



6 Bedford Road

Design, Access & Heritage Statement
November - 2023

Project details



Client property address:

6 Bedford Road
London
N15 4HA

Resi address:

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London Borough of Lambeth

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Introduction & context

Description of proposed works

Proposed outbuilding and all associated works at 6 Bedford Road, London N15 4HA.

Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at 6 Bedford Road.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

The building is in the Clyde Circus conservation area. It is within Sub Area 1, which is one of the 4 sub areas that make the conservation area. Bedford Road is a residential street fronted almost exclusively by two storey Victorian houses built in yellow London stock brick with slate roofs. As a result, Bedford Road is characterised by a greater sense of consistency than the adjacent streets in this sub area despite several alterations and isolated infill properties. The regular gaps between the groups of houses, many of which are connected by side extensions at ground floor level, also provide the street with a uniform rhythm.

Site analysis

2.1 Conservation area map and Listed building

6 Bedford Road:

- Not a listed building
- Located within the Clyde Circus Conservation Area (Sub Area 1)



Plan 1 Conservation Area Boundary and Built Heritage Appraisal

	Conservation Area Boundary	Sub Area 1. Dorset, Summerhill and Bedford Roads
	Statutory Listed Building	Sub Area 2. Philip Lane
	Local Listed Building of Merit	Sub Area 3. Clyde Circus and Adjoining Streets
	Positive Contribution Building	Sub Area 4. West Green Road
	Detractor	

