

# Topsfield Parade, Crouch End

New residential units in tricky Crouch End site.

LOCATION

*London Borough of Haringey*

STATUS

*Detailed Design*

USE

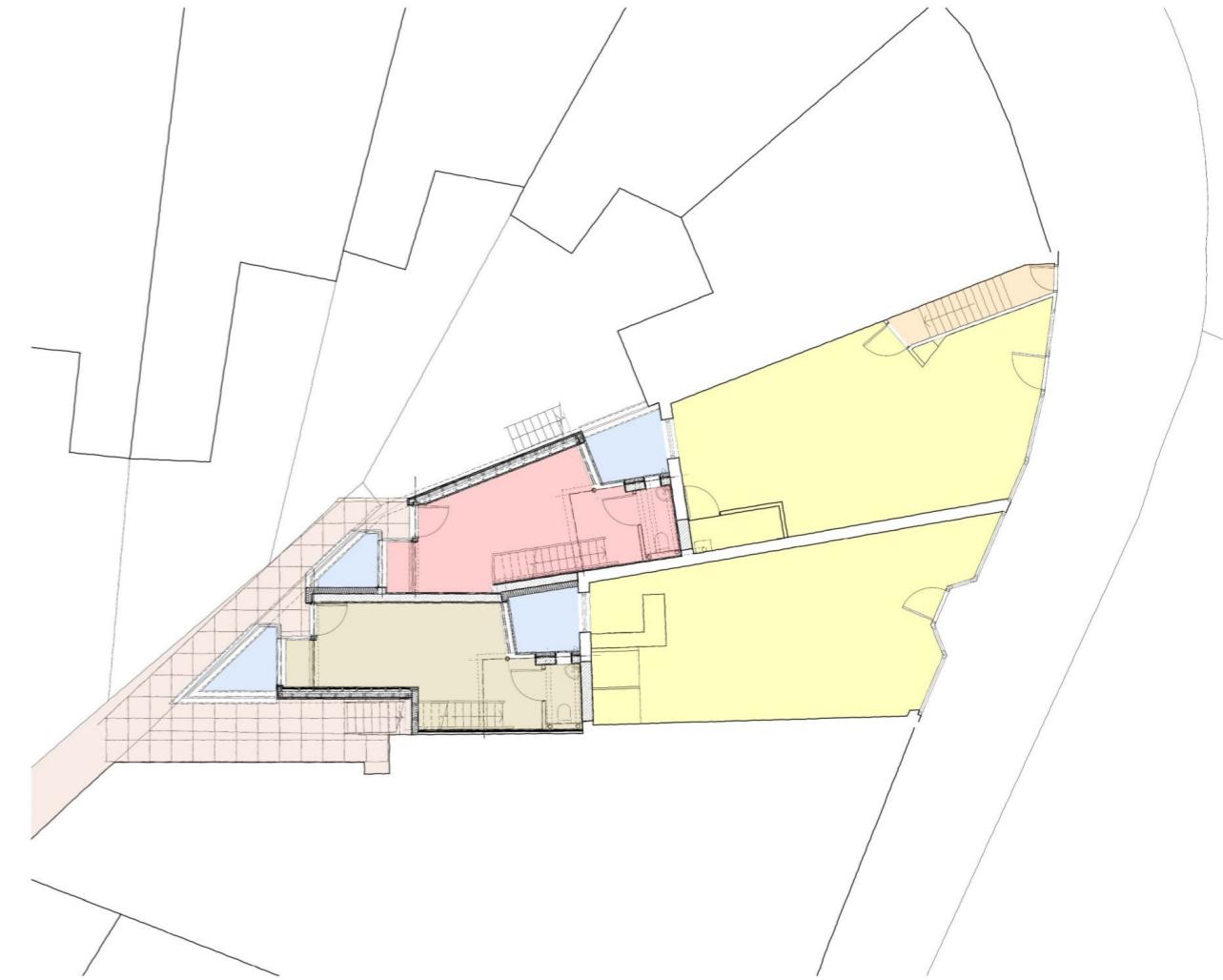
*Residential, Commercial*

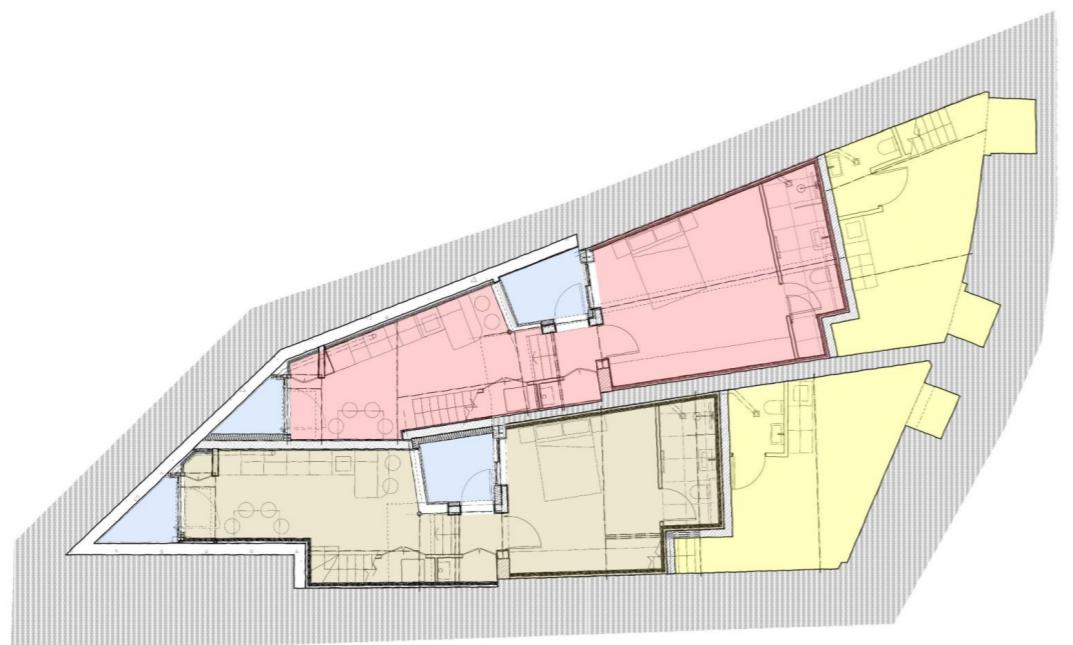
CLIENT

*Private*











## Carving out new residential units from an unpromising site

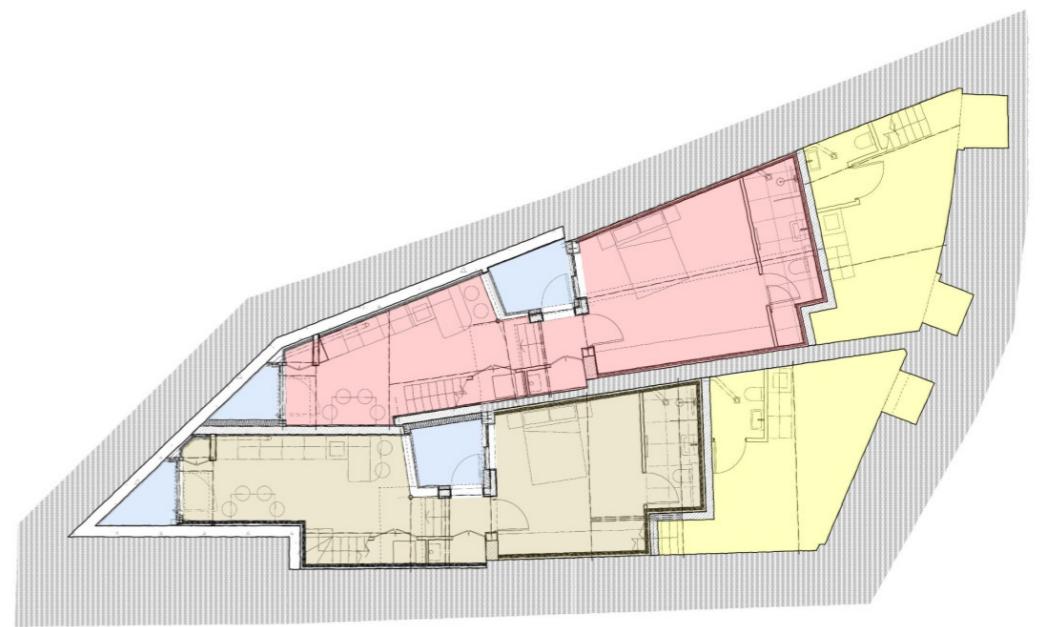
Our project at Topsfield Parade is a development of two properties which form part of a horseshoe shaped terrace in Crouch End, London N8. The existing buildings have retail spaces at ground and basement facing the shopping street frontage and flats on the upper floors above. To the rear of the properties is a narrow semi-dilapidated mews laneway which provides access to many of the flats over.



