



76 WESTON PARK
London N8 9TB

DESIGN & ACCESS STATEMENT

11 April 2024



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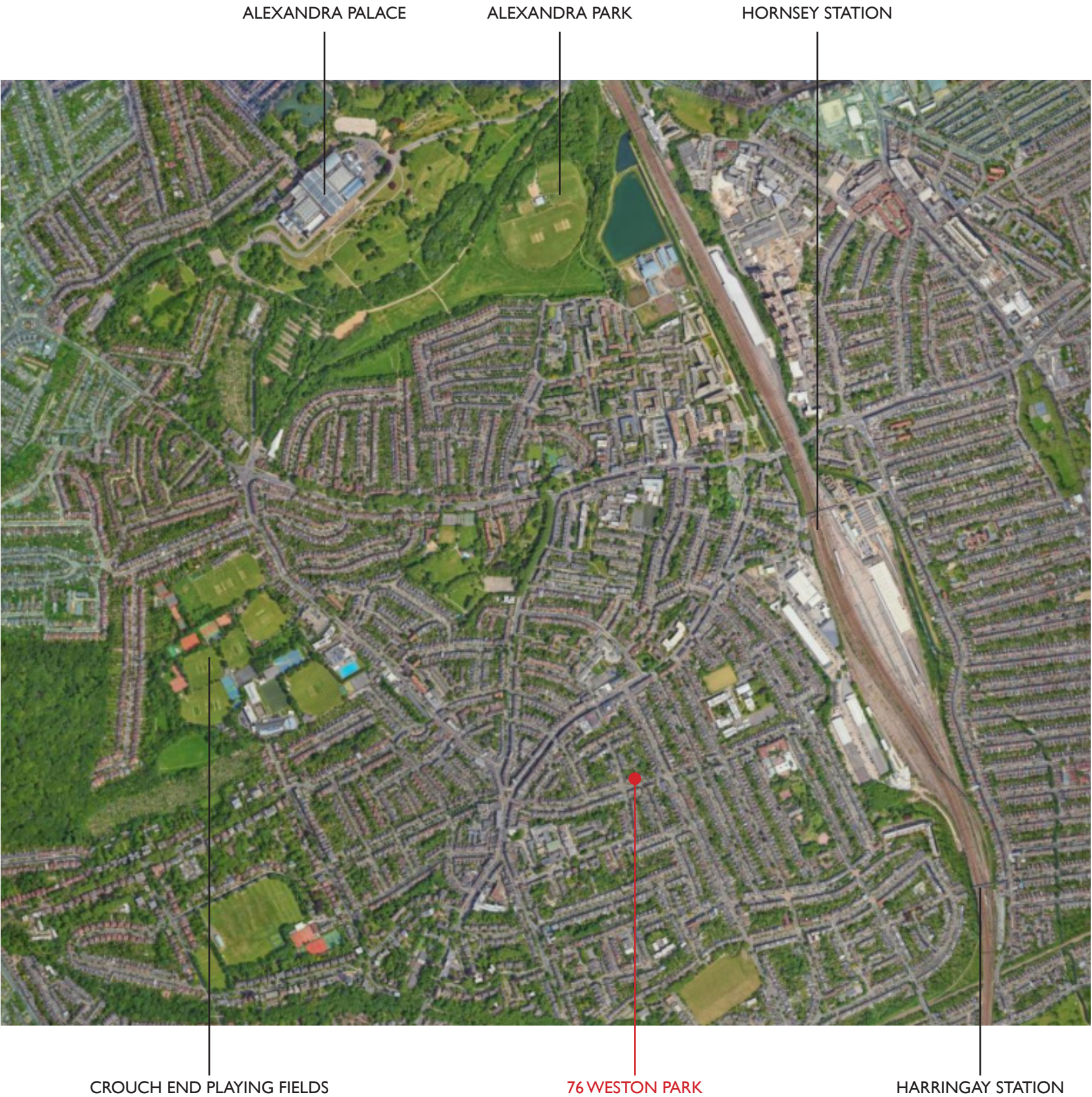
I.0 INTRODUCTION

PROJECT BACKGROUND

76 Weston Park is situated in the Crouch End area of North London, within the London Borough of Haringey. Haringey was established in 1965 by the amalgamation of the former boroughs of Hornsey, Tottenham, and Wood Green.

The London Borough of Haringey contains 29 designated conservation areas. Weston Park sits towards the North Western boundary of the Crouch End Conservation Area (Conservation Area No.05), which was designated in 1974. It is centred on the suburban town centre that includes the Broadway and Tottenham Lane and contains the former Hornsey Town Hall and Hornsey Central Library.

FIGURE 01. Aerial view of Crouch End



2.0 SITE CONTEXT

CROUCH END CONSERVATION AREA

Within Crouch End Conservation Area there are various sub areas relating to specific areas and streets. 76 Weston Park belongs to Sub Area 04 (Weston Park to Cecile Park).

It is located on the lower, northern slope of Crouch Hill and forms a crescent of residential development laid out in the late 1880s around the northern, eastern and southern sides of Haringey Park. The area has a mixture of two, three and four storey terraced properties in red brick or yellow London stock brick, originally with slate roofs.

