



57 Fordington Road, London, N6 4TH
Design & Access Statement

July 2023

MXN ARCHITECTURE

1. Introduction

The application property is a 1920's semi-detached house with four bedrooms (two double and two single), located on the north side of Fordington Road. The property is the home of the applicants and they wish to extend the house and make alterations to improve the internal layout and energy performance of the building.

The proposed alterations include:

- Replacement of existing conservatory with single storey rear extension;
- Side extension at first floor level;
- Alterations to loft dormer subject to a separate lawful development certificate application;
- New insulated render to rear and side walls;
- Alterations to existing windows at side;
- Part conversion of existing garage;
- Air source heat pump to rear garden.

This application is made following a separate lawful development certificate application (reference HGY/2023/1726), which relates to conversion of the loft space.

The building is not listed and the site is not within a conservation area.

2. Context



2.1 Aerial view of Fordington Road (part) with the boundary of No. 57 highlighted in red.

Fordington Road is located between the centres of East Finchley and Muswell Hill, and between the green spaces of Cherry Tree Wood and Highgate Wood. The road is lined with detached and semi-detached houses, largely constructed during the inter-war period. The palette of materials is predominantly red brick and painted render, with clay tile roofs. The plot sizes are generous with good-sized front and rear gardens.

Many of the properties in the road have been altered and extended adding to the variations in building form. Additions to houses include dormer windows, hip to gable conversions, rear and side extensions (both single and two-storey additions). Many of the original garages between houses have been converted into living accommodation.

The width between the upper floors of houses varies along the road. Historically, the clear width was informed by the width of garage(s) between the properties, varying from circa 3 to 6m. There are also examples of houses on the road that have a smaller gap to the neighbouring property, of between 1 and 2m.



2.2 Photo showing application property (to left of image) as existing. The image also indicates the gap between the upper floor of 57 and 59 Fordington Road, which is informed by the width of the existing and former garages. The gap measures 5.4m at the front of the houses.

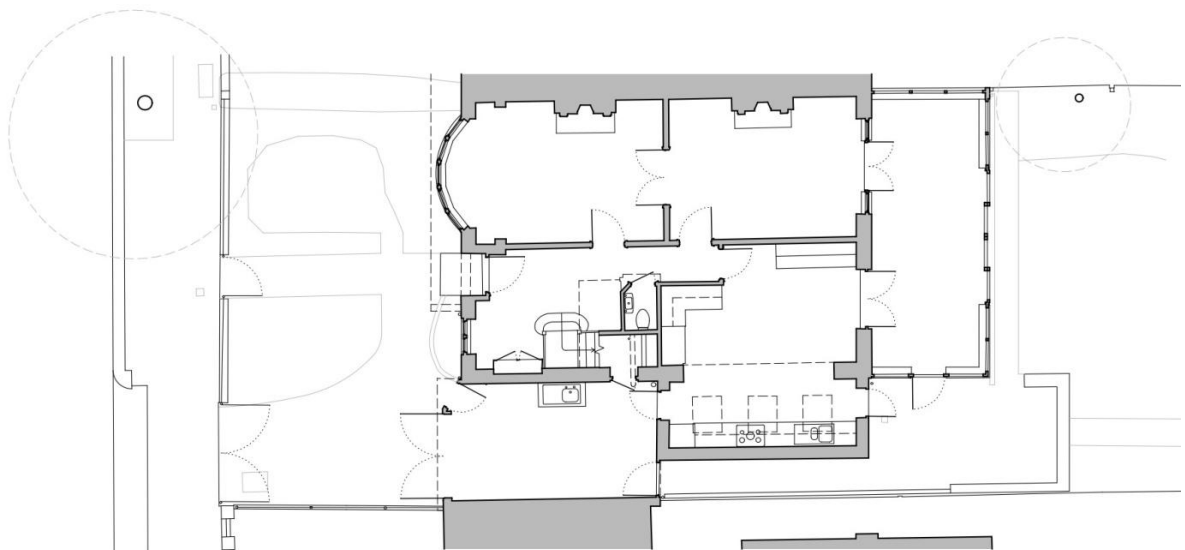


2.3 Photo showing gap between the upper floor of 49 and 51 Fordington Road. The gap measures around 3.9m at the front of the houses. The space between the first floor of buildings varies along the street from between 1 and 6m.

The application site measures approximately 10m wide and 42.5m deep. The house is set back 6m from the pavement and has a 24m long rear garden. The house is semi-detached, and separated from the boundary with No. 59 by a circa 3m wide garage. The building form and materials are typical of the street, with red brick and render to the walls, and clay tiles to the roofs. The house has been extended previously, with a uPVC framed conservatory at the rear, and with a single storey side extension to the rear of the garage, finished in common bricks.



