



Design and Access Statement

6 Clifton Road
London
N8 8HY



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Revision	Issue Date	Reason for Issue	Check
-	04.11.2022	Client Comment	KA





Existing site (Google Earth image)

1.0 Introduction

1.1 Summary

This document forms a Design and Access Statement to support the documents and drawings for the following proposed works:

Replacement of existing extension to terraced house and installation of double glazing to front and rear elevation for like to like.

1.2 Context

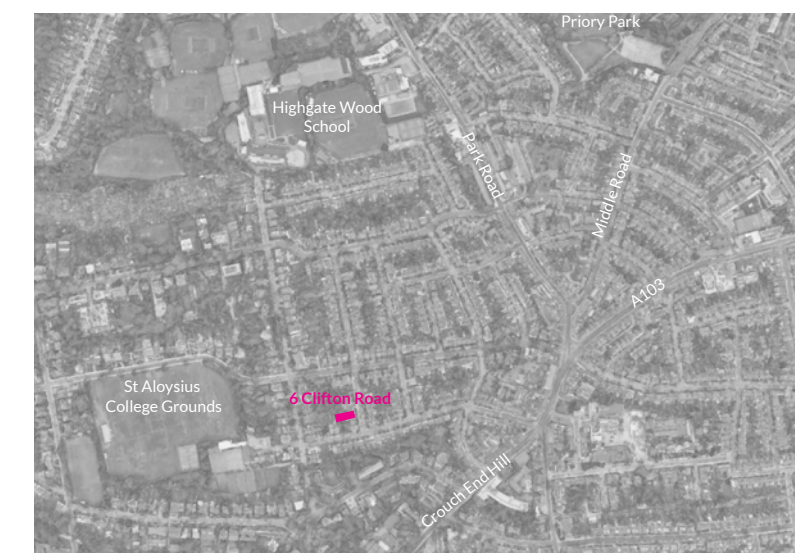
6 Clifton Road is a three storey terraced house located in the London borough of Haringey.

The property is located on the residential street of Clifton Road near its intersection with Coleridge Road.

The house is located within the Crouch End conservation area but is not listed.

1.3 Planning Context

The proposals seek to replace an existing rear extension to the property, which was granted planning permission in 1982 to be used as a Chiropody Surgery, (Reference: OLD/1982/0222), as well as replace the existing windows at the front and the rear with like for like double glazing windows.



Site location map (Google Earth)

2.0 Site Context

2.1 Existing House

6 Clifton Road is a terraced house on the southern end of Clifton Road, close to the junction with Coleridge Road.

The front elevation is exposed red brickwork with traditional sash windows in painted white timber. Reveals to the windows and front door are ornate and sculptural.

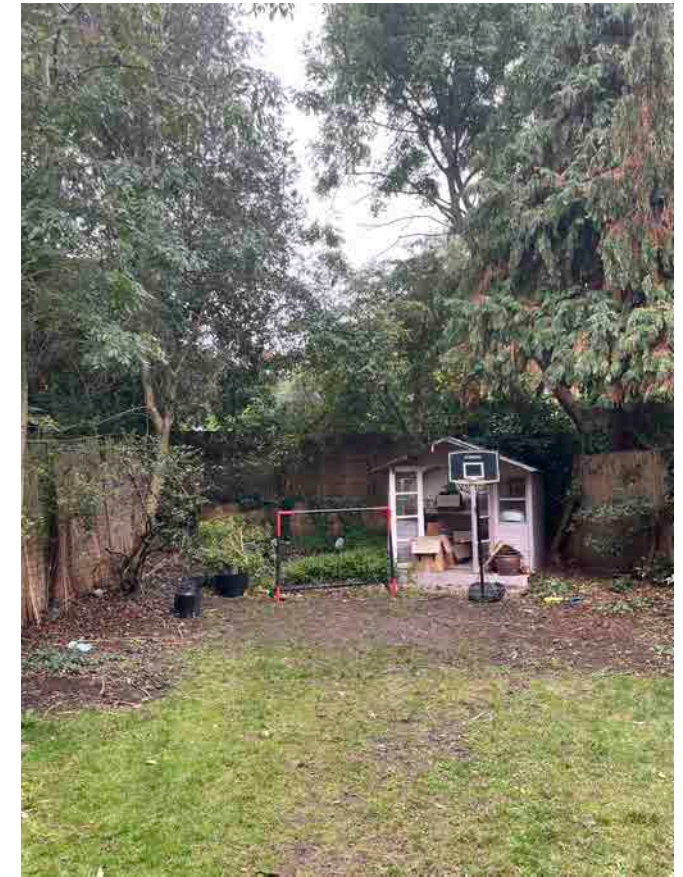
The rear elevation is similar with exposed red brickwork and white sash windows. The rear extension was constructed around 1982 and forms a pitched roof single storey extension with render facade in grey. Large panes of glass differentiate the extension as modern in character.



6 Clifton Road - View from street



6 Clifton Road - View from behind showing modern extension



6 Clifton Road - View of garden towards back of site



6 Clifton Road - Google Street view showing house (pink) in surrounding context

2.0 Site Context

2.2 Clifton Road

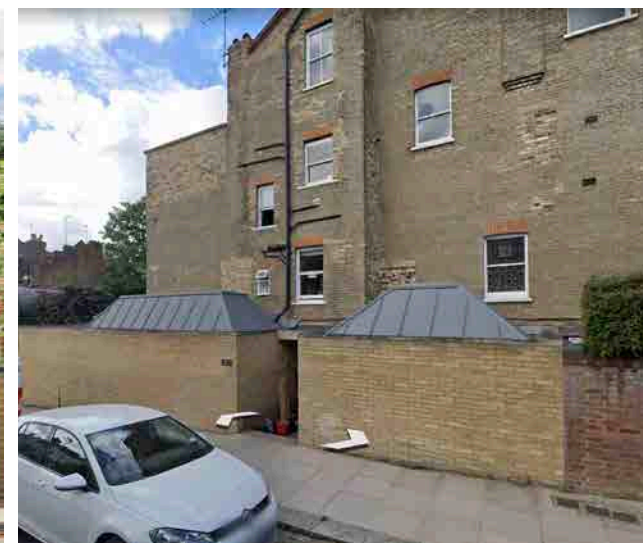
The other houses on the street follow the same style, materials and proportions as 6 Clifton Road. The exception is the modern styled house at 14A Clifton Road which uses blackened timber cladding and black brick.

