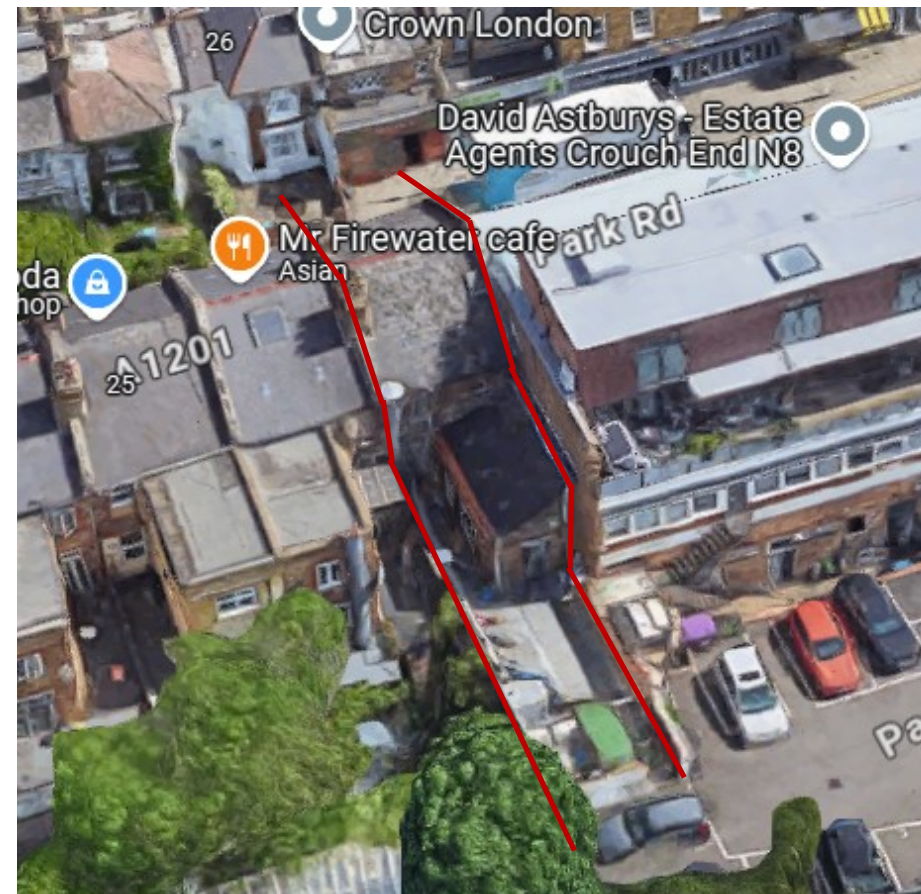


21 Park Road, London, N8 8TE



Refurbishment of existing E(b) Restaurant and create separate access for above residential unit with new shopfront together with erection of second floor and dormer extension with insertion of 2No rooflights to front elevation to facilitate a loft conversion.

