



Design and Access Statement

Householder Planning Application
167 Park Road, London N8 8JJ

Introduction

This statement has been prepared in support of a Householder Planning Application for proposed external alterations at 167 Park Road.

The application relates to the following works:

1. Proposed flue installation for a new fireplace stove
2. Installation of solar panels on the flat roof and south-facing pitched roof mounted on angled brackets
3. Installation of 4 no. air conditioning condenser units mounted on the side elevation
4. Installation of 2no. air source heat pumps adjacent to the side elevation
5. Alteration of the front porch.
6. Contemporary alterations to the front elevation windows, retaining the existing window sizes and openings

The application should be read in conjunction with the accompanying drawings and supporting information.

Existing Property

The application property is an existing residential semi-detached dwellinghouse situated within a residential neighborhood on Park Road. The proposed works are external alterations associated with the continued residential use of the property. No other changes to the existing buildings are proposed under this application.

Proposed Development

1. Fireplace Stove Flue

The proposal includes the installation of a flue serving a new internal fireplace stove. The flue is modest in scale and positioned to minimise visual impact on the host building and surrounding streetscape. The installation is lightweight and domestic in character and will be finished in a colour and material appropriate to the existing property.

2. Solar Panels

Solar panels are proposed on the flat roof and south-facing pitched roof. The panels mounted to the pitched roof are proposed on 30-degree angled brackets on the flat roof to optimise solar performance and renewable energy generation.

The proposal supports sustainable energy use and contributes towards reducing the operational carbon footprint of the dwelling. The panels are sensitively positioned to limit visibility where possible while remaining functional and efficient.

3. Air Conditioning Units

The proposal includes 4 no. external air conditioning condenser units mounted on the side elevation. The units are domestic in scale and arranged to minimise visual prominence and noise impact. The installation will improve internal environmental comfort and energy efficiency for the occupants while remaining subordinate to the host dwelling.

4. Air Source Heat Pumps

The proposal includes 2 no. domestic-scale air source heat pumps positioned adjacent to the air conditioning units on the side elevation to improve the energy efficiency of the dwelling.

5. Front Porch

A modest front porch extension is proposed to improve the entrance sequence, weather protection, and functionality of the dwelling. The porch is designed to remain subordinate to the existing building and to complement the architectural character and proportions of the host property through appropriate scale, materials, and detailing.

The new doors forming the draft lobby are positioned under the existing roof and therefore not extending the visible footprint of the porch from above.

6. Front Elevation

The proposal includes alterations to the front elevation windows to provide a more contemporary appearance while retaining the existing window sizes and structural openings. The revised fenestration design modernises the appearance of the dwelling without materially altering the proportions or rhythm of the existing elevation. The approach ensures that the visual character is respected while allowing for an improved architectural expression and upgraded glazing performance.

Design

The proposed alterations have been carefully considered to ensure they integrate appropriately with the existing dwelling and wider residential context. The works are modest in scale, domestic in character, and do not result in significant alteration to the overall appearance of the property. The proposals incorporate sustainable technologies and improvements to the usability and environmental performance of the dwelling while preserving the character of the surrounding area.

Access

Existing pedestrian access arrangements to the property will remain unchanged. The proposed porch improves the usability and weather protection of the main entrance without affecting accessibility or movement to and from the site.

Conclusion

The proposed development represents a modest and appropriate series of external alterations to an existing dwellinghouse. The proposals are subordinate to the host property, appropriate to the residential setting, and incorporate sustainable improvements through the installation of renewable energy technology.

It is therefore considered that the development accords with relevant local and national planning policy, and approval is respectfully requested.