

LECKENBY ARCHITECTURE

Project title: 8 Bryanstone Road N8 8TN

HERITAGE STATEMENT

Revision Number and Date: Issue 1 – 13/05/23

1.0 Introduction

8 Bryanstone Road is a two-storey mid terraced house. It is situated within the Crouch End conservation area but it is not listed.

There are no national listed buildings in close proximity to the property.

This Heritage Statement has been prepared to accompany a planning application to Haringey Council Planning Department.

2.0 Existing Building

The original property has been modified slightly internally but there have been no external extensions or significant alterations to the external appearance of the house.

There are no particular original internal features within the house that are worthy of specific note.

The property is structurally sound but in need of some local repairs.

3.0 Proposed alterations

Except for the incorporation of three low profile rooflights in the main roof and the replacement of the existing concrete roof tiles with dark grey fibre cement slates, the proposals do not affect the front elevation of the property. The view of the property from the public realm is not therefore materially altered.

The ground floor rear extension provides additional improved living accommodation in a way which is respectful of and subservient to the original building. It also gives improved garden connectivity while retaining a sizable rear garden.

The rear dormer extension is set within the lines of the existing parapet walls, below the main roof ridge and is set back from the main roof eaves line. Its external materials are consistent with the main building.

The majority of the properties on both sides of Bryanstone Road already have rear roof extensions and many of the houses have ground floor rear extensions of a similar size to that proposed.