DESIGN & HERITAGE STATEMENT

On Behalf of
Dogukan Durmus
September 2024

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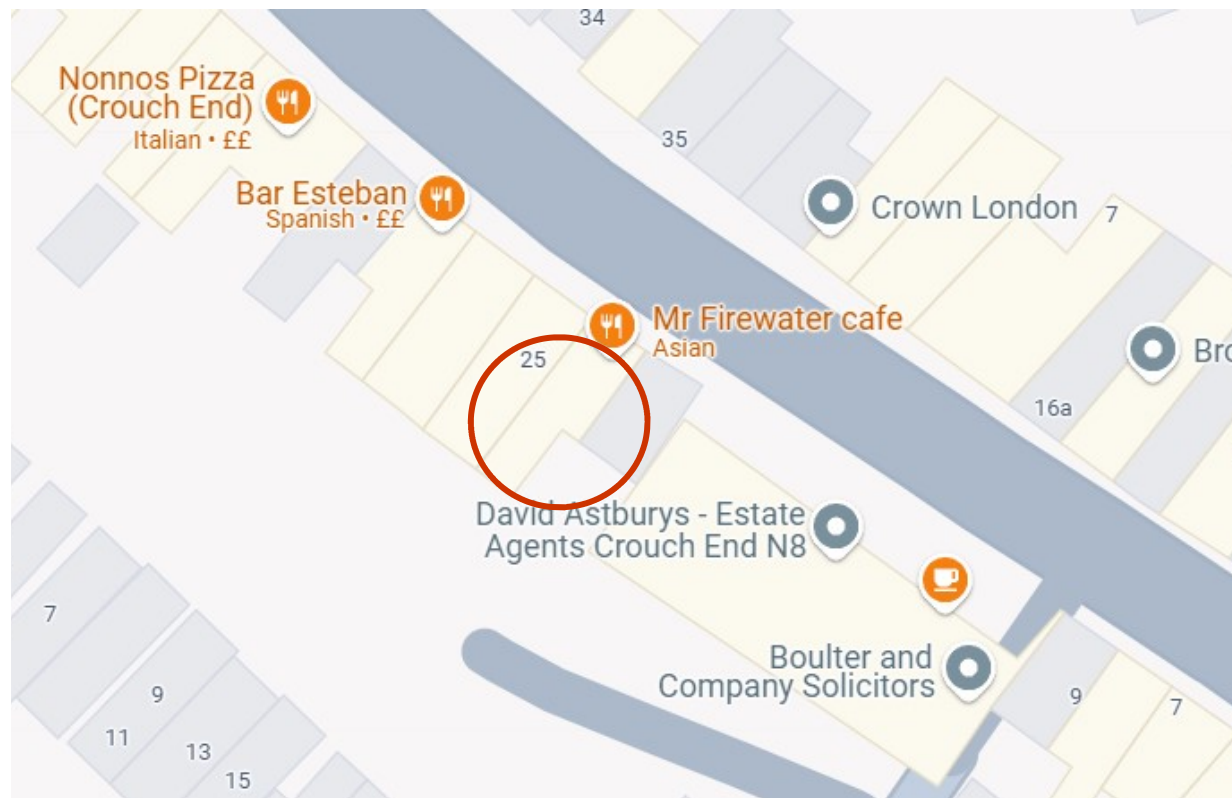
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0.0 SITE MAP



1.0 INTRODUCTION

The design and access & heritage statement is a short report that accompanies and supports proposals by Dogukan Durmus, (The Applicant) for 21 Park Road, London, N8 8TE

The design and access & Heritage statement should be read alongside the following scheme drawings prepared by NovaDec Ltd that make up the application suite of documents.

The Design and Access Statement & Heritage has been prepared in accordance with CABE guidance to explain the design principles and concepts in terms of amount, layout, scale, landscaping and appearance of the proposals and demonstrate the process of assessment, involvement, evaluation and design that has been followed.

The application property is a purpose-built three storey mid terrace building with commercial use on the ground floor and residential above, situated in Crouch End area. The building has been vacant for 1.5 years but were previously used for restaurant and residential part of the restaurant.



Image 01—Front Elevation



Image 02—Rear Elevation

Existing Pictures



• Existing Front View •



• Existing Extension View •



• Existing View •

2.0 HERITAGE STATEMENT

Historic Background

The second edition of the Ordnance Survey in 1896 (Image 01) shows the first configuration of buildings on the site. In an area characterised by 19th century terraces of houses and shops, the site is notable for being partly open and filled with a collection of buildings atypical for the wider area. Although it is not possible to determine the exact nature of the buildings shown in 1896, it is thought that the overall arrangement of small buildings - with access from Park Road to the rear via a carriageway – is suggestive of a small manufacturing complex.



Image 01—Ordnance Survey map, 2nd edition, 1896, 1:1056 series, not to scale

The Site

a purpose-built three storey mid terrace building with commercial use on the ground floor and residential above, situated in Crouch End area.

Crouch End Conservation Area

The Conservation Area was first designated as Crescent Road Conservation Area in 1974. It was subsequently extended in 1976 to include Crouch End Broadway and the areas north, south and east of the main shopping street (including the site of the proposed development) and re-named Crouch End Conservation Area. It was further extended in 1990 and 1994. 2.2.5 As a whole, the Conservation Area (Image 02) protects the suburban town centre with town hall, central library, retail frontages and residential streets. The architectural style of the area is predominantly later 19th and early 20th century brick building.



