

Placemaking and Housing
Haringey Council
Alexandra House 10 Station Road,
Wood Green, N22 7TR

London 16th July 2024

Re: New rear roof dormer and replacement of rear UPVC windows with traditional double-glazed timber sash windows with a central glazing bar.

This document represents the D&A, Heritage and Reasonable Exception statements for the above application.

1. Heritage & Design

126 Crouch Hill is an end of terrace 4-storey building part of a Victorian terrace made of three buildings (126, 128, 130 Crouch Hill).

It is located in the Crouch End Conservation Area in the London Borough of Haringey. It is not listed and it is marked as 'positively contributing' in the Heritage Assets Appraisal.

The buildings at 126, 128, 130 Crouch Hill have been modified over the years and are characterised by a rich grain of chimneys, dormers and rooflights, rear extensions etc. We have included a full rear elevation of all three properties to show this context.



The existing rear elevation of 124 to 130 Crouch Hill new dormer in red

The proposed new dormer has been designed to fit well into this context, as follows:

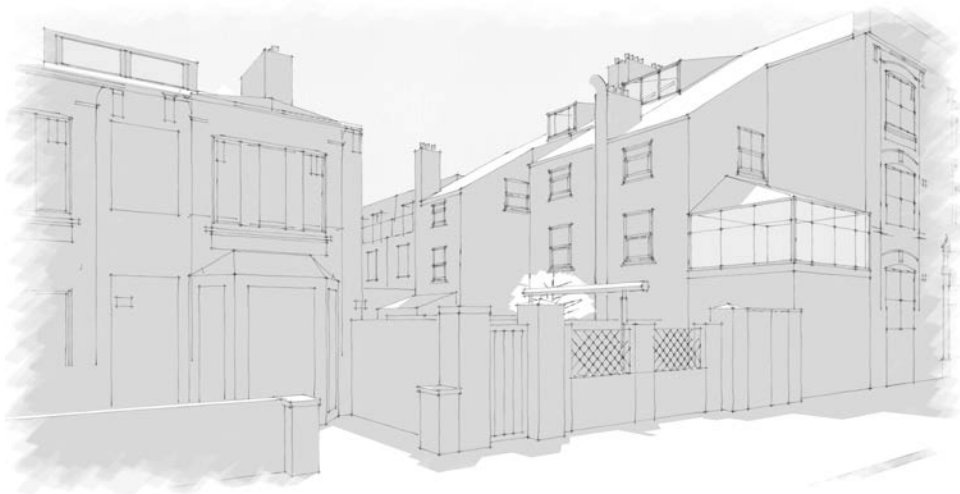
- The size and shape are similar to the existing gabled-end dormers (no.126 and no.130), characterised by a sloping roof and horizontal window proportions.
- The dormer roof does not extend to the ridge, as is the case for the existing rear dormer at no.128. As a result, the proposed dormer, which is already smaller, is much less prominent.
- The proposed dormer has been aligned with the windows below, located over one-half of the roof slope, echoing the split created below by the rear outrigger.
- Materials include terracotta colour rooftiles to match the existing and traditional timber-framed double-glazed windows painted white.

The Crouch End Conservation Area Character Appraisal states that careful consideration should be given to the effect of rear dormers where there are views across rear elevation from nearby streets.

The rear dormer will only be visible from the public highway in a gap between the rear of 130 Crouch Hill and the houses on Haringey Park. Below, we have provided an accurate sketch view showing the dormer from this viewpoint to show that careful consideration has been given to the size and location of the proposed dormer.



The rear of 126 Crouch Hill can only be glimpsed from the highway when walking up Haringey Park



The sketch shows the proposed new dormer in context seen from Haringey Park

There are several examples of similar dormer size and shape both on 126, 128, 130 Crouch Hill and along Haringey Park. When appropriately sized and located, they contribute positively to the character of the conservation area. During the pre-app consultation, it was confirmed that a small dormer aligned with the windows below would be acceptable.

In conclusion, the new dormer will be modest in size and appearance and will not be prominent or disruptive to the conservation area.

The rear windows are UPVC with unsightly chunky frames. As part of the application, we propose to change them to double-glazed timber sash windows, painted white, with a traditional design including a central glazing bar. This would reinstate what is most likely the original design of the windows, making a significant positive contribution to the conservation area.

Similarly, the existing gable end dormer window is UPVC and has an unsightly arrangement with some thick framing. We propose to change this with a traditional three-partite timber window, which will be identical to the window of the proposed new dormer.



Proposed traditional sash windows (left) will replace the existing UPVC window (right)



The existing gable end dormer has unsightly UPVC windows to be replaced with a traditional timber frame – the shape and size of this dormer are the same as the proposed one for the rear elevation

2. Use

There is no change of use proposed.

The building comprises a large retail unit on the ground floor with a courtyard at the rear and two flats above.

The commercial unit is currently being used as a hairdresser salon.

The large paved courtyard at the rear is neglected and not used, as it is only accessible via the retail unit and independently via an alleyway from Haringey Park.

This application concerns the two existing flats only. The new dormer will provide a much-needed new bathroom at the top level.

3. Access & Parking

There are no changes proposed to the access. There are no existing parking provisions.

4. Reasonable Exception Statement

Description of development

Non- major development that does not create additional units or alter the materials on the external walls or alter the internal or external communal areas that support the evacuation strategy for the property and does not include a lift.

Expected policy information requirements

The fire safety measures will be altered with the following mitigation measures:

- The fire safety measures will be altered as follows:
- Installation of an automatic fire detection and alarm system
- Installation of a domestic sprinkler system
- Upgrade compartmentation with 60 minutes fire-resisting construction and FD30 doorsets with self closers, to ensure existing stairs is protected all the way to final exit
- Fire blanket provided in each kitchen
- Fire extinguisher provided at shared landing level