

Application for Planning Consent

43 Langdon Park Road,
London N6 5PY

May 2023



Russell Jones

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1.0 Introduction

1.1 Aerial Location Plan



— Approximate outline of site

Not to Scale



1.2 Project Introduction

Application Site
43 Langdon Park Road



The following application for planning consent is to secure permission for the removal of one wall within an existing dwelling at 43 Langdon Park Road, London N6 5PY. Built in the 1890's as a single house, a wall was added in 1972 in the entrance hall, application HGY/1666/43/1, 03/06/1972, dividing the property into two separate flats. The owner wishes to convert the property back to its original state as a single dwelling, similar to other properties along the West side of Langdon Park Road

This application comprises the following:

- Site, Context and planning Background
- Existing drawings outlining current layout as two flats.
- Proposed drawings outlining proposed layout as single dwelling.

1.3 Site Context



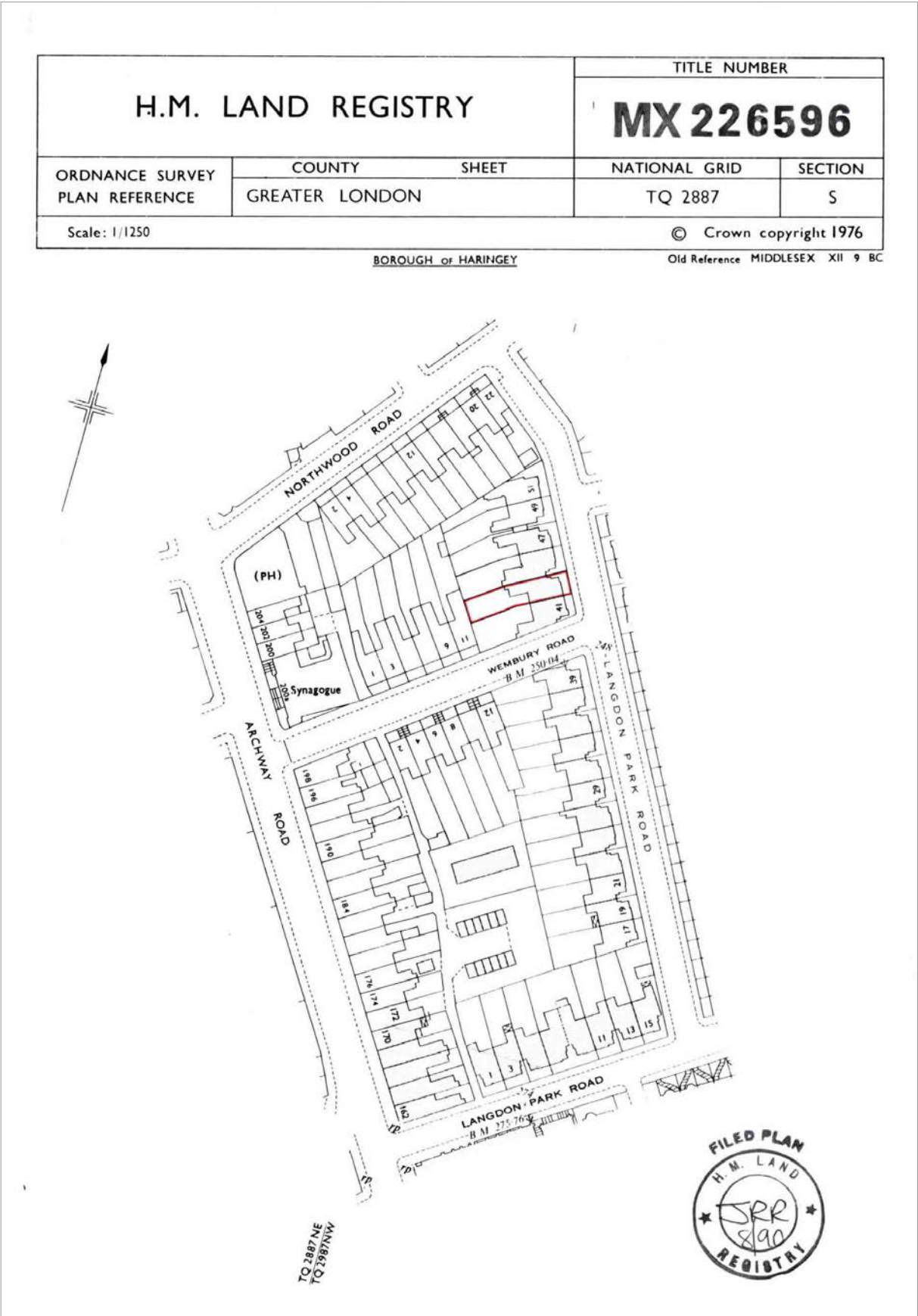
Approximate outline of site

The application site is located on the northwest side of Langdon Park Road, near the corner of Wembury Road, within the Miltons, part of the Highgate Conservation area of the London Borough of Haringey. Its neighbours are No. 41 Langdon Park Road, on the corner of Wembury Road and No.45, to the north.

The existing dwelling was built in the 1890's and was part of the first phase of development in the Miltons. The external appearance of the dwelling remains largely unaltered, although the building is in need of restoration.



