

Design and Access Statement

262 Park Road, London N8 8JY

January 2024



Birdseye view of the property

1.0 Introduction

No.262 Park Road is a mid-terrace single family dwelling with large rear garden, situated in a predominantly residential, non-conservation area. The property is the home of the Emily and Charlie Parrish and their young children, and is in great need of enlargement and reconfiguration to suit the needs of a modern growing family.

The proposal is to replace / enlarge the existing small and dilapidated rear ground floor extension, create a rear box dormer to make better use of the existing second floor space, and to upgrade the interior and garden area to a high quality standard. The overall aim is to improve the use of space to suit current / future needs and enhance the architectural quality of the property with a strong sensitivity to context and appearance.

We would welcome the opportunity to meet you on site to discuss the application and any questions raised during the determination / consultation process, and to work with you to ensure the positive determination of the application.



Front elevation view of the property



Rear elevation view of the property



Rear garden view of existing extension at No.260



Rear garden view of existing extension at No.264



View of extensive rear garden from existing patio

2.0 The Proposal

2.1 Ground Floor Rear Extension

The existing dining extension is in a poor state and of an uncomfortable width / ceiling height. The proposal is to replace it with a single-storey rear addition with enough space for an open plan Kitchen / Dining / Sitting area suited for modern living, and improving connection/flow to the original rear reception and garden.

On the boundary with No.260, the Kitchen volume will maintain the width of the existing extension, projecting slightly towards the rear (a further 0.3m) in order to provide the required Kitchen space and help delineate / break down the volumes. This additional projection does not present any adverse impact on neighbouring amenity, staying well within the 45 degree line from the existing rear extension window at No.260, and thus retaining the natural light / views of the large gardens that it receives. The Kitchen volume is also proposed to be slightly taller than existing, but without any adverse impact due to the fact that side of the site is bookended by the neighbouring extension, and with no affect any adjoining windows. The modest increase in size does not contribute to any increase in sense of enclosure or overlooking, considering the long / wide rear gardens and new windows facing the rear.

A 'side return' area exists on the opposite boundary with No.264 – not bookended and therefore more sensitive in nature. In response, the proposal for this side is to limit the volume to the standard Permitted Development parameters of 3.0m projection and 3.0m eaves height plus parapet (which are normally deemed as a reasonable guideline). This volume, which houses the Dining area, also stays within the 45 degree line from the rear-facing glazed doors and 25 degree line from the side-facing glazed doors at No.264.

The central volume that accommodates the Sitting Area and main route to the garden is set min. 1.2m away from the boundary with No.264, to protect neighbouring amenity within the side return space. This volume is aligned in height with the Dining volume for visual congruity, and works within the aforementioned 45 and 25 degree splays from neighbouring windows. The proposed central volume has even less affect compared with an additional projection up against the boundary sloping down to 2.6m height along the fence line (which is normally deemed acceptable). By setting the volume away from the fence line, the planting bed along the boundary can be retained and new plants introduced to provide a verdant feel, visible from numerous angles internally as well as from the patio / garden. A corner window enhances views to this planting bed, but with any lateral views into the neighbour's side return blocked by the fence.

The new extensions are intended to read as modern additions, sympathetic to but sufficiently delineated from the existing house. The proposed extension material is a reddish-orange brick, referencing the reddish-orange brick arched lintels / corner details of the original house to establish material coherence, but applied in a contemporary way so as to help distinguish new from old and legibly fortify the form of the original house. This works much better than using pale stock brick (as was used and badly matched in the existing Dining extension), which would confuse that delineation.

The new glazing will be of high quality in timber/metal frames of a medium / light tone in order to sufficiently differentiate from the white windows of the original house, but without presenting too stark a contrast. The tall glazing would afford improved solar gain and connection to the garden from the internal spaces, and two rooflights would help bring natural light deeper into the plan.

Internally, the original arch and opening from the Rear Reception are to be retained, forming a clear demarcation of where new becomes old, and to act as a framed 'gateway' to the original house. The Permitted Development eaves height of 3.0m next to this existing opening allows the internal ceiling to be positioned just above the arch, thus fully preserving the view of this original detail.

