

Design, Access and Heritage Statement

5 Bourne Road, N8 9HJ, London



8th August 2023

Introduction

This Statement accompanies the planning application for new single storey rear extension, new rear roof dormer and associated internal alterations to No.5 Bourne Road, London.

No.5 Bourne Road is located just off Weston Park which links it to Crouch End Broadway. The site is located within the boundaries of the Crouch End Conservation Area however it is important to state that no aspect of the proposed development will be visible from any point within the public realm.

This document demonstrates that the proposed single storey extension and dormer have been designed to comply with Haringey Borough Council's requirements for domestic alterations & extension.



Fig. 1. Site Location

The Site and Context

The existing building is a two-storey mid-terrace house with an existing rear ground floor kitchen outrigger extension.

The property is set within Crouch End Conservation Area and the house is not listed. The property is located on the east side of Bourne Road and the area is predominantly residential. The housing stock along the east side of Bourne Road is fairly homogeneous, alternating between pitched and gable end roofs. A number of properties have been extended at ground floor as well as roof level.

The Building

The front elevation of the single occupancy dwelling is white painted brick and has a roofed porch. The roof covering above the porch is red concrete tiles matching that on the main roof. The rear elevation is a primarily London yellow stock brick with red brick arches above the windows. All windows to the front are white painted timber sashes and to the rear the windows at first floor match the front, while at ground floor the doors are white pvc. The existing kitchen outrigger extension has a bitumen covered flat roof. The existing party wall to the south is 3.7m high.



Fig. 2. Front View



Fig. 3. Rear View

Planning Context:

The property has no previous planning history on record.

A number of properties in the terrace have previously been granted permission to extend, both at ground floor and dormer loft conversion:

HGY/2018/0585	15	Bourne Road	Rear extension replacement
HGY/2014/1565	15	Bourne Road	Rear extension and dormer alterations
HGY/2015/3352	3	Bourne Road	Rear extension
HGY/2013/2171	12	Bourne Road	Dormer alterations
HGY/2013/2058	12	Bourne Road	Rear extension
HGY/2011/1986	13	Bourne Road	Rear extension
HGY/2008/1530	6	Bourne Road	Loft conversion with dormer
HGY/2008/0183	6	Bourne Road	Conservatory
HGY/2006/2403	11	Bourne Road	Rear extension
HGY/2002/1275	3	Bourne Road	Loft conversion with dormer
HGY/1999/0587	7	Bourne Road	Rear extension and dormer



Fig. 4. Terrace Rear Satellite View



Fig. 4. Terrace Front Satellite View

Heritage Statement:

As mentioned previously, the site is located within the Crouch End Conservation Area. It is positioned adjacent to the eastern boundary as shown on the map below and is referred to as sub area 4 (Weston Park to Cecile Park) in the Councils CA appraisal.

No.5 Bourne Road sits in a terrace block of 15 dwellings on the eastern side of the street. The terrace is made up of mainly red brick houses with slate roofs (some, like at No.5 have been replaced with concrete tiles) and ground floor square bay windows that are combined with tile roofed porches. The roof line features groups of full width half-timbered and rendered gables. There is a paradigm between consistency and variety along Bourne Road but it is considered that all of the buildings make a positive contribution to this part of the conservation area.

