

Design, Access and Heritage Statement

4 Bourne Road, N8 9HJ, London



11th April 2024

Introduction

This Statement accompanies the planning application for a loft conversion with a new rear roof dormer and the associated internal alterations to No.4 Bourne Road, London.

No.4 Bourne Road is located just off Weston Park which links it to Crouch End Broadway. The site is located within the boundaries of the Crouch End Conservation Area however it is important to state that no aspect of the proposed development will be visible from any point within the public realm.

This document demonstrates that the proposed dormer has been designed to comply with Haringey Borough Council's requirements for domestic alterations.



Fig. 1. Site Location

The Site and Context

The existing building is a two-storey mid-terrace house with an existing rear ground floor outrigger extension.

The property is set within Crouch End Conservation Area and the house is not listed.

The property is located on the east side of Bourne Road and the area is predominantly residential. The housing stock along the east side of Bourne Road is fairly homogeneous, alternating between pitched and gable end roofs. A number of properties have been extended at ground floor as well as roof level.

The Building

The front elevation of the single occupancy dwelling is red brick. The roof covering above the porch is concrete tiles matching that on the main roof. The rear elevation is a primarily London yellow stock brick with red brick arches above the windows. All windows to the front and rear are white uPvc casements, while the doors to the rear are also white uPvc. Google street view historic search indicates that the windows have been replaced more than 15 years ago. The existing outrigger extension has a bitumen covered flat roof.



Fig. 2. Front View



Fig. 3. Rear View

Planning Context:

The property has no previous planning history on record.

A number of properties in the terrace have previously been granted permission to extend, both at ground floor and dormer loft conversion:

HGY/2023/2160	5 Bourne Road	Rear extension and dormer
HGY/2018/0585	15 Bourne Road	Rear extension replacement
HGY/2014/1565	15 Bourne Road	Rear extension and dormer alterations
HGY/2015/3352	3 Bourne Road	Rear extension
HGY/2013/2171	12 Bourne Road	Dormer alterations
HGY/2013/2058	12 Bourne Road	Rear extension
HGY/2011/1986	13 Bourne Road	Rear extension
HGY/2008/1530	6 Bourne Road	Loft conversion with dormer
HGY/2008/0183	6 Bourne Road	Conservatory
HGY/2006/2403	11 Bourne Road	Rear extension
HGY/2002/1275	3 Bourne Road	Loft conversion with dormer
HGY/1999/0587	7 Bourne Road	Rear extension and dormer



Fig. 4. Terrace Rear Satellite View



Fig. 5. Terrace Front Satellite View

Heritage Statement:

As mentioned previously, the site is located within the Crouch End Conservation Area. It is positioned adjacent to the eastern boundary as shown on the map below and is referred to as sub area 4 (Weston Park to Cecile Park) in the Councils CA appraisal.

No.4 Bourne Road sits in a terrace block of 15 dwellings on the eastern side of the street. The terrace is made up of mainly red brick houses with slate roofs (some, like at No.4 have been replaced with concrete tiles or roofing membrane) and ground floor square bay windows that are combined with tile roofed porches. The roof line features groups of full width half-timbered and rendered gables. There is a paradigm between consistency and variety along Bourne Road but it is considered that all of the buildings make a positive contribution to this part of the conservation area.

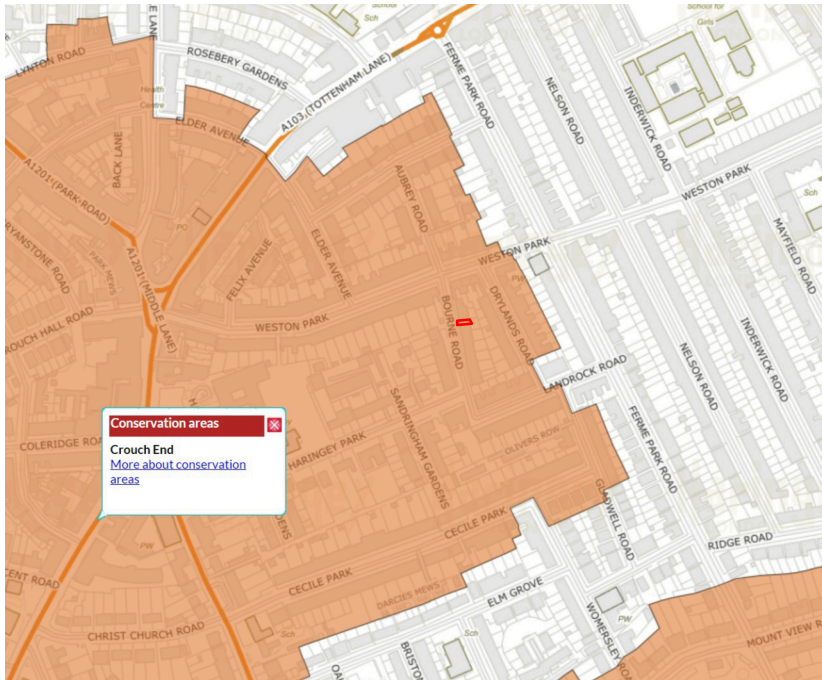


Fig. 6. Site Location within Crouch End Conservation Area

Assessment of Impact:

The proposed works are not considered to compromise the heritage value or significance of the building, nor have a detrimental impact on its contribution to the street scene.

The proposed dormer is kept in line with other such dormers within the terrace, following the pattern of other rear extensions and dormers to adjacent houses along Bourne Road; a pattern that is driven by the internal levels and structure of these properties.

Mitigation Proposals:

The proposed works will have minimal impact on the street frontage, and only a small impact at the rear of the dwelling.

The proposed dormer is similar in size and setting out to others in the terrace, set back from the rear wall and subordinate to the main roof and the materials chosen are complimentary to the existing.



Fig. 7 Existing Rear view to left along the terrace, towards No.5



Fig. 8 Existing Rear view to left along the terrace, towards No.3

Design Approach

- The applicants wish to enhance the current layout by building a dormer to a converted loft space.
- The proposed design replicates the typical dormer form found in the terrace contributing to its improved formal appearance to the rear.
- The proposed dormer also matches in size those elsewhere in the terrace. As in the case of neighbouring properties, the form of the dormer is dictated by the internal distribution of the rear rooms at different levels. This results in a partial width dormer corresponding with the bedroom below.

Proposed Materials

- Dormer finish will be slate effect tiles or slate
- Dormer sash windows to be white uPvc

Access

- Vehicle and pedestrian access to remain unchanged.

Trees

- There are no protected trees or shrubs affected by the proposals.

Energy

- The dormer will be built to current Building Regulation standards.

Waste

- The existing waste storage and disposal arrangements to remain unchanged.