



15 Woodberry Crescent Heritage Statement



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LINEWORKS

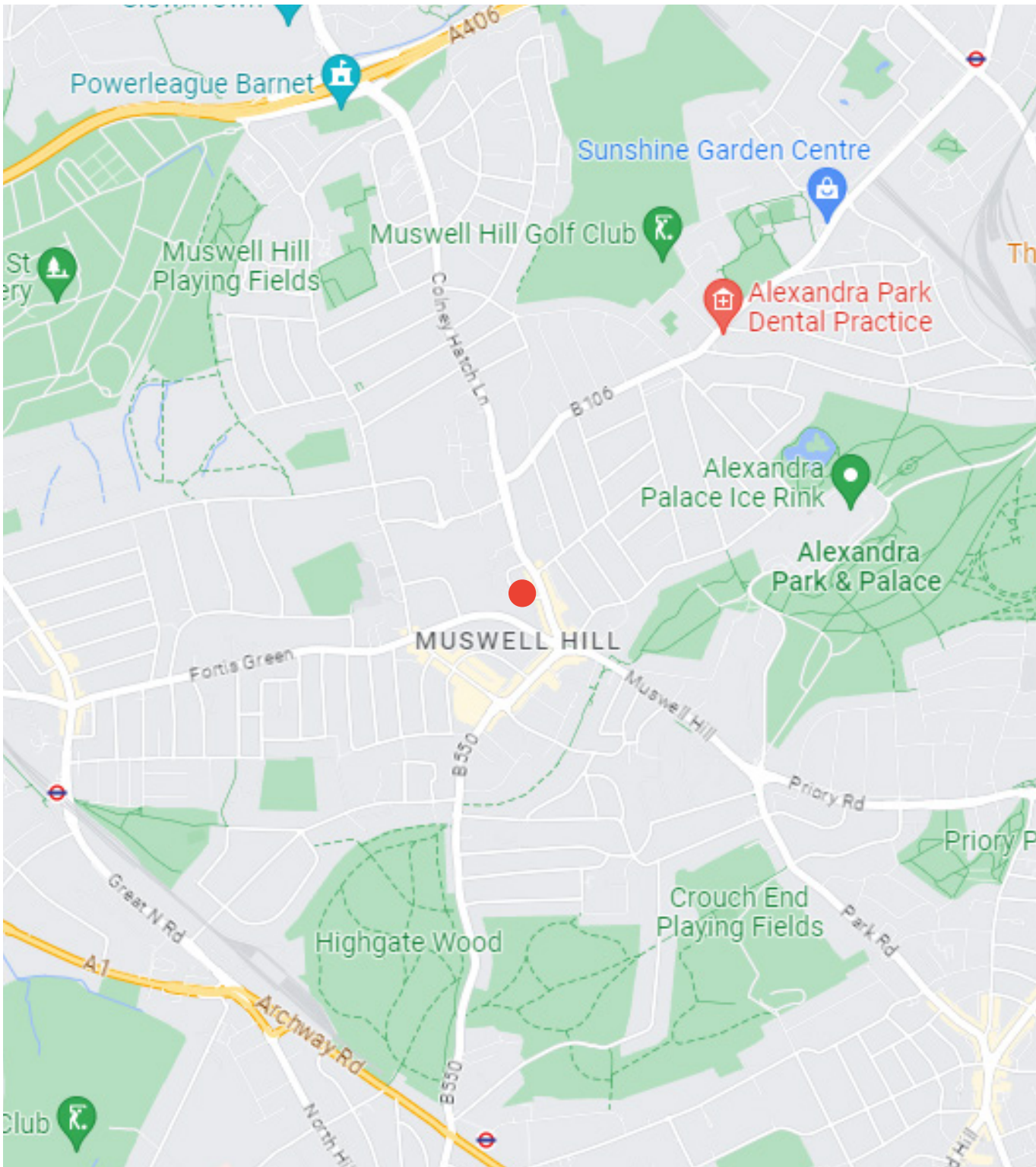
Introduction

Brief & Site Location

Lineworks Architects has been engaged to design a dormer roof extension for 15 Woodberry Crescent on behalf of our clients and owners of the property, Mr Guillaume Renier Ms Mylène Renier Schram. The proposed works include the conversion of the existing roof space into a bedroom with an ensuite bathroom and new rear dormer window. This Heritage Statement prepared by Lineworks Architects supports the planning submission, and should be read in conjunction with all drawings submitted. The design presented in this Heritage Statement reflects the Pre-Application feedback received from the Officers at Haringey Council (reference no.: PRE/2023/0137).

