

DESIGN & ACCESS & HERITAGE STATEMENT

**13 Lynton Rd
N8 8SR**



Design & Heritage

1.0 The Existing Property & Site Context

1.1 The property is a terrace dwelling house located in 13 Lynton Rd, in Crouch End Conservation Area, which is centred on the suburban town centre that includes the Broadway and Tottenham Town Lane, and contains the former Hornsey Town Hall, Hornsey Central Library. This centre is surrounded by residential streets which comprise of wide range of domestic style architecture prevalent in the latter years of the 19th century and early 20th century

1.2 The property at 13 Lynton Rd is constructed from solid face brickwork and set under a pitched clay tiled roof, with a mix of painted bay and sash windows.

1.3 The estate maintains visual importance and heritage within the conservation area and local vicinity.

1.4 The semi-detached houses and terraces in the Estate and Lynton Rd are of similar appearance and project characteristics of the Victorian era and style.

1.5 The original roofscape to the property and nearby houses and terraces within the estate are also an important feature to the character of the estate and have been taken into consideration with this proposal.

1.7 The planning history of the site has been taken into account when designing the proposed works.

1.8 This Design & Access Statement is to accompany the application for planning consent for the proposed works to 13 Lynton Rd.

2.0 The Proposal

2.1 The proposal consists of the formation of a rear facing dormer and conservation type roof lights on front slope.

2.2 The windows proposed for the rear dormer are designed to be compatible in proportions and are of a conservation-type. The colour, profile, fenestration and positioning will match and complement the existing windows of the property.

2.3 The dormers proposed are reduced in size, width and bulk in order to be compliant with Highgate conservation guidelines.

2.4 The dormers have been designed not to have an overall width greater than the windows below.

2.5 The height and depth of the dormer extension is proposed to be the same proportion as the adjacent and nearby properties ensuring it will not result in material loss of sunlight or daylight to owners or neighbouring sites.

2.6 The proposal is to convert the loft space which is currently storage into a new bedroom and bathroom, providing an additional 30m² of habitable space. The purpose of adding the dormers is to provide additional sunlight and head height, facilitating a larger and liveable space.

2.7 The loft conversion does not exceed the permitted volume. It is built in materials that match the existing property. The existing ridge line will not be raised.

Access

There will be no alteration to access to the property.

Flood Risk

The property isn't within a flood risk zone.

Should you require any further information, please don't hesitate to get in contact.

Angela.
Fast Plans
plans@fastplansuk.co.uk

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