

71 Fairfax Road

Design and Access Statement



Project: 71 Fairfax Rd London N8 0NJ
Ref Doc: 0048_003

Summary

This Design and Access Statement, prepared by Arquest Architecture, details the proposed enlargement and alteration of No. 71 Fairfax Road. The property is located within the St Ann's and Harringay Neighbourhood in the London Borough of Haringey.

The proposed works comprise a rear dormer roof extension, an outrigger extension, a single-storey rear ground-floor extension, the installation of roof lights, and comprehensive internal alterations.

This statement outlines the design rationale underpinning the proposed layout, massing, and materiality of the scheme. It accompanies the formal submission of planning application documents to the local authority and should be read in conjunction with the associated architectural drawings.

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Site Photos - Fairfax Road

No.71 entrance



Front view of the property

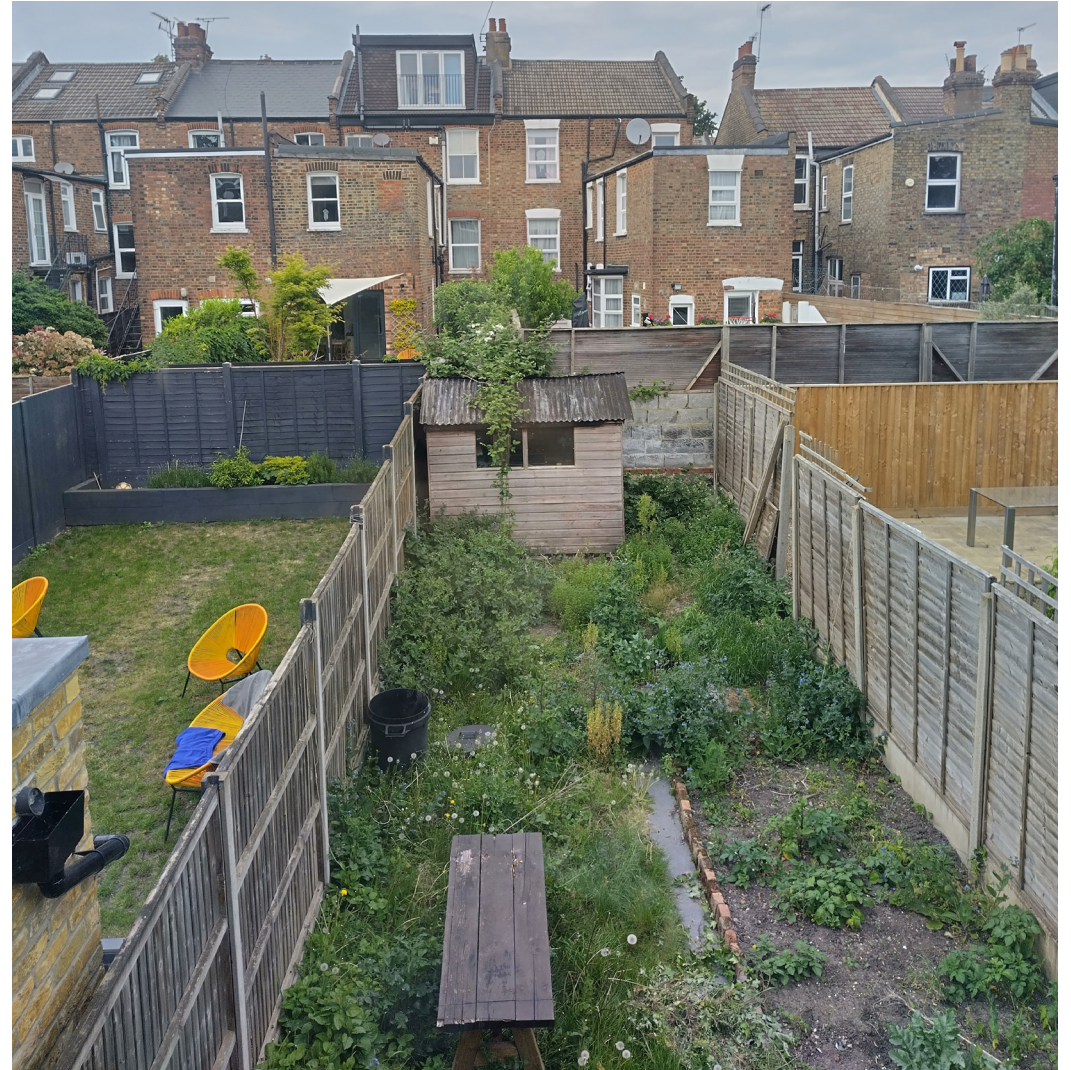


View from Fairfax Road looking west

Site Photos - Backyard



Rear elevation



Backyard

Site Location

No. 71 Fairfax Road is situated within a well-established Victorian and Edwardian residential terraced street. The site benefits from excellent transport links and local amenities, being within walking distance of Turnpike Lane tube station and Wood Green Town Centre.

The property features a private, north-facing rear garden that is entirely concealed from the public streetscape. Please note that there is no allocated car parking provision on the site.



