



Wilfred Fienburgh Court - Proposed alterations to covered entrance space and external areas Design and Access Statement with SDCS

islington **architects** / April 2025

Wilfred Fienburgh Court: Design and Access Statement

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Document control

<i>Project</i>	Wilfred Fienburgh Court
<i>Title</i>	Design and Access Statement
<i>Revision</i>	P01
<i>Issue date</i>	11/04/2025
<i>purpose</i>	Planning application

1. Introduction

Wilfred Fienburgh Court is a residential building located on Carleton Rd, London N7 0EX. It was constructed between 1955-1966, and the block is named after a writer and local North London Labour MP¹. It is a four story L-shaped block with a brick façade and contrasting white framed windows, projecting balconies and access decks above ground floor. It has a generous covered entrance porch which is open to the street with two slim circular columns around the edges which support the structure above.

Communal refuse bins and a tree are located directly in front of this entrance area which faces onto the street.

This Design and Access Statement with supporting Sustainable Design and Construction Statement Form is submitted in support of proposals to provide new railings and an entrance gate around the communal covered space to secure access to this area. Additional, associated landscaping resulting from the proposed relocation of the communal bins are also included in the proposals.

This brief has been developed in response to residents' concerns regarding ongoing anti-social behaviour (ASB) occurring beneath the covered entrance area and within the wider estate. The placement of communal bins directly in front of the entrance reduces visibility from the street, which contributes to the area being used for ASB.

Further details are provided in this report regarding the broader site context, the current condition of the estate, and the proposed design interventions.

1. Wilfred Fienburgh Court was named after Wilfred Fienburgh, MBE.MP (1919-1958), MP for North Islington from 1951 to 1958 who died tragically 3rd February 1958 when his car hit a lamp post. His novel No Love for Johnnie was published posthumously in 1959. <https://www.islingtonhistory.org.uk/downloads/streets-with-a-story-19-april-2021-2.pdf>



■ Communal entrance to Wilfred Fienburgh Court.

Location plan

2. Context

2.1 Location

The building is located within the Tufnell Park Conservation Area (CA11).

Islington's Tufnell Park (CA11) Conservation Area Design Guidelines describes this conservation area as:

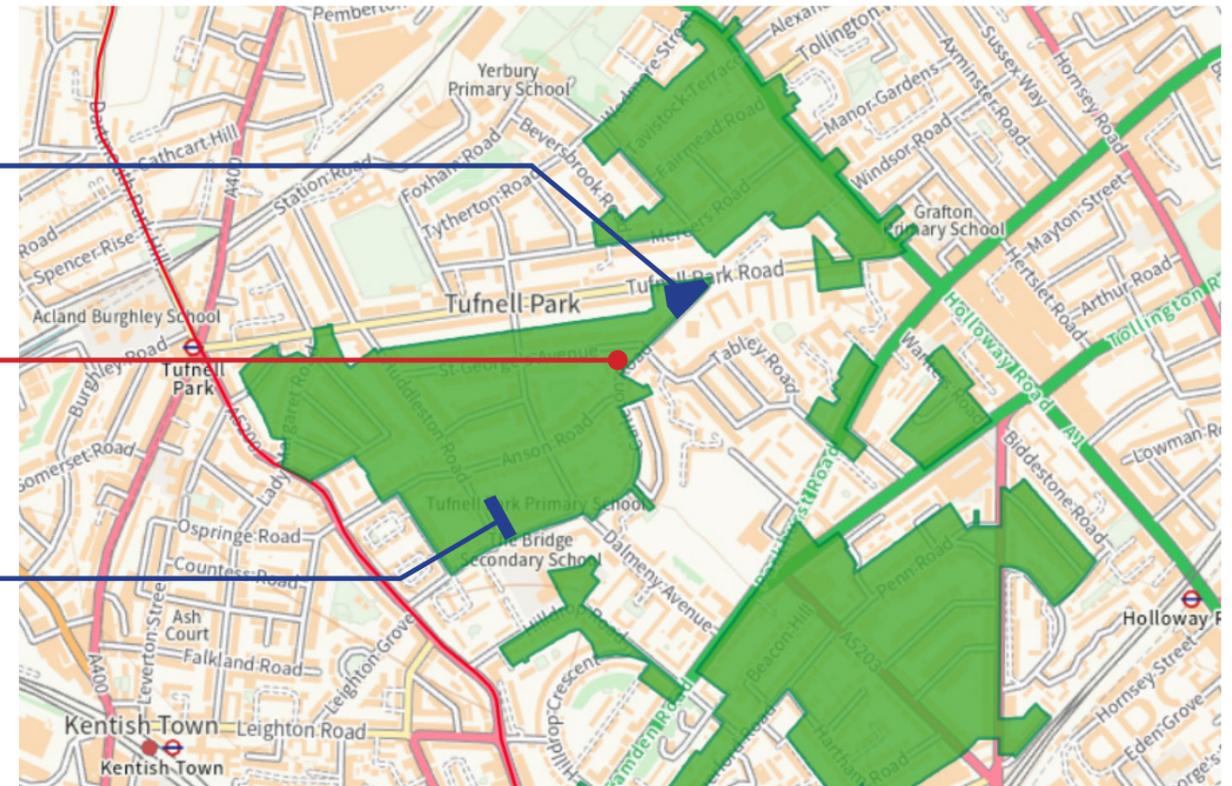
"The conservation area is largely made up of the Tufnell Park Estate which was laid out during the 1860's and 1870's as a residential estate by Lord Tufnell.

The special characteristics of the conservation area derive from the high architectural quality of the area, with its variety of styles, flamboyant use of different materials and decoration. The unusual relationship between houses of different styles and the variety of architectural details and materials used in the buildings gives the area a special quality."

St. George's and All Saints church
Grade II Listed Building

Wilfred Fienburgh Court
Tufnell Park Conservation Area

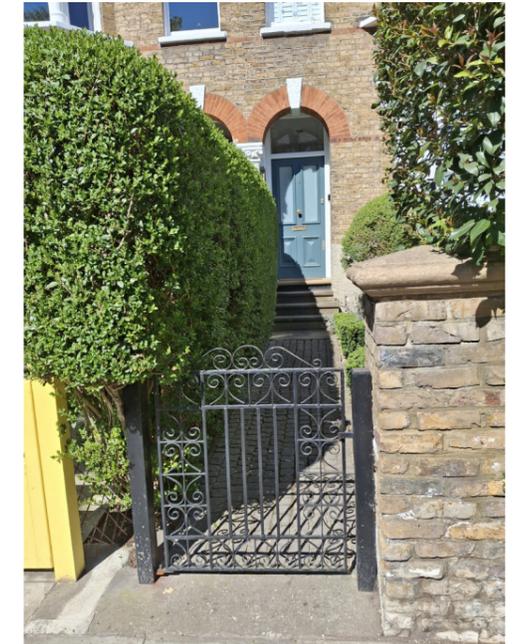
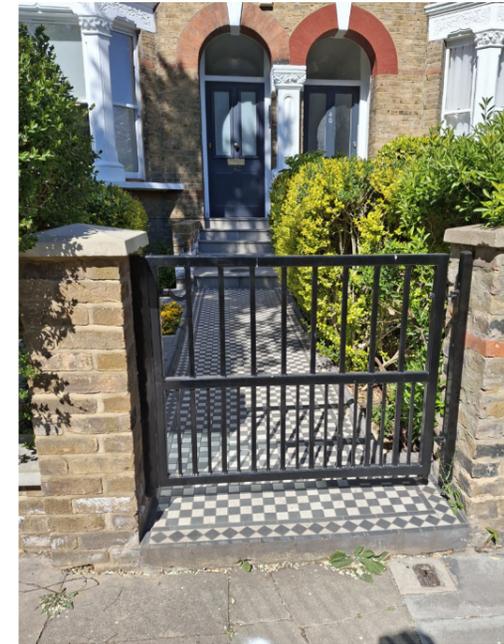
Grade II Listed Building
23 Carleton Road



Extract from Islington Interactive Map with Conservation Areas highlighted in green