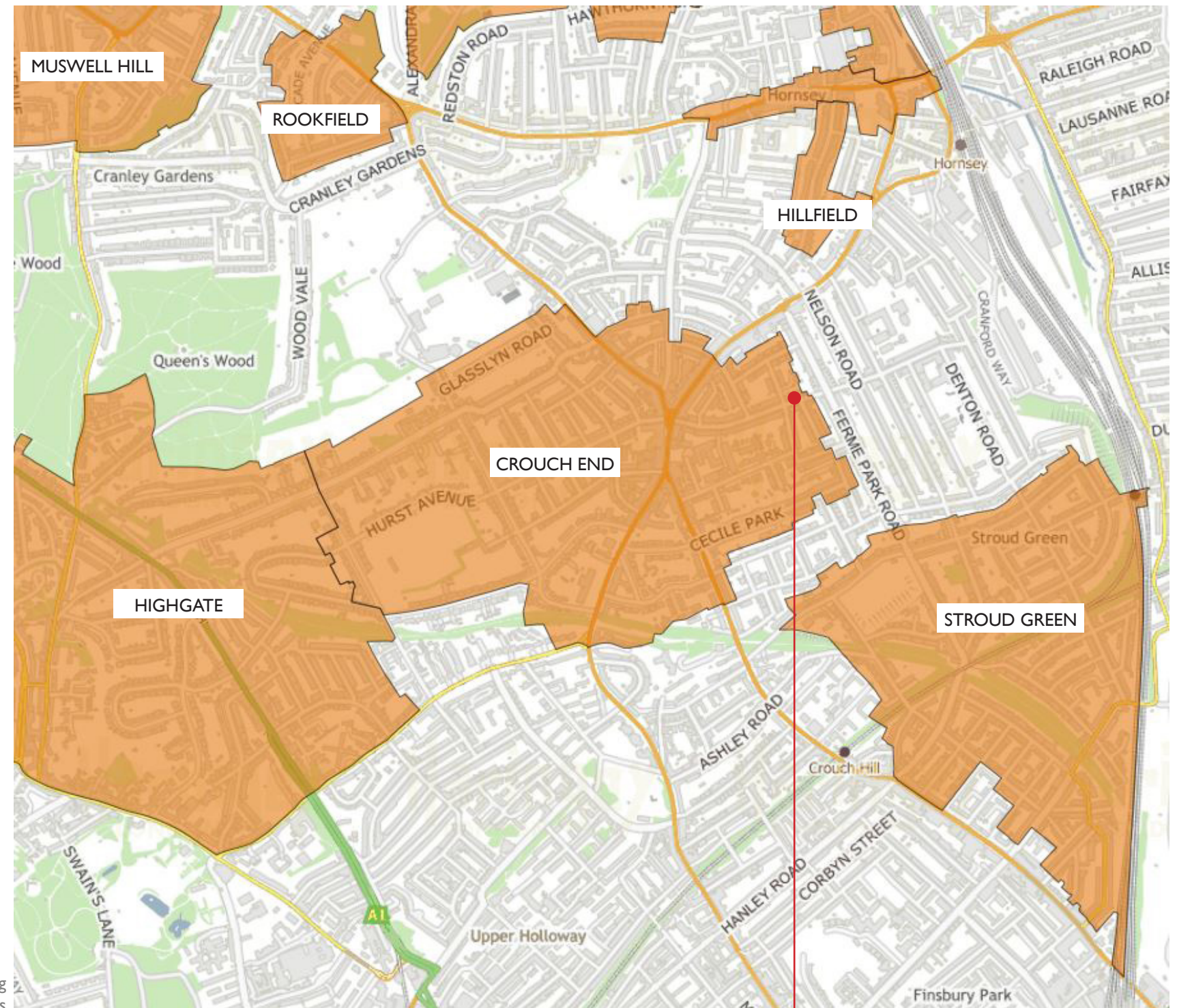


FIGURE 02. Crouch End & surrounding conservation areas

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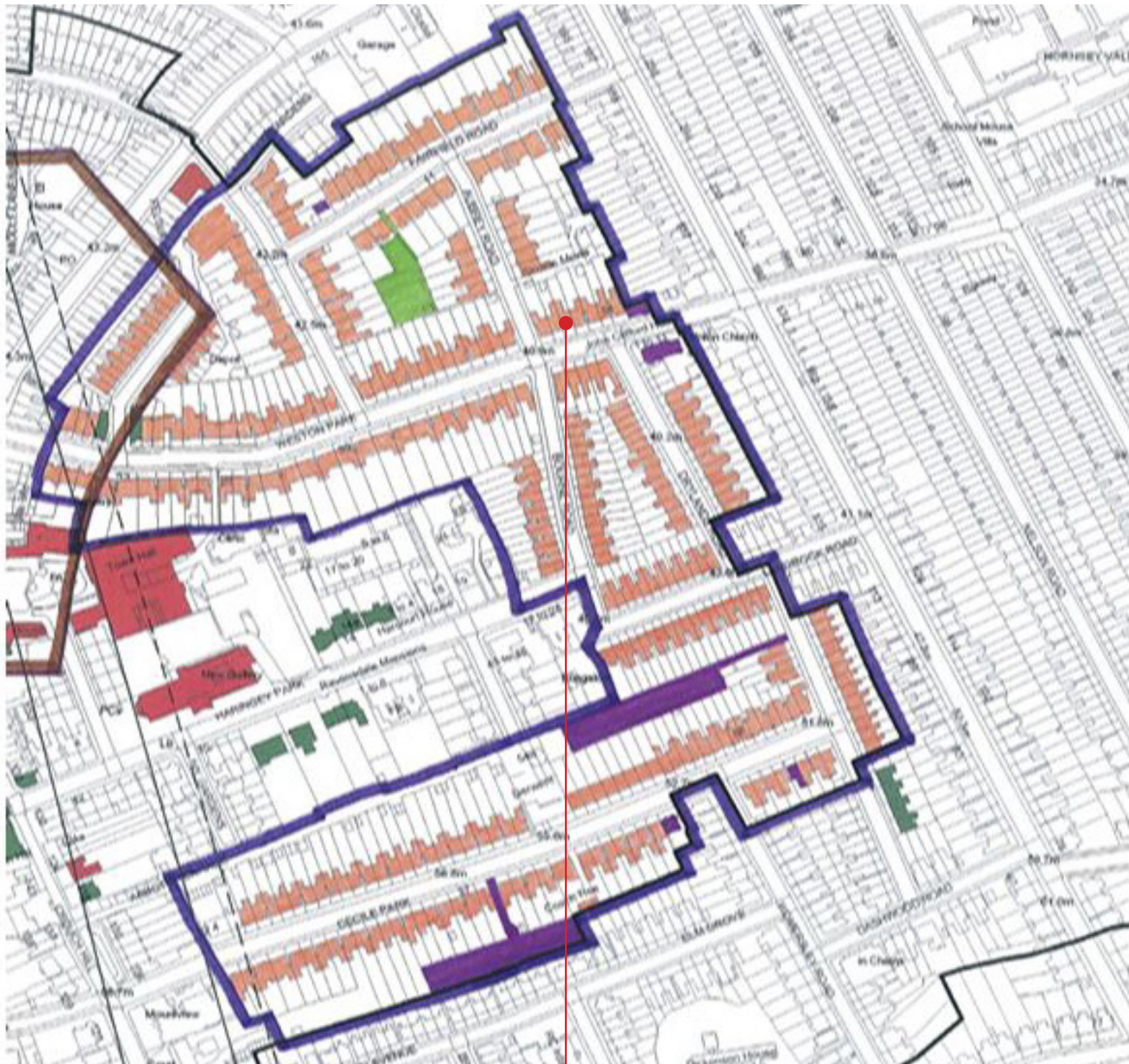
POSITIVE CONTRIBUTION BUILDINGS