Site Photos - Aerial View South

As depicted in the aerial imagery, the host dwelling is bounded by terraced properties of a similar height and scale. Unlike several of its neighbours, No. 71 has not undergone any significant exterior extensions, thus retaining its original architectural footprint and features.



Site Photos - Aerial View North

The aerial view of the rear façade illustrates the property's relationship with the adjoining dwellings. Notably, both immediate neighbouring properties have already undergone substantial rear alterations and extensions.



Planning history

The immediate streetscape establishes a strong precedent for residential expansion. There are numerous successful planning precedents for side infill extensions, loft conversions, and outrigger extensions within the immediate context.

Notable examples include the altered properties at Nos. 65, 69, and 79 Fairfax Road, which have been highlighted in blue on the accompanying diagram.



key:

 site

 planning precedents

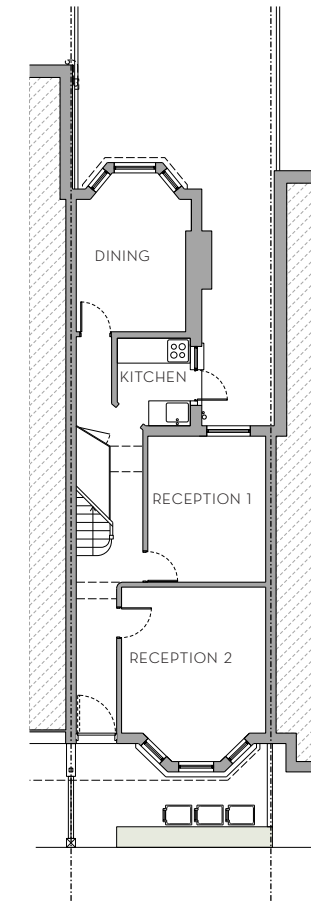
Existing Plans

The existing property at 71 Fairfax Road presents an excellent opportunity for a comprehensive renovation and spatial expansion.

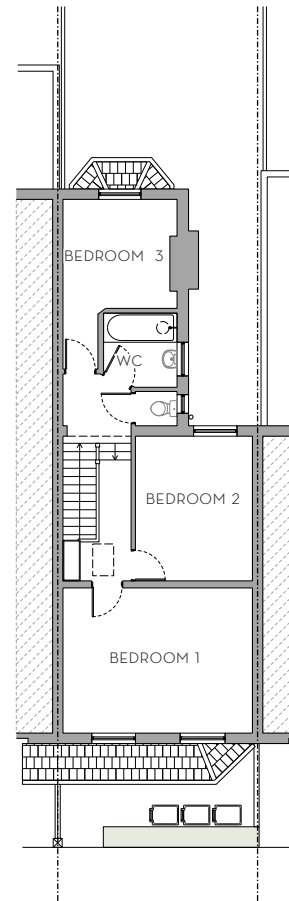
In its current configuration, the ground floor is highly compartmentalized, comprising two reception rooms, a separate dining room, and a small, restricted kitchen.

