

34 FORDINGTON ROAD LONDON HIGHGATE N6 4TJ

DESIGN AND ACCESS STATEMENT

16.01.2026

IQONICA[®]

ARCHITECTURE & INTERIORS

ARTISTIC IMPRESSION OF THE PROPOSAL
AS SEEN FROM FORDINGTON ROAD

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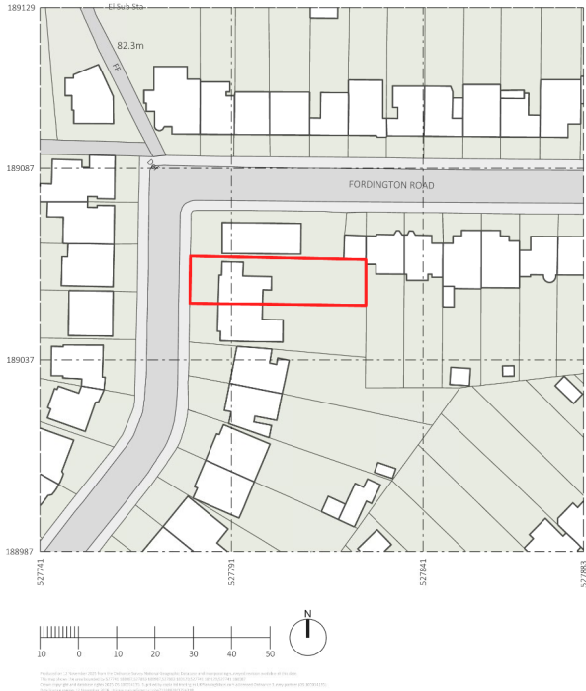
2. PLANNING DRAWINGS

This supporting statement is to be read in conjunction with the drawings describing the proposal, as listed below, and enclosed:

DESCRIPTION	DOC N	REVISION	DATE
SITE LOCATION AND OWNERSHIP			
EX-PR LOCATION PLAN	A-P-020	C	10/01/2026
EXISTING SITE PLAN	A-P-025-EX	C	10/01/2026
PROPOSED SITE PLAN	A-P-025-PR	C	10/01/2026
PLANS SECTIONS ELEVATIONS			
EXISTING GROUND FLOOR PLAN	A-P-100-EX	C	10/01/2026
PROPOSED GROUND FLOOR PLAN	A-P-100-PR	C	10/01/2026
EXISTING FIRST FLOOR PLAN	A-P-101-EX	C	10/01/2026
PROPOSED FIRST FLOOR PLAN	A-P-101-PR	C	10/01/2026
EXISTING FORDINGTON ROAD ELEVATION	A-P-201-EX	C	10/01/2026
PROPOSED FORDINGTON ROAD ELEVATION	A-P-201-PR	C	10/01/2026
EXISTING SIDE ELEVATION	A-P-202-EX	C	10/01/2026
PROPOSED SIDE ELEVATION	A-P-202-PR	C	10/01/2026
EXISTING GARDEN ELEVATION	A-P-203-EX	C	10/01/2026
PROPOSED GARDEN ELEVATION	A-P-203-PR	C	10/01/2026

