

**Design and Access Statement
Including Photographic Survey**

Planning Consent for:

1 Bedford Road, London N8 8HL

Prepared by Easton Design Office
29th October 2022

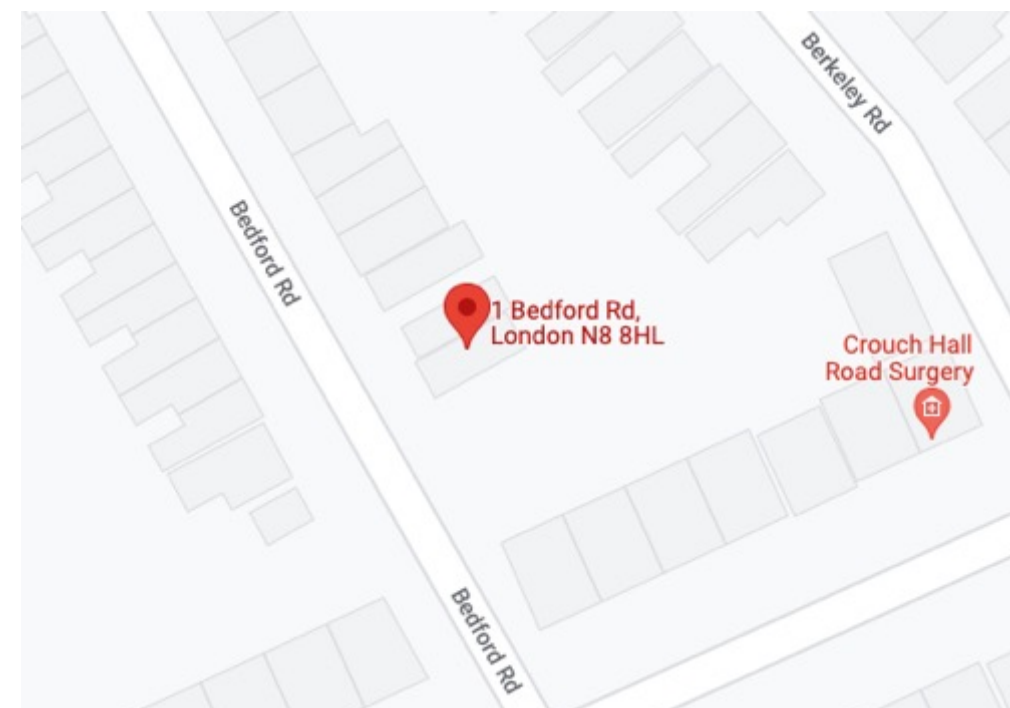


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1.0 Introduction:

- 1.1 This statement has been prepared to accompany the full planning application for 1 Bedford Road, London, N8 8HL
- 1.2 The property is not listed. The property lies within Crouch End Conservation Area.
- 1.3 The property is a ground floor flat with private rear garden within a converted house..
- 1.4 The proposals consist of the construction of new single storey rear and side extension to accommodate an enlarged kitchen/dinning/living area, bedroom and ensuite, whilst maintain a generous sized garden.
- 1.5 The Proposals follow receipt of pre-app advice from LB Haringey.



Map of area



Aerial View of property

2.0 Site Location and Surrounding Context

- 2.1 The site is occupied by a two storey, end-terrace house which has been converted into 2 self contained flats.
- 2.2 This property sits on the south-eastern side of Bedford Road. The surroundings are residential in character, being predominantly made up of other residential terraces.
- 2.3 The property is a self-contained dwelling with the existing ground floor compromised of a living, kitchen, bedroom and bathroom.
- 2.4 The private rear garden is accessed via the flat only from two rear doors. The garden is large and contained by a boundary fence to all sides. There is no side access.
- 2.5 The adjoining properties were built in the same era of development and share similar architectural characteristics, although it should be noted each property varies slightly with regards to fenestration to the front and rear facades, presence of bays and internal architectural detailing. The adjacent properties are all in residential use.
- 2.6 Bedford Road is a two-way, exclusively residential street with parking on both sides.
- 2.7 It does not sit within a flood zone or archeological zone of importance.



