

Heritage statement and Design and access

2 Teynton Terrace, London, N1 7 7PZ - CONSERVATION AREA

The property is within a Conservation Area, thereby qualifying it for a formal and full planning application. The precise age of the properties is unknown, however thought to be around 1890 - 1910.

This proposal is based on replacing the existing rear extension of the property given its deteriorated condition plus the Haringey Homes' obligation for the dwelling to comply with the Governments Decent Homes condition standard. The new extension style and design will be more sympathetic to the original property and character of the conservation area. The design considers the conservation areas directives and guidance around single storey extensions, ensuring any visual impact from street or neighboring properties is negligible.

The existing extension construction used a mixture of materials not in keeping with the overall property or area, PVC roof panels and walls erected using a combination of wooden wall panels and brick. Aside from not conserving the heritage value of the host building and terrace, the materials and design used result in a poor level of energy efficiency and suitability to reasonably use the structure as a dwelling. The proposal is to replace this structure with a one of higher quality both on all points noted, energy efficiency, suitability of living conditions and overall preservation of the property's heritage value. The proposed extension will use the same type and colour roof tiles as the existing main house roof and will use the same type and colour rendering wall finish as the main house, so the extension embodies the main characteristics and heritage of the main house.

In essence the proposed replacement extension will be of similar footprint to the existing with a design and style that is sympathetic of the conservation area and the character of the original host property. This improvement protects the current heritage value of the property while ensuring the long-term dwelling conditions necessary to comply with the Governments Decent Homes standards, and to this end we would welcome any questions which may arise from the planning officer's review of this application.