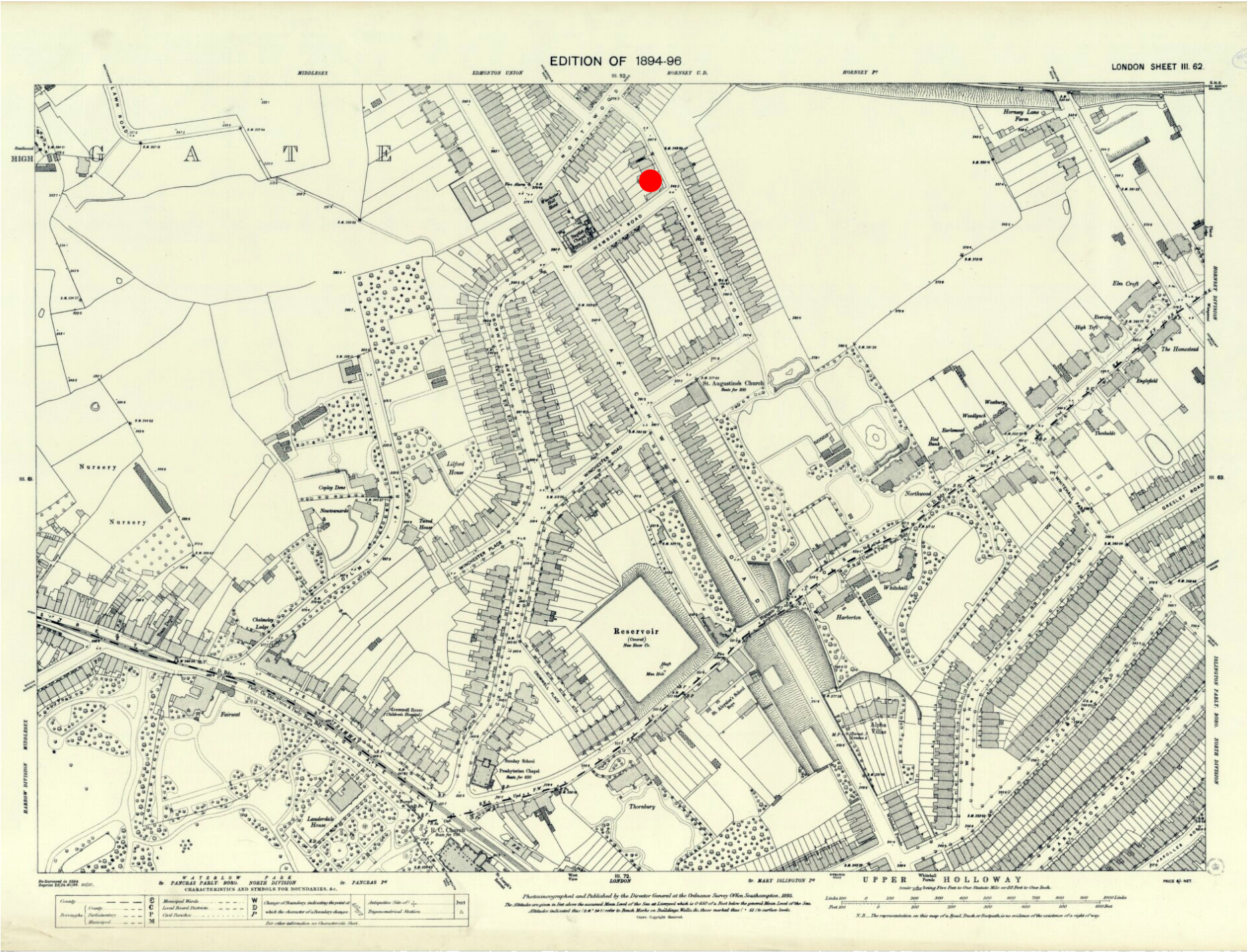
1.4 Land Title



— Approximate outline of site

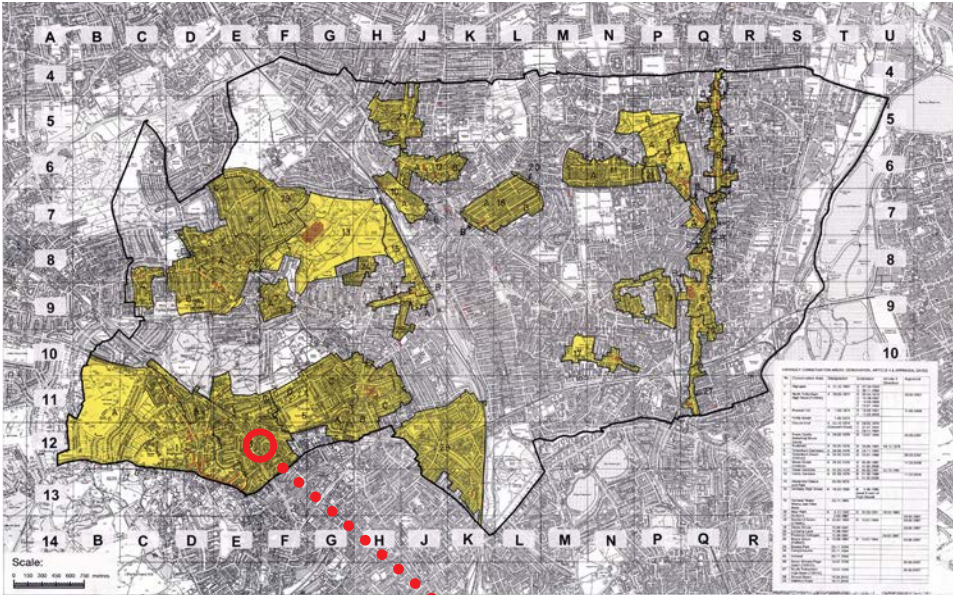


1.5 Historic and Planning Context

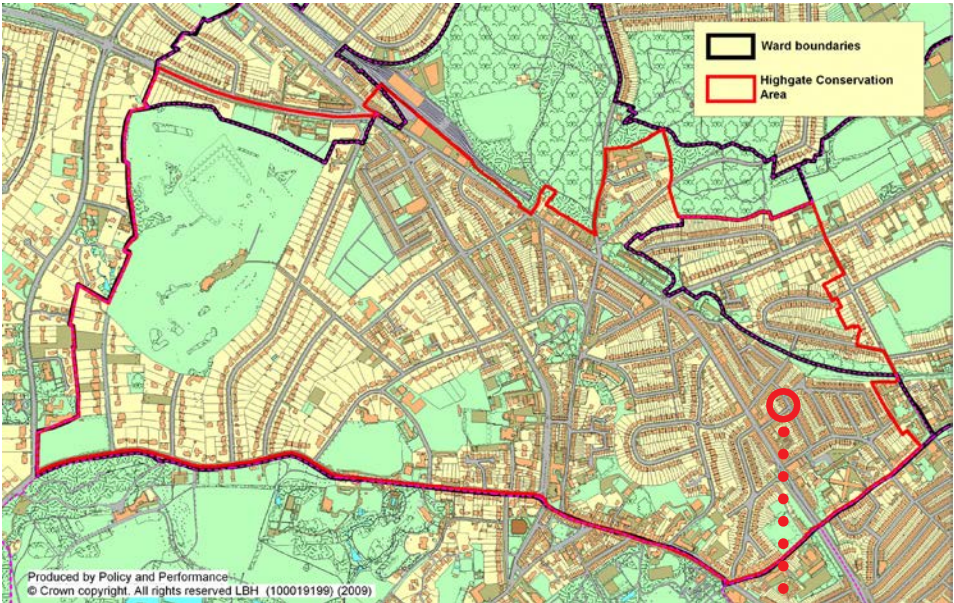


Historic map of the area from 1894-1896. 43 Langdon Park Road appears towards the top of the map.