Image 02—Crouch End Conservation Area

Within the wider Conservation Area, the site is part of Sub Area 1: Crouch End Town Centre (Image 03).



Image 03—Crouch End Conservation Area, Sub Area 1

This sub area consists of the retail, commercial and social core of the wider Conservation Area. The overall architectural style of the area is as described above, with mostly late 19th and early 20th century brick buildings and occasional later 'in-fill' buildings.

2.0 HERITAGE STATEMENT

Nearby Heritage Assets

Clock Tower, Crouch End Broadway

The clock tower (Image 01) is south-east of the site on a traffic island at the intersection of The Broadway, Middle Lane and Broadway Parade. It is nationally listed at Grade II with the following description: 1895, dated in frame above clock face. Substantial square tower. bottom plinth about 8 ft high of rusticated stone supports upper plinth banded in red and white stone, stepped at top to square red brick tower of 3 stages crowned by drum with angle turrets and dome of pale terra-cotta. Vane on top. Main tower has arcaded lower stage with slit windows, middle stage with narrow window and clock faces, in baroque carved brick frames, on top stage. Landmark value

The clock tower is nationally listed at Grade II and therefore of high significance as a heritage asset.

The setting of the clock tower is defined by its location on Crouch End Broadway and the junction with Broadway Parade, on which it is a primary feature. In this case, due to the building on site not being part of any views of the clock tower because of the bend of Broadway as it runs towards Park Road, the site is considered to have no setting relationship with the asset and it will not be discussed further



Image 01—Clock Tower, Crouch End Broadway

3.0 PROPOSED DEVELOPMENT

Proposal

The proposed works include the refurbishment of the existing restaurant (Use Class E(b)), the creation of a new, independent access to the upper residential units, and the erection of a second-floor extension with dormer windows, along with the installation of rooflights to facilitate a loft conversion.

Appearance

The design of the new shopfront and the proposed second-floor and loft extensions have been sensitively developed to harmonize with the character of the existing building and the surrounding streetscape. The dormer windows and rooflights will be designed in a manner that complements the architectural style of the building, ensuring minimal visual intrusion on the local environment.

The refurbishment of the existing restaurant will modernize its appearance, contributing to the vibrancy of the local area while maintaining a cohesive relationship with the neighboring properties.

Existing Access: Currently, access to the residential units on the first and second floors is shared with the ground-floor commercial use. There is no independent entrance to the upper floors from the front elevation; residents must either enter through the restaurant or use the rear access from the back of the building. This arrangement is not ideal, as it does not provide the necessary privacy or security for the residential units.

Proposal and Access Improvements: The key element of this proposal is to create a new, separate access to the upper residential floors. This will be achieved through the introduction of a new shopfront design on the ground floor that will integrate a dedicated entrance for residents, distinct from the restaurant. The new entrance will be positioned at the front of the building, providing clear and direct access from Park Road.

In addition, the second-floor extension with dormer windows and the insertion of two rooflights to the front elevation will enable the conversion of the loft into additional residential space, enhancing the livability and functionality of the upper units.

Inclusive Access Considerations: The new access arrangement will greatly improve the independence, security, and accessibility of the residential units. The dedicated residential entrance at the front of the building will be designed to ensure compliance with relevant building regulations, including the potential for step-free access where possible. The design will incorporate wide doorways and appropriate lighting to improve ease of use.

While the upper floors of the building will remain accessible via stairs, this proposal addresses the need for clear separation between commercial and residential access, which enhances safety and privacy for residents. Additionally, any future modifications can consider further accessibility improvements, such as the introduction of stairlifts or other adaptable features for residents with mobility needs.

3.0 PROPOSED DEVELOPMENT

Amenity

The proposal will enhance both residential and commercial amenities at 21 Park Road, London, N8 8TE.

Residential Amenity:

- **Improved Living Space:** The loft conversion adds extra living space, increasing comfort for residents.
- **Private Access:** A new dedicated entrance offers greater privacy and security for residents.
- **Natural Light and Ventilation:** Dormer windows and rooflights improve natural light and airflow.
- **Noise Mitigation:** Soundproofing will reduce noise from the restaurant below.
- **Energy Efficiency:** Modern insulation and energy-efficient systems will reduce energy costs and environmental impact.

