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Hampstead Lane

453PH

Design & Access Statement

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1.0 – Information

This design & access statement forms part of an application for an extension at Park House, Hampstead Lane for Mr Neil Sinha and Mrs Sara-Jane Sinha.

This statement should be read in conjunction with the following information:

- 453 : 100 PL1 – Site & location plans as existing and proposed
- 453 : 101 PL1 – Ground floor plans as existing and proposed
- 453 : 102 PL1 – First floor plans as existing and proposed
- 453 : 103 PL1 – Second floor plans as existing and proposed
- 453 : 104 PL1 – Roof plans as existing and proposed
- 453 : 105 PL1 – Elevations as existing and proposed
- 453 : 106 PL1 – Elevations as existing and proposed
- 453 : 107 PL1 – Elevations as existing and proposed
- 453 : 108 PL1 – Elevations as existing and proposed
- 453 : 109 P1 – Sections as existing and proposed

- Arboricultural survey, impact assessment and method statement
- Planning statement
- Householder planning forms
- CIL Forms

2.0 – Site & context



Figure 1 – Aerial view – Google maps

Park House is located within the Highgate Conservation Area, an established residential neighbourhood distinguished by its architectural and historic character. The property is situated on Hampstead Lane, between the junctions with Compton Avenue to the West and Sheldon Avenue to the East.

The surrounding area contains a mix of grand 20th century properties, many of which are locally listed, together with cultural landmarks such as Kenwood House.

The property itself dates from the mid C20 and occupies a generous, maturely landscaped plot set back from Hampstead Lane behind a walled entrance. The property was part of an estate that included Oak Tree Cottage, which was sold and is now separate to the Park House property. Constructed in red brick with simple contrasting blue brick detailing, the building is topped with a crown roof finished in clay tiles, incorporating small dormer windows to both the front and rear. The façades feature neo-classical style balustrades at first-floor terrace level and painted timber fenestration.

Over time, Park House has been subject to many alterations including the addition of a large conservatory-style swimming pool extension which has been left to decay. The house is not considered to contribute positively to the wider conservation area.



Figure 2 – Historical map c. 1949

3.0 – Planning History

There are a host of large developments on neighbouring sites. Some relevant applications are as follows:

HGY/2025/2550 - PARK HOUSE, Hampstead Lane, Hornsey, London, N6 4LL - Refused
Replacement of the single storey side range of the principal elevation with a part single, part two storey side extension with accommodation within the roof, formation of a first floor terrace, and retention of two air conditioning condenser units at the west elevation and three air source heat pump units at the north elevation of the host building.

HGY/2025/2551 - PARK HOUSE, Hampstead Lane, Hornsey, London, N6 4LL - Permission Granted (Approved with Conditions)
Single storey, open-sided carport with brick columns to match the host building, set on bound resin hardstanding.

HGY/2010/0927 - 28, Hampstead Lane, London, N6 4NX - Permission Granted (Approved with Conditions)
Demolition of existing house and construction of new 3-storey single dwellinghouse with rooms at basement level.

HGY/2024/0806 - 41 Sheldon Avenue, Hornsey, London, N6 4JP - Permission Granted (Approved with Conditions)
Demolition and erection of replacement larger dwelling with basement, swimming pool and associated plant equipment to rear garden, and all ancillary works including landscaping, boundary treatments and access.

HGY/2024/3305 - 16 Sheldon Avenue, Hornsey, London, N6 4JT - Permission Granted (Approved with Conditions)
Erection of a part single, part two-storey side extension and rear extension, front, rear and side dormers. Roof extension by raising ridge height. Creation of a lower ground floor, crossover and hardstanding. Removal and replanting of a tree and landscaping. Installation of a side gate.

HGY/2024/3411 - 14 Southwood Avenue, Hornsey, London, N6 5RZ - Permission Granted (Approved with Conditions)
Enlargement of cellar to create a basement level, with front lightwell, single storey ground floor rear/side extension, construction of new glazed gable at second floor level; replacement single glazed timber windows for double glazed timber windows and new rear juliette balcony at second floor.

HGY/2024/3013 - 10A Tile Kiln Lane, Hornsey, London, N6 5LG - Permission Granted (Approved with Conditions)
Erection of 3m deep rear extension on the ground floor; 2m deep and 4m wide rear extension on the first floor.

