



DESIGN, ACCESS & HERITAGE STATEMENT

47 Gaskell Road

London

N6 4DU

July 2023

The Design and Access Statement is to be read in conjunction with the householder and Demolition within a Conservation Area Application for 47 Gaskell Road N6 4DU.

Design and Access Statement

General

The attached planning application relates to alterations to a terraced house (47 Gaskell Road) in the Highgate area of the London Borough of Haringey, N6 4DU.

The proposed works comprise of a front porch towards the street.

This proposal is for a porch that uses the same external materials as the existing house.

Consideration

In formulating our proposal we have been mindful of the existing conditions of the property. We aim to enhance the fundamental values of the home by creating a space that can be used by all the family that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

Use

- The new porch will allow for a greater entrance in which it is currently cramped which is not practical for growing families.
- The proposal does not change the dwelling's existing residential use. The majority of surrounding properties are also residential; we therefore feel this proposal is appropriate in this location.
- Other nearby properties (in the surrounding area), have undergone comparable improvements and extension works in a similar strategy to help improve their overall use.

Location

- We have taken the proposal's location into consideration, and we are aware that the property is in the Highgate Conservation Area.
- The property is surrounded by terraced houses and is part of the Gaskell Estate. During the development of the design for this proposal, we have considered any possible impact on the neighbouring properties; we believe this proposal will have little impact on the neighbours and its wider context.
- Due to the position of the front porch, it is visible. As such we propose the porch in a similar style and material as others in the estate.
- By making these additions to the existing we have proposed to keep the historical character of the estate intact.

Visibility

- The front porch will be visible from the street.

Design and Layout

- By reconfiguring the internal space and making use of the external front space, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- We propose a porch that is consistent to the area. There are many examples of porches within the estate. Most of the front porches in the estate is on Kenwood Road, Yeatman Road, and Storey road with only a few on Gaskell Road. As such the proposed porch will have little impact on the image of the estate as a whole.

Relationship with Neighbour's

- The relationships with the neighbouring properties at No. 49 and No. 45 have been carefully considered in this design proposal.
- The proposed works will not be visually intrusive on the neighbouring No. 45's property or garden. There is a separation between the dwellings. This separation along with the existing rear extension means there is no impact on the light or amenity of next door.
- For No 49 there is no impact on the light or amenity due to the existing development at no 49.
- We have proposed that the gutter will be positioned on the applicant's side only and will not overhang onto the neighbour's property.

Appearance

- All materials have been selected with careful consideration for the surroundings, the existing structure and the properties within the vicinity.
- The materials include:
 - Tiled pitched roof on the rear extension and front porch to match the existing roof.
 - Metal framed bifold doors with low-E glass to match the existing materials.
 - Reclaimed Red brickwork for the external walls to match the existing materials.
 - The front door will be a like for like style door to be in keeping with the original and the street.

Sustainability

- The extension, coupled with the fenestration upgrades, will be in-line with current UV regulations. This will improve and maintain an excellent EPC value (Energy Performance Certificate) for the property.

Heritage Statement

The location of the site sits within the Highgate conservation area and more specifically in the Gaskell estate.

The unified design of the estate shows with well preserved streets with very little alterations from the original when referring to the street scene.

The estate began with Kenwood Road in 1902 then expanded in 1913 with Gaskell road, Storey Road and Yeatman Road. These properties are distinctive with the two storey Red brick terraces.

Over the years the original design of the dwellings have been maintained with the exception of front porches which are visible on all streets within the estate. More so on Storey Road, Yeatman Road and Kenwood Road.

Most of the buildings within the estate contribute to the high standards the estate demonstrates. Along with the rebrick, characteristic elements of the properties like terraces, sash windows, clay roofs tiles and chimney stacks have help preserve the historical character of the area. There are few properties in the estate where the original brick work has been painted over however this does very little to distract from the estates image.

As for the porch we have looked at multiple examples within the estate and we believe that what we have proposed will not harm the estate image due to the large numbers of porches that are visible within the estate. Again like the rear we proposed that the porch is done in a similar way to other porches in the area by the use of tiled roof, red brick builds and consistent style doors.

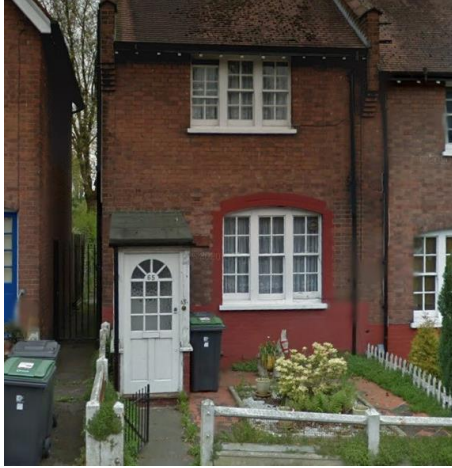
Conclusion

This proposal is to build a front porch onto an original terraced house, to enhance the image and function of the space on the ground floor. In formulating our proposals we have considered the current conditions of the property which is currently configured as a small dwelling. We aim to enhance the fundamental values of the family home by creating a space that can be used by the whole family yet is still very much a part of the property. We have been sympathetic to the property and its surroundings.

- In preparing this design, we have been particularly mindful of:
 - Enhancing the original property's features, for example the extensive use of red brick
 - Creating a contemporary, yet complimentary family hub.
 - Creating a complete relationship with the rear of the house to the garden.
 - The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers and Highgate Appraisal Guide.

Appendix A

Examples of Porches in the Gaskell Estate



65 Gaskell Road



26 Kenwood Road



Yeatman Road No 1 to 35 (Odd Numbers)



Storey Road No 1 to 18

Site Photos

