York + Kane

№ 8b Haslemere Road

1102_DESIGN AND ACCESS STATEMENT

0154-YK-1102-A-Design and Access Statement

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Contents

1.0 OVERVIEW + CONTEXT

Introduction *p.3*

Appearance of Surrounding Context *p.4*

Proposal Overview *p.5*

2.0 PROPOSAL

Proposed Massing *p.6*

Materiality + Articulation *p.7*

Heritage Statement *p.8*

3.0 CONCLUSION

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1.01 Overview + Context

INTRODUCTION

This *Design and Access Statement* has been prepared on behalf of Ms Cockcroft and Mr Heap of No.8b Haslemere Road, N8 9QX, to submit to Haringey Council in support of a planning application to enhance their existing dwelling.

This document outlines proposals for improvements to a previously approved loft extension, with reference: HGY/2022/3510.

Whilst the previous proposal for the loft works was approved it did not provide sufficient space within the roof space to create a habitable room. There are also structural issues found with the existing chimney stack, which originally was to be retained, and is therefore proposed that this is removed and safely rebuilt.

The proposals therefore outlined in this document have been developed to improve the quality of the dwelling, whilst providing an extension whose appearance is contextually appropriate and not overbearing on the conservation area or its neighbours.

The address is within the Crouch End Conservation Area.

This application has also been prepared with reference to the approved planning scheme of the property below (ref: HGY/2025/0440) which creates an external terrace for this property. In this new application the applicant seeks to also improve access to this terrace.

View of the rear of Haslemere Road, with No.8b outlined in red - Google Earth image

1.02 Overview + Context

APPEARANCE OF SURROUNDING CONTEXT

1 - September 2022 Drone Survey

2 - September 2022 Drone Survey

3 - Streetview image

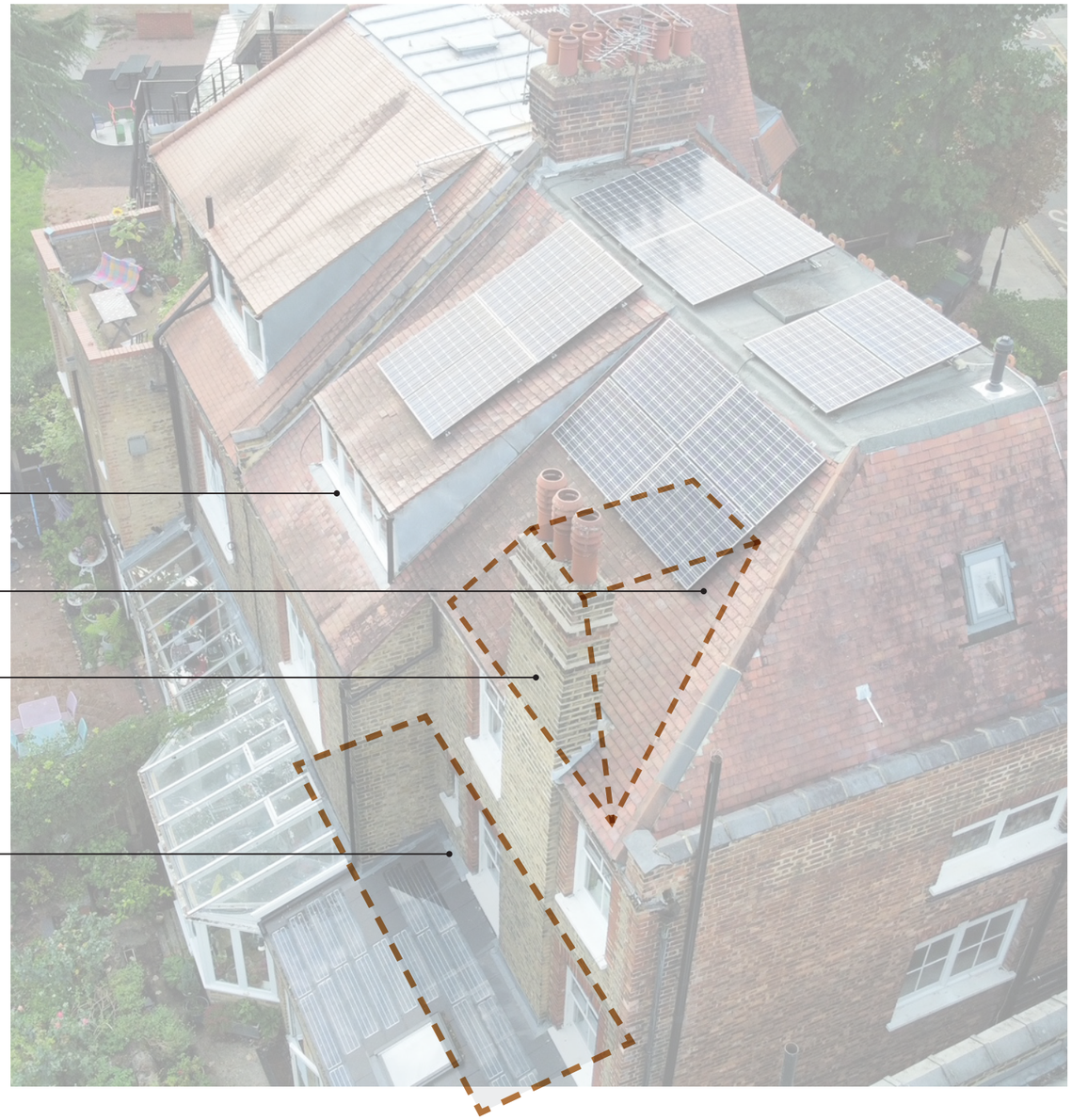
1. Ariel view of the existing chimney breast leaning towards the main house.
2. Aerial view of the roof and rear elevation.
3. Photo of the front of the house.

