120 WESTON PARK, CROUCH END, N8 9PN

DESIGN AND ACCESS STATEMENT
OCTOBER 2026



Aerial view of 120 Weston Park

INTRODUCTION

This Design and Access Statement has been prepared in support of the proposed development at 120 Weston Park, Crouch End, London, N8 9PN.

The proposals comprise the amalgamation of the existing ground and first-floor flats to reinstate a single-family dwellinghouse, together with the construction of a ground-floor side and rear wraparound extension and associated internal alterations.

The proposals have been developed with regard to the London Plan (2021) and the London Borough of Haringey's adopted Local Plan, including Policies SP2 (Housing), SP11 (Design), DM1 (Delivering High Quality Design), DM12 (Housing Design and Quality) and DM16 (Residential Conversions).
This statement should be read in conjunction with the accompanying existing and proposed drawings.

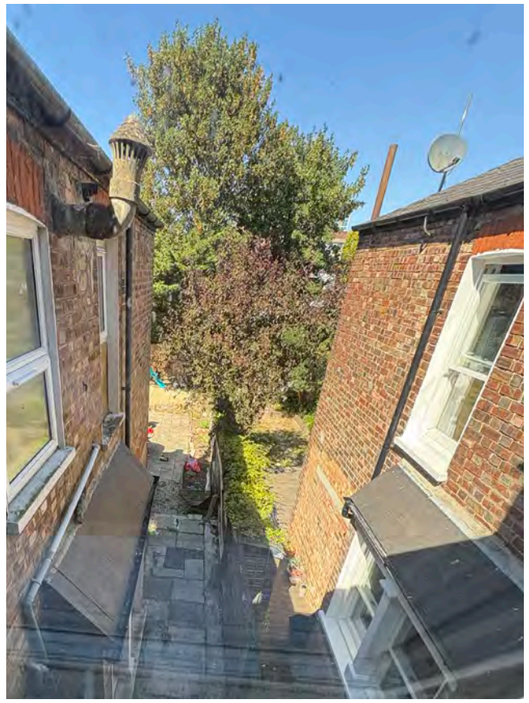
SITE AND CONTEXT

120 Weston Park is a mid-terrace Victorian property situated towards the eastern end of Weston Park, close to its junction with Mayfield Road. The rear garden backs onto the grounds of Hornsey School for Girls.

The surrounding area is predominantly residential, characterised by late Victorian terraced houses. Weston Park was developed during the late nineteenth century as the area expanded following improvements to the local railway network.

The property is located within Stroud Green Ward and is not situated within a conservation area.

The building is currently subdivided into two self-contained two-bedroom flats, occupying the ground and first floors respectively. Both flats have relatively small kitchen and living areas, while only the ground-floor flat benefits from direct access to the rear garden. Similar ground-floor side and rear wraparound extensions have previously been approved along Weston Park, including at No. 110 (HGY/2016/1974) and No. 108 (HGY/2019/1960). These provide relevant examples of similar extensions within the immediate streetscape.