● Approximate site location

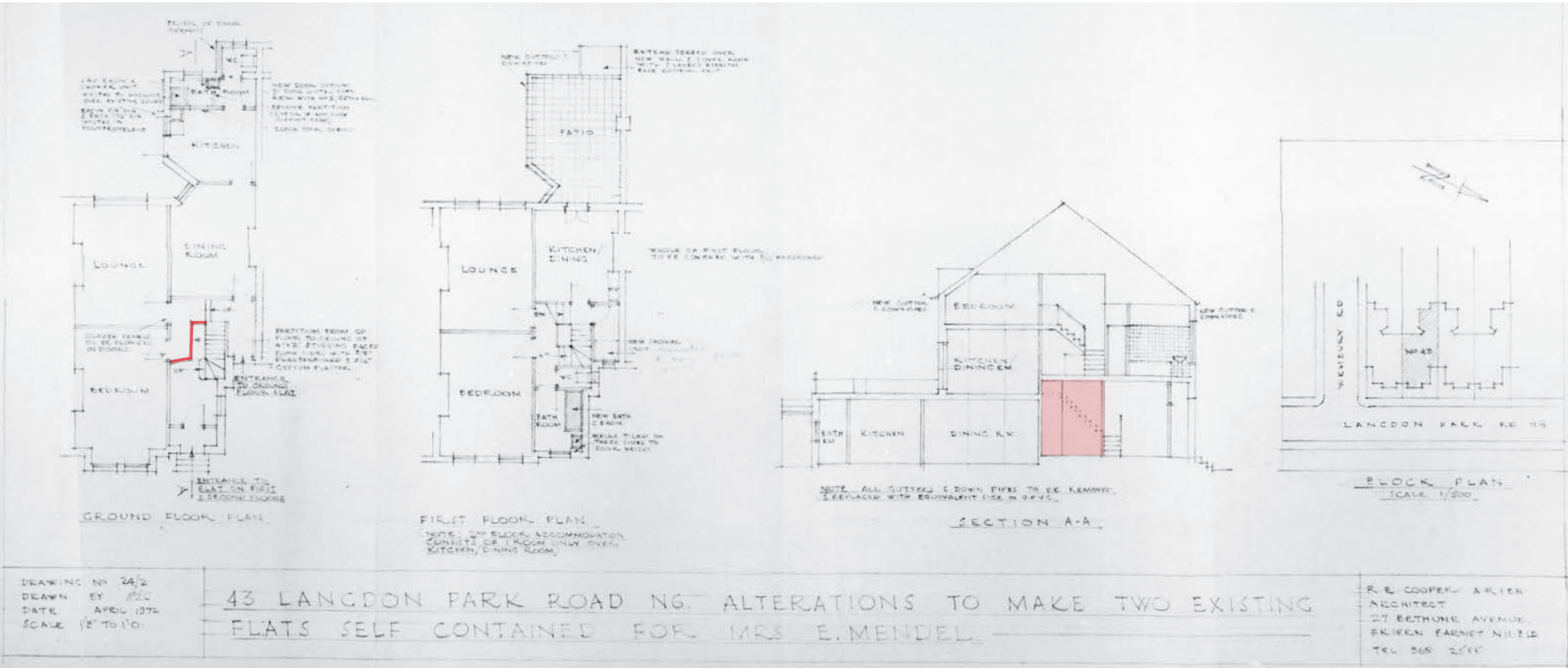


Haringey Conservation Areas ● Application Site

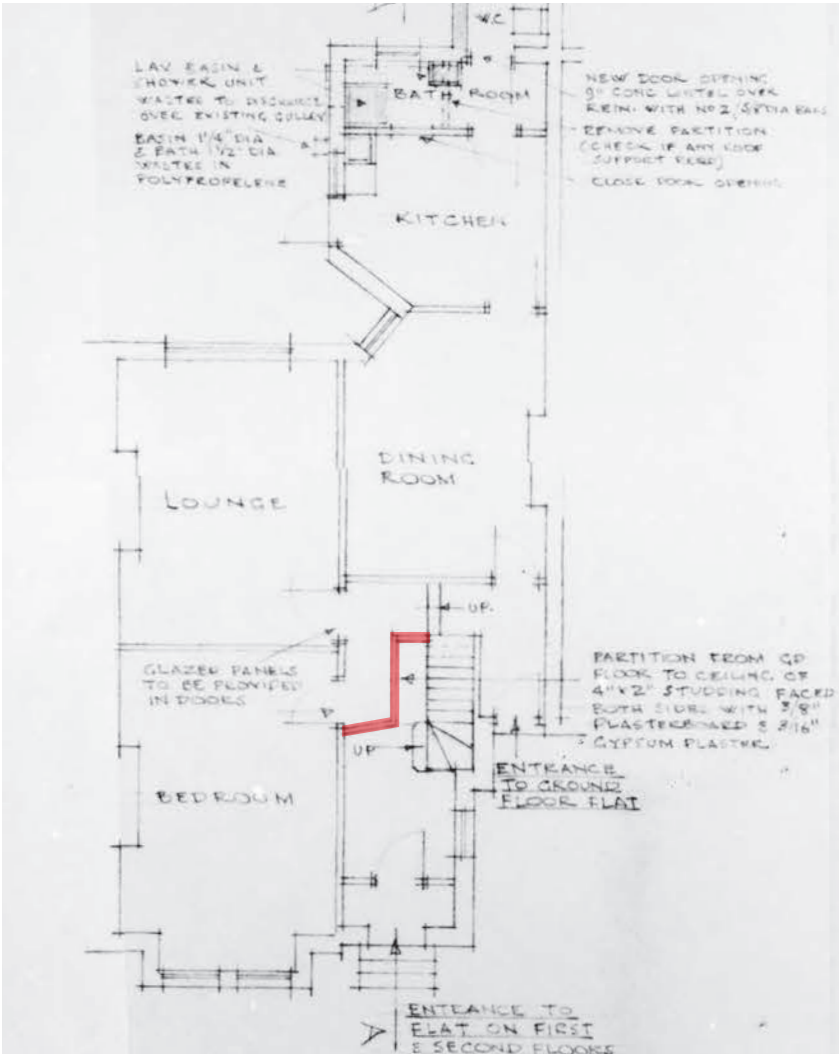


Highgate Conservation Area ● Application Site

1.6 Relevant Planning History HGY/1666/43/1 dated 03/06/1972



Added wall to separate dwelling into two flats.