The first floor accommodates three bedrooms, all of which are served by a single family bathroom.

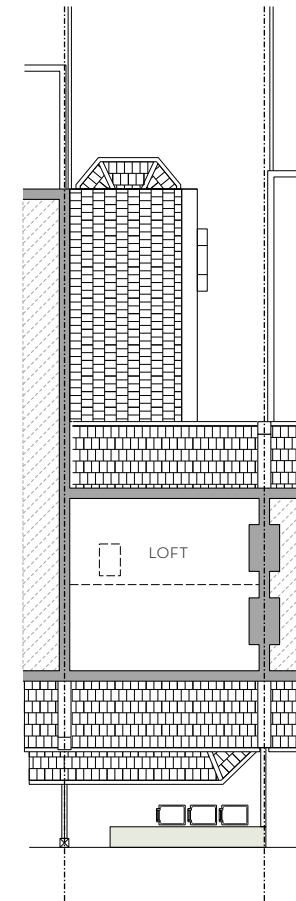
Furthermore, the existing loft space is currently underutilized, serving solely as storage accessed via a standard hallway hatch.



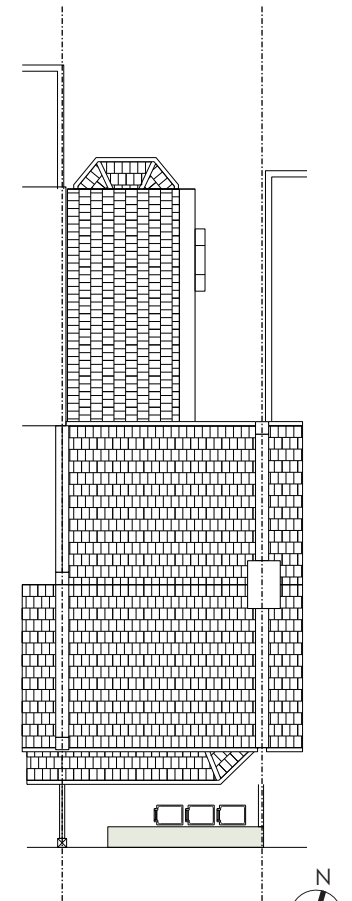
Ground Floor Plan



First Floor Plan



Loft Floor Plan



Roof Floor Plan

Existing Elevations

Front Elevation: The terraced property sits neatly in line with its neighbours, adhering strictly to the established building line and street pattern. Along the terrace, there are distinct colour variations in the external finishes. Additionally, several neighbouring properties already feature front-facing rooflights.

Rear Elevation: The existing rear elevation is flanked on both sides by prominent, multi-storey yellow brick extensions belonging to the adjoining properties. The original host building is constructed from dark brown brick, detailed with contrasting red brick accents that form the flat arches above the fenestration, and is finished with dark roof tiles.

Side Elevation: The existing side elevation is characterized by a large, protruding external chimney breast. It also clearly illustrates the scale of the existing loft and outrigger extensions at No. 69, alongside their deep ground-floor rear extension.

