

Design and Access Statement

Supporting an application for a replacement porch / side extension, an additional storey and new front façade including demolition of two chimney stacks. Green roof to rear outrigger and solar panels to the main roof.

41 North Hill

London N6 4BS

Applicants:

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Agent

Fabric Space

June 2026. P1



Visualisation of Proposals

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Introduction

41 North Hill: Application for a replacement porch / side extension, an additional storey and new front façade including demolition of two chimney stacks. Green roof to rear outrigger and solar panels to the main roof.

This statement provides supporting information on the proposed works to 41 North Hill. It outlines the reasoning behind the proposals and assesses the impact on the host dwelling, neighbours and setting of Highgate Conservation Area. This DAS should be read in conjunction with the submitted Design Development Studies (Appendices A – C) and the Heritage Assessment, prepared by HEA, June 2026.

1. Site and Context

- 1.1. 41 North Hill is an unlisted property situated on the west side of North Hill in Highgate Conservation Area, Sub area 1 – Village Core (CA). This arterial road serving London, has gradually developed from a rural setting into a tree-lined street of housing, schools, shops, pubs and other public buildings that has helped establish a prosperous London suburb. Buildings along North Hill chart the development of changing aesthetic tastes and building techniques in residential architecture as Highgate developed through the 16 – 20 centuries. The Conservation Area Appraisal notes the ‘earlier buildings dispersed along the road amongst more recent developments’ and there are examples of Palladian, Georgian, Regency, Victorian and Edwardian housing as well as workers cottages; some well-regarded twentieth century architecture, mansion blocks and terraces. The result is an eclectic but harmonious street scene where the quality and diversity of the architecture and the verdant street character, draws visitors and supports North Hill being a pleasant place to walk despite the busy traffic.
- 1.2. Number 41 is one of the oldest surviving properties in the conservation area and stands out as a rather more curious building that is harder to define architecturally. The plaque on the front cites 1600 and although the precise date of the earliest building is uncertain, historic maps show that the site has been developed and altered over the 200 years traceable through map records (cross refer to HA Map Progression, section 2.4). In summary, The Hornsey Enclosure Map (1815) indicates the site is already occupied by a medium sized dwelling and outhouse. By the mid-nineteenth century this was replaced by workers cottages that were then extended and reconfigured through to the twentieth century including the demolition of the south-most cottage. An addition across the front appears on the 1935 OS and the 1951 OS outlines the amalgamated parts as one address, no. 37 at that point.^{1 2}



¹ Highgate Conservation Area Advisor Committee note on application HGY/2024/1232. July 2024.

² Photograph taken 1911 © Reproduced with permission of Historic England Archive ref: op16712 and ‘The North Hill Challenge’, The Highgate Society and similarly described in [north_hill_architectural_walk.pdf](https://www.highgatesociety.com/north_hill_architectural_walk.pdf) (highgatesociety.com)

1.3. The above images illustrate the extensive change and remodelling that has adapted the application site to the needs of occupants in more recent phases of development. This included the demolition of the taller cottage (left in photo) and commercial use of the ground floor and south portion of the site, which was eventually divided off for the development of new dwellings 37 and 39. At this stage the former number 37 was reconfigured as number 41 as it is today. The two chimneys of the dual pitched roof to the original cottage remain, although altered and reduced. The last stage of accretive development almost doubled the size of the property when the flat roofed addition was built in the twentieth century. The plaque on the Tudor-styled elevation dates this renovation to 1926 and although the decorative elements of the chimneys and parapet entablature are now lost, the mock-Tudor facade remains – appearing as a change or pause in the street’s architectural rhythm.

41 North Hill is currently a two-storey dwelling and is not listed. Pre application advice from the LPA’s conservation officer and the accompanying Heritage Assessment affirm the property has limited architectural merit and its contribution to the conservation area is neutral. Perhaps more important is the setback position of the house that registers the historic road line, and the resulting gap is now a mature garden that makes a positive contribution to the verdant character of the conservation area.

- 1.4. The immediate context includes the speculative residential developments built in the twentieth century to the south and opposite on the east side of North Hill. The newer properties make stylistic references to older housing typologies on the street including three storey town houses and two storey dwellings with dual pitched roofs and front dormers which are a feature on the remaining 18C cottages opposite the application site.
- 1.5. The adjacent dwellings at 43 – 57 on the west side are all Grade II listed as well-preserved houses illustrating the range of architectural proportion, scale, rhythm and detailing employed during the 18C. Detailing is not overly grand but used to differentiate from plainer workers’ housing and to express status. For example, numbers 47 and 49 employ the rhythm and proportion of central London town houses embellished with segmented window heads in red rubbers, decorative door sets with pediments, and spherical parapet finials. The porch at 51 is built to the back of pavement with a decorative wrought iron front balcony with a lead hipped roof over a canted bay at first floor. North Hill House (57) is a substantial red brick façade with classical porch, mansard and front dormers. Other details include blank windows and recesses, brick entablature and dentil courses and although some windows and façade materials have been changed, numbers 43 – 57 retain a good degree of originality and Historic England’s official listings note their value as a group.³ The submitted Heritage Assessment discusses the heritage significance of the listed properties and notes that the group’s historic, architectural and aesthetic contribution to the street scape is enhanced by the mature trees that frame views of the principal facades. The entire group is visible from the east side of North Hill (see image below).⁴
- 1.6. The front garden of 41 is one of the few frontages that remain as a sizable green space on North Hill. It contributes to local environmental quality and respects the historic setting of the listed group - allowing the full length of the blank 18C brick side elevation to 43 to be seen from the street. The garden preserves the space that was once common waste land. In spring and summer mature trees and planting screen the mock-Tudor façade which enhances the framing and focus of views on the listed group.
- 1.7. The Heritage Statement of Significance identifies that number 43 (incorporating 45), 47 and 49 have the potential to be affected by proposals. 51, 53, 55 and 57 (North Hill House) are assessed as out of scope. The below images illustrate the available views of the listed buildings noted for their value as a group visible from the east side of North Hill. From this vantage point views of the application site are limited.
- 1.8. The application site has a smaller rear courtyard garden which is brick walled to boundaries with adjacent gardens and the more recent development of assisted living accommodation to the rear.

³ Historic England National Heritage List Entry Numbers (NHLE): 43 and 45 (1079185); 47 and 49 (1079186); 51 (1079187); 53 and 55 (1079188) and North Hill House (1189268).

⁴ 41 North Hill Heritage Statement (Ref Ho1834). Section 2. HEA/Fuller Long, January 2026.



Front View from across the street numbers 43 - 57 (Grade II). Jan 2026 (less foliage). 41 is not visible.



Front street view of 41, adjacent dwellings (37,39 and 43 and 47); front garden, porch and planting along 18C brick side elevation to 43.

Rear courtyard garden below.





Rear high-level views. Google Earth.