Commercial Amenity:

- **Upgraded Commercial Space:** The refurbished restaurant will have a modern, appealing layout.
- **Improved Shopfront:** A new design will increase street-level engagement and visibility.

Positive Impact: The refurbishment will revitalize a vacant building, benefiting both the business and the surrounding community.

Waste Storage

The proposal includes appropriate provision for the storage and collection of waste and recyclable material. A bin store will be located at the rear of the property where access can be easily gained from Park Mews.

Use

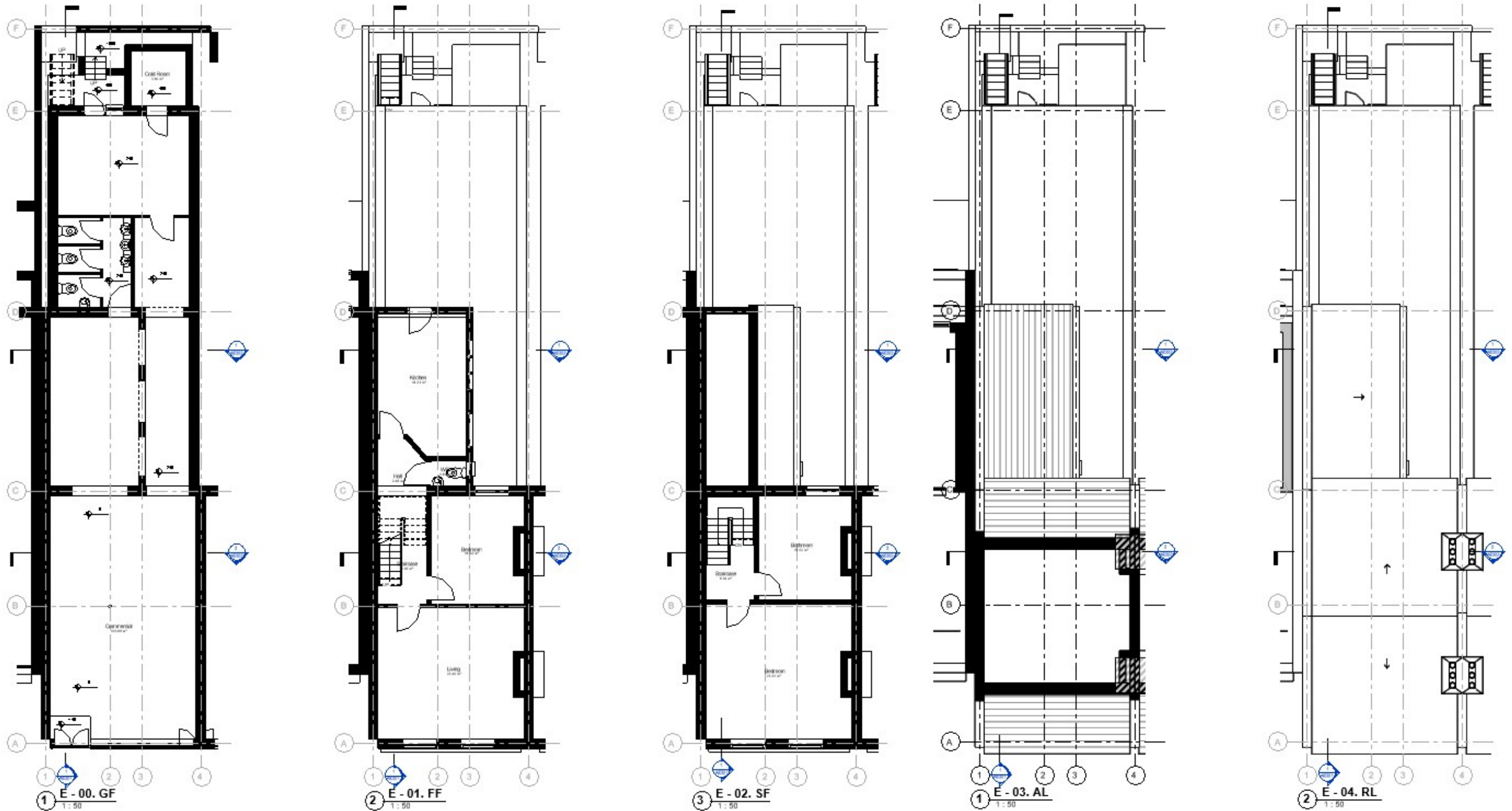
The use remains a single family dwelling and restaurant usage.

