

Register.

8.10.The loft space has never been converted and not used as storage. No alterations are envisaged at this level, within this application.

9. THE BRIEF AND THE PROPOSAL.

9.1. 34 Fordington Road existing and proposed uses are of a single residential dwelling (Use Class C3).

9.2. As per the several precedents in Fordington Road: the general aim is to reconfigure and enhance the ground floor kitchen & living space, replace the garage with a side extension to accommodate:

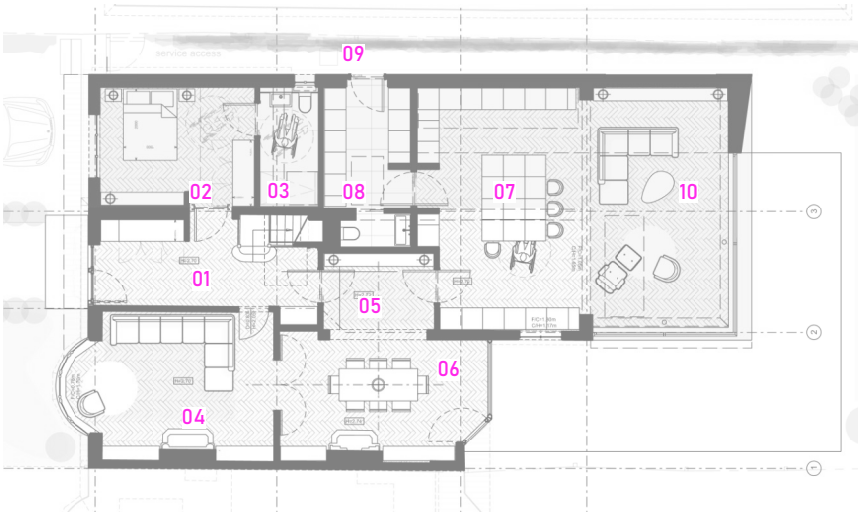
- a ground floor wheelchair accessible bedroom with ensuite. This is specifically to meet the requirements of one of the senior family members.
- A utility room / services / Pantry room with access from the side alleyway.
- A modern open plan kitchen / dining / lounge area, with unobstructed views into the garden.
- A guest WC
- A Master Ensuite at 1st floor.
- Improve the space and quality of the outrigger bedroom at 1st floor.

9.3. In order to meet the brief requirements and in line with several precedents in Fordington Road and adjacent roads, it is proposed to:

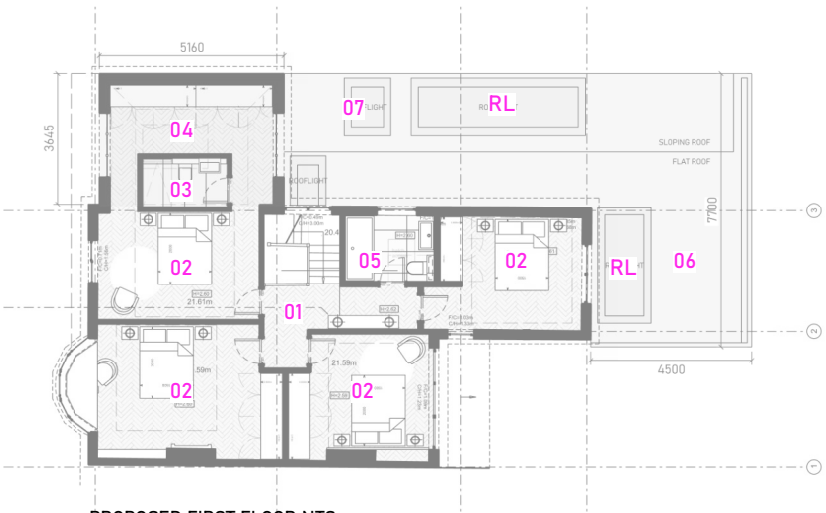
9.4. demolish the old garage and rebuild a thermally efficient wrap around extension (partly extending at 1st floor).

9.5. The ground floor extension will partly extend at 1st floor (in correspondence of the original garage footprint and within the stairwell window as a boundary), to facilitate the creation of a master suite, with ensuite and walk-in wardrobe, in lieu of the 1st floor kitchen.

9.6. The front and rear landscaped areas would be enhanced, in line with the overall renovation of the property. This will include a dedicated enclosure for bins storage.