Whilst not being a statutorily listed or locally listed building, within the Crouch End Conservation Area Character Appraisal, 76 Weston Park is listed as a ‘Positive Contribution Building’. This is defined as an ‘individual building or groups of buildings that contribute to the character of their immediate surroundings and the Crouch End Conservation Area as a whole.’ This is in common with the vast majority of buildings within sub area 04.

The proposals contained within this document are concerned with the rear of the property and do not consider any alterations to the primary street elevation of 76 Weston Park.



FIGURE 03. Weston Park to Cecile Park Sub Area Boundary and Heritage Assets Appraisal



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SITE PHOTOS



FIGURE 04. Primary Street Facing Elevation of No.76 Weston Park



FIGURE 05. Rear Elevation of No.76 Weston Park



FIGURE 06. Existing Doors from Back Reception Room to be retained



FIGURE 07. Rear Elevation of No.76 Weston Park looking back from rear of garden

3.0 PLANNING CONTEXT

PLANNING HISTORY

76 Weston Park was originally a single dwelling. In 1973 an application to convert into two self-contained flats was approved by the council.

Following this, in 2000 a further application was made to convert back into a single family dwelling and a separate application the same year was made to create a small rear extension, enlarging the kitchen floor area.



FIGURE 08. Small Rear Kitchen Extension Approved in 2000

4.0 **PROPOSED SCHEME**

DESCRIPTION OF WORKS

The proposed works at No.76 Weston Park are formed of a single storey kitchen extension infill. This will involve demolition of the current garden wall that separates No.s 76 & 78 and the erection of a new party wall, maintaining the current position of the garden wall on No.78's side. This will allow the opening up of the current kitchen, creating an additional 20sqm of floor area. As evidenced in the drawings, consideration has been made to keeping the height of the new boundary wall to 2.5m from No.78's exterior ground level immediately outside the rear doors from the back reception room. This includes a gutter atop the boundary wall that takes rainwater from the new roof to the rear of the extension for use in garden irrigation.

The rear doors from the back reception room of No.76 are to be retained and incorporated into a roof light lantern, allowing adequate daylight provision to the rear of the existing house.

In the proposal, the pitched section of roof that drops towards the boundary contains a number of roof lights to bring light into the centre of the plan.

The new extension extends into the garden as far as the current small rear extension, previously approved in 2000.

LAYOUT

Increasing the kitchen floor area will greatly improve the interior space of the downstairs of the property. By undertaking this work it also allows for the relocation of the downstairs WC from a current cramp hall. This allows for the entrance hall to become a more comfortable and inviting space, as well as creating scope for a reworking of the currently hazardous steps that lead from ground floor to a small basement under the front of the house.

Special consideration has been made in the design to keep heights on boundaries to a minimum and the overall footprint of the extension to not extent past the current back of the house, therefore not encroaching any further in to the garden than is currently the case. Precedents of extensions of this type are common in Weston Park and the surrounding area.

SIZE AND SCALE

The current floor area of the existing kitchen is 24sqm. The new floor area created by the extension will lead to an additional 20sqm.

APPEARANCE

The new extension will broadly be in keeping with the materials of the existing house. These include the use of yellow London stock bricks , with potential bands of orange stock brick included. The rear elevation includes a large sliding/concertina type glass door for opening out onto the garden and a smaller window from the kitchen. The rear elevation features a minimal parapet wall with capping taken up to the new party wall. The party wall itself will have a metal gutter running atop its length.

ACCESS

The scheme does not propose any alteration to the current access arrangement to the front or rear of the property.

