

28 Hornsey Lane Gardens

Heritage and Design & Access Statement

Proposal: Double Storey Rear Extension – Similar in nature to approved scheme.

The proposal constitutes a double storey rear extension. This is identical in size and scale to previously approved (on appeal) application. The difference in the design is the roof. We are seeking a slightly raised hipped roof with a flat section at the ridge to the existing house and the approved extension.

Application Site & Heritage

The application site is a two-storey detached dwelling situated to the southern side of Hornsey Lane Gardens. The site lies within the Highgate Conservation area. This part of the Hornsey Lane Gardens is characterised by a variety of architectural styles with houses that were developed in blocks. To the North houses were developed in the 1890s in a staggered orientation (SSE) and is distinct from the rest of the street. To the South in this part of Hornsey Lane Gardens a block of houses were developed in a very different style in the 1920s onwards. They are characterised by front bays and have 2 storeys although the ground level on the South side of the road is higher (by 1.5m) To the East of the application site, the houses have asymmetric bays for the ground and 1st floor primary rooms. The houses have been extended upwards up the road in an ad-hock manner some with front full width front dormers and others with front facing rooflights.

To the west of the application site, the houses also have bays but also have large front facing dormers. Number 28 has a different style to the rest of the row it is on. It is wholly detached, has a symmetrical hipped roof and although sitting 1.5m above the pavement level, does not match the progression of heights seen elsewhere. In fact the application site has a ridge well below the neighbouring houses.

Proposal:

This report focuses on the new roof as this is the only change from the previously approved application. The previously approved application retained the existing buildings low hipped roof and proposed an unsympathetic flat roof above the double storey projection. This new roof is out of keeping with the character of the local area and the host building. The proposed application seeks to raise the roof by 600mm. The proposed ridge level is still well below the ridge line of the two neighbouring houses whose dominating roofs tower above the application site.

The proposed Roofing material clay tiling to match the existing house. The other benefits which the previous application boasted such as the access being in line with Lifetime homes standards, high quality bedrooms and living space, remain

with this application. From an ecological and environmental perspective, the proposal adds a bedroom without any increase to the footprint, which should be considered a positive. The roof contains a flat roof dormer which will have materials to match existing and will give the second floor balance and an attractive outlook. The side rooflights are designed at a height to let light in but without any overlooking issues.

Impact on Street scene and neighbours

The impact on the street-scene and neighbouring houses will be minimal to nothing. No.30 Hornsey Lane Gardens has a steep pitched roof with a ridge line at least 3500mm above the proposed ridge line. No.26 Hornsey Lane gardens also has a ridge line well above the proposed ridge line. No.26 also has a gable end wall flanking the application site. Currently both neighbouring houses dwarf the application site. The proposed ridge with its minimal 600mm raise will still be subordinate to the neighbouring houses but will have a slightly increased dominance along the street which will bring it more in line with the neighbouring houses. There will be no impact on the light enjoyed by the neighbouring house windows due to the distances from the boundary and the orientation of those houses. The proposed hipped roof with the central flat section will be an aesthetically pleasing addition and in our opinion an improvement on the previously approved application. We would also like to point out that the neighbours have been fully consulted on both applications and have given their full support.

Appeal Inspectors Findings from Previous Application and Consideration of Proposed Scheme

When producing the drawings, we were very mindful of the Appeal Decision of 14th February 2023, where the Planning Inspector N Teasdale found the scheme acceptable. To summarise the key findings:

- The development did not harm the Highgate Conservation Area (CA).
The new proposal is very similar to the approved scheme and this will also not harm the CA as it has matching materials and will not alter the properties character in any negative way at all.
- The host property is smaller than neighbours and No.26 and No.30's extensions alterations extend further than the proposed extension.
The new proposed roof will not be an issue to the neighbouring properties.
- There were some concerns over the approved flat roof – which has now been designed out.
- The Proposed development is fairly close to neighbouring properties but this would not be largely different from the relationship of other properties nearby.
- Due to the height of the host property in comparison to the neighbours, the alterations would appear non-dominant.
The relatively minimal increase in height would not alter this finding, with the proposed roof still being well below the neighbours.

Photographic Context



Front Street-view



Rear View



Rear View

These photos really demonstrate how the neighbouring properties completely dwarf the application site.

Conclusion

In conclusion we feel there are numerous positives to the development. It will create a fantastic internal layout and bring the house up to the standard in the local area – which has been set very high by numerous developed properties. It will be modern and aesthetically stunning with a strong presence but without being overly imposing. The impact on the neighbouring properties is very minimal. To re-iterate, of key importance is that the extension is already approved on appeal on the previous application. The only alteration is the slightly increased ridge height and roof design which will remain fully in keeping with the local area and neighbouring properties and in line with the findings of the Appeal Inspectors report, which we have been sure to pay close attention to within this design.