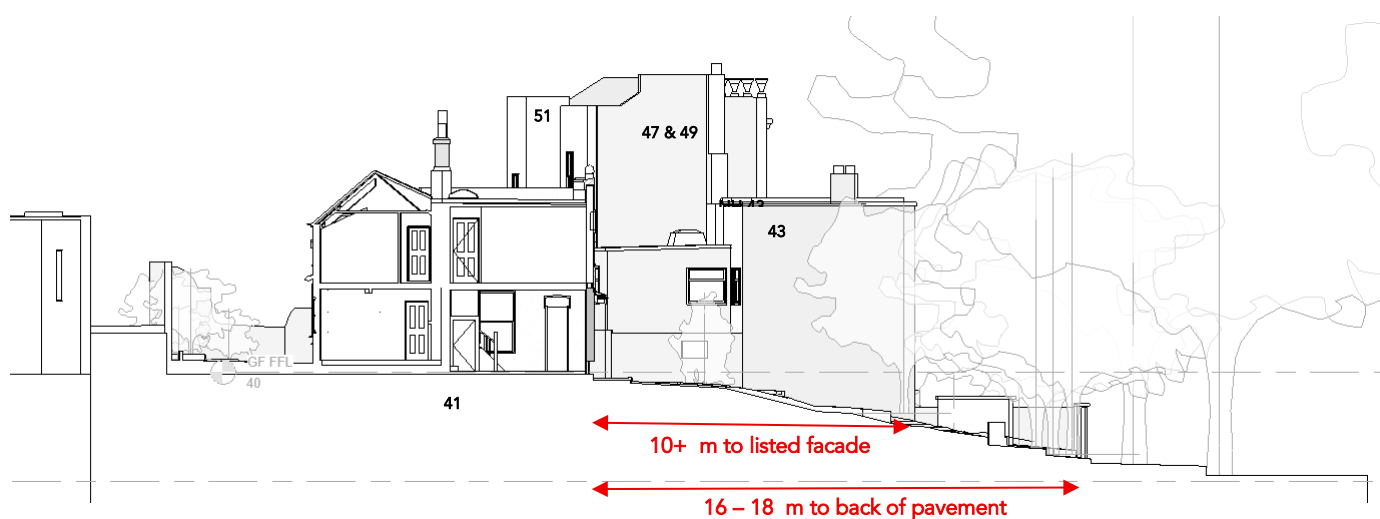
Roof level views. August 2024. Looking towards the rear boundary of 41 North Hill slate roof in foreground and the adjacent care home development (with sedum roof) beyond and rear gabled elevation on Grange Road.



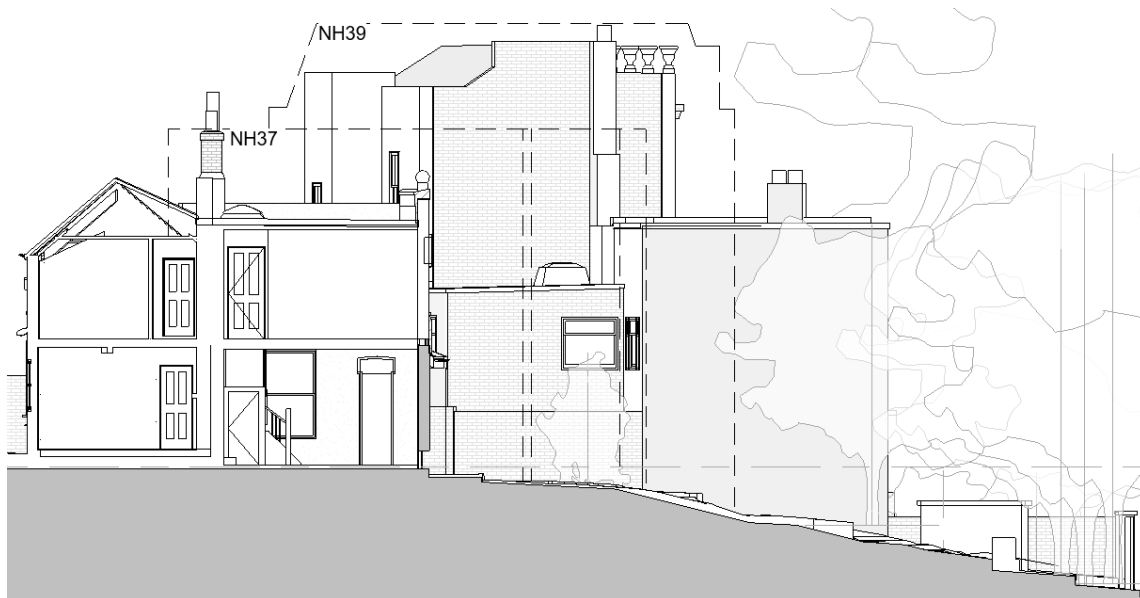
Roof level views. August 2024. Showing relationship to neighbours.



Images show the previously altered front roof slope clipped back from the original front eaves (of the cottage) to the inside line of the chimneys. Chimneys have been altered / reduced, zig zag brickwork removed and pots replaced.



Long section A. (looking north) illustrates the setback position of the existing house (41) and elevational change between pavement and façade. The relationship of adjacent listed properties NH 43, 47 & 49 and 51 situated closer to the street is also shown. Digital survey undertaken by Space Surveys October 2024.



Long section **B.** (looking north) illustrates the relationship of adjacent listed properties above. Dashed lines outline the adjacent properties at 37 and 39 uphill. *Digital survey undertaken by Space Surveys October 2024.*



C. Existing incremental stages of development (long section looking south)

No. 41 has been built in stages over 200 years and section **C** (looking south) shows the incremental development that makes up the current assemblage. The design approach discussed further in Section 2 continues this tradition, seeking to add elements that extend the property sensitively within the context.

2. Relevant Planning History

HGY/1997/0366 – Erection of entrance porch - Withdrawn

HGY/2023/1154 - Construction of new front and side boundary walls and gate. – Approved

HGY/2024/1232 - Introduction of a roof light to the rear roof slope and adjustments to rear openings at ground floor – Approved with Condition

3. Design Approach & Pre-Application Assessments

3.1. Overall approach and the need for Development

The application seeks consent for the extension and improvement of the existing two-storey, single-occupancy, dwelling at 41 North Hill to meet contemporary standards for family accommodation and the need for flexibility to cater for homeworking and extended family activities. The site is constrained by neighbouring development and has a limited rear garden depth, making upward intensification the most appropriate and sustainable way to accommodate the occupants' needs while preserving the established character of the plot and its relationship to its setting.

The scope of submitted proposals include:

- a) Addition of a second floor including a rear balcony and alterations to front façade.
- b) Removal of two chimney stacks that have been previously altered and reduced.
- c) Replacement side porch - glazed single storey side extension.
- d) Re-roofing the rear utility outrigger to introduce a green roof to the rear.
- e) Introduction of solar panels to the main roof.

