



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 loft conversion with a rear dormer to accommodate a new larger Bedroom with matching windows to the rear.

This proposal is for a loft conversion 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 new room for a growing family to use that still remains very much a part of the original property. We have been sympathetic to the property and its surroundings.

Use

- The proposed dormer will provide a new bedroom and en-suite, in line with current standards and the way homes are now used.
- By extending into the attic will allow for better use of the dwelling which is considered as small cottages within the Gaskell Estate.
- 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 with the rear facing a line of trees towards the rear of the garden. 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.
- As the dormer is facing the rear and towards the rear there is a line of trees the dormer will not be visible from any public view due to the high trees grown deep to the rear of the gardens of Gaskell Road.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed dormer will not be visible from any public roads.
- The dormer is only visible from the rear gardens of Gaskell Road similar to other dormers on the road.

Design and Layout

- By reconfiguring the internal space and making use of the attic, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to grow into.
- The surrounding properties in the Gaskell Estate have carried out a wide variety of similar alterations/developments by way of loft conversion with dormers.
- The dormer will be stepped back from the eaves by 1m and stepped in from the boundary by 700mm on both sides in a similar approach to other properties in the area. Most notably No 35 Gaskell Road HGY/2021/0528.
- We also plan to proposed conservation rooflights on the front slope of the dwelling in a similar manner to No 35 Gaskell Road.
- The dormer will have consistent material with hung tile which will match the exiting roof and white timber double glazed sash windows to match the extension.
- The position of the windows will be centrally from the rear view much like No 93 approved application HGY/2023/0159.

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. 49 or No 45's property or garden due to its stepped back approach from the boundary and eaves.

Landscaping

- The landscaping will be unaffected by the works to the roof.

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 Hung dormer to match the existing roof.
 - Softwood framed windows painted white with low-E glass to match the existing materials.

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. Other exceptions include the rear dormers and the integration of Conservation style roof lights to the front of the properties.

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.

Regarding the proposed dormer there are many examples within the estate and the council have approved many lofts conversion in the area. The ones approved however must be considerate to the estate with sufficient step back from the eaves and boundary so looking not to be over developed which will distract from the estate's historical character. We have approached the loft design in a similar way to other approved in the area as such will not impact on Gaskell Estate's image.

Conclusion

This proposal is to build a Loft Conversion onto an original terraced house, to enhance the image and function of the space in the attic. 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 a growing 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 keeping the size of the dormer consistent to other examples in the area.
 - 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 Conservation Policies for Highgate.

Appendix A

Reference Example.

No 35 Gaskell Road HGY/2021/0528



No 93 Gaskell Road HGY/2023/0159