EXISTING & PROPOSED DRAWINGS



FIGURE 09. Location Plan

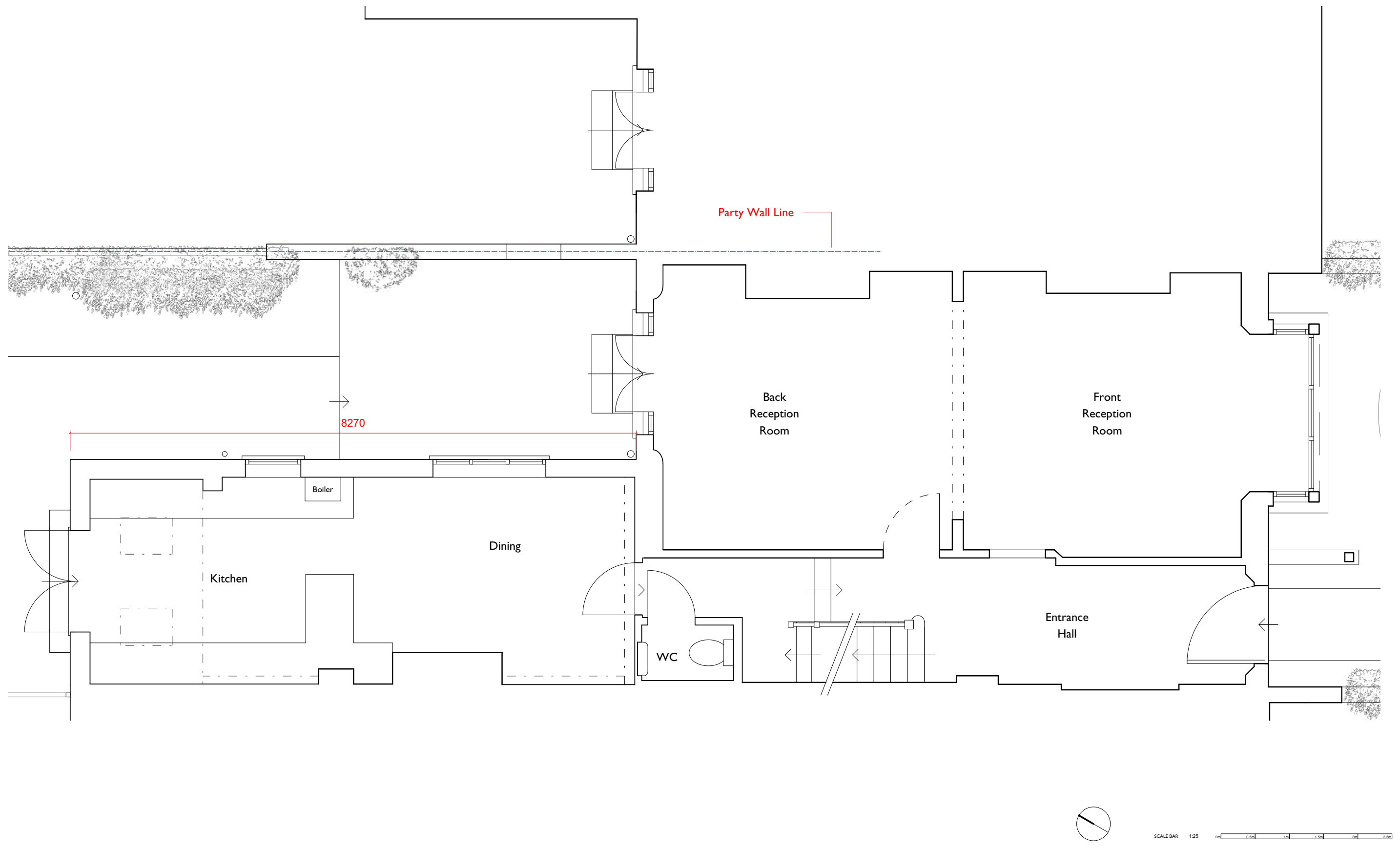
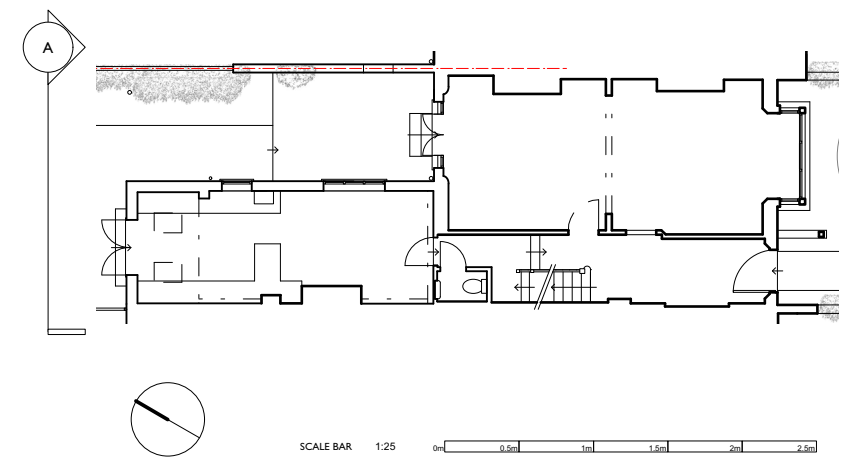


FIGURE 10. Existing Ground Floor Plan



FIGURE 11. Existing Elevation A

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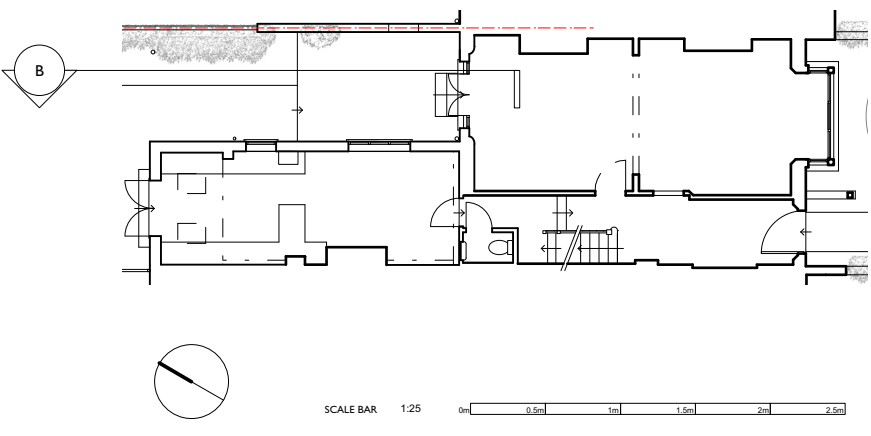


