designteam

HERITAGE STATEMENT

62 Beechwood Road

London

N8 7NG

October 2023

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

Heritage Statement

This Heritage Statement is submitted to accompany a Householder Planning & demolition application in a conservation area for Construction of rear facing single dormer with installation of roof light to the front slope of the main roof to a terraced house.. The existing house is located at Campsbourne Cottage Estate Conservation Area, 62 beechwood road, London N8 7NG. This statement is to be read in conjunction with the submitted drawings.

The property at Beechwood Road forms part of the Campsbourne Cottage Estate Conservation Area. The buildings in the area originated between 1897 and 1899 and have been developed throughout the years.

The property falls within Campsbourne Cottage Estate Conservation Area but without an article 4 directive. The property is not on the Local List of Buildings of Merit. 62 Beechwood Road is a two-storey terraced house with a private front and rear garden and is part of a very early municipal housing scheme with distinct architectural style and character.

Beechwood Road was the final stage of the development of the Campsbourne estate which was constructed between 1897 and 1899. The estate was the very first housing development undertaken by the former Hornsey Urban District Council in 1897. Its architectural character expresses a vernacular cottage style made popular at the turn of the century by the Arts and Crafts movement with detailed tiling and brickwork, particularly on the street elevations. The estate's architectural and historical significance predates London County Council cottages estates of Totterdown and Tower Gardens, as well as Hampstead Garden Suburb.

On Beechwood Road there is a mixture of style houses, incorporating variations in the brickwork details, porches and roof pitches. This makes each cottage distinct from the other. The attention to architectural detail with patterned tiling and brickwork shows craftmanship and character. Higher standards of construction and features of the period can be seen here including brick arches over windows, decorative brick work, lintels and bargeboard dormer windows.

Campsbourne Cottage Estate Conservation Area, Character Assessment and Policy Statement, SPG 3.2 states that 'private dwellings are maintained as far as possible in period character with alterations confined to those not affecting the character of the frontages or those parts visible from the street.' The proposed extension is not visible from the street.