Towards the intersection with Crouch Hall Road the houses switch the London stock brick with a lighter yellowish tone and rise to four storeys. Some houses have side extensions to the street with single ply sheet metal roofing.

06.6 - 6 Clifton Road



14A Clifton Road - Modern house



7 Crouch Hall Road - Standing seam roof extension

2.0 Site Context

2.3 Nearby Extensions

Clifton Road contains a large number of rear extensions. Each house on this side of the road features an extension, most built recently.

Most of these extensions are predominantly modern in nature, with glazed doors, rooflights and flat or standing seam roofs. 4 Clifton road has the same extension as the proposed one on this application, as shown below.



Aerial view (Google Earth) showing extension at 6 Clifton Road with surrounding extensions (orange)



Modern extensions at 10 and 12 Clifton Road



Timber clad extension to 12 Clifton Road with large glazed doors



Render extension at 4 Clifton Road with bifold doors

3.0 Conservation Area

3.1 Crouch End Conservation Area

6 Clifton Road is located within the Crouch Hall Park Sub Area of the Crouch End Conservation Area. The house itself is not listed but is noted as a Positive Contribution Building.

The Conservation Character Appraisal describes the southern end of Clifton Road as follows:

"Nos. 1 to 13 (odd) and Nos. 2 to 14 (even), at the southern end of Clifton Road are terraces of uniform dwellings constructed of red brick with white painted window and door surrounds. Their front elevations are dominated by canted bays at ground floor level and prominent dormer windows set within their slate roofs."

Conservation Area No.5 Crouch End, Conservation Character Appraisal, Haringey Council, P94

3.2 Article 4 Directions

There are no Article 4 Directions within the Crouch End Conservation Area

3.3 Design Approach

The proposals are based on the following approach:

- The rear extension will not be visible from the streetscape
- The rear extension replaces an existing modern extension and do not remove any existing heritage features
- The existing sash windows are proposed to be replaced with double glazed replicas

3.4 Conservation Policy

Relevant conservation area policy in respect to rear extensions is as follows:

13.38 Policy CSV5: Alterations & Extensions in Conservation Areas:-

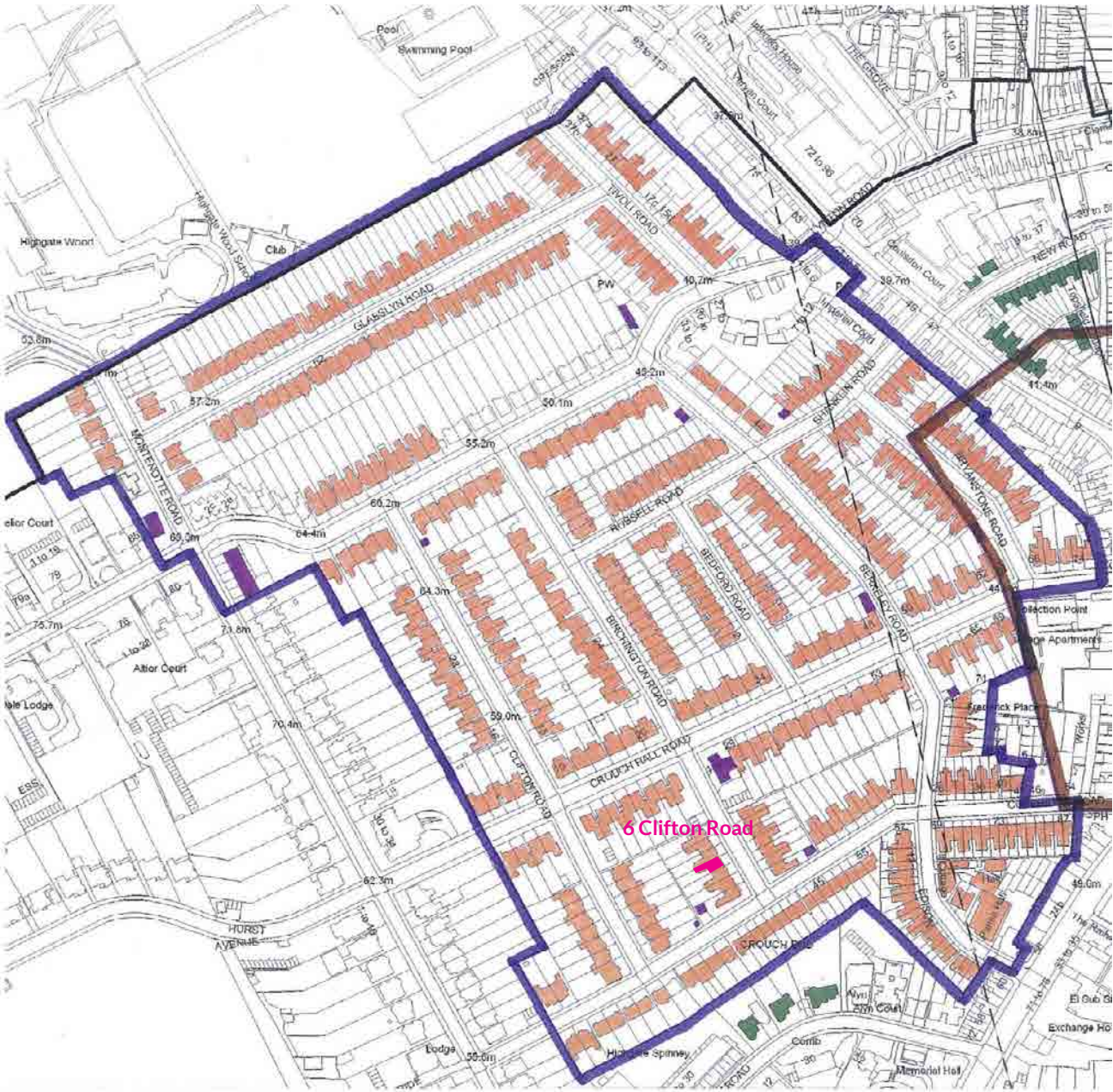
"The Council will require that alterations or extensions to buildings in Conservation Areas:

- a) preserve or enhance the character of the Conservation Area;*
- b) retain or reinstate characteristic features such as doors, windows or materials of buildings.*

Furthermore the Development Control Issues of the Conservation Character Appraisal states:

"There may also be a pressure to enlarge and extend existing dwellings to the rear or into the roof space. Front dormers should be avoided where they are not part of the character of the existing street and careful consideration should be given to the effect of rear dormers and extensions in locations where there are views across rear elevations from nearby streets."

Conservation Area No.5 Crouch End, Conservation Character Appraisal, Haringey Council, P166



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Sub Area Boundary and Heritage Assets Appraisal

	Sub Area Boundary		Local Listed Building of Merit
	Archaeological Priority Area		Positive Contribution Building
	Strategic View Corridor & Wider Setting		Detractor

Sub Area 6: Crouch Hall Park

Extract from Conservation Character Appraisal from London Borough of Haringey. 6 Clifton Road is shown in pink



Google Earth image of the Crouch End Area with 6 Clifton Road shown in pink

4.0 Local Context

4.1 Transport and Highways

Clifton Road operates a Residents Permit Parking scheme. The house has no off-street parking.

Clifton Road is located near the centre of the Crouch End area which is home to many cafes, restaurants and shops. A number of bus routes travel through the area.

The nearest underground station is Highgate on the Northern Line which is a 15 minute walk. The Crouch Hill Overground station is 17 minutes walk and the Hornsey Rail station is 22 minutes walk.

4.2 Tree Preservation Order

The proposed extension does not extend further than the existing. No trees are proposed to be removed on the site.

4.3 Contamination Risk Assessment

The current and historical use of the site as a residential area suggests that the risk of contamination is low. A contamination risk assesment is therefore not proposed.

4.4 Archaeology

Due to the relatively recent development in the area it is assumed that there will not be any archaeology of interest to disturb. There is no significant excavation as part of the proposals.

4.6 Landscape and Ecology

The proposals have no impact on any nearby parks or SSSIs. The improvements to the garden will seek to provide decorative planting around the extension.

4.7 Flood risks

Haringey is not currently considered to be an area at high risk of flooding.

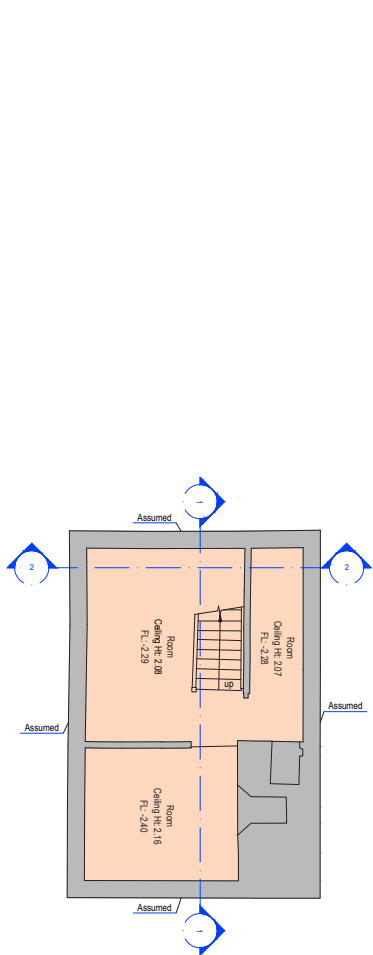
5.0 Existing Design

5.1 Existing Building - Plans

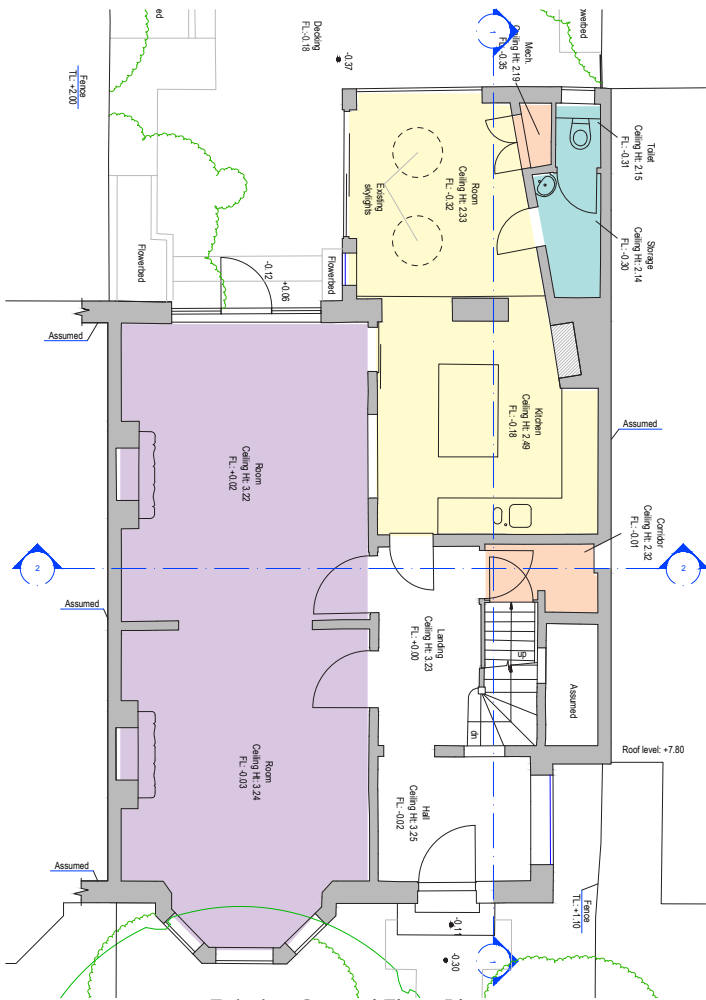
The existing building consists of three stories plus a basement level.