FIGURE 12. Existing Elevation B

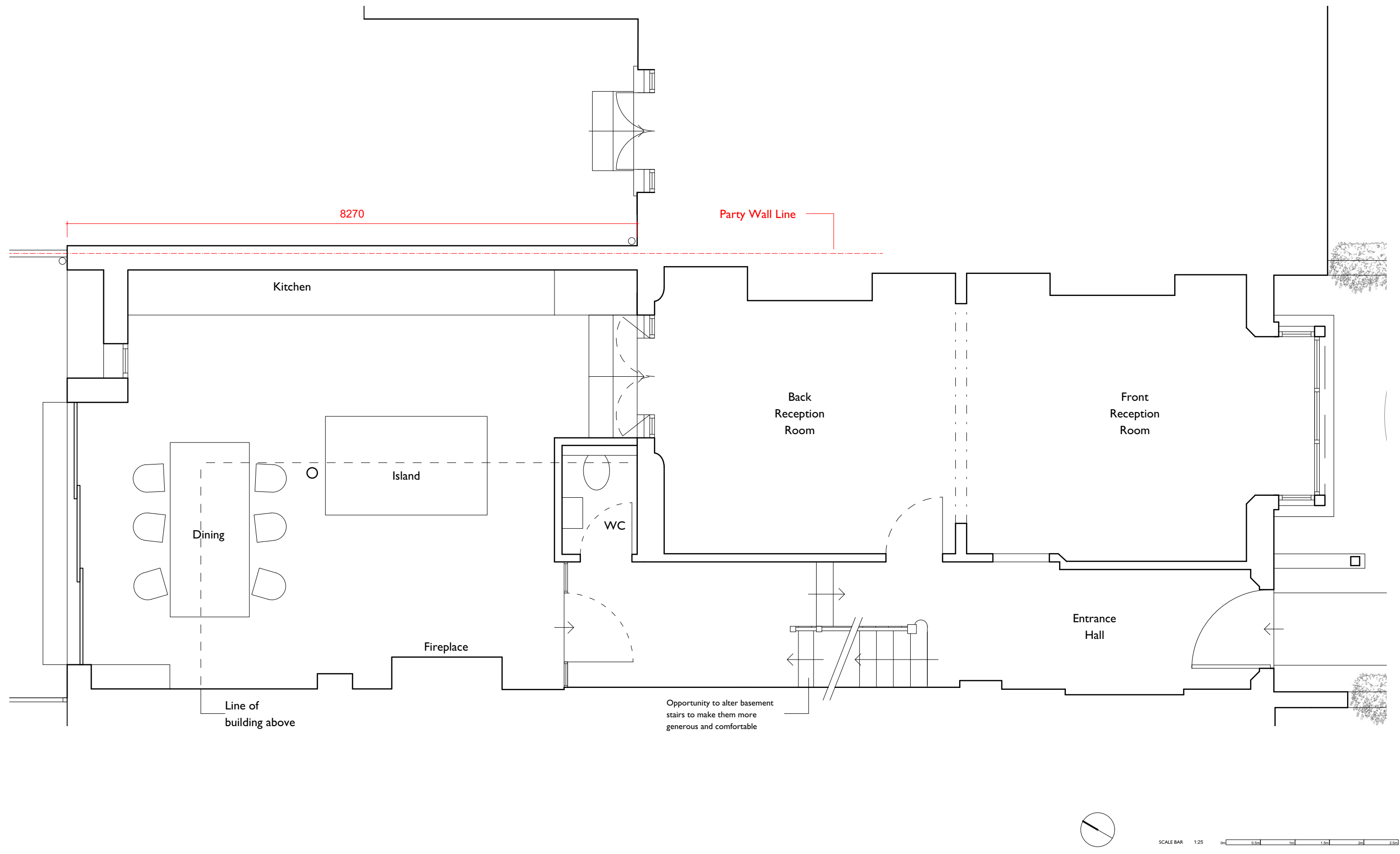


FIGURE 13. Proposed Ground Floor Plan

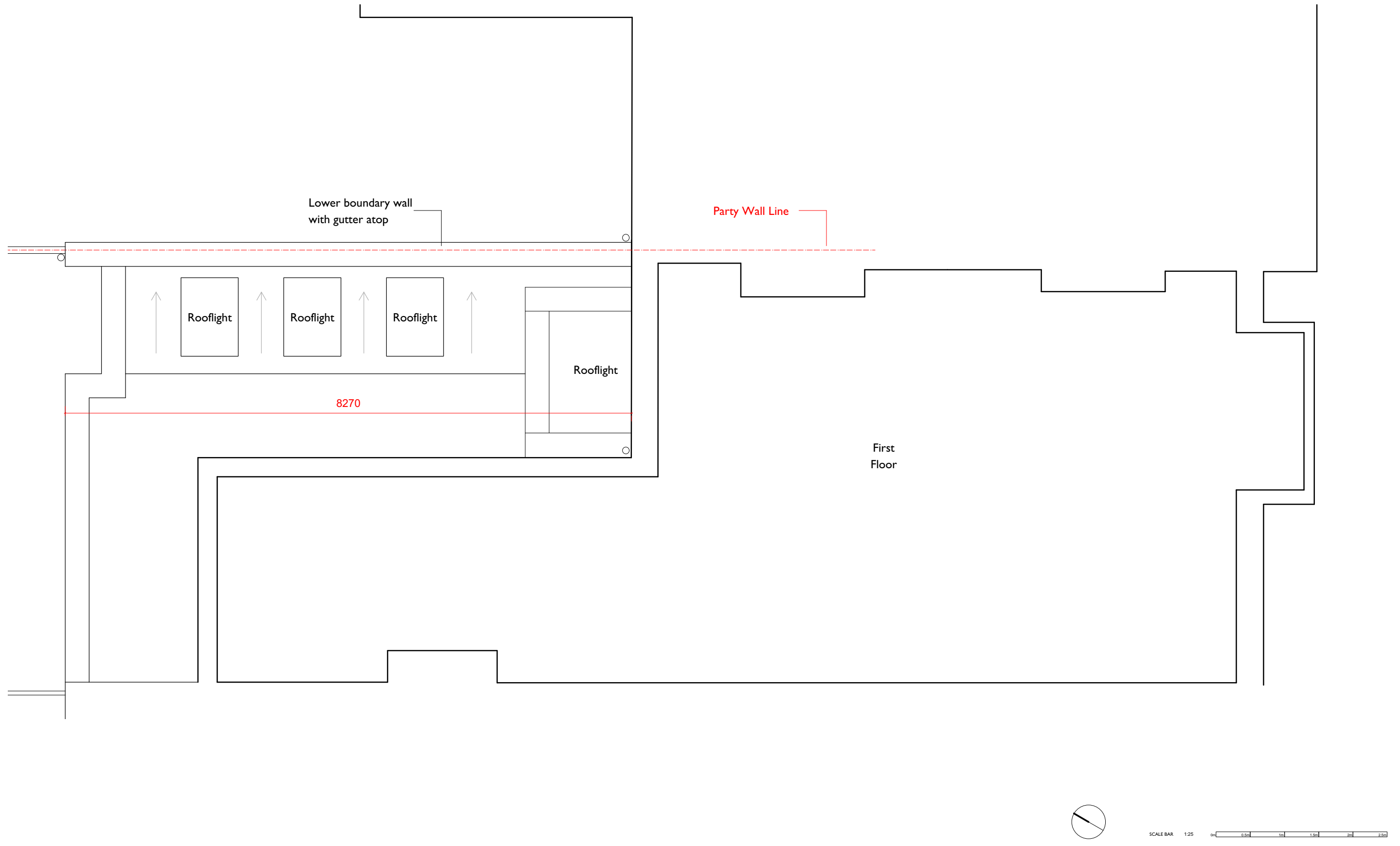


FIGURE 14. Proposed Roof Plan