Enhancing the existing dwelling continues the incremental adaptation of buildings on the site and preserves the front garden, which has been lost to development and hard surfacing along much of North Hill. Preserving the garden ensures that further change is restricted to a setback position, 10.6 meters back from the frontages of the adjacent listed group and retains the memory of the former common land that bordered the road. It limits the impact of change to the setting of heritage assets and preserves the verdant green character and quality of the conservation area.

This approach aligns with national and London-wide planning policy that encourages the efficient use of previously developed land on well-connected urban sites. By adding a floor within the existing footprint, the proposal avoids the significantly greater environmental impacts associated with demolition and rebuilding, or with more extensive rear and side extensions that would erode private garden space and amenity for neighbours. The roof extension therefore represents a sustainable form of development that optimises site capacity while respecting the conservation area context and character.

3.2. Initial Pre-Application Engagement (Dec 2026)

An initial scheme for an additional mansard storey and replacement porch / side lean-to extension was submitted for pre-application advice in December 2024. Ref LBH Advice Note PRE/2024/0396.

The key points of feedback from planning and conservation officers were:

- No. 41 has limited architectural merit and currently makes a neutral contribution to the conservation area.
- The proposed glazed lean-to porch / side extension was supported as proposals were considered subservient to the main dwelling and a lighter element on the boundary adjacent to the listed property at 43.
- The removal of chimneys was, in balance, not considered harmful.
- The objection to the mansard storey considered that the addition 'would raise the height and mass of the building, making it more visually prominent in a sensitive and historic street setting'. The objection also considered the mansard roof form was incongruous with the mock Tudor front elevation- further diminishing its already limited architectural value'.

- The conservation officer's evaluation deemed proposals would undermine the current subservience of the building in views of numbers 43-45 North Hill that are part of the listed terrace group causing 'less than substantial harm' to the significance of nearby heritage assets.
- Despite the objection to the mansard scheme, officers commented that a more comprehensive redesign, potentially incorporating coordinated changes to the first floor might result in a less intrusive roof form more in keeping with the area's character.

A second pre-application process was undertaken to address the issues raised which presented options for a more comprehensive redesign together with a heritage assessment of proposals.



Pre-App Mansard proposal
(2025)

3.3. Revised Pre-Application Approach

The revised pre-application approach (February 2026) maintained development on the existing footprint and upwards, (section 3.1) but presented options for a more holistic re-design encompassing the additional storey and front elevation, together with elements that improved the sustainability of development (improved thermal elements, green roof and solar panels).

The design process considered the varying impact on the host dwelling, the adjacent heritage assets and the wider experience of North Hill resulting in three shortlisted options that associated with typologies found in the immediate streetscape: townhouse, gable, and pitched roof with front dormers. These were submitted for pre application consultation to invite discussion on the possible routes forward for developing a design that would be more in-keeping and make a positive contribution to the rich palette of architectural form, materials and detailing within the conservation area.

3.4. Pre-Application Typologies (Feb 2026)

A. Comparison of Typologies - Street Elevations

The full Design Study of the three typologies and material palettes is included as Appendix A

Note: Trees and planting are not shown in the views below.



Town House



Gable



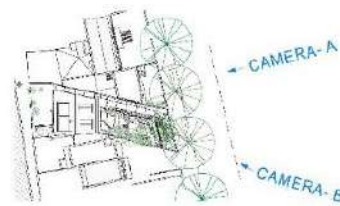
Pitched Roof with Front dormers

B. Comparison of Views toward listed buildings 43 – 47 North Hill

Note: Trees and planting are not shown in these views.

41 NORTH HILL

3D OPTION STUDY -Heritage Views. - Camera B



OPTION 01:



OPTION 02:



OPTION 03:



3.5. Pre-Application Feedback on the Revised Approach

26th February 2026, on-site discussion with Adam Silverwood, Elizabetta Tonazzi.

Extracts from the Pre-Application Advice Note, LBH reference PRE/2026/0039 are given below:

- No. 41 North Hill is specifically referenced within the Highgate Conservation Area Appraisal, which notes that while the exact construction date is unclear, the building incorporates historic fabric and displays a mock-Tudor appearance, and that any future alterations should give due regard to surviving original features. This historic context is therefore a material consideration in the assessment of the proposals.
- The overall scope of the proposals includes the addition of a second storey, replacement of the side porch, re-roofing of the outrigger, removal of two chimney stacks, and associated works to increase the habitable space and secure the long-term use of the property as flexible family accommodation. From a heritage conservation perspective, these works are supported in principle, subject to the success of a conservation-led design approach and the extent to which any potential harm to the significance or setting of neighbouring listed buildings and the wider Conservation Area is avoided or minimised.
- Option 1 is clearly identified as the most successful and appropriate response to the site and its heritage context. This option is regarded as the subtlest and most complementary in terms of scale, roof form, silhouette and overall architectural approach, and is considered to sit comfortably alongside the neighbouring listed buildings without competing with them. The façade treatment, including the use of arched window proportions that reference the existing building, and the proposed material palette are considered to be well-judged, providing a distinctive yet restrained architectural identity that remains subordinate to the architectural primacy, design quality and materiality of Nos. 43–45 North Hill.
- The proposed replacement side porch options are not considered, in principle, to have a significant adverse impact on the character or appearance of the host building or the wider Conservation Area. Subject to appropriate detailing and the use of high-quality, contextually appropriate materials, the side porch is considered capable of being satisfactorily integrated into the overall design and would not undermine the reasons for the area's designation.
- The inclusion of solar panels and a green roof is considered acceptable in principle within the Conservation Area, reflecting broader sustainability and climate objectives. Any future application should clearly demonstrate that the siting and design of these elements minimise visual impact and do not detract from key public views or the significance of heritage assets.

In terms of impact on neighbouring amenity the pre-applications advice noted that:

- Based on the submitted drawings, the proposals are not considered, at this stage, to result in undue harm to neighbouring amenity. Although the development would be close to the shared boundary with No. 43 North Hill, differences in ground levels are likely to limit impacts. This position would be reviewed at application stage following a site visit and public consultation, and any material planning issues identified through that process would be fully considered as part of the determination.
- Options 2 and 3, while considered competent from a compositional perspective, are regarded as less representative of the specific character of the site and its sensitive heritage setting. These options are therefore not encouraged to be taken forward for further design development.

In response, the preferred Option 1, the town house typology, has been developed for this full application submission.

4. Design Development of the Preferred Option

This section considers the developed proposals for the preferred option against the national, regional and local planning policy framework identified in pre-application advice: The London Plan (2021), the Haringey Local Plan (2017), the Development Management DPD and the Highgate Local Plan (as well as the Highgate Conservation Area Character Appraisal and Management Plan (2013).

These policies focus on design quality and the protection of heritage assets and their settings:

London Plan Policy D3, together with Local Plan Policy SP11 and Development Management Policy DM1, that seek to secure high-quality, design-led development that responds positively to local character, relates appropriately to neighbouring buildings, and contributes positively to the townscape through its scale, form, massing, detailing and choice of materials.