Conservation Area No. 19
Clyde Circus

Conservation Area Character Appraisal

Adopted 26th February 2007

Site analysis

2.2 Site view



Site analysis

2.3 Existing photographs



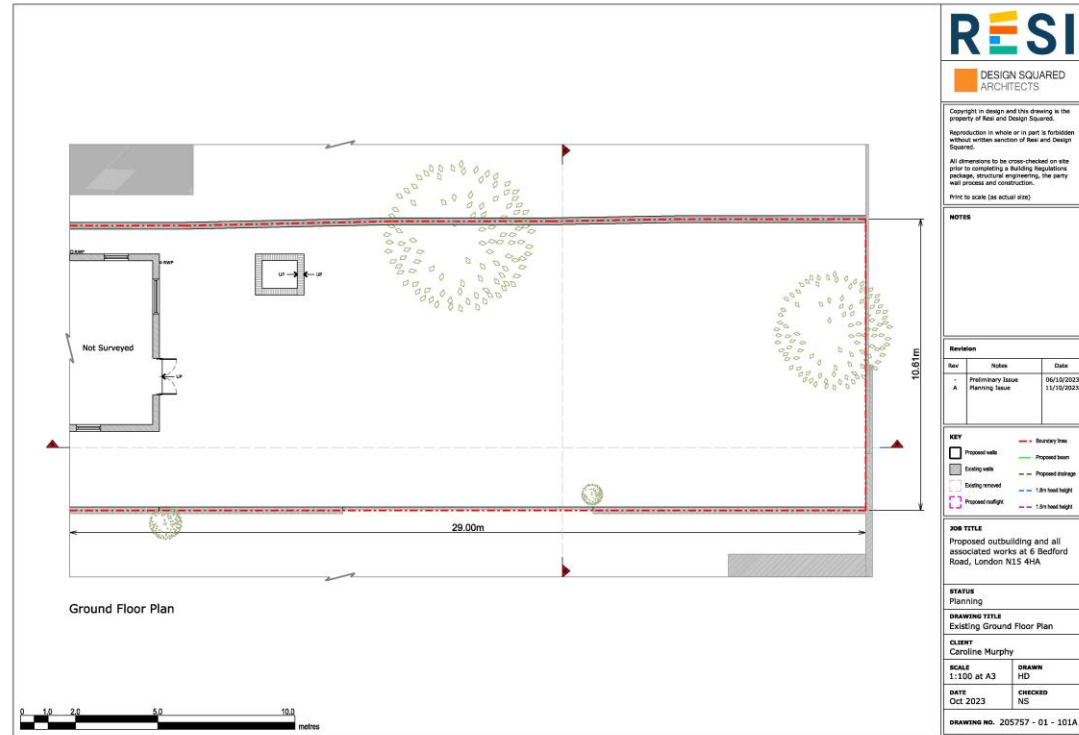
Front View



Rear View

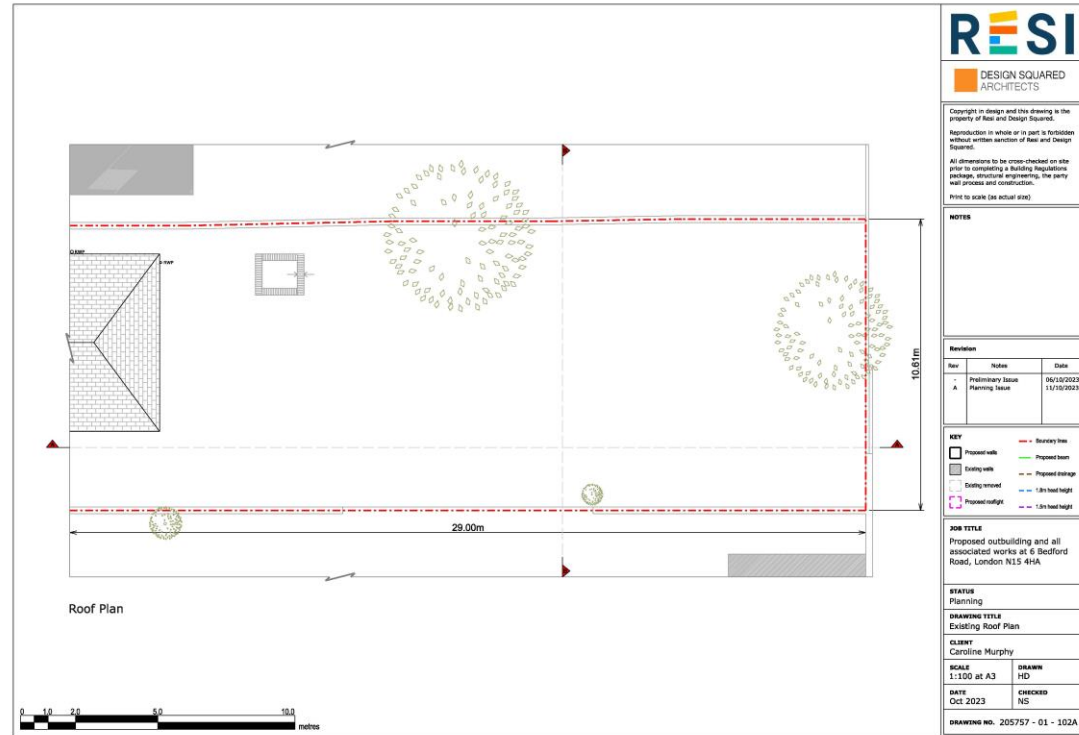
Site analysis

2.4 Existing plans



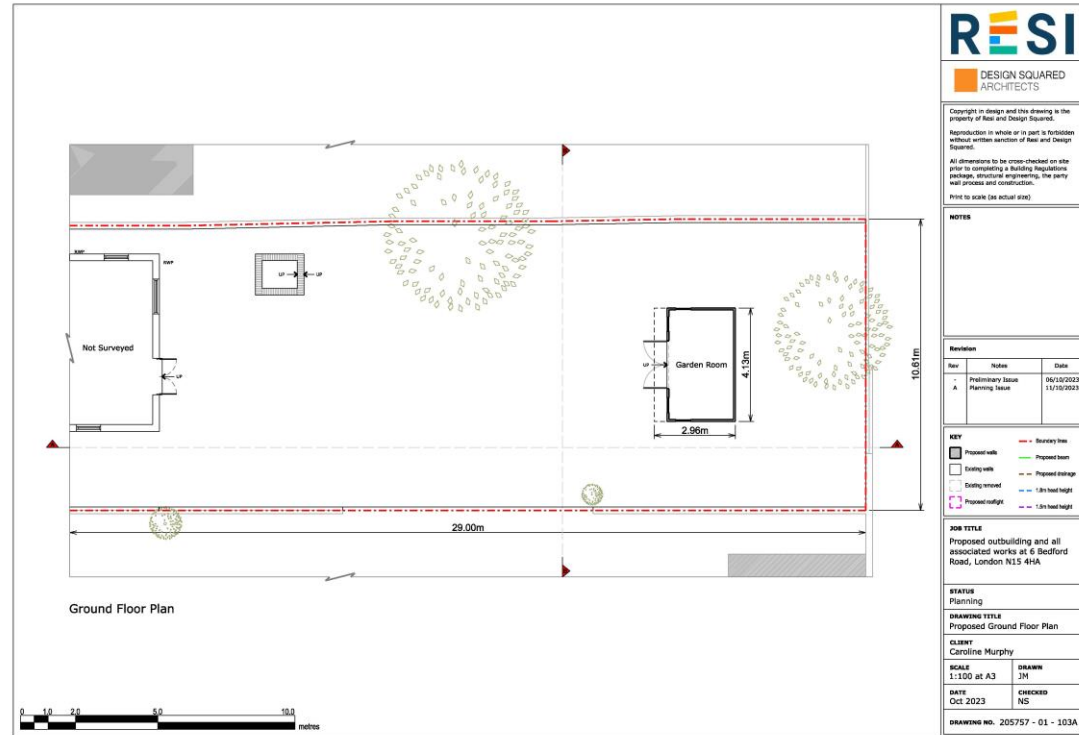
Site analysis

2.4 Existing plans



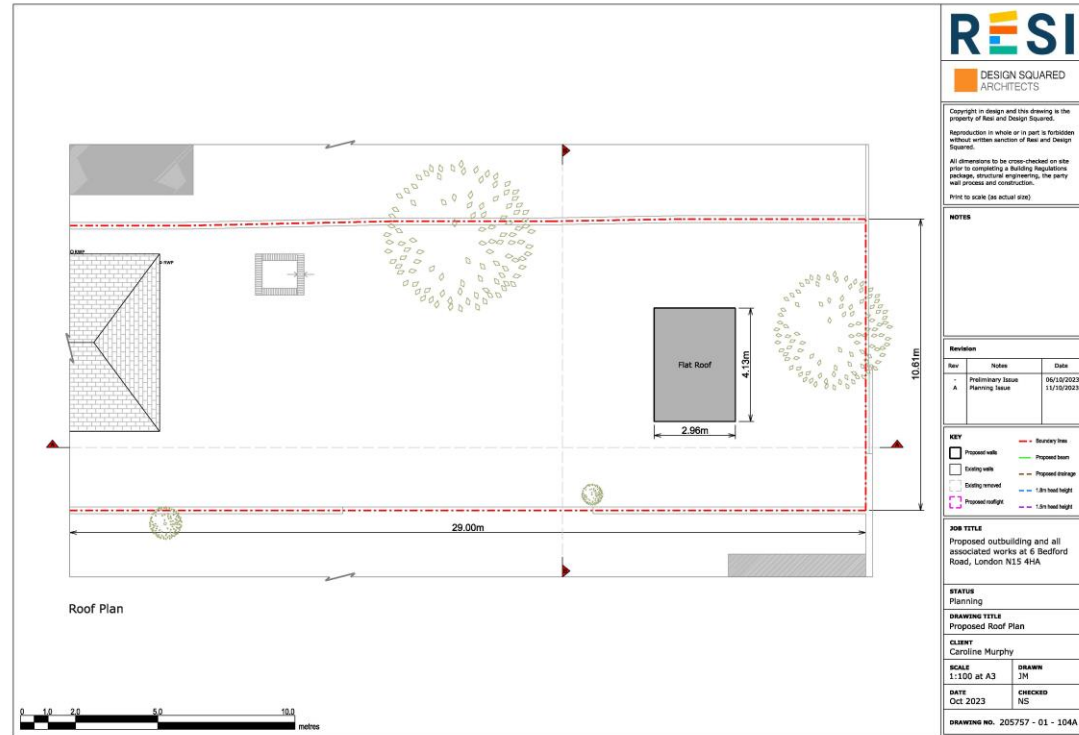
Site analysis

2.5 Proposed plans



Site analysis

2.5 Proposed plans



Site analysis

2.6 Local context



General arrangement drawings

3.1 Plans, notes & considerations

Plans

Proposed outbuilding and all associated works at 6 Bedford Road, London N15 4HA.

The proposed development has been designed in line with the with the London borough of Haringey planning guidance.

Notes

The proposed single storey outbuilding will not be visible from street and therefore, will not affect the overall streetscape. The proposed development will improve the site, creating an amenity space to enrichen the users of the property.

Given its reduced scale, the development will not affect the adjacent properties. The proposed outbuilding has been placed far from the boundaries of the property to minimise the impact on neighbouring amenity.

General arrangement drawings

3.1 Plans, notes & considerations

Considerations

Access and transport

Access to the property is to remain unchanged.

Light and overshadowing

There will be no impact on the neighbours.

Privacy

There will be no impact on the neighbours' privacy.

Trees or shrubs

There will be no impact to trees or shrubs.

General arrangement drawings

3.2 Existing materials

Materials:

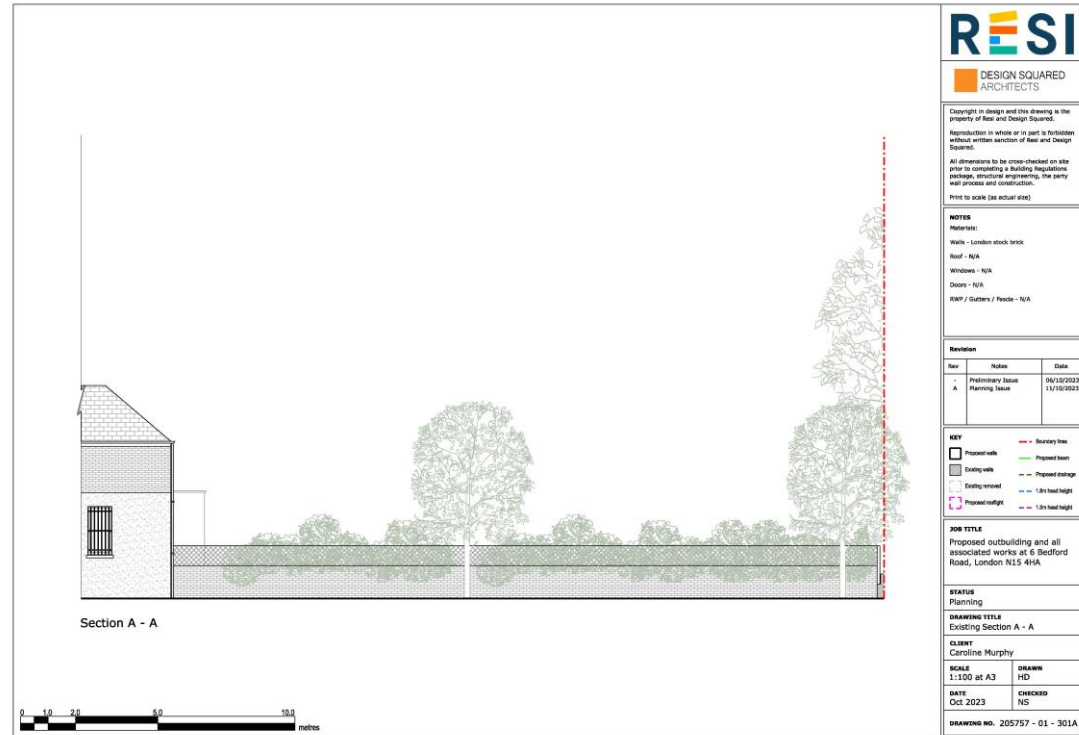
Walls – London stock brick

Roof – N/A

Windows – N/A

Doors – N/A

RWP / Gutters / Fascia – N/A



General arrangement drawings

3.2 Existing materials

Materials:

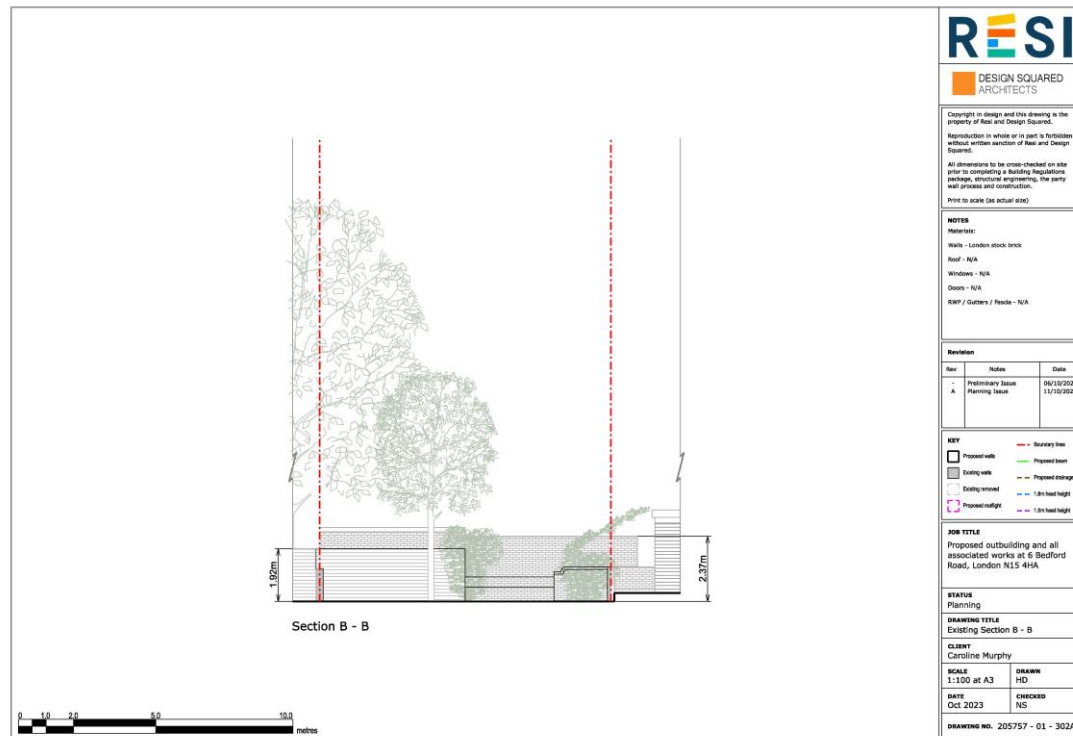
Walls – London stock brick

Roof – N/A

Windows – N/A

Doors – N/A

RWP / Gutters / Fascia – N/A



General arrangement drawings

3.3 Proposed materials

Materials:

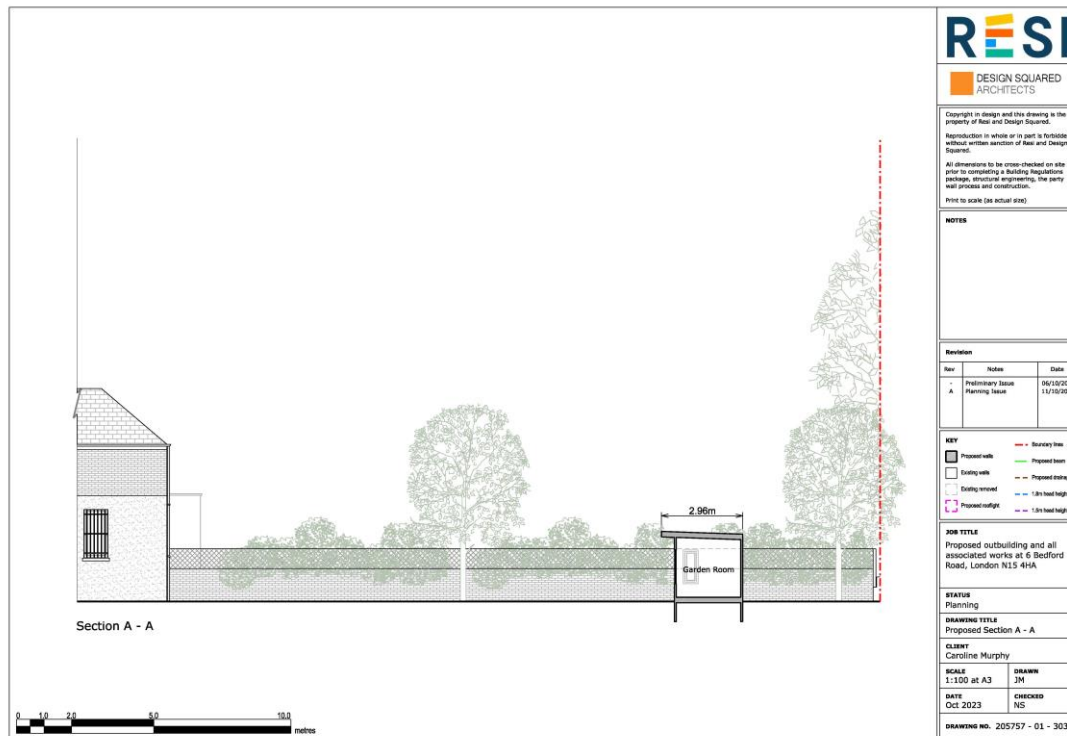
Walls – Composite timber cladding

Roof – EPDM rubber flat roof

Windows – uPVC framed double glazed

Doors – uPVC framed double glazed

RWP / Gutters / Fascia – N/A



General arrangement drawings

3.3 Proposed materials

Materials:

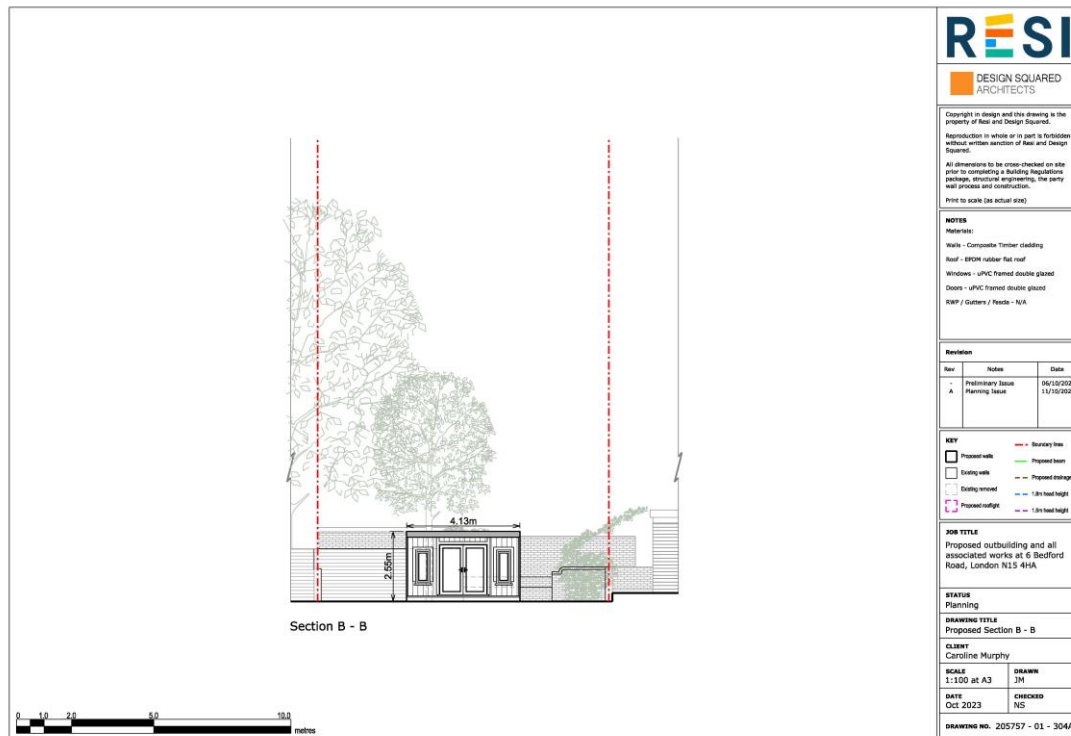
Walls – Composite timber cladding

Roof – EPDM rubber flat roof

Windows – uPVC framed double glazed

Doors – uPVC framed double glazed

RWP / Gutters / Fascia – N/A



Heritage statement

The building is located within the Clyde Circus conservation area, Sub Area 1. It is characterised by Victorian housing with a consistent front of London stock brick, slate roof and white render bay windows with a mixture of materials for the windows but are all predominantly white.

The property is not listed.

The property contributes to the character and appearance, and therefore has a large significance to the conservation area.

This through having all the characteristic features of the conservation area, such as London stock brick and white stucco render. The windows of 6 Bedford road comprises of white painted timber sash windows, which is consistently found on the street of Bedford Road.

The proposal is to create a single storey outbuilding. This proposal will not have any changes to the front of the property and is not visible to the street.

In accordance with the NPPF, the impact of the proposed development on the significance of the conservation area has been carefully considered throughout the design development of the proposals, and in accordance with paragraph 199 of the NPPF great weight needs to be accorded to the preservation of the significance.

The rear garden, where the proposed outbuilding will be place is a part of the site are of low significance when it comes to the heritage asset (i.e. the conservation area). The proposed outbuilding on the rear will not be visible to the public eye. There will be no alterations to the rest of the property and therefore, it is considered that the impact of the proposal on the Conservation area will be very low.

Our conclusion

The proposed development is one that will improve our clients existing property, allowing its optimal use and make a better use of the existing garden space with the addition of the outbuilding.

The proposed development complements the existing building and respects the existing character and context of the building itself, and of the wider built context. It has been designed with a very modest scale to respect the hierarchy of the building and to ensure it doesn't compete with the main house.

The proposed development would optimise the site, ensuring a balance is struck between the extent of development on the site, and the potential of the site. The proposals would achieve this while greatly improving the character and composition of the existing property and ensuring that there are no adverse impacts on neighbouring residential amenity.

The proposed development would respond to the character and context of the site and wider area with regards to scale, bulk, massing, detailed design and materials, and the proposals would be subordinate to the main building.

All materials would be contextually appropriate and of a high quality, integrating well with the existing dwelling and wider material palette in the context.

In summary, the proposals have been designed with careful consideration of relevant Development Plan policies and local supplementary planning guidance, as well as the requirements of the NPPF. The development is considered to comply with the Development Plan when read as a whole, and the proposals would preserve the character and appearance of the conservation area.