



DESIGN AND ACCESS STATEMENT

62 Beechwood Road

London

N8 7NG

October 2023

The Design and Access Statement is to be read in conjunction with the Householder planning & demolition in a conservation area application 62 Beechwood Road, London, N8 7NG.

Design and Access Statement

General

The attached planning application relates to alterations to a terrace house in the Campsbourne Cottage Conservation Area, 62 Beechwood Road and is not listed building. The application relates to a two-storey building. The rear of the property has views from Linzee Road which is not in the conservation area.

The proposed works comprise of Construction of rear facing single dormer with installation of roof light to the front slope of the main roof to a terraced house to accommodate a larger bedroom and storage space. The external material to be used for the proposed are in keeping with the original architecture and material palette of the wider estate. The material is similar in colour and texture of the existing building. The dormer window will be clad in roof tiles to match existing. Velux windows on the front slope of the roof has been incorporated.

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 bedroom 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 at no. 44, no.52, no.56, no 58 and no.60 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 Campsbourne Cottage Conservation Area
- The property is surrounded by terraced houses on both sides with the front elevation facing beechwood road. 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 no impact on the neighbours.
- Due to the position of the property the rear facade is visible from the Linzee Road, however the view is obstructed by a high fence and vegetation which makes the impact minimal.
- By enhancing the design of the property, we hope this will improve its image and the surrounding area.

Visibility

- The proposed extension will be partially visible from Linzee Road.
- The proposed extension can only be overlooked from the garden of the neighbouring properties at no.60 and no. 74 on Linzee Road. However, visibility is limited due to the vegetation and fence in the area.

Design and Layout

- The proposed dormer would be kept to a minimum size that provides best useability and accessibility internally. The dormer would be set in from the existing parapet walls and would have a flat roof set down from the ridge and back from the eaves. The dormer would not protrude beyond the principle rear elevation and would not cause any significant loss of privacy or overlooking to the adjacent houses.
- The surrounding properties in the area on the beechwood road have carried out a wide variety of similar alterations/developments by way of adding rear single dormer and installation of roof light to the main roof.

Relationship with Neighbour's

- The relationships with the neighbouring properties at No. 60 and No. 64 have been carefully considered in this design proposal. It will not impact on the property as no. 60 and no. 64 as it is single dormer addition to the rear at roof level.

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 (dark grey artificial slate) on the side extension to match the existing roof.

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.

Conclusion

This proposal is to build a rear facing single dormer with installation of roof light to the front slope of the main roof to a terraced house to accommodate a larger bedroom and storage space. The proposed rear and outrigger dormers have been designed to be of high quality of design and subservient to the main roof. The resulting a dormer set in from the rear roof slope and eaves and seek to respect the architectural character of the original dwelling. Given the surrounding land-uses and the relationship to the immediate neighbours, it is felt the extension would not appear out-of-place nor detrimental to the appearance of the street-scene. The Council's Core Strategy, London Plan, relevant Supplementary Planning Guidance Papers, and Conservation Policies of Campsbourne Cottage Conservation Area.