- 01 HALLWAY
- 02 GF BED ROOM
- 03 ENSUITE
- 04 SNUG
- 05 LOBBY
- 06 FORMAL DINING
- 07 KITCHEN/ INFORMAL DINING
- 08 UTILITY
- 09 SIDE ACCESS
- 10 GARDEN LOUNGE



- 01 HALLWAY
- 02 BEDROOMS
- 03 ENSUITE
- 04 WALK-IN WARDROBE
- 05 FAMILY BATHROOM
- 06 FLAT ROOF
- 07 PITCHED ROOF
- RL ROOFLIGHTS

REF 13 - CURTILAGE AREAS AND PROPOSAL

The proposed extensions [circa 59 SQM (GEA)], would be substantially below the 50% threshold of the overall curtilage area (in fact: 1/2 of 427 square metres = 213,5 sqm)

ARTISTIC IMPRESSION OF THE PROPOSAL AS SEEN FROM THE PRIVATE GARDEN

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34 FORDINGTON ROAD LONDON HIGHGATE N6 4TJ

DESIGN AND ACCESS STATEMENT

16.01.2026

10/16



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- 9.7. The proposal will generate a number of improvements to the Fordington, Side and Rear elevations, as follows:
- 9.8. On FORDINGTON ROAD, the proposed extension will blend-in with the original front elevation design and materials: (matching, as applicable) bricks would be maintained up the ground floor and the first floor pebble dash be replaced by more contemporary and higher quality render.
- 9.9. The old porch would be replaced by a more sympathetic clay tile canopy to shelter the entrance from the elements but also tie-in the original and new parts.
- 9.10. The side access will be maintained and upgraded.
- 9.11. The SIDE extension will be provided with a new service door, a window / roof-lights to the ground floor ensuite and utility.
- 9.12. All the windows facing the neighbors will be with obscured glass, for privacy purposes.
- 9.13. The proposed one storey extension roof will be pitched to the side to be clear of a 25 degree splay test in relation to any facing window to preserve natural light and not generate a sense of enclosure (noting that the two properties are already separated by dense and established tall shrubs and fence panels).
- 9.14. Roof-lights would be installed to provide natural light to the GF ensuite, utility, kitchen and lounge.
- 9.15. At first floor, a single window to the larger family bathroom will replace the two small windows of the old shower and WC.
- 9.16. The 2.5 m decayed timber, single glazed stairwell window would be replaced with a new double glazed unit. The 1st floor extension would not extend beyond this window.
- 9.17. The existing tall shrubs at the fence between the Applicants' and nr 34a would be kept or reinstated to maintain and/ or enhance the same level of privacy already enjoyed (noting that nr 34a is single storey bungalow with pitched roof and views into its own garden).
- 9.18. The proposed GARDEN ELEVATION at ground floor would be largely glazed to establish a new visual and physical connection with the property garden.



PHOTO OF THE EXISTING FORDINGTON ROAD ELEVATION



ARTISTIC IMPRESSION OF THE PROPOSAL AS SEEN FROM FORDINGTON ROAD

- 01 REFURBISHED FRONT YARD
- 02 NEW ENTRANCE
- 03 BRICKS MATCHING THE EXISTING
- 04 NEW RENDER
- 05 NEW CLAY ROOF TILES MATCHING COLOUR OF THE EXISTING
- 06 NEW GATE/ FENCES
- 07 NEW BINS ENCLOSURE (3 BINS AND FOOD CADDY)
- * NEW WINDOWS/ WINDOW REPLACEMENTS



- 9.19. A new patio would connect the interior with the exterior and mediate the transition into the garden.
- 9.20. It is proposed to vary the hip to a gable at first floor and provide a more generous window opening. Currently the habitable room in the outrigger has very limited or no direct views into the garden.
- 9.21. The proposed change to the outrigger will significantly ameliorate the natural light into this room as well as its interior space, volume and use.
- 9.22. It is submitted that, from a street-scape point of view, this alteration would also uplift the - currently poor - overall property outlook as currently also visible from the NW side of Fordington Rd.
- 9.23. It is noted that roof extensions can be carried out under GPDO as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 ("the Order") as amended.
- 9.24. It is submitted that all the proposed alterations will comprehensively represent a significant amelioration of the existing building, currently in very poor state.

