

Heritage & Design Statement

PLANNING APPLICATION
Single storey rear extension

**23 Bourne Road
Hornsey
London
N8 9HJ**

JUNE 2023

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Summary

This document forms both the Heritage & Design statement, providing background context and detail for works proposed at 23 Bourne Road, London N8 9HJ on behalf of the applicant.

The document has been prepared by The Art of Building in support of the application for planning permission for 23 Bourne Road. This document should be read in conjunction with the supporting drawings provided.

Project Brief

The application proposal is for a ground floor rear extension, with internal modifications to the internal layout of the existing ground floor.

Site Description

Perry Fields Conservation Area

23 Bourne Road sits within the Crouch end Conservation area. The first designated of a Conservation Area in Crouch End was on 25th October 1974. This was called the Crescent Road Conservation Area and sought to protect this small area on the western side of Crouch End Hill.

The Conservation Area was subsequently extended on three occasions firstly on 26th March 1976 to incorporate Crouch End Broadway and the areas immediately to the north, south and east of the main shopping street. This enlarged area was renamed Crouch End Conservation Area and encompassed Crouch Hill, Crouch End Hill and Haslemere Road to the south and Park Road, Lynton Road and Tottenham Lane to the north. The area surrounding the former Hornsey Town Hall and the adjoining Hornsey Central Library between Haringey Park and Weston Park was also included as part of this first extension.

The Crouch End Conservation Area was further extended in 1990 to include the large residential area to the west of the Broadway and the residential streets to the east to help protect the buildings and open space from pressures for development. The revised boundary covered the area between Glasslyn Road, Hurst Avenue, Stanhope Road, and Avenue Road in the west and Fairfield Road, Drylands Road and Cecile Park to the east.

The properties lining the section of Elder Avenue to the north of Tottenham Lane and the northeast end of Hornsey Lane were also included within the extended Conservation Area at this time.

The area between Shepherd's Hill, Coolhurst Road and Hurst Avenue was included in the Conservation Area on 29th November 1994 to protect the remaining original buildings within that area from demolition. This has resulted in the current boundary of the Crouch End Conservation Area.

To date there are no article 4 directions within the Crouch end Conservation Area

Design Principles & Accessibility

Appearance

When referring to the conservation area character appraisal the site is specifically described as below;

'Bourne Road has two distinct architectural styles of two storey terraces. It retains its original granite kerbstones and gutters but has patched tarmac pedestrian pavements and modern lighting columns.'

'There are many newly planted street trees that should enhance the character as they mature. Most of the houses in Bourne Road have small front gardens with boundary walls, hedges and planting but, unfortunately, a few have been altered to accommodate vehicular hard-standings.'

23 Bourne Road from the street scene presents itself as an example of late Victorian housing stock. The Main facing brick is a red stock brick with full height canted bay window surmounted by projecting half-timbered gables with decorative fretted bargeboards.

At first floor many of the properties on the west side of Bourne Road are now roughcast rendered but are considered to make a positive contribution to the conservation area.

Proposed Development

The development seeks to enhance the current layout of the kitchen/dining room with a side infill rear extension to increase the useability of the space by creating a more open layout. The proposed glazing to the rear and skylights to the side elevation shall maximise natural light throughout the ground floor.

The mass of the addition has taken into consideration the neighbouring properties minimising the overall height by forming a 'pitched to flat' roof design. The flat roof has been designed to be no higher than 3.19m with an eave's height of 2.1m to the applicants ground level.

The proposal aims to enhance and preserve the character of the conservation area whilst providing the applicant the necessary space. Materials and methods of construction have been considered; the proposed works incorporate matching materials to the existing building.

The applicant seeks to finish the external walls with red stock bricks to match the existing dwelling. The proposed pitched roof is to be finished in grey eternity tiles with the flat roof section areas to be finished with a dark grey single ply membrane with concealed up-stands.

Aluminium-framed glazing and doors are proposed to the rear elevation with four rooflights proposed above the kitchen area.

Landscaping

Due to the proposal type, there is no landscape work undertaken.

Heritage Statement

In relation to the existing property the proposed works are not considered to compromise the heritage value or significance of the building or have a detrimental impact on its contribution to the street scene.

The proposed extension is to the rear of the property and is kept to a minimal height and follows the pattern of the many other rear extensions to adjacent houses along Bourne Road.

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Furthermore, we consider the proposal represents a satisfactory form of development which would not detract from the host property nor neighboring properties.

Appendix

Site photos



23 Bourne Road Front elevation

23 Bourne Road rear elevation

Please refer to the drawings submitted.

Drawings

- P23-46.1 KELLY (23 BOURNE ROAD N8 9HJ) PLANS REV A.pdf
- P23-46.2 KELLY (23 BOURNE ROAD N8 9HJ) SECTIONS REV A.pdf