

8 Beaconsfield Road, London, N15 4SJ
Design & Access Statement
(Heritage Statement)



Proposed loft conversion to provide additional living space

Contents:

1.0 Introduction

2.0 Existing Building & Site

3.0 Proposed Design

4.0 Conclusion

5.0 Planning References

1.0 Introduction

This Design & Access (heritage) statement has been prepared in support of the planning application for the L-shaped loft conversion at 8 Beaconsfield Road. It should be read in conjunction with the planning application and the associated drawings, which were prepared in consideration of Haringey's planning guidance.

2.0 Existing Building & Site

2.1 Site Assessment

The existing property is a mid-terraced Victorian dwelling comprising ground and first floors. The property is located in the London Borough of Haringey and falls within the Clyde Circus Conservation Area (CA). The property itself is not subject to listed status.

Beaconsfield Road runs north to south between Clyde Road and West Green Road. It is fronted by two storey terraced Victorian dwellings for the most part. No. 8 sits on the west side of Beaconsfield Road.

Front elevation retains the original yellow brick facade, canted bay windows and recessed entrance porch at ground floor. Original decorative stucco detailing by the entrance and first floor window heads are still intact as well. The front garden is not disturbed by off-street parking like some other properties on the street.

At the rear, the yellow brick facade has been covered in pebbledash. The slate roof is intact in both rear and front elevations. Relatively long rear garden abuts a single storey storage structure located within the Winns Mews to the west of the site. The extra tall fence line and the existing mature trees between the mews and the property allow only for restricted views across.

Several houses on Beaconsfield Road have undergone loft conversions of various kinds. They display different levels of design quality.

2.2 Planning Framework

The Clyde Circus CA is located between two commercial streets, Philip Lane to the north and West Green Road to the South, with the railway line defining the boundary to the east. The area it covers is predominantly residential with a mix of mid to late Victorian and Edwardian houses.

Beaconsfield Road runs north-south from Clyde Circus to Philip Lane. The road is lined by two-storey terraced houses with trees along the street. The CA Character Appraisal of March 2009 describes the terrace in which No. 8 sits:

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“Nos. 4 to 30 (even), Nos. 32 to 78 (even), Nos. 100 to 116 (even) on the west side and Nos. 1 to 139 (odd), a long terrace which lines the entire eastern side of the road, are identical properties constructed of yellow London stock brick with slate roofs. They have ground floor canted bay windows and entrance surrounds that incorporate stucco detailing as well as first floor decorative stucco window lintels.”

Historic England notes that Clyde Circus CA is in a poor condition, it's vulnerable and is deteriorating. Several of the houses have had unsympathetic changes made to them; many have had their front boundary walls removed and modern windows added; several have had their facades painted or covered with block effect, obscuring the original brickwork.

In preparing this design, we have been particularly mindful of:

- Haringey Local Plan 2017 : Preserve or enhance its character or appearance / Conservation Area Policy SP12
- Clyde Circus Conservation Area Character Appraisal (March 2009)
- London Plan, relevant Supplementary Planning Guidance Papers and Conservation Policies.
- Retaining the original property's features where possible
- Creating a contemporary, yet considerate family hub.

The terrace and property are not statutory or locally listed, nor noted specifically as making a positive contribution to the conservation area especially at the rear.



Front Elevation



Rear Elevation

3.0 Proposed Design

3.1 Use

The building would continue to be a single dwelling/family home. The proposed additional space will provide the client's family with an extra bedroom, toilet and a study. These additions will support their plan to reside in the property long term as their family home.

3.2 Layout / Scale

The loft conversion will entail an L-shaped rear dormer extension and the installation of three Velux conservation style roof lights on the front roof slope. Significant consideration has been given to ensuring that the size, layout, and scale of the proposal result in an overall appearance that is subordinate to the original building.

The proposed rear dormer will be positioned below the existing ridge line, with its boundaries set back from the parapet wall of No. 6 and the principal rear elevation. The dormer extending over the outrigger will sit at a lower height, protruding just over 5m beyond the main dormer. This section is also set back from the existing ridge line to maintain the dormer's subservient relationship to the main roof. The loft conversion is expected to increase the gross internal area by 30 m².