In preparing this report the following documents have been consulted for guidance:

- Conservation Area Character Appraisal: London Borough of Haringey, Conservation Area No. 3 – Muswell Hill
- The London Plan 2021
- UK Building Regulations Approved Documents



Site Location 15 Woodberry Crescent (red dot)



Site Aerial 15 Woodberry Crescent (red dot)

The Site

15 Woodberry Crescent

The application site is No. 15 Woodberry Crescent, Muswell Hill, London. Woodberry Crescent is located within Conservation Area No. 3 – Muswell Hill. The building is not listed and many of the building’s original features have been maintained

No. 15 Woodberry Crescent is an early 20th century three-bedroom semi-detached house set over two storeys. The character of the existing is that of red tiled roofs with decorative ridge tiles, most of which have either half or full gables with a finial, and prominent red brick chimneys with rendered panels and terracotta pots. The houses in Woodberry Crescent have a consistent appearance and material palette.

There are currently a wide range of existing loft extensions visible on Woodberry Crescent. The variety in proportion, position and materiality create an incoherent roofscape that does not complement the existing character and charm of the Muswell Hill conservation area.

The proposed development at 15 Woodberry Crescent seeks to create a coherent design that both enhances the character of the existing house, and also fits harmoniously into the existing conservation area. Rather than a jumble of forms of differing sizes, the proposed loft extension at 15 Woodberry Crescent seeks to create three coherent volumes that are subserviant to the existing property. Through the re-use of the existing roof materials (clay tiles) on the street-side, the design serves to not harm the character of the conservation area. The hope is that this sets a new benchmark for the mode of construction on these properties.



Site Location 15 Woodberry Crescent (red rectangle)



15 Woodberry Crescent The site demise is highlighted in red for clarity



15 Woodberry Crescent The site demise is highlighted in red for clarity

The Planning Context

Existing Neighbouring Extensions

To ascertain an appropriate massing for the proposed dormer roof extension, we have conducted some analysis of the existing extensions and relevant planning applications of the properties along Woodberry Crescent. There are several common themes that link these existing loft extension precedents, though they vary slightly from one to another. These themes are as follows:

- In general, loft extensions do not extend towards the street past the edge of the existing chimney that is facing to the street.
- Loft extensions to houses no. 9, no. 33, no.37 & no. 59 include street facing windows.
- All loft extensions shown do not rise above the ridge line of the existing dwelling house.
- The design of the rear face of the loft extensions shown vary from gable ended dormers to flat dormers.



No. 4: Construction of two dormer windows a velux and a new air condition unit to be created at roof level.



No. 5: Enlargement of a single storey rear extension, rear and 2x side dormers and the installation of 2x conservation skylights.
No. 9: Erection of one rear and two side dormers and extension of front facing roof pitch, with insertion of side, front and rear roof-lights.



No. 17: Erection of side dormer window and provision of window in roof space at rear elevation (Amended Scheme).
No. 21: Addition of two side dormers and one rear dormer and insertion of 2No Velux windows into the side roof slopes, all to facilitate a loft conversion.



Properties that have successfully applied for loft extensions in close proximity to 15 Woodberry Crescent



No. 33: Erection of side dormer window and provision of window in roof space at rear elevation (Amended Scheme).



No. 37: Erection of single storey rear extension and erection of side dormers with an additional triangular rear window to facilitate a loft conversion.



No. 59: Proposed ground floor rear extension, loft conversion with dormers, floor plan redesign and associated works.