The contemporary appearance of the buildings will use high quality materials and will act to regenerate the rather neglected surroundings. Planting is proposed to the raised terraces overlooking along the laneway and also along it, in order to improvement the environment of the mews.

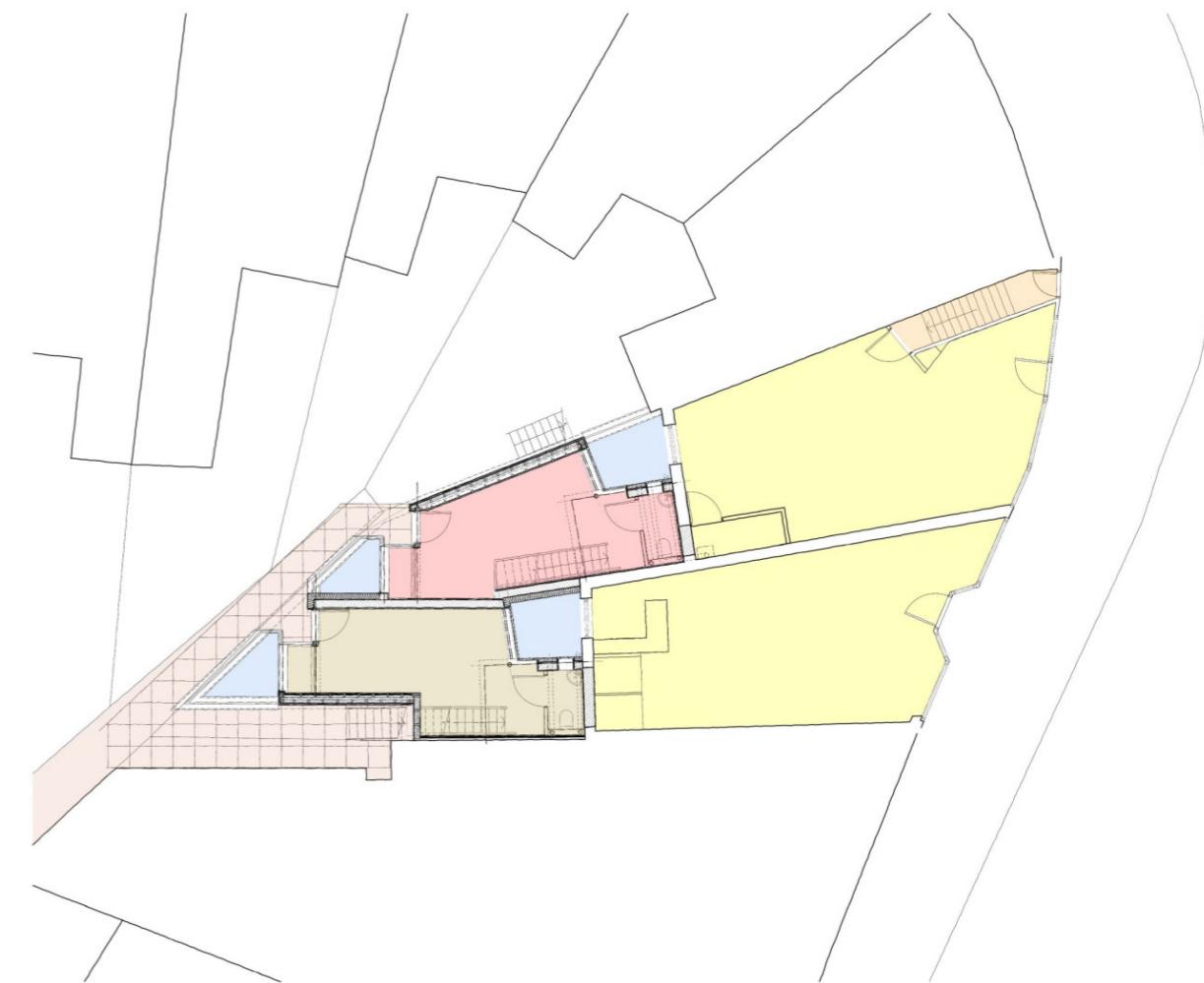
From this site, which appeared to offer nearly no development potential, our proposals are to provide two new contemporary one bed residential units at ground and basement levels and partially within the existing unused basements at the rear. Commercial space would be maintained at ground floor level as well as the existing upper floor residential units.

