

DESIGN, ACCESS & HERITAGE STATEMENT

PLANNING APPLICATION SUBMISSION

41 LANGDON PARK ROAD, LONDON N6 5PY

- **Demolition of existing single storey rear extension of main house and single storey garage to rear of site**
- **Conversion of existing 4 bedroom house in to two separate residential apartments (1no. 2B4P, 1 no. 3B6P)**
- **Erection of single storey 2B4P family dwelling to rear of site (access via Wembury Road)**
- **Associated internal and external alterations**

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**REF: 4182/PL
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CONTENTS

1.0 INTRODUCTION

2.0 EXISTING BUILDING AND SITE

3.0 HERITAGE

4.0 RELEVANT PLANNING HISTORY

5.0 RESPONSE TO REFUSAL OF PLANNING APPLICATION REF: HGY/2021/0694

6.0 PROPOSED WORKS

7.0 USE, LAYOUT, SCALE, APPEARANCE

8.0 TREES

9.0 IMPACTS ON ADJOINING PROPERTIES

10.0 ACCESS

1.0 Introduction

This Design and Access Statement accompanies our submission for a planning application to explain the proposed works to the house and site at 41 Langdon Park Road.

The planning application proposals follow consent for the conversion of the existing house in to two separate residential apartments (ref: HGY/2022/1240) and previous refusal of a planning application for demolition of the garage to the rear of the site and erection of an additional single family dwelling house (ref: HGY/2021/0694).

The proposals have been developed in response to the reasons for refusal for the additional dwelling house to the rear of the site and to incorporate the consented conversion scheme for a proposed overall development of three separate residential units.

The existing house is occupied by our client Mrs Georgiou. She is elderly and only uses the ground floor of the house as she is unable to use the stairs. Her husband recently passed away and she is in need of additional income through rental of the upper floor flat. The intention is that Mrs Georgiou will remain in the ground floor flat with her disabled son and his family once the main house is converted.

2.0 Existing Building and Site

No.41 Langdon Park Road is an end of terrace two storey residential building at the junction of Wembury Road, within the Highgate Conservation Area. The building is a single family dwelling house building arranged over three floors, including the attic floor within the roof space. The house is on the corner of Langdon Park Road and Wembury Road. The entrance to the house is from Langdon Park Road. The principal entrance is via a door and hallway through the decorative corner element of the house, with a secondary side entrance set further around the corner of the front entrance bay.

The living, kitchen and dining spaces are on the ground floor. There are three bedrooms and two bathrooms on the first floor. There is a fourth bedroom and storage spaces in the roof space, the bedroom lit via a zinc clad rear dormer window.

The principal frontage of the house is on Langdon Park Road which features painted decorative features around the entrance porch, windows and under eaves cornice which contrast with the red brickwork. The flank elevation on Wembury Road and the rear elevation are plainer and simpler but in the same red brickwork. Windows are generally painted timber or uPVC sash style windows and doors are in painted timber.

