

1 CHURCH ROAD, HORNSEY, LONDON, N6 4QH

PROPOSED 2 STOREY INFILL DWELLING

DESIGN & ACCESS STATEMENT

INTRODUCTION

This Design and Access Statement supports a full planning application for the redevelopment of land adjacent to 1 Church Road, Highgate, within the Highgate Conservation Area.

The proposal comprises the construction of a single residential dwelling on a small parcel of land currently occupied by a timber shed and hardstanding. The scheme has been designed in response to its surrounding residential context and conservation area setting.

The design has evolved through pre-application engagement with the Local Planning Authority, with particular consideration given to heritage impact, townscape views, residential amenity and scale. The accompanying documentation demonstrates how the proposal responds proportionately to its context and identified constraints.

SITE CONTEXT

The application site comprises a parcel of land measuring approximately 10.4m by 5.7m on Church Road, Highgate, within the Highgate Conservation Area. The plot is currently paved and contains a single timber shed in poor condition. It is enclosed by boundary fencing on three sides, with gated access from Church Road. The land adjoins 1 Church Road, which is in the same ownership and has historically used the site as ancillary land.

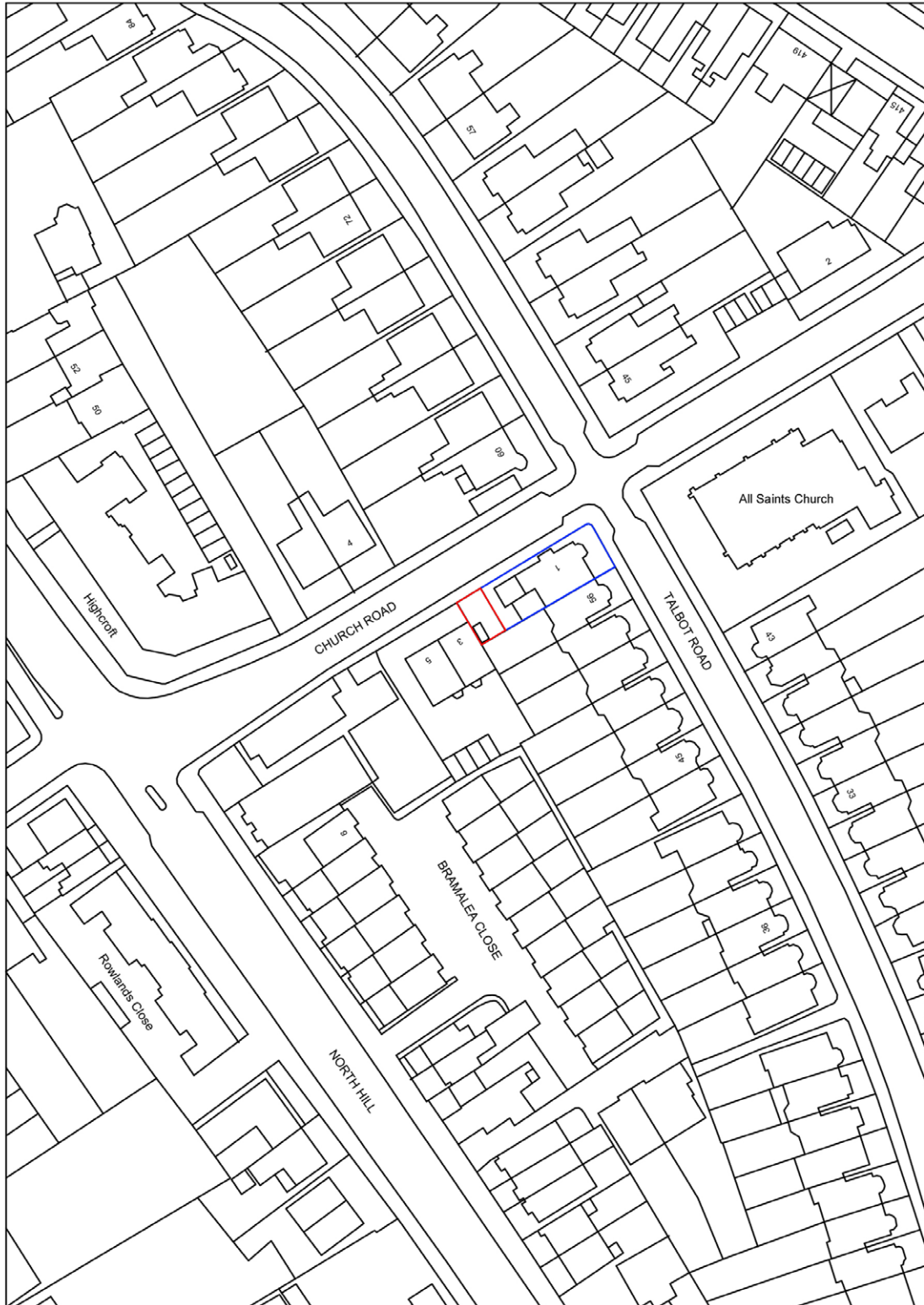
Church Road is predominantly residential in character, comprising Victorian terraces, semi-detached dwellings and more recent infill developments. Immediate neighbours include 1 Church Road, a three-storey dwelling, and 3–5 Church Road, a four-storey residential building located to the west. The land sits on a gentle incline along the street. There are no significant trees within the application boundary, although mature street trees contribute to the wider conservation area setting. The plot forms a visual gap between 1 Church Road and the adjacent building, which has informed the stepped massing of the proposed scheme.