2.4 *Rear of 57 Fordington Road as existing, showing disparate elements of conservatory, side extension and garage.*



2.5 *Ground floor plan of 57 Fordington Road as existing.*

The neighbouring house at No. 59 Fordington Road has been extended with a ground floor rear/side extension and dormer windows to the roof. The former garage has been converted to a study. (Refer to application HGY/2008/1266.)

3. Proposal

The proposed additions have been designed to sit comfortably with the existing building and its wider context. The materials proposed are in keeping with those of the existing house and its surroundings. The new elements and alterations to the existing fabric have been carefully designed to create a unified whole, replacing the ad-hoc nature of existing additions at the rear of the house.

The proposed single storey rear extension is similar to other recently approved extensions nearby, and replaces an existing conservatory with uPVC framing. The extension adds 4.5 sqm to the ground floor footprint, providing a new dining space and an additional seating area, both with direct views of the garden. The parapet height is around 0.4m lower than the height of the existing rear extension at 59 Fordington Road. The geometry of the new openings are informed by the location of existing windows and openings at the rear of the original house. The walls are to be finished in red brick, similar to the existing brick at the front of the house.

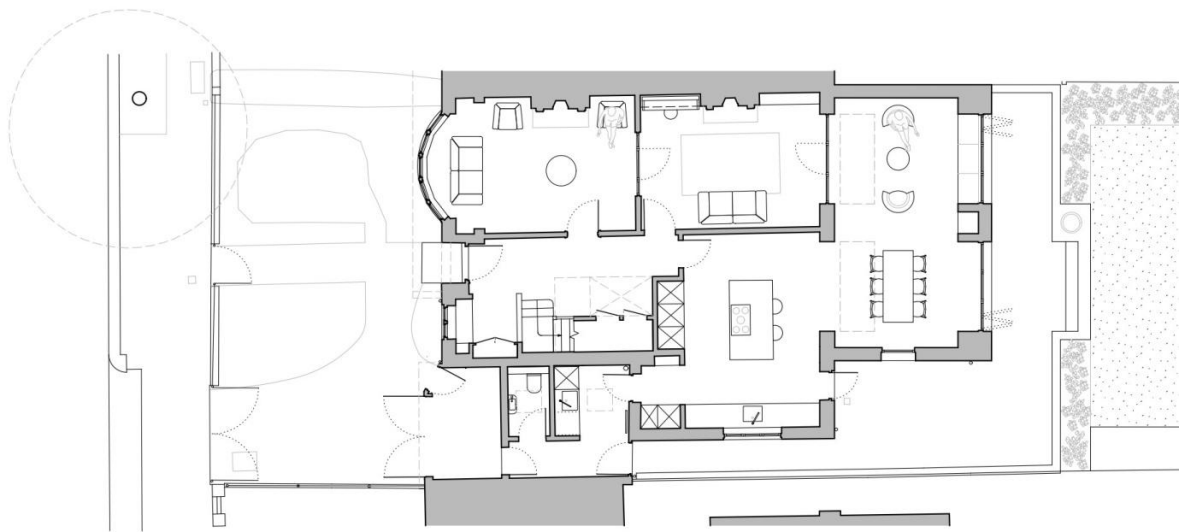
In order to allow for enlargement of the first floor rear box room to provide a more functional children's bedroom it is proposed that the bathroom be relocated within a slim side extension at this level, over the footprint of the existing ground floor extension. The relocated bathroom also allows for an improved first floor landing, more appropriate to the size of the house. The first floor addition is just under 2m wide and is set back from the side boundary by approximately 1m and from the front elevation by around 5m (the full depth of the existing garage). The deep set back of the extension allows the existing generous separation between 57 and 59 Fordington Road to be clearly read at the front elevation. Towards the rear of the houses, the separation between the first floor accommodation is approximately 3.4m, which is around the width of a typical garage. In this way, the proposed side extension has been designed to maintain good separation from the neighbouring house. The proposed pitched roof form follows the angle of the existing roof pitch, making new and existing roof elements read as a cohesive whole. At the same time the ridge height of the new roof is around 1.4m lower than the existing ridge height, highlighting its subservient nature. Narrow windows to the north and south elevations of the new volume follow the line of cill and head heights of existing first floor windows. The bathroom window located in the east facing wall of the extension is at high level and is of opaque glass. The north facing bathroom window is also opaque. Externally, the walls of the first floor addition are to be finished in an off-white render.



3.1 Front elevation as proposed. The side extension is recessed around 5m from the front of the house.



3.2 *Rear elevation as proposed, designed to provide a unified whole while also ensuring the slim side extension is read as subservient to the main house. The form and fenestration of the additions are informed by the size and location of existing window openings.*



3.3 *Ground floor plan as proposed. The extended building footprint is similar to the existing.*

The hip to gable loft conversion and rear dormer are subject to a separate lawful development certificate (LDC) application (reference HGY/2023/1726). The additional area for the loft conversion applied for under the LDC is 19.2 sqm. Under this householder application it is proposed that the rear dormer be altered to improve the proportions of the rear elevation. To allow for this, the rear face of the dormer would be moved 300mm towards the rear of the original house. The rear face of the dormer would be approximately 600mm from the eaves (measured along the slope of the roof). This alteration to the dormer would increase the floor area in the loft by a further 1.8 sqm. In line with the LDC application, the materials to the loft would be informed by the existing roofing materials, with red clay tile and lead to the face and cheeks of the dormer.