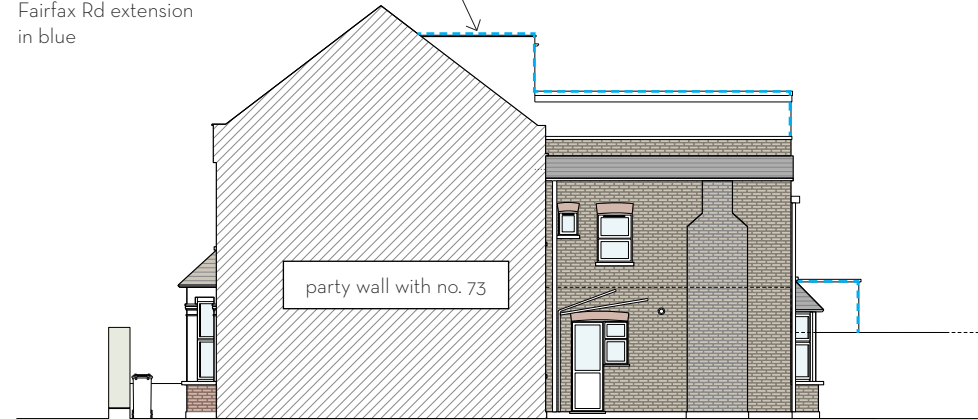


South Elevation



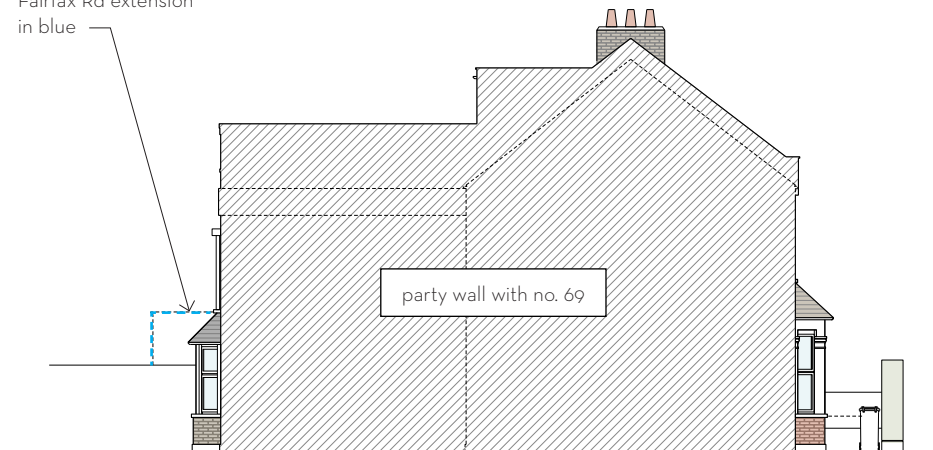
North Elevation

outline of no.69
Fairfax Rd extension
in blue



East Elevation

outline of no.73
Fairfax Rd extension
in blue



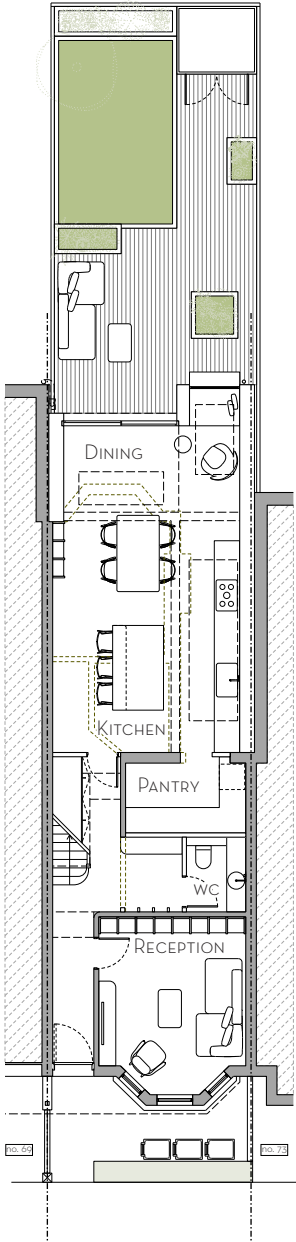
West Elevation

Proposed Plans

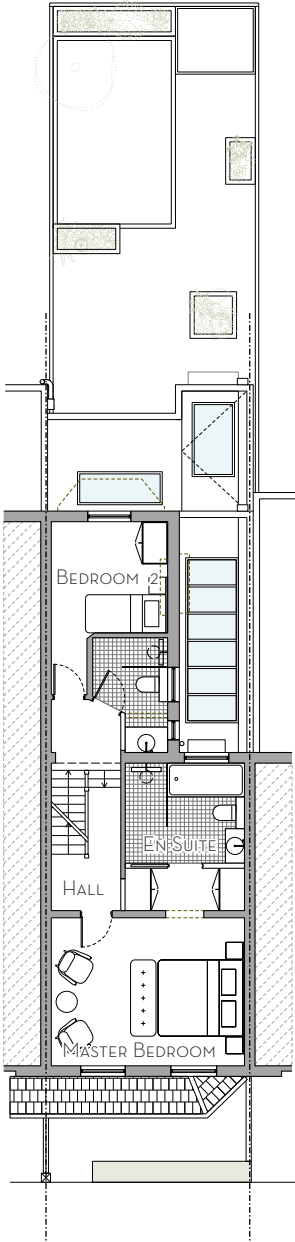
Ground Floor: The proposed side infill extension at the rear of the property aligns perfectly with the depth of the existing rear extension at No. 69. This strategic enlargement facilitates a highly improved, open-plan internal layout suited for modern living.

