

DESIGN & ACCESS and HERITAGE STATEMENT

21 FERME PARK ROAD, LONDON, N4 4DS



Proposal:

Single storey rear extension to Ground Floor Commercial Unit, Part Second Floor Rear Extension and conversion into two self-contained flat units.

1.0 The Site

The subject property is a mid-terraced building along a parade comprising commercial ground floor units, with residential units above. This particular unit consists of a Dry Cleaning business operating from the ground floor commercial premises. The upper floors are accessed from the main front elevation leading to the 3 upper floors laid out as a single family unit.

2.0 The Location

The application site (area edged red) is situated at 21 Ferme Park Road, London, N4 4DS within the London Borough of Haringey and is within the 'Stroud Green Conservation Area'. The property is located along a road, which has a mixture of single-family houses, converted houses and commercial units with flats above. The property is within walking distance to Haringey and Crouch Hill railway Stations and also benefits from local bus routes nearby. There is also a primary school nearby on Stapleton Hill Road within a few minutes' walk.

3.0 The Proposal

The proposals is to erect a single storey rear extension to the commercial unit of 30 sqm. This will replace the existing storage facilities/garage in the rear yard with a more solid construction, to match what is already in place on either side to rear of the adjoining properties.

The upper floor residential unit will be converted into 2 self-contained units, comprising a 1-Bedroom 1-person unit on the first floor with an area of 41.2 sqm, which is larger than the minimum 39sqm required.

The 2nd and 3rd floors will form a 2-bedroom 4-person maisonette laid over 2 floors, with an area of 80.6 sqm, which is greater than the 79 sqm required.

Both of the flats will have a dual aspect, with windows facing front and rear.

The existing part first floor rear projection will be raised to second floor level to form a shower room for the 2nd floor flat.

The front façade of the property will preserve the existing features to avoid any loss of the properties original character.

The layout and sizes of the proposed flats have been sensitively designed to comply with London Plan Design Guidance and Haringey Councils Planning policy.

Vertical and horizontal stacking has been taken into consideration broadly while designing. However, it should be stressed that the existing floors will be upgraded with sound insulation to eliminate any sound transfer between flats. This will also be tested and certified under the requirements of the Building Regulations

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4.0 Refuse & Recycling

The current refuse arrangement of leaving bagged rubbish on the highway for early morning collection will be maintained for general waste and recyclable waste.

5.0 Access

Access to the premises will remain mainly unchanged, with all flats having access via the main entrance door on Ferme Park Road.

6.0 Transportation & Cycle Parking

The site is has a PTAL Rating of 4, and does not currently benefit from any off-street parking space, but is located within a CPZ.

A cycle rack for 5 bikes will be accommodated within the ground floor hallway similar to that illustrated below for the occupants of the flats.



7.0 Appearance

The proposed rear extension reflects the scale and massing of that extensions to the adjacent properties, and the part 2nd floor rear extension is set away from any of the adjacent habitable windows. The proposed development is complimentary to the existing house and the surroundings without having detrimental impact to the existing surroundings.

8.0 Conclusion

Having reviewed the different elements of the Councils UDP, Supplementary Planning Guidelines, and other National Standards applying to this form of development, it is felt that the proposal at this property is satisfactory and does meet the main considerations.

We would welcome any further recommendations that are offered from the Planning Case Officer.