

59 Hornsey Park Gardens N6 5PA

Design/Access Statement/Heritage Statement

Prepared by McCarthy Architects December 2023

1.0 CONTEXT

1.01 Hornsey Lane Gardens is located within the Highgate Conservation Area and runs between Langdon Park Road and Hornsey Lane. Mostly built at the beginning of the 20th Century these houses vary in style and finish with many having been converted into flats over time.

1.02 No 59 is one of 6 houses, three semi detached three storey units, located on the south side of a cul-de-sac on Hornsey Lane Gardens.

The original fair faced brick house with clay roof tiles was converted into two units in the 1970s and the property to which this application relates is a maisonette on the first and second floors.

2.0 THE PROPOSALS

2.01 The existing 3 bed maisonette is currently served by one bathroom which is on the first floor. The proposal is for the provision of a shower room, on the second floor, to serve the two upper floor bedrooms. The bathroom will be located in the eaves space, in an existing storage area, on the north side of the house facing onto Hornsey Lane Gardens. A roof light is proposed within this existing space along the front roof slope.

3.0 THE DESIGN

3.01 The existing layout of the property will not be altered.

There is currently a small enclosed space under the eaves which is used for storage.

By incorporating an area of landing at the top of the stairs it would be possible to create sufficient space to provide a much needed additional bathroom. A roof light on the line of the existing roof will provide the light and ventilation that the bathroom would require.

3.02 The adjacent pair of semi detached houses on Hornsey Lane Gardens, numbers 61 and 63, are almost identical to Nos. 57/59. Alterations have been carried out to both these houses around 2002, both incorporating a small dormer in a similar position to that

proposed by the roof light. These dormers sit alongside their neighbouring larger dormer windows and fit nicely into the roof scape.

3.03 It is proposed to use a conservation style roof light set in flush with the existing roof slope, sitting discreetly alongside the existing dormer.

All work will be constructed to the highest standards and meet all requirements of the current building regulations.

4.0 ACCESS

4.01 The pedestrian and vehicular access to the property will remain unchanged.



Nos. 57, 59 & 61 Hornsey Lane Gardens



Dormer windows No. 61



Dormer windows No. 63