HGY/2025/0427 - 8 Bloomfield Road, Hornsey, London, N6 4ET - Permission Granted (Approved with Conditions)
Erection of single storey rear extension. Replacement front roof lights and installation of one new front and two new rear roof lights. Relocation of window on existing rear elevation.



Fig 3. google maps image showing extent of Hampstead Lane, highlighted

4.0 – Site Photos



Fig 4. View towards rear between Red House and Park House



Fig 5. View Park House existing swimming pool extension



Fig 6. View Park House existing swimming pool extension



Fig 7. View Park House existing swimming pool extension, Red House in background

4.0 - Site Photos



Fig 8. View looking towards Red House



Fig 9. View looking towards Oak Tree Cottage



Fig.10 View looking towards Red House over existing swimming pool



Fig 11. View looking towards Oak Tree Cottage

5.0 - Design & Materials

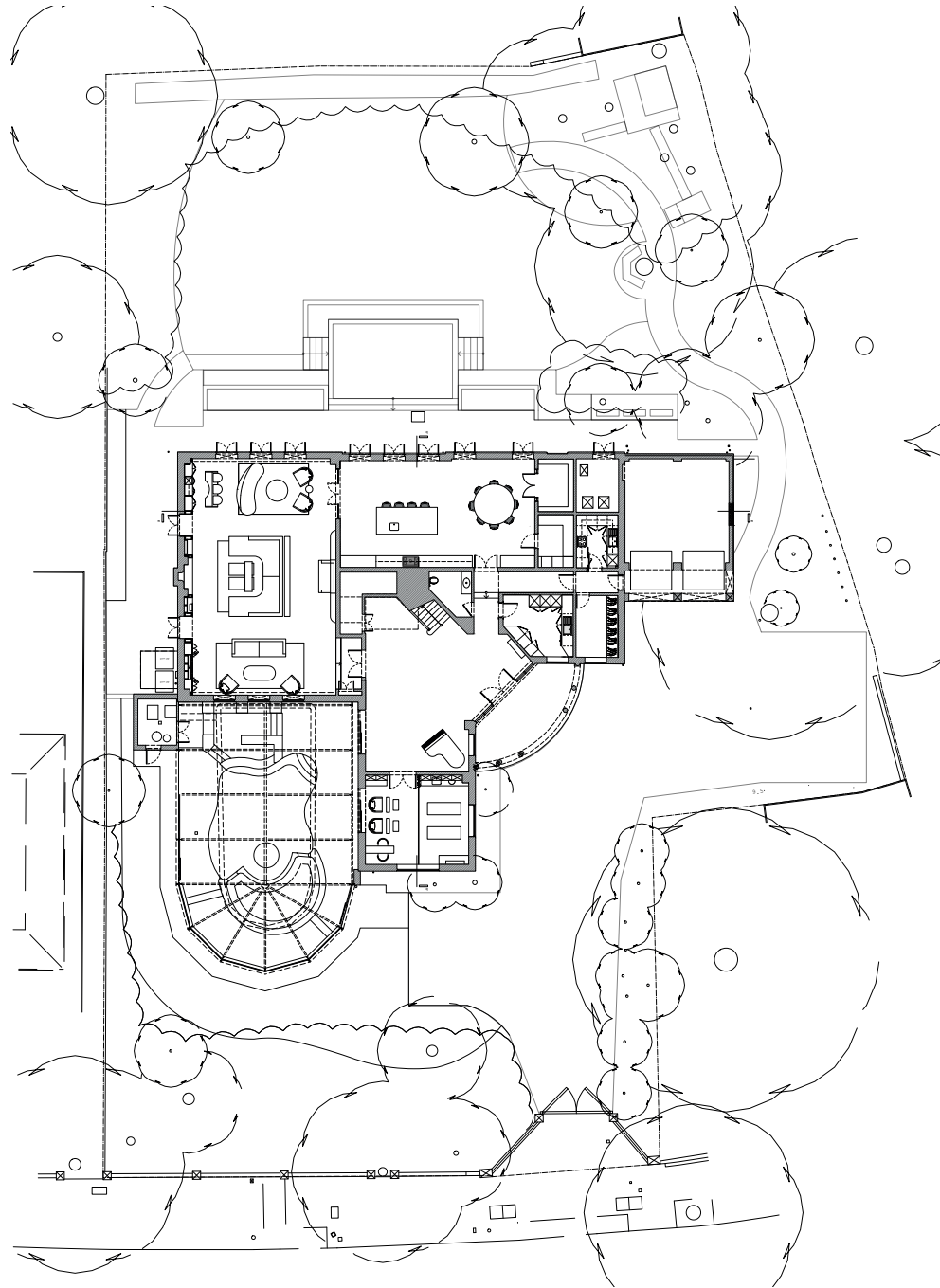


Fig 12. Ground floor plan as existing NTS

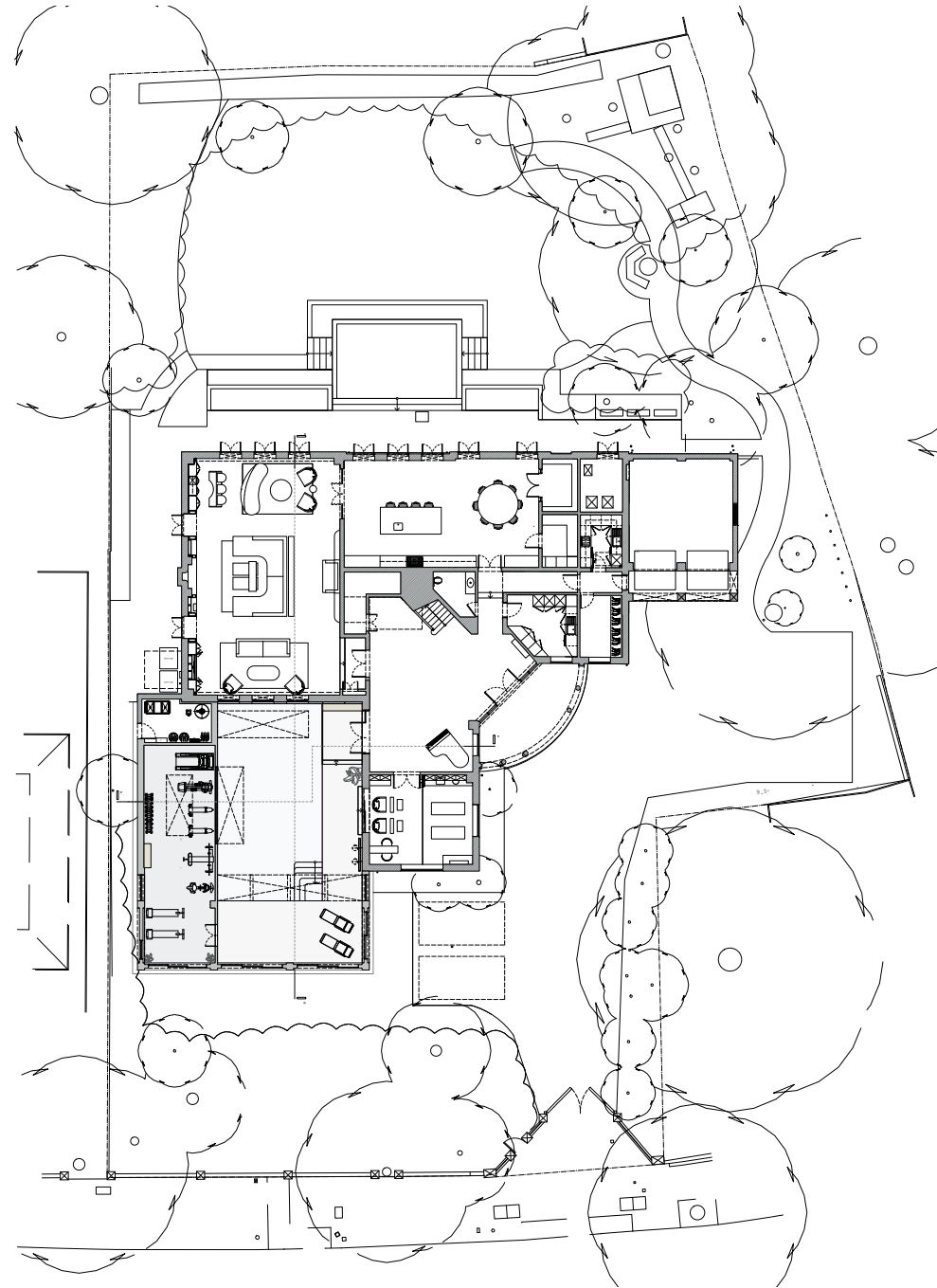


Fig 13. Ground floor plan as proposed NTS

This application seeks for the approval for a single storey extension to replace an existing conservatory. This approach consolidates the proposed gym and swimming pool within a single ground floor volume, creating an efficient and coherent arrangement while reducing the overall visual impact of the development.