10. CHARACTER

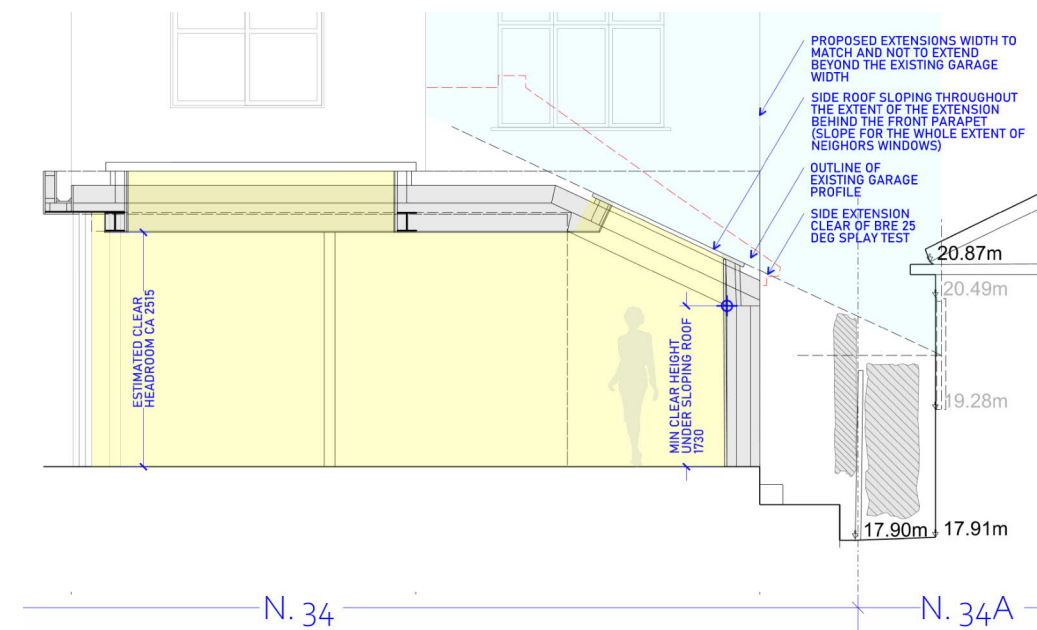
- 10.1. As noted elsewhere, the proposed works would not alter the overall character of the dwelling which will remain one family home.

11. SITE ACCESS

- 11.1. The building is a private dwelling. The existing basis of accessibility will not change as a result of the proposed works.: the access will remain directly off Fordington Road.

12. CAR PARKING

- 12.1. The proposal would have no permanent implications to public car parking. The site workers' access to the building will all occur through the existing side alleyway and main entrance of the property.



The proposed one storey extension roof will be pitched to the side to be clear of the BRE 25 degree splay test in relation to any facing window to preserve natural light and not generate a sense of enclosure (noting that the two properties are already separated by dense and established tall shrubs and fence panels).

The proposed one storey extension roof would be lower than the profile of the existing garage.

Any new window or door facing the neighbours will be fitted with obscured glass.

13. MATERIALS

- 13.1. The extension finishes would tie-in with materials similar in appearance to those of the original dwelling.
- 13.2. Generally, it is proposed that the proposed exteriors' material palette would blend with the existing or matching as reasonably possible, i.e.:
- 13.3. The new brickwork at street side ground floor would match the existing / be reclaimed or be a recent production of the same.
- 13.4. The pebble dash would be replaced throughout with more advanced protective/ decorative and insulated coating (i.e. high performance insulation).
- 13.5. The new roof tiles to the 1st storey extension would match the existing clay tiles, as practicably as possible.
- 13.6. The replacement of the dated windows will seek to match on the street elevation the original materials and colour (white timber).
- 13.7. The private elevations will explore more contemporary arrangements such as generously glazed oak patio doors.
- 13.8. The driveway and front landscaped areas will be framed by weathered timber slatted panels and / or high quality composite slatted panels moulded on timber imprints to guarantee longevity and resistance to the elements. The driveway will be permeable and drain into private drains.

14. PLANNING AREAS.

- 14.13. The proposed extensions [circa 59 SQM (GEA)], would be substantially below the 50% threshold of the overall curtilage area (in fact: 1/2 of 427 square metres = 213,5 sqm).

15. TREES

- 15.1. No established trees or tree protected by TPO would be affected by the proposed works.



