

43 Beaconsfield Road

Design Statement

Date: 04.01.2023



Introduction

This Design Statement has been prepared in support of an application for planning permission for a ground floor rear and side infill extension and loft conversion with double dormers at 43 Beaconsfield Road, London, N15 4SH.

It is submitted together with the design drawings and associated application forms.

Site and Built Context

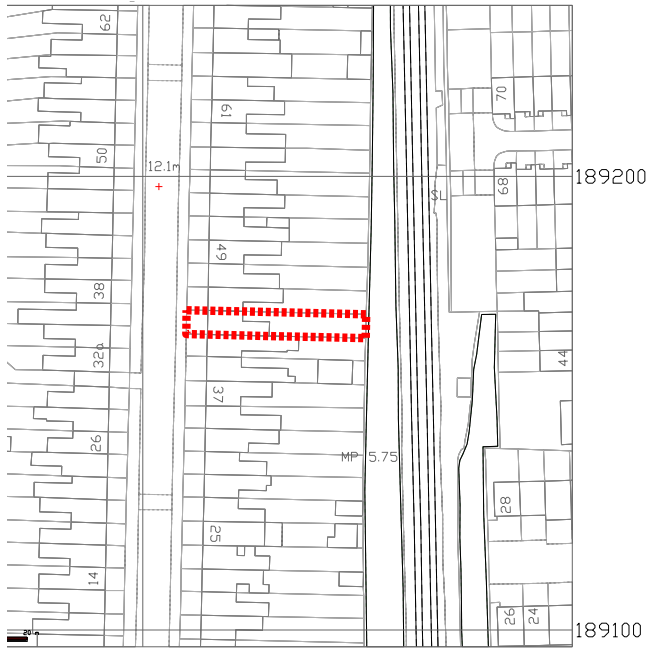
The site occupies a long plot on the eastern side of Beaconsfield Road. The rear garden backs onto the overground train line between Seven Sisters and Bruce Grove.

The existing building is a two-storey, three bedroom terrace house located within the London Borough of Haringey. The site falls within the Clyde Circus conservation area.

Beaconsfield Road runs north-south with West Green Road at the southern end and Clyde Road (connecting to Clyde Circus) at the northern end. The buildings along the road are almost exclusively 2-storey terrace houses built in matching styles with bay windows and paired front doors with stucco details at ground floor, London stock brick façades, timber sash windows and pitched roofs finished in slate. Many of the original frontages have been insensitivity altered, with brickwork painted or over clad with imitation stone or pebbledash, bay windows altered or removed and porches added. Some roofs have had the slates replaced with interlocking concrete tiles.

The rear of the houses are typical of the mid to late Victorian period, with mirrored 'L' shaped plans creating lightwells between two-storey closet wings with single storey lean-to structures to the rear.

There are examples of rear extensions along the terrace, both rear extensions, side infill and wrap around. Some houses have converted lofts with rear dormers.



Site Plan



Aerial view



Front elevation view from Google Streetview - 2016



Front elevation view from Google Streetview - 2022, following facade refurbishments by the applicant

Existing Building

The existing property is a two-storey, three bedroom terrace house.

At ground floor there are two front receptions rooms. The kitchen and dining room are positioned in the rear outrigger with the dining room in the centre of the floor plan. At first floor there are two double bedrooms in the front of the house, a single bedroom at the rear and a small bathroom.

The house has pitched roofs over the main section and rear outrigger, there are 12 existing solar panels over the east and north facing roof pitches. These were installed prior to the applicants taking ownership of the house and are reaching the end of their service life.

The long rear garden is east facing and backs onto the suburban rail line close to Seven Sisters station enclosed by an existing extension to the property to the south.

After taking ownership of the house, the applicants undertook works to the front facade to remove the painted render which had been applied historically, carefully reinstating the brick finish and stucco surrounds to the 1st floor windows. A stucco detail was created over the front door to echo the style of the original portico. The PVCu front door was replaced with a more historically appropriate timber door with stained glass lights. The street views adjacent show the works that were carried out.

Other images of the built context and photos of the house are included on the following pages.



Aerial view from North



Aerial view from South



Aerial view from East



Aerial view from West



Front façade



Rear façade



Side light-well



Rear extension to No. 41



Rear garden



Outbuilding



Rear outrigger to No. 45



Rear extension to No. 45

Proposals:

The proposed project is to extend the property so that it better suits the applicants' and their young family, with space provided for rest, play and for home working.

The proposed works consist:

- Single storey rear and side infill extensions at ground floor
- Conversion of the loft spaces with a double-dormer, the new flat roofs would contain roof lights and solar panels

The proposed extensions at ground floor, to the rear and side passage, would enable the rear space to be reorganised to create a more functional family living/dining and kitchen space. This would have much improved aspect to and relationship with the garden.

The rear extension would align with the side of the outrigger and project into the garden to align with the existing extension to No. 41. It would have a large glazed door and square window facing the garden, with opening roof lights set within the pitched roof. The side extension would have a pitched roof with larger glazed areas of roof with fixed glazing.

At roof level, a rear dormer extension is proposed over the rear outrigger as well as at the rear of the main loft space. The additional volume would accommodate a master bedroom and en-suite bathroom and a study for home working.