CHURCH ROAD (LOOKING WEST)



CHURCH ROAD (LOOKING EAST)



SITE LOCATION PLAN

APPLICATION SITE BOUNDARY ■

ADJACENT LAND IN SAME OWNERSHIP ■



1 CHURCH ROAD



SITE FROM CHURCH ROAD



SITE VIEW (FACING SOUTH)



SHED TO BE DEMOLISHED

DESIGN INTENT

The proposal introduces a modest two-storey infill dwelling designed in direct response to the constrained nature of the site and its position within the Highgate Conservation Area.

Key design principles:

- Maintain visual separation between 1 Church Road and 3–5 Church Road
- Ensure subordination in scale and massing relative to neighbouring buildings
- Protect neighbouring privacy and daylight
- Deliver high-quality residential accommodation on a small infill plot
- Enhance a currently underutilised parcel of land within the streetscape

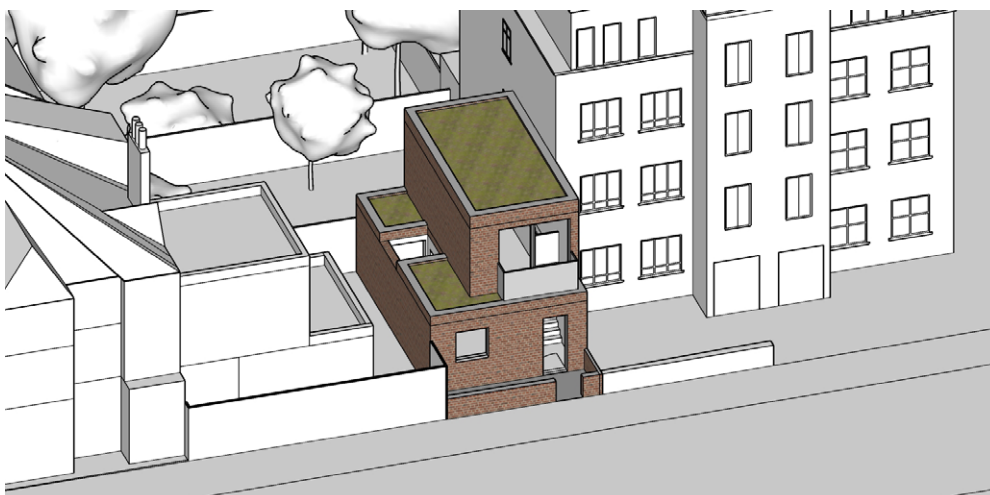
DESIGN RESPONSE TO CONSERVATION AREA

The scale and massing of the proposed dwelling have been carefully designed to ensure subordination to surrounding buildings and to respond appropriately to the Highgate Conservation Area setting. The proposal maintains visual separation between 1 Church Road and 3–5 Church Road, preserving the established rhythm and pattern of development along the street.

The first floor is stepped back 980 mm from the front elevation and 1.75 m from the eastern boundary. These setbacks reduce perceived bulk at street level, maintain a visual gap between neighbouring properties, and frame the existing vista, directly addressing typical Conservation Officer concerns.

The stepped form aligns with the extension to 1 Church Road and reflects the pattern of varied setbacks along Church Road, ensuring the dwelling reads as a modest infill element rather than an extension of the terrace. Relative to the four-storey building at 3–5 Church Road, the proposal remains clearly subordinate in height and mass, with the reduced footprint and upper-level setback mitigating any overbearing or overshadowing impact.

Importantly, the site is not adjacent to or affecting any listed buildings, and there are no heritage assets immediately impacted by the development. These design measures collectively ensure that the proposal preserves the character and appearance of the Highgate Conservation Area in accordance with local guidance.



