



Design and Access Statement

Planning Application for Flat 2, 13 Fair field road, N8 8EG

Introduction

This Design and Access Statement has been prepared to accompany the planning application for proposed works at Flat 2, 13 Fair field road, N8 8EG. The site lies within sub area 4 of the Crouch End Conservation Area in the London Borough of Haringey, and the statement has been prepared with due reference to the conservation area appraisal and local planning policy.

Conservation Area

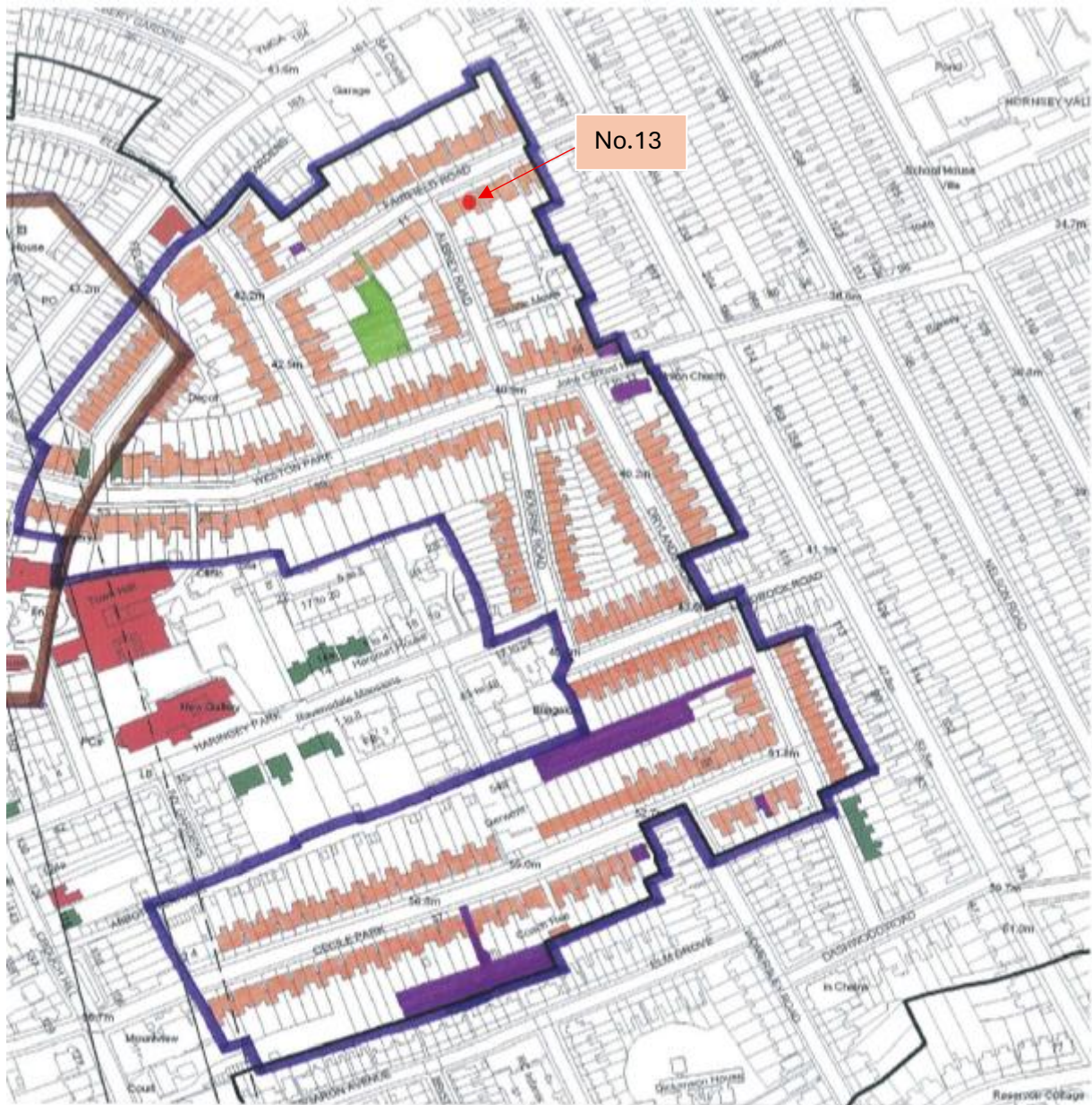
No.13 Fairfield Road is situated in sub area 4 of the Crouch End Conservation Area. This sub-area encompasses Weston Park, Cecile Park and their adjoining residential streets. Positioned on the lower, northern slope of Crouch Hill, it forms a broad crescent of late-Victorian development arranged around the northern, eastern and southern edges of Haringey Park (Sub-Area 3).