REF 4.3: MATCHING BRICKWORK



REF 4.6: NEW WHITE TIMBER WINDOWS



REF 4.4: PEBBLE DASH REPLACEMENT



REF 4.7: PATIO DOORS



NOTE: IMAGES FOR REFERENCE ONLY



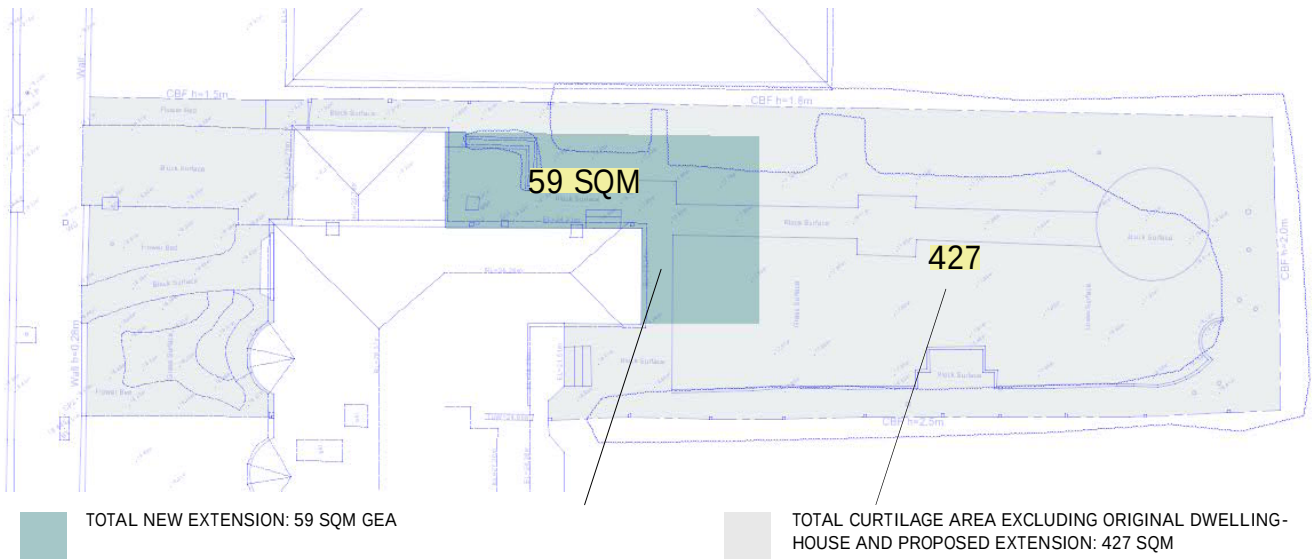
REF 4.5: MATCHING ROOF TILES



REF 4.8: SLATTED PANELS



REF 4.8: PERMEABLE PAVERS



CURTILAGE AREAS AND THE PROPOSAL

The proposed extensions [circa 59 SQM (GEA)], would be substantially below the 50% threshold of the overall curtilage area (in fact: 1/2 of 427 square metres = 213,5 sqm)

15. TREES

15.1. No established trees or tree protected by TPO would be affected by the proposed works.

16. DRAINAGE.

16.1. As in in a typical semi detached scenario, it is assumed that the dwelling enjoys its own drains, as per the manholes located at the side alley.

16.2. Further investigations would be undertaken to ascertain the state and ownership of the drains.

17. NEIGHBOURING PROPERTIES.

17.1. Careful consideration has been given with regards to the neighbours so as to not adversely impact them.

17.2. The proposal will only have an incidental impact on neighbouring properties, for the duration of the works and Party Wall matters will be dealt with where applicable.

17.3. The proposed extension geometry has been sized to stay within height allowances for larger extensions (max 4 meters height, max 3 meters within 2 meters from neighbouring properties). The height of the extension at its highest point, would measure less than 4 metres.

17.4. The neighbors elevations have been surveyed in December 2025: the proposal is clear of the BRE 45 degree test in relation to the adjacent nrs 32 and 34a rear doors, as well as BRE 25 degree test in respect to nr 34a.