The modern extension at the rear has extended the kitchen area into the garden and added an additional WC and dining. The original footprint of the house is still visible in the wall which divides the kitchen from the rear extension. The existing head height of the rear extension is compromised at 2,1m.

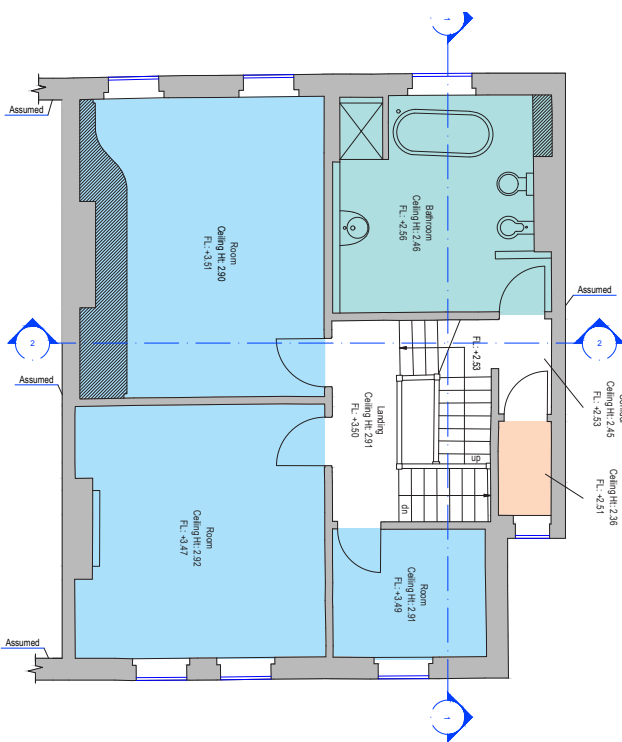
- Bedroom
- Bathroom
- Kitchen
- Living
- Utility