St. George's Avenue - Typical terrace and entrances



2. Context



St. George's and All Saints church
Grade II Listed Building

Wilfred Fienburgh Court

St. George's Avenue



Aerial views

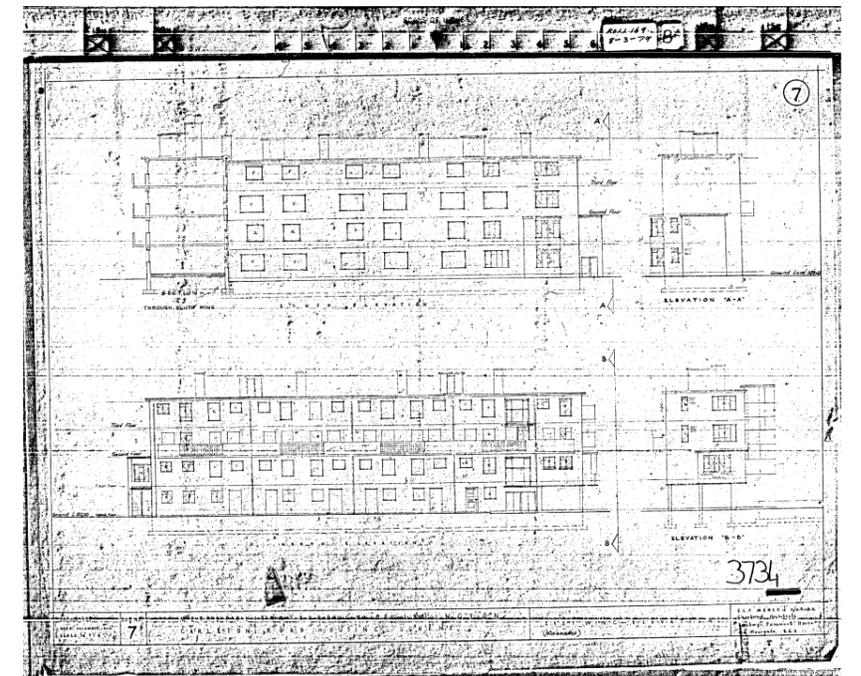
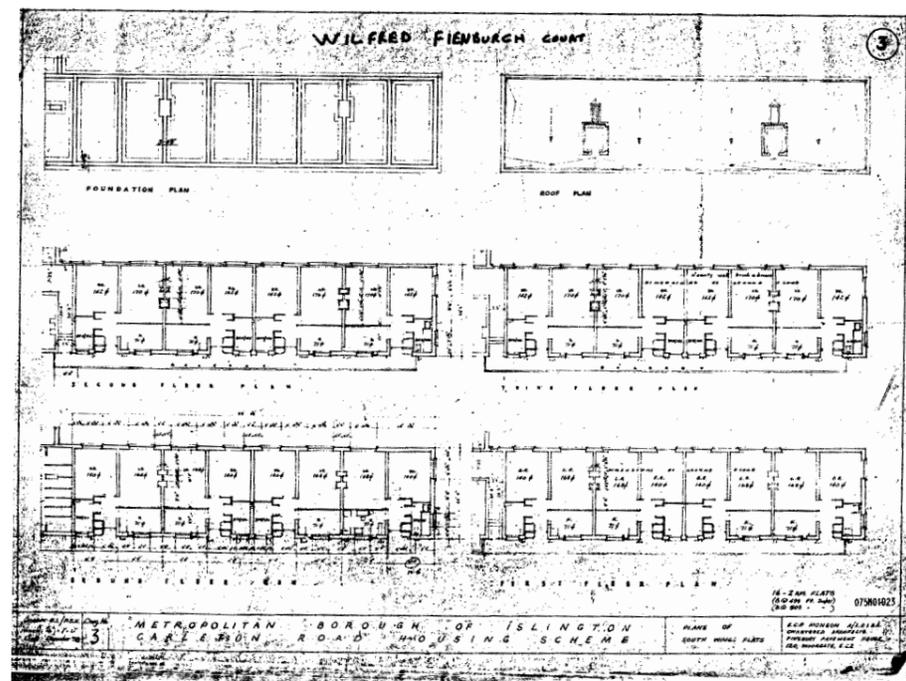
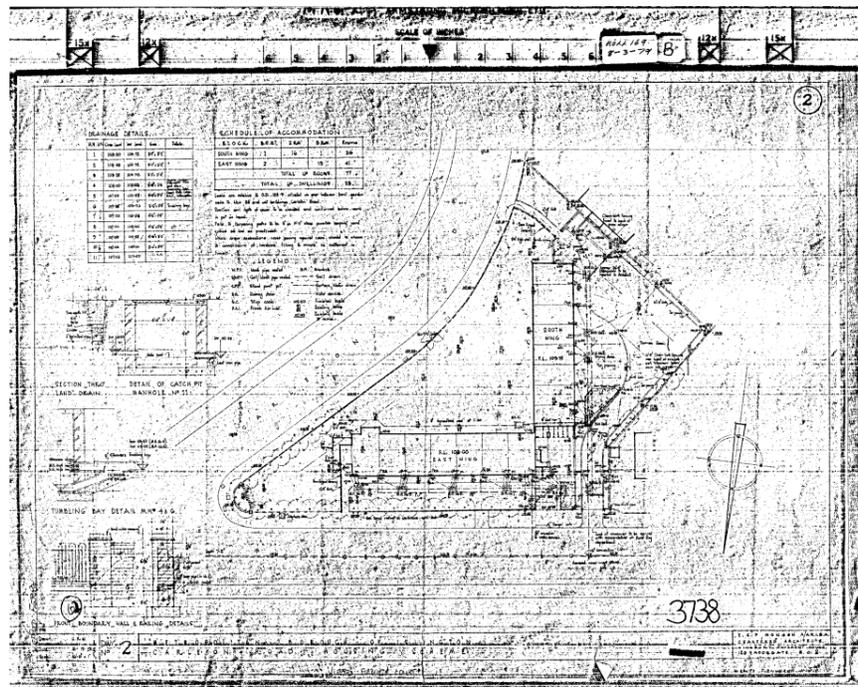
2. Context

2.2 Historic context

As noted above, the Tufnell Park Conservation Area, focused around the Tufnell Park Residential Estate, was laid out during the 1860s and 1870s. It is defined by its cohesive Victorian townscape, comprising predominantly three-storey terraced houses in London stock brick with consistent detailing, boundary treatments, and generous street layouts. These features contribute strongly to the area's architectural and historic significance.

Wilfred Fienburgh Court was constructed as part of a wave of post-war public housing development in the mid-20th century. Historic architectural drawings by E.C.P. Monson Chartered Architects, dated December 1958, confirm its design origins during a period marked by growing demand for modern, efficient housing. The building reflects the architectural ideals of the time, incorporating clean lines, exposed structural elements, and an emphasis on functionality. Its L-shaped plan, cantilevered balconies, and minimalist material palette stand in contrast to the Victorian architecture of the surrounding area, yet they represent a distinct phase in the evolution of the borough's built environment.

Though it is not identified as a key contributor to the Tufnell Park Conservation Area, Wilfred Fienburgh Court plays a supporting role within its wider setting, offering a historical narrative of architectural progression and social housing policy in the mid-20th century. Alterations to the block should therefore be sensitive to its original design character, while also ensuring that any changes preserve or enhance the character and appearance of the conservation area as a whole.



Original drawings dated December 1958 - By E.C.P. Monson Co.

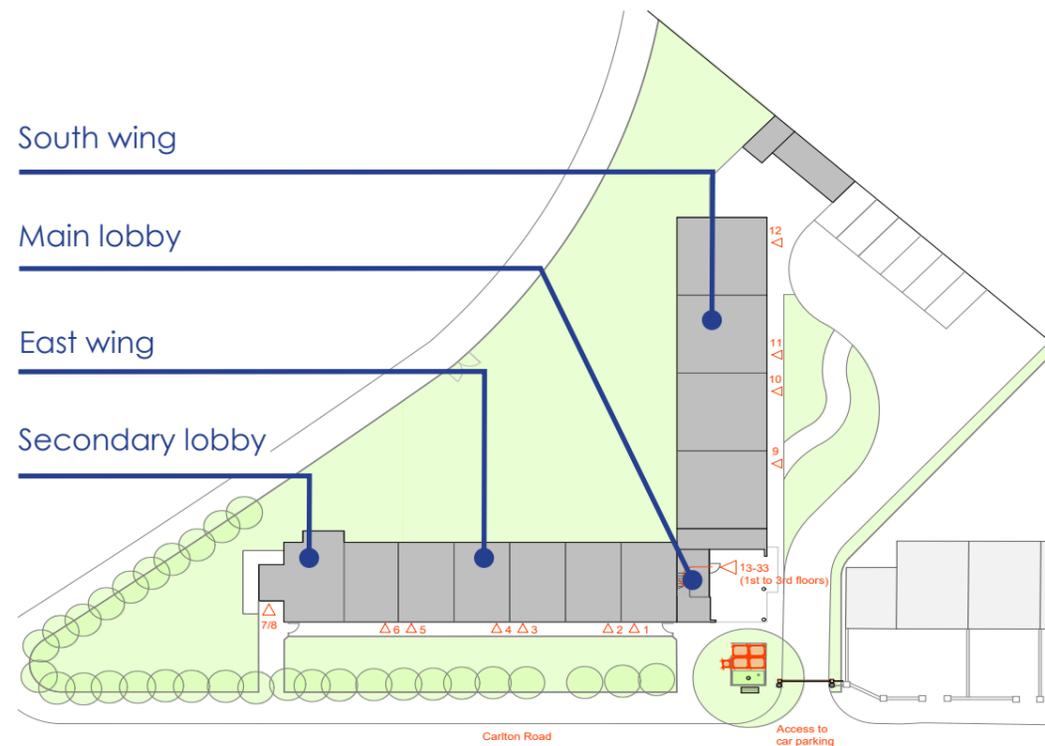
3. Existing conditions

General arrangement and building composition

Wilfred Fienburgh Court comprises 33 residential dwellings arranged along two wings in an L-shaped configuration. Of these, 10 units have direct access from the ground floor, 2 units are accessed via a secondary lobby located at the end of the east wing, and the remaining 21 units—spanning the first to third floors—are accessed from a central lobby situated at the junction of the two wings. These upper-level units are served by a single staircase, which is entered through an external covered porch; there is no lift within the block. The existing entrance door to this lobby has a clear opening width of 940mm.

The covered porch is defined by two painted white columns and a white ceiling that wraps around a large window facing St. George's Avenue. This architectural feature serves as a focal point in the building's design.

The open entrance porch, together with the cantilevered white balconies above, accentuates the horizontal lines of the building. The interplay between solid and void in the balcony balustrades contrasts with the more utilitarian arrangement of the windows behind, creating an effective layer of visual interest.