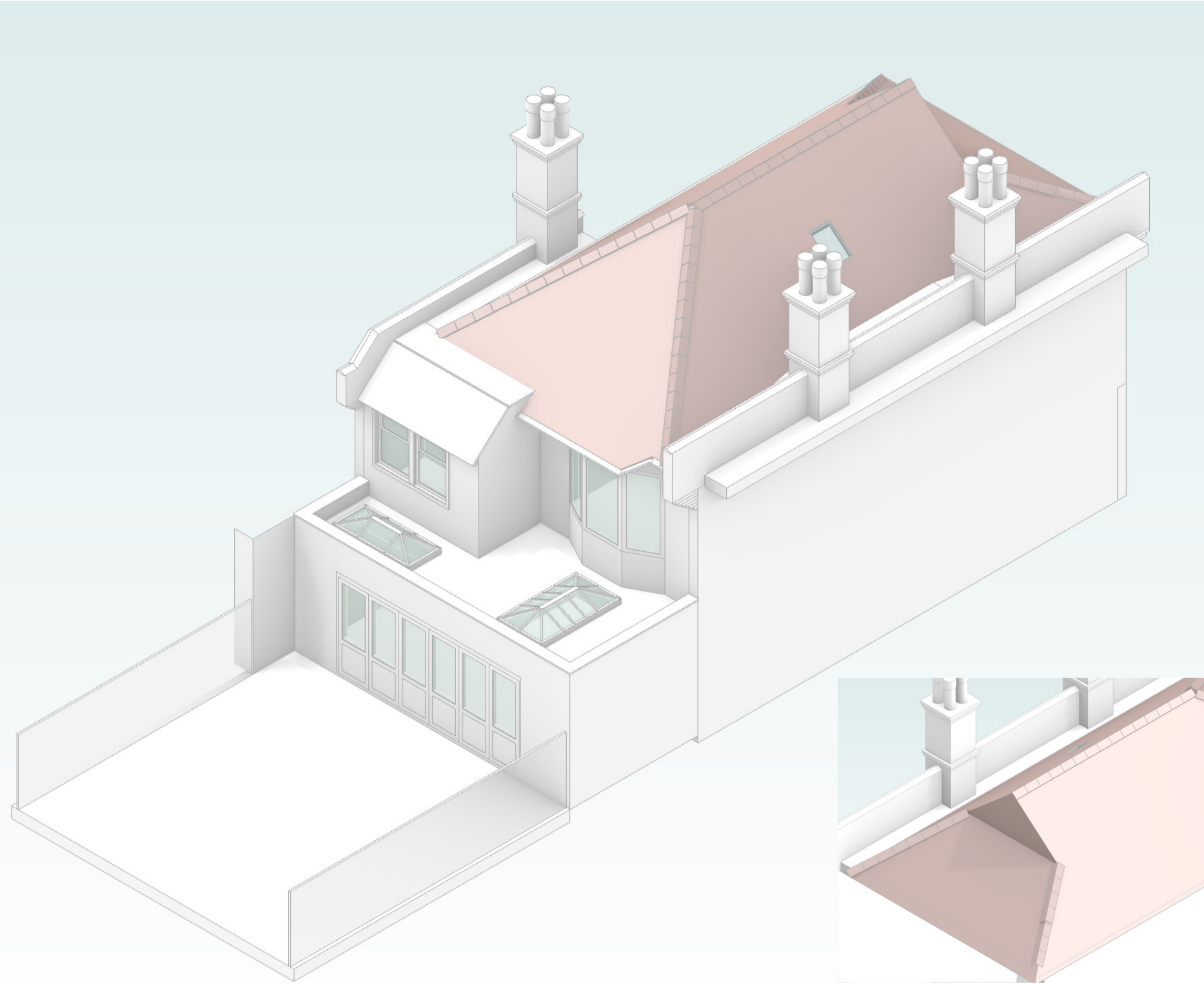
Existing

Existing Views

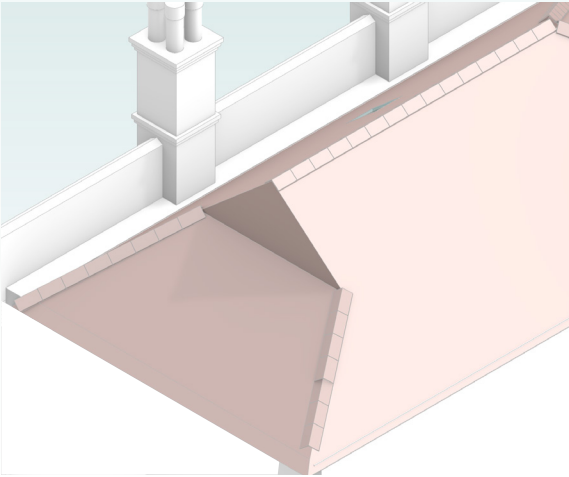
This page shows the rear house in its existing form. The roof material, being clay tiles and ridge tiles, has been coloured up for clarity.



