

Design and Access Statement
Including Heritage Report and
Photographic Survey

Full Planning Permission for:

Ground and Lower Ground Floor Flat
62 Cecile Park London N8 9AU

Prepared by Easton Design Office
30th January 2024



- 1.0

Introduction:
- 1.1

This statement has been prepared to accompany the Full Planning application for Ground and Lower Ground Floor Flat, 62 Cecile Park London N8 9AU
- 1.2

The property is not listed and lies in the Crouch End Conservation Area.
- 1.3

This application is for the replacement of a casement window to the basement elevation to the right of the main entrance steps with a new access door. In addition the applicant wishes to replace the existing wooden single glazed bay windows with new wooden double glazed units.
- 2.0

Site Location and Surrounding Context
- 2.1

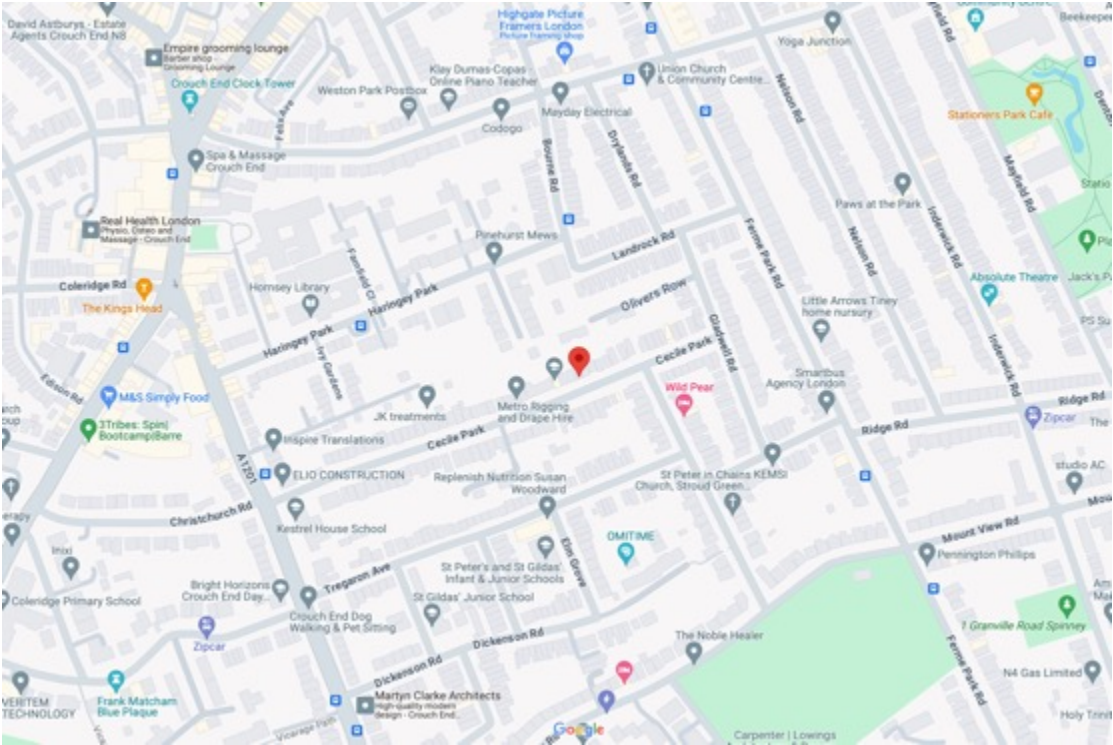
62 Cecile Park is is a four storey (including basement) terraced period property.
- 2.2

The fat is a self-contained single family dwelling consisting of ground floor and lower ground floor. The floors above are also self contained flats.
- 2.3

The rear garden is solely owned by the applicant who has access from the rear doors at ground floor level. The garden is large and contained.
- 2.4

The adjoining properties numbering 56 to 72 are of the same style.
- 2.5

Cecile Park is a two-way, exclusively residential street with parking on both sides.



Overhead view



View to rear of house

3.0 Heritage Report.

3.1 Cecile Park was developed in the 1890s. 1990 the Crouch End Conservation Area was further extended to include the large residential area to the west of the Broadway and the residential streets to the east to help protect the buildings and open space from pressures for development. The revised boundary covered the area between Glasslyn Road, Hurst Avenue, Stanhope Road, and Avenue Road in the west and Fairfield Road, Drylands Road and Cecile Park to the east

4.0 Relevant Planning Policies.

4.1 The property is located within the Crouch End conservation area in Haringey. This means that any works done to this property need to be aligned with the conservation of certain characteristics that are important to upholding the historical and architectural standards of the area. These properties are not listed buildings.

5.0 Existing Property (relevant to the application)

5.1 According to the planning records the original basement bay window was removed to allow for the construction of an integral garage, works are estimated to have taken place in the 1960's. In 1969 permission was obtained to convert the basement into a self contained flat. It is assumed that at around this time the garage was converted into a habitable room with timber casement window installed to the front elevation.

5.2 The casement window to the right hand side of the main steps to the property was, at one point, installed in place of the original door. With new access to the basement flat via the main ground floor entrance. The original door opening is visible by the contrasting modern brickwork and the original lintel.

5.3 The property is to remain a basement flat and no other works are proposed.



View from street

6.0 **Design Proposals**

6.1 The proposals consist of the following:

Side Access:
Remove existing small casement window and brickwork below to form new opening for door.
Supply and install new painted wooden four panel door with the top two panels to be glazed. New high quality door hardware to suit.
Bay window
Remove existing single glazed wooden casement window. To be replaced with new high double glazed window to existing opening. The opening will not be made larger.

7.0 **Relevant approved planning application:**

- 7.1 HGY/2023/3159
Application Type Full planning permission
Address 72, 74 and 78 Cecile Park, London N8 9AU
Proposal Replacement of single glazed timber windows with double glazed aluminium windows.
- 7.2 HGY/2020/2644
Application Type Full planning permission
Address 59, Cecile Park, London, N8 9AX
- 7.3 HGY/2020/1505
Application Type Full planning permission
Address Top Floor Flat, 63, Cecile Park, London, N8 9AX
Proposal Replacement timber windows of similar design as existing.
- 7.4 HGY/2018/3365
Application Type Full planning permission
Address Basement Flat 1, 68, Cecile Park, London, N8 9AU
- 7.5 HGY/2015/2730
Application Type Full planning permission
Address 47, Cecile Park, London, N8 9AX
- 7.6 HGY/2012/0461
Application Type Full planning permission
Address 100, Cecile Park, London, N8 9AU, London

8.0 **Access Statement**

- 8.1 The property is currently accessible from the public footpath via the ground floor entrance. No changes are proposed.
- 8.2 The property has a private rear garden which is only accessible via the property.
- 8.3 The proposal does not impact the current access into or out of the property, which will remain as the original plan form.



Side window



Bay window