



BRYAN CONNOR ASSOCIATES LIMITED

HERITAGE STATEMENT

5 FAIRFIELD ROAD

CROUCH END

LONDON

N8 9HG

November 2021

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HERITAGE STATEMENT

Project: **5 FAIRFIELD ROAD LONDON N8 9HG**

Project Number: **2139**

Date: **24 NOVEMBER 2021**

HERITAGE STATEMENT

THE PLANNING SITE AND BUILDINGS

Proposed single storey rear extension with terrace and stairs to garden. Internal alterations and conversion of loft space with rear and side dormer windows. Replacement windows to front elevation and new windows and doors to rear and side elevations. External alterations to frontage with refuse store and railings.

The proposal is for the extension of this single family dwelling.

The existing building is a three storey Victorian end of terrace house on the south side of Fairfield Road.

The property is located within the Crouch End Conservation Area and notably double fronted with semi basements slate roof and having fair faced brickwork and stucco sash windows and front door surrounds. The house has been previously extended from the original house with a small extension to the rear infill between 7 Fairfield Road.

The property is built of soft red facing stock brickwork to the front elevation and rear yellow stocks to the rear elevation with painted timber fascia and painted sash windows to the front and rear elevation. The roof is a grey slate pitch roof to the front elevation and a slate pitch roof to the outrigger extension and to the rear elevation.

The existing entrance to the house is at upper ground level with a small flight of seven steps to the upper ground floor. The property is a single family dwelling on lower ground, ground and first floors. There is level access through to the principal rooms on the ground floor. There are internal stairs to the upper and lower ground floor.

PROPOSED DEVELOPMENT

There is a genuine need for good quality and improved residential family accommodation within the area, which will include good amenity garden space.

This four storey Victorian house is one of many houses in the same Conservation Area which have been sensitively extended to the rear and at roof level to improve the accommodation for modern living standards.

The principle of the design of the rear extension is to provide a good standard of residential accommodation whilst retaining many of the existing architectural feature of this fine house.

The proposed extension is on the lower ground floor with a roof terrace having access to the rear garden. There is minimal overlooking from this aspect as the design includes for screening to the side elevation. Between 3 Fairfield Road and the application site there is a 3.0m access road over which number 5 has a right of way to the existing side entrance and garden

The external alteration required in this proposal is for the removal of the sub- standard rear extension infill of fletton brick. The proposed extension will be on the same building line although now proposed to be constructed of re-claimed yellow London Stocks. The new elevation will have large full height oak or Ash double/triple glazed windows giving the highest thermal 'u' value for this elevation which will include dry lining insulation throughout the refurbishment.

The existing loft conversion will include two dormer roof windows to the rear and one to the side hipped roof which are modest in size and constructed of matching slate and lead details. Conservation style Velux windows are provided to the front elevation. The existing chimney stacks will be retained.

The front elevation will be refurbished with the pointing and cleaning of brickwork replacement timber sash windows. Removal of all commons brick walls and render and replacement with reclaimed brick and York stone steps and copings. A new refuse store to the side of the property will be included.

The proposed extension of the property will comply with the relevant planning policy of the UDP in so far as HSG1, New Housing Developments, UD3 General Principles, UD4 Quality Design, CSV1 & 5 Development, Extensions & Alterations in Conservation Areas and OS5 Development Adjacent to Open Spaces.

THE POLICY

The proposed extension complies with the requirements of paragraph 128 of the national planning policy framework. In this particular case there are minor alterations to the existing building in the form of matching reclaimed stock brickwork, slate roof and dormers with Conservation flush roof light windows and oak or ash doors to the rear and garden.

The use of matching materials, brick and slate matching the host building, such that the development will preserve and enhance, by way of refurbishment and retention of original features, the character and appearance of any heritage asset.

The proposal would not impact on the setting of any statutory or locally listed building as in the London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 & 7.8 the UDP saved policies CSV4 and CSV6 and the Haringey Local Plan Policies

There is a minor increase in the floor space (13.0m) created by the extension proposal.

With specific regard to SP11 & SP12 the proposal would, by way of refurbishment and enhancement of original features, seek to preserve and enhance the character and setting within the Conservation Area.

CONCLUSION

The proposal for the extension to this property would have no adverse impact on the Heritage asset within Haringey and in particular within the Conservation Area.

References: English Heritage, Conservation Advisory Committee