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DESIGN & ACCESS STATEMENT

(Heritage Statement)

Prepared by C. Coen - May 2023



Address: 47 Thorold Road, London, N22 8YE

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1.0 Introduction

The proposed loft conversion derives from the needs of a growing family, which will take the form of a stepped in rear dormer loft conversion. The proposal with the exception of the introduction of 2no. conservation style velux windows will not change the current street scene from the front elevation.

The proposed loft conversion will be mindful of the constraints of the conservation area, respecting the grain and rhythm of the streetscape at the front and providing a sympathetic intervention to the rear.

2.0 Physical and Social Characteristics.

The application site is located within the 'Bowes Park Conservation Area'. The architectural and historic interest of the conservation area can be defined as an area of varied styled properties. Most notably their porch and window joinery, doors and brickwork finish.

No. 47 Thorold as illustrated in images 1 & 2 is a mid-terrace property that is located on the east side of Thorold Road which backs onto residential properties on Myddleton Road, as illustrated in image 3 & 4. The rear of the property is where the only significant architectural changes will be made are barely visible from the properties in Myddleton Road as it is shielded by long established trees to at rear along the shared Garden wall. The rear of the property cannot be seen from any highway. It therefore does not detract from the visible characteristics of the conservation area street scene.



FIG 1 & 2.

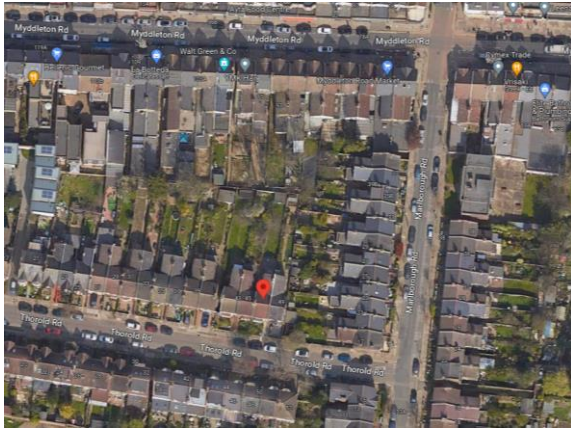


FIG 3 & 4.

2.1 Surrounding area

Thorold Road is an eclectic mix of properties as illustrated below, where there are numerous loft conversions, some of which appear to have not been approved as they do not feature on the planning portal and whilst not suggesting that this should be a reason to support the application it should be taken into consideration when assessing the case.

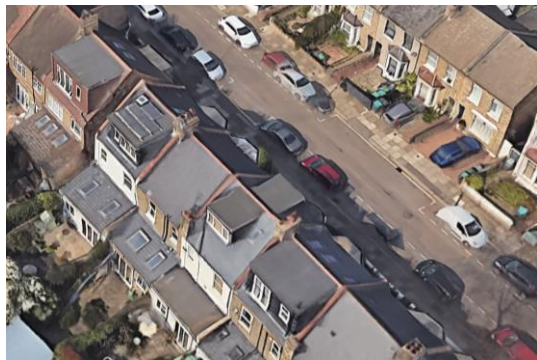


FIG 5,6,7 & 8

3.0 Proposed Development

Due to a shortage of detailed design guidance, we have reviewed Conservation areas located within Haringey Borough on the planning portal to understand the precedent we need to follow. Based on this review we have identified the loft conversion at no 58 Beaconsfield Road (illustrated in image 9) which was recently approved scheme.

The property is of a similar age, size and layout configuration. We have therefore based our submission on this approved scheme using the same setting out criteria, The proposed loft conversion will be mindful of the constraints of the conservation area, respecting the grain and rhythm of the streetscape at the front and providing a sympathetic intervention to the rear.