London Plan Policy HC1 and Local Plan Policies SP12 and DM9, which require development affecting heritage assets and their settings to conserve their significance. In the case of residential extensions and alterations, Policy DM9 expects a sensitive, site-specific design approach.

Highgate Local Plan Policy DH2 requires development to preserve or enhance the character and appearance of Highgate's conservation areas and respect the setting of listed buildings. Also, Policy DH5 (Roofs and Roofscape) advises that roof extensions, dormers and rooflights 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;

4.1. High quality, design-led development

Our design approach has aimed to be broad and contextual and pre-application design iterations considered the qualities of several options at different scales - street, building, materials and detail. The process has been supported by ongoing testing in 3D enabling an assessment of mass, scale, shadowing and architectural design in relation to the context. Material palettes and details have also been tested through site visits / local walks, photo studies, sketching and renderings, and three design study stages are included as appendices to illustrate progression:

- **Appendix A** (Feb 2026) : New Façade & Roof Design Study Shortlisted Typologies which tested the three pre-application typologies – Town House, Gable and Pitched roof with front dormers;
- **Appendix B** (Mar 2026): Façade Detailing Options Study which explored possible approaches to developing the façade proportions and architectural detailing the preferred town house typology and;
- **Appendix C** (Jun 2026): Application Scheme Design Development – illustrating development of the submitted scheme materials strategy and details (including alternatives considered).

The design process has also been tested through reviews with heritage consultants (HEA) who have undertaken heritage appraisals of options following the requirements of the National Planning Framework and methods set out in conservation guidance.

Heritage Statement prepared by HEA / Fuller Long, June 2026 contains the full heritage assessment including the appraisal of significance of adjacent assets and impact for the submitted scheme.

4.2. Conservation-led design - Preferred Typology Overview

4.2.1. The pre-application Heritage Appraisal and LPA's advice noted that none of the typologies adversely affected the significance or setting of the listed group, however feedback concluded that:

- The gable form is more distinct and makes a stronger architectural statement against the listed group.
- The pitched roof with dormers makes closer reference to newer developments on the east side of North Hill, which would change the weighting and character towards the more contemporary developments.
- The town house typology was the preferred option and the pre-application stage HA noted *'the town house typology is the most architecturally aligned to the listed group and sympathetic to the group's proportions and regular fenestration. New parapet and roof lines set slightly lower present the addition as subservient to the group in the setback position. Option 1 (town house) offers the opportunity to integrate rather than contrast with adjacent buildings'.*

4.2.2. Local policies DM9 and DH5 advocate that roof extensions respect of the host dwelling and roof form, which in this case is a flat roof to the street frontage. The initial pre-application advice had highlighted that a mansard form was considered ad hoc and incongruous to the host building.

DM9 supports proposals for the sensitive redevelopment of sites and buildings where these detract from the character and appearance of a Conservation Area and its setting, provided that they are compatible with and/or complement the special characteristics and significance of the area.

The host dwelling is not listed and retaining the mock-Tudor façade of the twentieth century front addition has less merit in comparison to taking the opportunity to improve both the host dwelling and its relationship to its context. Proposals align with policy by using the existing flat roof form for the additional storey to integrate proposals and mitigate the potential harm and impact of the addition.

The front façade is extended upwards, creating a traditional three-storey proportioned townhouse that reinforces the massing and fenestration rhythm of the listed group. This introduces a full additional storey with a parapet height of approximately 8.865 m above ground floor level (GFFL). The parapet respects and aligns with neighbouring parapet heights of 47 + 49 North Hill but the setback position of 41 retains the existing hierarchy and setting of the listed group.

The replacement of the mock-Tudor façade with a design that better relates to the context aims to make 41 less visually prominent and integrate the house within the street more comfortably. The proposed new elevation is primarily rendered with brick and terracotta detailing drawing on the palette of materials present in adjacent properties.

4.2.3. Policy DH5 also supports the protection of chimney stacks that contribute to the character and appearance of conservation areas. The stacks on the host dwelling have been altered and reduced and are not prominent in key views (images below). These are justified for removal, which was supported in pre-application feedback. Proposals for 41 North Hill include new flues to the rear of the plan adjacent to 37, which are enclosed as a new chimney on the roofline.

Images below also illustrate the quality of chimney stacks at 43 – 47 that make a more positive contribution to the character of North Hill.



Above – Pre-Application stage Town House Typology

4.2.4. In balance, the town house typology is presented as a positive development response to design policies relevant to the site and conservation area and is justified for development towards the application scheme.

4.2.5. Appendix B (Mar 2026): Façade Detailing Options Study illustrates studies used to develop the façade proportions and architectural detailing – pursuing a conservation-led design approach through a reference and reworking of details that are found in the context. This illustrates the intent to draw closer association with the considered and crafted details of the finer buildings on North Hill, whilst allowing historic differences to be read. A summary of detailing development studies is illustrated overleaf.

Section 5 discusses the detailing of the submitted scheme, with supporting studies illustrated in Appendix C.

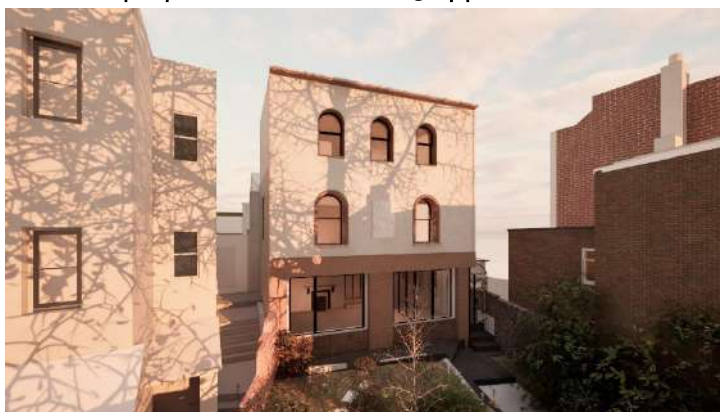
Initial Detail Studies Summary (See Appendix B)



Cross refer to *Appendix B* for the full design study exploring the façade materials, proportions and details.



Preferred proportions and detailing approach (below)



Below: Proposed front and street elevation illustrating the developed proportions of the application scheme. Extract of Drawing 2401_FS_32. Street Views Study



5. Submitted Scheme Appraisal

5.1. Conservation-led development of details

The LPA's pre-application advice (PRE/2026/0039) supported proposals subject to a continued conservation-led design approach. This section presents the rationale and contextual references that inform the detail developed for the submitted scheme.

At present no. 41 reads as a gap in the street's rhythm as the site is set back and has a distinctly different style and character. The condition of the property is also deteriorating and needs investment. The consensus that a rethink of the street elevation is appropriate provides an opportunity for comprehensive repairs and improvement alongside the development of an architectural expression that sits more comfortably in the context.

