



Heritage Statement – 13 Stormont Road, London, N6 4NS

Client : Mr. P Rostas

Site : 13 Stormont Raod
London
N6 4NS

Prepared : dnkdesign Ltd

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1.0 Introduction

This Heritage Statement has been prepared to support the planning application and is to be read in conjunction with the accompanying drawings and documents.

2.0 Assessment

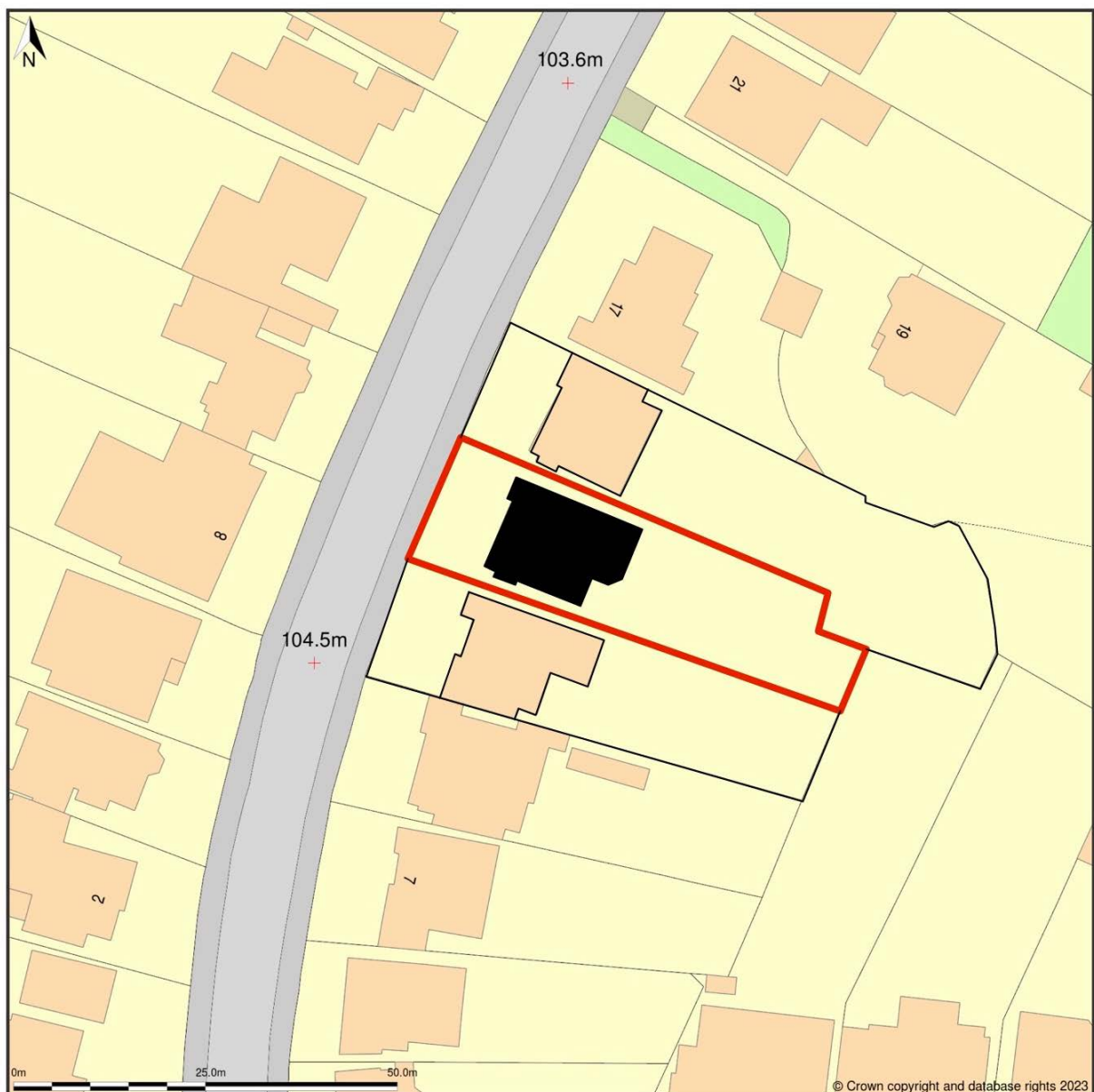
2.1 Project Proposals

The proposals are to include:

Part side extension to the right hand side of the property and part infill rear extension.

2.2 Site Location

Site Location Plan



Site Location Plan



2.3 Site History

The site is located within the Bishops Area of the Highgate Conservation which is characterised by mainly large detached properties.

2.4 Site Description

The property is a large detached single family dwelling set back from Stormont Road with a carriage driveway with mature shrub beds. The property is brick built with timber sash windows with a stepped bay and built-in garage and a cantilevered entrance portico.

The rear elevation with the addition of a part rear extension is also face brickwork with timber framed sash windows at first floor level and timber casement doors and windows at ground level.

The roof is natural terracotta tiles with a deep soffit at eaves level.

There is side access down both sides of the property with a 2.4m timber fence and gates to a large rear garden which rises to the rear to the neighbouring properties.

Front Elevation



Rear Elevation



3.0 Heritage Considerations

Works to be undertaken

Part Side Extension

A part side extension is proposed which will be face brickwork to match the existing brickwork. The eaves height to the roof will be 3m with a low parapet to the side elevations. The flat roof will be single ply-membrane or a GRP finish. There will be 2 No low profile roof lights to allow for additional natural light and a timber casement window to the front and rear elevation with frame details and profiles to match the existing sash windows.

Heritage Considerations

Care will be taken to select bricks to match the existing face brickwork and that all the details in terms of the window sills and header details will be considered to match the existing details. The overall height of the side extension will be restricted to keep the parapet as low as possible so the extension remains sub-ordinate to the front elevation and does not impact on the street scene of Stormont Road. The mature planting to the shrub bed will be maintained which will also reduce the impact of the side extension.

Part Rear Extension

A part rear extension is proposed which will be face brickwork to match the existing brickwork. The parapet height will be to match the existing rear extension with coping stones to match existing. Timber framed casement doors will be installed to the rear extension with 2 No arched casement windows to the side elevation to match existing. The roof will be single ply-membrane with a decorative aluminium and timber framed glazed lantern light to match an existing roof light to the rear extension.

Heritage Considerations

Care will be taken to select bricks to match the existing face brickwork to the rear elevation and that all the details in terms of the window sills and header details will be considered to match the existing details. The height of the side extension will be in line with the existing rear extension and is set back to the line of the splay to reduce the overall bulk and give some articulation to the rear elevation. The new casement doors will reflect the details of the existing casement doors and windows and will be timber work with the existing fenestration to the building.

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