



No. 40 Park Road

Design and Access Statement

The following design and access statement accompanies a full planning application to Haringey Council for a rear, first floor, half width, extension to No. 40 Park Road, N8 8TD. The dwelling sits within the Crouch End Conservation Area, but is not a listed building.



Aerial image of the site (ref. Google Earth)

Existing Context

The property is located on Park Road, the north-westerly fork off Crouch End high street. To the north side of the road there is a row of terraced houses bookended by shops and restaurants, to the south are further shops and restaurants with residences above, a continuation of The Broadway.

No. 40 sits on the north side of the road and is the last residential property within the terrace, with No. 42 of commercial use and No. 38 residential. The property currently comprises two bedrooms, a family bathroom, reception room and kitchen-diner, with a generous, north-easterly facing garden.



View out of rear first floor window

The front of the property is red brick with white painted quoin stone detailing, with sash windows and a tiled roof.

To the rear, the focus of this application, is the original white painted brick facade with casement windows and a full width ground floor extension consisting of red brick and timber french doors with sidelights, and a flat roof.

The rear ground floor extension, to provide a larger, open-plan kitchen-diner was granted permission in August 2008, ref. no. HGY/2008/518.



No. 40 Park Road - Rear Elevation



No. 40 Park Road - Front Elevation

 Aerial view of the property, No. 40 Park Road, in the Crouch End Conservation Area

The Proposal

The proposal seeks to extend the first floor at the rear of the property, to the same depth as the current ground floor extension but only half the width, keeping within the existing footprint. The additional space will house a third bedroom and bathroom, and will be accessed off the existing staircase.

The proposal will be in keeping in elevation, with the height of the proposed flat roof not exceeding the lowest part of the pitched roof, to maintain suitable proportions within its immediate context.

The proposal will in fact mirror No. 42, its 'partnered property', as they currently have a rear full length, half width, first floor extension used as offices. As highlighted in the aerial image below of the two properties.

-  No. 42 - Rear first floor extension
-  No. 40 - Proposed first floor extension



No. 42 & No. 40 Aerial Image (ref. Google Earth)



Rear Elevation Massing

The windows have been carefully considered to look down the garden from the bedroom, and to be frosted glass from the bathroom so there is no direct overlooking.

The proposal has considered No. 38 in the design, and through research into other planning applications along the terrace, it is likely that the window immediately next to the proposed extension is into a staircase, and therefore an uninhabitable space that wont be compromised by the development.

The extension will convert the current 2 bed house into a 3 bed house, of which there is a strong need for family housing in the borough (Development Management Plan Policy DM16 3.36). The property also falls within the 'Family Housing Protection Zone', which would ensure the house is protected and help to meet the range of Haringey's housing needs going forward (3.37).



Rear 3D view of terrace along Park Road (ref. Google Earth)

Further first floor rear extensions can be seen in the neighbouring terraced properties, No. 30, 36, 42 and 44, and therefore the proposal is in keeping with the rear view character.

 No. 40 Park Road
 Neighbouring Extensions

Appearance

The appearance of the front facade will remain as existing.

The proposed rear first floor extension will have a simple and subtle material palette to blend in with its surrounding context. Brick or block with a light render to match the existing building and its neighbours. The current ground floor extension will also be rendered to suit.

The flat roof will too be of simple design with a parapet concealing it from view.

The property is within the Crouch End Conservation Area, however none of the proposed development will be visible from the street.

Landscape

The proposed extension will mirror its neighbouring property, No. 42, with its height in keeping with the other first floor rear extensions along the terrace.

The extension will be no larger than the existing footprint, with the garden remaining the same.

One window will feature on the side elevation facing No. 42, which will be frosted in order to maintain privacy into the domestic dwelling. There will be a window introduced on the rear elevation, looking down the garden, where the view will be angled into a blank flank wall.

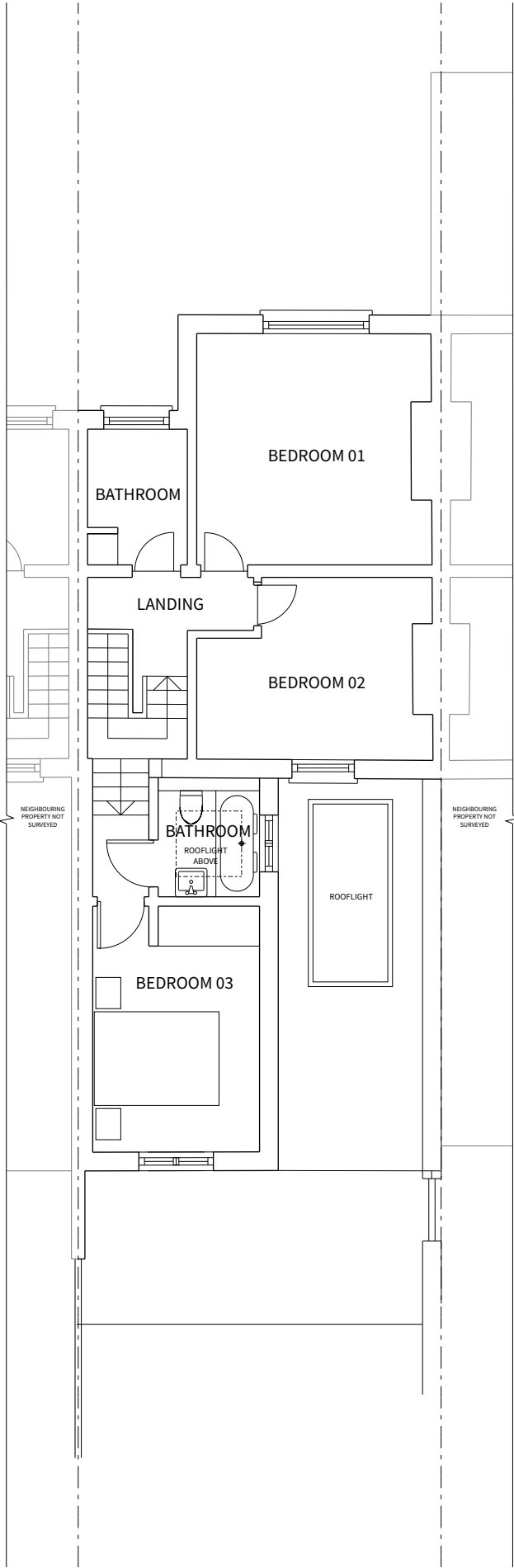
The proposed extension will have minimal visual impact on the properties at the rear, with the more northerly row of terraces rear elevations facing in a south-easterly direction, and a row of six terraces, a fair distance away with views obstructed by vegetation.

Access

The proposal does not affect access to the property. The front entrance remains as existing off Park Road, and there is a side gate to the back garden off New Road.

The property is in close proximity to Crouch End High Street, with bus routes easily accessible.

Internally, there are new stairs proposed off the existing staircase in order to access the first floor rear extension.



Proposed First Floor Plan and Rear Elevation