

Heritage Statement

INSTALLATION OF ROOFLIGHT AT
REAR AND REPLACEMENT OF
FRONT ENTRANCE DOOR

At: 9a Langdon Park Road,
London, N6 5PS



Introduction

This Heritage Statement is produced to accompany attached the full planning application for the installation of rooflight at rear and replacement of front entrance door at 9a Langdon Park Road, London, N6 5PS.

The site and its surroundings

The site is a mid-terrace former dwelling house which was subdivided into two flats. The surrounding area is primarily residential along this street. The site is not a listed building, but lies in the Highgate Conservation Area.

Heritage Value and Significance

The property is a Victorian mid-terrace townhouse which was subdivided into two flats. The original red brick façades have been rendered with off white paint finish. It is located on the northern side of Langdon Park Road.

The Langdon park Road rises to the south to join Hornsey Lane Gardens with the spur west onto Archway Road.

The terrace where application site is located characterises by two storey buildings, many with loft conversion incorporating small rear dormers. The terrace was built of London red stock brick, some of the properties were rendered with paint finish at later stage. The buildings have square bays at ground level, dentils along the eaves line, recessed entrances and windows trimmed with moulded, painted stucco, with slate roofs and turrets at either end.

The Proposal

The application seeks planning permission for the installation of rooflight at rear and replacement of front entrance door.

The only external change to the front requiring planning permission is the replacement of entrance door in its original position in order to improve the U-value of the property. The new door would be Oak door with frosted double glazing. Its position, size, and timber detail would respect the character and appearance of the property. The proposal would preserve the conservation area and is therefore considered to be acceptable.

The only external change to the rear is installation of 2000 x 500mm rooflight made from aluminium profile which offers outstanding thermal efficiency with double privacy glazing. The frame would be coated dark grey. Rooflight would be installed on top of the single storey rear extension which is not part of the original building, therefore, is not of heritage value. Rooflight would not project outwards over 150mm from the existing flat roof. It would provide daylight/ sunlight to the proposed study room.

The Use

Ground floor - 1-bed self-contained flat (C3).

Design Principle

The layout aims to maximise use of the property.

The proposed alterations would be respectful, in terms of size, height and bulk, to the character of the immediate surrounding area.

Overall, the proposal is to safeguard the residential amenities of the adjoining properties.

This proposal will not have an adverse impact on the character of Conservation Area and street scene.

Summary

As demonstrated in this document design principles were based on London Plan and Local Planning Policies and produced high quality design that respects the existing special character of the site.

As can be observed from the scheme, the development would not be detrimental to the character and appearance of the Conservation Area.