

Design, Access & Heritage Statement

25 Bedford Road, London N15 4HA_ Planning Application

September 2023

RUSSIAN FOR FISH

Introduction

Bedford Road is situated within the Clyde Circus Conservation Area, in the borough of Haringey.

29 Bedford Road is a Victorian semi-detached villa, to the east side of the street. It is not a listed building and there is no Article 4 Direction within the Conservation Area.

Existing and Proposed Uses

The building is currently a single-family house [C3- Dwelling Houses].

The proposed building remains a single-family house [C3- Dwelling Houses].

Planning History

HGY/2019/1392 | Permission Granted 2nd August 2019

Erection of ground floor extension.

Relevant neighbouring planning history

HGY/2023/1637 | Permission Granted 15th August 2023

20 Bedford Road, London, N15 4HA

Replacement of single glazed timber windows with double glazed timber units to the front and rear.

HGY/2023/1637 | Permission Granted 2nd May 2023

26 Bedford Road, London, N15 4HA

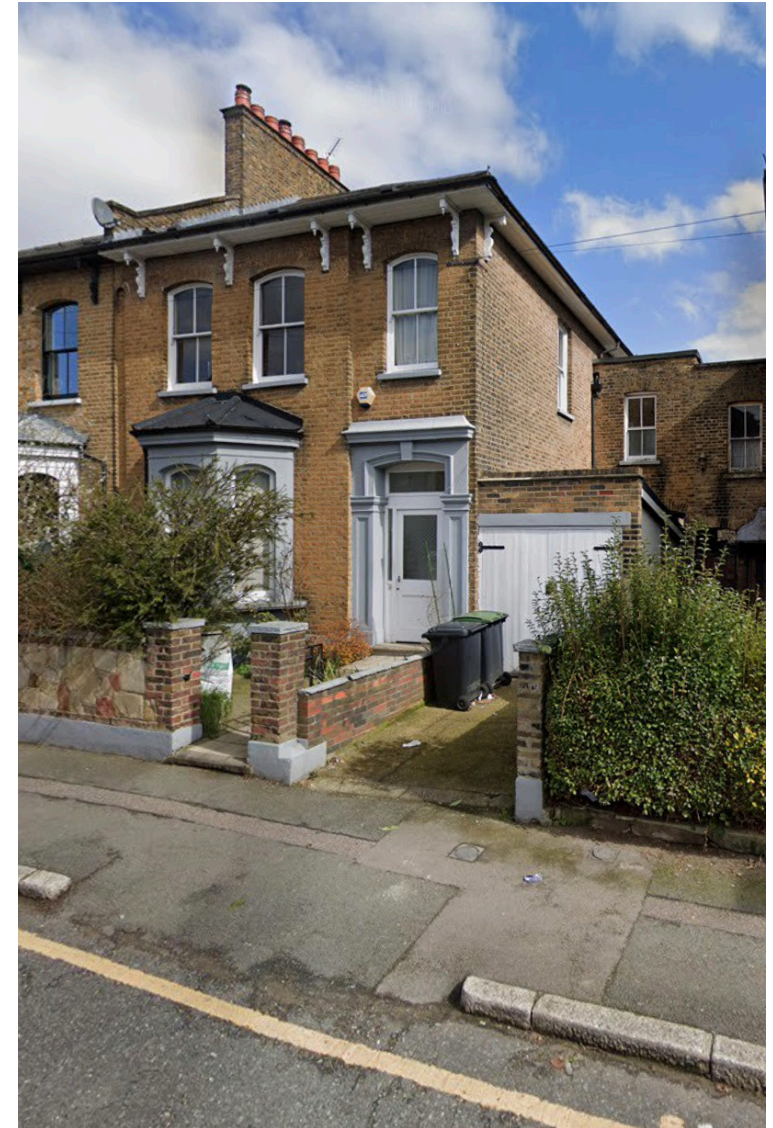
Replacement of single glazed timber windows with double glazed timber units on the front and rear elevations, finished in white to match the existing windows.

Replacement of front entrance door with new timber 4-Panel door, and replacement of any rear glass panels doors with new timber glass panels doors; for the exception of rear door D03 that will replicate rear bedroom window W14.

HGY/2021/1658 | Permission Granted 21st July 2021

25 Bedford Road, London, N15 4HA

Part two storey part single storey story side / rear extension and single storey side extension (following demolition of existing structures); rear dormer roof extension; installation of front and side rooflights and replacing existing windows with double glazing.



25 Bedford Road | Front Elevation

The proposed alterations that constitute this application are:

1. This application seeks permission to demolish the existing garage and lean to will be demolish and replace them with a part single storey, part two storey side extension.

To the side of the outrigger, the proposed two story extension will also be faced in London Stock brick to match the existing building. The ground floor windows and doors will be replaced with a large, timber framed, picture window and timber framed sliding doors, creating a strong connection between the interior and the garden beyond.

3. In keeping with other properties on Bedford Road, a loft conversion is proposed, with a modest dormer to the rear pitch overlooking the garden. A small skylight is proposed to the front roof pitch. Please refer to pages 6 & 7 for proposed materials.