FIGURE 15. Proposed Elevation A

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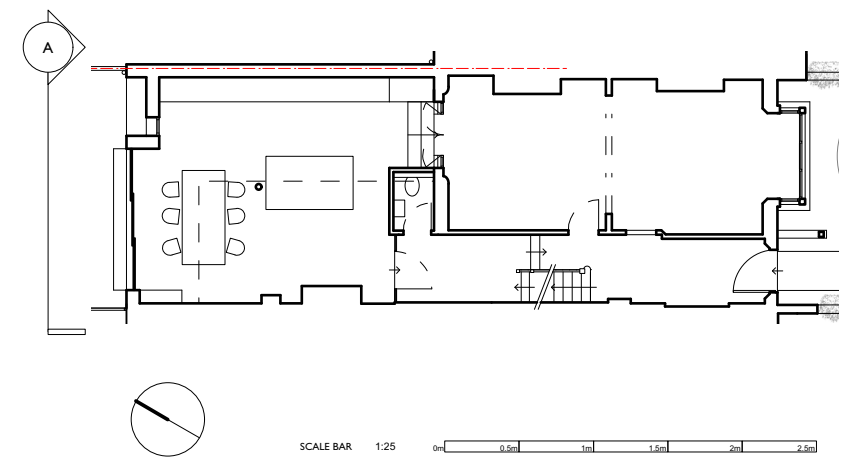
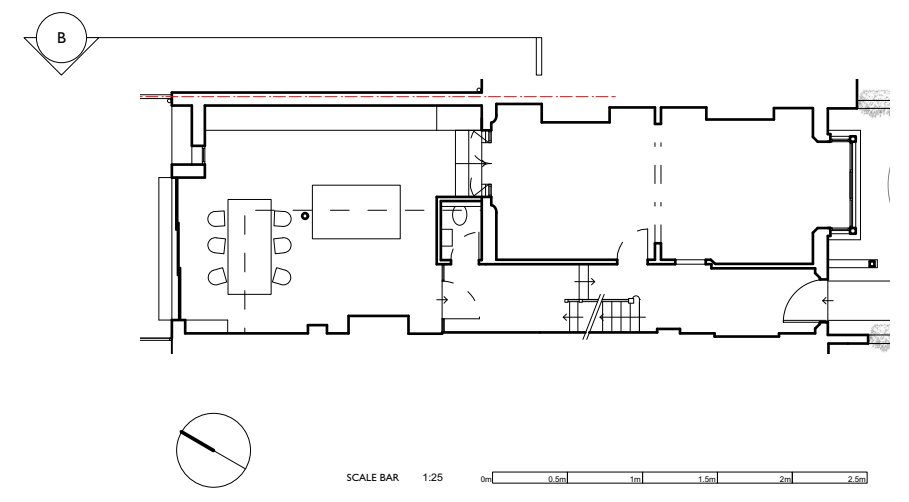