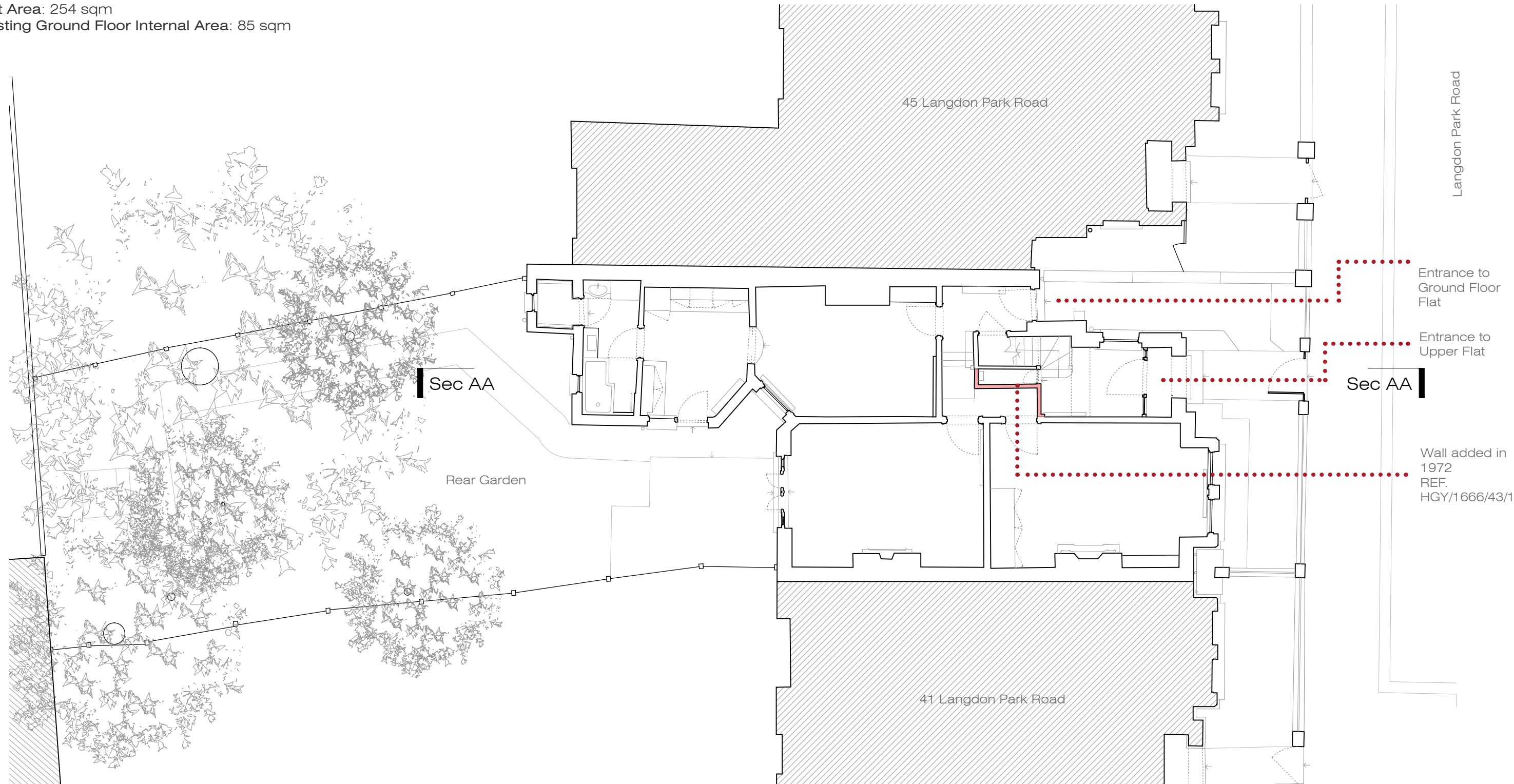


Detail of Ground Floor Plan.

2.0 Existing Drawings

2.1 Existing Ground Floor Plan

Plot Area: 254 sqm
Existing Ground Floor Internal Area: 85 sqm



Russell Jones Limited
5 Wembury Mews
London N6 5XJ
Tel: +44 (0)20 3770 3026
mail@russelljones.net

Project:	43 Langdon Park Road
Project Code:	43 LPR
Client:	

Revision	Comment	Date	Revision	Comment	Date

Drawing No	Existing - Ground Floor Plan	
	Scale	1:100 @ A3
	Drawn by	RL
	Initial Issue	01.05.2023
	Checked by	RJ