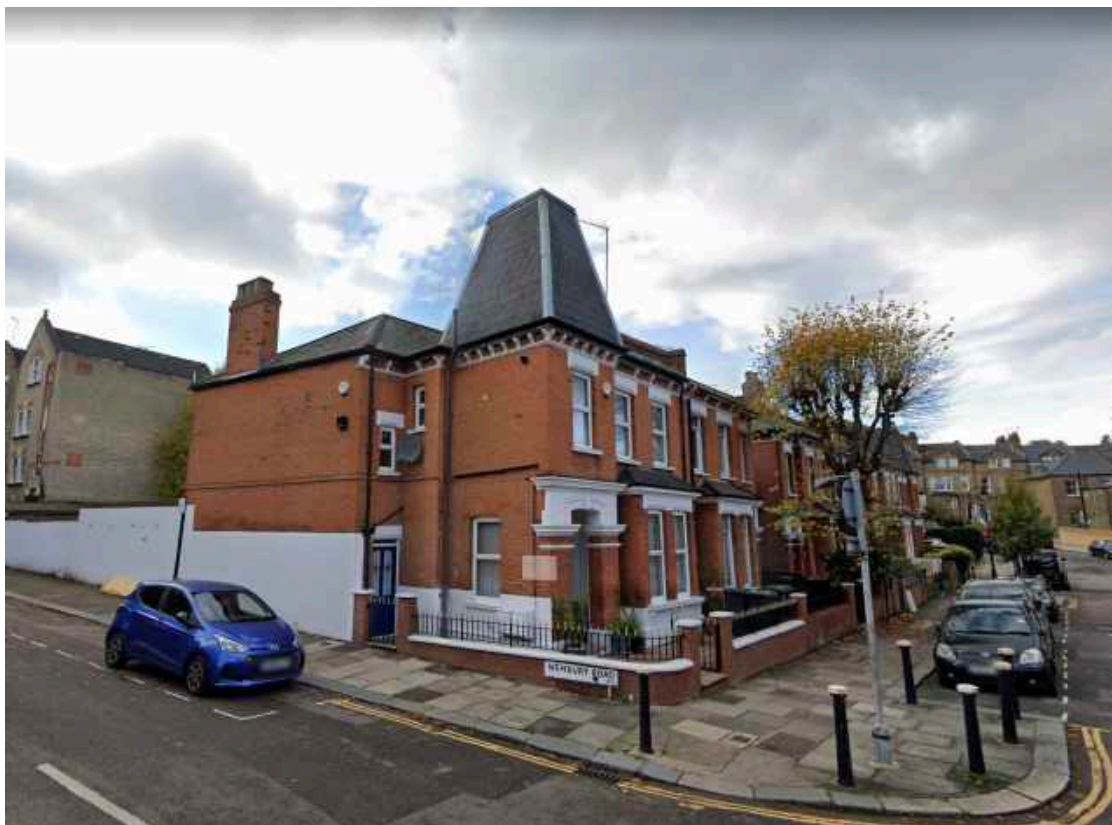
The roof is slated and hipped to three sides, with a steeply sloped feature turret to the entrance bay on the corner of Langdon Park Road and Womersley Road. There is an existing non-original, single storey flat roofed, half width extension set behind the painted rendered boundary wall along Wembury Road.

The rear extension leads out on to a paved courtyard area. The area beyond the courtyard steps upwards towards the rear following the rise of Wembury Road. The rear of the site running along Wembury Road contains the paved rear courtyard garden of the house and to the rear a stepped area of lawn and paving and a large single storey garage, adjacent to the flank wall of the adjoining property at no.11 Wembury Road.

Behind the garage and adjacent the boundary with no.43 Langdon Park Road is a large lime tree. This tree has been assessed by Gibbs & Haynes arboriculturists who have found it to be structurally unsound with a large, decaying cavity and unsuitable to be so close to the existing building at no.11 Wembury Road (referred to tree report letter and photo sheet included as part of the application document set).



Satellite view of building and site



Street view of building on the corner of Langdon Park Road and Wembury Road

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Street view of boundary wall of rear of site on Wembury Road with flank wall of no.41 Langdon Park Road on right and no.11 Womersley Road on left



Street view from garage along boundary wall on Wembury Road towards rear of no.41 Langdon Park Road and corner with Langdon Park Road

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Street view of garage to rear of site and adjoining building at no.11 Wembury Road



View of rear of house and single storey rear extension from garden

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View from first floor of house over single storey rear extension towards rear of site containing stepped garden, garage building, lime tree and flank wall of no.11 Wembury Road

3.0 Heritage

- 3.1 The Highgate Conservation Area Character Appraisal and Management Plan dated 2003 refers to the garage, boundary wall and the neighbouring building to the rear of the site at No.11 Wembury Road as negative contributors to the street scene of the area. It states that:

No.11 Wembury Road has been rebuilt recently with crude brick piers between windows and contrasting brick lintols and keystones; there is a small timber garage adjoining, belonging to 41 Langdon Park Road, with an unattractive brick capped rendered boundary wall.