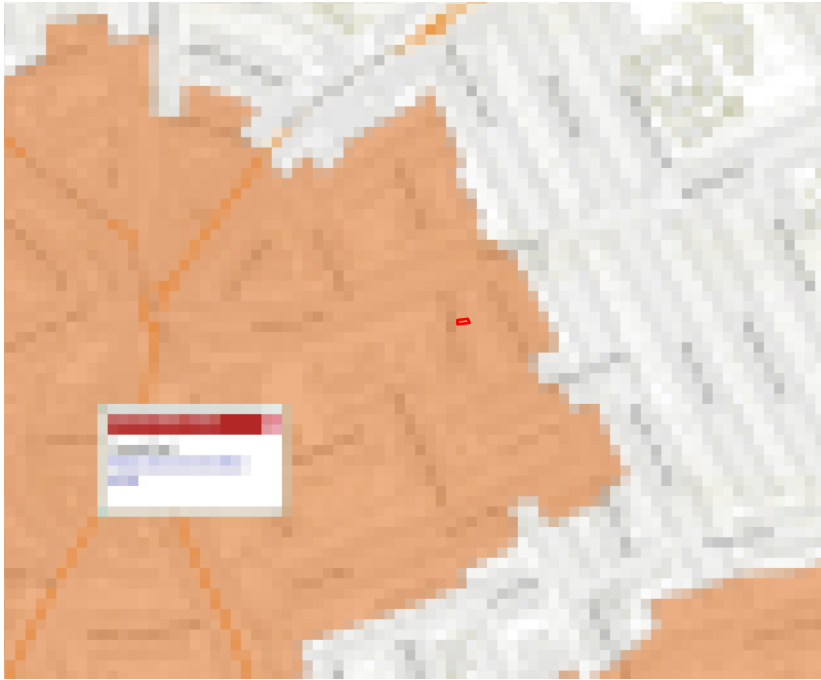


Fig. 4. Site Location within Crouch End Conservation Area

Assessment of Impact:

The proposed works are not considered to compromise the heritage value or significance of the building, nor have a detrimental impact on its contribution to the street scene.

The proposed extension and dormer are kept to a minimal height and follow the pattern of other rear extensions and dormers to adjacent houses along Bourne Road.

Mitigation Proposals:

The proposed works will have minimal impact on the street frontage, and only a small impact at the rear of the dwelling.

The proposed dormer is similar in size and setting out to others in the terrace, set back from the rear wall and subordinate to the main roof.

The new rear extension sits below the existing party wall level and does not protrude past the existing extension line, with a symmetrical party wall arrangement proposed to No.4 allowing extension of that property in future.



Fig. 5 Existing Rear view to left along the terrace, towards No.6



Fig. 6 Existing Rear view to left along the terrace, towards No.16, showing typical two pitched extensions between raised party walls



Fig. 7 Existing Rear view to left along the terrace, towards No.4

Design Approach

- The applicants wish to enhance the current layout of the kitchen, dining room and reception room by building a full width ground floor extension and dormer to a converted loft space.
- The proposed design replicates the typical extension and dormer form found in the terrace contributing to its improved formal appearance to the rear.
- The proposed dormer also matches in size those elsewhere in the terrace. As in the case of neighbouring properties the form of the dormer is dictated by the internal distribution of the rear rooms at different levels. This results in a partial width dormer corresponding with the bedroom below.
- At ground floor, the new extension will enable a larger kitchen with socialising area for clients' family.
- It will enable a more gentle level distribution internally, safeguarding the property for older age and minimising the height of the extension.
- The ridge of the extension will be no taller than 3.3m from existing main ground floor with both pitches dropping to below the existing party wall level (which is 3.75m height from garden level)
- The new party wall to No.4 will match the existing one to No.6 in height, allowing similar future extension to No.4. And resulting in a symmetrical design similar to elsewhere in the terrace.

Proposed Materials

- The proposed ground floor extension is to be finished in brick matching the existing. It is the intention to reuse existing brickwork, subject to feasibility.
- The proposed bi-fold door system will either be timber or powder-coated aluminium.
- All proposed roof lights will be flat Velux type
- The two pitched roofs to ground floor extension will be finished in slate, with concealed/valley guttering.
- Dormer finish will be slate effect tiles or slate
- Dormer sash windows to be white pvc

Access

- Vehicle and pedestrian access to remain unchanged.

Trees

- There are no protected trees or shrubs affected by the proposals.

Energy

- The extension will be built to current Building Regulation standards.

Waste

- The existing waste storage and disposal arrangements to remain unchanged.