2.2 Existing First Floor Plan

Existing First Floor Internal Area: 67 sqm



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								Drawing No	Scale 1:100 @ A3
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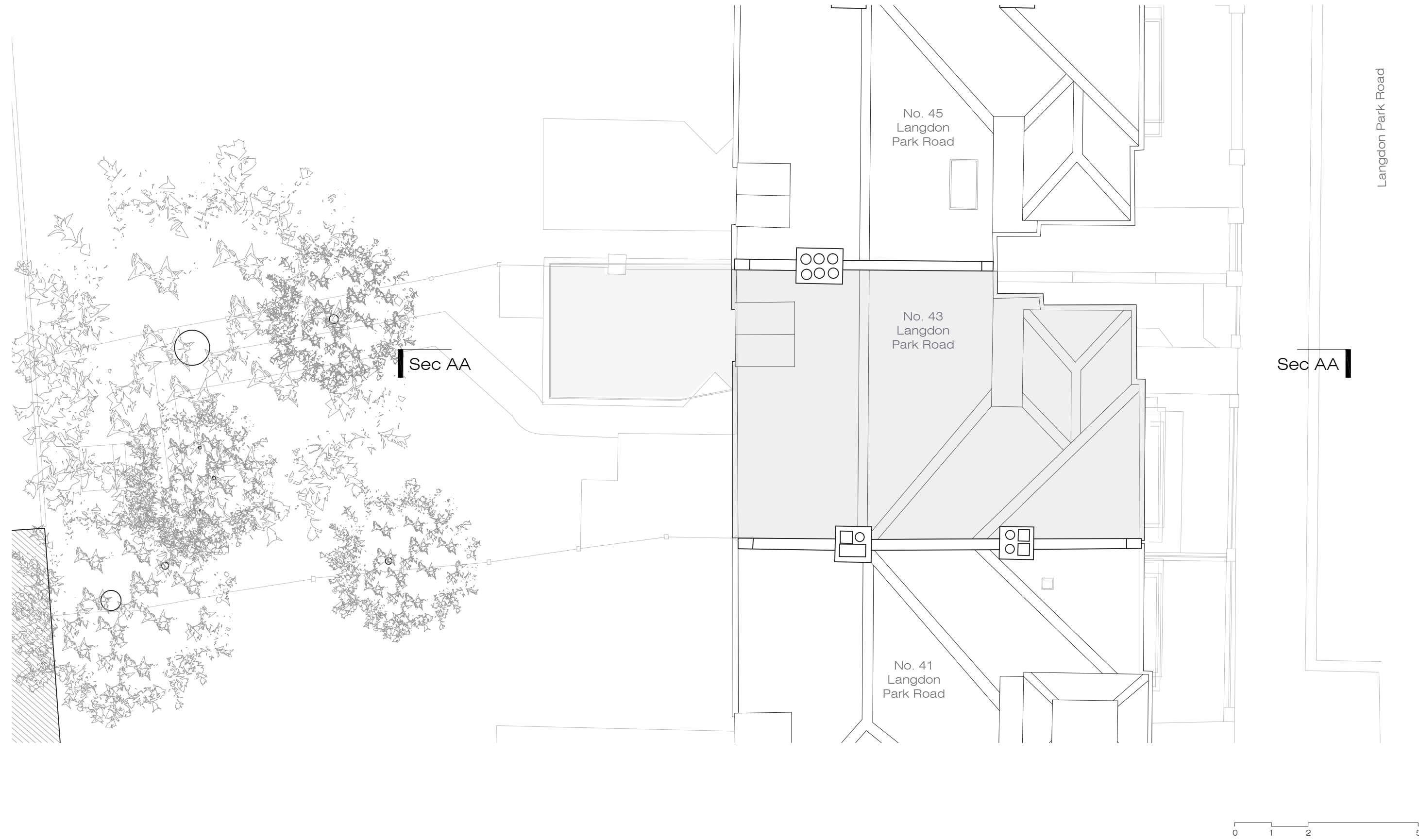
2.3 Existing Mezzanine Floor Plan

Existing Second Floor Internal Area: 21 sqm



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	Project Code: 43 LPR Client:								Drawing No	Scale	1.100 @ A3
										Drawn by	RL
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2.4 Existing Roof Plan



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								Drawing No	Scale 1:100 @ A3
									Drawn by RL
									Initial Issue 01.05.2023
									Checked by RJ

2.5 Existing Front Elevation



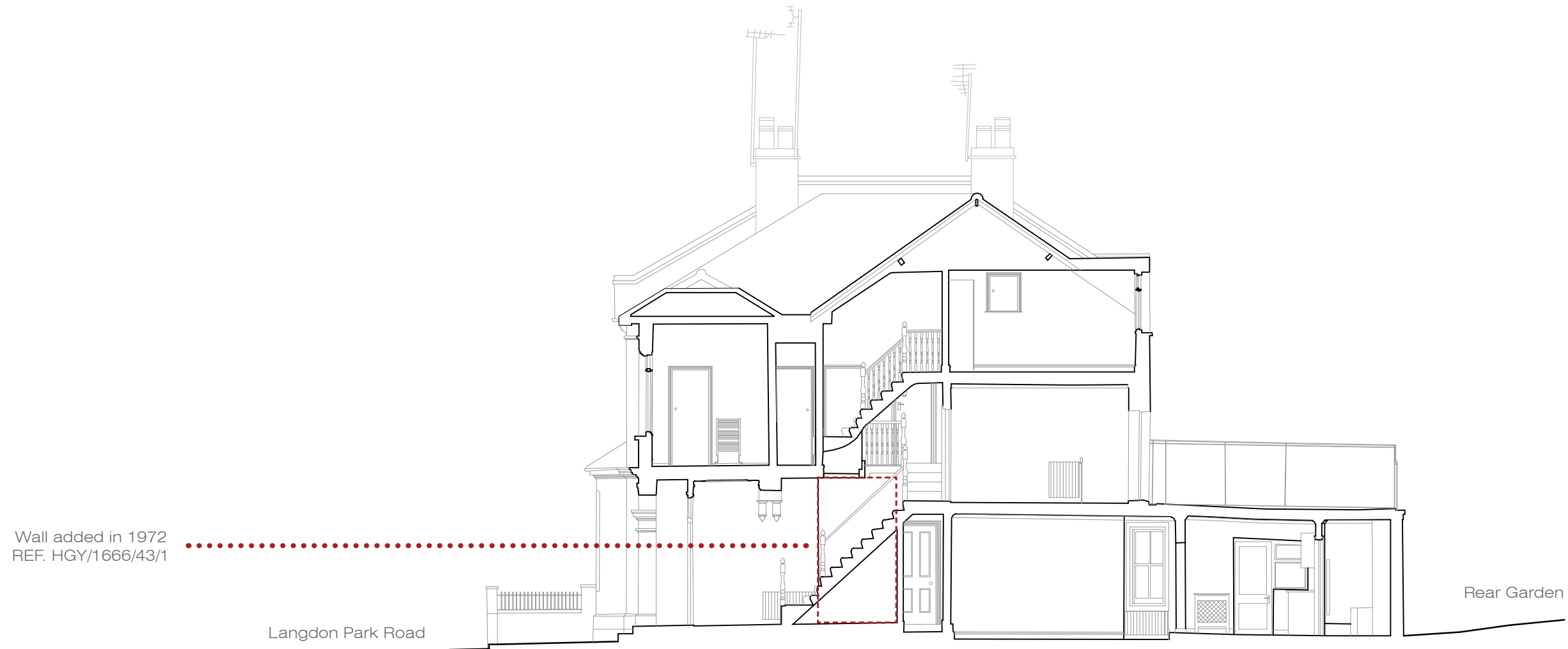
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								Drawing No	Scale 1:100 @ A3
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2.6 Existing Rear Elevation