Ground floor plan diagram showing access to units



Cantilevered volume above covered porch



View of the main entrance from St. George's Avenue



Rear facade showing access to units 9 to 12 at ground floor

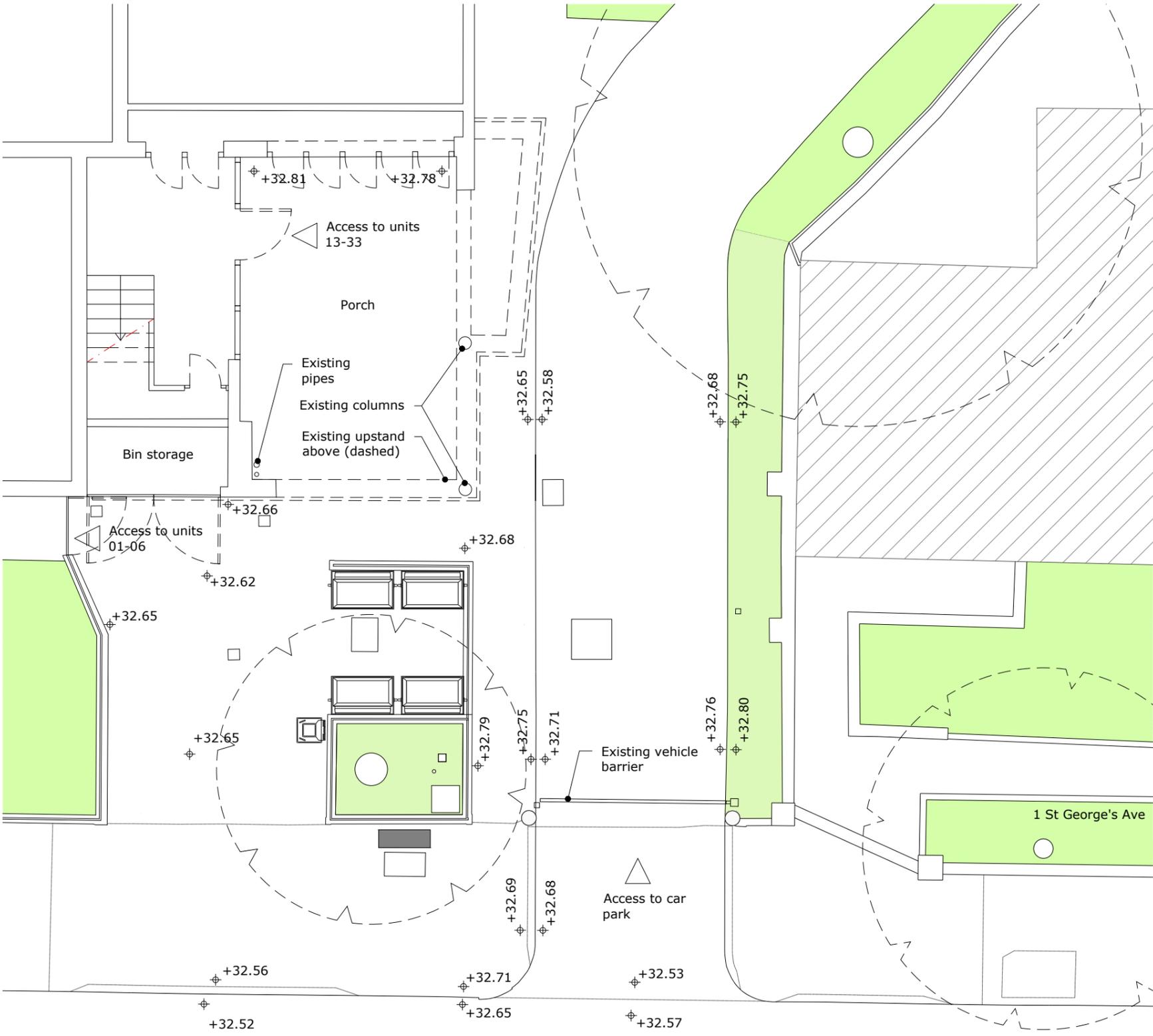
3. Existing conditions

The current communal refuse bins have been located directly in front of the entrance porch. These bins obscure the view of this space from the street and provide further cover for ASB to occur in the area generally.



Waste bins obscures views from the street
 Existing porch with access to main lobby

Views from the street towards the main lobby



Ground floor plan - existing entrance space layout

3. Existing conditions



Carlton road - approach from West



Carlton road - approach from East



South wing - view towards main entrance



East wing - independent access to Ground Floor units



Waste bins in front of main entrance



East wing - secondary lobby giving access to units 7 & 8

4. Consultations undertaken

4.1 Residents

A letter signed by 24 residents was sent to the local councillor, with a petition requesting additional security measures be installed around the estate. The letter reports anti-social behaviour taking place in the communal covered entrance space and in the less open areas of the car park to the rear.

4.2 Metropolitan police EVA

An Environmental Visual Audit (EVA) was produced by the Metropolitan Police, the main concerns reported can be seen in the extract to the right hand side of this page. Whilst the proposed design cannot address all concerns noted by local residents, the proposals do seek to address issues of 'gathering late at night, noise, drug use and people sleeping under the cover to the entrance of the block'. A full description of the design response to address these issues is provided in Section 5.

4.3 Accessibility

Islington Council's accessibility officer has been consulted during the pre-application period and Islington Architect have updated their proposals in response to queries raised during this process. A full description of the design response to accessibility issues is provided in Section 6.

The design seeks to respond positively to address the needs of users with disabilities, older residents and families with pushchairs.

4.4 Pre-planning consultation

A pre-planning application was submitted on 29/01/2025 with a response received from Islington Planning on 20/02/2025. The response supports the installation of railings and a gate to enclose the existing porch, plus relocating of the refuse bins and the vehicle barrier as a way of enhancing visibility, accessibility and safety of the entrance area, noting the proposals as "a positive step towards preserving the character and appearance of the Tufnell Park conservation area".

Proposals for installing additional gates and railings between the public realm and the accessible rear car parking space along the south wing of accommodation were found to contravene Islington's Planning Policies.

The proposed design for railings and an entrance gate below the covered porch was also considered to be designed to respect the original features of the building by setting the new elements back from the existing concrete columns, preserving the legibility of these structural elements as integral parts of the original design aesthetic.

The option with 15x50mm flat bars presented in the pre-application was considered the best suited design approach in terms of appearance.

The pre-application included colour studies, from which the dark grey/black and bronze options were considered suitable. The response requested that further information demonstrating the suitability of a chosen railing colour, substantiated with more contextual information, be submitted with the full Planning Application. Please refer to section 5: 'colour studies' of this document addressing this request.

 ISLINGTON METROPOLITAN POLICE

Wilfred Fienburgh Court Crime and Anti-Social Behaviour (ASB) Environmental Visual Audit (EVA)

Date: 21 September 2023 12:00pm

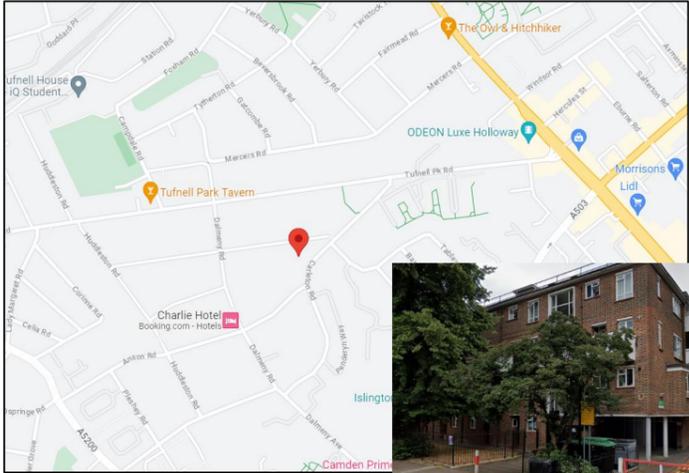
Present: Matthew Bunce (Community Safety Officer – North Cluster), Ernest Okrah (Estate Services Manager), Nerissa MCGowan (Housing Transport Officer)

I am a Community Safety Officer working within the London Borough of Islington. One of the tools used to identify risk factors, vulnerabilities and insecurities is an Environmental Visual Audit (EVA). An EVA is intended to produce detailed "Community Intelligence" to support both crime reduction and deliver other improvements to quality-of-life issues via partnership working. It is used to identify both physical changes to the environment and highlight where additional resources are needed to reduce crime, fear of crime, and repeat victimisation.

Main concerns at this location: Unauthorised parking, dumping vehicles and hiding items in the car park. Also reports of gathering late at night, noise, drug use and people sleeping under the cover to the entrance of the block and within the block (also urination within and outside the blocks). Most reports have been coming through e-mails to Community Safety and police. A letter has been sent to residents with reporting channels and we have seen reports increase since.

Wilfred Fienburgh Court is located off Carleton Road in between Tufnell Park and Holloway Road. The location covered by this EVA is shown in the below map (Map 1).

Map 1: EVA Location



1 | Page

Extract from the metropolitan police's EVA

5. Proposals

Main summary of proposed alterations

1. Install railings and a fobbed access entrance gate to securely enclose the existing porch.
2. Relocate the refuse bins to the right hand side of the vehicle access route
3. Relocate the vehicle barrier to allow refuse trucks access to the relocated refuse bins.

Relocation of refuse bins

The existing refuse bins are proposed to be relocated into a fire-rated enclosure on the west side of the entrance area, positioned against a neighboring blank brick façade. To facilitate refuse collection from this area, the current vehicle barrier for residents' parking spaces on the west side will be moved further south, which will open up the space in front of the entrance.

Relocating the bins will enhance the visibility of the entrance from the street, making it feel less enclosed, while also providing additional passive surveillance to help deter anti-social behavior.