3D Model Existing rear elevation



3D Model Existing isometric view



3D Model Existing roof, front elevation facing street

Proposed

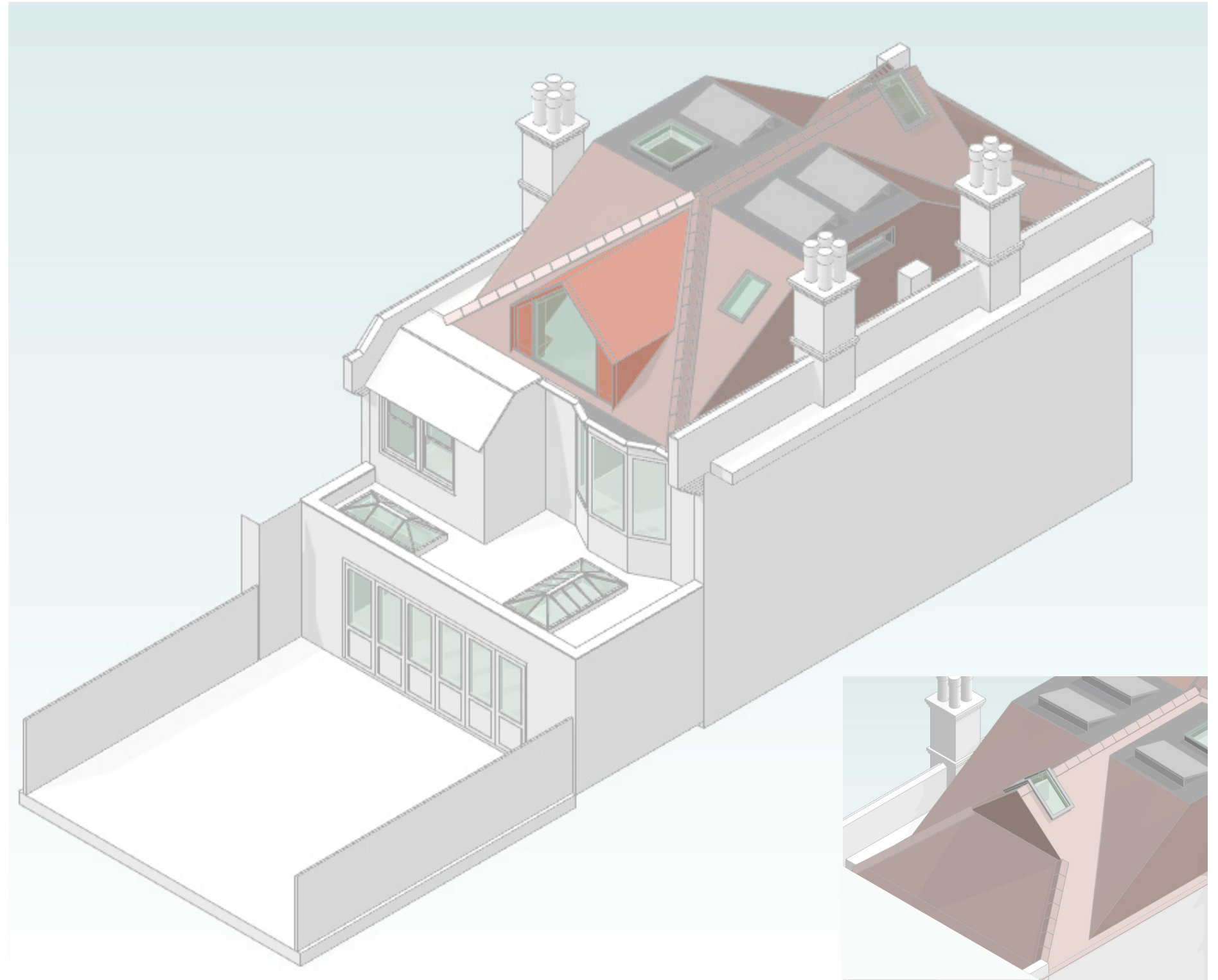
Proposed Views

The proposed design by Lineworks Architects fits within the existing context of the Muswell Hill conservation area in several key ways:

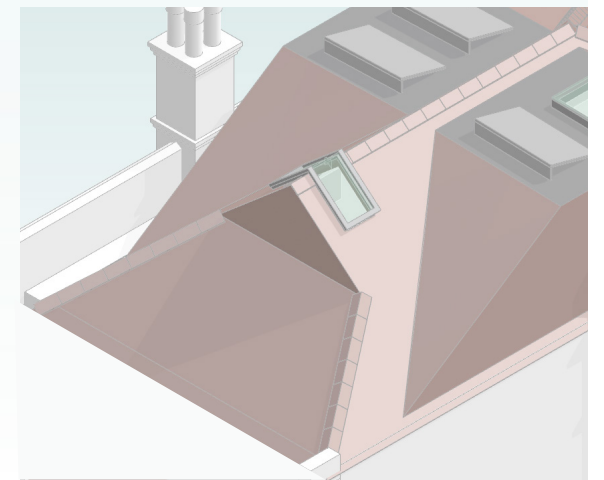
- The original roof form has been fully preserved. The extensions sits within the existing planes, making re-use of the existing tiles where possible.
- The rear gable end dormer and side loft extensions have been offset and setback from the original roof ridge-line.
- Both side extensions slope towards the street, softening the massing and making it imperceptible when viewed from street level. There is a significant set back from the street to allow little to no visibility of an extension on this side.
- The existing weathered roof tiles are to be reused to further blend the proposed development into the existing context.



3D Model Proposed option 3 rear elevation



3D Model Proposed option 3 isometric view



3D Model Proposed option 3 roof, front elevation facing street

Existing

Rear Garden View



Proposed

Rear Garden View

For the new dormer, the intention is to frame this element in one single material, and one built as new, being honest about the era in which it is being built. The intention is therefore to make use of a red zinc roof covering. This can be done in a way which is highly complementary to the original, and can be used to form a roof of any angle, as well as the fascia and the sills. An extension made of traditional materials has to alternate the material dependent on the location- so tiles need to be vertical or above 25 degrees, flat roofs are commonly done with bituminous felt, which therefore necessitates a fascia which is generally UPVC. We have included an example of an all zinc dormer construction below for reference.