- 3.2 The proposals in this application described further below include removal of the existing single storey garage and rendered boundary wall. The proposed additional dwelling to the rear of the site will sit behind a rebuilt boundary wall and therefore sit very discretely in the street scene. The boundary wall and walls of the proposed dwelling will be built in brick to match the existing on the main house at no.41 Langdon Park Road.
- 3.3 The alterations and extensions to the existing house will include removal of the existing non-original flat roofed single storey rear extension and to introduce a new one and a half storey hipped roofed extension to the rear/flank elevation. The proposed extension will be subservient to the original existing building, stepping down in scale from two storeys plus roof, to one and a half storeys. The extension will be in brickwork with a slate roof and zinc clad dormers to match the existing building form and materials. This rear extension and associated internal alterations is a per consented planning application ref: HGY/2022/1240.
- 3.4 No changes are proposed to the principal elevation on Langdon Park Road.

4.0 Relevant Planning History

- 4.1 HGY/1995/0755
Description: Erection of a single storey private garage to side of house
Consented: 15/08/1995
- 4.2 HGY/2021/0694
Description: Demolition of existing single storey garage and construction of a part two / part three storey single family dwelling house to provide accommodation for family member (access via Wembury Road)
Refused: 22/04/2021
- 4.2 HGY/2021/2710
Description: Demolition of existing single storey rear extension. Conversion of existing 4 bedroom house to form 2 flats. Associated internal and external alterations to include new boundary wall and new windows and rooflights, some facing onto Wembury Road.
Refused: 10/11/2021
- 4.3 HGY/2022/1240
Description: Demolition of existing single storey rear extension. Conversion of existing 4 bedroom house in to two separate residential apartments (1 no. 2B4P, 1 no. 3B6P). Associated internal and external alterations.
Granted: 19/07/2022

5.0 Responses to Reasons for Refusal of Planning Application ref: HGY/2021/0694

- 5.1 A previous planning application for an additional dwelling to the rear of the site was refused in April 2021 (ref: HGY/2021/0694) for the following reasons:

1) The proposed development, by reason of its size, scale and massing would appear a cramped and incongruous form of development and an overdevelopment of the site, thereby harming the street scene as well as the character and appearance of the Highgate Conservation Area, contrary to policies DM1, DM7 and DM9 of Haringey's Development Management Policies (2017), policy SP11 of the Haringey Strategic Local Plan (2017) and policies D3 and D4 of the London Plan 2021.

2) The proposed development, by reason of its internal layout and failure to meet the relevant National and London Plan internal space standards, would result in sub-standard living accommodation for prospective occupiers, and by reason of its encroachment into the existing outdoor amenity space of the host dwelling at no. 41 Langdon Park Road, would also harm the residential amenity of current and future occupiers of that property. As such the proposal is contrary to policies DM1, DM7 and DM12 of Haringey's Development Management Policies (2017) and policy SP2 of the Haringey Strategic Local Plan (2017) and policies D4 and D6 of the London Plan 2021.

The proposals in this application have addressed the above reasons for refusal as follows:

- 5.2 Reason for refusal 1)

The size, scale and massing of the proposed additional dwelling to the rear of the site has been reduced to a single storey volume, set behind a new boundary wall along the Wembury Road pavement. The new dwelling will therefore be a very discrete development, barely visible in the street scene and will not harm the character or appearance of the Conservation Area.

- 5.3 Reason for refusal 2)

The proposed additional dwelling unit is a single storey, 2 bed 4 person unit with an overall gross internal area of 70sq.m. All three of the proposed residential units in the proposed development meet the relevant National and London Plan internal space standards, therefore providing adequate living accommodation for prospective occupiers.

The conversion of the host dwelling has been granted planning consent (ref:HGY/2022/1240) including with respect the amenity spaces for the ground and upper floor apartments. The proposed single storey dwelling Flat 3 will include its own amenity space of the required area and will not encroaching upon the amenity space of the residential units in the host building.