3D MODEL OF PROPOSAL

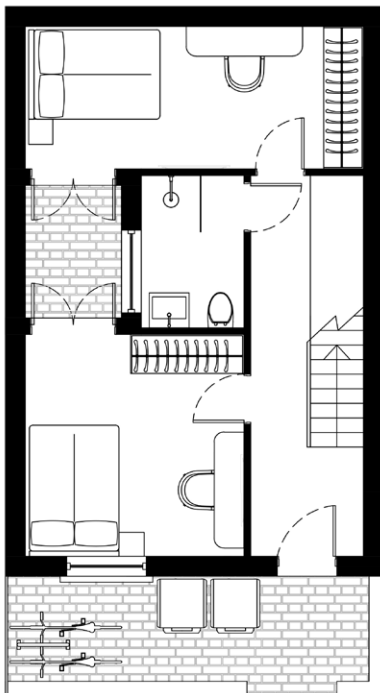


1 CHURCH ROAD
(SHARED OWNERSHIP)

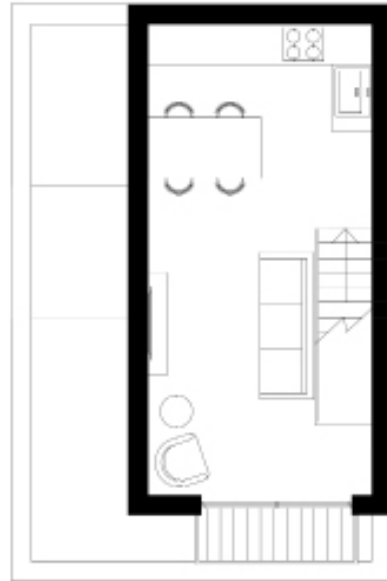
1 CHURCH ROAD
EXTENSION

PROPOSAL

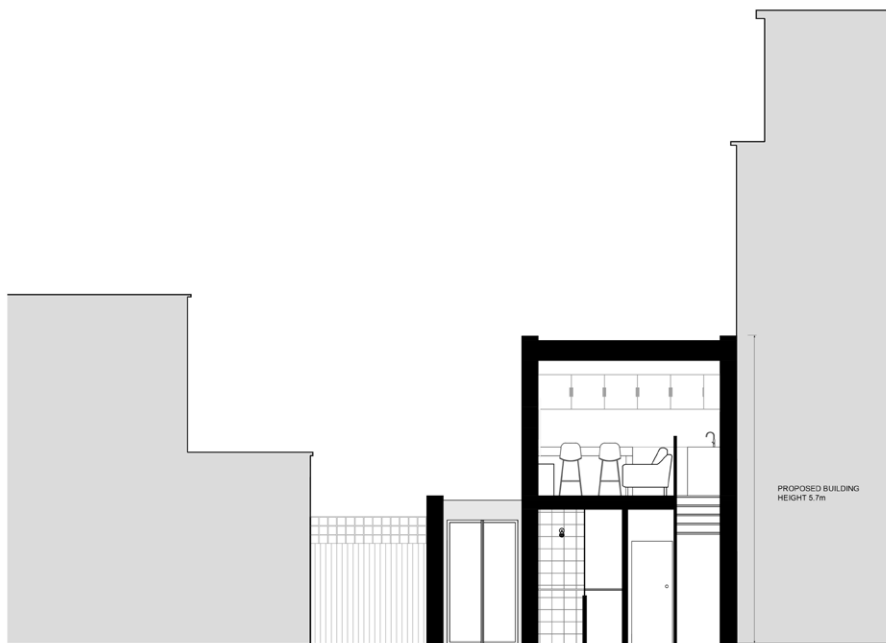
3-5 CHURCH ROAD



GROUND FLOOR



FIRST FLOOR



SECTION SHOWING COURTYARD

LAYOUT & RESIDENTIAL QUALITY

The internal layout prioritises functional living spaces, daylight, and privacy:

- **Ground Floor** - two bedrooms are separated by a fully enclosed courtyard, allowing north light into the rear bedroom, natural light to the front bedroom, and daylight to the shared bathroom, while maintaining privacy from neighbouring gardens. The courtyard provides a secure, private outdoor space directly accessible from both bedrooms and the bathroom. The ground floor footprint respects the building line established by 1 Church Road's extension, creating a buffer between the street and the front door, and is complemented by a front patio and first-floor terrace, ensuring functional and high-quality outdoor amenity for residents.
- **First Floor** - open-plan kitchen and living area oriented to maximise daylight with french sliding door providing street views; front terrace provides shared outdoor amenity without overlooking neighbours.
- **Three distinct outdoor spaces** - front patio (defensible space, cycle/bin storage), central courtyard (private leisure), first-floor terrace (social space).

