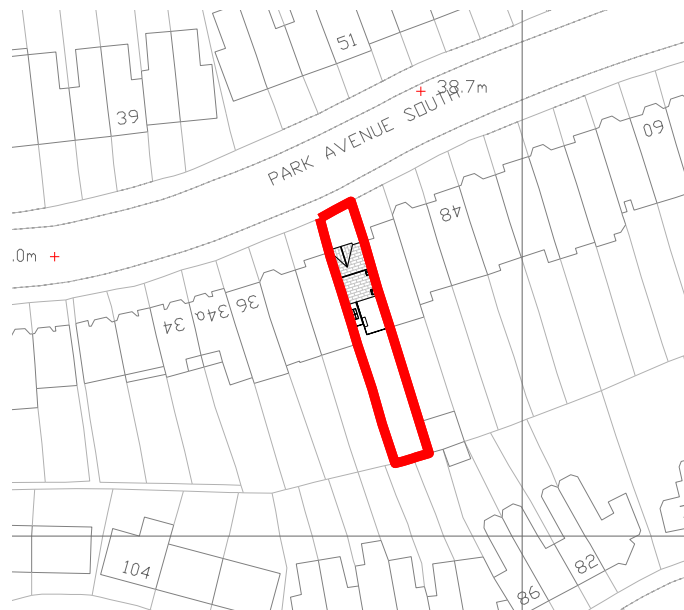


42 Park Avenue South, CrouchEnd

Design Report

Date: 12.02.2026





Site plan



Aerial view

Introduction

This Design Report has been prepared in support of a householder planning application for a side extension replacement at 42 Park Avenue South.

Site Context

The application property is a three-storey house plus cellar located on the south side of Park Avenue South as it runs towards Park Road to the west. The site is located within the London Borough of Haringey, it does not fall within a conservation area.

Existing Building

The house is entered at street level where the hall way gives access to the front reception from at ground floor level where a stair leads down to the main living space at the rear – dining, kitchen family living, which is significantly lower than the front reception room. This space opens onto the south facing rear garden which is a good size. The rear area at ground floor has been partially opened up, there is an existing part-depth side infill extension.

Another flight of stairs leads down to the cellar level, which sits below the hallway and front reception room. This has relatively low head-height and houses a small WC and utility rooms, and a multifunction room housing the boiler and storage.

There are three bedrooms and a family bathroom at first floor level. At second floor there are a further three bedrooms, a shared bathroom and an attic spaces within the front roof pitch.



Aerial view from South



Aerial view from North



Aerial view from East



Aerial view from West

Proposals:

The scope of the proposed project can be split into the following elements:

- Replace the existing rear side infill extension with a new extension running to the full depth of the original rear outrigger/closet wing.
- The new side infill extension will have a pitched roof, finished in slates, with double glazed Velux style rooflights
- New double glazed oriel window to rear wall of new side infill extension.
- Three double glazed Velux style rooflights are proposed in the front pitched roof at second floor.
- Reinstatement of window to cellar in front elevation and relocation of boiler flue

Materials:

The new pitched roof to the side infill extension would be finished in natural slate.

The new walls to the side infill extension would be built in reclaimed brick to match existing

New window/rooflights would be double-glazed with grey aluminium frames.

Conclusion:

The proposals have been developed through a detailed analysis of the site, the existing building and its context, with particular regard to relevant local and national planning policies.

Taken together, the proposals would enhance the appearance of the property and deliver a well-considered and coherent scheme that respects and improves its setting.



Front façade



Rear façade



Front entrance / access to basement



Existing side extension



Detail of No.40 side extension / party wall