The extension proposal is conceived as a contemporary addition that remains sympathetic to the existing dwelling. It will be clad in stone, providing a clear contrast to the original structure, while responding to the red brick through the use of a red to orange toned material, comparable to red sandstone to compliment the existing brickwork.

The proposed footprint extends over the existing conservatory footprint, maintaining a separation of approximately 1.5 metres from the boundary. This compares favourably to the neighbouring Red House extension, which sits closer to the boundary at approximately 1 metre, demonstrating a more considered relationship to the site.

Large glazed extensions are not common in the area and so the visual upgrade from the existing is more in keeping with the original property and the conservation area and the replacement structure would represent a clear visual enhancement over the existing arrangement.

Although the roofline of the proposed extension would be partially visible above the existing boundary wall when viewed from Hampstead Lane, the design has been carefully considered to ensure that it remains sympathetic to the architectural composition of the original property. In particular, the extension continues the established horizontal brick banding evident within the host building, creating a stronger sense of cohesion and reinforcing the property's existing architectural language.



Fig 14. South facing, Street scene elevation

The extension's setback from the front wall and public highway significantly reduces its visual impact, such that it will not be readily perceptible in views from either direction along Hampstead Lane.

Furthermore, the mature belt of trees to the front of the property, together with the existing high boundary wall, further mitigates the visual impact of the proposed development from the public realm.

A timber side gate is proposed for safe pedestrian access from the pavement to the left of the main vehicle gate.

From the neighbouring Red House, the proposal will appear largely as a continuation of the existing due to the large use of matching existing brickwork to the side elevation.

First floor windows from the Red House are high level clerestory windows and do not afford a view of Park House.



Fig 15. West facing elevation from the neighbouring property, the Red House



Fig 16. CGI showing the single storey extension in context



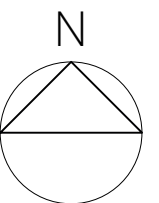
Fig 17. Stone sample

The extension has been designed to appear as the sole contemporary intervention within the wider scheme. The front façade is articulated into three bays, establishing rhythm, texture, and a degree of visual permeability appropriate to the site's context. This composition also provides a visual and physical connection to the landscaped front garden.

The architectural language draws subtle reference from the classical proportions and materiality of Kenwood House situated across the road, particularly through the use of stone as a primary facing material and the strong vertical emphasis of the façade composition. The expressed vertical elements and recessed glazing evoke the cadence and proportion of the colonnades associated with Kenwood House, reinterpreted in a restrained contemporary manner appropriate to the host dwelling and its setting.

The side elevation returns to matching brickwork to maintain continuity with the existing house. The scheme also replaces the existing pool plant room in a form and scale consistent with the proposed arrangement.

Overall, the proposal has been carefully designed to respect the architectural character of the host dwelling while providing a high-quality contemporary addition. The approach seeks to balance the integration of new accommodation with the enhancement of architectural symmetry, rhythm, and material richness, ensuring the development contributes positively to both the property and its wider setting.



