

5.0 Design and Access Statement

5.1 Design and Access Statement

Introduction

This document is a Householder Planning Application for the replacement of the existing single-storey rear extension at 43 Langdon Park Road, London, N6 5PT, with a new, full-width, single-storey rear extension, in order to facilitate improvements to the internal layout of the dwellinghouse and connection with the rear garden.

Relevant Planning Policy

Relevant policy documents and key policies used for guidance in producing this proposal include:

Haringey's Development Management DPD 2017:
Policy DM1 Delivering High Quality Design
Policy DM2 Accessible and Safe Environments
Policy DM9 Management of the Historic Environment
Policy DM12 Housing Design and Quality
Policy DM21: Sustainable Design, Layout and Construction

Haringey's Strategic Policies DPD 2017:
Policy SP4 Working towards a Low Carbon Haringey
Policy SP11 Design
Policy SP12 Conservation

The London Plan 2021
National Planning Policy Framework 2021
Highgate character appraisal and management plan.

Application Site

Dwellinghouse at 43 Langdon Park Road, London, N6 5PT

The existing building was built as a dwelling in the 1890's. It has not been enlarged and remains largely unaltered externally. It was split into two flats in 1972 following permission HGY/1666/43/1 and had new fenestration installed not in keeping with the original. It has recently obtained permission to be reverted back to a single dwellinghouse HGY/2023/1189.

Conservation Areas and Listed Buildings

The application site is part of the Miltons sub-area of the Highgate Conservation Area, in the London borough of Haringey. The property is not listed.

The proposal contained within this application recognises that the scheme must enhance and contribute positively to the Conservation Area, and be sympathetic to the character and appearance of the area, the existing house and its neighbours.

The building is in need of restoration and as part of the proposal the house will undergo minor restoration works to external elevations to include: cleaning, repair and repointing of brickwork. Fenestration and the front door will be replaced and upgraded in keeping with the Conservation Area.

Architectural Approach and Materials

The current single-storey, rear extension is 19 sqm. It is poorly planned, damp and has no connection with the rear garden.

The proposal introduces a sensitive rear addition, minimal in height and extent, which seeks to enhance the overall architectural quality of the building and contribute to the long-term improvement of the site and the area.

With a 15 sqm increase in area it seeks to improve the internal layout, accommodating an open plan kitchen / dining area, and improve the relationship with the rear garden.

It will use high-quality materials and detailing, in keeping and visually similar with those of the existing building, drawing reference from surrounding buildings and relevant reference projects. The project will aim to use local materials, crafts, and trades where possible.

Form

In plan the proposal does not extend beyond the line of the original rear extension and does not extend more than 6 metres beyond the rear wall of the main house. It aligns with the line of the neighbouring rear extension at 45 Langdon Park Road. In width the addition is half the width of the original house.

In height the single-storey proposed rear extension does not exceed 3 metres. It aligns with the rear extension at neighbouring 41 Langdon Park Road. Langdon Park Road sits on a slope and the terraced houses step to follow. The application site is on the same 'step' as 41 Langdon Park Road. The existing rear extension at 43 is already higher than that at 45.

The rear addition is set down lower than the existing extension to accommodate ceiling heights as set out by minimum space standards and roof build-up for a planted roof and is approximately the same height as the existing extension. The design makes use of the existing slope of the rear garden to minimise any impact upon the neighbouring properties.

Rear Landscaping

The proposal includes a new terraced area set down from the sloping rear garden connected to the new rear extension. An existing magnolia tree becomes the focal point for the terrace.

Energy and Sustainability

The development shall be constructed to comply with targets identified in local policy and Part L of the Building Regulations. Energy use minimisation and sustainability will be integral to the new proposal.

All new external solid walls will be of wide cavity brickwork, well insulated to achieve optimal U-values. Glazing will be a low emissivity double or triple glazing to reduce heat loss whilst maximizing light penetration and minimizing light spill and glow. It is anticipated that the dwelling shall incorporate LED lighting, induction cooking, underfloor heating and other energy saving measures, to minimise the burden on existing services. All external hard surfaces will be permeable. The single-storey roof will be part planted with vegetation to enhance biodiversity.

The development shall be constructed to a high standard of workmanship from durable materials to provide a long-term sustainable solution. All building materials shall be obtained from sustainable sources where possible and construction methods specified to minimise environmental impact.

Amenity, Access and Security

The proposal shall include appropriate provision for the storage and collection of waste and recyclable material as required by local and national policy.

The new house parts and refurbishments will be constructed to comply with building regulations Part M – Access to and Use of buildings to facilitate ambulant disabled access. The design introduces a WC on the ground floor.

For firefighting equipment, the site is directly accessible from road. All materials will be fire treated as required and smoke and heat detection equipment and alarms will be incorporated as regulations require.

5.2 External Materials and Details



Fenestration upgraded in keeping with Conservation Area.

Existing elevations carefully restored.

Discreet balustrade

Planted roof

Powder coated aluminum coping to match colour of window frames.
Concealed gutter.