4. In addition to the works outlined above, this applications seeks permission to replace all the single glazed timber windows with double glazed timber units on the front and rear elevations, finished in white to match the existing windows. Windows will be replaced like for like in terms of style and fenestration.

- 200 027 P01 PROPOSED_ window types 01
- 200 028 P01 PROPOSED_ window types 02
- 200 070 P01 PROPOSED_ typical sash window detail
- 200 071 P01 PROPOSED_ typical opening casement window detail
- 200 072 P01 PROPOSED_ typical french door detail



Policy Considerations and Application to Design

The proposal has been considered in reference to the National Planning Policy Framework (NPPF), the London Plan 2021, Haringey's Development Management Policies Development Plan Document and various SPDs

Specifically, the following policies and guidelines have been considered:

- London Plan HC1
- London Plan Policy D3
- DPD Policy DM1
- DPD Policy DM12

The following sets out how the proposal meets the aforementioned planning policies and guidelines.

London Plan HC1 Heritage

The proposed alterations:

- conserve the significance of the building, by being sympathetic to their form, scale, materials and architectural detail

London Plan Policy D3

The proposed alterations:

- are not detrimental to the amenity of the surrounding properties

DPD Policy DM1 Delivery High Quality Design

The proposed alterations:

- relate positively to their locality

DPD Policy DM12

The proposed alterations:

- are of a high, site specific, and sensitive design quality, and respect the form, setting, period, architectural characteristics, detailing of the original building.

National Planning Policy Framework [NPPF]

NPPF offers guidance on design issues, paragraph 60 stating that:

'planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles'

Chapter 16 of the NPPF relates to 'conserving and enhancing the historic environment'. With regard to applications affecting heritage assets, paragraph 189 notes that the Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

With respect to conservation areas, paragraph 200 sets out that proposals that preserve those elements of the setting of a conservation area that make a positive contribution, or which better reveal its significance, should be treated favourably.

In line with the NPPF the scheme seeks:

- to take the opportunities available for improving the character and quality of the area
- to adopt relevant sustainable measures to create an efficient building, which has less impact of the environment and in turn climate change
- enhances the existing green infrastructure to encourage biodiversity

Conclusion

Under these plans and guidelines, extensions to residential properties are supported. In terms of conservation and design the scheme has been designed to be subordinate to the existing building fabric, using materials that complement and enhance the architectural character of the host dwelling

Heritage

Conservation Area Appraisal

Designated on 16th September 1991, the Clyde Circus Conservation Area is focused upon a comparatively small geographical area, but is relatively diverse in character and appearance.

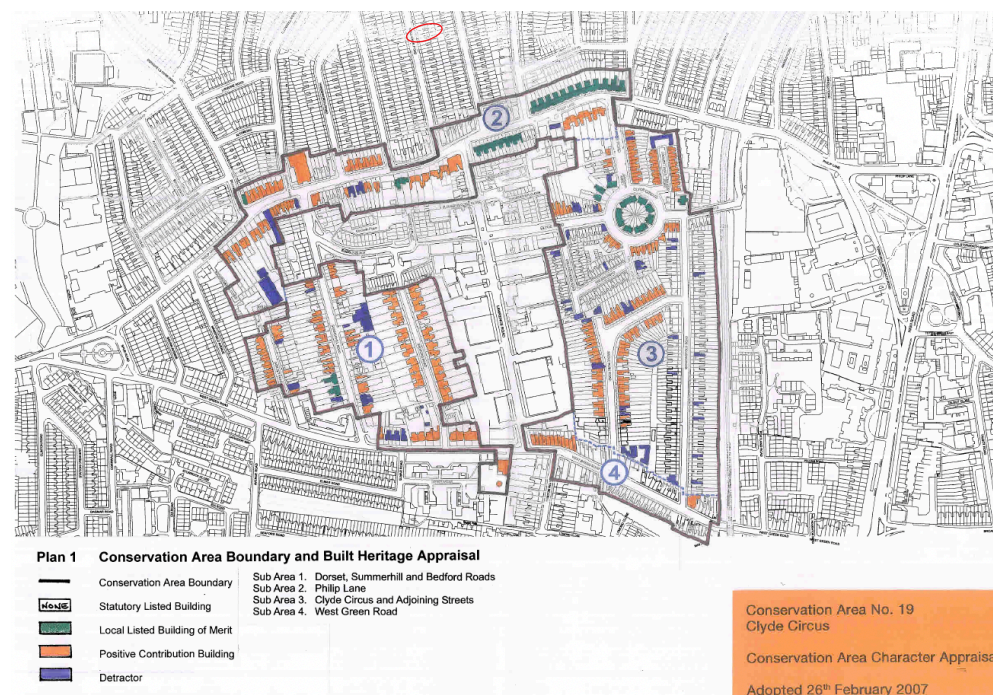
The conservation area comprises a mix of mid-Victorian villas and later Victorian and Edwardian terraces together with commercial streets to its northern and southern edges. It is relatively well defined by main roads and the railway. The northern and southern edges are formed by Philip Lane and West Green Road respectively. The eastern edge is defined by the boundary formed by the railway cutting. To the western edge the boundary is partly defined by the distinction between Victorian housing and mid to late 20th Century housing on Mansfield Road.