1st floor bedroom window view from 120 Weston Park



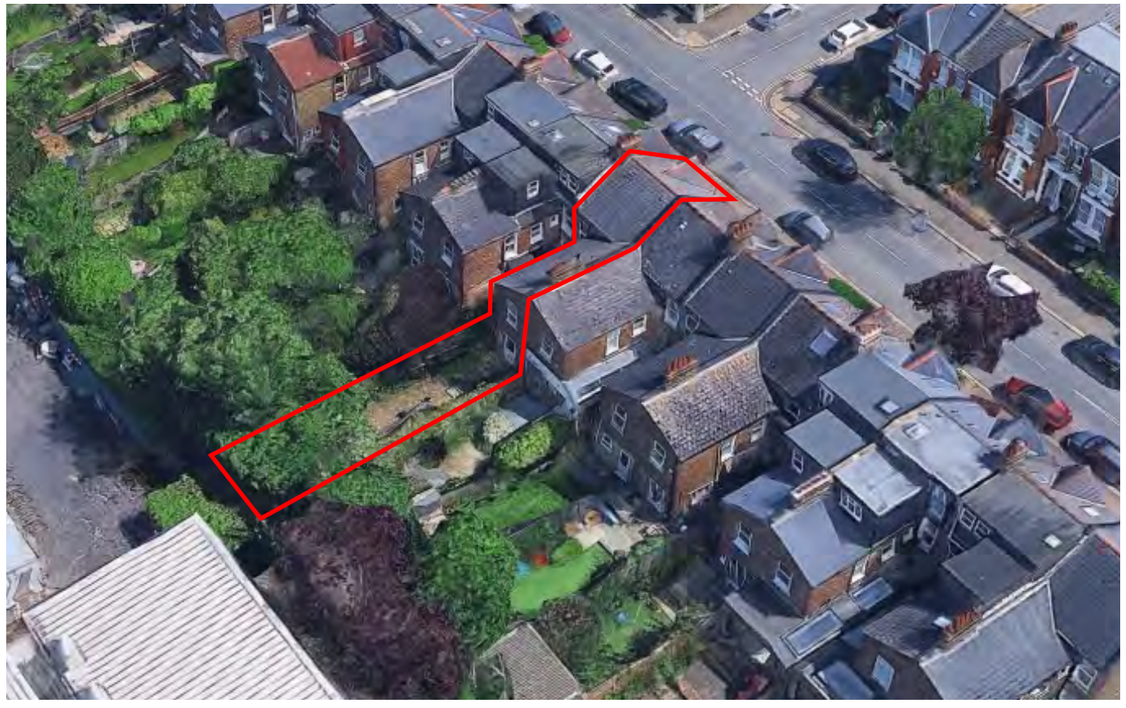
Existing side elevation view of 120 Weston Park