6.0 Proposed Works

The proposals consist of two parts:

1. The conversion of the existing 4 bedroom house into two separate residential apartments (Flat 1 2B4P, Flat 2 3B6P) granted planning consent (ref:HGY/2022/1240) with enlarged outrigger extension. The existing non-original single storey flat roofed rear extension will be removed.
2. Erection of a new single storey dwelling Flat 3 2B4P to the rear of the site. The existing non-original garage will be removed.

6.1 Conversion of the existing house into two residential apartments (Flats 1 & 2)

This part of the proposals consist of internal and external alterations to convert the existing 4 bedroom house in to two residential apartments (Flats 1 and 2).

The existing non-original single storey flat roofed rear extension will be removed. The existing entrance door to the side of the corner turret element will become the entrance to ground floor Flat 1, an 88sq.m, 2 bed, 4 person apartment. The bedrooms will be located in the existing front and rear reception rooms. A bathroom will be located in the centre of the plan and an open plan living/kitchen/dining room is proposed to the rear in an enlarged rear extension. A courtyard garden amenity area is proposed to the rear, accessed via the living spaces and bedroom 2. The courtyard garden will include a new native species tree.

Flat 2, a 123sq.m, 3 bed, 6 person apartment is proposed on the first and second (loft) floors. The flat will be accessed via the existing entrance door in the corner turret element. Two ensuite bedrooms are proposed on the first floor. A third bedroom, shower room, home office space and terrace are proposed on the attic floor. The existing ceiling will be lowered over the rear bedroom 2 in order to accommodate the home office and terrace over. A painted timber glazed door is proposed to light the home office space.

The living/kitchen/dining room is proposed to the rear in the proposed wider and shorter rear extension. This proposed rear extension will be one and a half storeys high, in brickwork and slate roof to match the existing. The proposed first floor level accommodation will be set partly within the sloping roof space and lit via zinc clad dormer windows to the flank and side elevations, both to match the existing dormer window on the rear roof slope. The proposed projection beyond the main rear wall of the house will be the same length as the existing ground floor rear extension.

Conservation type rooflights are proposed to the flank elevation roof over the proposed shower room and to the proposed rear extension over the living space.

Covered refuse bin stores and a secure cycle store for three bicycles will be located in the hard standing front entrance areas on Langdon Park Road and Wembury Road.

The proposed external alterations are designed to blend in with the language, form, scale and materials of the existing house and surrounding buildings.

6.2 Erection of a new single storey dwelling Flat 3 2B4P to the rear of the site. The existing non-original garage will be removed.

This part of the proposal consists of the erection of a single storey 70 sq.m 2 bed, 4 person dwelling (Flat 3) at the rear of the site.

The existing non-original garage and lime tree to the rear of the site will be removed.

The new dwelling, Flat 3 will be situated to the rear of the site between adjoining the side boundary with Wembury Road, the flank wall of no.11 Wembury Road and the garden boundary with no.43 Langdon Park Road. The proposed dwelling is a single storey, approximately 3m high with a flat green sedum roof with external walls in brickwork to match the existing in the existing house.

A new boundary wall, in brickwork to match the existing, the top of which is aligned with the existing pier on the boundary wall with no.11 Wembury Road, is proposed along the pavement boundary with Wembury Road.

The main entrance to Flat 3 is proposed adjacent the boundary wall with no.11 Wembury Road. This entrance comprises a garden wall and gate on to a landing which contains a covered refuse store and steps down to the flat entrance door. A secondary, wheelchair and cycle accessible entrance to the courtyard garden and rear of Flat 3 is proposed further along the boundary wall adjacent the rear extension of the converted existing house.

Two double bedrooms and the plan living/dining/kitchen room face out through full height patio doors and windows on to the proposed courtyard garden located against the boundary with no.43 Langdon Park Road. The bathroom is proposed adjacent the flank wall of no.11 Wembury Road. The proposed flat layout complies with London Plan and part M4(2) accessibility standards. The courtyard garden will include two native species trees and a secure cycle store for two bicycles.

Flat rooflights are proposed within the green roof over the living/dining/kitchen room, hallway and Bed 2.