The refinement of the preferred design typology has continued to draw on the architectural scale, rhythm and character of North Hill in considering the façade proportions, materials and detailing. The process has taken account of views expressed during pre-application design appraisals and consultations with applicant, heritage specialists HEA, LB Haringey LPA and The Highgate Society.

Key comments were:

'Both rustic and more formal approaches have the ability to sit the proposed in this setting reasonably well to differing degrees, but options that reflect the more formal nature of the adjacent listed buildings may establish a stronger synergy between existing and proposed'. HEA Pre-App, Heritage Appraisal Feb 2026

Other views expressed an appetite for a more contemporary treatment potentially making the case for raising the proposed parapet height, altering façade openings to a greater extent, but adhering to a conventional hierarchy between floors remained important. At this point the retention and use of arched windows was viewed as unnecessarily traditional or pastiche.

The presented scheme takes account of the comments and in balance takes the following approach:

- The new (top) storey window heights have been reduced to establish a hierarchy that gives more weight to principal storeys. A hierarchy in the use of materials is also employed.
- The parapet level is retained, as proposed, to remain subservient to the listed buildings.
- The pages that follow aim to illustrate that the detailing of the façade presents a subtle contemporary reinterpretation of traditional materials found in local architecture as a continuation of the development of the site and neighbourhood, whilst allowing historic differences to be read.

5.2. Developed Design – Submission Detail (See Appendix C)

Although the host building is not listed both the applicant and design team are interested in the site's heritage and in a sensitive approach to change, conservation and retrofit to allow the accretive character of the house to be read and evolve as it has done in the past.

The design approach retains the original cottage at the heart of the house (unseen from the road) and reworks the more recent twentieth century elements to improve accommodation. We reconsidered the qualities that result from incremental changes that have curated the current distinct and quirky character. There are vestiges of crafting and material qualities that we have drawn on as a continuum of the site's development story.

Inherent qualities that have informed the design include ambitions to:

- Retain wide views of the front garden that the former shop windows allow.
- Retain, remodel and retrofit as far as possible in the interests of working sensitivity with the existing fabric and constraining the environmental impact of development.
- Continue the layering and juxtaposition of textures and styles found in the existing house and along North Hill that result in a diverse and eclectic character and appeal.

Proposals therefore aim to:

- Reinterpret traditional materials, detailing and making techniques to propose subtle shifts that register this stage of intervention.
- Encourage a distinct, crafted approach by engaging artisan crafts where possible.

Our design approach has sought to reinterpret and rebalance qualities that are valued and lend to establishing a coherent language for a new façade. This aims to retain a distinctiveness whilst finding a more sensitive, restrained architectural language within the setting of the listed group.



5.3. Proposed Materials

The overall approach presents a primarily rendered elevation detailed with terracotta, clay tile, feature brick work and metalwork to express the depth of the new elevation and exploit the opportunities to create interest and richness in the relief. The use of materials shifts at each level as a deliberate strategy to create a hierarchy:

At ground floor an increased use of clay tile, brick and terracotta is proposed to form a new plinth to the house – completing a *walled garden* in earthen materials that relate to the brick textures of existing garden walls and the extensive 18 C brick side elevation of number 43.

The upper levels are treated more lightly so they recede visually and allow the listed terrace to remain the primary focus. Lime render provides a calm backdrop for terracotta, metal and plaster detailing, which picks out key elements and balances the façade proportions. The design references the hierarchy of detailing and decoration found on adjacent Georgian houses, while using the depth of the contemporary façade to shift in the detailing and create differentiation.



Material Strategy Front and Rear Views

Front:

- Lime rendered façade with brick / clay and terracotta tile plinth & detailing to upper storeys.
- 2F Timber sashes (dark painted finish)
- Metalwork - Bronzed – GF window frames, 1F + 2F surrounds
- Decorative wrought iron to porch gates.



Side and Rear:

- Lime rendered façade.
- Glazed extended side porch.
- Decorative wrought iron to rear balcony set within the slope.
- 2F Windows
Aluminium powder coated (bronze) – and black / grey glazing frames
- Green roof to rear utility outtrigger.

The proposed material palette allows for opportunities to engage crafts people in finalising some details in response to the site. Opportunities include:

- Terracotta detailing
- Render and pargetting and;
- Contemporary wrought iron work

Design Study Appendix C includes examples from trades and crafts people we have discussed the project with, and this process would resume for to refine details during technical design.

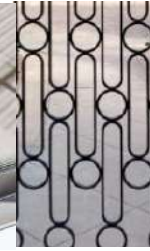
Specific Materials



Upper Levels

Lime Render

Chalk, Lime Green



a) + b)

c)

d)

Glazing frames (new and replacement double / triple glazed units):

- Dark bronze / bronze powder coated (GF front, 2F rear + side) + (1F / 2F reveals)
- Aluminium powder coated (bronze) and black / grey (2F rear + side)
- Contemporary wrought iron to rear balcony
- Timber framed sashes - dark painted as exstg rear (1 + 2F front & side)



A

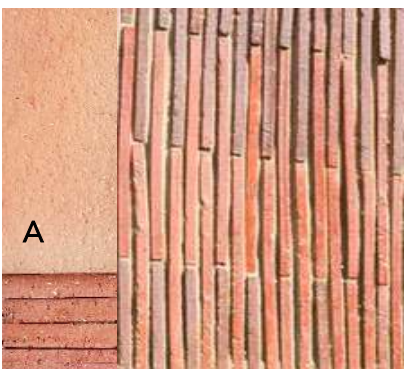


B

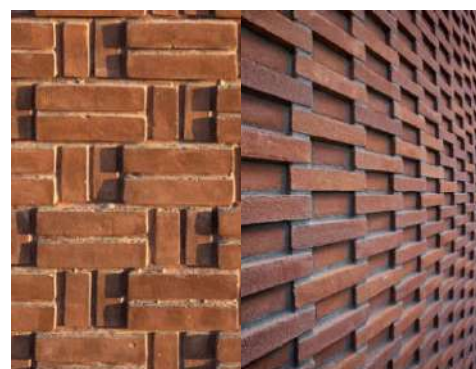


C

- New Linium Brick Slip / Creasing Tile – Stafford Red, Ketley tiles – sills at first floor and parapet.
- Claybrook Emma Terracotta – stack bonded to form window surrounds. 1F
- Lime Render - Chalk, Lime Green + Potential Pargetting panel detail.



A



D



a)



E

Ground Floor

- New Linium Clay Brick / Creasing Tile – Stafford Red, Ketley tiles – horizontal and vertical stack bond to form GF plinth.
- Feature brick panels below Slate sills (GF) e.g. Handmade Clay Paving brick (used as facing) Heritage Brick Company. Or weathered terracotta, BCA Materiaux Anciens (France)
- Contemporary wrought iron to Porch

5.4. Alterations and details at each level

5.4.1. Ground Floor & Walled Garden

Clay creasing tiles are laid on-edge in stacked horizontal and vertical courses to create texture as a contemporary interpretation of the traditional hung tile on the current elevation. This forms the new ground floor plinth coupled with brick laid in a feature-bond relief under sills.

