

DESIGN, ACCESS AND HERITAGE STATEMENT

For

53 Ferme Park Road, London, N4 4EB

Introduction

This Design, Access and heritage Statement is provided in support of a planning application at 53 Ferme Park Road, London, N4 4EB.

The application seeks permission for the erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to achieve 1 x 2 bed, 1x 4 bed and 1x 5 residential units. This application includes variations to the side extension and roof alterations which were granted under planning approval reference: HGY/2016/3155.

Site Description

The application site currently comprises a Victorian end of terrace dwelling located on the western end of Ferme Park Road. The site is located within the Stroud Green Conservation Area. Following planning permission being granted, the applicant started building work in October 2019. The extensions granted planning permission under approval reference: HGY/2016/3155 have largely been implemented.

Recent Planning History

Two relevant recent applications were submitted.

- Application reference HGY/2016/3155 was for the “erection of side and rear extensions and loft and basement conversions with alterations to the front, side and rear elevations including demolition of the previous rear extensions in order to achieve 1 x 2 bed, 1x 4 bed and 1x 5 residential units.” This application was granted permission.
- Application reference HGY/2018/1973 was for the “approval of details pursuant to condition 4 (secure and covered cycle parking facilities) attached to planning permission HGY/2016/3155.” This was approved.

Planning Enforcement

On 23rd October 2023, Planning Enforcement Officer, Alan MacPherson, emailed the applicant informing him of a breach of planning control regarding the side extension granted under planning permission HGY/2016/3155. He invited the applicant to submit a retrospective planning application for the retention of the side extension and roof alterations.

Assessment

Care has been taken to keep the character of the building and the area, retaining the architectural style, form and features. The design minimises the external impact by blending the new extensions with the existing building. Changes to the loft will not alter the current ridge height.

The surrounding area is characterised by a number of very similar three storey properties. Many dwellings on both sides of the road have similar extensions and conversions without undermining the neighbourhood's architecture.

The development has been designed in consideration of council policies and complies with the London Plan policies namely but not limited to:

Policy D6 : Housing quality and standards

Policy D12 : Fire safety

Policy H1 : Increasing housing supply

Policy H10 : Housing size mix

Heritage

The architectural highlights and the key characteristics of the area have been taken into consideration. The historic environment is essential in the conservation area. The surrounding properties are also Victorian style with good quality facing brickwork, cast iron pipes, motifs, and ornaments which will be replicated in the extensions.

Use

The existing use class is C3. The use will not change.

Scale

The scale of the extensions will not have any major exterior impact.

Appearance

The materials for the loft match the existing roofs in the terrace using grey slate tiles. The side and rear extensions have matching London stock brick to the exterior walls. Windows will be white and match existing materials (uPVC) and aluminium for the rear bi-folding doors. New paving will be large rectangular slabs of York stone of a uniform colour laid in a traditional interlocking pattern. Exterior metal railings will be painted black.

Access

The main access to the ground floor will remain unchanged. See plans for two new access arrangements to the new proposed dwellings.

Sustainability

As part of the refurbishment works, the glazing, insulation and heating systems will be of high performance to ensure an improved thermal performance of the building.

Waste Management

As part of the proposal, each dwelling will be allocated waste storage arrangements by way of an enclosure. This will be capable of storing a “Standard kerbside collection full set” including:

- One 240 litre wheelie bin for refuse
- One 240 litre wheelie bin for recycling
- One food waste box
- One garden waste sack

Design Changes

During constructions works, it was found that the stairs leading from the first floor to the loft (on the side extension) would not have met the building regulations in terms of minimum clearance heights. If the stair position is altered, it would lead to a compromised internal layout which would not be suitable for the occupants in this part of the property. The extension was altered to allow for a staircase to work within the building regulation requirements and also meet the internal layout previously granted planning permission.

There are numerous examples of steep roof pitches and mansard styles along the street. Due to the side extension tapering towards the rear by following the boundary line, the new roof as viewed straight on gives it more of a steep hipped roof design. As the roof is viewed more from a side angle, it has more of a mansard look to it.

Assessment of the Impact of the Proposal on the Existing Street Scene

While the side extension has increased in height from the originally approved drawings, this has not had a significant impact on the street scene. The impact on the street scene is minimal due to the fact the extensions are mostly to the side and rear of the property ensuring the character of the building in the terrace is in keeping. Neither the character of the building nor its architectural style are affected by the proposed development. It is considered that the property is suitable for additional living space with improved light levels and improved connection with the rear garden. The house will not have any overlooking windows so the views will not compromise the privacy of neighbouring properties.

Conclusion

In conclusion it is considered that the proposal to increase the height of the side extension has not had a significant impact on the conservation area while also allowing the occupiers to have a good quality internal space. It also has minimal impact to the surrounding properties and the privacy of neighbours is not compromised.