Garden view towards 120 Weston Park

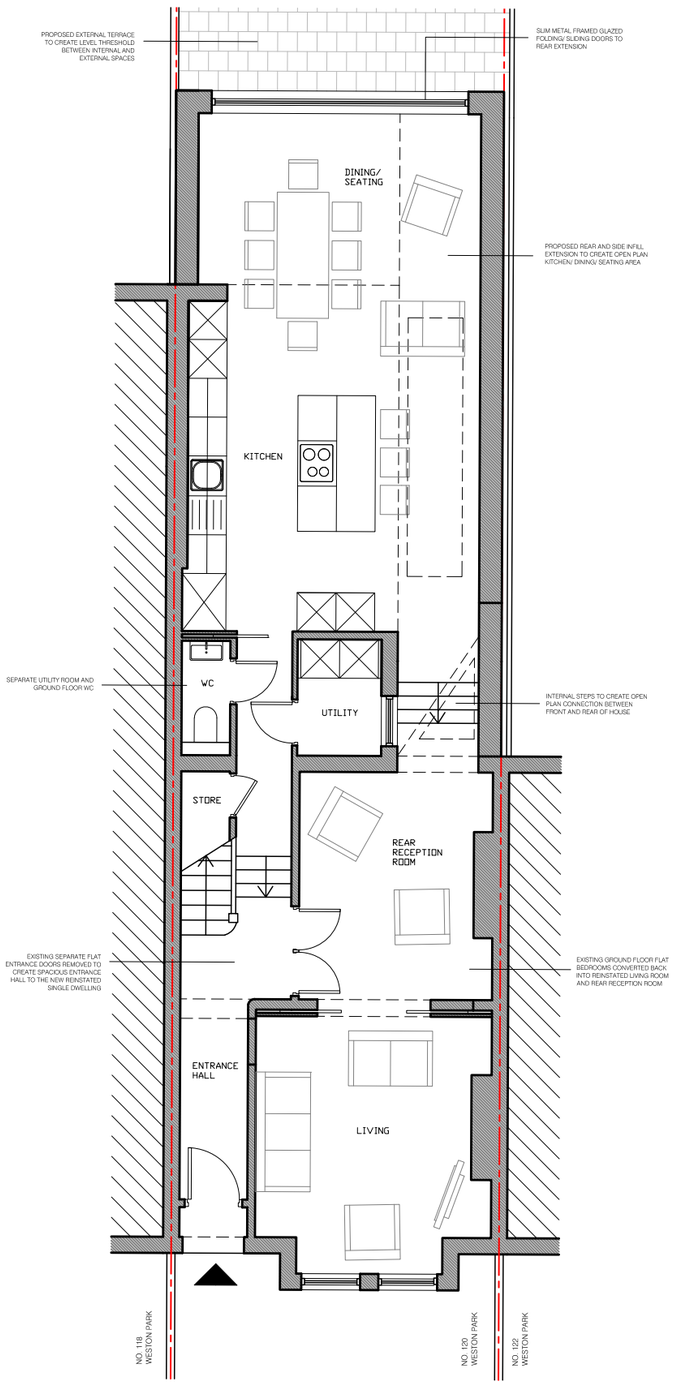


View towards 118 Weston Park

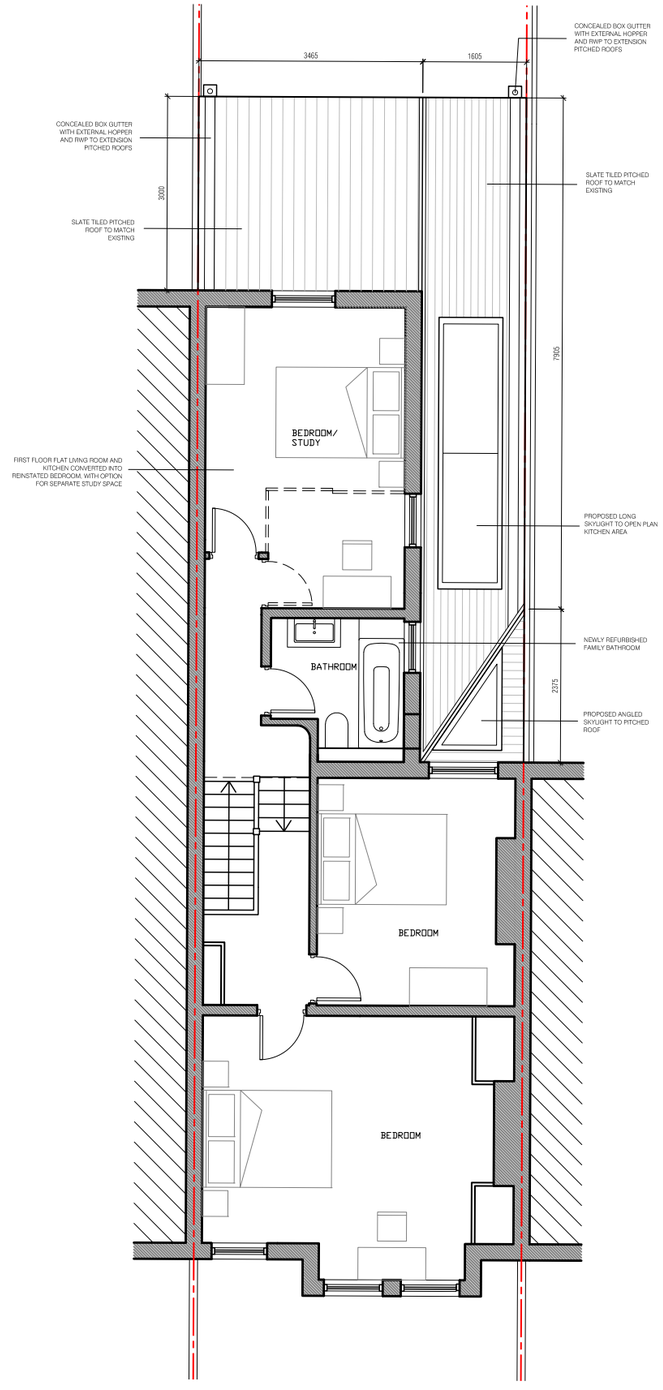




Perspective aerial view of the house and neighbouring buildings



Proposed ground floor plan



Proposed first floor plan

1.0 DESIGN

Use and Amount

The proposals seek to reinstate the property as a single three-bedroom family dwellinghouse, returning the building to its original residential arrangement.

The proposed amalgamation will restore the building to its original arrangement as a single-family dwellinghouse, providing significantly improved and more practical family accommodation. The existing two-bedroom flats have approximate internal floor areas of 50m² and 57m² respectively, both falling below the current nationally described minimum space standard of 61m² for a two-bedroom, three-person dwelling. The existing flats also have relatively small kitchen and living areas, with only the ground-floor flat benefiting from direct access to the rear garden. The proposals will address these shortcomings by creating a spacious and well-considered family home, with generous living accommodation and direct access to private outdoor amenity space from the principal ground-floor living areas. The reinstatement of a family-sized dwelling is consistent with Haringey's objective of maintaining a supply of larger family homes and providing high-quality residential accommodation.