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								Drawing No	Scale 1:100 @ A3
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									Initial Issue 01.05.2023
									Checked by RJ

4.7 Existing Section AA

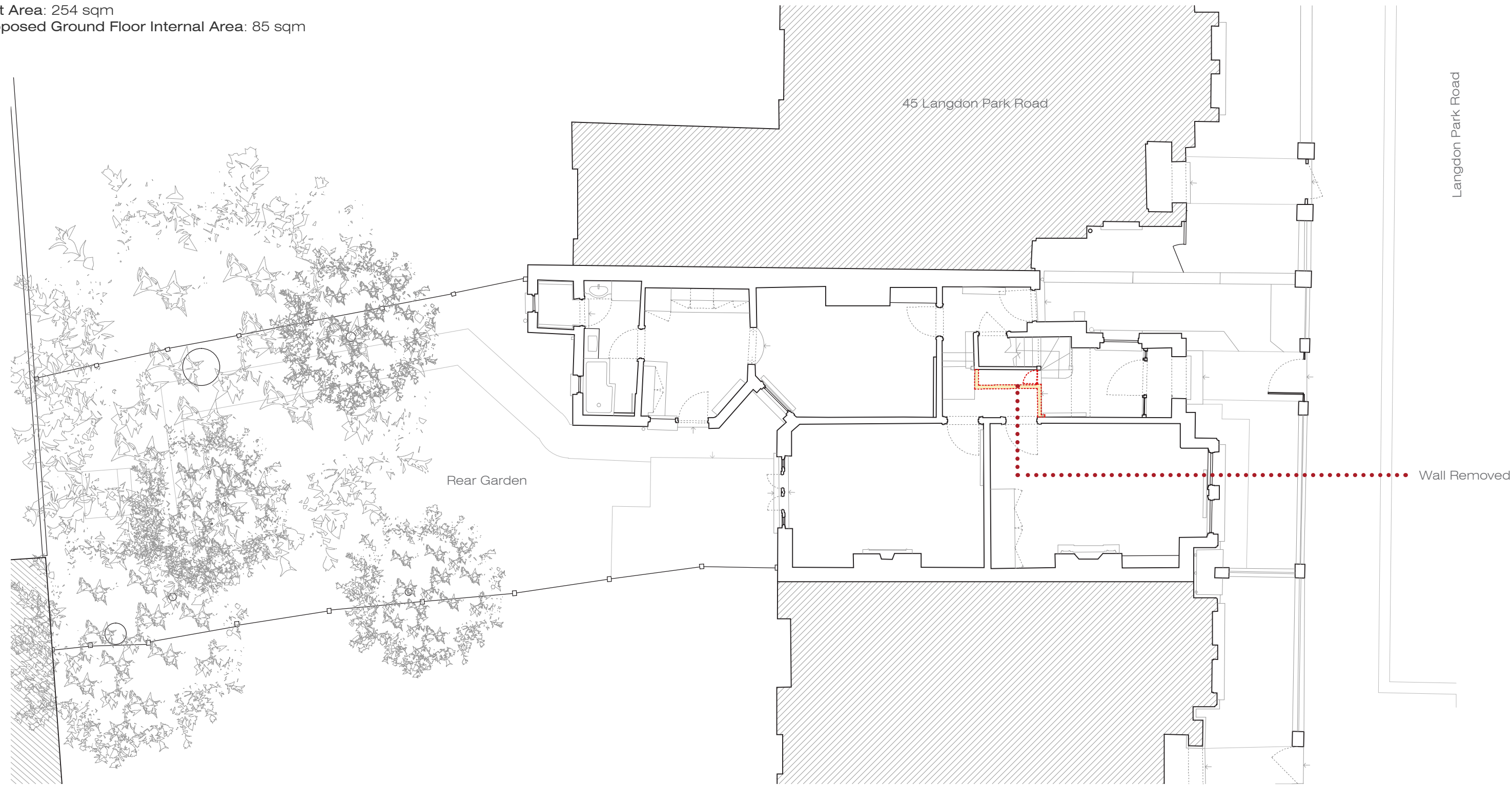


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											Drawing No	Scale 1:100 @ A3
	Project Code:	43 LPR										Drawn by RL
	Client:											Initial Issue 01.05.2023
												Checked by RJ

