

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

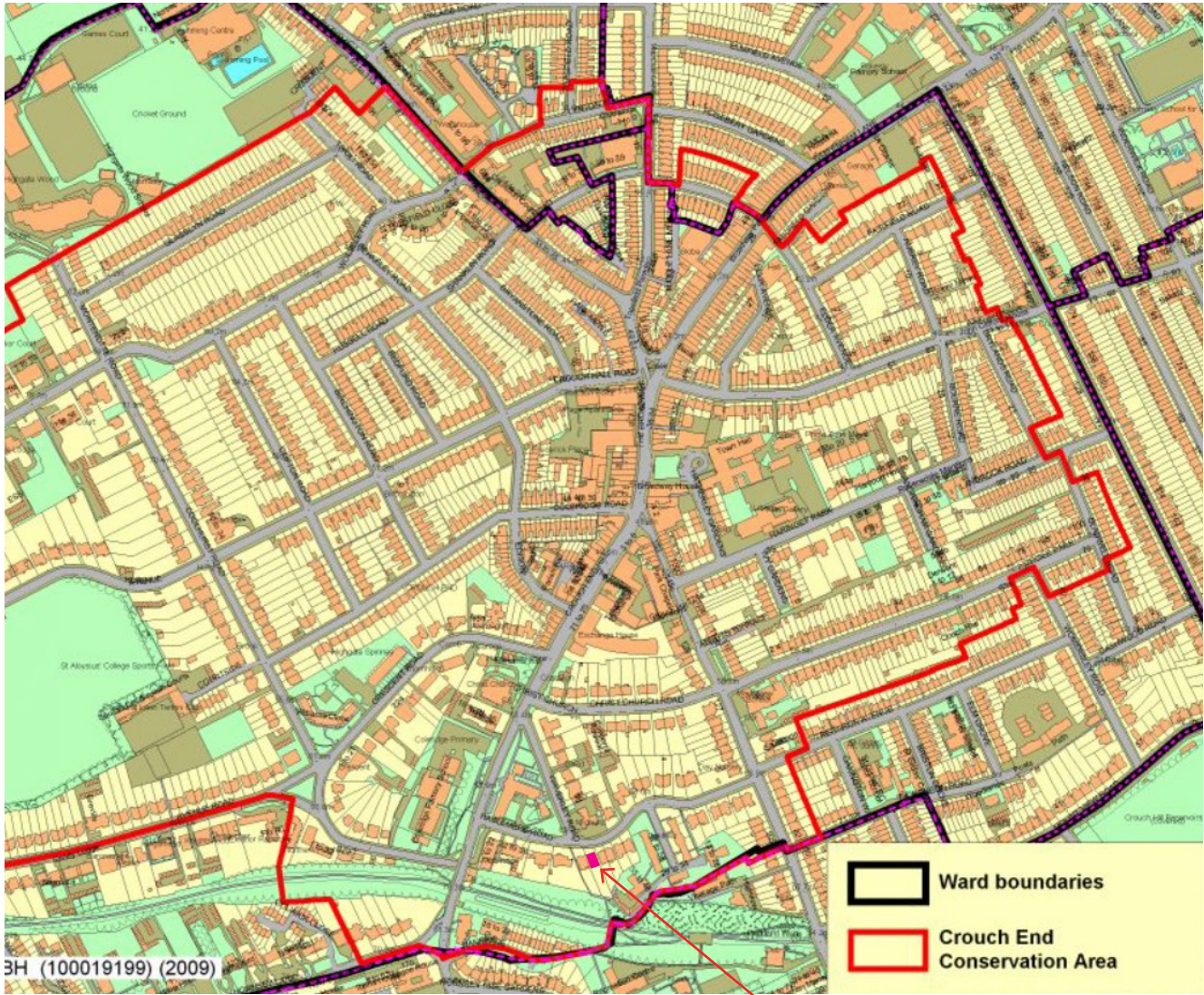
The proposed development is designed with careful consideration of the existing context of the Crouch End Conservation Area. The proposed works include a small rear dormer extension to create a loft conversion, with no proposed changes to the front elevation. These changes have been designed to complement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

Location of application site at No.8b Haslemere Road