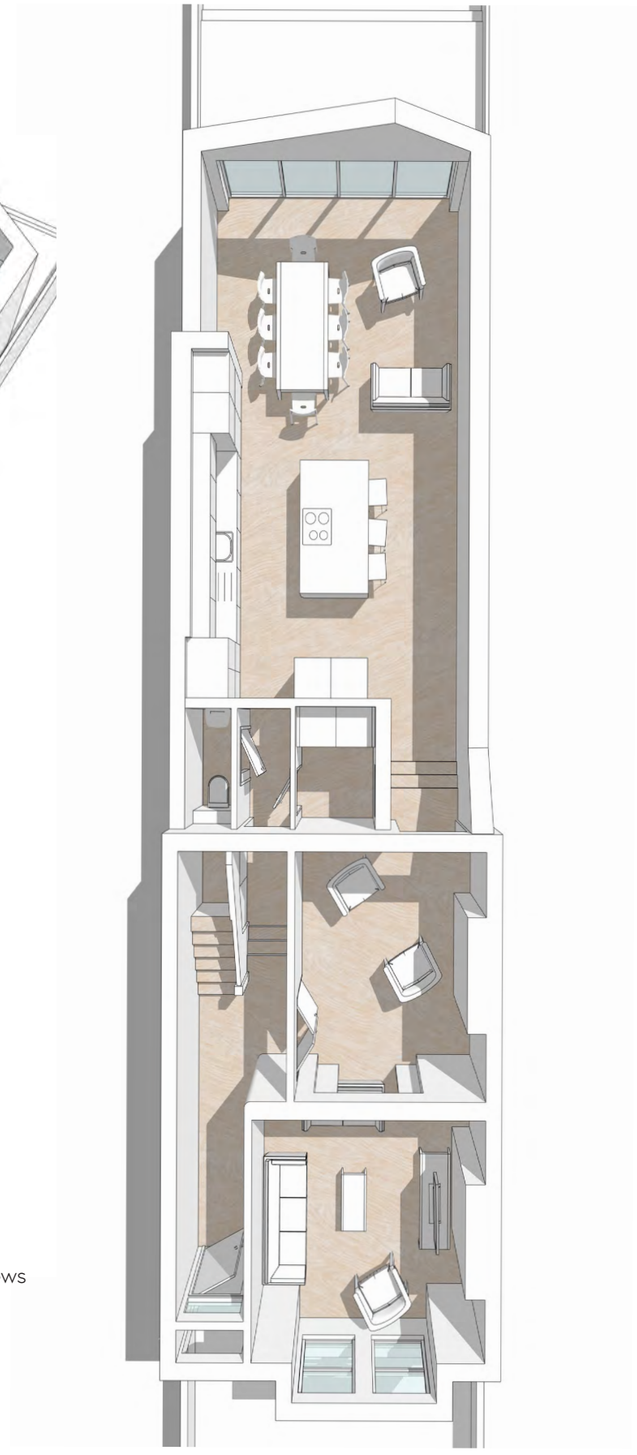
The proposed ground-floor wraparound extension will provide an enlarged open-plan kitchen, dining and seating area with direct access to the rear garden. The existing ground-floor bedrooms will be reinstated as reception rooms, with a new utility room and WC also provided.

At first-floor level, the existing kitchen and living accommodation will be converted into a generous rear bedroom with an adjoining study area.

The proposals will improve the overall quality and functionality of the accommodation while retaining the property's established residential use.

The proposed layout also retains the potential for future loft accommodation, which could provide one or two additional bedrooms, allowing the property to adapt to the changing needs of a growing family over time. Any future roof extension would be subject to the necessary planning consents.





Proposed ground floor layout perspective views

Layout

The existing separate flat entrance doors will be removed to reinstate a spacious entrance hall and staircase with a decorative balustrade.

At ground-floor level, the existing front bedrooms will be returned to their original use as front and rear reception rooms, with traditional fireplace detailing retained or reinstated where appropriate. A new WC and utility room will be accessed directly from the internal corridor.

Steps down from the rear reception room will lead into the new open-plan kitchen, dining and seating area. The existing kitchen walls will be removed to create a spacious and functional family area, incorporating a kitchen island and generous dining space.