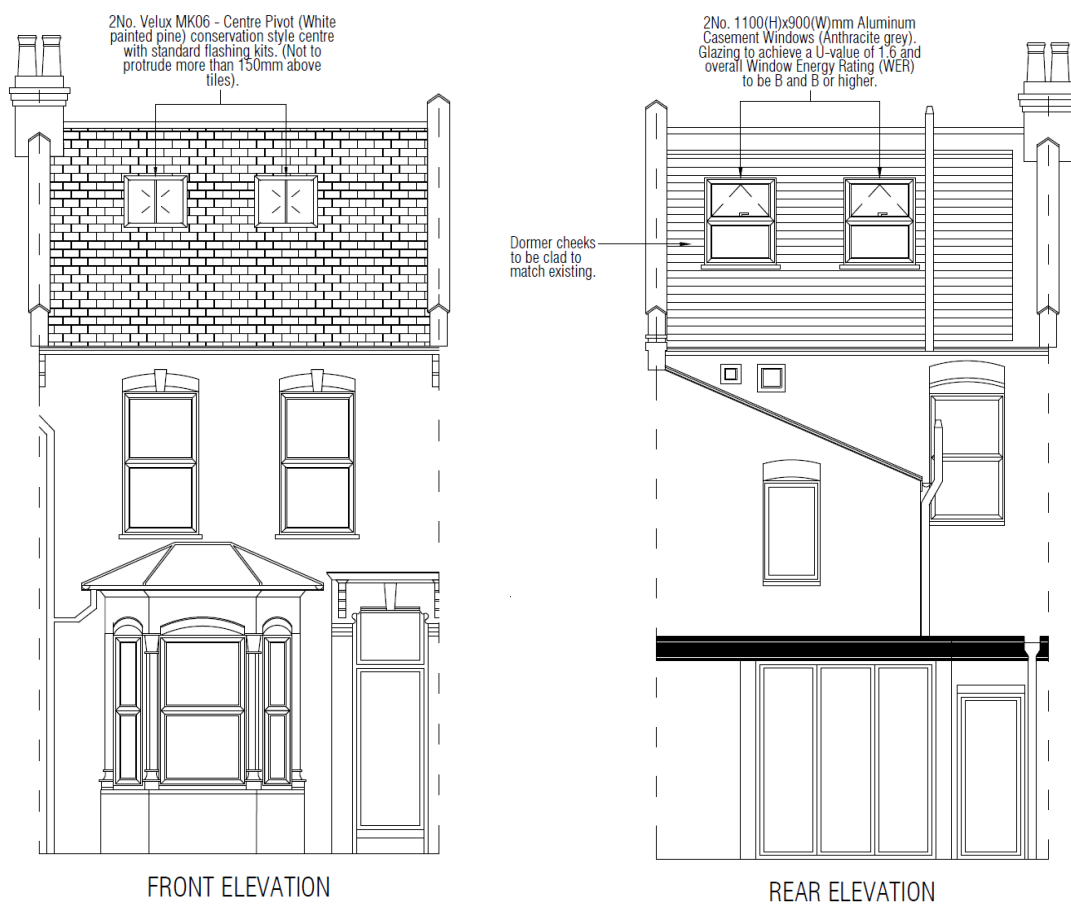


FIG 9

Our proposal for no. 47 Thorold Road (illustrated in image 10) will consist of a stepped in rear dormer loft conversion with 2no. Sash windows visible from the rear elevation and 2no. Conservation style Velux roof lights to be installed to the front roof slope. The dormer will be clad to match the existing roof tiles, and fenestration to the rear face of the dormer will not look over onto any neighbouring properties minimising overlooking issues and will be in keeping with the existing property.

