

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



Proposed outbuilding to provide studio space and storage

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1.0 Introduction

This Design & Access (heritage) statement has been prepared in support of the planning application for the outbuilding/studio 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.

There is an existing raised timber decking and garden shed at the western end of the rear garden. A large number of houses on Beaconsfield Road have various kinds and sizes of outbuildings at the present. Please see the aerial view below with those visible outbuildings highlighted in red. 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:

“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
- Creating a contemporary, yet considerate studio addition incidental to the enjoyment of the existing family house.

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



West end of the rear garden



Front Elevation



Rear Elevation

3.0 Proposed Design

3.1 Use

The main building would continue to be a single dwelling/family home. The proposed outbuilding will provide the client's family with a private yoga studio and additional storage. This addition will support their plan to reside in the property long term as their family home.

3.2 Layout / Scale

The proposed outbuilding will be a 4.5m deep single storey volume that will span the full width of the garden. Overall height is less than 3 m. It will have a shallow dual pitched roof that, at the ridge, will remain below the existing fence line along the western boundary. Eaves height along the northern and southern boundary will be just over 2.5m for sufficient headroom height internally. Particular attention has been given to ensure that the size, layout and scale of the proposal would conceive an overall appearance that is subordinate to the original building and its context

The proposed outbuilding would have 18 m² gross internal area. More than 50% of the total area of land will remain open and all existing trees within the rear garden will be left intact. Due to the orientation of the property, the proposal would not have an adverse effect on sunlight or daylight for the neighbouring properties.

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 proposal will sit is 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 proposal will have no effect on the principal elevation and, therefore, would not detract from the visible characteristics of the CA street scene.

The proposed fibre cement tiles for the outbuilding 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 over existing terraced housing. Furthermore the proposed dark grey material palette for the proposal would reinforce the receding appearance of it within the existing context.

The proposed bi-fold door for the outbuilding is 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 outbuilding will be accessed by the existing private path through the ground level of the main building.

4.0 Conclusion

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

The proposed outbuilding has been meticulously planned to integrate harmoniously 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 proposed plan correspond appropriately to the existing context, maintaining a hierarchical relationship. The design takes care not to interfere with or overshadow the key elements of the current building, ensuring it does not overpower or detract from its presence. The selection of cladding materials has been done deliberately to resemble the textured and coloured slate roofs found in the surrounding Conservation Area, while still retaining a distinct appearance. In contrast to the existing brick and tiled roofs, the overall look of the outbuilding will be contemporary, featuring clean lines. However, its size and material composition will establish a subordinate position in relation to the main building and the broader context.

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

5.0 Planning References

Reference No. : **HGY/2018/1633**
Address : 39 Walpole Road, N17
Description : Demolition of existing outbuilding and erection of a replacement outbuilding to provide home office and storage space.
Decision Date : 25/07/2018
Status : Grant Permission

Reference No. : **HGY/2008/1935**
Address : 62 Beaconsfield Road, London, N15 4SJ
Description : Retrospective planning permission for retention of timber framed building for use as artist's studio.
Decision Date : 24/03/2009
Status : Grant Permission

Reference No. : **HGY/1993/0232**
Address : 100 Beaconsfield Road, London, N15 4SQ
Description : Erection of storage shed in rear garden (Conservation Area Consent).
Decision Date : 30/03/1993
Status : Grant Permission