

Design and Access Statement

A Side-return Extension at 97 Farrant Avenue N22 6PD

Introduction

This proposal relates to a mid terrace property on the northern end of Farrant Avenue, within Noel Park Estate Conservation Area. The estate was built between 1884 and 1900.

Noel Park Estate has an uniform architectural aesthetic featuring long rows of terraces with fine decorative front facing details, slate and plain clay tile roofs and timber sash windows. The host property is a typical 2-storey house of the area in brick with a porch entrance.

Proposal Description

Satellite images and the Haringey planning record indicate several similar lean-to infill extensions on both sides of Farrant Avenue that have been constructed and approved with permission, with the most recent at no. 93. Other examples could also be found on Morley Avenue directly backing onto our road.

The proposed side-return extension will very much follow this precedent in matching brick, with a mono-pitch slate or clay roof sloping downwards towards the adjoined neighbours to minimise impact. This extension will form a dining and seating area with 2 no. roof lights, as well as aluminum framed patio glazed doors and a picture window for a better link to and enjoyment of the garden.

As the development only relates to the back of the property, the proposal will not cause an adverse impact on the character and appearance of the Conservation Area. We also thought greatly of the height/proportion of our proposed extension that it should be of a subordinate nature and therefore will not adversely affect the residential amenities to the occupiers of adjoined properties.

Conclusion

The proposed alterations to 97 Farrant Avenue are designed following closely to the heritage of the area, its planning histories, and the relevant guidelines related to the Haringey Local Plan. We would consider it respectful to the neighbouring properties and an enhancement to the qualities of the Conservation Area itself.