Ground floor windows are proposed in metal frame (bronze or bronze powder coated) to retain the large shop front proportions and minimal obstruction to garden views. Contemporary decorative wrought iron work is incorporated in the new glazed porch (see 5.4.2).



- Front Garden View
- Flag stone path and side elevation of number 43



- New Linium Clay Brick / Creasing Tile – Stafford Red, Ketley tiles – horizontal and vertical stack bond to form GF plinth.
- Basket weave feature bond below sills (or similar)
- Contemporary wrought iron to Porch gates to glazed porch
- Flag stone path as existing

5.4.2. Glazed porch and side extension

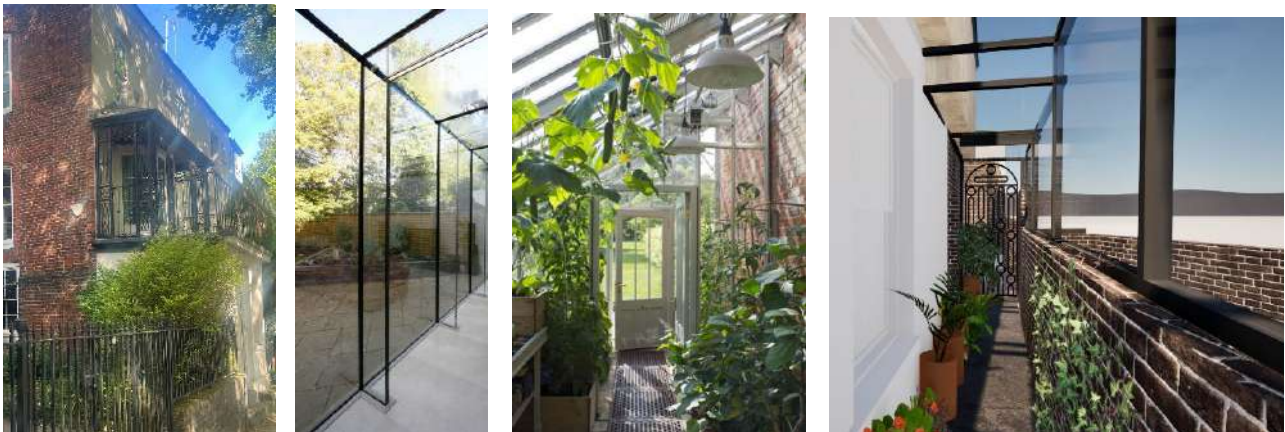
The existing porch is an ad hoc 20C addition on the boundary with listed no. 43 comprising solid doors, roof and walls. It is proposed that this be replaced with a simple glazed entrance set back from the front elevation as a more sympathetic approach.

The proposed glazed and extended, side porch is designed with a segmented stepped roof set out around openings in the side elevation. The design draws on wrought iron glass house framing to achieve an enclosure that is secondary to the main dwelling, distinct but sympathetic to the age of adjacent heritage assets.

Decorative metal work is incorporated for privacy and as an opportunity to engage a contemporary wrought iron designer / maker and further examples are given in the supporting design study – Appendix C. A 18C reference example is found at no. 51 (front porch – image below).

The glazed enclosure will be lighter on the boundary – reducing the impact on the neighbour's rear garden and letting in light. It's intended for use as a greenhouse will improve the outlook (for 43) and draw the verdant green setting of conservation area around the house.

The improved porch on the north elevation also acts as a thermal buffer, aligning with Historic England guidance on sensitive energy efficiency measures in historic environments.



Left to Right: Decorative wrought iron work at 51. Glazed side porch and greenhouse examples and Model view.

5.4.3. Working with existing openings on the façade

Ground floor and first floor windows are retained with minor adjustments as these are well placed for the internal layout and pattern of use. These retained openings also mark the former development stage and prioritise a retrofit approach.

The principal reception runs across the frontage at ground floor occupying the space that was formerly a shop and benefits from large shop windows overlooking the front garden. These openings are retained as a reminder of the site's history and to maintain good daylight levels for the front room that is enclosed by the two – three storey flank walls of properties either side. The set back position of the house and mature planting offers enough privacy for occupants to fully enjoy garden views where the connection to nature strongly enhances enjoyment of the main reception.

At first floor the existing windows serve bedrooms, and proposals seek to balance the aesthetics and proportion of the elevation through detailing – discussed below (section 5.4.5).

5.4.4. Upper Floors

Lime render to upper floors is proposed as finish to external insulation over the existing front and side elevations. This retains existing masonry walling to limit demolition although, if feasible, it would be beneficial to remove the existing external cement render and pebble dash to allow the retained solid walling to breathe. The new outer leaf will most likely be formed in timber framing with hemp/woodfibre insulation to improve energy conservation using materials that are compatible with the existing fabric and have a low carbon footprint. This will bring the façade forward by approximately 200 mm.

The fenestration of the front is discussed but, on the side elevation, the proposed thermal upgrade and lime render finish will be more in keeping with materials on the rear of listed properties. The proposal closes the gap between 41 and listed 43 by approx. 150 – 200 mm on first and second floors which was discussed with planning and conservation officers at pre-application stage as an acceptable, minimal impact, considering the energy conservation benefits.

5.4.5. Upper front windows and parapet

Front windows at first and second floors are proposed as double-glazed timber sliding sashes to match the existing fenestration pattern.

The middle (first floor) window detail echoes the plinth materials, but a softer terracotta reveal tile is used to have less contrast to the lime render compared to the heavier ground floor plinth clay tile. The arch references the segmented arches found on earlier properties, while the stacked tile detail emphasises the depth of the new reveal, with a bronzed metal trim protecting the slight projection. Ground-level creasing tiles are used for the first-floor sills.



Terracotta tile – stack bonded to form window surrounds (lime washed to seal). Bronzed edging / drip.

New Linium Clay Brick Slip / Creasing Tile – Stafford Red, Ketley tiles to form sills + plinth at GF.



On the new top floor the window rhythm is repeated and bronze (or bronze powder coated aluminium) is used for the full depth of the reveal and sill as the simplest reveal detail in the hierarchy.



- New Linium Clay Brick Slip / Creasing Tile – Stafford Red, Ketley as coping over Claybrook Terracotta – solidier course to parapet
- Potential Pargetting central panel.

Materials used at lower levels are drawn into the parapet detail proposing the clay creasing tile as a coping over a solidier course of terracotta brick slips used in first floor reveals to complete the material hierarchy of the façade.

A central panel is used to balance the fenestration rhythm proposed in pargetting. Although a blank window was considered as used on adjacent properties, the subtler emphasis in lime render aligned with the intent to achieve a quieter overall design. A pargetting panel also offers further opportunity work with a craftsman to create a panel that reflects a characteristic of the site for example the garden or its history (figurative or abstract).