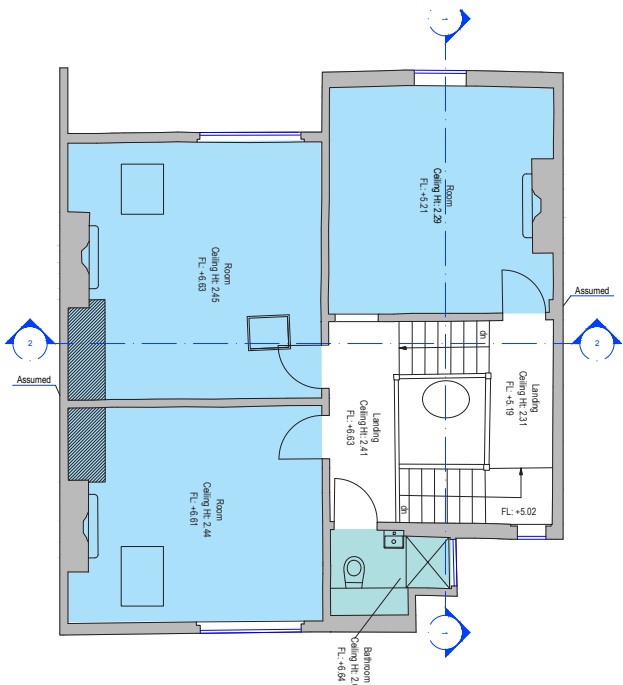
Existing Basement Plan



Existing Ground Floor Plan



Existing First Floor Plan



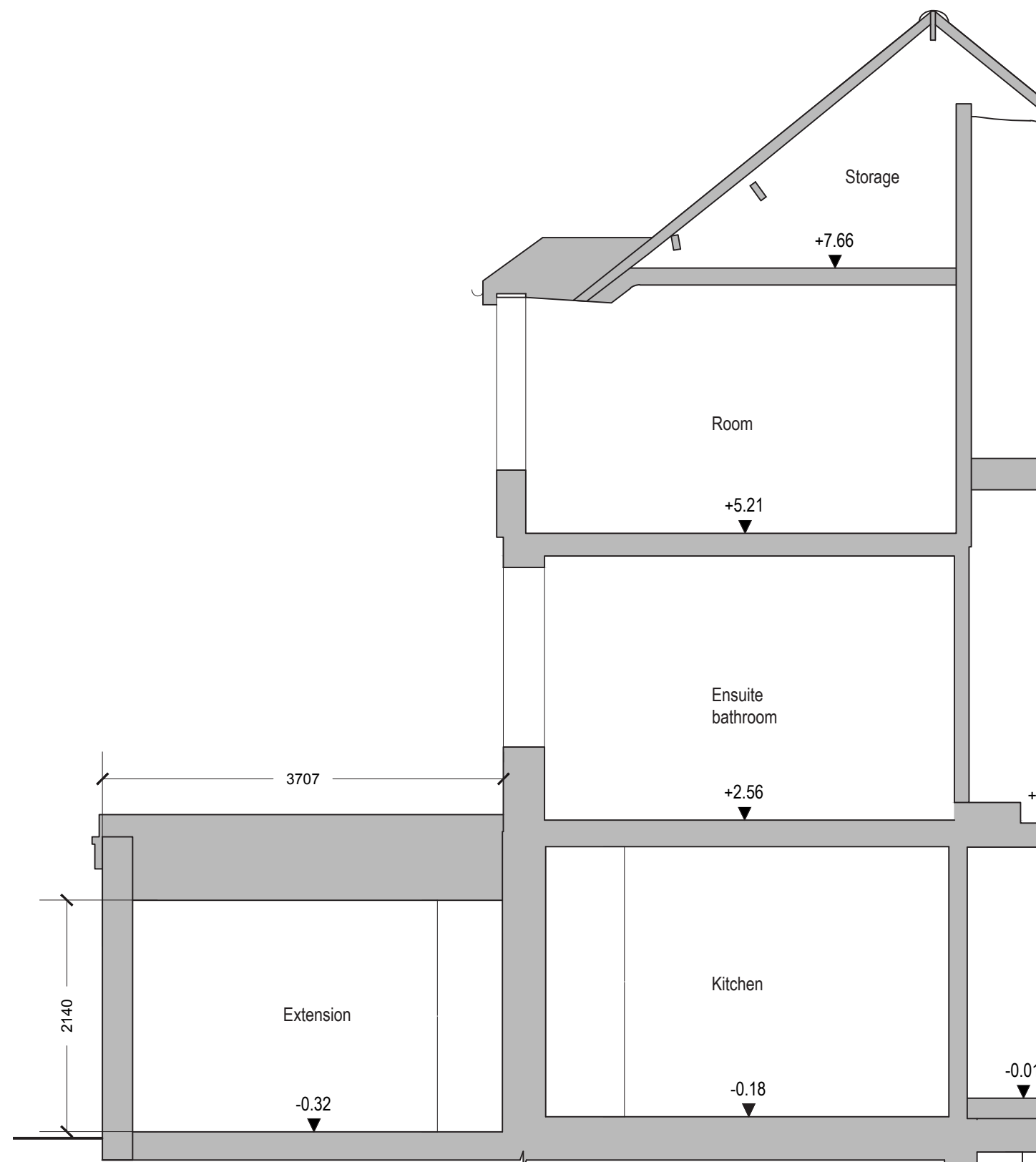
Existing Second Floor Plan





Existing rear elevation and long section

06.6 - 6 Clifton Road



6.0 Proposed Design

6.1 Proposed Plans

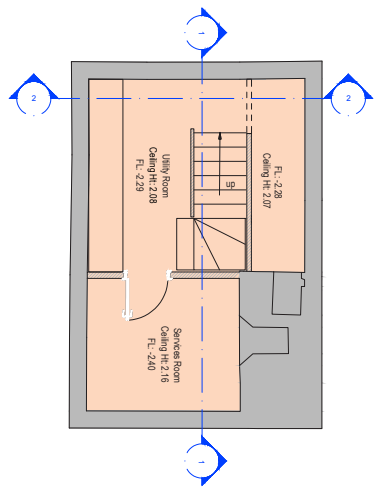
The proposals improve the rear extension by increasing the amount of glazing and forming a rational square footprint to improve its flexibility for dining. The width of the extension in plan is the same as the existing.

In elevation the extension’s form is also orthogonal and rational. A new terrace deck is added to create an extension of the dining area into the garden.

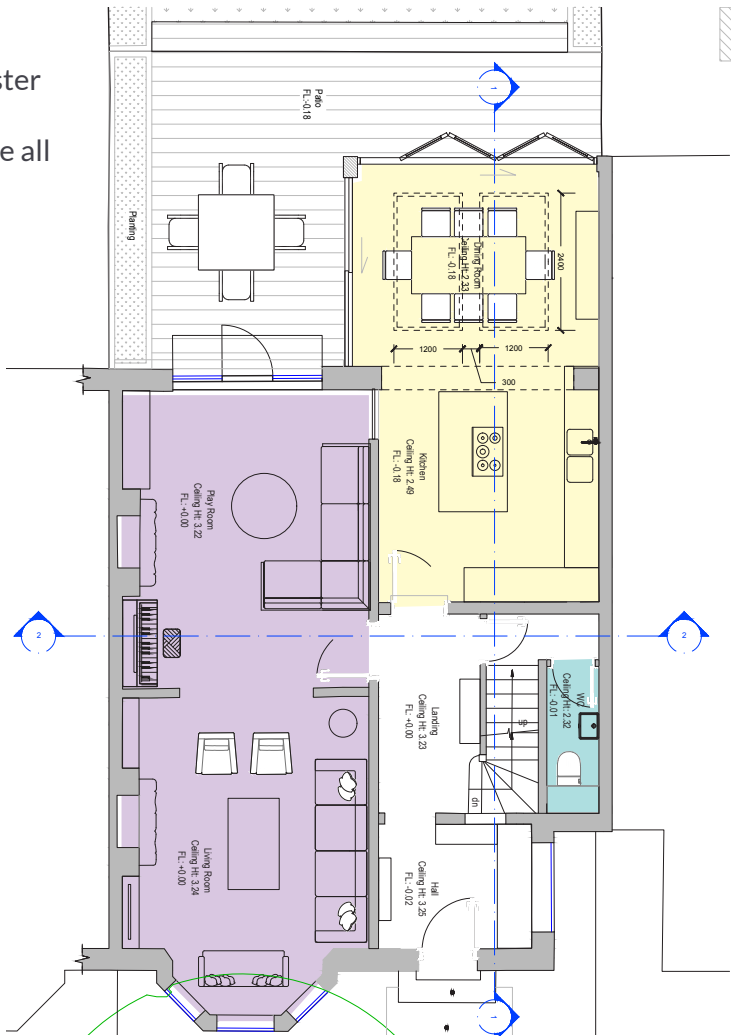
The remainder of the house is to receive subtle internal improvements and joinery additions. A new WC at ground level is tucked behind the existing stair whereas the existing WC at second floor level is enlarged.

