
Design and Access Statement for proposed extensions and alterations to 169 Alexandra Park Road, London, N22

Introduction

The existing property is in the residential area to the north of Alexandra Palace in North London just on the outskirts of the conservation area. It is a Edwardian, South facing, terraced property situated on a medium site, with a small paved front garden which is set back off the road, a side entrance into the house and a sloping medium sized garden.

The proposal seeks to modernise the property and bring it in line with current living standards and desires. This will be achieved by extending to the rear and linking the current rooms at the back of the property together. This is to create more living space at ground floor, as well as providing a much-needed additional bathroom. The elevations and interior will be developed in a way which is sympathetic to the existing streetscape and existing property.

Property History

This property is located on a stretch of Alexandra Park Road where there isn't a consistent housing type with stretches of houses being built during different periods. The property was built in 1880's alongside its neighbour and still retains many of its original Edwardian period features.

The existing house has had an infill glazed extension to the dining room at the rear and another glazed porch added to the left hand side of the kitchen. The original windows have been replaced with modern u-pvc windows throughout but the front door is still timber with a glazed panel.

The neighbouring houses have had recent additions to their existing footprint. The most recent is to the neighbouring property number 171 where a full width extension has been approved similar to the design that we are seeking planning approval for at 169.

The existing site is not within designated land under Article 2(3).

The proposal is set to start on site within the next 3 years, once approval is granted.

Materials

Walls:

The existing house is constructed from yellow london stock brickwork with a Flemish bond with a rendered concrete plinth ranging in height from 450mm - 150mm. The front elevation is currently painted but we believe it matches the rear elevation in appearance. The extension is to be built in a similar nature using reclaimed yellow london stock brick with a Flemish bond with a rendered plinth. Brick sampling will be used to ensure the closest match to the existing brickwork.

Roof:

The existing roof is covered with concrete interlocking tiles with lead flashing to the parapet walls. Due to the depth of the extension a flat roof is proposed formed of a sarnafil single ply membrane. This will be finished with a brick parapet with a brick coping and creasing tile detail and lead flashing.

Windows and doors:

The existing rear doors are single glazed within a timber frame. However the existing windows are no longer the original timber sash casements but have been replaced with white upvc casements. The proposed rear bifold doorset and windows will be a mild aluminium with dark grey overall frame.

Rainwater goods

Black Upvc Hopper gutter detail through opening in parapet wall. 75mm upvc circular downpipes to connect to existing drainage gully.

Parking

The current driveway has space for 2/3 cars and these spaces will not be affected by the current proposals

Access

Currently there is one step up to the front door and one step into the side entrance door which the proposals will not change. Access to the rear garden is only via the house which the design will not change as the house is terraced. Internally at ground floor level there are two steps between the front and the rear of the property which the design will not change.

Planning policy D2

The design for this proposal has been done in-conjunction with the requirements of national policy and local plan and meets with the following requirements as highlighted in the D2 Policy:

The extension is in keeping with other works which have been granted permission on the street and thus in keeping with the existing streetscape and architectural style. It's size is suitable for that of the plot size it is constructed on and works to enhance the existing house's footprint to create a space suitable for current living standards.

The design retains the original features of the house to ensure that the property is in keeping with and does not detract from the original streetscape through maintaining the material palette.

The development is positioned inline with the neighbouring extensions to minimise loss of light to neighbouring properties.

The internal design has focussed on enhancing the existing room sizes rather than creating multiple to ensure they are of an area deemed acceptable for today's standard of living.