Railings and gate

The detailed design of the railings and access gate have been developed with the following core design strategies:

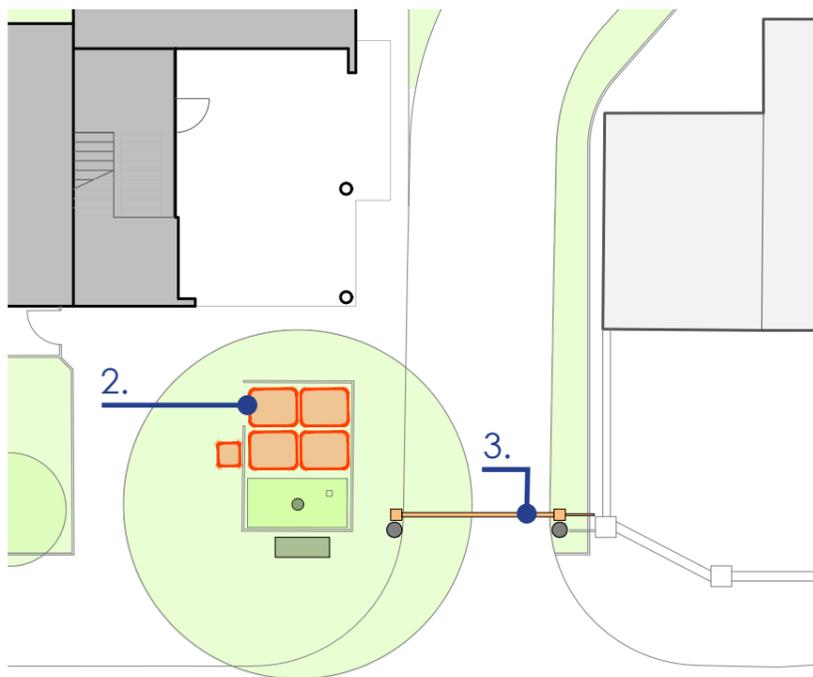
Security: The enclosure has been designed to prevent non-authorised persons from gaining access to the covered porch.

Visual clarity: Clear sightlines from the newly enclosed covered area to the external public realm have been established

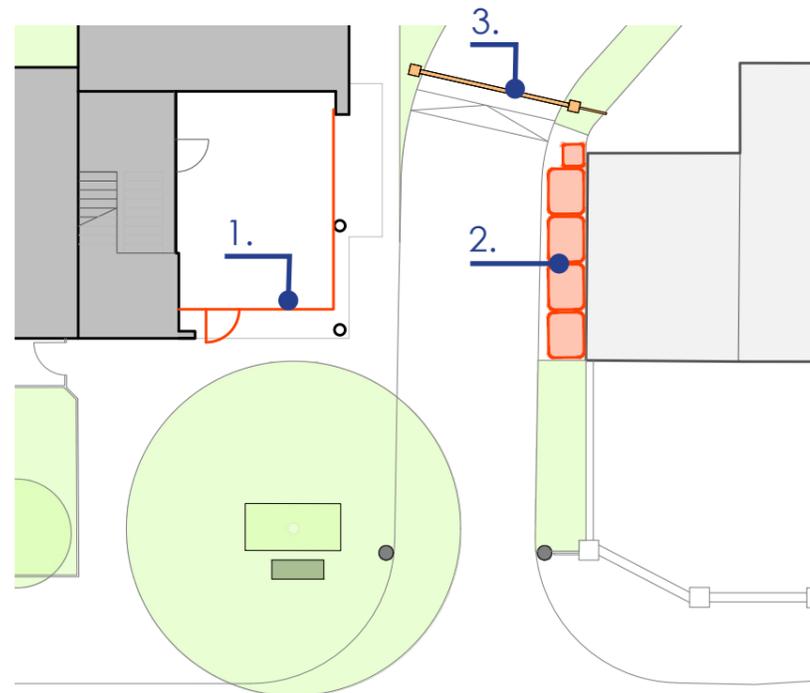
Accessibility: The access gate is easily identifiable to anyone approaching the entrance and there are no proposed level changes in the approach to the porch or within the secured area.

Aesthetics: The railing design is sympathetic to the original aesthetic of the block but is also be clearly distinguishable as an addition to historic arrangements.

Cost constraints: The proposals are in keeping with the cost constraints of the project, ensuring the scheme remains deliverable within the available budget.



Existing plan diagram



Proposed plan diagram

Legend:

1. Proposed new railings gate behind existing columns and set back from North facade by 900mm.
2. Relocation of refuse bins to the West side of the entrance area.
3. Relocation of vehicle barrier to allow waste collection.

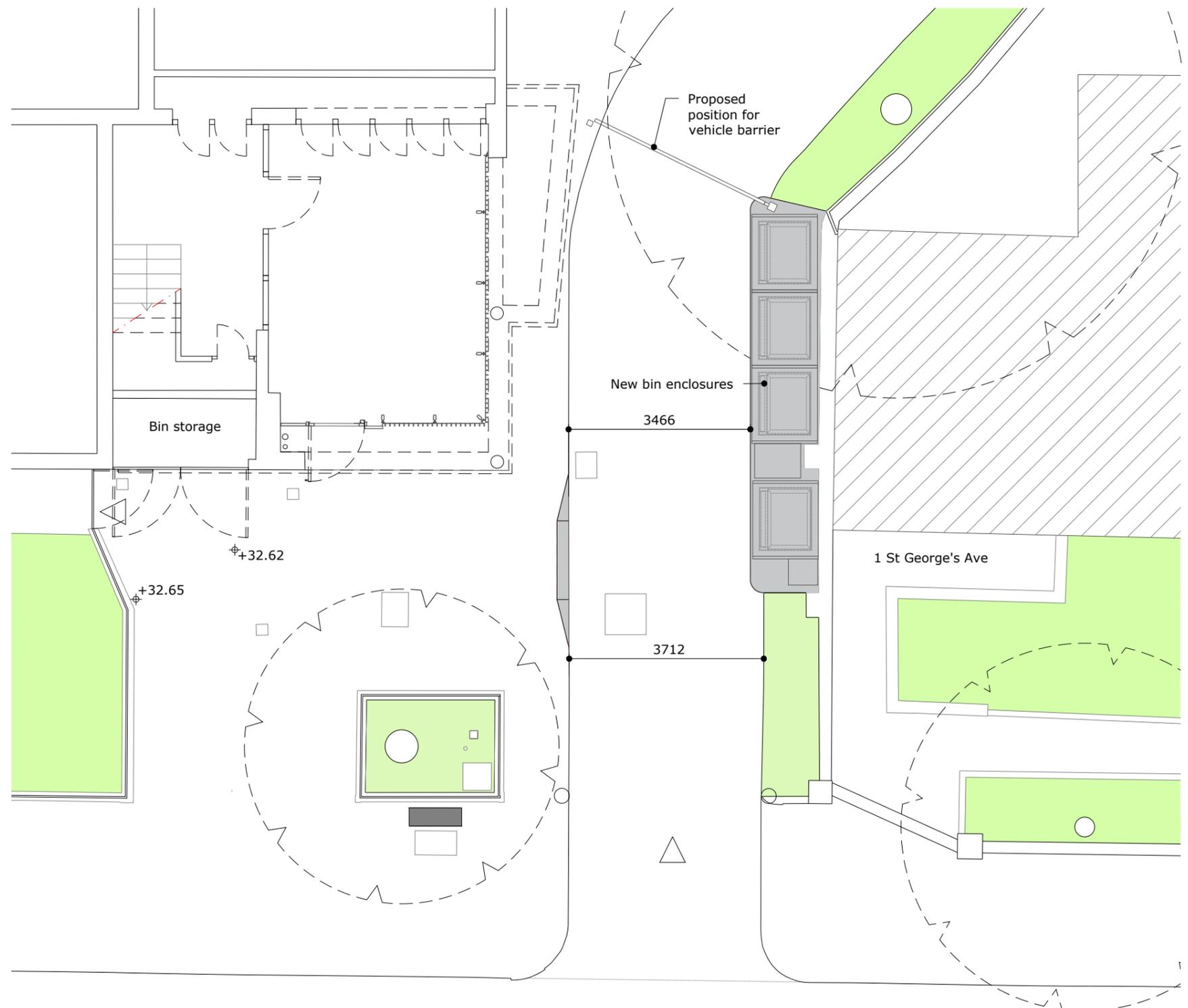
5. Proposals

Relocation of refuse bins:

The proposed location for the refuse bins is less than 6 metres from the adjacent property's entrance door, this necessitates a fire protected enclosure to the bins.

The proposed design includes for a 30 minutes fire rated Metrostor PM enclosure with capacity for the 4no 1100 bins to replicate the current bin storage capacity in front of the main entrance.

The clear depth of the proposed enclosure exceeds the current depth between the kerb and the party wall requiring this width to be increased locally, narrowing the vehicle access from 3.7m to 3.4m as illustrated in the diagram to the right hand side and drawings in appendix 01.



