

DESIGN STATEMENT

**5 FAIRFIELD ROAD
CROUCH END
LONDON
N8 9HG**

Ref: 2139

October 2022

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Project: **5 FAIRFIELD ROAD LONDON N8 9HG**

Project Number: **2139**

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PROPOSED DEVELOPMENT

Proposed single storey rear extension. Internal alterations and conversion of loft space with rear and side dormer windows. Replacement windows to front elevation and new windows and doors to rear and side elevations. External alterations to frontage with refuse store and railings.

DESIGN & ACCESS

THE EXISTING BUILDING

The proposal is for the extension of this single family dwelling.

The existing building is a three storey Victorian end of terrace house on the south side of Fairfield Road.

The property is located within the Crouch End Conservation Area and notably double fronted with semi basements slate roof and having fair faced brickwork and stucco sash windows and front door surrounds. The house has been previously extended from the original house with a small extension to the rear infill between 7 Fairfield Road.

The property is built of soft red facing stock brickwork to the front elevation and rear yellow stocks to the rear elevation with painted timber fascia and painted sash windows to the front and rear elevation. The roof is a grey slate pitch roof to the front elevation and a slate pitch roof to the outrigger extension and to the rear elevation.

The existing entrance to the house is at upper ground level with a small flight of seven steps to the upper ground floor. The property is a single family dwelling on lower ground, ground and first floors. There is level access through to the principal rooms on the ground floor. There are internal stairs to the upper and lower ground floor.

DESIGN

THE PROPOSAL

The principle of the design of the rear extension is to provide a good standard of residential accommodation whilst retaining many of the existing architectural feature of this fine house.

The proposed approved extension (HGY/2021/3588 is on the lower ground floor with a roof terrace having access to the rear garden. There is minimal overlooking from this aspect as the design includes for screening to the side elevation. Between 3 Fairfield Road and the application site there is a 3.0m access road over which number 5 has a right of way to the existing side entrance and garden

The external alteration required in this proposal is for the removal of the sub-standard rear extension infill of fletton brick. The proposed extension will be on the same building line although now proposed to be constructed of re-claimed yellow London Stocks. The new elevation will have large full height oak or Ash double/triple glazed windows giving the highest thermal 'u' value for this elevation which will include dry lining insulation throughout the refurbishment.

The existing loft conversion will include two dormer roof windows to the rear and one to the side hipped roof which are modest in size and constructed of matching slate and lead details. Conservation style Velux windows are provided to the front elevation. The existing chimney stacks will be retained.

The front elevation will be refurbished with the pointing and cleaning of brickwork replacement timber sash windows. Removal of all commons brick walls and render and replacement with reclaimed brick and York stone steps and copings. A new refuse store to the side of the property will be included.

The revised plans are essentially the same as the approved application with revisions only to the rear elevation in the form of improved glazing and doors, removal of the Juliette balcony and removal of the terrace and stairs to the garden. The proposal would replace the terrace for the infill extension much in keeping with the extension at 7 Fairfield Road.

CONCLUSION

The proposed infill extension and refurbishment will preserve and enhance this property within the Conservation Area in accordance with policy DM9. The proposal will accord with policies DM1 and DM12 and policy SP11 of Haringey Local Strategic Policies 2017.

There are no trees to be removed as a result of this proposal.

Design Statement carried out by: BCA LTD