



Saxon House, 27 Duke Street , Chelmsford CM1 1HT

Tel : 07779 552005

Proposed Replacement Rear Extensions

15 Quernmore Road, Haringey, London N4

Ref : 2542

Design, Heritage and Conservation Statement

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1.0 Planning Statement Summary.

This application seeks planning permission for the replacement of an existing single-storey rear extension at 15 Quernmore Road, Haringey. The property is located within the Stroud Green Conservation Area.

The existing rear extension forms part of a historic addition to the property but is performing poorly in terms of thermal efficiency and general fabric condition. Its replacement is necessary to improve building performance, longevity and occupant comfort. The proposed replacement extension has been deliberately designed to closely replicate the scale, form, roof profile, materials and overall appearance of the existing structure. The development is therefore modest in nature and results in no material change to the character of the host building or the wider Conservation Area.

A very small increase in footprint is proposed solely to accommodate thicker wall constructions required to meet current Building Regulations for thermal performance. This does not result in any perceptible increase in bulk or visual impact.

Matching facing brickwork will be used, with openings arranged to reflect the existing pattern and proportions. Windows and doors will be of a similar style to those currently in place, incorporating triple-glazed units for improved energy efficiency. The flat roof and parapet arrangement will be retained. Existing pitched lantern rooflights will be replaced with low-profile flat rooflights to minimise visual prominence.

1.0 Planning Statement Summary Cont.

The proposal accords with:

- Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- The National Planning Policy Framework (December 2024), in particular Sections 12 and 16.
- Haringey Local Plan Strategic Policy SP12.
- Haringey Development Management Policies DM1 and DM9.
- Haringey's Conservation Area guidance.

The development preserves the significance of the host building and preserves the character and appearance of the Stroud Green Conservation Area. No harm to heritage significance, neighbouring amenity or townscape is identified.

The proposal therefore represents a sensitive and policy-compliant form of development and planning permission is respectfully sought.

2.0 Design, Heritage and Conservation Statement

2.1 Introduction

This statement has been prepared in support of a planning application for the replacement of an existing single-storey rear extension at 15 Quernmore Road, Haringey, which lies within the Stroud Green Conservation Area.

The proposal seeks to replace a historic rear addition that is performing poorly in terms of thermal efficiency and fabric condition. The new extension will be closely based on the form, scale, appearance and materials of the existing structure, with only minor dimensional changes necessary to achieve compliance with current Building Regulations, particularly in respect of thermal performance.

The overarching objective of the proposal is to preserve the character and appearance of the host building and the wider Conservation Area, in accordance with statutory duties and local planning policy, while delivering a high-quality, durable and energy-efficient replacement structure.

2.2 Site and Context

15 Quernmore Road is a traditional Victorian terraced dwelling forming part of a consistent residential streetscape characterised by brick construction, regular fenestration patterns, and modest rear projections. The property contributes positively to the architectural character of the Stroud Green Conservation Area.

The existing rear single-storey extension forms part of a historic addition to the property. While not part of the original Victorian fabric, it has become an established element of the building's rear elevation and reflects a form and scale that is typical of rear extensions within the area.

2.3 Statutory and Policy Context

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas.

The proposal has been designed to comply with the National Planning Policy Framework (NPPF, December 2024), particularly Section 12 – Achieving Well-Designed Places, and Section 16 – Conserving and Enhancing the Historic Environment. These sections require that development responds positively to local character and distinctiveness, functions well, adds to the overall quality of the area, and that heritage assets are conserved in a manner appropriate to their significance. Great weight is to be given to the conservation of heritage assets, and any harm should be clearly and convincingly justified.

The proposal accords with Haringey Local Plan Strategic Policy SP12 (Conservation of the Historic Environment), which seeks to ensure the conservation of heritage assets, their significance, their setting, and the wider historic environment.