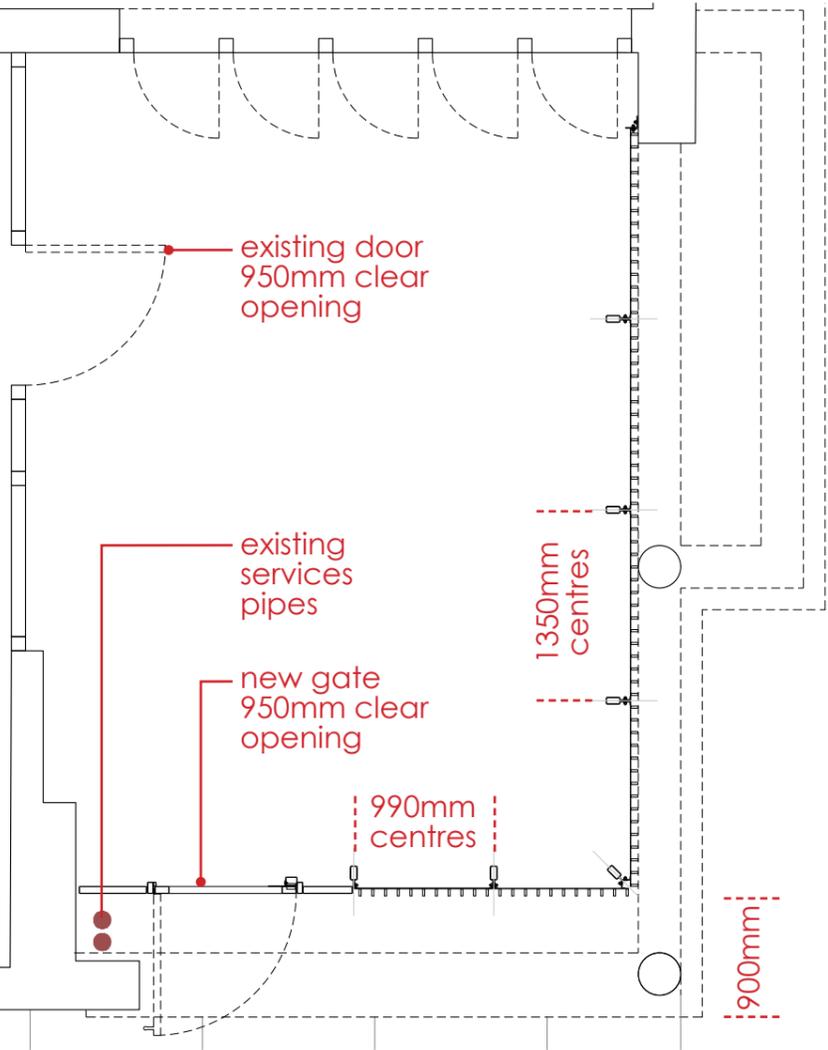
Ground floor plan - proposed entrance space layout

5. Proposals

Railings and Secure Access Gate

The new railings around the covered porch will be set back intentionally from the existing slender concrete columns and the white concrete downstand above. This design decision is made to preserve the clarity of these original features as free-standing, structural elements—key components of the building's original design aesthetic.

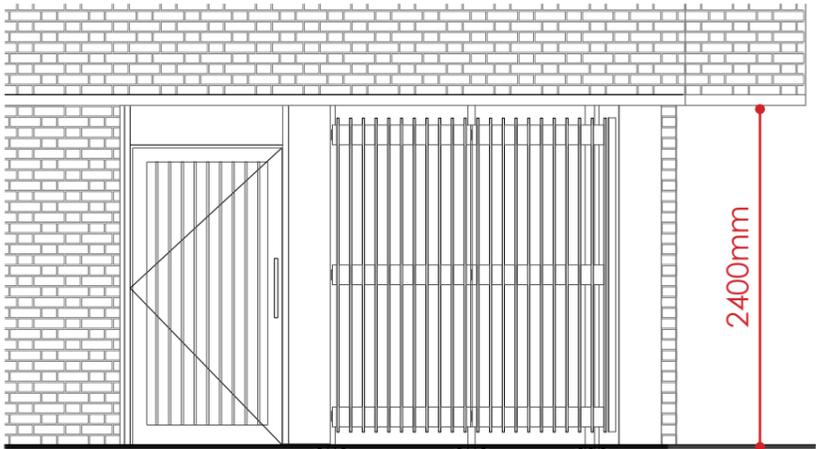
Additionally, the set-back will provide access to existing service pipes located in this corner of the building, allowing them to be serviced from outside the entrance enclosure when necessary.



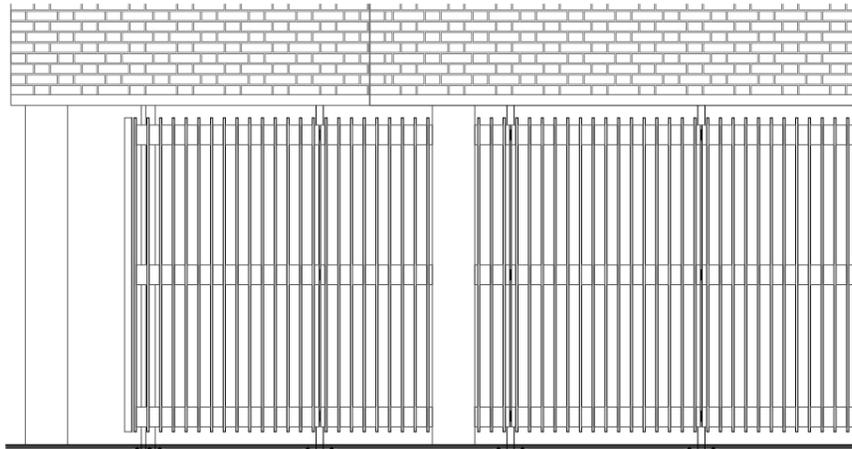
Plan 1:50



Proposed railings and gate - views



North elevation 1:50



East elevation 1:50

5. Proposals

Railings and Gates Colour Study.

Following feedback from the pre-planning application, we explored black, dark grey, and bronze options for the proposed railings and doors. The white option was ruled out, as noted in the pre-application submission and supported by LBI Planning.

In response to the pre-application comments, we carried out further investigations into colour selection, taking into account advice from LBI's Inclusive Design Officer. In line with BS 8300-2, the proposed colour scheme ensures a minimum 30-point Light Reflectance Value (LRV) difference between the door, handle, and entry system to support accessibility.

Black/Grey Option:

We tested a configuration with black-painted railings and grey contrasting elements. Although black metalwork is prevalent both on the existing building and within the surrounding historic built environment, the scale and proportion of the proposed railings—featuring larger profiles—alter the visual impact. In this context, the black option appeared too visually dominant and was deemed unsympathetic to the building's original design intent.

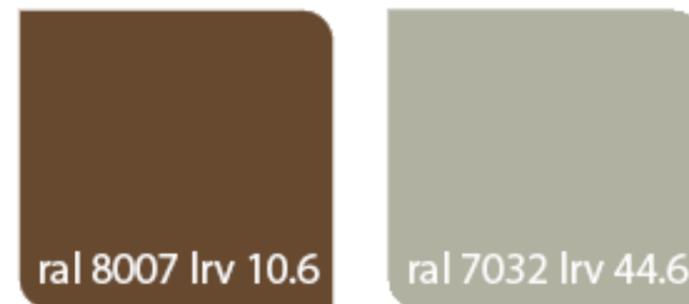
Bronze Option (Proposed):

Taking cues from the tonal variation in the surrounding brickwork, we propose RAL 8007 for the railings and surrounds, and RAL 7032 for the door. This provides a 34-point LRV difference, exceeding accessibility standards.

The door handle and entry system are specified in brushed stainless steel. This material offers both a strong visual contrast to the material finishes elsewhere and robust performance in high-contact areas, minimising wear over time.



Existing multi-coloured brickwork



Bronze colour schemes based on RAL colours with LRV difference of 34 points



Views with indicative colours

6. Accessibility

The existing routes leading to the communal entrance for access to the upper floor residential units are generally flat, with gradients below 1:40. The proposed works will not alter the existing finishes or levels on the approach to the entrance or within the enclosed space.

The entrance gate is proposed to be 950mm wide, slightly wider than the existing door to the internal entrance lobby. The entrance gate will be set back approximately 900mm from the building edge. This setback ensures that the outward-swinging gate does not extend beyond the main building line, preventing any encroachment onto the public access route. This design follows the recommendations of BS 8300 Part 2 (Design of an Accessible and Inclusive Built Environment), item 7.2. It also provides weather protection for those entering the building, as outlined in item 8.1.3 of the same BS.

The new access gate will feature a level threshold, and the opening force will comply with Approved Document Part M, requiring less than 30N from 0° to 30° and less than 22.5N from 30° to 60° of the opening cycle.



Proposed waste bin enclosure - does not require lifting the lid.

As noted above, the proposed colours for the railings, security gate and handles have been chosen to be compliant with BS8300 Items 8.1.2 and 8.5.2 with regard to visual contrast and entrance legibility.

There is an entry phone system, with fob access and an intercom system, in the current entrance door, and the proposed design will replicate this arrangement at the new security fence line i.e. there will be a new entry phone system to access the secured area below the porch and this will be linked to the existing communal front entrance door.

The existing area is very well illuminated, and this arrangement will be maintained with the proposed access arrangements: please refer to the image below showing the covered area and surrounding open space well lit in the evenings.

A new dropped kerb is proposed between the entrance area and the road to allow level access to the newly relocated communal bins.



Enhanced light at external areas, proposed relocation of waste bins to improve passive surveillance.

7. Design out Crime

As noted above, the main driver for the project is in response to residents reports of ASB taking place around their estate. In addition to securing the area below the porch and relocating the bins, the following measures are also being implemented and are outside the scope of this planning application -

CCTV: Temporary cameras have been installed with further consultation with residents regarding the installation of permanent CCTV cameras to take place after removal of the temporary units.

Relocation of the bike hanger which is currently identified as an area which attracts ASB.

The planting within the car park area will be cut back to avoid these areas being used as hiding places.

The option to install additional gates to access the back of the estate is not in line with Islington's Local Plan, Section 1.50 and Policy H1, Thriving Communities.



Temporary CCTV camera installed at access to car park

8. Fire Safety

The proposed alterations will maintain the existing fire escape strategy with the new access gate having the same fire override switch and emergency access controls that are currently installed on the existing main door. In addition, the new gate will have the same clear opening width as the existing door.

The proposed new location for the waste bins is less than six metres from the adjacent property's entrance door. The proposed bin enclosure, Metrostor PM with fire rated linings, will provide 30 mins fire protection as required.