6.0 – Daylight / Sunlight

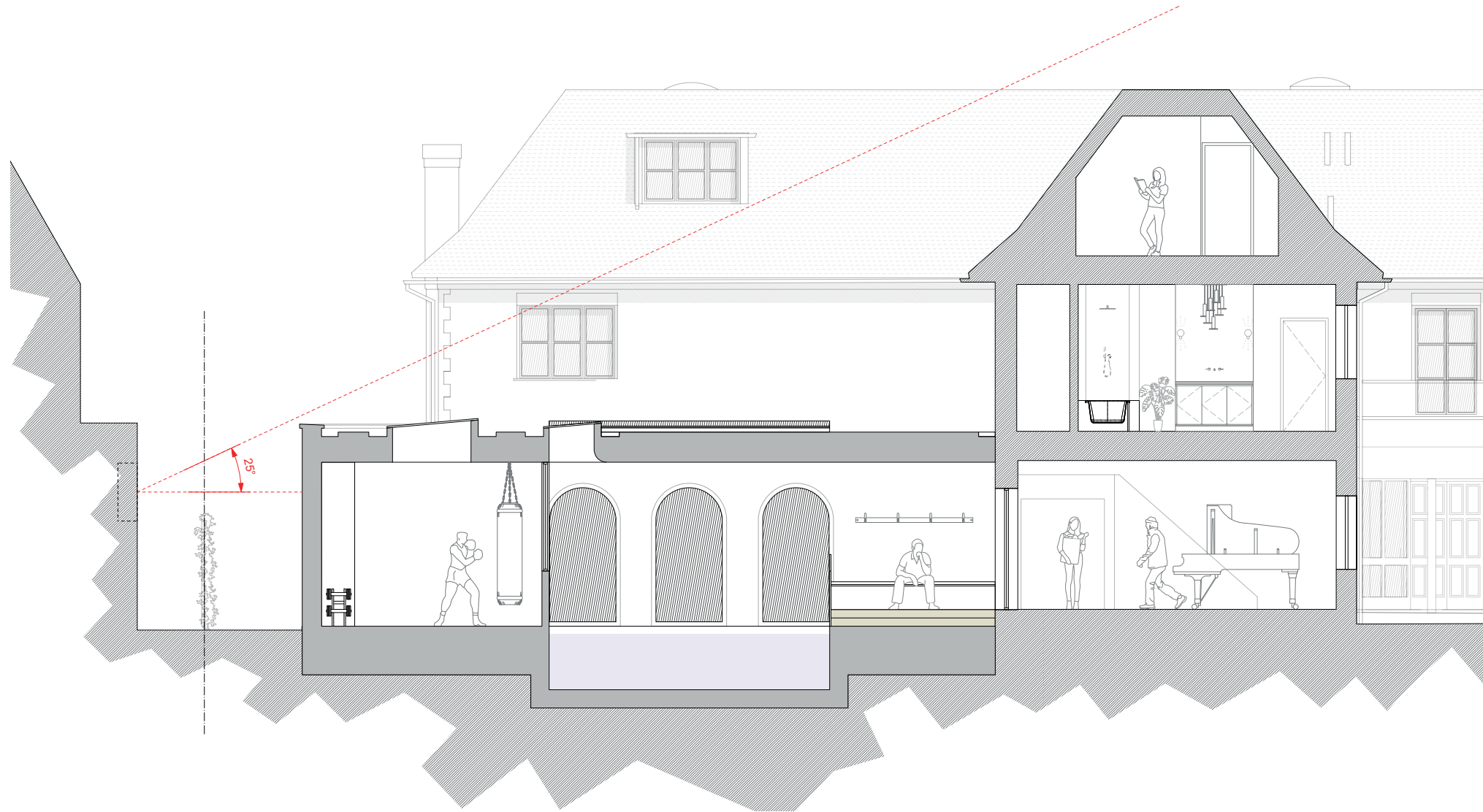


Fig 18. Section depicting the 25deg line from the neighbouring window

Within the proposed extension, roof lights and sufficient glazing have been incorporated into the design, reducing reliance on artificial lighting.

The proposal will retain a good amount of sunlight due to the strategic placement of the glazing and rooflights generally. Although there is a generous amount of glazing, the proposal represents a reduction versus the existing conservatory which mitigates the risk of over-heating and reliance on AC.

As part of the design process the impact of the proposed extension upon the neighbouring occupants was assessed in accordance with BRE guidelines.

The kitchen of Red House is located on the elevation facing Park House, and has a pair of high level windows opposing the development. A 25 deg line assessment was carried out, and the extension sits below the 25 deg line.