Due to the orientation of the property, the proposal would not result in a material loss of sunlight or daylight to the neighbouring properties. There will be no side windows to the dormer extension. Therefore, overlooking will be only towards the rear gardens of Beaconsfield Road, which the existing rear windows already do.

3.3 Appearance

8 Beaconsfield Road backs onto the residential gardens in Winns Mews off of Grove Park Road to the west. The rear of the property where the most significant architectural changes are proposed will be visually shielded with an extra tall fence line and by long established trees. Therefore, the proposal will not be visible from Grove Park Road or from any other highway.

From Beaconsfield street, the scale of the building will not be altered. Three discreet conservation style Veluxes are proposed for the front sloping roof to ventilate and to bring light into the loft. These skylights would be balanced by similar ones visible on other existing properties along Beaconsfield Road. Overall, the proposed works would not detract from the visible characteristics of the CA street scene.

The proposed fibre cement tiles for the dormer cladding would render a modern, clean and yet a sensitive appearance. The natural patina of the concrete tiles in grey colour would match the texture and appearance of the existing slate roof. The proposed dark grey material palette would reinforce the receding appearance of the dormer in relationship to the existing tiled roof.

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The windows proposed for the rear face of the dormer are aluminium framed in dark grey colour. These windows would look straight onto the rear garden and not onto any neighbouring dwellings in order to avoid overlooking.

3.4 Access

No alterations are proposed to existing public or private access arrangements. The proposed roof extension will be accessed via a new staircase from the existing first floor landing.

4.0 Conclusion

We have developed this design proposal for the roof conversion following: analysis of the site, existing built context with consideration to the specific heritage values, conservation concerns, local and national planning policies.

The proposed loft dormer conversion has been thoughtfully designed to harmoniously blend with its surroundings, without causing any significant visual disruption or negative impact on the area or neighbouring properties. The size and overall structure of the proposal are in proportion to the existing building, establishing a hierarchical relationship. The design ensures that the main features of the existing building are preserved, and the extension does not overpower or detract from its overall character. The choice of cladding materials has been carefully made to match the texture and colour of the existing slate roof, while still maintaining its distinctiveness. In contrast to the existing brick and tiled roofs, the overall appearance of the conversion will be modern, characterised by clean lines. However, its size and material composition will position it as a subordinate element that recedes in relation to the principal rear elevation.

We believe the proposal will preserve and enhance the character of the Clyde Circus CA.

5.0 Planning References

Reference No. :	HGY/2019/3130
Address :	7 Beaconsfield Road, London, N15 4SH
Description :	Landscaping to front garden, reinstatement of bay window to front facade, roof conversion to include dormers on main roof and outrigger and rear infill extension to replace existing lean-to extension.
Decision Date :	06/03/2020
Status :	Grant Permission
Reference No. :	HGY/2021/2918
Address :	108 Beaconsfield Road, London, N15 4SH
Description :	Removal of conservatory and erection of a single-storey infill extension, erection of rear dormer including the insertion of 2x front and 1x rear rooflights. Replacement of existing windows with timber/aluminium framed windows to the front and rear, repairs to the main roof and the front bay roof. Reinstatement of the front wall and replacement of the front door and gate along with landscaping and planting
Decision Date :	15/02/2022
Status :	Grant Permission
Reference No. :	HGY/2021/3059
Address :	58 Beaconsfield Road, London, N15 4SH
Description :	Construction of rear dormer and outrigger extensions to facilitate loft conversion.
Decision Date :	06/04/2022
Status :	Grant Permission
Reference No. :	HGY/2023/0021
Address :	43 Beaconsfield Road, London, N15 4SH
Description :	Part retrospective application for restoration of front elevation of site along with single-storey rear and side infill extensions at ground floor, loft conversion with rear dormers to main and outrigger roofs. Installation of solar panels to roofs.
Decision Date :	05/01/2023
Status :	Grant Permission