The bedrooms at first floor are reconfigured with a master ensuite and walk in wardrobe coordinating with the existing stair levels, plus a new family bathroom to serve all bedrooms.

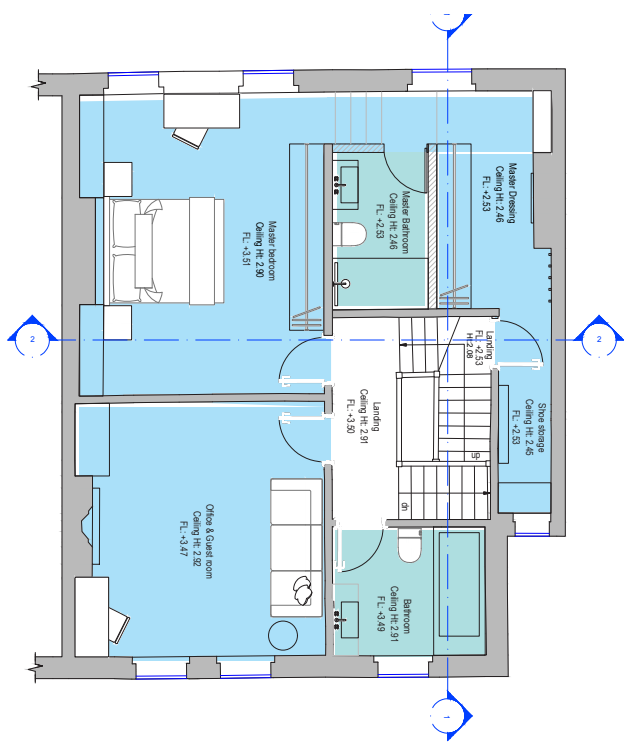
- Bedroom
- Bathroom
- Kitchen
- Living
- Utility