3. LOCATION

3.4. The dwelling address is
34 Fordington Road, within the Highgate Ward
of Haringey, London N6 4TJ.

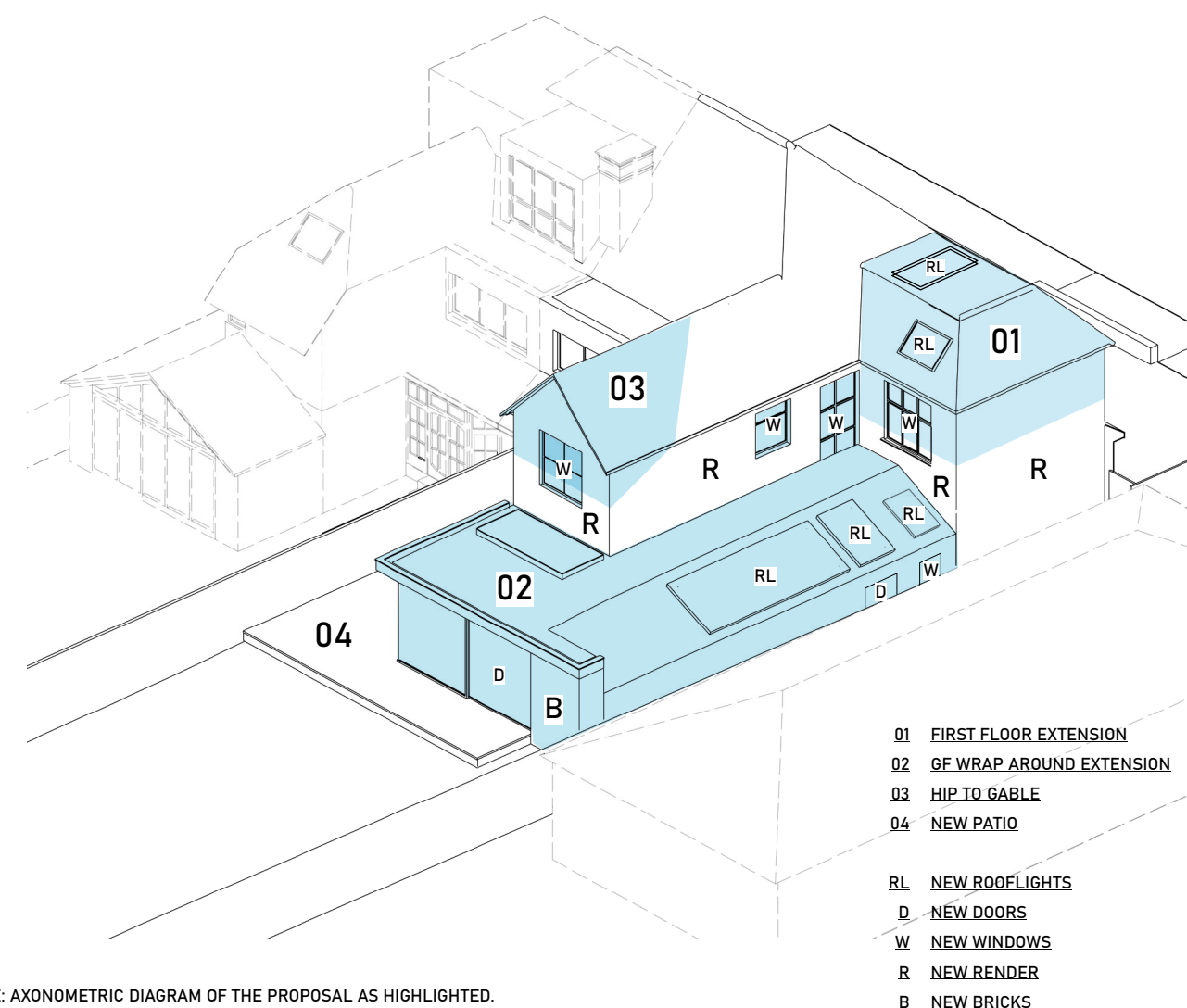


3. INTRODUCTION / EXECUTIVE SUMMARY

- 3.1. This statement has been prepared in support of the Planning submission associated with the proposed alterations to this dwelling.
- 3.2. IQONICA Architecture & Interiors has been appointed by the Applicants, the new owners of the property (since Dec 2025), to develop a proposal to fully renovate and remodel this dwelling that benefits from a south east facing garden and a garage outbuilding annexed to the side.
- 3.3. Proposal Outline: The main alterations include: a ground floor one storey rear/ side extension (part two storeys above the original garage); a modest hip to gable to the rear roof; generally: changes to doors/ fenestration, windows replacements, render make up and removal of unsafe and redundant chimneys.
- 3.4. The Applicants acknowledge and are committed to maintaining the character and feel of the extended context.
- 3.5. The site falls within the northern boundaries of the Highgate Neighbourhood Plan, which will be referred to in more detail in the paragraphs dealing with National and local Planning guidelines.