FIGURE I6. Proposed Elevation B

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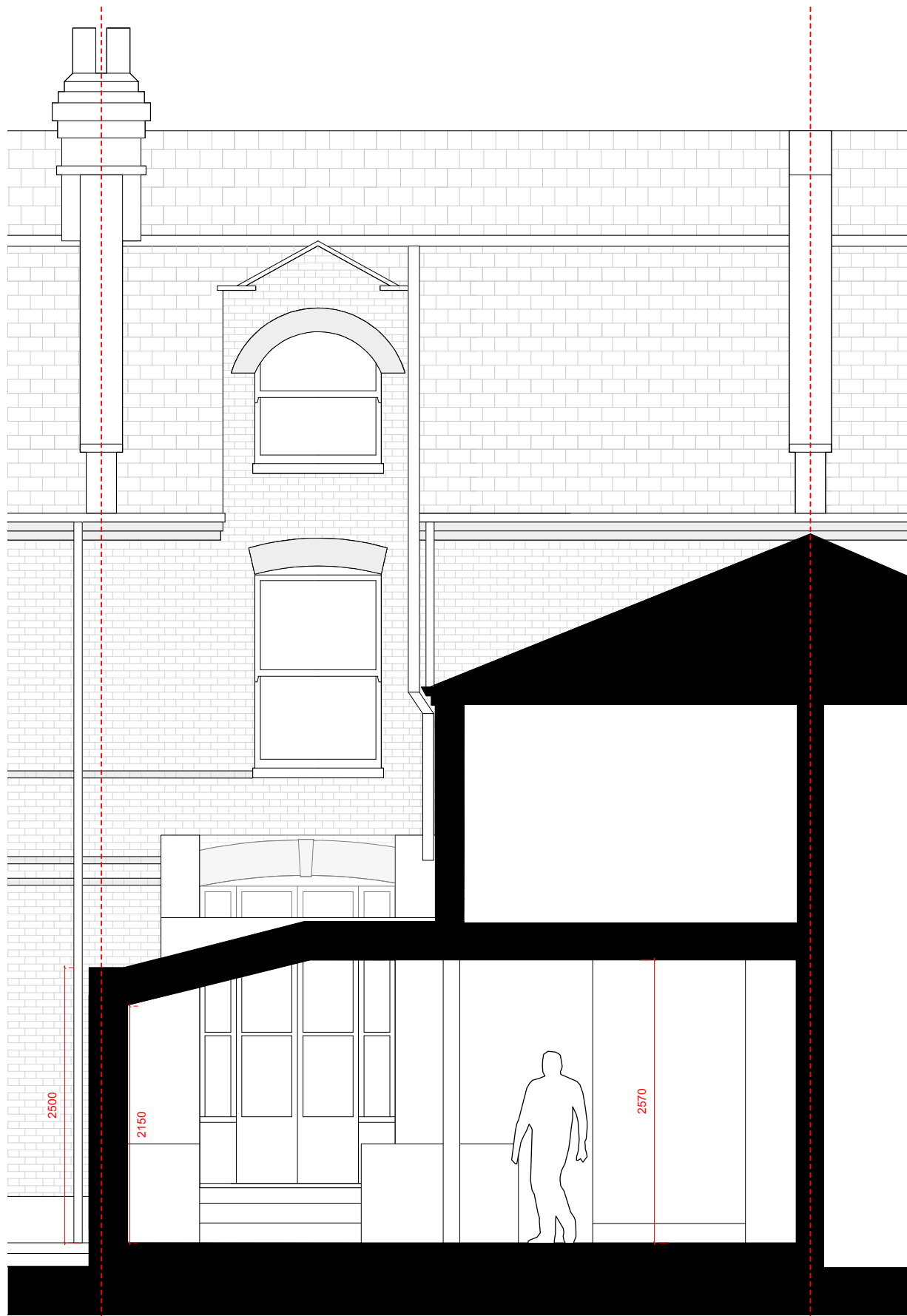
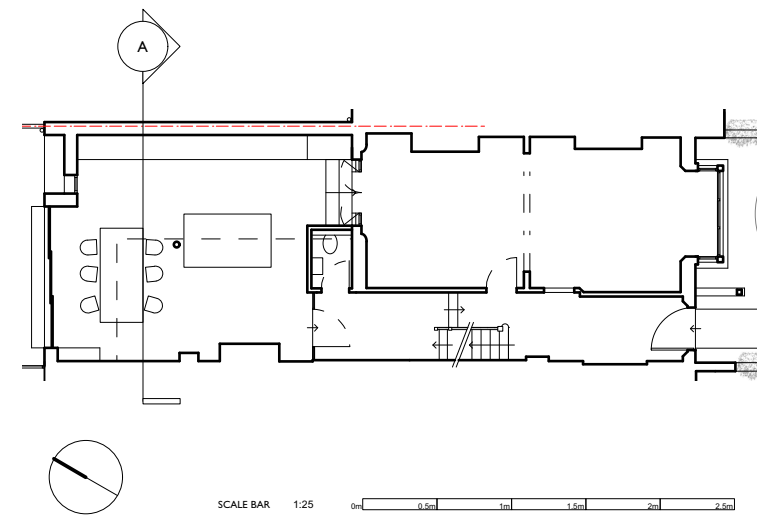