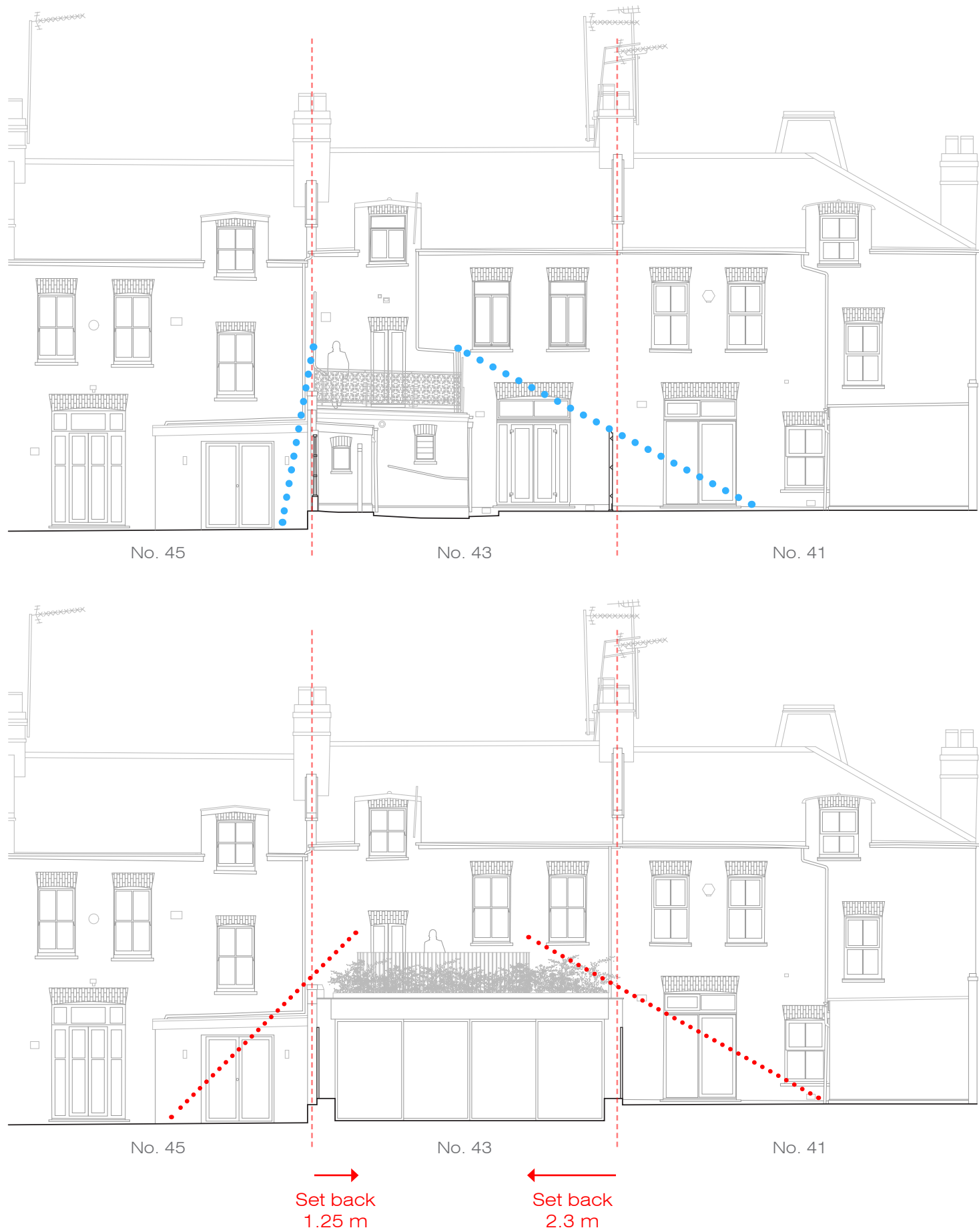
Glulam

Red brick, visually similar and in keeping with existing building.
Concealed downpipes.

Powder coated aluminum fenestration.

Red brick paving

5.3 Privacy and Overlooking



Existing Roof Terrace

An existing roof terrace occupies 17.5 sqm of the existing rear extension roof and the balustrades are positioned at the edges allowing overlooking from the extents of the terrace.

The blue dotted lines indicate the angle of sight of a person of average height standing at the balustrade.

Proposed Roof Terrace

The proposed roof terrace improves upon the existing situation and reduces overlooking; The proposed roof terrace occupies a similar area to the existing roof terrace and repositions it to sit centrally to the original building, set back on all sides, keeping the resident away from the extension roof edges on all sides, and semi-circular in shape, further from the corners. A planted roof provides extra screening.

The red dotted lines show the improved sight lines of a person of average height standing at the balustrade with less overlooking.

5.4 Practice Profile



8 Wembury Mews, N6 5XJ (Haringey)



3 Langdon park Road, N6 5PS (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 close 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.



5 Wembury Mews, N6 5XJ (Haringey)



Wembury Mews Garages, N6 5XJ (Haringey)



Blythwood Road, N4 4EX (Haringey) HGY/2021/2612

Credits

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