

Heritage and Design and Access Statement
for
Proposed loft conversion including rear
Dormer and front rooflights and conversion to two
self-contained flats
at
18 Beatrice Road, Islington, London N4 4PD

Within Stroud Green Conservation area, Haringey



Prepared by E Riley Associates – Feb 2023

INTRODUCTION

This Heritage and design and access statement sets out the justification for the proposed new loft conversion with rear dormer and conversion of the property to 2 No. self-contained two-bedroom flats.

The application property was built between 1870 and 1900 as were many of the properties immediately around Beatrice Road. The property is currently a single-family end of terraced dwelling covering 154m² of GIA with a 22m² front garden and a 52m² rear garden backing onto the railway line.

IMPACT ON CONSERVATION AREA

The proposals maintain the appearance of the front and rear elevations without any changes to the fenestration or the loss of any architectural features. The proposals include a rear dormer to match the neighbouring property (No. 22 Beatrice Road planning ref – HGY/2016/2407) with a proposed back addition to the rear mono pitched roof. The flats all comply with the London plan's guidelines with regard to the size of the individual rooms and overall Gross Internal Areas (GIA) of each flat. A bike store and bin store are included in the proposals, these are located at the front as the property in terraced and access to the rear is not possible.

USE

The property is a single-family dwelling split into a lower ground floor (below pavement level at the rear) with a ground, first and second floors above with a double pitched red concrete interlocking tiled roof. The application property sits at the end of a block of eight terraced properties. The proposed flat layouts afford each property with larger than London plan minimum size rooms and GIA.

AMOUNT

The ground and first floor flats have GIA's of 70m² and the top floor flat measures 84m². There is ample space in the front area for cycle storage and waste and recycling bin storage.

LAYOUT

The proposed flat layouts use the existing front entrance for access to all flats and also retain the existing staircase to all floors. The front and rear windows will remain untouched as part of the conversion and the configuration of the majority of the rooms within the property has been remained untouched.

SCALE

The rear garden will remain the same size as existing as will the front garden. The proposed new dormer will match the scale and size of the neighbouring dormer as previously stated. No rear extension(s) are proposed.

LANDSCAPING

The rear garden will be landscaped and will be accessible to the ground floor flat only. The necessity for waste and recycling storage as well as cycle storage will result in the front garden being hard landscaped (as the existing garden is) with timber hit and miss fencing enclosing the storage areas. These will be secure and lockable.

APPEARANCE

Very little changes to the external appearance are proposed. The dormer cannot be seen from the street and 2 No. conservation type rooflights are proposed to the front which match the neighbouring rooflights.

ACCESS

No changes to access are being proposed.

APPENDIX A – Existing Photographs



Rear elevation



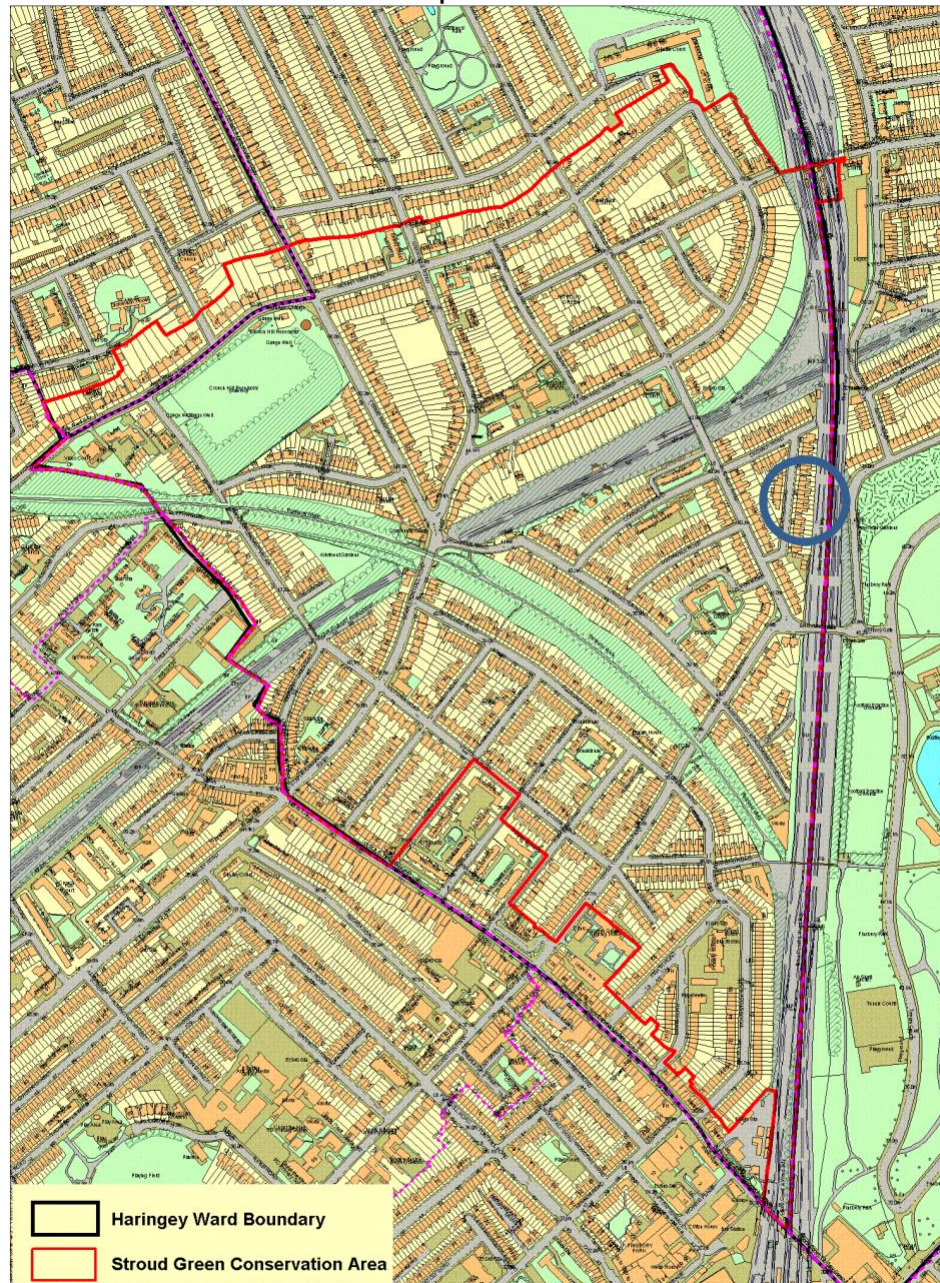
No.24 converted property.

Application property, No.18
Beatrice Road, London N4
4PD

Aerial view of rear of property

APPENDIX B – Conservation area map

Stroud Green Conservation Area Map



Produced by the Policy & Performance Team, May 27 2009

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APPENDIX C – Location map