FIGURE 17. Proposed Section A

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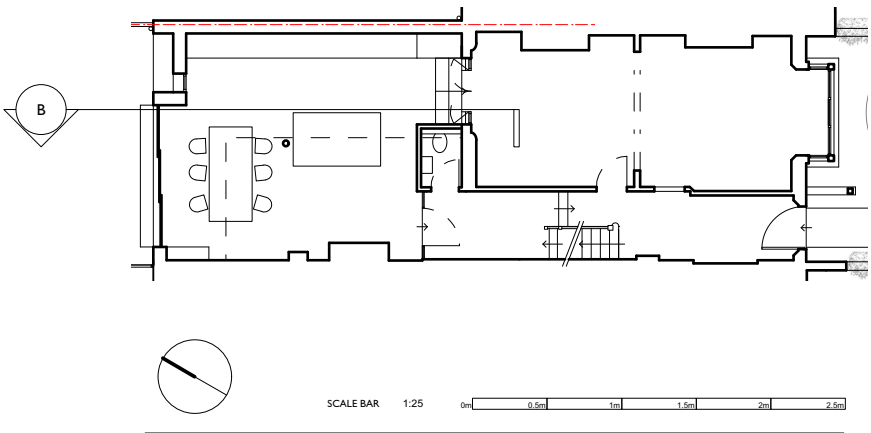
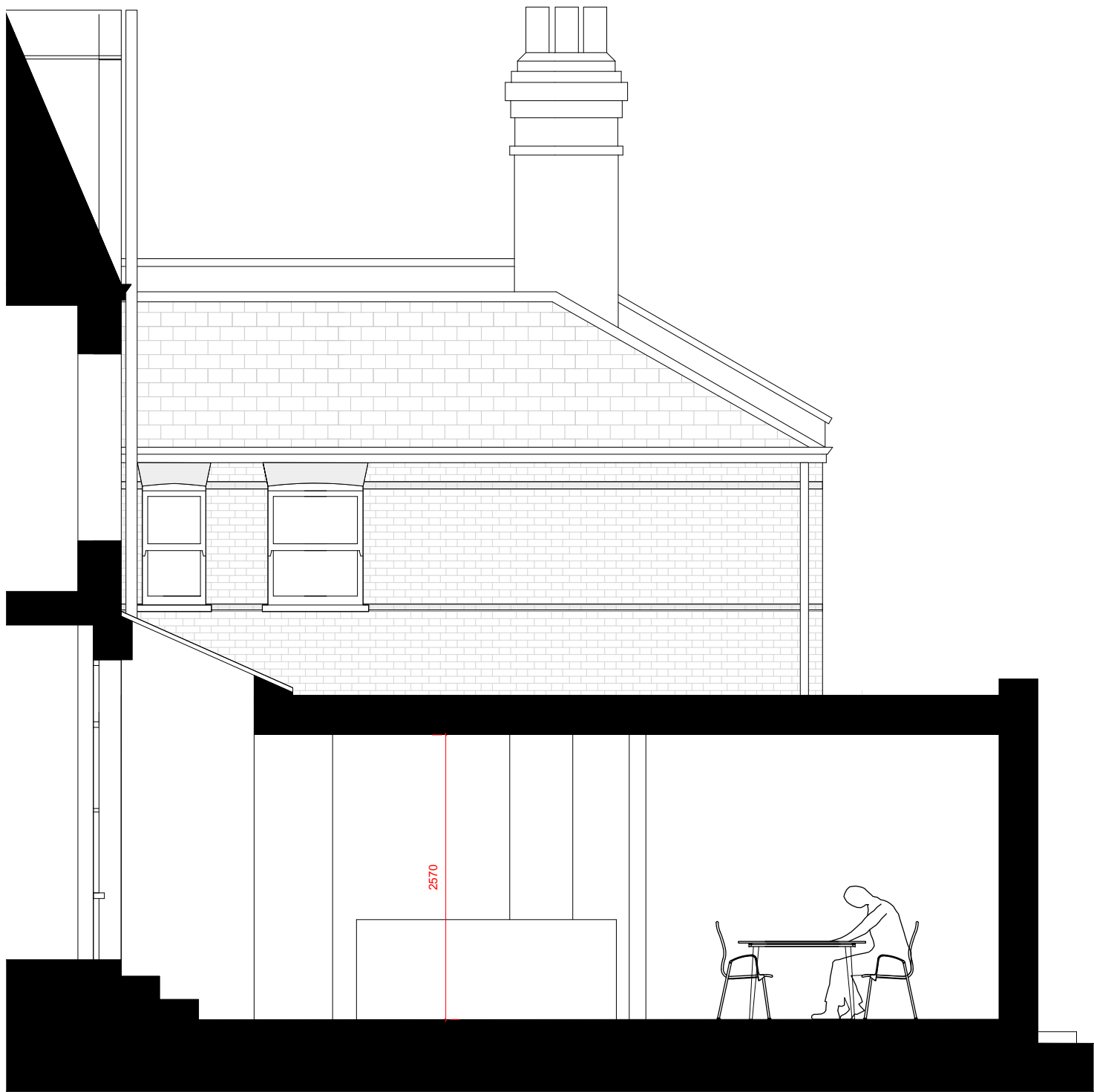


FIGURE 18. Proposed Section B

5.0 SUMMARY & CONCLUSIONS

As this document describes, it is our proposal to erect a new single storey rear infill kitchen extension. This will involve the removal of the small current kitchen extension from 2000 and an opening up of the current ground floor kitchen area to allow an open planned kitchen and dining space. This also enables the relocation of the ground floor WC and a opening up of the rear of the entrance hall.

Special consideration has been made to limit the heights of walls on boundaries and to contain the mass of the extension as to not extend any further into the garden past the current line of the back of the house. The proposals will be wholly beneficial to the property, making the ground floor space more comfortable, usable, and suitable for family living.