

Design and Access Statement and Heritage Statement – February 2023

39 Hornsey Lane Gardens
London
N6 5NY

For and on Behalf of
Mr J Heverin and Ms G Douglas

Householder Planning Application in a Conservation Area



39 Hornsey Lane Gardens – Existing Front Elevation

Proposal

The proposal consists of the following:

- The removal of an existing timber framed conservatory at ground floor level and an external steel fire escape stairs from first floor.
- The reconfiguring of the existing ground floor rear window apertures within the kitchen.
- The construction of an extension to the rear elevation flat roof.

Existing Site

The site for the proposed works is the existing dwelling known as 39 Hornsey Lane Gardens, N6.

There are no planning applications recorded on the Haringey Council website associated with 39 Hornsey Lane Gardens.

The house is located within the Highgate Conservation Area.



39 Hornsey Lane Gardens – Existing Rear Elevation

Use

The house will continue to be used as a dwelling for a single family. The works, forming this submission, will provide a greater physical and visual connection to the rear garden at ground floor and an additional space at roof level to be used as an office for home working.

Amount

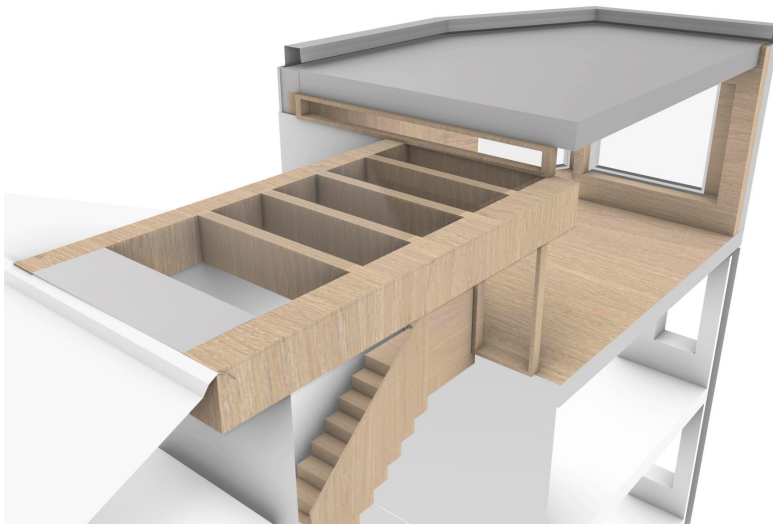
The roof extension proposal has been carefully considered with respect to the amount of additional space being created in relation to the existing floor area of the house to ensure it remains proportional.

The proposed roof extension will create an additional floor area of 24m².
The existing house gross internal floor area is 238.5m².

Layout

The layout of the house will remain, generally, as the existing with a contemporary styled staircase extension up to the new office space.

A proposed new door at ground floor level will provide direct access to the rear garden.



An early 3D study model exploring the general layout of the roof extension proposal.

Scale

The proposed roof extension can be seen to be sensitive to the existing house by observing the scale, on elevation, of each floor of the host dwelling.
The roof extension is designed to, internally, provide ceiling heights that are equivalent to the existing house whilst, externally, creating the perception that the roof extension is no higher than the house ridge. The flat roof perimeter detail is stepped to achieve this with the inner section of roof (the depth of which is required to achieve recently updated Building Regulation compliance) sitting a nominal amount (50mm) above the parapet/party wall to the adjacent property.

On plan the extension observes the footprint of the existing house.

Landscaping

At ground floor level any impact on the external landscaping is positive by increasing the amount of external amenity space through the removal of the existing conservatory and providing easier access to the garden.

Appearance

The roof extension will be finished in stainless steel cladding in vertical sections. This is intended to purposefully demonstrate a shift in materiality between the existing elevation and the new intervention. It is also a play on more traditional roof extension materials ie standing seam leadwork or zinc cladding. It has an ability to generate subtle reflections of the surrounding fabric and sky which at certain moments allow the material to mimic its setting.



An example of stainless steel cladding to a roof extension in Camden. By Ambigram Architects.

The minor interventions at ground floor level will be finished in similar materials to the roof extension – refer to the submitted drawings for details.

Access

Pedestrian access to the front of the dwelling will be unchanged. To the rear, as stated, a new door will be introduced to create direct access to the garden.

Conclusion

The proposals forming this planning application can be seen to be sensitive and considered interventions to the existing house and its wider context.

The roof extension adds valuable additional space to the property whilst observing the existing properties scale and massing.

It can be considered that the roof extension will have minimal impact on the neighbouring dwellings. This includes issues of noise, light pollution, loss of privacy and loss of light whilst maintaining sufficient amenity space.

We trust that the proposals forming this submission will be considered favourably with a positive planning decision.

Heritage Statement

It is acknowledged that 39 Hornsey Lane Gardens is located within the Highgate Conservation Area.

As can be identified within the drawings and the Design and Access Statement the proposals forming this planning application are located to the rear of the property and therefore have no impact on the street scene of Hornsey Lane Gardens.

The proposals have been carefully considered to be sympathetic in form and scale to the host dwelling. The roof extension does not seek to alter the original building form which will still be read as such. The timber conservatory and steel staircase to be removed are not original elements of the house. There exists an array of rear roof extensions to similar scaled properties on Hornsey Lane Gardens which this proposal will comfortably sit alongside. Glimpses of these extensions can be seen from adjoining side streets but these do not impact your perception of the overall Conservation Area from the principal streetscapes.

The nearest Listed Buildings are identified as The Church of St Augustine of Canterbury, on the junction of Archway Road and Langdon Park Road and Archway Bridge on Hornsey Lane. Both structures are Grade II Listed.

39 Hornsey Lane Gardens is adequately distanced from the identified listed buildings therefore the proposals have no direct impact on them.

Taking the above into account it can be considered that the proposals forming this planning submission are sensitive to their wider context and will not have any negative impact on the Conservation Area or any heritage assets within the locality.

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