Loft Level: The comprehensive roof conversion provides the space for an additional, well-proportioned bedroom and a new bathroom situated within the extended outrigger. Furthermore, the proposed main rear dormer significantly improves the headroom and usability of the existing loft room.

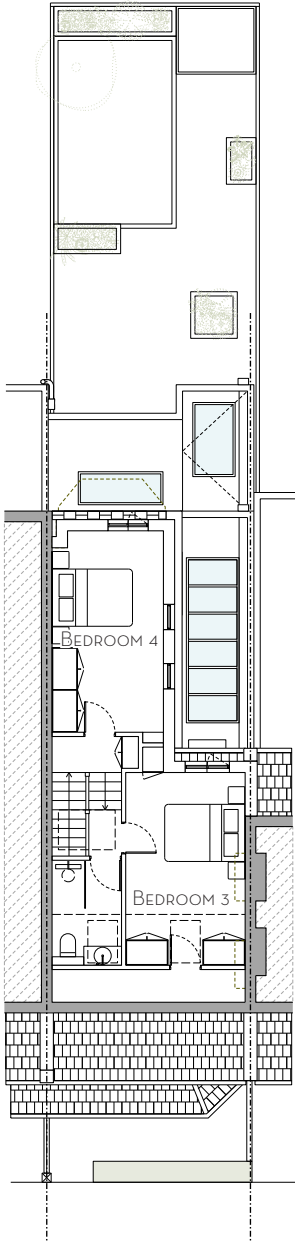
Summary: In total, the proposed scheme will seamlessly add over 53 square meters of highly functional, high-quality living space to the host property.



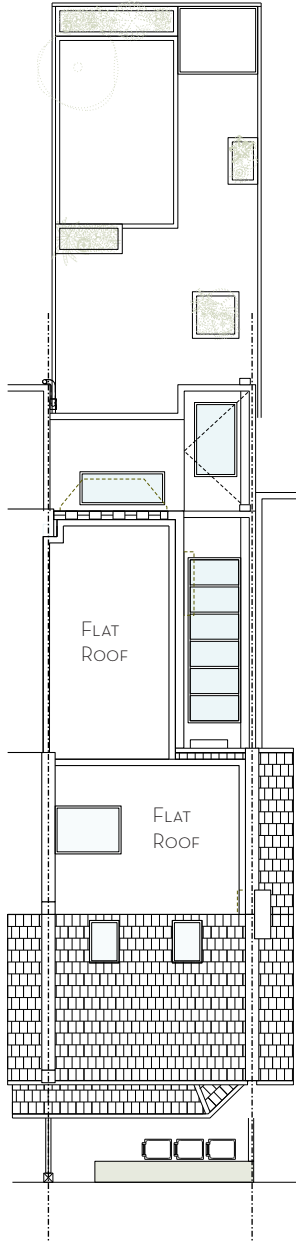
Ground Floor Plan



First Floor Plan



Loft Floor Plan



Roof Floor Plan



Proposed Elevations

Front Elevation: The only proposed alteration to the principal, street-facing façade is the sensitive and unobtrusive addition of Velux rooflights, matching precedents already set on the street.