29 Bedford Road is referenced in the Conservation Area Appraisal, referring to the canted bays at ground floor level, recessed entrances and timber sash windows. While at the time of designation, several of the dwellings have been subjected to alterations and unsympathetic side extensions, the majority of the properties made a positive contribution to the character and appearance of Bedford Road and as a group provide the street with a consistent sense of scale, rhythm and proportion.

The proposed double glazed windows, with be in timber and either sash or casement to match existing. The proposed materials match those found on the host building and are in keeping with the surrounding Conservation Area.

DPD Policy DH12: HOUSING DESIGN AND QUALITY requires extensions or alterations to residential buildings, including roof extensions to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings, including external features such as chimneys, and porches. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context. The proposed windows at 29 Bedford Road are like for like, seeking to enhance the host building.

We do not believe the alteration from single to double glazed windows will not harm the significance of Bedford Road. Their installation will preserve the building's special architectural and historic interest, whilst improving the building's performance.



Clyde Circus Conservation Area [red line defines site]

Windows To Dormer Window

These will be the Alitherm 300 by Smart Architectural Aluminium, in a lead grey.

Alitherm 300

Application

All general light use applications

Features

- The system features an extended polyamide thermal break which improves the overall U Value of the profile, allowing Alitherm 300 to achieve a Window Energy 'A' Rating when used in conjunction with the correct double or triple glazed unit
- The system is suitable for both internally or externally beaded, side or top hung open out windows
- Profiles have the option of either ovolo, chamfered or square edges
- Frame options for both standard and slim-line stays
- Option of either multi-point or cockspur locking handles

Technical Performance

Finish

Single or dual colour, marine quality polyester powder coat as standard

U Value	U Value 1.5W/m²K using 1.0 centre pane U Value 1.2W/m²K using 0.7 centre pane
WER	A
Air	Class 4, 600Pa
Water	Class E 1200Pa
Wind	Class AE, 2400Pa

Document L Compliant

Dimensions

Frame Depth	53mm & 76mm
Glass	24mm, 28mm, 32mm & 36mm double or triple glazed units

SH Max o/a Width	700mm
SH Max o/a Height	1400mm
TH Max o/a Width	1400mm
TH Max o/a Height	1300mm

(For sizes outside of these parameters, contact Smarts Technical).

WER
A

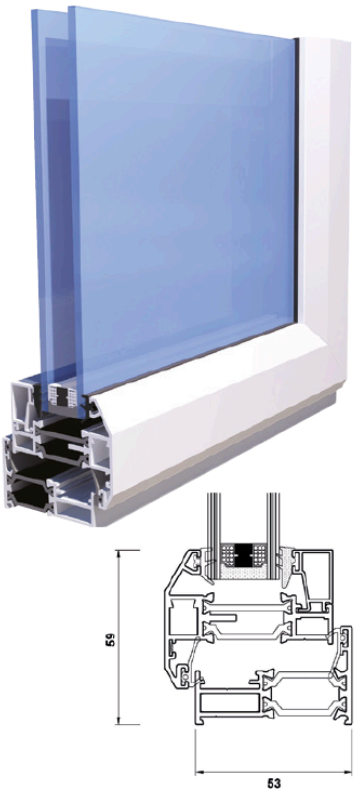
U Value
1.5W/m²K

Document L
✓

Air
600Pa

Water
1200Pa

Wind
2400Pa



TOP: Alitherm 300 Data Sheet [from Dreadnought website]
BOTTOM LEFT & MIDDLE: Installed Alitherm 300 Windows
BOTTOM RIGHT: Recently Installed Dark Heather Tiles To Dormer Extension, Richmond- Upon- Thames.



Dormer Surround

The dormers will be lined in a NedZink Neo cladding.

Taken from the NedZink website:

NedZink NEO is pre-weathered titanium zinc with a matte, subtle brushed surface in a mineral grey colour.

The uniform mineral grey surface of NedZink NEO originates after a chemical surface treatment following the rolling process. No coating or lacquer layer is applied. The structure and composition of the patina layer that is normally naturally formed by weather influences is simulated, and the natural properties of the titanium zinc are fully retained.



IMAGE LEFT: NedZink Neo
IMAGE RIGHT: Example Of A Zinc Clad Dormer

Sustainability

The design seeks to take advantage of natural ventilation and natural lighting where possible. Basic design principles have been carefully considered with the aim to reduce the environmental impact and requirement of the development.

The materials proposed will be of high quality and sustainably responsible. Where possible materials will be sourced from local or UK based producers and suppliers.

Refuse and Recycling

Residential waste collection will remain as existing.

Access

The proposal has been designed in accordance with Part M and Part K of the Building Regulations

Emergency escape from the property will remain as existing and is compliant with the requirements of building regulations.

Conclusion

The proposals seek to compliment the host building and enhance the character of Bedford Road.

It is our view that the alterations proposed do not adversely impact on the building setting and appearance, nor that of the surrounding conservation area but instead respect and enhance it's character.