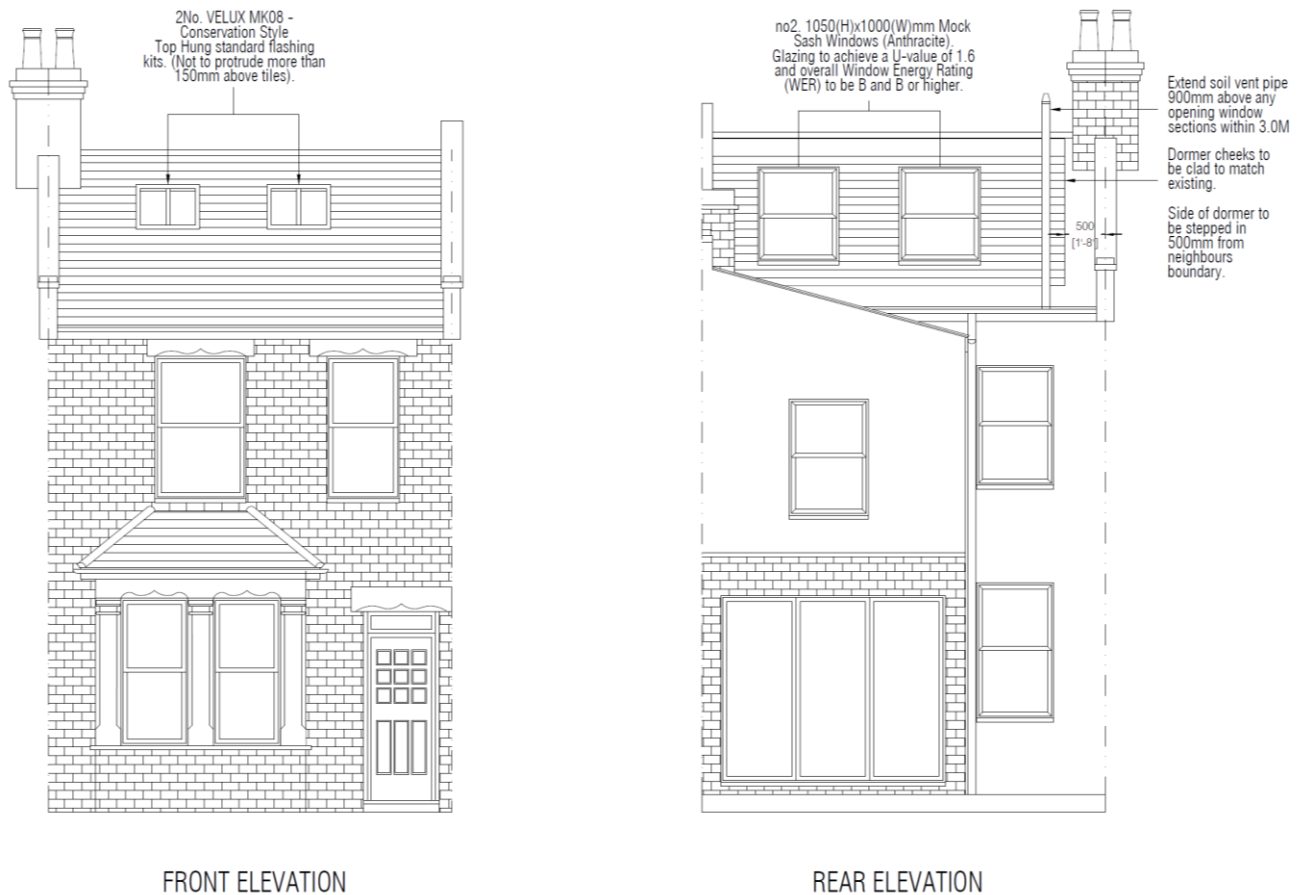


FIG 10.

4.0 Access

The proposed roof extension will be accessed via a new staircase from the existing first floor landing of the house, so existing access will not be affected by the proposal.

5.0 Summary

- The proposed loft conversion will be of modest scale and design which will maintain the existing built environment.
- The proposal will not visibly affect the residential properties to the rear of the property and our proposal will not cause any detrimental harm to nearby amenities.
- The proposal with the exception of the introduction of 2no. conservation style Velux windows will not change the current street scene from the front elevation.
- Existing access will not be affected by the proposal.

6.0 Contractor Commitment & Contact Details

As a conscientious contractor undertaking a significant number of conversions within the local area, we are keen to work with the local authority in order to achieve a sympathetic conversion which meets both the requirements of the local authority but also provides our client with the much needed space to improve the standard of family life. With this in mind should the nominated planning officer wish to discuss any elements of the design then I can be reached on:

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