3.0 Proposed Scheme

3.1 Proposed Ground Floor Plan

Plot Area: 254 sqm
Proposed Ground Floor Internal Area: 85 sqm



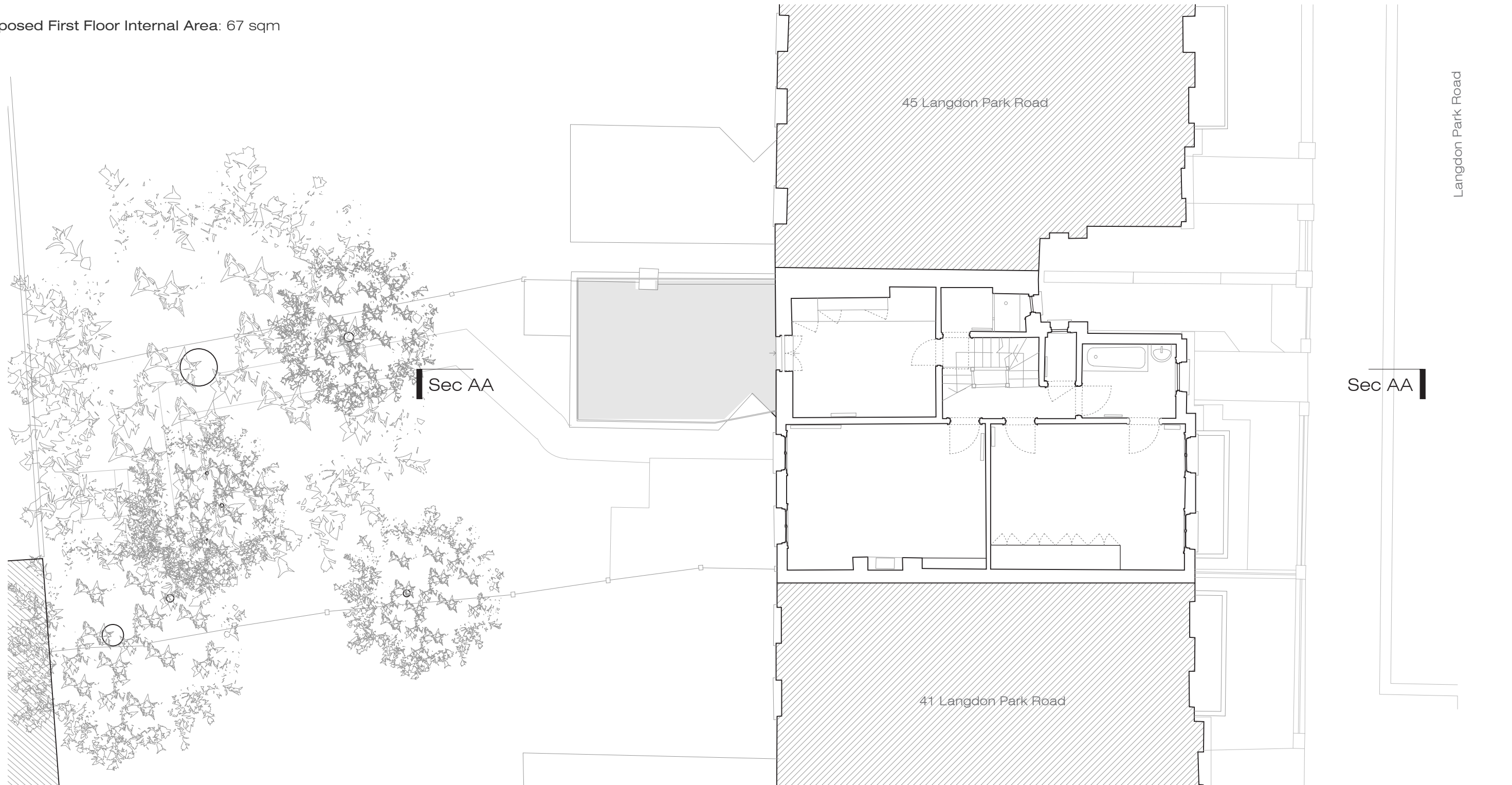
The proposal seeks permission to remove a wall within the entrance hall of 43 Langdon Park Road N6 5PY in order to reinstate the original layout as a single-family dwelling. A wall was added in 1972, application HGY/1666/43/1 to convert the single dwelling into two flats. The proposed works have no impact on the exterior of the building and no impact on the visual amenity of the neighborhood or conservation area, and facilitate the reinstatement of the buildings original character, layout and internal detail



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	Project Code: 43 LPR Client:								Drawing No	Scale	1.100 @ A3
										Drawn by	RL
										Initial Issue	01.05.2023
										Checked by	RJ

3.2 Proposed First Floor Plan

Proposed First Floor Internal Area: 67 sqm

[illegible]