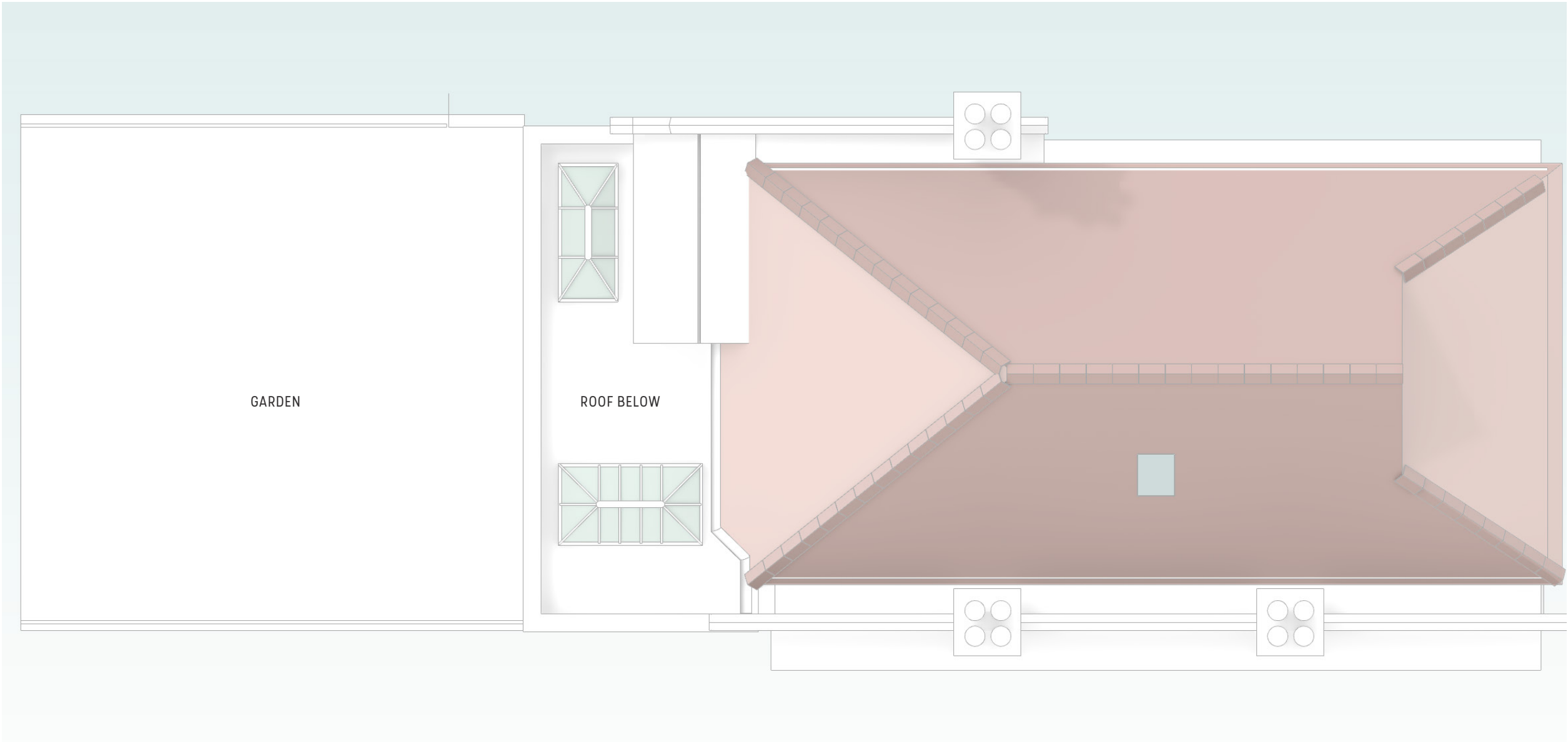
It is worth noting that this elevation is fairly invisible to the wider context. Even the houses to the house which look onto the property are heavily obscured by mature trees.



Example of Materiality Combination Zinc clad dormer window and clay roof tiles



Existing
Top View



Proposed

Top View

The design respects the original context in three key ways; 1. Setting back the massing from the existing roof ridge-line, 2. Recycling and reusing the existing weathered clay tiles, 3. Sloping the proposed extension roof towards the street.

It is our intention that these design moves soften the proposed massing, making it imperceptible when viewed from street level in order to seamlessly blend the new development into its existing context (an artist impression is included on this page for reference).

On the roof of the proposed extension, new glazed rooflights bring natural daylight into the room. This allows the roof form to have more solid material around with smaller window openings where necessary, whilst maintain an excellent daylight provision.

This approach sits better against the original house form. The flat roof provides a great space for new PV solar panels for sustainable energy production within the house. Given their position up here set back from the edge, none of these would be visible within the street scene.



