

Heritage Statement

Date: 01st September 2022

Ref: 581-HS

Flat E, 95 Hornsey Lane, London, N6 5LW



Introduction

This Statement is submitted in support of an application to improve the Second floor residential property by introducing a roof extension and minor external and internal alterations. This will provide an improved dining and study area and an improved external outlook for the dwelling.

Refer to drawings:

Location Plan 581-AP-100.

Site Plan 581-AP-101

Existing and proposed plans, elevations and sections 581-AP-110,111,120,121,122, and 123.

Location

The site is located on the northern side of Hornsey Lane in the London Borough of Haringey and is within the Highgate conservation area. The building sits between Highgate and Crouch end within a 10 minute walk of Crouch End centre and Highgate underground station.

Site / Building Description

The building is not listed but is stated as 'a positive contributor' within the Character Appraisal Management Plan. The property and the buildings immediately surrounding it are predominantly residential and characterised by the large Victorian Villas many of which have been converted to flats. The remaining Villas are interspersed with various post war apartment blocks. The building is one of the subdivided victorian villas with a 1960's 3 storey block attached to the southwest side.

Flat E is situated on the top floor of the Victorian part of the building and ownership of the roof of the adjoining 1960's block.

The original part of building has a mixture of white rendered walls, tile hanging and tiled roof. The 1960's addition is a flat roofing 3 storey building with white render walls and brick flank wall.

Like many of the existing Victorian Villas on the road the building was converted to flats with many modifications to the internal layouts to accommodate this.

Reasons for the proposal

The current owners of Flat E would like to develop the proposals granted in application HGY/2020/1006 but wish to scale back on some of the other alterations listed within that application.

The new proposals retain the consented single story extension above the roof of the 1960s block but is not looking to demolish the existing gable and chimney in that area. The addition of a rear Gable has been removed in this application and the number of rooflights has been reduced. In addition this application request that the existing windows be replaced with new double glazed units. All proposed window replacements will replicate the existing style and details.

These proposals have been formulated with reference to the Council's guidance on design, standards and obligations included in adopted Haringey Development Management Policies DM1, DM9 and DM12, London Plan (2016) policy 3.5 and Local Plan policy SP2, ensuring high quality design and the preservation and protection of heritage assets.

Appearance and Materials:

The proposed walls will be standing seam metal as per the approved to remain subservient to the host building. The new replacement windows will be white painted timber to match the existing with the style and profiles detailed to match exactly. Rooflights will be conservation style set flush with the roof finishes.

The new doors and windows to the new addition will be minimalist modern style to juxtapose the original building so as not to detract from its traditional styling.

Conclusion

1. The design and layout of the scheme incorporates quality design that provides a proportionately-scaled extension that will be subordinate to the host building to comply with national, regional and local planning policies.
2. The improvements and enhancement produced from the proposed extension and alterations offer aesthetic and energy efficiency gains.
3. The development offers an opportunity to efficiently use the space on the site and improves the layout and usability of the property.