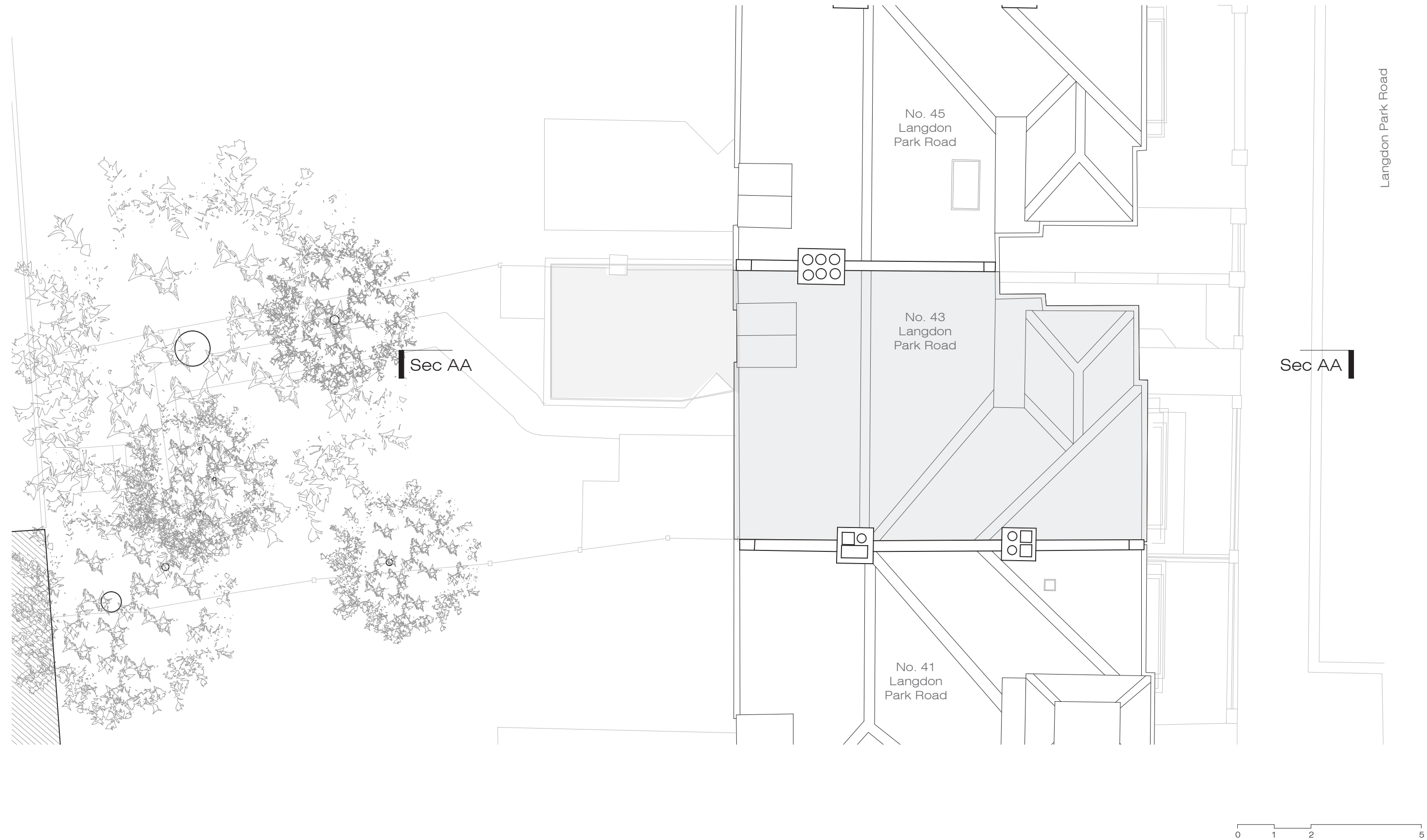
3.3 Proposed Mezzanine Floor Plan

Proposed Second Floor Internal Area: 21 sqm



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	Project Code: 43 LPR Client:								Drawing No	Scale	1.100 @ A3
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3.4 Proposed Roof Plan



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								Drawing No	Scale 1:100 @ A3
									Drawn by RL
									Initial Issue 01.05.2023
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3.5 Proposed Front Elevation (remains unaltered)



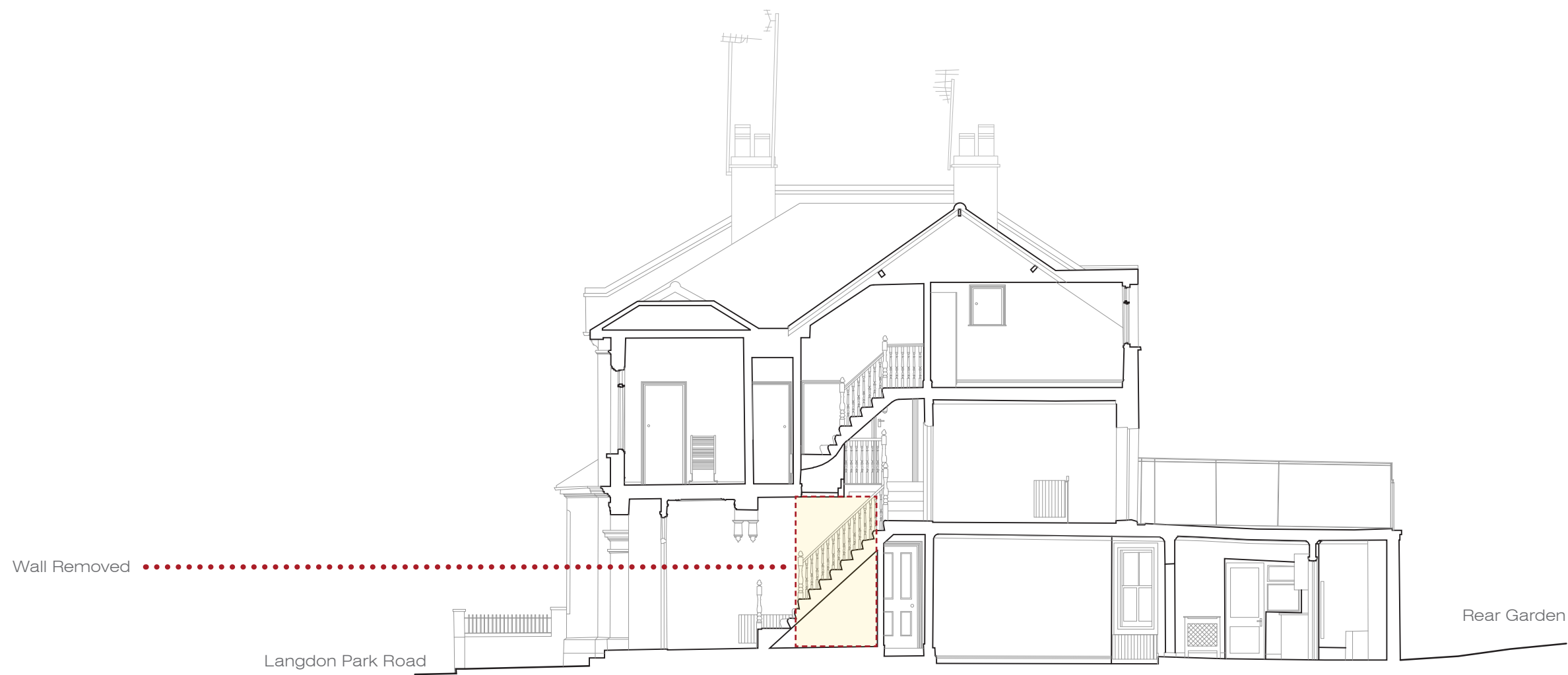
Russell Jones Limited 5 Wembury Mews London N6 5XJ Tel: +44 (0)20 3770 3026 mail@russelljones.net	Project: 43 Langdon Park Road Project Code: 43 LPR Client:	Revision	Comment	Date	Revision	Comment	Date	Proposed - Front Elevation	
								Drawing No	Scale 1:100 @ A3
									Drawn by RL
									Initial Issue 01.05.2023
									Checked by RJ

3.6 Proposed Rear Elevation (remains unaltered)



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									Drawing No	Scale	1:100 @ A3
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	Client:									Initial Issue	01.05.2023
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3.7 Proposed Section AA



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									Initial Issue 01.05.2023
									Checked by RJ



8 Wembury Mews, N6 5XJ (Haringey)



3 Langdon park Road, N6 5PS (Haringey)



5 Wembury Mews, N6 5XJ (Haringey)



Wembury Mews Garages, N6 5XJ (Haringey)

Russell Jones Ltd is a London-based Architecture and Design Studio with over 30 years of experience in Residential Architecture in London.

The practice has undertaken numerous residential projects in Haringey and has completed a number of projects proximate to the application site which have been nominated for and won awards at a national and International level. The practice is currently involved with the redevelopment of Wembury Mews, 50 metres from the application site, and other residential projects in the borough.

Credits

Design team

Russell Jones
Raphael Luzy
Hannah Guy

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