The proposed development has been designed to blend in with the language, form, scale and materials of the existing surrounding buildings and wider Conservation Area.

7.0 Use, Layout, Scale, Appearance

7.1 Converted existing house (Flats 1 & 2)

Use:

The property would be converted from a four bedroom family house to a two bed flat (Flat 1) at ground floor with a three bed maisonette (Flat 2) at first and second floors.

Layout:

Alterations are proposed to the internal layout to create the proposed apartment layouts and the separation between the two demises.

Scale:

The proposed extension to the rear/flank is subservient to the existing building, of a high quality and in keeping with the scale and character of the existing building and surroundings.

Appearance:

The proposed external alterations are to the rear/flank elevations and will not have any impact on the principal elevation on Langdon Park Road. The proposed extension and rear roof alterations will be in keeping with the character and materials of the existing building and those in the surrounding buildings.

7.2 New single storey dwelling (Flat 3)

Use:

The proposal would be a single storey, 2 bed dwelling, located at the rear of the site, with part M4(2) standard wheelchair accessibility.

Layout:

The proposed flat consists of two bedrooms, an external entrance courtyard, bathroom, an open plan living/dining/kitchen room, and a courtyard garden.

Scale:

The proposed single storey dwelling to the rear is subservient to the existing building, and surrounding context, of a high quality and in keeping with the character of the existing building and surroundings. The proposed work is of a single storey height and will not exceed the height of the existing boundary wall pier adjacent no.11 Wembury road.

Appearance

The proposed development is to the rear of the site and will not have any impact on the principal elevation on Langdon Park Road. The proposal is of a single storey height and will not exceed the height of the existing boundary wall pier adjacent no.11 Wembury road. As such it will have minimal impact on the character and street scene of the area.

8.0 Trees

A large existing lime tree is located at the rear of the site, on the boundary with no.43 Langdon Park Road. This tree has been assessed by Gibbs & Haynes arboriculturists who have found it to be structurally unsound with a large, decaying cavity and unsuitable to be so close to the existing building at no.11 Wembury Road (referred to tree report letter and photo sheet included as part of the application document set).

The proposals include removal of this tree to allow for construction of the proposed new dwelling and to prevent potential future structural damage to the existing adjacent properties and boundaries (eg. no.11 Wembury Road and no.43 Langdon Park Road).

Three new native species trees are proposed in the courtyard gardens of Flat 1 and Flat 3 eg. Sorbus/Mountain Ash or Amelanchier.

9.0 Impacts on Adjoining Properties

9.1 Converted existing house (Flats 1 & 2)

The proposed rear/flank extension is set along the Wembury Road and will have minimal impact on the amenity of the neighboring properties. The proposed amenity space for Flat 1 is at ground floor level within the existing boundary fence to no.43 Langdon Park Road and behind the proposed boundary fence proposed amenity space for Flat 2 will be set within the pitched roof volume and will therefore prevent overlooking and impact on the privacy of adjoining properties.

9.2 New single storey dwelling (Flat 3)

The proposed new dwelling (Flat 3) will be located to the rear of the site, of single storey height and as such will have minimal impact on the amenity of the neighboring properties. The boundary fence between the courtyard gardens of Flats 1 and 3 will be 1.8m high and therefore maintain privacy between the two dwellings but will still allow a good level of sunlight and daylight to both spaces.

10.0 Access

10.1 Converted existing house (Flats 1 & 2)

The application site currently contains a family house accessed via two existing entrances on Langdon Park Road. Independent entrances are proposed to the proposed apartments via these existing entrances. There will be no visible alterations to the principal building frontage on Langdon Park Road.

10.2 New single storey dwelling (Flat 3)

The proposed new dwelling (Flat 3) has been designed with two entrances. The principal entrance will be situated on the left hand end of the boundary wall on Wembury Road with access to the front door via the entrance courtyard and external steps. A secondary entrance is proposed further down the boundary wall via a gate and shallow ramp to the courtyard garden and from there in to the dwelling via the rear patio doors.