



181 Park Road N8 8JJ
Proposed first floor roof terrace
DESIGN & ACCESS STATEMENT

1.0 Introduction

This Design and Access Statement accompanies a householder planning application for a proposed first floor roof terrace at 181 Park Road N8.

The applicants, Phil Coan and Rosa Maria Fera, recently purchased the property to make it into their new family home.

The property is a very tired semi-detached house in need of a complete renovation and upgrade. At the rear, it faces the Crouch End Playing Fields.

Reference should be made to the following drawings which form part of the application:

- 2306-30 – Existing Ground Floor Plan
- 2306-31 – Existing First Floor Plan
- 2306-32 – Existing Rear Elevation
- 2306-33 – Existing Side Elevation
- 2306-34 – Proposed First Floor Plan
- 2306-35 – Proposed Rear Elevation
- 2306-36 – Proposed Side Elevation

2.0 Existing Context

Park Road is a main road connecting Crouch End with Muswell Hill. This stretch of the road is mostly lined with two storey terraced houses; the section of which 181 forms part, is made of pairs of semi-detached houses backing onto the Crouch End Playing Fields. Cranley Road and Wood Vale also back onto the Playing Fields with properties of similar type.

The property is not within a conservation area and is not listed.



1. Park Road context area (Source: Google Maps)



2. 181 Park Road highlighted in red (Source: Google Maps)

3.0 Existing property and Planning history

The property is a two storey semi detached house with a hip roof. At the front it presents a large gable extending to the first and ground floors, and pairing with the attached house, round bay windows on the ground floor and first and in white painted render. A ground floor bay houses the front door with side windows.

At the rear the house has a single storey original outrigger with sloping roof and a small balcony on the first floor where the façade is set back from the ground floor.

The property has no planning history.



3. Front of 181 Park Road



4. Rear of 181 Park Road



4.0 Proposed Roof terrace

As part of the house renovation, we are proposing to convert the roof of the existing ground floor kitchen into a roof terrace. The existing sloping roof will be replaced by a tiled flat roof.

On the North side, facing 183 Park Road we are proposing to raise the existing flank brick wall from the ground floor, up to 1.7m high from the terrace floor level. On the other sides the terrace will have a small parapet and metal railings.

The existing window in the rear study will be replaced by a set of doors to access the terrace.

A gap of approximately 2m divides 181 and 183 Park Road. The boundary is currently formed by a retaining brick wall 1.2m high and a 1.8m high timber fence above it.

183 Park Road has been built on a higher level than 181, so that its ground floor level sits halfway between the ground floor and first floor of 181 Park Road.

The rear ground floor outrigger of 183 has been extended further to the rear, and in its original section it has two side windows facing 181 Park Road.

The proposed flank wall will form a privacy screen to avoid overlooking.

The rear garden will retain its role as main amenity space for the house and the roof terrace is intended as a more private space as only accessible through the study and bedroom.

Considering the difference in level between the two properties and the slope of the existing outrigger's roof, the raised flank wall will not have a substantial impact in the reduced sunlight to the side windows of 183.



5. Rear view of 181 and 183 Park Road

5.0 Planning Precedents

Although not many properties in the area have applied for roof terraces, here are some example of similar applications that have been approved.

Below are some examples:

HGY/2015/3574 – 141 Cranley Gardens - Erection of single storey rear extension and part first floor rear extension with balcony

HGY/2018/2695 – 73 Cranley Gardens – Extension of existing terrace / decking; installation of balustrade and additional fencing; and convert the existing garage to a garden room and store

The following nearby properties have high level amenity spaces, although applications are not available:

181 Cranley Gardens (first and second floor roof terraces)

173 Cranley Gardens (second floor terrace)

143 to 135 Cranley Gardens (first floor balcony)

123 Cranley Gardens (first floor terrace)

121 Cranley Gardens (first floor balcony)

119 Cranley Gardens (first floor terrace)

It should be noted that there is a substantial number of roof terraces in the area, particularly on the opposite terraces on Park Road at numbers 286, 274, 270 and more than 20 roof terraces between Park Avenue South and Farrer Road.



6. Examples of roof terraces on Park Avenue South and Farrer Road

6.0 Conclusion

The proposal seeks to create a a private amenity space for the enjoyment of the family without being detrimental to the neighbouring properties.

We very much hope that the Council will agree and we look forward to working together to achieve the best outcome for this property.