Relocating the refuse bins will improve the setting of the conservation area.

9. Heritage Statement

Site Context and Heritage Significance

Wilfred Fienburgh Court lies within the Tufnell Park Conservation Area (CA11), where the Conservation Area Design Guidelines highlight the mid-Victorian buildings of the 1860s–70s as key contributors to the area's historic character. While Wilfred Fienburgh Court is a later 20th-century addition, its modernist design—with horizontal lines, cantilevered balconies, and a solid-void rhythm—offers a distinct layer within the area's architectural narrative.

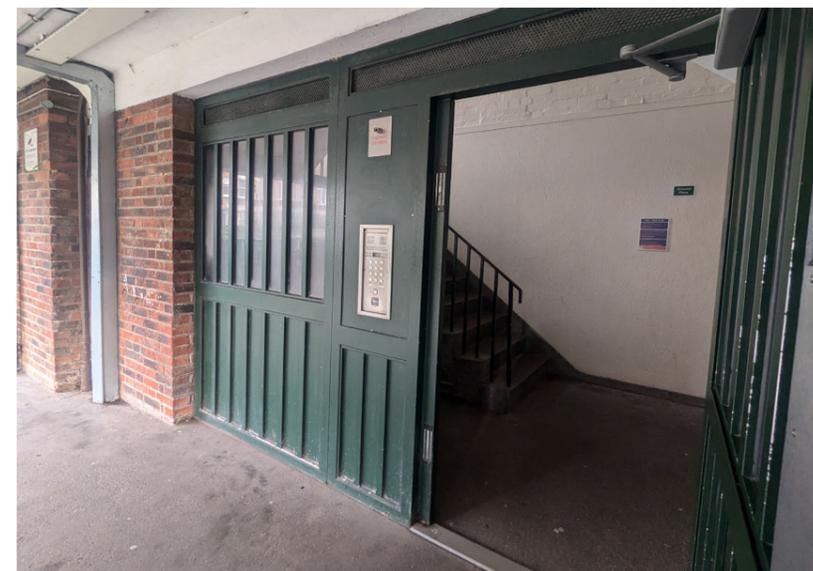
Proposals and Heritage Impact

The proposed alterations include:

A new entrance enclosure and access gate set back from the original structural elements.

Relocation of refuse bins to a fire-rated enclosure against a blank brick façade to the west.

Minor adjustment of the vehicle barrier to improve access.



New door to replicate intercom and locking mechanism linked to fire alarm in the existing door.

The enclosure is set back by approximately 900mm from the original concrete columns and downstand, preserving their visual legibility as free-standing structural elements. This respects the building's original design while introducing necessary access improvements.

Relocating the refuse bins clears the entrance area, improving both the setting of the building and its visibility from the street. This enhances the relationship between the building and the public realm while aligning with inclusive design guidance from BS 8300-2.

Public Benefit

The proposals offer clear public benefits:

Improved safety through increased passive surveillance.
Reduction of anti-social behaviour by opening up previously enclosed areas.

Maintained accessibility with level thresholds, compliant opening forces, and a clear, unobstructed route to the entrance.

Pre-Application Feedback

The scheme was developed in consultation with Islington's Planning Department, who confirmed support for the proposed design approach and materials, including railings formed from 50x15mm flat bars. The proposed colour palette and finishes were also refined following pre-application and Inclusive Design Officer feedback.

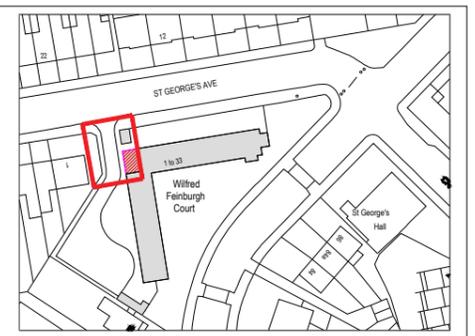
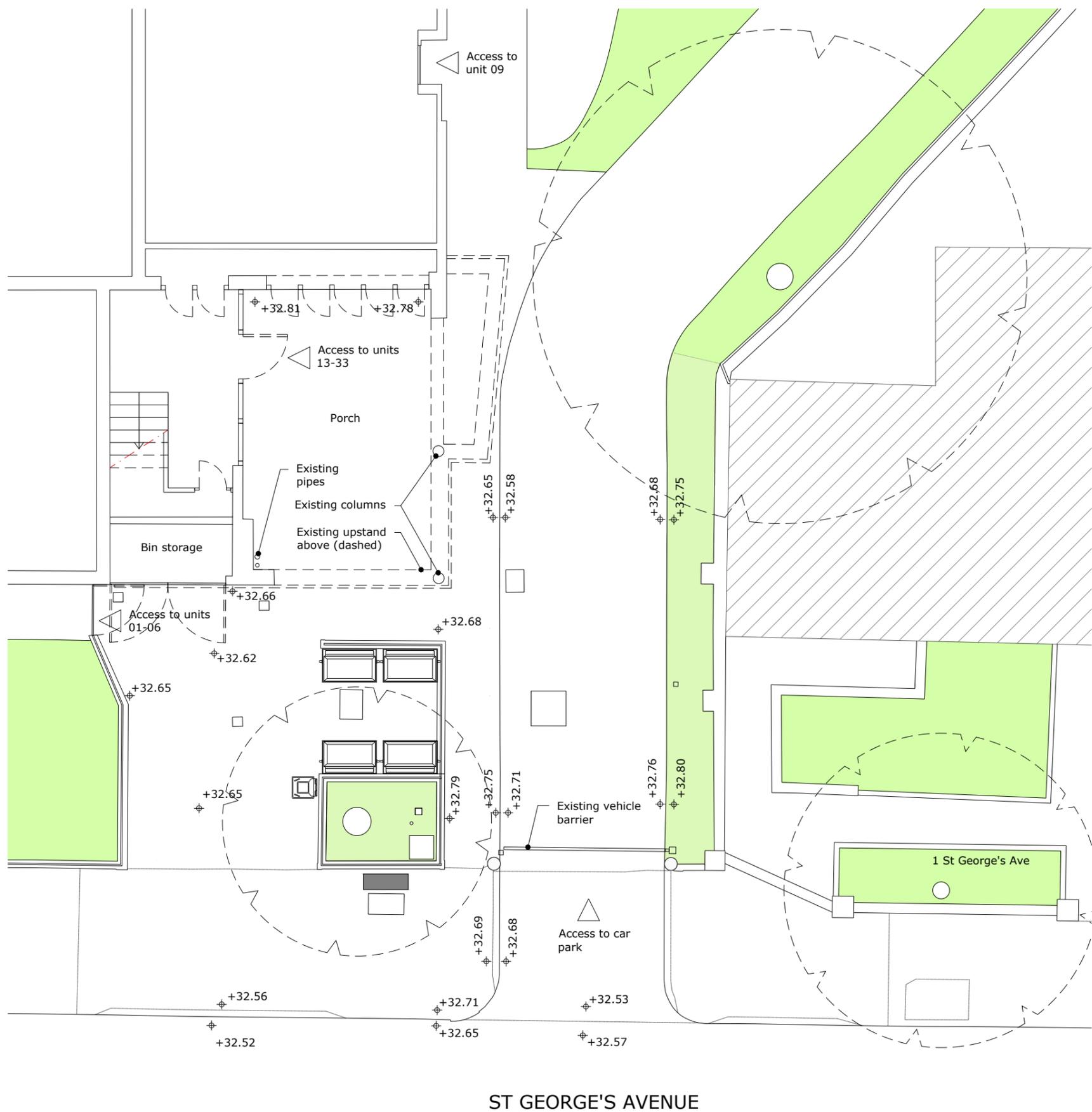
Conclusion

The proposals have been carefully designed to respect and enhance the setting of Wilfred Fienburgh Court within the Tufnell Park Conservation Area. By retaining key architectural features, maintaining accessibility, and addressing safety concerns, the scheme positively contributes to the heritage value and function of the site.

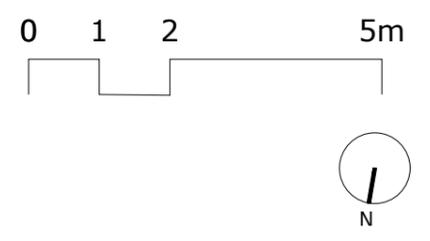
Appendix 1 - Drawings

Islington Architects
 Islington Town Hall, Upper Street, London, N1 2UD

Project: DT206 / Wilfred Feinbrough Court - Security fence List of drawings and Documents				Pre-planning submission 28/01/2025	Planning submission 11/04/2025						
Number	Title	Format	Scale	Status/revision							
General Arrangement											
Existing (0000 series)											
PRJ-ISL-BA-Z0-DR-A -0001	Location plan	A3	1:500	P0	P1						
DT168-IA-00-ZC-DR-A -0100	Existing plan - Ground Floor	A3	1:100	P0	P1						
Demolition (1000 series)											
DT168-IA-00-ZC-DR-A -1100	Demolition plan - Ground floor	A3	1:100	P0	P1						
Proposed (2000 series)											
DT168-IA-00-ZC-DR-A -2100	Proposed plan - Ground floor	A3	1:100	P0	P1						
DT168-IA-00-ZC-DR-A -2101	Proposed plan and elevations	A3	1:50	P0	P1						



key plan / 1:2000



P1	Planning application	11.04.25
P0	Preplanning application	28.01.25
rev.	description	date

