 @ A3 1:50 @ A1