Conclusion

The proposed refurbishment and extension works will significantly enhance the usability and value of the property, providing independent access for the residential units while upgrading the commercial space. The design is sensitive to the existing character of the building and its surroundings, and it seeks to improve the accessibility and functionality of the property without compromising its aesthetic appeal.

This statement demonstrates the careful consideration given to access, safety, and design in the proposed development at 21 Park Road, London, N8 8TE.

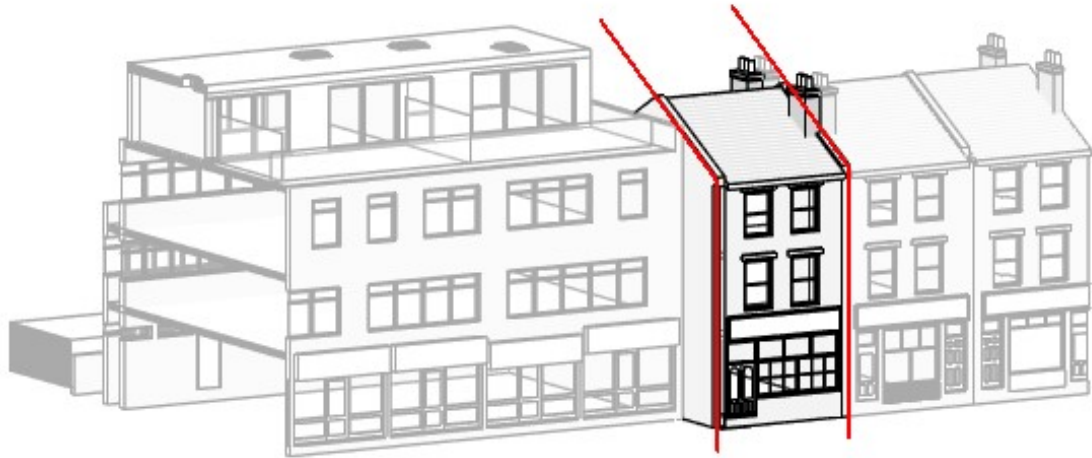
4.0 EXISTING FLOOR PLANS



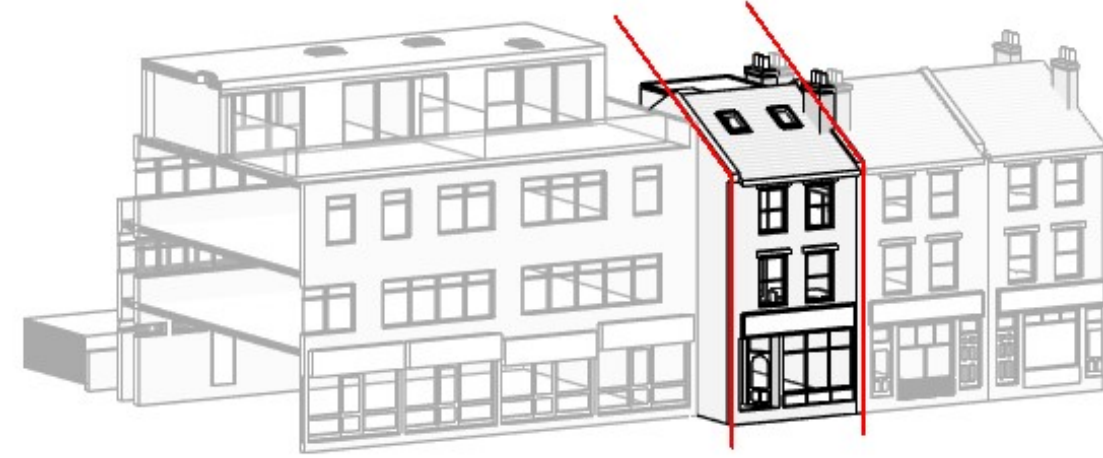
5.0 PROPOSED FLOOR PLANS



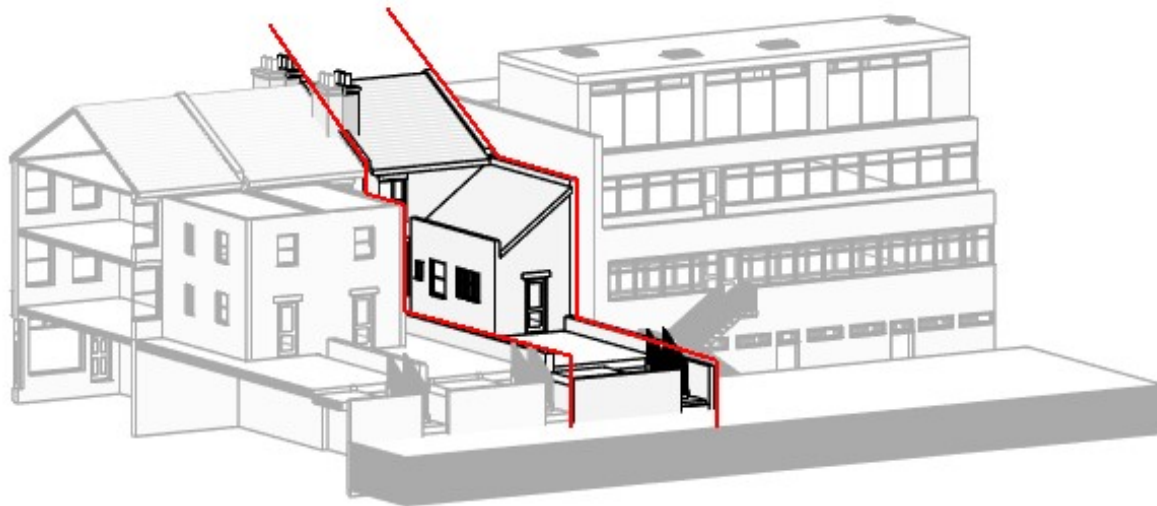
6.0 3D VIEWS



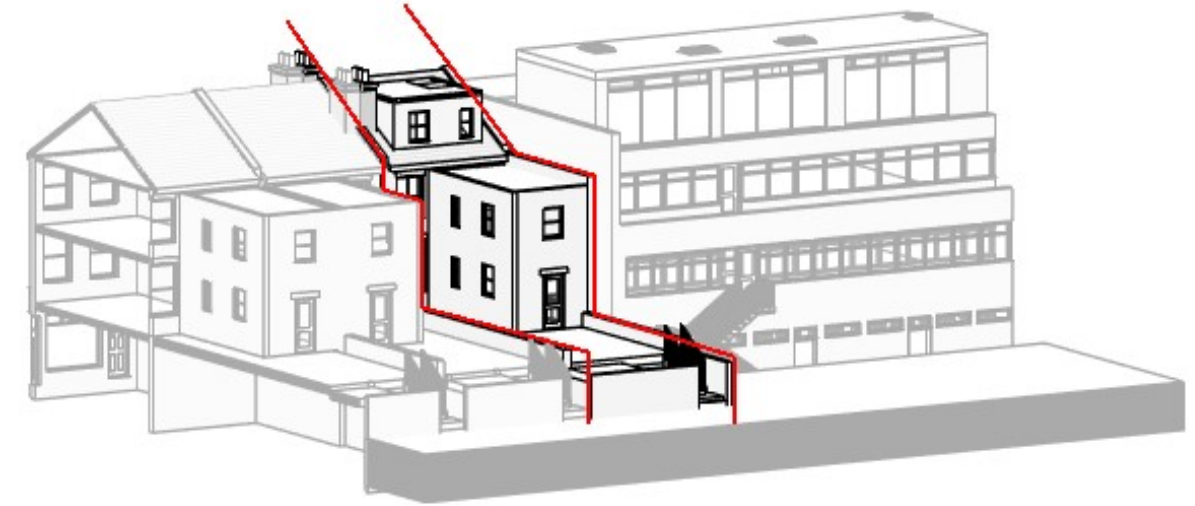
① 3D Front_Existing



① 3D Front_Proposed



② 3D Rear_Existing



② 3D Rear_Proposed

7.0 PLANNING HISTORY

There is no planning history available on the council website.