

Photographic Survey

Pre Application for:

Flat A, 1 Bedford Road, N8 8HL

Prepared Sept 2023



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1.0 Site Location and Surrounding Context:

- 1.1 This statement has been prepared to accompany the full planning application for 1A Bedford Road, London, N8 8HL.
- 1.2 The property is not listed. The property lies within Crouch End Conservation Area.
- 1.3 It does not sit within a flood zone or archeological zone of importance.
- 1.4 The surroundings area is residential in character, being predominantly made up of other residential terraces.
- 1.5 The adjoining properties were built in the same era of development and share similar architectural characteristics, although it should be noted each property varies slightly with regards to fenestration to the front and rear facades, presence of bays and internal architectural detailing. The adjacent properties are all in residential use.
- 1.6 Bedford Road is a two-way, exclusively residential street with parking on both sides.
- 1.7 This property sits on the south-eastern side of Bedford Road.
- 1.8 The site is occupied by a two storey, end-terrace house which has been converted into 2 self contained flats.
- 1.9 The property is a self-contained dwelling with the existing first floor compromised of a living room, kitchen, bedroom and bathroom.
- 1.10 There is currently no provision of outdoor amenity space for the first floor flat.

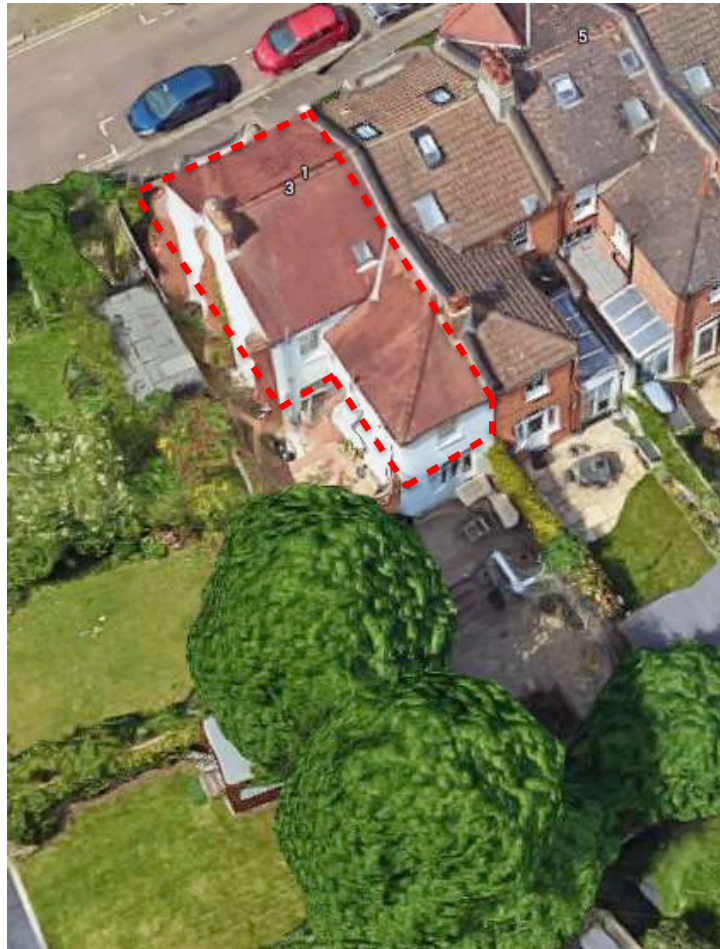


2.0 Existing Site:

1.5 To follow are images of the existing property



Satellite view FF flat



2.0 Existing Site:

Proposed first floor balcony



Rear Elevation (taken from GF flat rear garden upper level)

Ground floor extension currently in construction



Rear Elevation (taken from GF flat rear garden lower level)