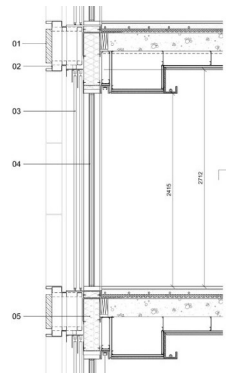
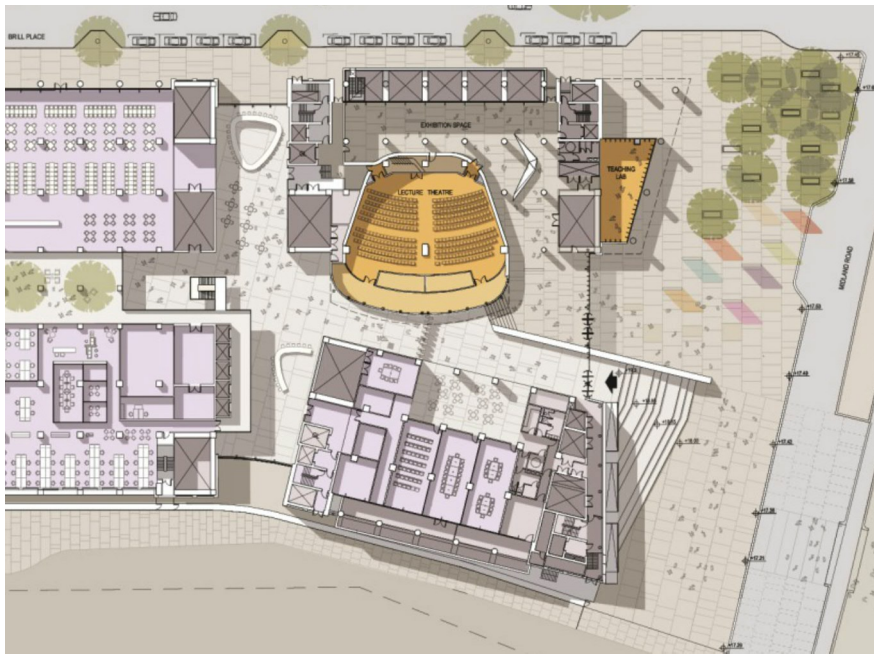
17.5. It is also noted that tall green screens are already an established feature between the applicants and both the adjacent properties at nrs 32 and 34a.

17.6. For the above reasons it is therefore submitted that the proposal would not cause loss of daylight or privacy to the neighbouring properties.

18. CONCLUSIONS

- 18.1. The planning alterations proposed for 34 Fordington Avenue represent a carefully considered, high-aspirations design seeking to balance the Applicants' residential requirements while adhering to national and local Planning Policies.
- 18.2. The project is crucial for reversing years of property neglect, which has negatively impacted the quality of living and detracts from the character of the immediate area.
- 18.3. The new design is ambitious, delivering an inclusive and accessible home with enhanced comfort, superior thermal efficiency, and increased natural light, notably establishing a strong, previously non-existent connection with the rear garden.
- 18.4. The proposal has been rigorously designed to be sympathetic to the local context: We have worked the scale and proportions of the alterations so to be harmonious as a whole and yet subordinate to the original dwelling, ensuring they complement and seamlessly blend with the neighbouring environment when viewed from public areas.
- 18.5. Through the proposed renovation of both hard and soft landscaped areas, the scheme will positively contribute to the maintenance and enhancement of the neighbourhood's material feel and overall uplift.
- 18.6. Meticulous attention has been given to preserving the privacy, amenity, and natural light of all neighbouring properties.
- 18.7. As per the detailed rationale described in this statement's paragraphs, we therefore submit that the proposed alterations will significantly enhance the quality, accessibility, and sustainability of the dwelling, thus providing a substantial positive contribution to 34 Fordington Avenue and its wider surroundings and in doing so would meet the required planning policies standards.

DAN. A. DIANA | RIBA ARB CNAPPC
LONDON 16/10/2026



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IQONICA is the London-based RIBA chartered practice of **Dan A. Diana**. Dan has extensive experience as an architect, working on domestic, workplace, retail projects and on commercial and residential developments for the leading international architecture firms of Fuskas, Kohn Pedersen Fox International and PLP/Architecture International as an Associate Partner and Director.

Our Ethos: At IQONICA, we aim to achieve unconventional projects with simplicity and good taste, exploring contemporary ways of flooding a space with life and light.

Exclusive: Like a bespoke suit, we believe designs should be specifically crafted to each client and contexts. They should be as unique as an individual, tailored to their lifestyle, their use of the space, whilst complementing contemporary or historic and conservation settings.

Hands-on: From the general concept to the smallest details, we help each client define what they need, then continue to work together to shape their project. Whether for a new build or to preserve and complement existing architecture, we want to delight with the results.

Context-aware: At IQONICA, we believe that good architecture doesn't just positively impact those living and working in it, but also the wider community. We design spaces that beautify and uplift and enhance their surroundings.