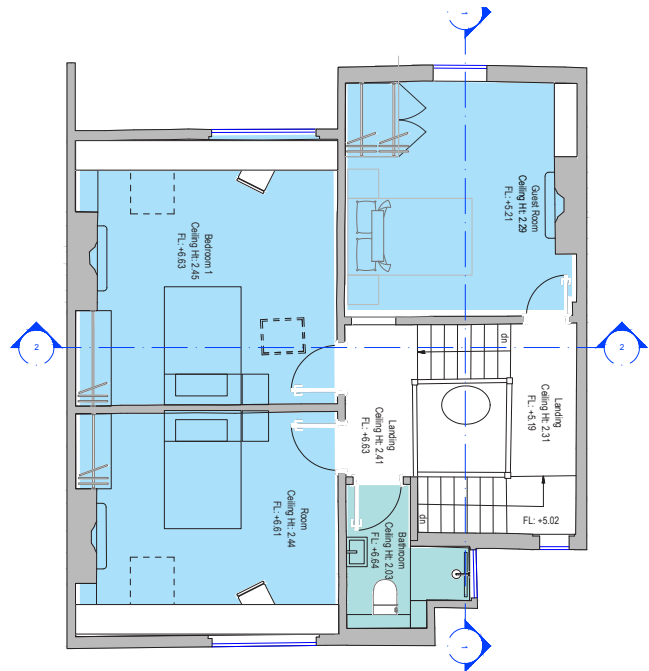
Existing Basement Plan



Existing Ground Floor Plan



Existing First Floor Plan



Existing Second Floor Plan

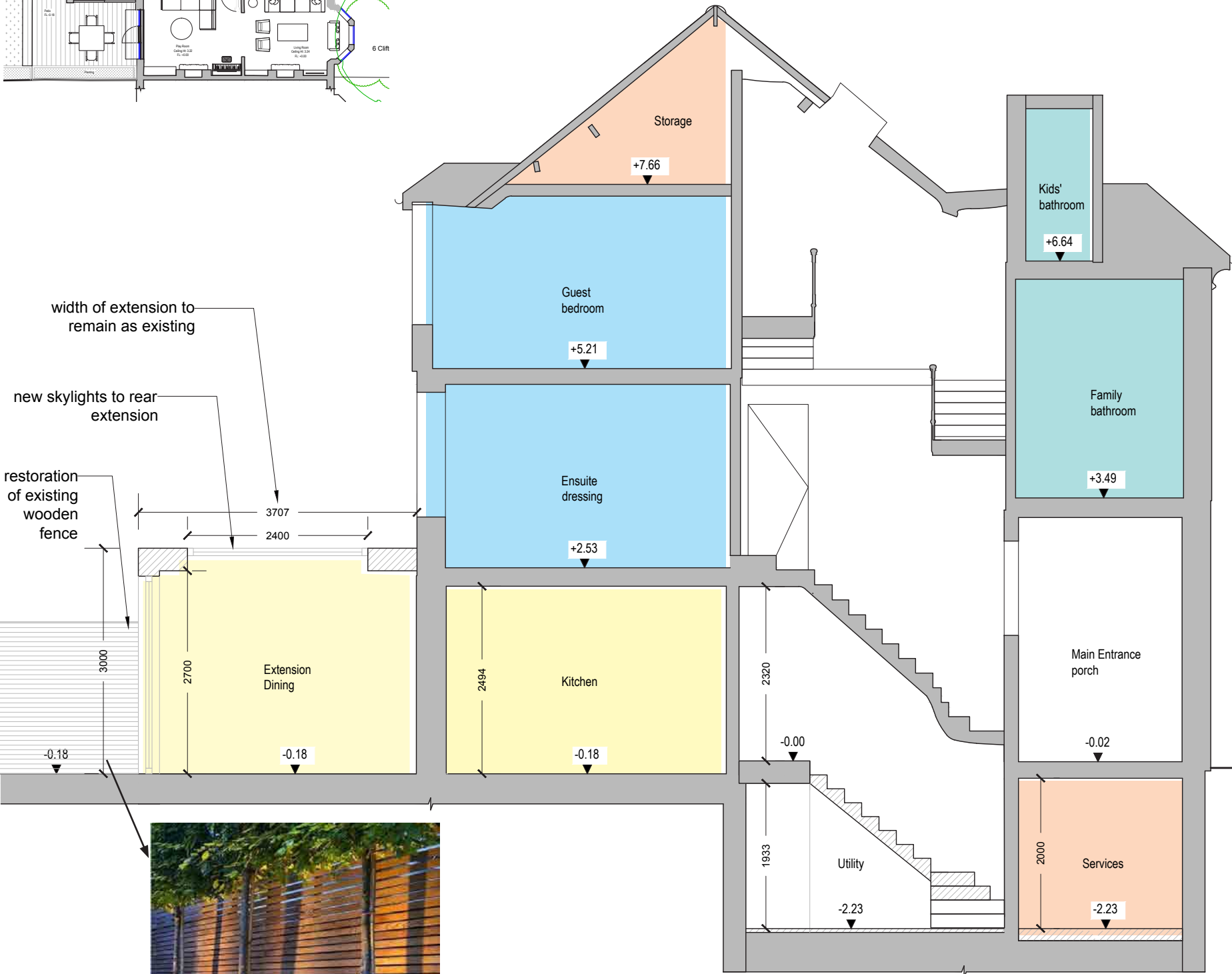
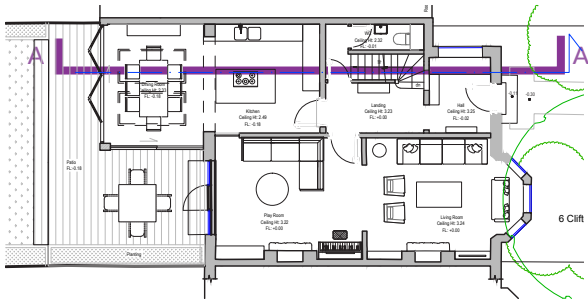
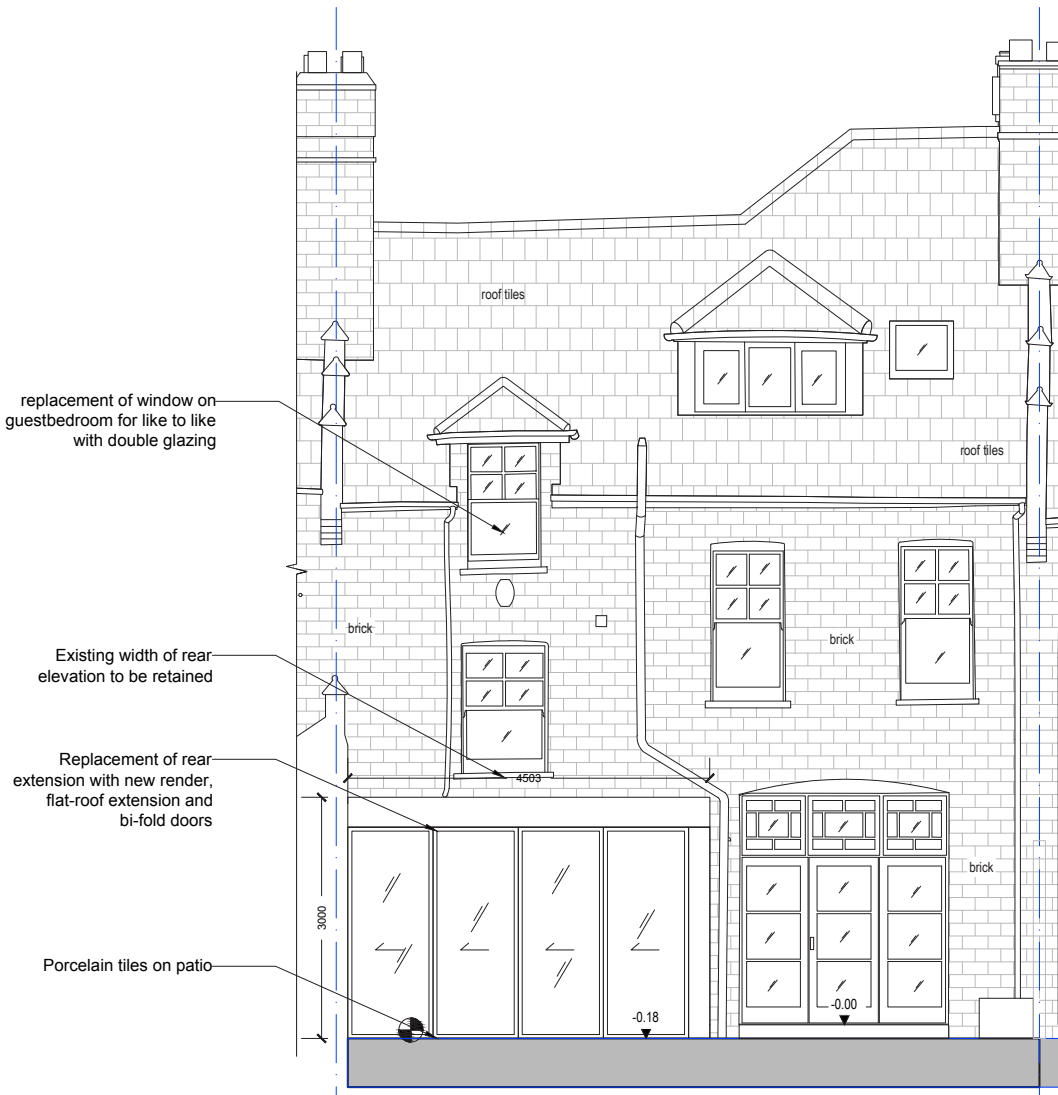