1.03 Overview + Context

PROPOSAL OVERVIEW

The axonometric view opposite shows the house in context of the road, and identifies the proposed extent of proposed works to the existing property.

The loft extension is being proposed as part of this application, whilst the ground floor extension forming the roof terrace has previously been approved under a separate full planning application.



JULIET BALCONY
Part of this application

PROPOSED LOFT EXTENSION
Part of this application

REBUILDING OF CHIMNEY
Part of this application

ROOF TERRACE TO EXTENSION
Already approved with reference:
HGY/2025/0440

2.01 Proposal

PROPOSED MASSING

The proposed dormer extension references the gable design seen on the rear elevations of numbers 14 & 16, in order to be subservient.

We believe that this is an appropriate scale and mass for the property, and the materiality and detailing (see following pages) has been developed in a way that allows the dormer to blend into the roofscape, whilst being consistent with the architectural language of the rest of the house and street.

Elevation view of rear dormer extension

2.02 Proposal

MATERIALITY + ARTICULATION

New tile cladding to gable to match the existing roof finish

High quality glazing frames, coloured matched to the existing windows of the property

New roof tiles to match existing

2.03 Proposal

HERITAGE STATEMENT

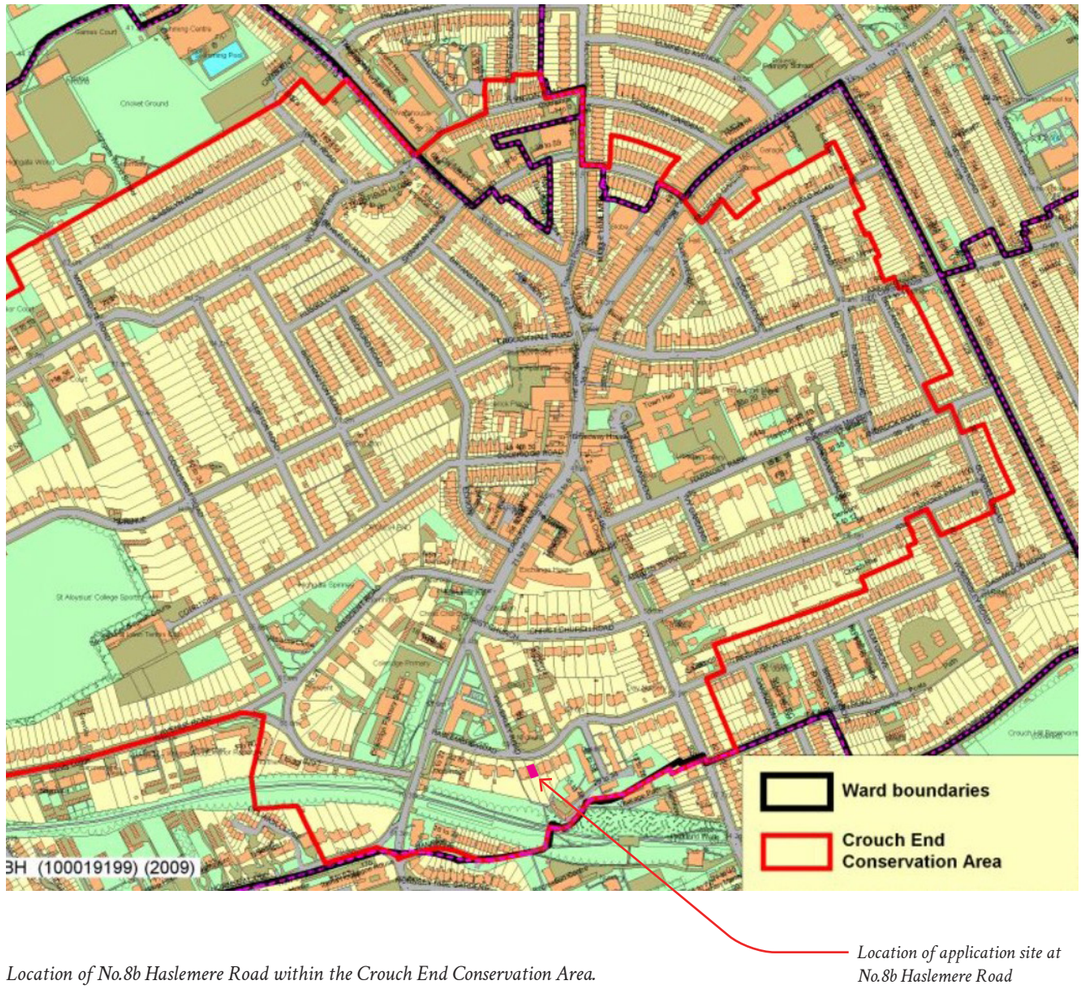
The subject property is a semi-detached house located within the Crouch End Conservation Area, which was designated to protect the area's unique historical and architectural value. The conservation area is primarily characterised by its Victorian and Edwardian houses, many of which feature a high degree of architectural detailing, traditional brickwork, and the established rhythm of their street layouts. This statement aims to demonstrate how the proposed development respects and contributes to the character of the conservation area in terms of scale, massing, materiality, and architectural detailing.

THE PROPOSED DEVELOPMENT

The proposed development is designed with careful consideration of the existing context of the Crouch End Conservation Area. The proposed works include a small rear dormer extension to create a loft conversion, with no proposed changes to the front elevation. These changes have been designed to complement the existing property in terms of scale, massing, and materiality.