The proposed dwelling has been designed as a 2-bedroom, 2-person unit, optimising a constrained infill site within the Highgate Conservation Area. The total gross internal area of 60.57 m² provides functional and comfortable accommodation for the intended occupancy. Both bedrooms benefit from ceiling heights of 2.5 m and practical layouts that maximise usability and privacy. The internal arrangement is carefully configured to allow daylight penetration to all habitable rooms: the first-floor open-plan kitchen and living area receives ample natural light from a large 2.1 m wide × 2.3 m high north-facing sliding French door, which provides direct access to the first-floor terrace and uninterrupted street views. Ground-floor bedrooms and the shared bathroom benefit from daylight through the central courtyard, which is fully open to the sky and walled to ensure privacy. Residents also have access to three private external spaces (courtyard, front patio, and first-floor terrace), further enhancing residential quality. This approach ensures a well-proportioned, light-filled home that makes efficient use of underutilised land while remaining fully compliant with relevant guidance for compact, small-scale dwellings.

The proposed development at 1 Church Road does not include any basement or subterranean construction. Therefore, no Basement Impact Assessment is required.

NEIGHBOURING AMENITY

The proposal has been designed to protect neighbouring amenity:

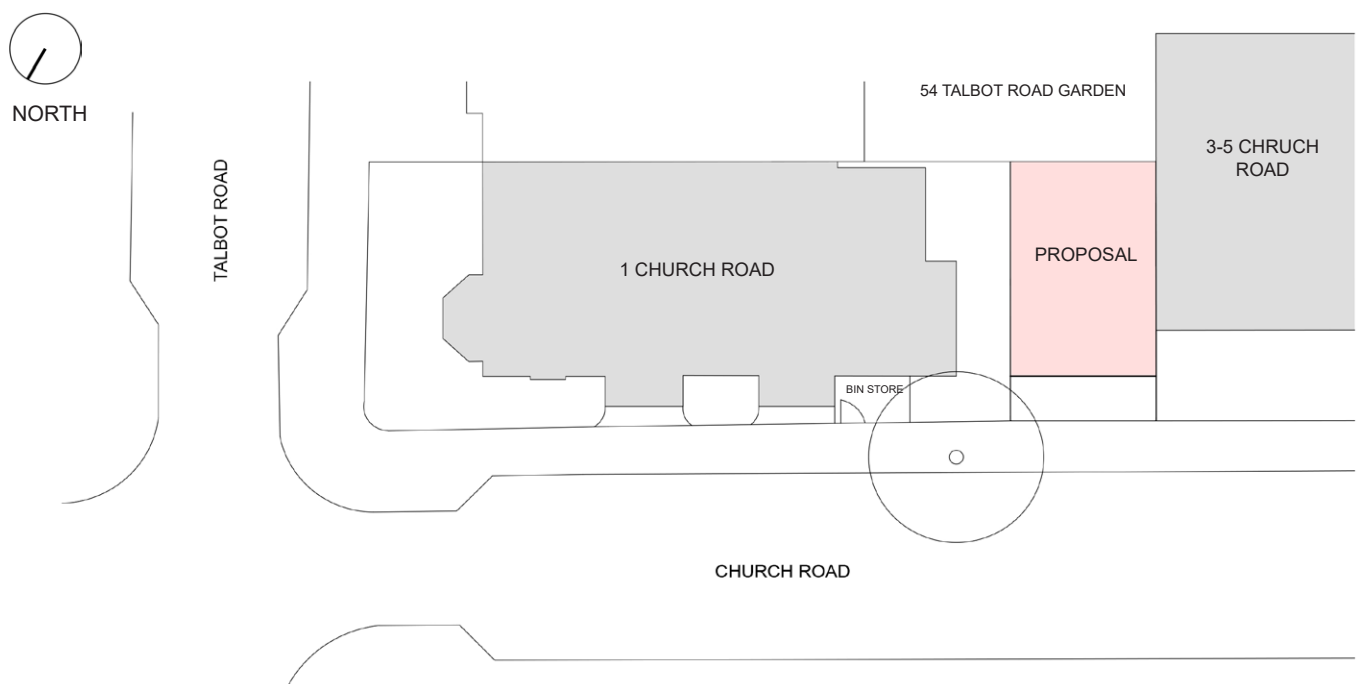
- No ground or first-floor openings face neighbouring gardens.
- The courtyard ensures private outdoor space for occupants without overlooking.
- Terrace orientation and setbacks prevent overlooking while maximising sunlight for occupants.
- The stepped form, reduced massing, and building alignment mitigate overshadowing.