5.4.6. Green roof to rear outrigger

The rear courtyard garden is limited in size and is walled all round. It faces west so receives sun for long periods, and trellises and potted plants have been successfully nurtured to soften hard surfaces and establish a pleasant oasis that is well used. It is proposed that this microenvironment be extended by replacing the outrigger roof with a sedum or low intensity planted green roof that would enhance the outlook from first floor windows, contribute to biodiversity and retard water run-off.



Existing rear wall- courtyard garden.



Rear aerial view.



Proposed green roof to outrigger.

Concept model illustrating the proposed green space enhancements - glazed porch - greenhouse and rear courtyard garden with proposed new sedum green roof to the outrigger. The large sedum roof on the assisted living development is in the foreground (right).

(The full first floor and roof are not shown).



The current rooftop view towards the rear. This shows the proximity of the sedum roof to assisted living accommodation (foreground), the windows below are obscured, and nearest windows to habitable rooms to properties on Grange Road 40 metres away.

5.4.7. Rear Balcony / Terrace

As the small rear courtyard garden is the only private outdoor amenity space, it is proposed that the new second floor include a rear facing balcony window to improve amenity and enable more distant views over the surrounding tree canopy and green roofs. The potential overlooking of properties to the rear was raised during pre-application discussions. In response the balcony has been set back into the rear slope. The nearest windows on the assisted living accommodation are obscured and windows to habitable rooms on the rear of dwellings on Grange Road are 40 metres away.



Pre-application discussions highlighted that a metalwork balustrade was considered more in keeping compared to glass and this is envisaged as simpler version of the final designs for the porch gates to tie the two levels together.

6.4.1. Solar Panels

The flat roof of the additional storey provides south facing platform for a solar panel array and the application scheme incorporates an initial proposal from GB SOL using nine low profile panels (an inverter and storage battery). When roof panels are tilted to the optimum angle the panel height is 400mm. This is slightly above the proposed new parapet that respects the parapet height of adjacent listed houses but panels will not be visible from street level.



*Rear view showing the potential location of solar PV panels on the flat roof.
Panels will need to be angled to optimise benefit and this will need further development to balance energy benefits with any potential visibility of panels from the street.*

The proposed location for solar panels is a discreet position that will not affect the intrinsic character and appearance of the Conservation area or listed group. The sensitive inclusion of renewable energy presents the opportunity to integrate heritage, public and environmental benefits in line with Historic England Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency.

6. Impact on Residential Amenity

6.1. Shadowing

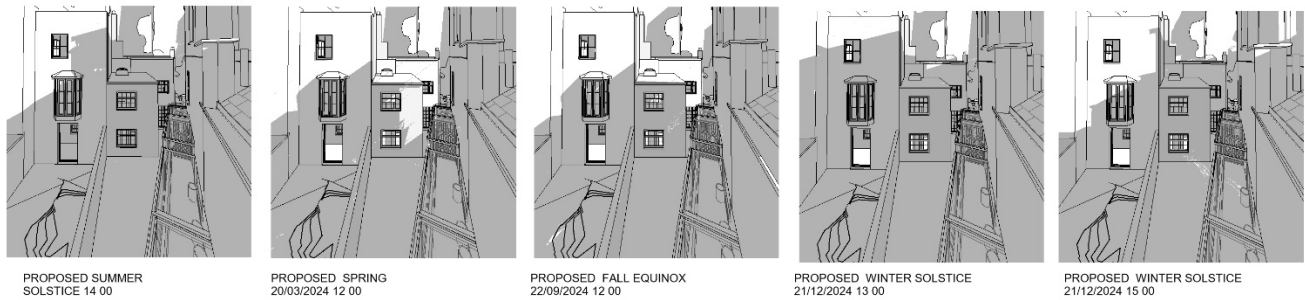
The design process has considered the impact on nearby heritage assets as well as overshadowing. Submitted drawings 2401_FS_ 36 and 37 show shadow studies for the proposed in plan and as 3d views illustrating the impact on rear elevation windows of no. 43 and 47. A summary of the initial studies is shown below, noting that these do not include the shadowing from shrubs and trees within in adjacent rear gardens, which would also affect light received by ground and first floor windows in particular.

To the rear, the proposed new storey is cut back to meet the rear slate hip roof of the cottage to make sense of the geometry and to minimise impact of the massing and overshadowing for no 43.

Existing



Proposed



The shadow studies illustrate some increased impact at particular times of day for example winter shadowing would be greater at 1pm but would be negligible compared to the existing once the sun moves further round to the west later in the afternoon. If this is deemed to be a material consideration then more assessment would need to be made on the acceptability of impact on daylight and whether affected rooms benefit from another window following BRE Guidance.

Adjacent houses to the south, 39 and 37, are unaffected by proposals due to the orientation and relative heights.



Proposed side and rear view of porch and roof extension. Designs developed to cut back the volume of the additional storey to lessen the impact on 43 and meet the slopes of the original roof form.

Adjacent gardens above right.

6.2. Highway, pedestrian safety, parking and refuse

There is controlled street parking on North Hill and parking arrangements are not affected by proposals. Equally, access, the relationship to the pavement and refuse arrangements will be unchanged.

6.3. Landscape and trees

The mature landscaped front garden will be retained in proposals. The mature trees to the front are protected by TPOs due to conservation area status and proposals are not within the vicinity of root protection areas. All existing planting on the site will be retained or restored if damaged during construction. Equally the rear courtyard garden is unaffected, and proposals introduce further planting areas (green roof and green house) and amenity space (rear balcony / terrace).

7. Assessment of Impact on the Conservation Area and Designated Heritage Assets

Cross refer to the full appraisal contained in the Heritage Assessment prepared by HEA, June 2026 (HA)

- 7.1. The submitted **Heritage Assessment** of the developed **application scheme** provides an overall appraisal that proposals align with Strategic Policy SP12 of Haringey's Local Plan which calls for designs to conserve the wider historic environment and avoid negative impacts on heritage settings. HEA's impact appraisal assesses that elements of the proposed scheme have **neutral to positive effect** on the character and special interest of the Conservation Area and listed assets.
- 7.2. Specifically, on the primary elements of proposals, the roof extension and façade the HA notes:
- 'the proposed roof is designed to be subordinate to the adjacent listed buildings. It also will retain the historic cottages within the core of the building and integrate the roof slope into new roof forms. This is in line with Strategic Policy SP12 of Haringey's Local Plan and it is, therefore, considered that the proposed scheme will have a **neutral effect** on the character and special interest of the Conservation Area'.
- The new front façade designs 'have given great weight to the development of the details and aimed to avoid any negative impacts upon the adjacent listed assets through quality design. This is in line with Strategic Policy SP12 of Haringey's Local Plan which calls for designs to conserve the wider historic environment and avoid negative impacts on heritage settings, and it is, therefore, considered that the proposed scheme will have a **neutral to positive effect** on the character and special interest of the Conservation Area'.
- 7.3. The design development of proposals has shifted the outcomes of the heritage assessment from less than substantial harm to a neutral or positive effect. Even so, we have considered proposals in the context of NPPF para 215 should other assessments consider that less than substantial harm needs to be justified.