Date of Approval: 18/12/2018



FOR PLANNING

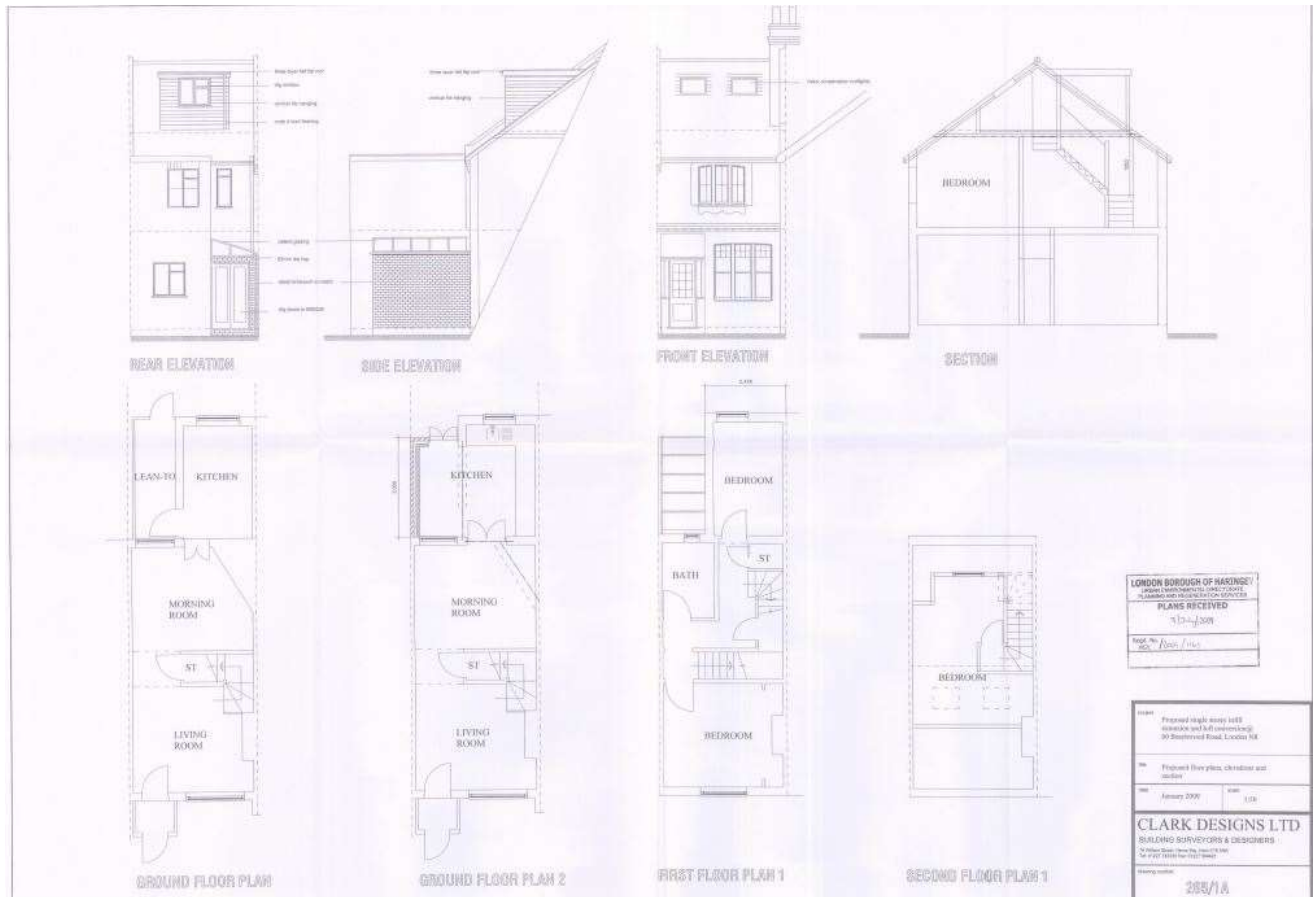
REVISION	DATE	ISS BY SPC	JOB TITLE / CLIENT 44 Buchanan Road, London, SE 7NG	DRAWING Proposed Rear Elevation	SCALE 1:50 @ A3	DATE 12.03.16	© Crown Copyright 2016. All Rights Reserved. This drawing is the property of the client and is not to be used for any other purpose without the written consent of the client. It is the responsibility of the client to ensure that the drawing is used for the purpose intended and that it is not used for any other purpose without the written consent of the client.
		BTB 1012_10.000			UPPER BT	SCALE BT	GAMMA TURNSTUDIO

Application Number: HGY/2009/1161

Site Address: 60 Beechwood Road, London, N8 7NG

Development Description: Rear extension, rear dormer with insertion of 2xvelux to front slope

Date of Approval: 27/08/2009



Site Images