The dormers would be finished in metal cladding. A flat roof light over the stair to bring light into the centre of the house via the stairwell. New Velux style roof lights inserted into the front roof pitch would allow light and ventilation to the master bedroom and en-suite.

New high-efficiency solar panels would be installed to replace the existing degrading panels, continuing electricity generation on site and further reducing carbon footprint. On the flat roofs these would be attached to low-profile plastic troughs to prevent wind-uplift. On the front roof pitched these would be installed on a framing system installed over the slate.



Timber cladding proposed at ground floor



Timber cladding proposed at ground floor



Timber cladding left unfinished to weather naturally



Weathered timber cladding



Example of dormers with metal cladding



Example of roof extension with metal cladding



Example of roof extension with metal cladding



Solar panels on plastic troughs to flat roofs

Scale/amount:

The proposed rear extension would be 3.2m wide and project just over 4m into the garden, to align with the neighbours existing rear extension. Its roof would slope down to a box gutter adjacent No. 41, with the eaves level below the existing extension. The side extension would be just under 2.5m wide and match the length of the existing outrigger, with the pitched roof sloping down to an eaves level of 2.5m on the boundary. The ground floor extensions would add 19m² of gross internal floor area (GIA).

The new rear dormer to the main roof would be offset from the parapet wall to No. 45, and back from the main rear wall, it would sit below the existing ridge line. The dormer over the outrigger would sit lower, extending just over 4.7m beyond the main dormer. The conversion of the loft and extensions at floor level would add 30m² GIA.

Materials:

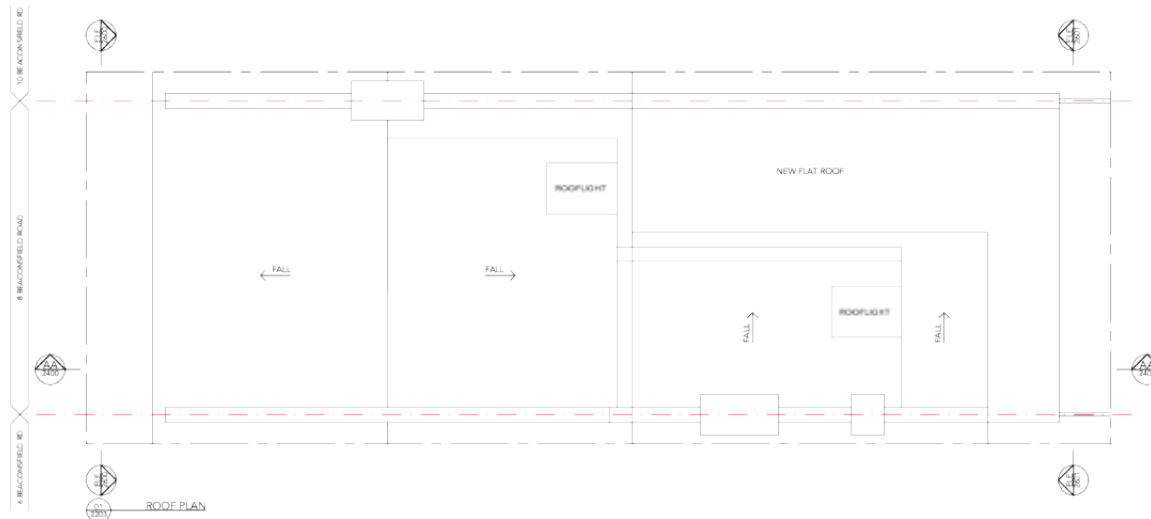
The walls to the side and rear extension would be finished in western-red cedar timber battens - as the examples on the previous page. This wood species has been selected for it's natural durability, it would be left unfinished and gradually weather to a silver-grey colour.

The side wall to the side infill extension, on the boundary with No. 45, would be built in imitation reclaimed London stock brick.

The solid areas of the pitched roofs to the ground floor extensions would be finished in standing seam metal. The roof to the side extension would be part-glazed, with fixed double-glazed units.

The new rear dormers would be finished in standing seam metal cladding - as shown in the images opposite. The flat roofs would be finished in fibreglass, in a slate grey colour.

The windows and doors at ground floor would be double-glazed, with timber frames. At 2nd floor level windows would be aluminium framed in view of exposure and limited access for maintenance.



Access

No alterations are proposed to either public or private access arrangements.

Relevant planning precedents:

The proposed double-dormer roof extension with metal cladding would be very similar in scale and materiality to the approved scheme for 7 Beaconsfield Road, reference HGY/2019/3130, granted March 2020. Example approved drawings from that scheme are shown opposite.

Although already carried out, we would hope that the work carried out by the applicants to improve the front facade (previous work negatively impacted the appearance and character of the building) should be taken into account - application at No. 7 Beaconsfield Road which included a double-dormer similar to this proposal was strongly supported due to the offer of improvements to the front of the house (refer officer report for planning approval HGY/2019/3130).

Conclusion

We have developed the design proposals for the extension at ground floor and roof level following analysis of the site, existing building and built context with consideration to the specific heritage value, conservation concerns and local and national planning policies.

The proposal are relatively modest in scale, sensitively designed in contemporary style to contrast with the original building. We believe these proposal preserve and enhance the character of the conservation area.



Approved roof plan and rear elevation from 7 Beaconsfield Road, granted March 2020