The narrow and tapering form of the buildings has generated a design solution that includes the use of private internal lightwells, double height glazed sections and efficient plan layouts in order to create well-lit and usable spaces. A new amenity space is created for the existing first floor flats over the new building elements.



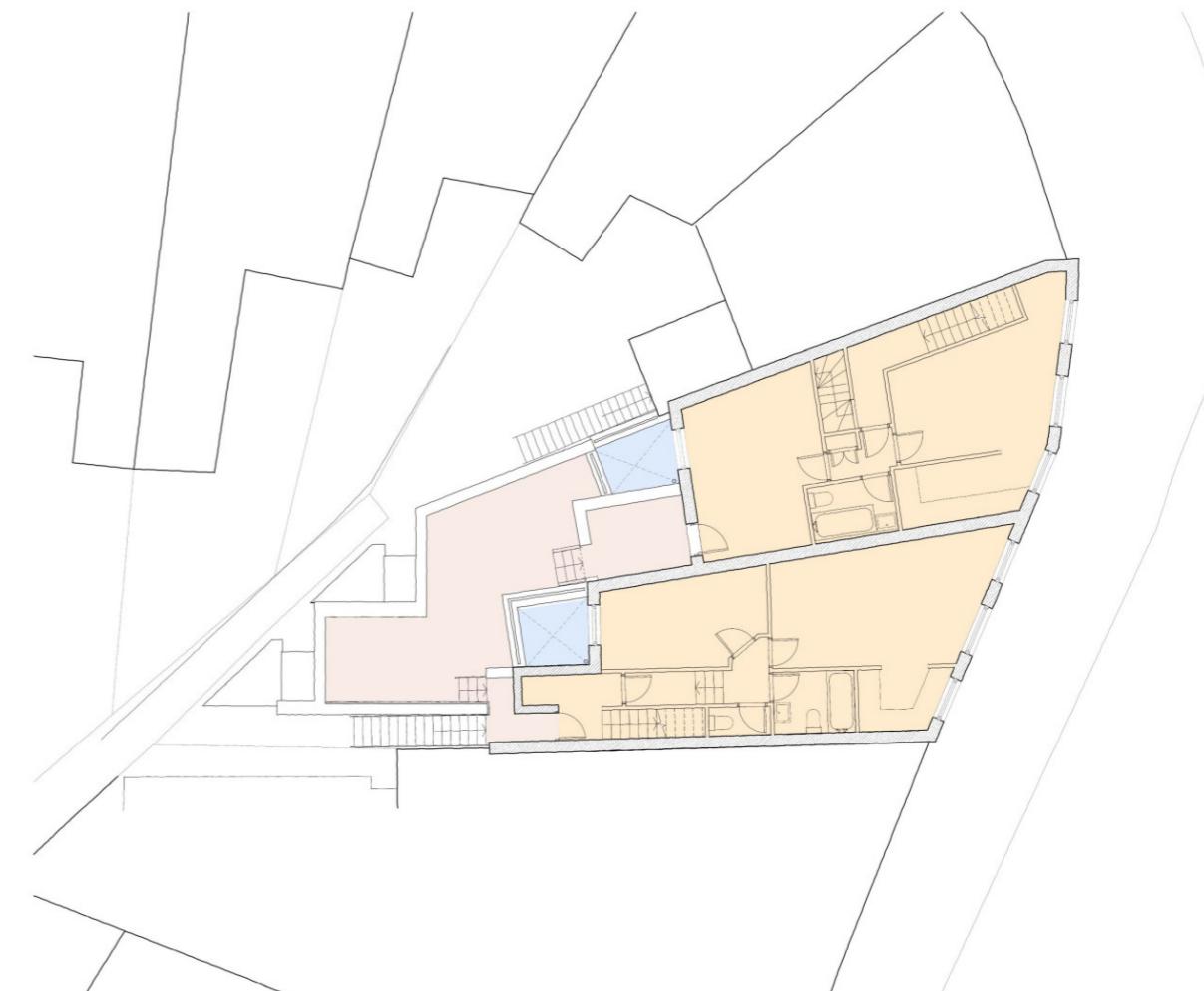
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Our services have comprised an initial pre-application enquiry to the local authority, the full planning application and subsequent detailed technical design with a team of specialist consultants, including in particular the key structural and waterproofing design considerations.

The development is located in the Crouch End, North London



