



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 single storey side extension to the ground floor to accommodate a new larger kitchen area with bifold doors on to the garden.

This proposal is for a extension that uses the same external materials as the existing house. While remaining complimentary, we have also proposed a more contemporary family kitchen space to the rear.

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 proposed extension will provide an improved kitchen space, in line with current standards and the way homes are now used.
- 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.
- By making these additions to the existing we have proposed to keep the historical character of the estate intact.

Visibility

- The proposed rear extension will not be visible from any public roads.
- The proposed rear extension can only be over looked from the first floor windows of the neighbouring properties either side of the proposed site.

Design and Layout

- By reconfiguring the internal space and making use of the external side space, the proposal will create a much more useable, lighter, and better configured space for a potential growing family to enjoy.
- The surrounding properties in the Gaskell Estate have carried out a wide variety of similar alterations/developments by way of rear extensions at ground floor level.
- Currently to the rear there is an old conservatory that is no longer practical and run down. As such we have proposed to remove the conservatory and add a rear extension which is more in keeping with the estate.
- We have been considerate of the relationship between the property and its garden and propose extending to the rear only to maintain a good size garden of a for a London property. Using bifold doors allows the rear of the property to be opened up much more to the garden.
- We propose extending the original kitchen to create a more flexible kitchen space that will be more fitting for the size of property.

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 to 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.
- The proposed extension will not overlook the neighbours or any public highway or public foot paths.

Landscaping

- The new kitchen will lead straight onto an outside decking area with a step which will be in keeping with the existing access into the garden. This hard landscaped area will lead to and connect to the large lawn/grass area of the garden, enabling the children to play, whilst the parents are able to supervise from the new kitchen area.
- The mature plants and trees that are growing in the area will not be affected by the proposed extension.

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.

Regarding the proposed rear extension we have proposed to keep within the historically character of the estate by not over developing the site. Also by preserving the original dwellings image through the use of consistent materials and design details.

Conclusion

This proposal is to build a rear extension 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

Rear Extensions in the Gaskell Estate



Google view of nearby rear extensions to the site.

Site Photos