The plan is also to improve the existing ancillary spaces by the Hallway, introducing a much needed Utility Room, WC and storage space. Internal refurbishment works to the existing house will be of high quality and sympathetic to the original design.

2.3 Rear Box Dormer / Sloping Roofs

To suit a growing modern family, we propose an enlarged / improved Second Floor via a modest rear dormer extension and internal reconfiguration. These alterations would allow for a Master Suite level, with comfortable En Suite and Dressing Room. The increased usable space also enables the Dressing Room to serve as a much needed guest bedroom for visiting family members, which the property currently lacks.

The dormer is set away from both boundaries, and has an additional volume at less than half of the allowable 40cu.m via Permitted Development (circa 19cu.m):

$$\begin{aligned} \frac{1}{2} (3.1 \times 4.0 \times 2.6) &= \text{ca. } 16 \text{ cu.m} \\ + (1.9 \times 4.0 \times 0.4) &= \text{ca. } 3 \text{ cu.m} \\ \text{Total} &= \text{ca. } 19 \text{ cu.m} \end{aligned}$$

Also in line with Permitted Development, the dormer is set min. 0.2m back from the eaves, and the external material of dark grey timber cladding is of similar appearance to the original roof slates – the pitched roofs are currently in a poor state and are proposed to be re-tiled with dark grey slates to best match original. The dormer cheek facing No.264 will be as per standard Permitted Development proportions (much like many rear dormers recently approved in the vicinity), and the cheek facing No.260 will be hidden behind the existing parapet.

Rooflights to front roof slope are proposed to bring natural light / ventilation into the En Suite, Stairwell and Dressing Room, and will have a conservation-style low profile in dark grey to best match the original slates. The new picture window in the rear dormer will be high quality metal/ timber framed double glazing to match elsewhere. All works to the roof level will be delivered to a high quality standard.

2.2 Exterior / Existing House

The proposed ground floor extension footprint of 24sqm additional area takes up considerably less than 50% of the original curtilage (as deemed reasonable via Permitted Development guidelines), allowing better use of the underutilised external areas while maintaining a well-sized rear garden with excellent outlook and sense of openness.

The proposed rear patio area is of a similar extent to the existing hardscaped area, but with a cleaner edge and improved configuration that suits the new extension. All external works will be delivered to a high standard and in keeping with the surrounding palette. Two existing small trees near the rear patio and the majority of the planted beds will be retained, and new plantings added to further enhance the green character of the external spaces.

Some minor alterations are proposed on existing elevations. As mentioned, the pitched roofs are proposed to be re-tiled to best match original. There is also a great need to replace the existing dilapidated timber windows on the upper floors with double glazed timber windows to best match original.

On the front elevation, the non-original boxing on the ground / first floor porch and balcony is proposed to be removed and made good / redecorated to match existing, so as to restore the front elevation to its original form and appearance. Rooflights are also proposed to the front roofslope, as covered in the previous section. All external works to the original house will be delivered to a high quality standard and involve the careful preservation of original features.

3.0 Conclusion

Through high-quality, modest internal / external improvements, the proposal will unlock the architectural potential of the house suited for modern living, and make an invaluable contribution to the local housing stock. The design is sensitively tailored around the original building and surrounding context, with no adverse affect on the amenity of neighbouring properties.

4.0 Access

There is no change to the access of this property.

5.0 Sustainability

The sustainability of the property will be improved by the following:

- Rear extension / box dormer / existing roofs insulated to modern standards
- High performance doors / windows and rooflights
- Improved passive solar gain from new glazing with openers/trickle vents for natural ventilation
- Improved heating and ventilation systems to renewed areas

3.0 Drawings and Documents

This statement is to be read in conjunction with the following drawings:

PL_001 (Location Plan)
PL_010-020 (Block Plan)
PL_100-121 (As Existing)
PL_200-223 (As Proposed)