4. THE SITE & CONTEXT

- 4.1. Fordington Road is situated on a triangular plot of land bordered by Highgate Wood to the east, Fortis Green to the north, and the High Barnet branch of the Northern Line to the southwest. The existing division of the land into private lots and dwellings dates back to after WWII, circa 1950, according to historic England. The developments were established in the area formerly known as Manor Park, presumably part of the Manor Farm Estate.
- 4.2. Fordington Avenue and Lanchester Road constitute a residential “ring road” with Woodside Avenue running in between them and connecting Highgate/ East Finchley and Muswell Hill Road/ Highgate Woods.
- 4.3. The two-storey, semi-detached house at 34 Fordington Road is situated at the road turn closest to the north-east entrance of Cherry Tree Wood.



ABOVE: AXONOMETRIC DIAGRAM OF THE PROPOSAL AS HIGHLIGHTED.

BELOW: ARTISTIC IMPRESSION OF THE PROPOSAL SEEN FROM FORDINGTON ROAD (LEFT) AND THE GARDEN (RIGHT).



5. PLANNING HISTORY.

- 5.1. 34 Fordington Road is not a Listed Building, is not part of a Conservation Area and the area is not subject to Article 4 Directions.
- 5.2. The original, sizeable, plot belonging to nr 34 was partitioned in 1955, generating one separate corner plot. Planning permission was then granted in 1956 and 1957 for the erection of a one-storey bungalow (34a).
- 5.3. There isn't any further Planning record associated with 34 Fordington Road.

6. PLANNING PRECEDENTS

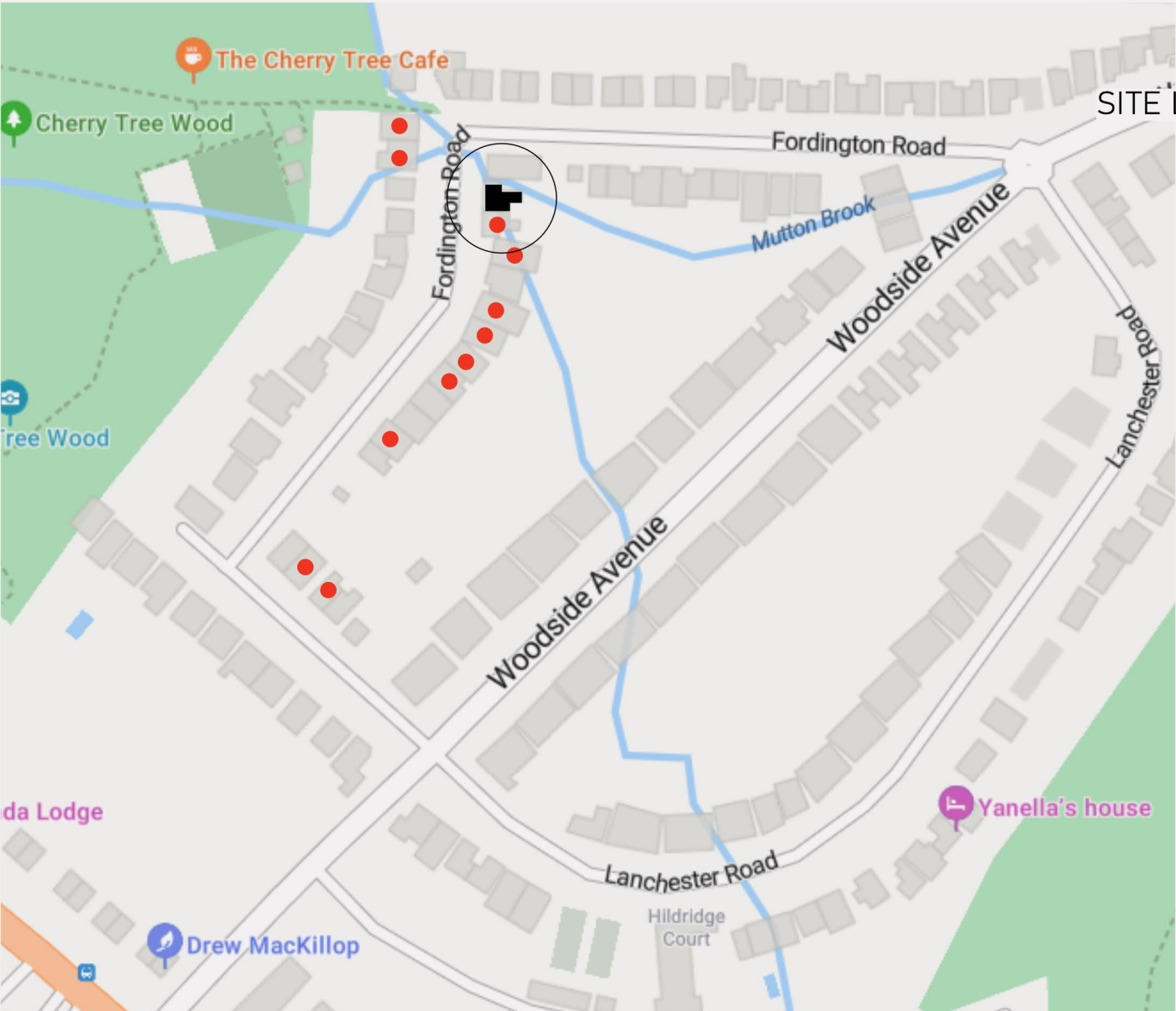
- 6.1. Relevant applications whereby neighbouring properties have obtained approval and erected a 1st floor extensions have been:

45 Fordington Road	HGY/1993/0897	Proposed first floor extension to provide fourth bedroom, provision of room in roof to provide study and installation of side dormer to enable staircase provision to roof.
24 Fordington Road	HGY/2011/0392	Erection of ground floor rear extension and first floor side extension (householder application)
26 Fordington Road	HGY/2011/0392.	Erection of single storey rear extension at ground floor, side and rear extension at first floor, alterations to roof slope and insertion of dormer window to attic store.

- 6.2. Relevant applications whereby neighbouring properties have obtained approval and erected side and/ or wrap around extensions have been:

32 Fordington Road	HGY/2018/1233	Erection of single storey side and rear extension
28 Fordington Road	HGY/2016/3173	Demolition of garage and construction of new side extension with garage and living space.

- 6.3. Similar alterations or combinations of these have been granted for properties at nrs 26, 24, 22, 18, 12, 8, 6, 4 Fordington Rd. (Etc.)



ABOVE: AREA MAP HIGHLIGHTING PROPERTIES WHERE 1ST FLOOR EXTENSIONS AND REAR/SIDE EXTENSION HAVE BEEN GRANTED / BUILT.

BELOW: PHOTO REFERENCES OF 4 NEARBY FORDINGTON ROAD PROPERTIES THAT HAVE ERECTED 1ST FLOOR EXTENSIONS.



7. RELEVANT PLANNING POLICIES

7.1. The selection of excerpts represented below, refers to National and/or local Planning Policies that we have taken into account when designing this Planning Proposal:

7.2. A Plan for Highgate – Highgate Neighbourhood Plan (2017):

7.2.6. Policy DH3, Rear Extensions: Rear extensions on residential properties should be subordinate in scale to the original dwelling, complement its character in terms of design, proportion, materials and detail, should not harm the amenity of adjacent properties, and should retain a significant area of garden or amenity space which is proportionate to that of neighbouring properties in the surrounding area. Development should respect and preserve existing architectural features where these contribute to local character and appearance .../... DM12 sets out requirements on the design and quality of residential extensions. .../... rear gardens make an important contribution to Highgate's character .../... to the amenity of residents and to the local ecology. Rear extensions should not encroach disproportionately on these valuable assets.

7.2.7. Policy DH4, Side Extensions: Side extensions to detached or semi-detached properties, including the enlargement of existing garages, should be sensitive to and respect the character of the streetscape, and not block or significantly infill gaps between buildings, or otherwise disrupt the integrity of the individual architectural composition or group where these contribute to the character of the local area. They should be subordinate in scale to the original dwelling and complement its character in terms of design, proportion, materials and detail. They should not harm the amenity of adjacent properties.

7.2.8. Policy DH5 Roofs and Roofscape: Roof extensions, dormers and roof-lights should respect the existing roof form in terms of design, scale, materials and detail and be restricted to the rear except where they are part of the established local character and a new extension or dormer would not have an adverse impact on the amenity of the area or the significance of heritage assets; re-roofing materials should avoid use of inappropriate substitute materials that can erode the character and appearance of buildings and areas.