Reused Clay Tile
From 15 Woodberry Crescent

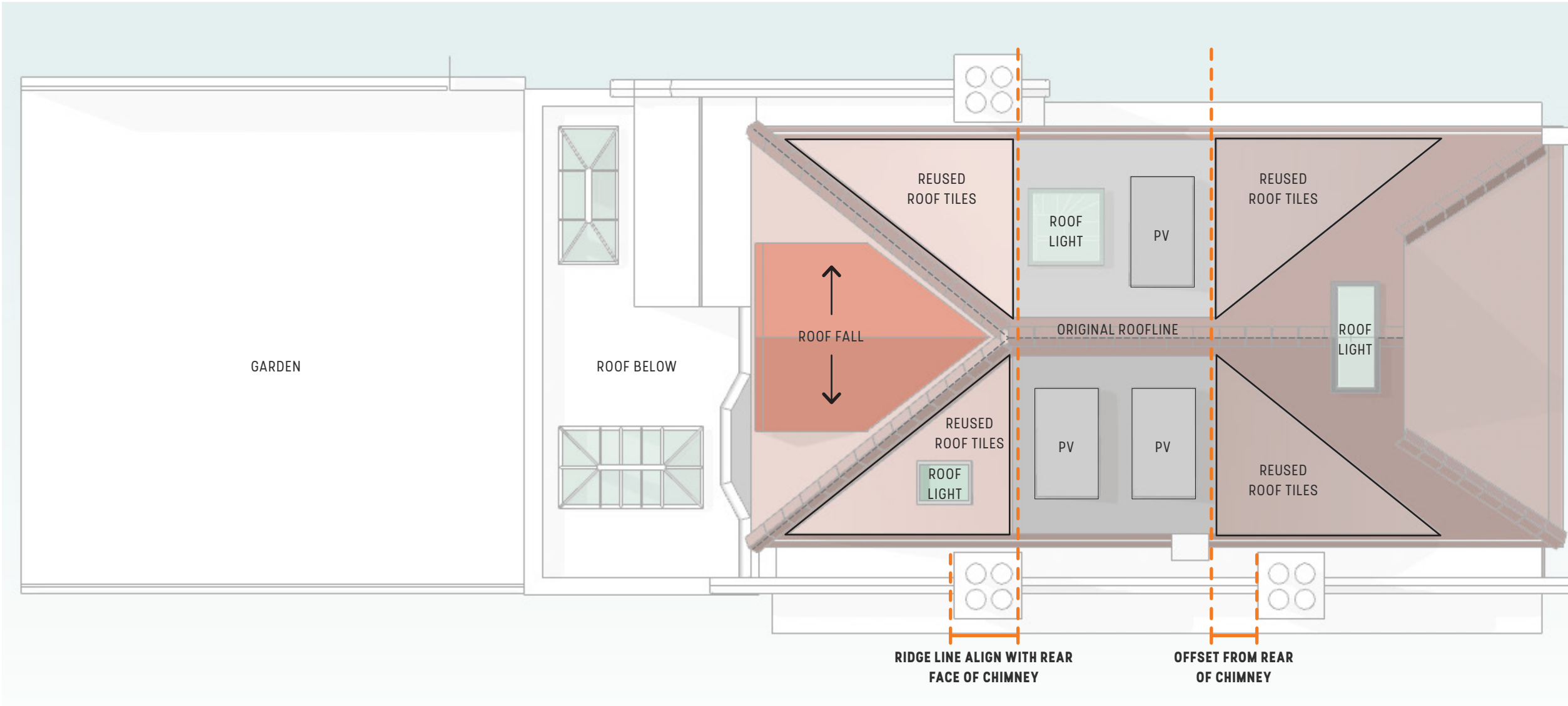
KEY

	ZINC
	CLAY TILE

ARTIST IMPRESSION - STREET PERSPECTIVE



15 Woodberry Crescent Artist impression of loft extension



Conclusions

in Summary

All parties involved, Client, Architect and the Contractor believe that the standard of extensions here can be improved upon significantly with only a little more consideration and ambition. Whilst the surrounding extensions don't heavily harm the conservation area, they certainly don't contribute to it positively in terms of the standard of construction they present.

What we are proposing here is to have a roof form which, from the Woodberry Crescent street scene, remains almost imperceptible. With the careful reuse of existing clay roof tiles and ridge tiles, the view from the street of any work occurring here should remain more or less invisible. To the rear we are building new high quality rear and side dormers that respect the original roofline and that are sensitively set back from the beautiful chimneys. The resultant elevation is one of balance from a considered architectural approach.

We feel the final result is a property that works better for its occupants, is more energy efficient overall in both energy use thermally and energy production through the use photovoltaics, and one which makes reuse of as much of the existing roofing materials as possible, which would normally result in landfill.

MOCK-UP STREETVIEW



15 Woodberry Crescent How the new extension would appear from street side is shown in the above mock-up. The extension blends in perfectly to the street scene with the use of existing materials.



21 Woodberry Crescent Loft extension as seen from the street



Zinc Dormer An example of a built dormer in red zinc with clay tile completed by Lineworks Architects and Portico Design & Build



33 Woodberry Crescent Loft extension as seen from the street



59 Woodberry Crescent Loft extension as seen from the street



Example of Materiality Combination Zinc clad dormer window and clay roof tiles