

Design and access statement

Address:

1 Park House Passage
London
N6 4BY

Applicant:

Carl Martin Rapp Olsson

Date:

8th October 2023

Existing photos:



Image 1: The West façade of St George's Terrace as viewed from North Hill. 1 Park House Passage is outlined in red.



Image 2: The entrance to 1 Park House Passage, as viewed from Park House Passage.



Image 3: The property seen in satellite imagery. 1 Park House Passage is outlined in red.

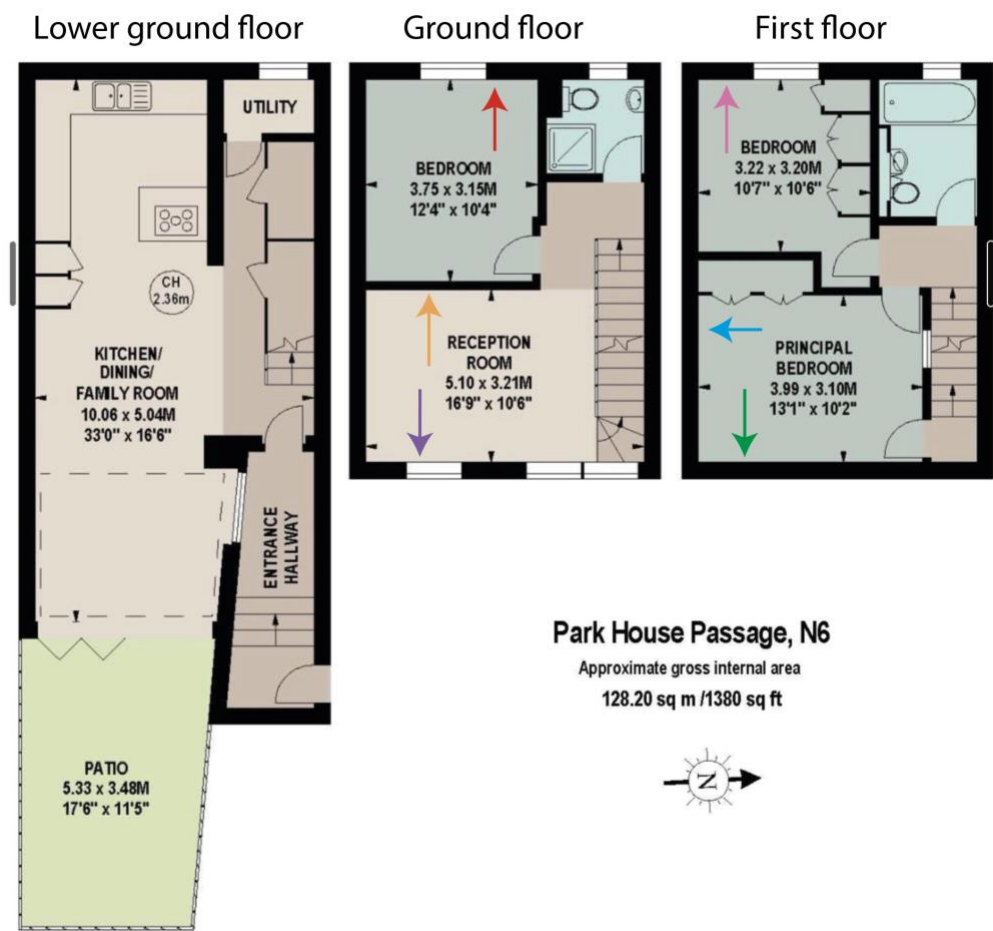


Image 4: Current floorplan of the property.



Image 5: A view of the ground floor bedroom, looking west (as per red arrow, image 4)



Image 6: A view of the ground floor reception room, looking west (as per orange arrow, image 4)



Image 7: A view of the ground floor reception room, looking east (as per purple arrow image 4)



Image 8: A view of the ground floor reception room in 2018 (looking east) **before the partition wall was put up by the previous owners in 2018**. This is the open layout that we would like to revert it to.



Image 9: A view of the first-floor master bedroom, looking east (as per green arrow, image 4).



Image 10: A view of the first-floor master bedroom, looking south (as per blue arrow, image 4). The green outline shows the partition wall we would like to remove.