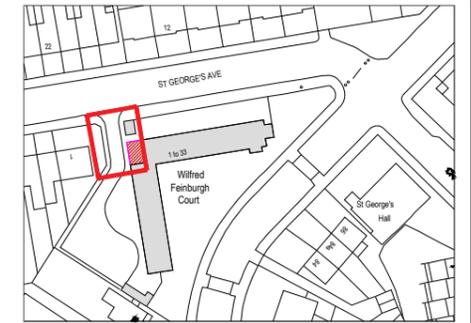
Islington Architects
 Islington Town Hall
 Upper Street, London N1 2UD

project
Wilfred Feinburgh House
 drawing title

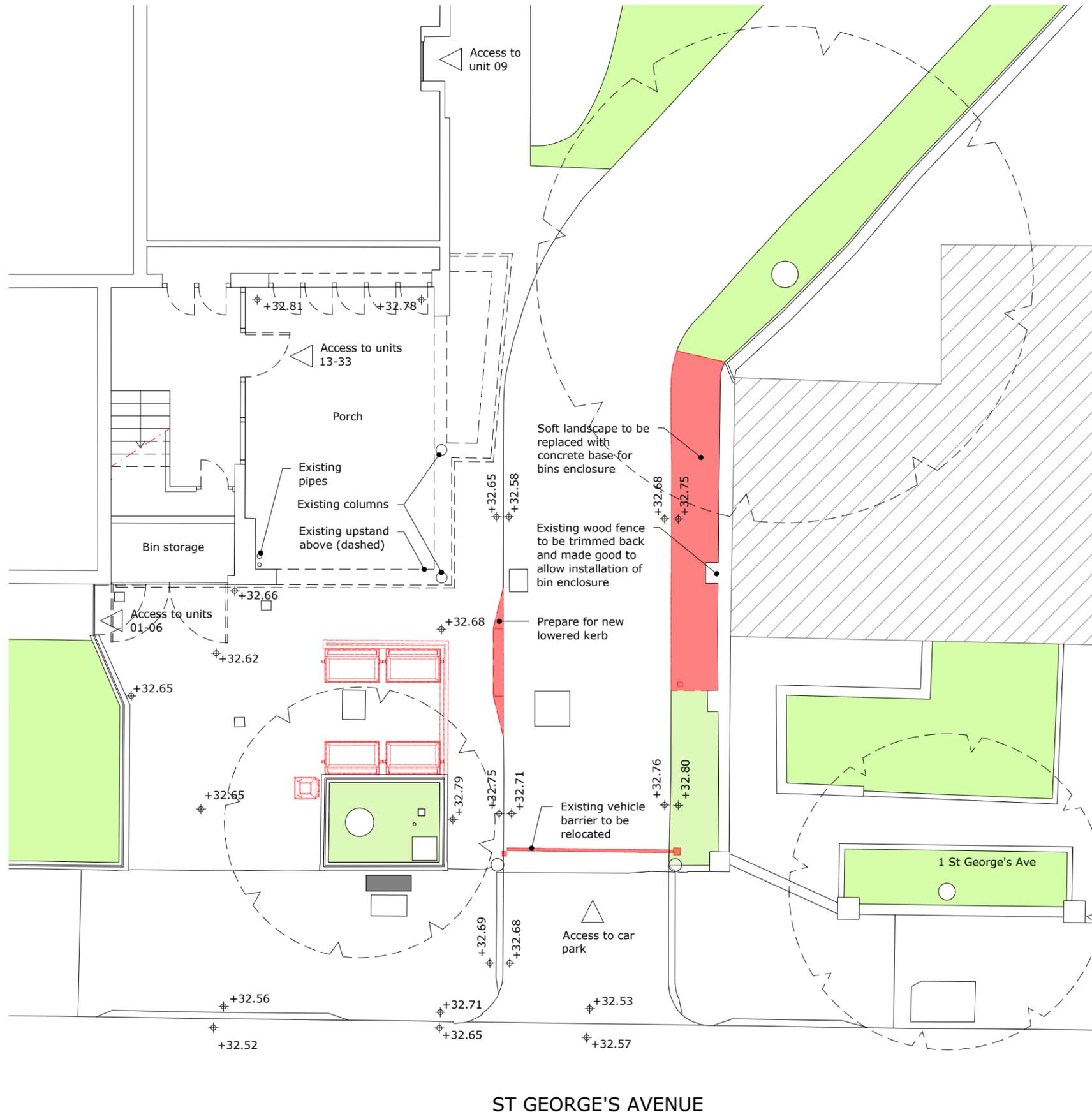
Ground Floor Existing Plan
 date 28.01.25
 scale 1:100 @ A3
 drawn by RP
 approv.by CJ

drawing no. DT206-IA-00-ZX-DR-A-0100 status **P1**

ST GEORGE'S AVENUE



key plan / 1:2000



Existing fabric to be removed / altered



P1	Planning application	11.04.25
P0	Preplanning application	28.01.25
rev.	description	date

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 Upper Street, London N1 2UD

project

Wilfred Feinburgh House

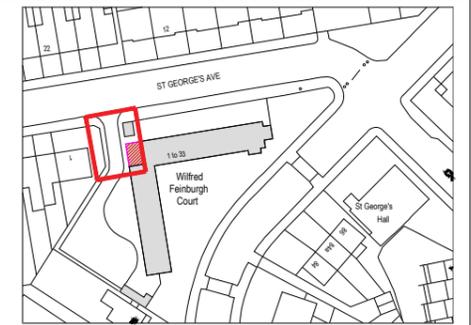
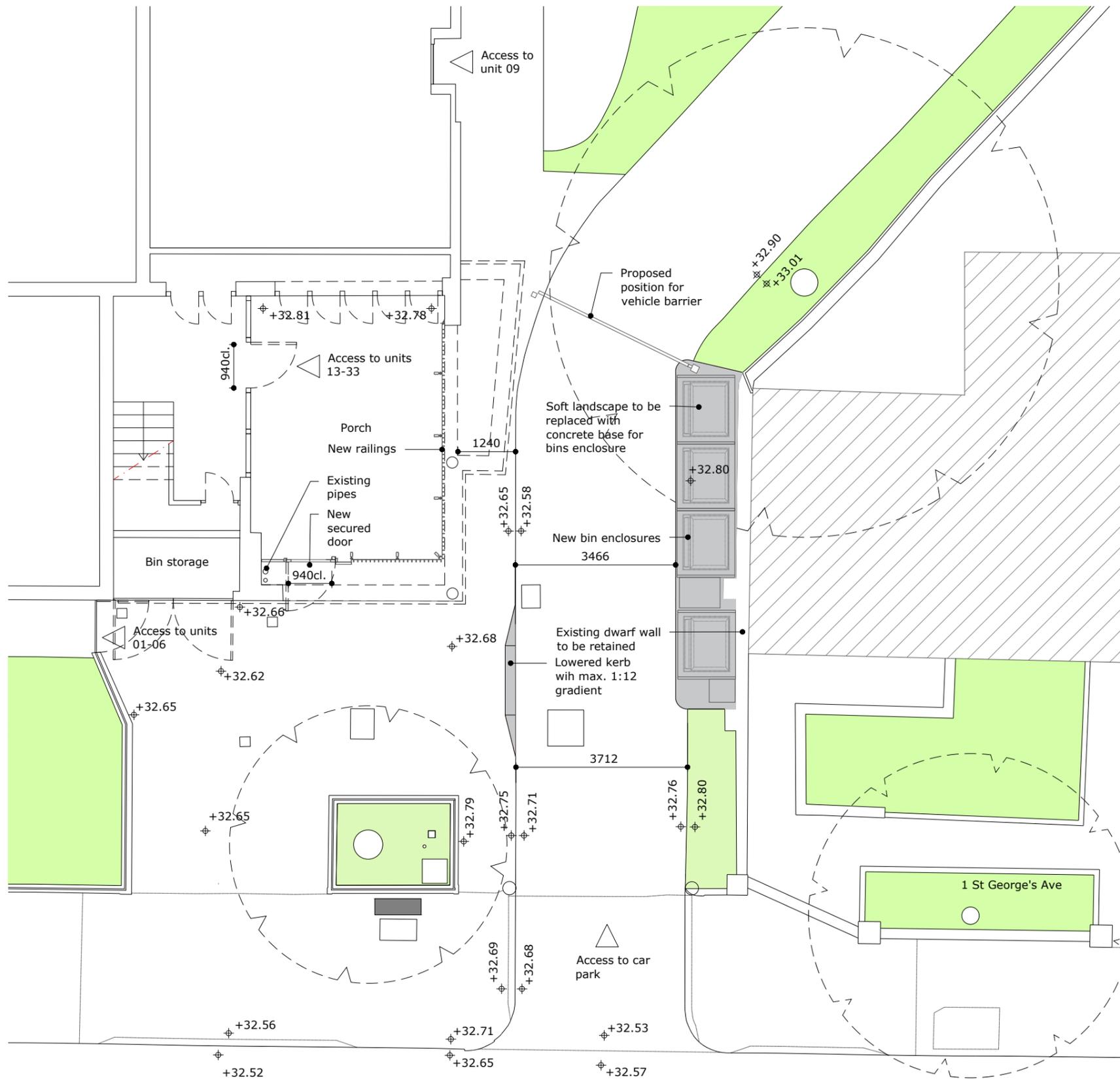
drawing title

Ground Floor Demolition Plan

date	28.01.25
scale	1:100 @ A3
drawn by	RP
approv.by	CJ

drawing no.	DT206-IA-00-ZX-DR-A-1100	status	P1
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ST GEORGE'S AVENUE



key plan / 1:2000

Existing refuse bins to be relocated:

No	Type
02	1100 litres bin - recycling
02	1100 litres bin - waste
01	360 litres bin - garden waste
01	140 litres bin - organic waste