6.0 Proposed Design

6.2 Proposed Section

The extension extends approximately 3m beyond the line of the existing house. Owing to the sloping roof of the current lean-to extension, the new extension is lower at its highest point. The proposal suggests 2 new rectangular skylights replacing the old circular ones, while increasing slightly the internal head height. There will be bifold doors from one side and sliding doors from the other.

The remaining improvements in section concern the basement level which will house the utility, services and will benefit from a new staircase in line with the staircases on the upper floors.



Reference of type of fence to be used

- Bedroom
- Bathroom
- Kitchen
- Living
- Utility

Proposed Section A-A



6.0 Proposed Design

6.3 Proposed front Elevation

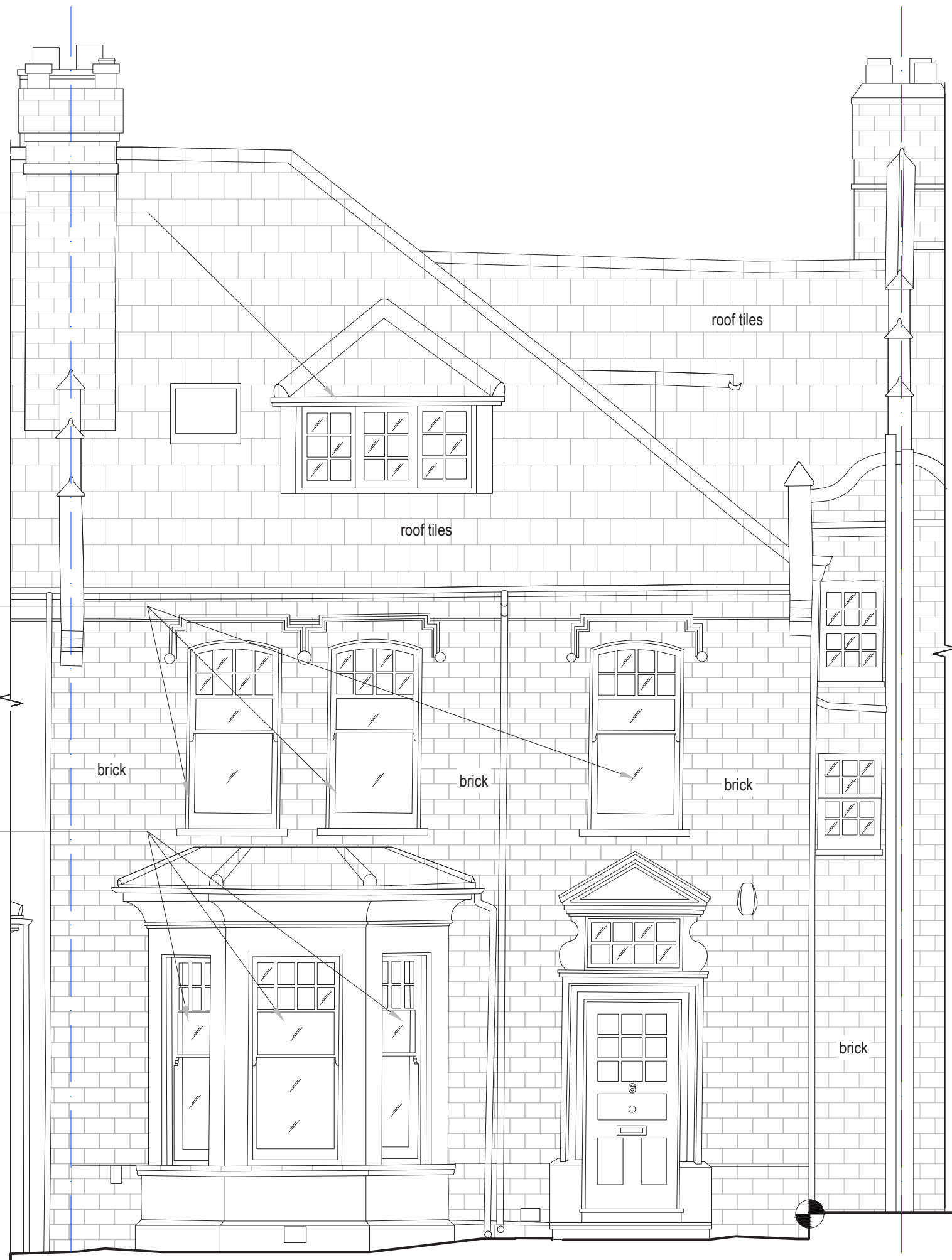
The proposal suggests that the front windows are replaced with like for like to accommodate double glazing and therefore improve the thermal performance of the house.

replacing of front windows
with double glazed replicas

replacing of front windows
with double glazed replicas

replacing of front windows
with double glazed replicas

Proposed front elevation





White render facade to extension



Wexford Buff Outdoor Porcelain

7.0 Materials

7.1 Material Palette

The proposed extensions aim to harmonise with their surroundings by using materials already found in the area.

The extension will harmonise with the surrounding buildings using a white render facade. Door frames will be coloured dark grey.

The patio will be finished with Wexford Buff outdoor porcelain tiles.