HIGHWAYS, REFUSE & CYCLE

The site remains car-free; no vehicular access is required.

- Existing dropped kerb reinstated to full-height kerb, improving pedestrian safety and continuity.
- Refuse and cycle arrangements at 1 Church Road remain unaffected.
- Defensible front patio accommodates two bins and two cycle spaces (Sheffield cycle stand), compliant with Haringey standards.

The proposed development will not impact existing refuse or cycle arrangements at 1 Church Road. The ground-floor flat currently has two bins stored in its private garden, entirely outside the proposed development site, while the upper-floor unit has four bins stored in the adjacent enclosed area, also outside the development footprint. The purpose-built cycle and bin store shown in the 2016 consent was never constructed. The current arrangements function effectively, keeping bins off-street, accessible, and secure, and do not impede the proposed infill dwelling. This demonstrates that the proposal will not result in any practical loss of refuse or cycle storage while maintaining compliance with Haringey Council's waste management and cycle parking requirements.



PROPOSED SITE PLAN

MATERIALS & APPEARANCE

The dwelling is brick-clad with white window frames.

Courtyard walls are white-painted brick to maximise daylight reflection.

Flat roof includes a green roof, softening massing and enhancing biodiversity.

The overall aesthetic is conservative, complementary to Victorian and contemporary brick character of Church Road.

SUSTAINABILITY

A green roof is provided across the ground floor and first-floor, contributing to Haringey Council's 10% biodiversity gain objective.

- The green roof improves visual amenity, softens building bulk, and supports energy efficiency by reducing heat gain and loss ("Be Lean, Be Clean, Be Green").
- Precedent for green roofs exists nearby (e.g., 2a Church Road).
- Detailed SAP outputs and energy calculations can be provided if required.



3-5 CHURCH ROAD USE OF FLAT
ROOF AND BRICK
FACADE NEXT TO SITE



RECENTLY CONSTRUCTED 2A
CHURCH ROAD USE OF FLAT
GREEN ROOF LESS THAN 100M
FROM SITE



TEFLER HOUSE (CHURCH ROAD)
CONTEMPORARY USE OF BRICK
FACADE & FLAT ROOF

RESPONSE TO PRE APPLICATION FEEDBACK

Key Principles / Improvements:

First-floor step-back: Reduces overbearing impact and preserves the street vista, directly addressing Conservation Officer concerns.

Stepped massing: Mirrors 1 Church Road's extension, maintaining visual continuity and the existing vista between buildings.

Courtyard introduction: Resolves privacy and daylight issues for ground-floor bedrooms and bathroom while maintaining amenity.

Front buffer zone: Aligns with 1 Church Road's extension building line, providing defensible space, accommodating bins/cycles, and preventing the dwelling from sitting flush to the pavement.

Green roof: Responds to flat roof concerns, enhancing environmental performance, biodiversity, and visual integration.

ACCESS STATEMENT

The proposed development provides safe, convenient, and sustainable access for residents while complying with relevant transport and planning policies. The site benefits from a high level of public transport accessibility (PTAL 4), being an eight-minute walk from Highgate Underground Station and six minutes from the nearest bus stop, supporting reduced reliance on private vehicles in line with London Plan Policy T1 and Haringey DM DPD Policy DM32.

The car-free scheme reflects local parking policy within a Controlled Parking Zone, with two secure bicycle stands provided at the front to encourage cycling in accordance with London Plan Policy T5 and DM32. Pedestrian access is level and clearly defined while internal circulation and stairs are efficient and safe for this compact site. Refuse and recycling storage is located in the front buffer zone with safe access to collection points, and deliveries will be carefully managed to avoid obstructing the public highway.

Given the modest scale of the development and the high level of public transport accessibility, a formal Transport Statement is not considered necessary. The site layout provides safe, convenient, and sustainable access, in line with Haringey Local Plan SP7, DM31, and London Plan Policies T1 and T5.

Given the site's small scale and excellent accessibility, the development will generate very low travel demand, with no material impact on the local highway, pedestrian safety, or on-street parking. Temporary construction activity will be managed to minimise disruption.

Overall, the proposal integrates seamlessly with the streetscape, providing practical, safe, and sustainable access while supporting active travel for residents.

CONCLUSION

The proposed development demonstrates that a carefully designed infill dwelling can be accommodated on this constrained site without causing overdevelopment. The scheme has been guided by the site's physical constraints, conservation area context, and pre-application feedback to deliver a sensitive, well-proportioned home. By optimising the plot thoughtfully, the proposal enhances the streetscape, respects neighbouring amenity, and makes efficient use of underutilised land, showing that additional housing can be provided without adverse impacts.