Rear Elevation: The new ground-floor extension is meticulously designed to match the exact projection length of the existing extension at No. 69. To carefully mitigate any visual impact or overshadowing on the garden of No. 73, the new extension's roof is intentionally sloped downwards toward the boundary.

Materiality: To avoid creating a visually chaotic façade against the existing mix of yellow and brown brickwork on the terrace, the rear extension will utilize matching brown bricks and the existing flat arches will be tinted brown.



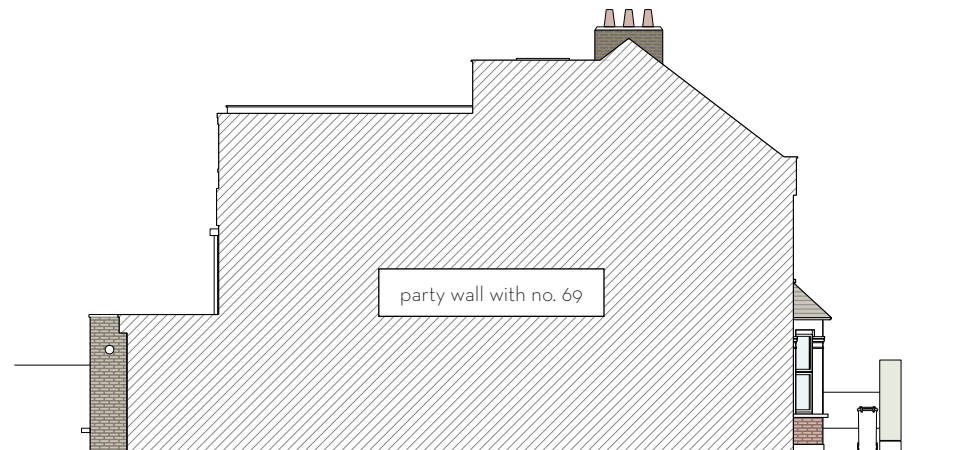
South Elevation



North Elevation



East Elevation



West Elevation

Precedent Imagery - Rear Extension



Brick Colour Matching Existing



Slim Profile Sliding Doors



Matching Colour & Finish:

- Hopper,
- Coping,
- Window Frames,
- External Lighting

Precedent Imagery - Roof Extension



Different Plank Widths

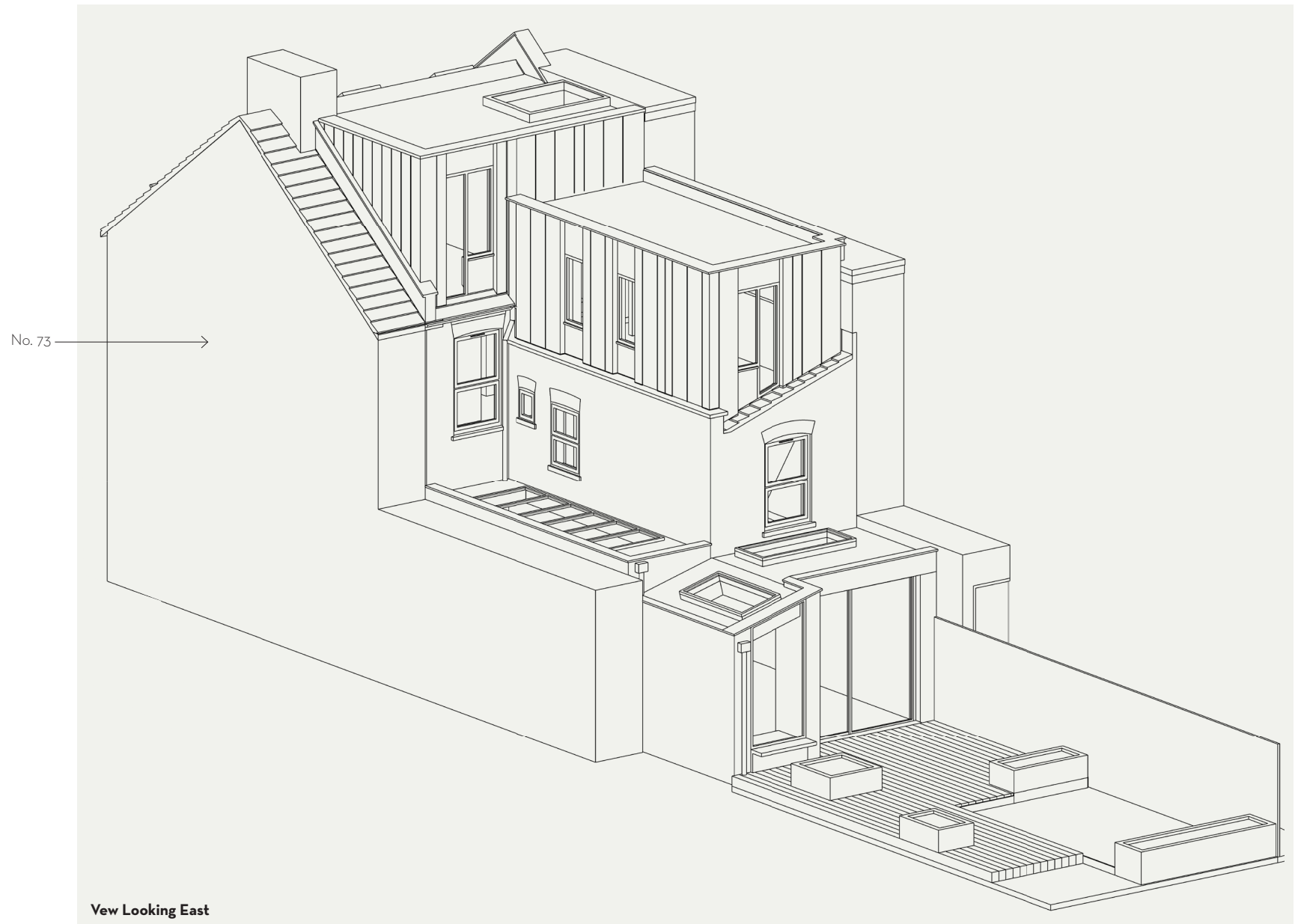


Vertical Plank Orientation, Metal Coping

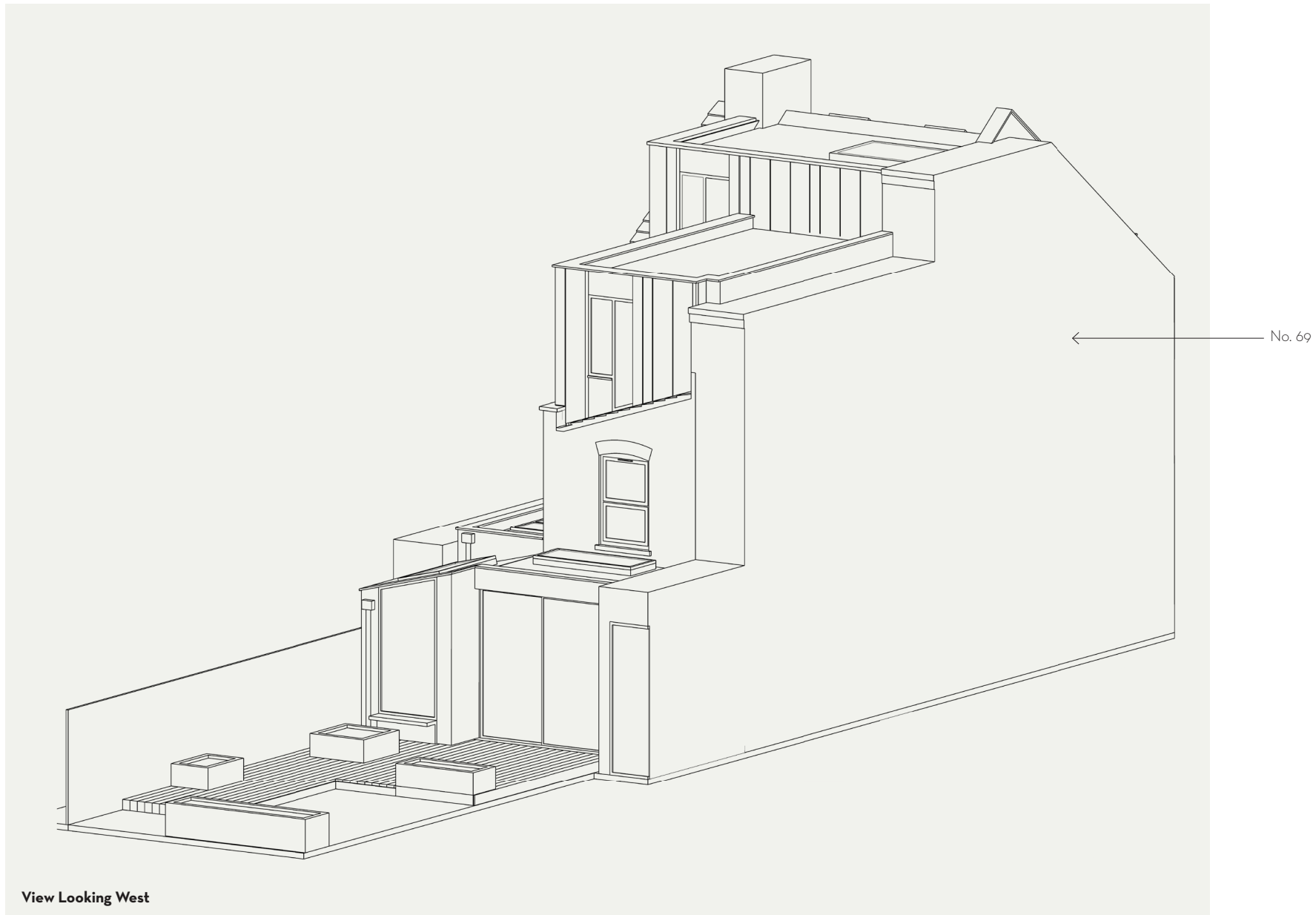


Concealed Downpipes

Axonometric views



Axonometric views



Proposed Rear View - Ground Floor Extension

The following perspective views illustrate the carefully considered material palette for the rear ground-floor façade.

The design utilizes brown brickwork selected to closely match the host building, alongside a striking feature wall detailing split brickwork to add texture and visual interest. The integrated garden planters will be finished in a crisp, clean render.

Ground floor rear glazing have powder coated cream white slim aluminium frames. Hopper and coping present the same coordinated powder coated finish and colour.



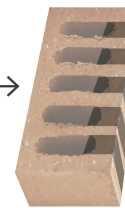
Ground Floor Extension View



Brown Bricks
(to match existing)



Perforated
Brick



Split-Face
Brick



Split Brickwork



Render

Proposed Rear View - Top Extension

The proposed rear perspective highlights the curated material palette of the loft extension.

It features vertically oriented fibre cement boards laid in varying widths and two distinctive colours: a desaturated, deep blue-grey for the panels and anthracite grey for the spandrel panels and coping matching standard anthracite window frames.



Loft Extension View



A r q u e s t A r c h i t e c t u r e

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