NPPF para 215. States 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.

8. Public benefits

With Reference to NPPF paragraph 215, the following attributes of proposals are presented as public (or wider planning) benefits to be considered against any 'less than substantial harm' to the setting and / or significance of the nearby Grade II listed properties and the Highgate Conservation Area. The public benefits listed also highlight the scheme's alignment with London and local policies and guidance supporting sustainable development with specific reference to:

- The London Plan, Chapter 5 (2016)
- Haringey Sustainable Design and Construction Guide SPD (2013)
- Energy Efficiency and Retrofit in Historic Buildings, Historic England, Updated 2024.

8.1. Environmental benefits

Optimising use of a well-connected brownfield site / supporting sustainable development

- Upward extension optimises use of the site and increases accommodation for an existing dwelling in a highly accessible urban location without further land take - aligning with NPPF objectives for efficient use of previously developed land and optimising site capacity.
- Retrofitting and extending the existing building avoids the higher environmental costs of demolition and complete rebuild, contributing to the objectives of sustainable development.

Retrofitting measures: energy efficiency and carbon reduction in a heritage context

- Over-cladding the mock-Tudor façade with a new insulated envelope improves thermal performance. The proposal to use insulation products with natural materials will help protect existing structures by allowing a degree of breathability and reduce the carbon footprint of the proposed development.
- The U Value of the current wall will need to be fully assessed but it is anticipated that the upgrade will achieve the threshold U Value of 0.70 W/m²K as a minimum for works to existing buildings in accordance Part L. A better performance will be pursued subject to the assessment and balance of the potential risk of interstitial condensation Part C.
- Replacement sliding sashes will improve U Values that typically range between 4.8 – 5.8 W/m²K for single glazed windows to 1.6 to 1.4 W/m²K target typical for slim profile double glazed replacements.
- Replacement and new metal-framed glazing proposed will typically achieve 1.2 – 1.0 W/m²K mid-pane U Values.
- The proposed glazed porch acts as a thermal buffer to the main entrance, reducing heat loss and improving energy efficiency. Similarly, all other replacements to single glazing and new glazing will be double glazed with frame designs that are sympathetic to the setting of the conservation area.
- The opportunity to incorporate solar panels is identified. Site orientation means that solar panels can be placed on slopes facing south which receive the most sun and keep panels away from front views affecting the street and adjacent heritage assets.

- The retrofit proposals for new elements align with Historic England's guidance on sensitive energy efficiency measures in historic environments.

Green infrastructure, biodiversity and sustainable drainage

- Replacement of the rear utility outrigger roof with a sedum or low intensity planting green roof enhances biodiversity and contributes to attenuating rainwater runoff and improving climate resilience.
- Overall, the green infrastructure of site is retained and its microclimate enhanced to benefit occupants, local biodiversity and to contribute to the mitigating the urban heat island effect.
- More broadly, these measures are presented as benefits that support NPPF objectives to protect and enhance the natural and built environment.

8.2. Social and Heritage benefits

Improved quality and longevity of the housing stock

- Investment in the property and a new design will improve the appearance of the dwelling and raise the quality of the setting of adjacent heritage assets. Failure to invest in holistic improvements will mean ongoing deterioration of the mock-Tudor frontage or like for like repairs which will miss the opportunity to make a more positive change.
- Retained elements of previous development stages allow the heritage of the site to be appreciated as part of the local development story. Proposals retain the oldest remaining elements of the workers' cottages as a core and integrate the rear slope into new roof forms. The lesser quality mock-Tudor front is reworked, to improve design and construction quality in a way that is sensitive to the context whilst undertaking a new stage of adaptation to improve family housing provision in the local area.

Enhancement of the conservation area's character and of the setting of listed buildings

- The development approach retains the front garden as a green space which makes a positive contribution to the local environment and attractiveness of the conservation area for residents and visitors. This maintains and reinforces the verdant character of the conservation area. Although not a public space, the front garden provides visual respite and delight for street users, especially during spring and summer months.
- Replacement of the deteriorating, incongruous mock-Tudor frontage (assessed as making a neutral contribution) with a calmer, better-proportioned elevation referencing the scale, rhythm and materiality of the Georgian terrace is presented as a design and townscape enhancement.

9. Conclusions

- The development of the site on the existing footprint aligns with policies supporting the optimal and sustainable use of sites and the protection of beneficial green space within urban areas.
- The revised pre-application development of three, more comprehensive redesign options, responded to previous objections to an additional storey appearing incongruous to the host building (Pre/2024/0396).
- The Town House typology was identified as (PRE / 2026 / 0369) as the most sympathetic to the heritage context. The removal of the mock-Tudor fenestration and use of a calmer palette with a stronger reference to adjacent properties is used to integrate proposals and mitigate the impact of the additional mass and bulk.
- The new roof form will be complementary to the adjacent listed asset No. 43, 45 - 47 and will echo the Georgian proportions, colour and detail palette. Meeting the needs of Local Plan Policies SP12 and DM9 and with DH5 as the proposed roof form integrates with the established character of the conservation area.
- To the rear, the proposed new storey is cut back to meet the rear slate hip roof of the original cottage to minimise impact of the massing and overshadowing for no 43.
- Proposals also preserve the front garden as a space that registers the historic road line and common waste land and conserves the setting of the listed group.
- The development of façade materials proportions, articulation and detail for the application scheme has continued to pursue a conservation-led design approach. This approach balances working with the existing fabric, making references to adjacent heritage assets and developing a new language for this phase on development that is distinct and yet restrained.
- The Heritage Assessment concludes the submitted application scheme maintains the intrinsic heritage qualities of the Conservation Area and setting and would not harm the significance of nearby heritage assets. In balance the public, social and environmental benefits make the case for the sensitive and sustainable development of the property.
- The design process has satisfied London Plan Policies that prioritises high-quality, design – led development that responds to local character and context (Policy D3); and respects policies and CA guidance that guard these interests at local level.

In conclusion, the roof extension and rework of the front elevation to 41 North Hill is designed as a high-quality, sympathetically scaled addition that responds to contemporary housing needs without compromising the heritage value or character of the conservation area, or the significance or setting of heritage assets. The submitted design process and appraisal demonstrates that the application scheme has developed with a sensibility towards conservation interests and results in a design that could make a positive contribution to the conservation area.

Main References

National Planning Policy Framework (NPPF), 2024

The London Plan, Greater London Authority, 2012.

The London Plan 2016, Chapter 5 Response to Climate Change.

Haringey Local Plan, Adopted 2017

Highgate Conservation Area Appraisal and Management Plan. December 2013.

Highgate Neighbourhood Plan, 2017

Haringey Sustainable Design and Construction SPD, Adopted March 2013

Historic Environment Good Practice Advice in Planning, Historic England: Advice Note 18: Adapting Historic Buildings for Energy and Carbon Efficiency (July 2024)