Existing walls at the side and rear of the house are to be finished in an off-white render, helping to unify the existing fabric with the new additions.

4. Planning Precedent

The proposal is well precededent, with similar schemes approved in recent years at properties within the immediate area. In particular, approved schemes at the following properties should be noted:

24 Fordington Road:

Reference: HGY/2011/0392
Scheme: Ground floor rear extension and first floor side extension
Decision: Approved

26 Fordington Road:

Reference: HGY/2007/1760
Scheme: Ground floor rear extension, first floor side extension, loft conversion with rear dormer
Decision: Approved

59 Fordington Road:

Reference: HGY/2008/1266
Scheme: Single storey rear extension, loft conversion with rear and side dormer, conversion of existing garage
Decision: Approved

71 Fordington Road:

Reference: HGY/2019/2346; HGY/2019/2345
Scheme: Single storey side extension, part single / part double storey rear extension, hip to gable loft conversion
Decision: Approved

79 Fordington Road:

Reference: HGY/2022/0466; HGY/2022/0209; HGY/2010/0105; HGY/2004/0509
Scheme: Single storey rear extension, enlarged rear dormer, hip to gable loft conversion, two storey rear extension
Decision: Approved

81 Fordington Road:

Reference: HGY/2015/0309; HGY/2008/1608
Scheme: Single storey rear extension, hip to gable loft conversion
Decision: Approved

5. Daylight and Sunlight

A daylight and sunlight report has been commissioned, carried out by consultants Smith Marston. There are no habitable rooms at either No. 55 or 59 Fordington Road with windows directly facing the application property. The garage conversion at No. 59 (ref. HGY/2008/1266) houses a study with equal sized windows to its north and south elevations, perpendicular to the boundary with 57 Fordington Road. The dual aspect room benefits from direct sunlight via its south facing window, while good levels of daylight would be maintained under these proposals.

A full daylight and sunlight report is to be submitted separately.

6. Flood Risk

Environment Agency mapping shows the property to be located within Flood Risk Zone 1, with a low annual probability (less than 1 in 1,000) of river or sea flooding.

7. Sustainability

The areas of new building fabric will be designed to provide a high level of thermal performance, with low U-values, helping to minimise the overall energy use of the property. Insulated render is to be applied to the existing walls at the side and rear of the house, further improving the thermal performance.

Improvements in the building fabric are to be combined with an air-source heat pump (ASHP), helping to minimise the carbon footprint of the house. It is proposed that the ASHP be located in the rear garden, within an acoustic enclosure.

The location and size of new glazing has been carefully considered to help ensure good levels of daylight to the centre of the house. This will help to minimise the use of artificial lighting, while also being designed to avoid overheating from solar gain during summer months.

The robust and durable materials proposed for this project will help to ensure the longevity of the building fabric. Wherever possible, materials and products will be specified that have low embodied energy and are from sustainable sources.

8. Access

The internal alterations include for generous kitchen, living and dining spaces, together with well proportioned circulation spaces, allowing for ease of use by occupants and visitors.

A new WC is provided at the entrance floor level.

The rise and going of the new and altered stairs are designed to be similar to the dimensions of the existing stair and compliant with Part K of the Building Regulations.

9. Parking

Car parking will remain off-street as part of these proposals. It is proposed that the existing garage, which is currently used for storage, be part converted to provide a WC and utility space. The remaining part of the garage will provide cycle storage, while allowing for retention of the existing timber garage doors and frontage.

10. Trees

There is a small holly tree in the rear garden within falling distance of the proposed extension. This is indicated as tree T1 on the existing ground floor plan. This is to be removed under these proposals to allow for the new rear extension and external landscaping.



10.1 Photo showing variegated holly tree (T1) adjacent to the existing conservatory.

11. Conclusion

The proposals set out here describe a high quality design that is sympathetic to the existing architectural context. The proposed form, detail and materiality of the additions provide considered and appropriate development of the site.

The form and fenestration of the proposals have been carefully designed to avoid overlooking of neighbouring houses. The slim first floor side extension is set back from the side boundary and from the original flank wall of the neighbouring house so that the residential amenity of the adjoining property is not adversely affected. The side extension is well set back from the front elevation and has a significantly lower roof line, rendering it clearly subordinate to the existing dwelling.

The new highly insulated building fabric, air-source heat pump, and upgrades to the thermal performance of existing roofs and walls will provide a more energy efficient family home that is better adapted to future needs.