Full-width glazed sliding or bifold doors will provide a strong visual and physical connection between the internal living areas and the proposed rear terrace. A large rooflight and additional roof glazing within the pitched roof will introduce natural daylight deep into the plan.

At first-floor level, the existing bedrooms will be retained and refurbished. The separate WC and bathroom will be combined to form a single family bathroom.

The existing first-floor kitchen and living area will be reinstated as a large rear bedroom, incorporating sliding partition screens to provide a separate study area when required.



Proposed rear elevation view of the 3d massing model

Appearance and Materials

The proposed extension will introduce a contemporary addition which remains sympathetic to the character and materials of the original Victorian property.

The rear elevation will be constructed in reclaimed brickwork selected to complement the existing house. The pitched roof will be finished in slate tiles to match the existing main roof and rear outrigger.

Large glazed sliding or bifold doors with slim-profile aluminium frames will provide a contemporary appearance and maximise the connection between the internal living spaces and rear garden.

Exposed rainwater hoppers and downpipes will be finished in dark-coloured metal to complement the glazing frames and provide a consistent external material palette.

The side elevations will be finished in smooth white render, complementing the neighbouring rear extension at No. 118 Weston Park and providing a light-coloured surface to reflect daylight into the surrounding outdoor spaces.

The overall material palette has been carefully selected to complement the existing building while clearly distinguishing the new addition.

Landscaping

The existing rear garden contains uneven concrete paving and a series of changes in level, creating an impractical and potentially unsafe outdoor environment.
These areas will be replaced with a new level terrace immediately adjoining the extension, providing usable outdoor space for dining and seating.

Full-width steps will connect the terrace with the existing lower garden level, with the design developed to comply with the relevant Building Regulations.

The existing paving to the lower garden will be removed and replaced with soft landscaping, increasing the amount of permeable and planted garden space.

These improvements will create a more attractive and family-friendly garden, while enhancing the site's landscape character and environmental quality.



Proposed perspective view of the 3d massing model

Scale and Massing

The proposed single-storey extension will wrap around the existing rear outrigger, incorporating a pitched roof form which complements the original building.
The extension has been designed to remain subordinate to the host property, with its height, proportions and roof form carefully considered in relation to the neighbouring buildings.

Along the boundary with No. 118 Weston Park, the extension will project 3.0m beyond the existing rear elevation, with a height of approximately 2.6m at the boundary.

Along the boundary with No. 122 Weston Park, the extension will have an eaves height of approximately 2.4m, minimising its visual impact and protecting the outlook and daylight enjoyed by the neighbouring property.

A short section of raised sloping roof, extending approximately 2.38m from the existing rear elevation, is necessary to accommodate the internal level change between the existing reception room and the new kitchen and dining area. This element has been kept to the minimum extent required to provide adequate headroom above the connecting steps, while limiting its impact on No. 122.

The internal floor level within the rear extension will also be lowered slightly to provide a level connection with the proposed external terrace.

The pitched roof will reach a maximum height of approximately 4.0m, remaining below the first-floor window sills of the host building.

The roof profile, modest rear projection and low boundary eaves have been carefully considered to minimise any adverse impact on the daylight, sunlight and outlook of neighbouring properties.



3d render of the proposed rear elevation

2.0 ACCESS

The property will be reinstated as a single-family dwellinghouse, retaining its existing principal entrance from Weston Park.

The internal layout will be reconfigured to provide a more generous and coherent entrance hall and circulation arrangement, with improved connections between the principal living areas.

At the rear of the property, the proposed glazed doors will provide a level threshold between the new kitchen and dining area and the external terrace.

New external steps will connect the terrace with the lower garden, improving access between the different outdoor areas.

3.0 SUMMARY

The proposed development will reinstate 120 Weston Park as a single-family dwellinghouse, providing spacious and practical accommodation better suited to contemporary family living.

The ground-floor side and rear extension has been carefully designed to complement the original Victorian property, with its scale, roof form and materials responding sensitively to the host building and neighbouring properties.

The proposals will improve the quality of the internal accommodation, access to natural daylight and connection with the rear garden, while introducing more usable outdoor space and additional soft landscaping.

Overall, the development represents a sensitive and high-quality improvement to the existing property, providing an enhanced family home while respecting the character and residential amenity of the surrounding area.