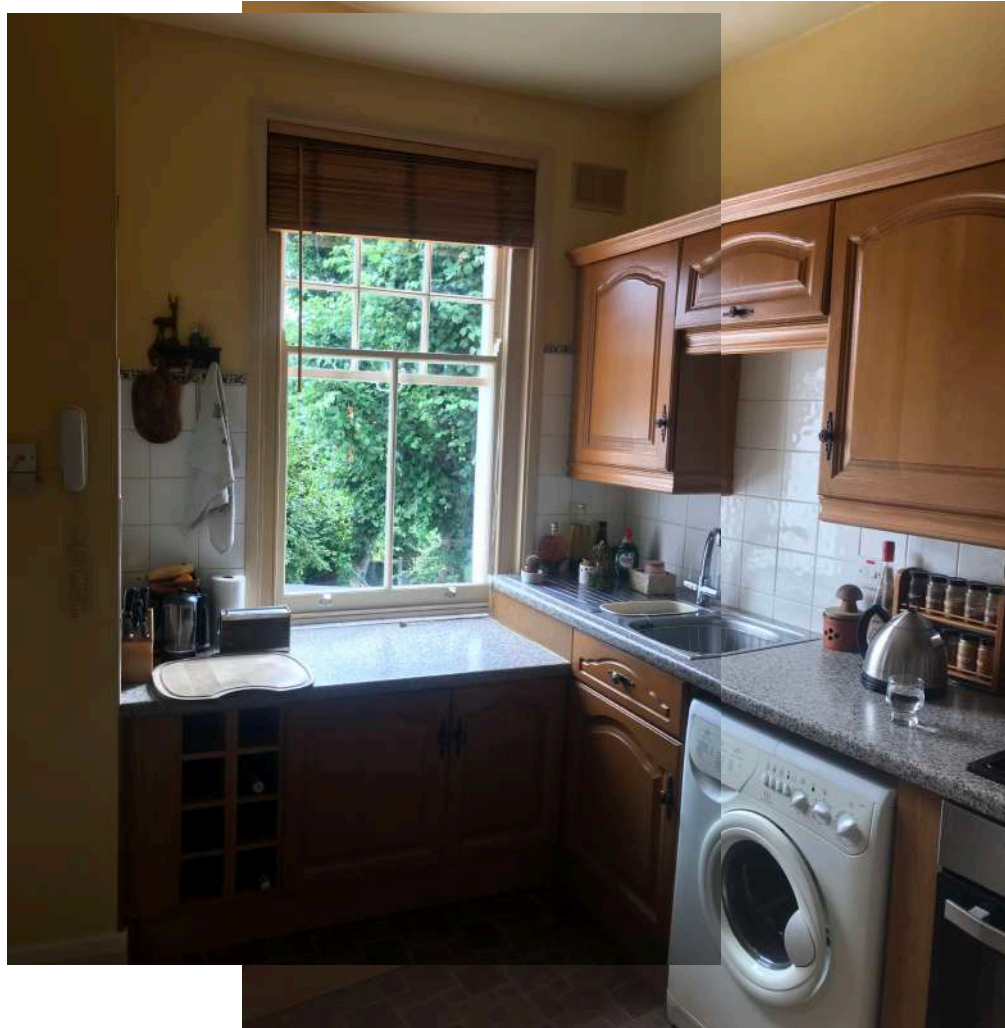
Rear Elevation (taken from GF flat rear garden upper level which will become the extension)

2.0 Existing Site:

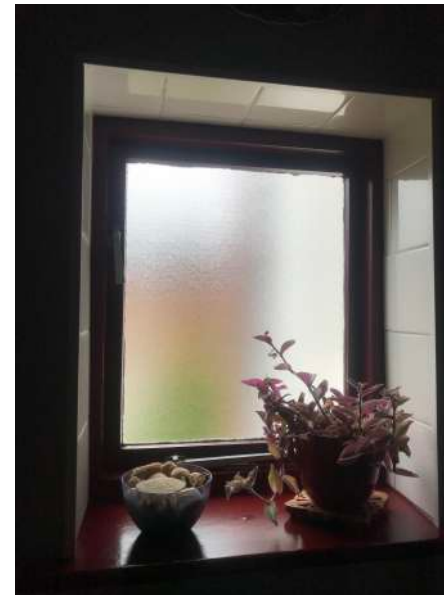


View from FF Flat kitchen window

2.0 Existing Site:



FF Flat kitchen window to be lowered to form doorway



FF Flat bathroom window to remain- opaque glass

2.0 Existing Site:

Juliet balcony



View from FF Flat bedroom window

3.0 Proposal:

3.1 The proposals consist of lowering a kitchen window cill to form doorway access onto a new modest sized balcony to the rear elevation.

3.2 The balcony will provide outdoor amenity to the existing first floor flat level only.

3.3 Privacy has been considered from the outset:

- The balcony is not visible from street view
- The balcony is set back from the existing brick buttresses to the side elevation
- The balcony has a large set back from the front of the new ground floor rear extension (currently under construction)
- There is a generous distance between the balcony and the properties along Crouch Hall Road

3.4 The proposal uses materials in keeping with the local environment and period.

4.0 Heritage Statement

4.0 The Crouch End Conservation Area Character Appraisal notes that Bedford Road maintains many of its original features including four original cast iron lamps, gutters, granite kerbstones and granite setts to the entrances of the street. The character of this row of terraces is improved as a result of several mature and young trees.

4.1 This row of terraces is generally constructed primarily of red brick with white painted banding and mostly slate roofs. They also feature prominent square bay windows with white painted banding and shaped gables, with arched recessed front doors and decorated surrounds to the front elevations.

3.3 The proposals within this application are designed to ensure there is no detrimental harm to the character of the building and ensure the original house maintains its original form and reference to it as much as possible.

5.0 Access Statement

5.1 The property is currently accessible from the public footpath via the shared ground floor entrance.

5.2 The proposal does not impact the current access into or out of the existing property, which will remain as the original plan form.

6.0 Pre-Planning Response

6.1 Pre-application advice was sought from LB Haringey: Householder PRE-APPLICATION ADVICE NOTE - ref. PRE/2023/0168

6.2 The proposals were acceptable in principle and have been updated to reflect the two comments advised below:

- Materials have been updated to black iron safety railings
- Discussion with the ground floor flat neighbour have taken place and it has been agreed the skylights to the new extension will be amended to suit the addition of the balcony. Privacy glass has been added to the inside face of the railings to ensure there is no overlooking into the ground floor living space and the balcony and extension can co-exist

6.3 Conclusion

In summary, the proposed balcony would be acceptable, with the character and appearance of the host building, the surrounding area and the CA not adversely impacted and preserved.