7.2.9. Policy DH6, Front Boundaries: Original boundary walls, gate piers or railings should

be retained unless their removal is necessary due to the condition of a structure, or replacement provision is proposed which would enhance the character of the area. In areas where matching and similar boundary walls form a recognizable part of the streetscape, for example clinker walls in Cromwell Avenue, replacements should be reinstated to match the originals. New boundary walls requiring planning permission, and gated developments will not be permitted if they:

- Have a detrimental impact on the open character of the street-scene
- Result in the unnecessary removal of mature hedges or natural features which have a positive impact on the character of the local area;
- Would result in a loss of visual permeability or public accessibility where this contributes to local character.

7.2.8. Policy DH8, Refuse Storage: Where appropriate, all proposals for new buildings will be required to ensure that waste facilities are well designed and sensitively integrated into developments. Refuse storage points must be appropriately located so they will not impact upon the amenity of neighbouring properties and obscure light wells or basement windows.

7.3. In respect to The London Plan, March 2021:

7.3.4. Policy D4 focusing on delivering good design, D5 (inclusive design) & D7 (Accessible housing): .../... Inclusive design is indivisible from good design. It is therefore essential to consider inclusive design and the development's contribution to the creation of inclusive neighbourhoods at the earliest possible stage in the development. .../...

7.4. Haringey Development Management Policies Document (July 2017)

7.4.4. (Policy DM1: All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria: a) Relate positively to neighbouring structures, new or old, to create a harmonious whole; b) Make a positive contribution to a place, improving the character and quality of an area; c) Confidently address feedback from local consultation; d) Demonstrate how the quality of the development will be secured when it is built; and

e) Are inclusive and incorporate sustainable design and construction principles.

7.4.5. Policy DM12: Housing Design and Quality):

7.4.6. DESIGN STANDARDS Development proposals should relate positively to their locality, having regard to: a) Building heights; b) Form, scale & massing prevailing around the site; c) Urban grain, and the framework of routes and spaces connecting locally and more widely; d) Maintaining a sense of enclosure and, where appropriate, following existing building lines; e) Rhythm of any neighbouring or local regular plot and building widths; f) Active, lively frontages to the public realm; and g) Distinctive local architectural styles, detailing and materials.

7.4.7. Development proposals shall demonstrate how the landscaping and planting are integrated into the development as a whole. The Council will expect development proposals to respond to: a) Land-form; b) Levels, slopes and the fall of the ground; c) Trees on and close to the site; d) Landscaped boundary and treatments; and e) Any other significant biodiversity (including prioritising native over invasive species) on or close to the site.

7.4.8. PRIVACY AND AMENITY: Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that: a) Provide appropriate sunlight, daylight and open aspects (including private amenity space where required) to all parts of the development and adjacent buildings and land; b) Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy detrimental to the amenity of neighbouring residents and the residents of the development; and c) Address issues of vibration, noise, fumes, odour, light pollution and micro-climatic conditions likely to arise from the use and activities of the development.

7.4.9. extract: 2.10 The design and layout of buildings must enable sufficient sunlight and daylight to penetrate into and between buildings and ensure that adjoining land or properties are protected from unacceptable overshadowing. The Building Research Establishment (BRE) provides guidance on site layout planning to achieve good sun-lighting and daylighting (BRE Site Layout Planning for Daylight and Sunlight: a guide to good practice).

7.4.10. DPD Policy DM2 Accessible and Safe Environments Key Points: A Proposals should ensure that new developments a) Can be used safely, easily and with dignity by all; b) Are designed so that the layout improves people's access to social and community infrastructure, including local shops and public transport; c) Protect, improve and create, where appropriate, safe and accessible pedestrian and cycling routes and should not impede pedestrian and cycling permeability; and d) Have regard to the principles set out in 'Secured by Design'.

