

Design and Access Statement

20 Alexandra Park Road, N10 2AB

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Aerial photo highlighting location of 20 Alexandra Park Road.

Description of the Property

The property is a private residential flat extending over the first and second floors of a Victorian mid-terraced house on the south side of Alexandra Park Road. It is in Leasehold ownership and the leasehold owner is a joint Freeholder.

The property lies within a terrace of six similar houses. The houses have two-storey bays towards the street and an irregular, staggered building line at the front and rear.

The houses have pitched slate roofs towards the main road and flat roofs over the rear half, with slate mansards at second floor level. To the rear, all six of the houses have roof terraces

at second floor level extending out over the two-storey rear outrigger. The terraces are used as private amenity space.

The rear elevation of the terrace and row of roof terraces is partially visible from Coniston Road, although the application property is at some distance from Coniston Road and only partially visible.

The end of terrace property at no. 26 Alexandra Park Road has been extended to the side and rear (ref. HGY/2018/1406) and has a small slate-clad extension at second floor level of the type proposed in this application.

Photographs



Elevation to Alexandra Park Road, highlighting no. 20.



Rear elevation of terrace from Coniston Road, highlighting no. 20.



Aerial view highlighting terrace and roof of no. 20 Alexandra Park Road. The photo was taken prior to the extensions at no. 26 being built.

Pre-application advice

Pre-application advice was sought in spring 2023 (ref. PRE/023/0060).

One of the proposals discussed was a 2.3m extension to the rear outrigger at second floor level, extending over most of the rear terrace.

The advice was that a smaller extension of this type would be acceptable in principle:

“The principle of a further very small extension to the dormer is acceptable however in the case of the subject site the development can be viewed to be excessive and harmful as it will project significantly beyond the established building line of all the other properties within the terrace...”



Front elevation.

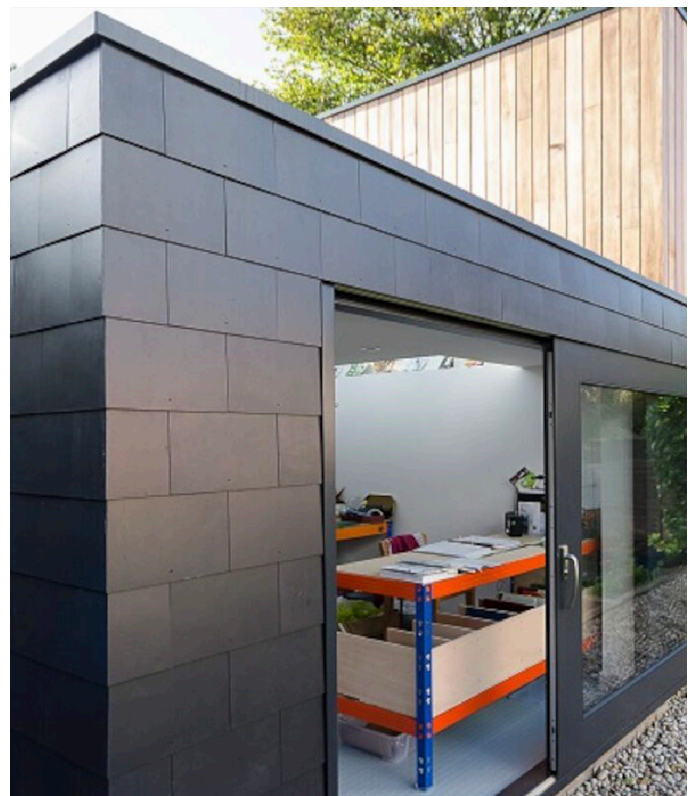
Proposals

The proposal includes an extension of the second floor accommodation that is smaller than the scheme submitted for pre-application advice and preserves more of the roof terrace.

The proposal also includes the replacement of an existing roof window in the upper flat roof with a larger flat rooflight in the same position, and the replacement of the existing timber sash windows to the front and rear of the property, with double glazed timber sash windows of matching design.

The visual appearance of the proposed small rear extension is very similar to the recent second floor rear extension of no. 26 Alexandra Park Road. It extends out by 1.85m, leaving a 1.85m depth of terrace.

The walls are proposed to be clad in a smooth fibre cement cladding tile resembling slate, such as Cedral Trutone in a slate colour. The south elevation is proposed to have a 3m wide opening with a pair of bifold glazed doors with



Cedral Trutone slate colour cladding.

dark grey colour frames, opening onto the amenity terrace. The existing balustrade to the terrace is proposed to be replaced with a black painted, welded steel balustrade.

The side elevation facing the second floor rear terrace of no. 22 Alexandra Park Road would be extended in brick to match the existing.

The side elevation facing west towards no. 18 is currently a combination of slate mansard and brick. This would be demolished to second floor level in order to construct a new, insulated external wall. This would be clad in the same fibre cement cladding as the south elevation.

The flat roof membrane to the upper flat roof over the southern half of the property would be replaced with a new dark grey roof membrane over insulation. This would raise the level of the rear flat roof by 150mm. This would not be visible from the street as it is concealed by the pitched roof ridge, and it would not be apparent from neighbouring properties at the rear.

There is an existing flat rooflight over the stair which would be replaced with a new flat rooflight in the same position, measuring 1.2m in width and 2.2m in length.

It is proposed that six existing timber sash windows would be replaced with high quality double-glazed timber sash windows of matching design, or patch repaired and redecorated where possible, by a heritage window specialist. The windows in question are the four sash windows to the first floor front elevation and the two sash windows at first and second floor level at the rear.



Existing rear mansard and roof terrace, looking towards no. 22 Alexandra Park Road.

Heritage Statement

The proposal has only very minimal impact on the appearance of the Conservation Area. The appearance of the property from the main road would not be affected, apart from improvements to the first floor windows. The rear elevation visible from Coniston Road has an irregular stepped form and the small addition in the middle of the terrace, which would be less than 2m in depth, would not affect the character or general appearance of this elevation. The proposed 1.85m deep roof terrace retained after building the extension is a useful size for residential amenity use.

Access

Access to the property is unchanged.



View from the second floor terrace looking along the row of rear terraces and mansards towards Coniston Road.



View from the second floor terrace looking towards no. 18 Alexandra Park Road.



View from the second floor room (left) showing small side mansard and brick wall to be demolished and replaced with slate covered wall to match existing.