



Proposal for addition of sliding doors in existing ground floor extension at
87B Ferme Park Road, London, N8 9SA

Design & Access Statement

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1/ PURPOSE OF THIS DOCUMENT

This document has been written to support the planning application for proposed works to 87B Ferme Park Road, London, N8 9SA

This document includes the design and access statement, and it explains in photographs, drawings and words how the proposals have developed.

In writing this statement and devising the proposals we have considered the site area, the physical and social characteristics of the surroundings and relevant planning policies.

This application seeks approval for the following proposed works:

Replacement of the existing sliding door at the rear of the existing ground floor extension with full height casement windows as well as addition of 3 pane sliding doors to the side of the existing ground floor rear extension and proposed rendered finish to the existing ground floor rear extension in replacement of a current poor quality rendered finish. Creation for a timber decking in the rear garden and making good of the existing flat roof.

A sensitive outlook has been maintained throughout the design and a view to the scheme development shall be communicated here.

2/ SITE DESCRIPTION

The site is located within the jurisdiction of London Borough of Haringey at 87 Ferme Park Road, London, N8 9SA. It is a Victorian four storey brick built.

The dwellinghouse was previously converted into 3 flats.

The property is not listed and does not lie within a conservation area but is located in close proximity to Crouch Hill conservation Area.

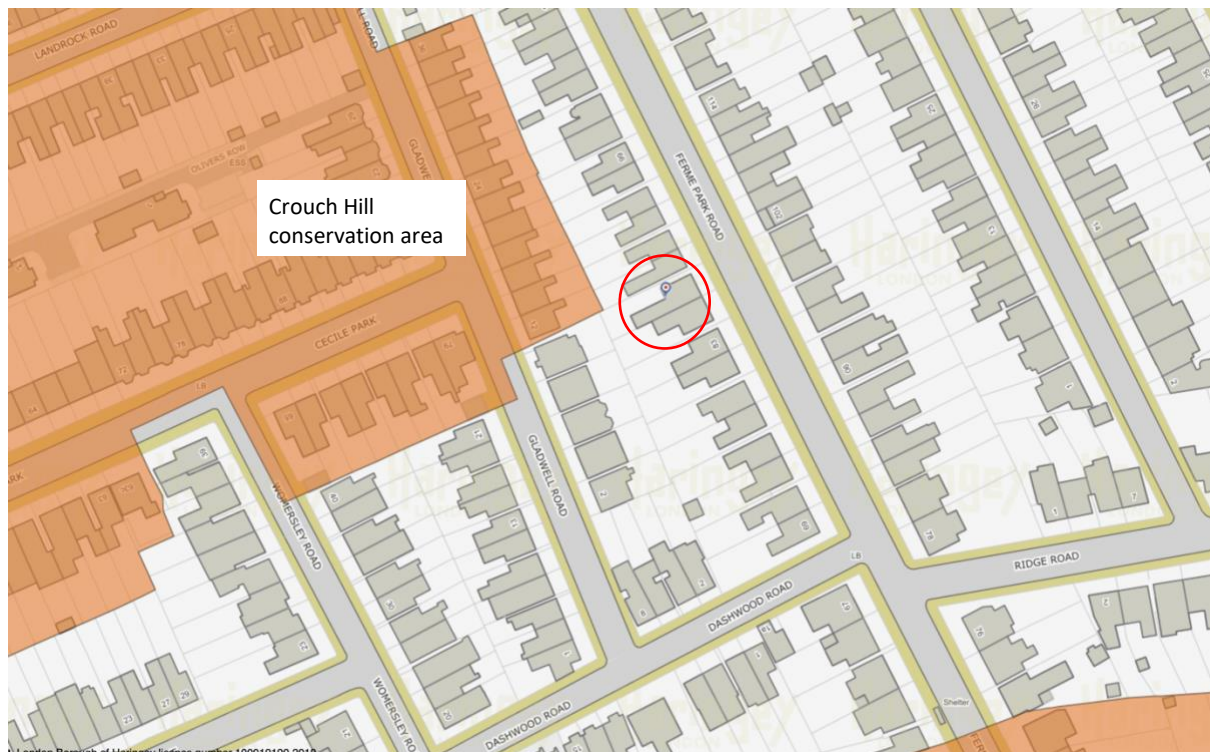


Fig. 1 – Property location map

3/ DESIGN APPROACH & PROPOSED DEVELOPMENT

The proposed design seeks to improve the existing extension (approved application **HGY/2010/2146**) by introducing n. 3 pane sliding doors to the side of the extension as well as replacing existing sliding doors at the rear of the extension with proposed full height casement windows to match the once proposed on the side.

The proposed design will improve the quality of the internal space within the existing extension by bringing more natural light and creating a link to the rear garden.

Proposed design won't impact the appearance of the 'original' building, however, will improve the appearance of the existing extension by introducing uniformed aluminium frame doors and windows in replacement of the existing UPVC double sliding door at the rear of the extension. In addition, proposed work will make good of the existing flat roof and extension façade where it will be affected by the proposed works.

Proposed changes to the existing extension will only be visible from the rear garden within the curtilage of the ground floor flat (applicant's property) - 87B Ferme Park Road. Lower ground floor flat (87A Ferme Park Road) has its portion of the garden fenced off. The fence between divided rear garden is 1.5m and therefor prevents any overlooking.

Upper floor flat (87C Ferme Park Road) doesn't have any access to the rear garden.

Internal layout and existing footprint of the property will remain unchanged.

4/ PLANNING HISTORY

87B Ferme Park Road planning history:

HGY/2010/0837 - Erection of single storey rear extension

Approved with conditions - 29/6/2010

HGY/2010/1628 - Non-material amendment following a grant of planning permission HGY/2010/0837 for reconfiguration of proposed rear extension by 2M to left side.

Withdrawn

HGY/2010/2146 - Extending of existing extension by 1.4 meters.

Approved with conditions - 10/1/2011

5/ EXISTING PHOTOS



Fig.2 Existing rear elevation



Fig.3 Existing side elevation



Fig.4 Existing rear extension



Fig.5 Existing rear elevation - interior

5/ USE

The is no change in use.

6/ ACCESS

Property access:

There is no change to the property access.

Transport links:

Ferme Park Road is in an area which provides excellent public transport services including bus routes.

Road layout:

There are no changes proposed to existing road layout.

6/ SUMMARY

Proposed alterations to 87B Ferme Park Road are an opportunity to create a much-needed improvements to the existing property. Proposed alterations will improve the quality of the internal space and contribute towards external appearance of the property as well as improve its thermal performance.

This will be achieved through careful design and high-quality workmen ship and materials.