

HERITAGE STATEMENT

**13 Loobert Road
N15 4LQ**



Design & Heritage

1.0 The Existing Property & Site Context

1.1 The property is a two storey terraced dwelling house located in Loobert Road, Haringey. It is located in Clyde Circus Conservation Area however is not a listed building.

1.2 12 Loobert 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 local vicinity.

1.4 The terraced and semi-detached houses on Loobert Road 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.

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

2.0 The Proposal

2.1 The proposal consists of a rear dormer with rooflights on front slope

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

2.3 The dormers proposed will be set back 200mm from the existing eaves.

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 into a new bedroom and ensuite, providing an additional 23.4m² of habitable space. The purpose of adding the dormers and velux windows to the extension 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.

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.

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