- Scale and Massing: The proposed extension respects the existing scale and massing of the house. The loft extension is modest in size and is designed to ensure that it does not dominate the original building or intrude upon the character of the road. The height and width of the extension are carefully proportioned to match the rhythm of the street and avoid disrupting the established street scene.
- Materiality: The proposed materials reflect the colour and quality of traditional materials found in the conservation area, without being a "pastiche".
- Detail Articulation: The proposed development incorporates high-quality detailing appropriate to the conservation area without mimicking it directly. The design of the windows and other key elements will be sympathetic to the proportions and detailing found in the surrounding buildings, ensuring that the new work integrates seamlessly with the existing property.

The proposed development has been designed with respect for the Crouch End Conservation Area's character and heritage. By ensuring the appropriate scale, massing, materiality, and detailing, the development will preserve and enhance the area's unique architectural value, while meeting the council's expectations for sensitive development within this conservation area.



Location of No.8b Haslemere Road within the Crouch End Conservation Area.

3.01 Conclusion

This design and access statement outlines the proposed loft extension for No.8b Haslemere Road.

We believe that this is an appropriate scale and mass for the property, and the materiality and detailing has been developed in a way that allows the dormer to blend into the roofscape, whilst being consistent with the architectural language of the rest of the house and street.

We hope that the proposals outlined here are well received, and that the planning materials provided are adequate to provide a basis for approval. However, if any further supporting information is required we would be happy to provide this upon request.

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