7.0 - Trees & Access

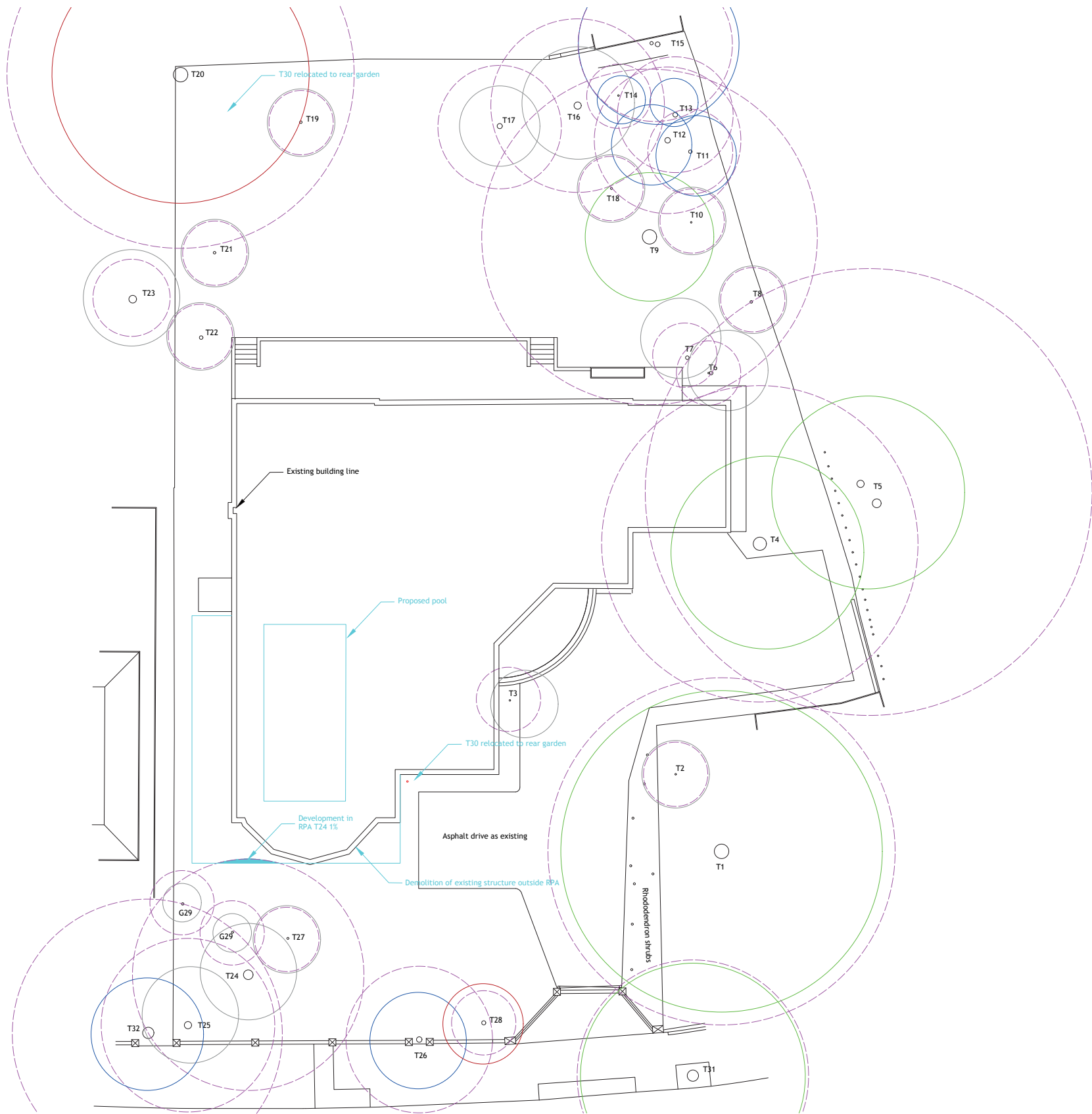


Fig 19. Extract from tree impact assessment

An Arboricultural report and method statement has been prepared by Margaret Wright BSc (Hons) MSc MArborA which accompanies this application.

No trees will be removed as part of the proposed works. Any trees requiring relocation will be carefully transplanted to areas outside the construction zone. Trees in proximity to the works that cannot be moved will be protected throughout the construction period with appropriate protective hoarding in accordance with the recommendations set out within the Arboricultural Report submitted as part of this application.

To further mitigate any potential impact on retained trees and root protection areas, the proposed ground structure is intended to utilise low-impact foundation solutions, such as screw pile foundations, thereby minimising excavation and disturbance to existing root systems.

Vehicular access arrangements to the property will remain unchanged. Pedestrian access will, however, be enhanced through the introduction of a new side gate adjacent to the principal vehicle entrance from Hampstead Lane, improving accessibility and connectivity to the site.

