

DESIGN AND ACCESS STATEMENT

IN SUPPORT OF PLANNING APPLICATION

At

6 Parham Way
Muswell Hill
N10 2AT

Proposal: External Alterations as part of the conversion of integral garage to a habitable room and replacement windows.

Site and Surroundings

6 Parham Way is one of four terraced houses on the southern side of a small backland development built in 1999 by Berkley Homes. The terrace has three storeys, originally with integral garage, kitchen/dining and WC on the ground floor, with living rooms and bedrooms on the upper floors.

Parham Way is a private road connecting Rosebery Road and Grove Avenue. In 2014 a further terrace of four houses was built on the northern side of Parham Way. Parham way is within the Muswell Hill Conservation Area.

The architectural style of the houses on the northern and southern side of Parham Way, do not match. The application site is in the style of a 1960s "town house" with added Edwardian twiddles. It has little architectural merit. The opposing side was developed fifteen years later in a more contemporary and vernacular style,

Nos 5, 7 and 8 Parham Way have carried out garage conversions following the grant of planning permission. No 8 Parham Way has recently been given planning permission to replace timber windows with aluminium and is in the process of carrying out this work. The houses on the northern side of Parham Way were built with UPVC windows

Proposed Garage Conversion

It is proposed to convert the existing integral garage to a habitable room with internal access door. Externally the existing opening is retained with the garage door replaced with a window and brickwork to match the adjoining No8 (converted in 2018).

The conversion of the garage will include the addition to the existing WC of a fully accessible shower.

Proposed Replacement Windows

It is proposed to replace the existing timber windows with aluminium windows in a similar style. The existing windows reflect the Edwardian character of the Muswell Hill Conservation Area. The first floor front and first and ground floor rear are double hung sash windows, with front and rear dormer window in the mansard roof. The proposed windows on the first floor front and rear will divide horizontally to reflect the meeting rails on a traditional double hung sash, as will the rear dormer. It is proposed extend the rear dormer to the floor in the form of a Juliet window although the lower part would be fixed safety glass.

Rationale for alterations

The current occupants, who are the applicants, are in their mid seventies. The garage conversion would allow ground floor living should one of them develop mobility problems.

The existing windows are of poor quality, they have warped and are no longer draft proof. The proposed windows are high performing aluminium windows constructed to the highest standard UK specification giving an overall u-Value of 1.4.

Design Analysis

The proposal adapts existing openings, and retains the rhythm of the terrace reflecting the form and style of the original 1990s Berkeley Homes design. The proposed development will have minimal impact on the overall character of this small backland development.

Access

Circulation around and within the site is unchanged

The ground floor, following the garage conversion, will be fully accessible.

Parking

There is over provision of Parham Way. Each house has a two car driveway and there is additional visitor parking provided. Of the existing remaining four garages only one is used for parking a car. The development was conceived and built when off street parking was over provided as a matter of course. Planning policy today focuses on reducing the use of the private. The loss of the garage will not impact on parking provision.

Conclusion

This is a minor development which adapts the house to the changing needs of its elderly occupants. Upgrading the windows will improve the sustainability of the house providing better insulation.