P1	Planning application	11.04.25
P0	Preplanning application	28.01.25

rev.	description	date

Islington Architects

Islington Town Hall
Upper Street, London N1 2UD

project

Wilfred Feinburgh House

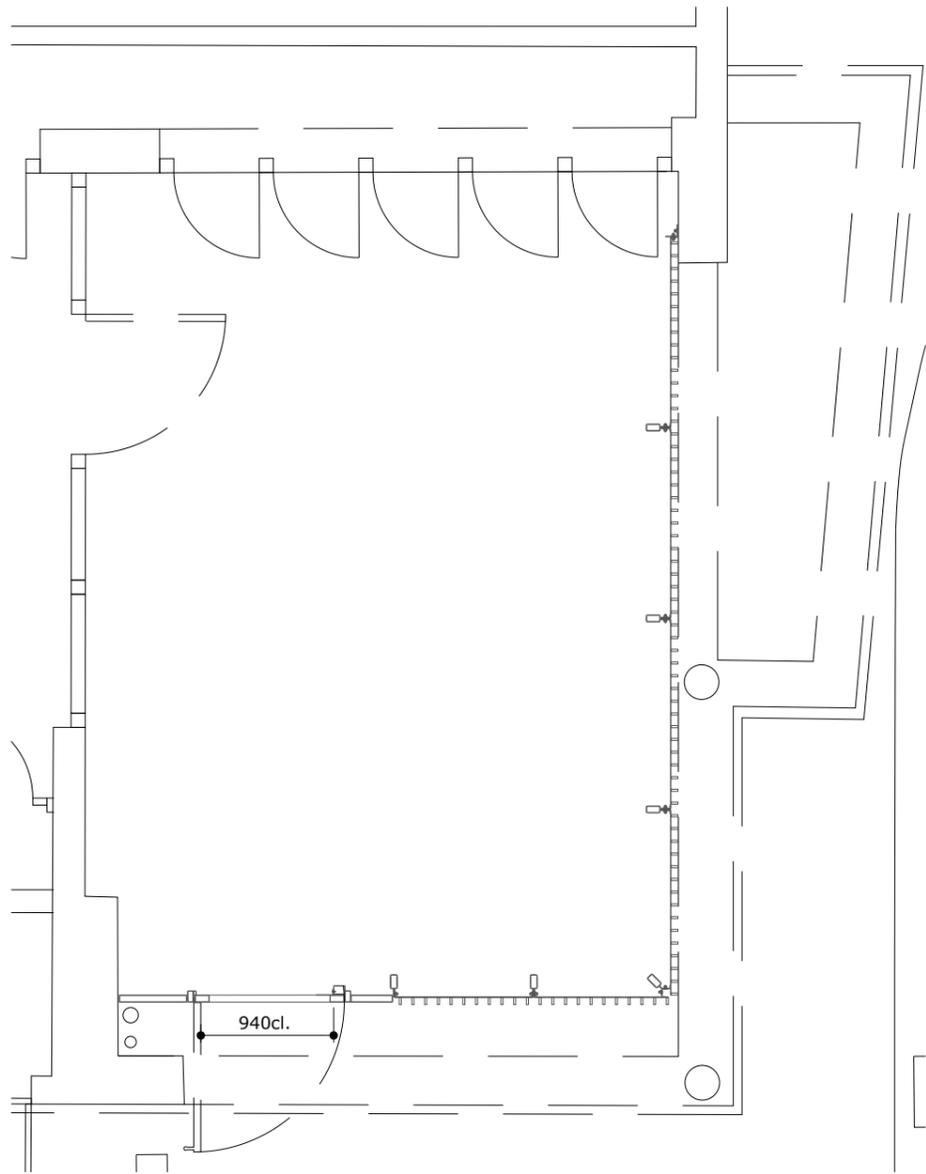
drawing title

Ground Floor Proposed Plan

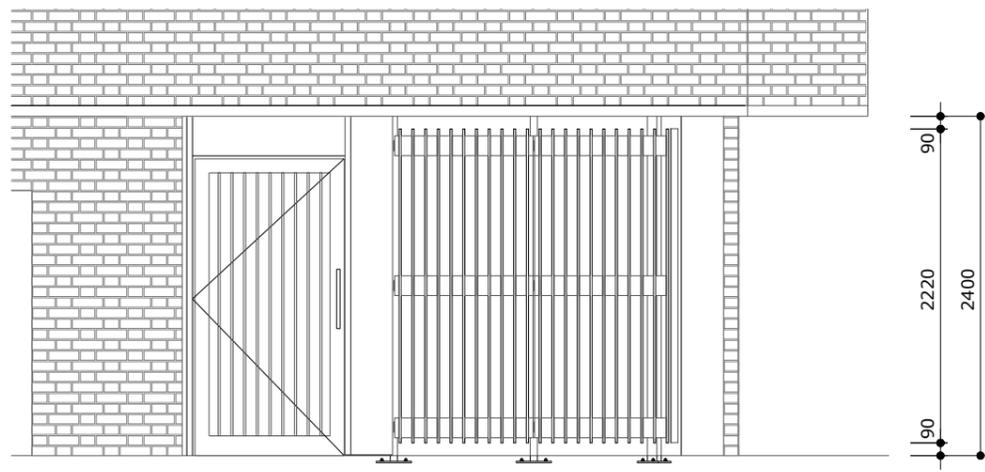
date	28.01.25
scale	1:100 @ A3
drawn by	RP
approved by	CJ

drawing no.	DT206-IA-00-ZX-DR-A-2100	status	P1
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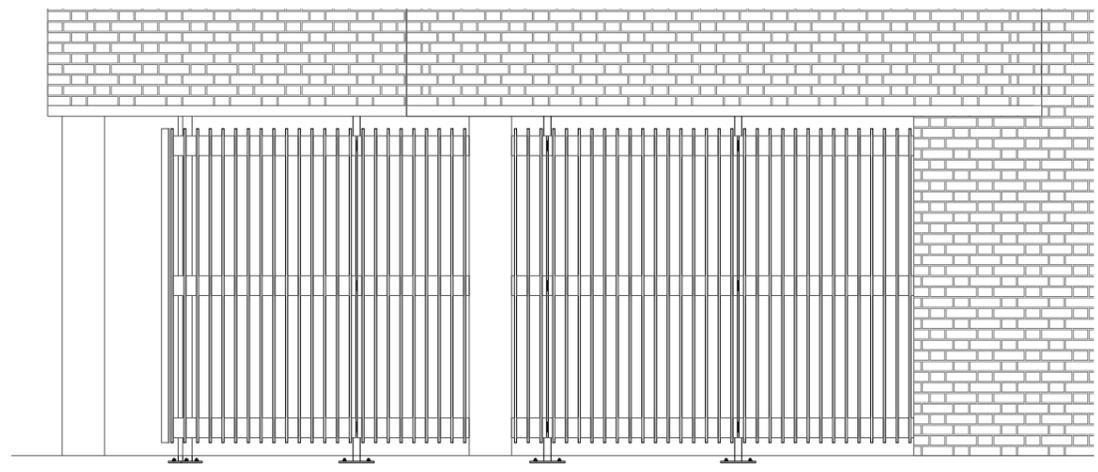
ST GEORGE'S AVENUE



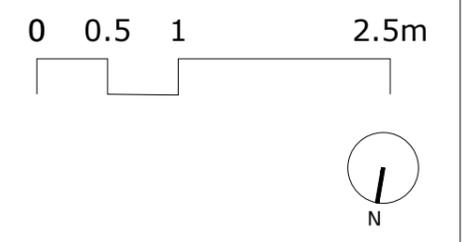
01 Ground floor plan 1:50
Proposed layout



02 North elevation 1:50
Proposed layout



03 West elevation 1:50
Proposed layout



rev.	description	date
P1	Planning application	11.04.25
P0	Preplanning application	28.01.25

Islington Architects
Islington Town Hall
Upper Street, London N1 2UD

project
Wilfred Feinburgh House
drawing title

Proposed Plan and elevations

date	28.01.25
scale	1:50 @ A3
drawn by	RP
approv.by	CJ

drawing no. DT206-IA-00-ZX-DR-A-2101 status **P1**

Appendix 2 - Sustainable Design And Construction Statement

SDCS for minor applications:

Site address:

Wilfred Fienburgh Court, Carleton Road, London, N7 0EX

1. Minimising greenhouse gas emission:

The proposed works are limited to the relocation of waste bins and construction of a fence around the building's existing covered entrance. As such, the proposed works will not alter the gas emissions related to running the building.

Be lean: Use less energy:

Not applicable

Be clean: Supply energy efficiently:

Not applicable

Be green: Renewable energy:

Not applicable

2. Avoiding overheating:

Not applicable

3. Circular economy: Designed to last, to be reused and to minimise waste:

The proposed fence is proposed to be built with standard sizes steel components. These are durable and recyclable, contributing to the circular economy. The recycled content in the steel elements are around 90% The proposed enclosure to the bins also have a steel frame.

Will 10% or more of all materials be from recycled or reused content?

Yes

How has the proposal been designed for flexibility and adaptability?

The proposed design allows for easily demounting and recycling the metal railings without damaging the existing building's fabric, should this be desirable due to change of environmental conditions in the future.

How has the use of sustainably sourced, low impact and recycled materials, using local suppliers been maximised?

This will be included in the scoring system for the tender process.

4. Protecting air quality:

Not applicable

5. Water:

Will proposals impact on how surface water will run off the site?

No

6. Biodiversity and landscape design and trees:

Minimise impacts on existing planting:

The proposed works will have no impact on existing planting.

Incorporate robust planting design for biodiversity:

Not applicable

Provide suitable new habitats and microhabitats:

Not applicable