The neighbourhood is characterised by a varied mix of two-, three- and four-storey terraced houses, predominantly constructed in red brick or yellow London stock, with original slate roofs. The grander and more architecturally expressive properties are located along the principal routes of Weston Park and Cecile Park, while the connecting streets contain terraces of a more modest scale and simpler decorative treatment.

Fairfield Road runs on an east–west axis, connecting Elder Avenue with Ferme Park Road to the east. Much of its historic streetscape remains intact, with original granite kerbs and gutters, traditional cast-iron lamp standards and a number of established street trees. The footways, however, have been resurfaced in patchwork tarmac, which detracts slightly from the otherwise coherent historic character.

The houses along the street are set behind small, well-planted front gardens containing mature shrubs, hedges and occasional trees, typically enclosed by original boundary walls. Fairfield Road features four principal architectural types—terraced, paired-terraced and semi-detached properties—all of which contribute positively to the character and appearance of the conservation area.

Nos. 13–19 (odd) comprise two pairs of substantial two-storey red-brick semi-detached houses with additional accommodation at attic level. Their defining feature is the prominent forward-projecting, ogee-shaped Dutch gables, enriched with decorative brick and stone detailing including cross-shaped panels, pilasters and finials. The gable to No. 13 has unfortunately been rebuilt in a noticeably simplified form, diminishing some of the original architectural interest.



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. LBH 100019199 (2010).

Sub Area Boundary and Heritage Assets Appraisal

	Sub Area Boundary		Local Listed Building of Merit
	Archaeological Priority Area		Positive Contribution Building
	Strategic View Corridor & Wider Setting		Detractor
	Open Space		

Sub Area 4: Weston Park to Cecile Park

Figure 1- Crouch end conservation area

Site Context

No. 13 has been split into several flats, the ground floor has been split into 2 halves, which also have access to their own private gardens. Flat 2 accommodates a 2-bedroom apartment, shower room, living space and small kitchen area. There are multiple levels, that step down towards to the rear, and again into the garden.

Both ground floor flats, including number 13, have previously been extended with different heights and different roof lines.



Figure 2 – Building lines to the rear elevations

Along the road, there is no established building line at the rear, with multiple extensions and a range of garden studios/ outhouses. There are many different heights ranging from single to double story extensions. There is also no consistency with materials with various brick types, renders, fenestration and roof finishes.

As can be seen, the gardens along the terrace are long and linear.

Design Approach

The planning application seeks approval to improve the fenestration of the rear elevation with new windows and doors – we are looking to replace the existing UPVC with a heritage aluminium. We are also looking to replace the existing summer house with a contemporary garden studio. The studio will be used as home office which grants the property additional space without interrupting the other occupiers within the building.

Access

Access arrangements to the property remain unchanged, ensuring continued safe and convenient entry for all users. The proposal does not introduce barriers for people with disabilities or those with limited mobility.

Impact Assessment

The development has been assessed against the conservation area's guidance regarding positive, neutral, and detracting elements. It is intended that the proposal will sit comfortably within its context, neither dominating nor disrupting the prevailing character. By adhering to the established architectural language, the scheme supports the ongoing preservation and enhancement of the conservation area's special qualities.

Furthermore, the design has been informed by an understanding of the area's topography and broader context. The proposal does not adversely affect important views or the relationship between buildings and open space and is sensitive to the unique sense of place that distinguishes sub area 4 from its surroundings.

Materials

The principal elevation of the garden studio will be clad with a charred timber cladding. It will also feature black metal cladding to the side and rear which will be mainly concealed by boundary fences where access for maintenance is limited.

The proposed windows and doors both on the rear elevation and garden studio will be a "crittal – style" heritage aluminium frame.

Planning precedent

Several Garden studios are present along the gardens of Fairfield Road and there are multiple examples of powder coated aluminium being the material choice to compliment these properties.

Sustainable design

Integrating sustainable design into our projects is at the heart of our studio's ethos; ensuring the next generation of dwellings respond to our ever-changing environment and living habits. The mutually dependant relationship between Economic, social and environmental issues must inform the designs of today and this is what we strive towards.

Our first step is always to take a fabric first approach to the design and construction of our projects to enhance the thermal performance. By introducing new glazed elements, we are able to enhance the overall u-value of the properties rear elevation. The garden studio will be super insulated, providing a comfortable working environment all year round.

Conclusion

This statement demonstrates that the proposed works at 13 Fairfield Road are in accordance with the objectives of the Crouch End Conservation Area appraisal and local planning policy. The design has been developed to ensure a positive contribution to the area, safeguarding its character and appearance for future generations while accommodating the needs of current and future occupants.

Yours Faithfully

Tom Jenkins

Director

info@talobuilds.co.uk

www.talobuilds.co.uk

07531931800