Image 11: A view of the first-floor 2nd bedroom, facing west (as per pink arrow, image 4)

Introduction

This application relates to the property 1 Park House Passage, N6 4BY, in the London Borough of Haringey. The property is a self-contained house that is one of three houses that together form St George's Terrace, which is a Grade II listed building. This application is to allow the new owners (Mr Carl Martin Rapp Olsson and Dr Maria Victoria Mogollon Bermudez) to undertake minor internal changes to the layout of 1 Park House Passage to make it a more suitable home.

These changes consist of removing a partition wall to create a larger reception room on the ground floor, and removing the partition wall between the two bedrooms on the first floor to create one larger bedroom.

Building Context

St George's House (also known as St George's Terrace or 6 North Hill) is a c. 1800 three story building situated north of Highgate Village on North Hill. The building has a significant history, having previously been a grand mansion house and later a hospital¹. The building was Grade II listed in 1951², and was bought by Hornsey Borough Council in 1958. In 2008, St George's House was put on the market by Haringey Council. It was purchased by developer Paul Simon Homes Ltd. and permission was granted to convert the building into three separate houses³, which were subsequently named 1, 2 and 3 St George's Terrace. No. 3 St George's Terrace (which is accessed from Park House Passage to the North of the building) was subsequently renamed No. 1 Park House Passage and issued the new postcode N6 4BY. It is this property to which this application refers. As evidenced by the planning history, and the photographs included herein, the conversion and development of the building that began in 2011 left no notable historical features on the inside of the property. The construction, walls, flooring, all other materials, décor and fittings are all of a very modern nature. This application relates to a minor internal reorganization that affects modern partition walls only and will have no effect whatsoever on the external appearance of the property.

¹ <https://ezitis.myzen.co.uk/stgeorgeshouse.html>

² <https://www.haringey.gov.uk>

³ <https://www.paulsimonhomes.com/st-georges-terrace-n6/>

Relevant Planning History

HGY/2011/1595: The application to allow the conversion of Grade II listed St George's House into three separate dwellings, of which the property now known as 1 Park House Passage was the smallest. (GRANTED).

HGY/2012/1998: Application to add a glass extension to the rear of the property. (GRANTED).

HGY/2014/3475: Application to allow a glass roof to be added over the external entranceway leading from Park House Passage into the property. (GRANTED).

HGY/2018/2336: Application to alter internal layout, including addition of reception room partition wall on ground floor, and repositioning of partition walls on ground floor and first floor (GRANTED).

Description of Works

1. Remove partition wall that divides existing reception room and bedroom on the ground floor of 1 Park House Passage. The partition wall was placed by the previous owner (application reference HGY/2018/2336). This will allow for a larger reception room. The larger reception room without the dividing partition wall previously existed (see image 8) before works described in application reference HGY/2018/2336.

2. Remove partition wall that divides the two bedrooms on the first floor to create one larger bedroom. The partition wall was repositioned by the previous owner (application reference HGY/2018/2336). The wall can be seen outlined in green on image 10.

Precedent

The conversion of St George's House and the creation of the property in question property in 2011/2012 provides the strongest support for this application, as that application implicitly accepted that the interior of the building would be entirely modern in design, materials, flooring, fixtures, fittings and appearance. No historical features of any form (notable or otherwise) exist at present in the property.

Furthermore, this application essentially reverts the property back to its pre-2018 layout.

Use

The property is currently a single-family dwelling and the usage will remain the same. As such there will be no alteration to the residential character of the area. The proposed works will improve the overall layout and function of the property.

Amount and Scale

The internal floor area of the property will remain un-altered. No external work is to be undertaken.

Appearance and Impact

The proposed alterations have been carefully considered in the context of the building and its historical importance. There will be no alterations to the external appearance of the property. Given this, and given the property's established modern interior, the proposed works will have a negligible impact on the property, negligible impact on the building, and zero impact on the area.

Access

Access to the property is via Park House Passage. The proposed works will not affect access in any way.

Conclusion

The changes proposed in this application are limited to internal alterations to elements of the building that were only created on its conversion in 2011/2012/2018. As such, I am confident they will meet with Haringey's approval.