THE LONDON PLAN



FOR HIGHGATE
HIGHGATE NEIGHBOURHOOD FORUM

8. THE EXISTING PROPERTY

8.1. Nr 34 Fordington Road consists of two storeys semi detached house, connected by a single staircase.

8.2. ELEVATIONS: Fordington Road elevation is primarily made from red bricks with red brick detail to the windows and front door and pebble-dash render to first floor. The rear and side elevations are made of orange bricks and pebble-dash render to first floor. Most of the original timber windows have been replaced by previous owners with low quality aluminium/ UPVC windows. The added-on front porch and door are also of poor quality & workmanship/ UPVC. The driveway to the brown metal garage door is built on existing hard standing. The house has a sloping roof made of red-brownish clay tiles.

8.3. General Issues: Obsolete pebble dash throughout, low quality windows and doors throughout. Add-on unsympathetic to the original building, etc.

8.4. INTERIORS: The existing internal arrangement is lacking natural light in key rooms (namely kitchen, dining, outrigger rooms at ground and first floor). Rooms are mismatched in terms of scale/ proportions. The house is un-insulated.

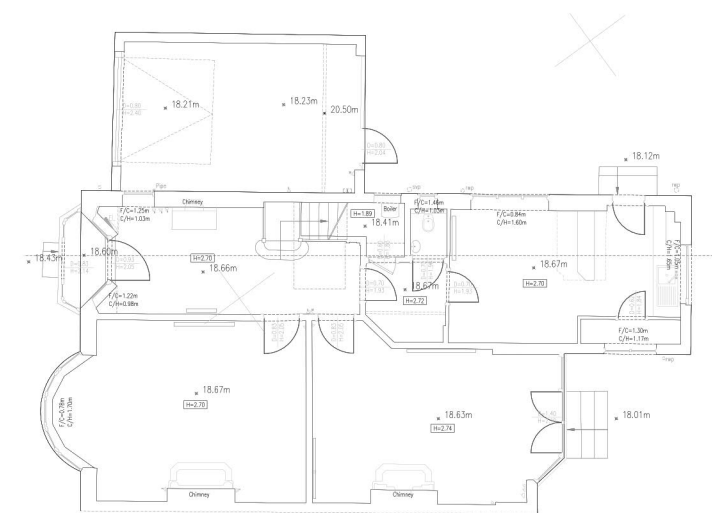
8.5. The Ground Floor (garden level) comprises a hallway, a front room, a dining room, a modest guest WC and a narrow kitchen in the outrigger. The garage is accessible via the street or by the rear.

8.6. Ground Floor Issues: Low quality and obsolete aluminium entrance porch, Poor state of maintenance generally, detracting from the Fordington Road context. Small and narrow kitchen in outrigger, poor connection/ limited direct views to garden, leading to being under-used. Obsolete services, etc.

8.7. The first floor comprises two bedrooms and a kitchenette, a box room, a WC and a shower room in the outrigger.

8.8. First Floor Issues: Poor roof insulation, obsolete and outdated services and facilities, Small Outrigger box room with no views to rear garden, poor natural light.

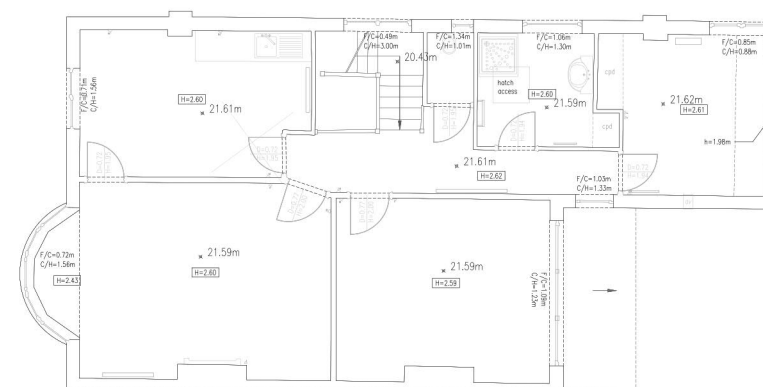
8.9. The duplication of kitchens (one at ground and one at first floor, as well as double service mains), suggests that at some point in time this property might have been subdivided into sub-units by the previous owners, however, there is no evidence of this in the Planning



EXISTING GROUND FLOOR NTS



EXISTING FORDINGTON RD ELEVATION



EXISTING FIRST FLOOR NTS



EXISTING GARDEN ELEVATION