Aerial View of rear gardens

3.0 Heritage Statement

- 3.1 The Crouch End Conservation Area Character Appraisal notes that Bedford Road maintains many of its original features including four original cast iron lamps, gutters, granite kerbstones and granite setts to the entrances of the street. The character of this row of terraces is improved as a result of several mature and young trees.
- 3.2 This row of terraces is generally constructed primarily of red brick with white painted banding and mostly slate roofs. They also feature prominent square bay windows with white painted banding and shaped gables, with arched recessed front doors and decorated surrounds to the front elevations.
- 3.3 The proposals within this application are designed to ensure there is no detrimental harm to the character of the building and ensure the original house maintains its original form and reference to it as much as possible.



Aerial View of rear gardens

4.0 Proposals

- 4.1 Externally the existing property remains largely unchanged and a uniform example within the row of terraces.
- 4.2 The front elevation is in generally good condition with original characteristics and features intact.
- 4.3 No alterations are proposed to the front elevation.
- 4.4 The side and rear garden is self contained and accessed only by the ground floor flat.
- 4.4 The height of the fencing, which encloses the garden on all sides, gives a high level of privacy at ground level.
- 4.5 The garden itself features a paved, tiered terrace area immediately behind the property, with a small patch of mature lawn at the lower level.
- 4.6 The ground floor comprises a bedroom to the front and kitchen, living and bathroom to the rear. The proposal will add one bedroom and create a larger living space.
- 4.7 The ground floor flat is accessed via a private entrance through a shared hallway. No changes to this arrangement are proposed.
- 4.8 The proposals seeks to maintain the existing buttress wall to the side elevation of the property and construct a new side extension compromised of a utility and ensuite room which infills the spaces between them. The proposal seeks to remove part of the existing external wall between these to create two openings that connect to the existing kitchen and bedroom, respectively.
- 4.9 The rear living room and kitchen provides access to the private rear garden.
- 4.10 The rear and side extension will be brick to match existing. Concrete coping stones to the party walls. All flashings to be lead with singly ply membrane roof finish.
- 4.11 The scale, design and use of the materials will not impact on the visual amenity of the street scene and are in keeping with the character and high architectural quality of the house and surrounding properties in the Conservation Area. It will also add to the potential of the house and make a valuable contribution to the local housing stock.

5.0 Access Statement

- 5.1 The property is currently accessible from the public footpath via the ground floor entrance. No changes are proposed.
- 5.2 The property has a private rear garden which is only accessible via the property.
- 5.3 The proposal does not impact the current access into or out of the existing property, which will remain as the original plan form.



View from rear garden

6.0 **Planning Context**

6.1 Pre-application advice was sought and has been summarised below.

Design Layout and Heritage:

The proposed rear extension depth along the boundary would add significant bulk however, it is noted this is limited to the ground floor only. Additionally, this infills a modest gap between an already approved side extension (HGY/2021/2769) and boundary wall. Furthermore, the use of a pitched roof helps minimise the impact by helping it become a subordinate feature.

Maintaining the buttresses that protrude from the southern elevation are to be retained to protect the character of the building. Additionally, the proposed material choice of matching brick will help the extension match its surroundings further decreasing any visual impact.

Neighbour Amenity:

To protect neighbouring outlook from the gardens of adjoining properties along Crouch Hall Road, the extension eaves should be reduced. Subject to a reduction in eaves height, there would not be any harm to the condition of light and outlook. In addition to the buttresses at the side of the house it is viewed that the infill side extension should not be built up to the boundary. As the rear extension extends 1m along the boundary, there would be a negligible impact on amenity.

Conclusion

In summary, the proposed extension would be of acceptable design, with the character and appearance of the host building, the surrounding area and the CA not adversely impacted and preserved.

Officers do have some concerns regarding the increased depth of the ground floor rear projection. It is advised that the applicant considers reducing the height of the extension to protect neighbouring outlook from the gardens of adjoining properties along Crouch Hall Road.

7.0 **Pre-Planning Response**

7.1 The proposals have been updated to reduce the eaves height to the maximum suggested to allow for a viable internal room height and to protect neighboring outlook.