The scheme also accords with Haringey Local Plan Development Management policies, including:

- Policy DM1 – Delivering High Quality Design, which requires development to respond positively to its context, reinforce local character and identity, and contribute to the quality and legibility of the environment.
- Policy DM9 – Management of the Historic Environment, which requires development affecting heritage assets and Conservation Areas to preserve or enhance their significance, and to be informed by an understanding of historic context, character and appearance.

Haringey Council's Conservation Area guidance confirms that development within Conservation Areas must preserve or enhance their special character and appearance, and that proposals should be assessed against relevant Conservation Area appraisals and management principles.

This application has been prepared with full regard to these statutory and policy requirements.

2.4 Design Approach and Objectives

The principal design objectives are:

- To replicate the established form, scale and character of the existing rear extension.
- To use materials that closely match the host building.
- To minimise visual change to the rear elevation.
- To improve thermal performance and longevity.
- To ensure that the works preserve the character and appearance of the Stroud Green Conservation Area.

The proposal is evolutionary rather than transformative and is intentionally modest in nature.

2.50 Scale, Massing and Footprint.

The proposed extension will remain single storey and will maintain the same general height, roof form and overall proportions as the existing structure.

The footprint will increase only marginally. This small increase is entirely attributable to thicker wall build-ups required to achieve compliance with current thermal performance standards. The increase does not result in a visually perceptible change in bulk or massing, nor does it alter the established pattern of development along the rear of the terrace.

The extension remains subordinate to the main building and does not compete with or detract from the original Victorian form.

2.6 Materials and External Appearance.

The replacement extension will utilise facing brickwork selected to closely match the existing building in colour, texture and finish. Mortar colour and joint profile will be chosen to complement the host property.

Openings will follow the existing arrangement, proportions and alignment. Windows and doors will be of similar style to those currently in place but will incorporate triple-glazed units to improve thermal performance. Frames will be designed with simple, traditional proportions to ensure visual compatibility with the building. No incongruous or visually dominant materials are proposed.

2.7 Roof Form and Rooflights

The existing flat roof with parapet detailing will be replicated.

The current pitched lantern-style rooflights will be replaced with low-profile, raised flat rooflights incorporating flat panes of glass. This approach reduces visual bulk above roof level, simplifies the roofscape, and maintains a discreet appearance when viewed from surrounding properties. The change represents a subtle visual improvement while retaining the intent and function of the existing rooflight arrangement.

2.7 Heritage Impact

The host building makes a positive contribution to the Stroud Green Conservation Area primarily through its Victorian form, scale and detailing. The existing rear extension, while historic, is not a defining element of the building's original significance.

The proposal does not affect the principal elevation or any character-defining architectural features. By closely replicating the form, scale and appearance of the existing rear extension, the development preserves the established rear character of the building.

The replacement of poor-performing fabric with a high-quality, durable and energy-efficient structure will help secure the long-term use and upkeep of the property, which in turn supports the conservation of the heritage asset. The new construction will have a more efficient layout for the kitchen.

Overall, the proposal results in no harm to the significance of the building or the Conservation Area.

2.9 Sustainability and Building Performance

The proposal allows the incorporation of modern insulation standards, improved airtightness, and double-glazed windows. These measures significantly enhance thermal efficiency and occupant comfort.

The minor dimensional changes required to achieve these improvements have been carefully managed so that they do not alter the character or appearance of the extension. The scheme therefore achieves an appropriate balance between environmental performance and heritage sensitivity.

2.10 Impact on Neighbouring Properties

The replacement extension occupies a similar footprint and volume to the existing structure. As such, there will be no material increase in overlooking, overshadowing or overbearing impact when compared with the existing situation.

The proposal respects established boundary relationships and maintains residential amenity.

11. Conclusion

The proposed replacement rear extension at 15 Quernmore Road has been carefully designed to preserve the character and appearance of the host building and the Stroud Green Conservation Area.

By closely matching the existing extension in form, scale and materials, while incorporating discreet modern improvements, the proposal represents a sensitive and appropriate form of development that complies with statutory duties, national planning policy and Haringey's Local Plan policies.