8.0 – Sustainability

In accordance with the Haringey Core Strategy, the following recommendations will be implemented:

- Provision of Air Source Heat Pump (ASHP)
- Low fabric U-values
- High air tightness
- High efficiency heating system
- Advanced heating controls
- Low carbon construction with locally sourced material from the outset

The location for the ASHP has been indicated on the plans. At least 1m from the boundary.

Daylighting & Solar Gain

The multiple generous flat roof-lights permit a much greater amount of daylight to reach the deepest sections of the plan. The offset also affords a substantial amount of views of visible sky to a large portion of the ground floor extension, a key component in the occupants’ perception of daylight levels. This will reduce reliance on artificial lighting.

Thermal mediation & ventilation

The above proposed levels of insulation, and use of a green roof, provide a heavy weight element that will help to mediate the heating and cooling loads of the extension, since its higher levels of glazing could otherwise be liable to overheating.

Ecology

The provision of a green roof is both an ecological consideration as well as an aesthetic one. It is proposed to use a BREEAM & CSH approved native British Wildflower seed selection for the roof. This will be beneficial to the local ecology, and is an important consideration in front and back gardens as a whole. Wild flower gardens have been identified to the front of the property which will again encourage biodiversity in the urban environment.

Drainage

The scheme will recycle as much waste water as possible, with the rain water transferred to water butts and rain chains where possible. The green roof will attenuate the surface water run off and reduce pressure on the sewer network. Any hard landscaping will be permeable so as to allow for water to drain naturally through the ground.



fig. 20 Wild flower patch



fig. 21 Permeable paving



fig. 22 Rain chain example



fig. 23 green roof, DO+CO Studio

9.0 – Addressing officer's report

OFFICER'S REPORT HGY/2025/2550

Planning permission was refused in April 2026 for the replacement of the single storey conservatory with a part single, part two storey side extension accommodating a swimming pool in the ground floor and a gym within the first and second floor, formation of a first floor terrace, and retention of existing plant units.

Following the refusal, the proposal has been fundamentally reconsidered in response to the concerns raised by the Local Planning Authority. The revised scheme has been developed to reduce the scale, massing and visual prominence of the extension, preserve the character and appearance of the Highgate Conservation Area, and avoid harmful impacts on neighbouring residential amenity. As such, we have worked to **address the following grounds** of refusal identified in the officer's report:

1. Excessive upper floor bulk and massing

'The proposal would significantly increase the size and bulk of the dwelling as viewed on the front elevation. The volume and massing of the front projection, exacerbated by its bulky crown roof and dormers, would dominate the front elevation, detracting from the appearance of the host building. The front projection is proposed with a symmetrical arrangement of window openings, which provides a horizontal emphasis that accentuates its width and bulk at the front of the site. While the existing central bay breaks up the length and mass of the dwelling at the front elevation, the proposed

extension would instead emphasise the bulk at the front elevation.'

The previously proposed first floor and roof level extension has been removed in its entirety. The revised scheme no longer includes accommodation within the first and second floor level, an extended crown roof form, or a faux dormer. The proposal is now limited to a more modest single storey extension, which significantly reduces the visual bulk of the development and ensures that the host dwelling is not made to appear more dominant within the street scene.

2. Dominance of the front elevation

'The two storey bay would be extended from its existing 6.56m width to a proposed width of 11.56m. The existing crown roof form would also be extended, with the addition of a “faux” dormer.

The front elevation of the dwelling is visible from Hampstead Lane, with the existing two storey front projection and crown roof rising above the front boundary wall and gate. The dwelling is especially visible when viewed through and adjacent to the large vehicular gate. The tree planting on the front boundary does not fully screen the site from view, particularly during winter months.'

The proposed widening of the two storey front projection has been removed. The revised proposal retains the existing upper level composition of the host dwelling and avoids further emphasising the width and bulk of the front elevation.

The extension now reads as a subordinate single storey addition rather than a substantial enlargement of the principal façade.

3. First floor terrace and visual clutter

'Further to this, the side extension would include a new first floor terrace, including opaque glass privacy screens. This would deviate from the character of the existing balcony entailing and add visual clutter to the front elevation. The design quality results in a front façade composition that appears oversized, unbalanced, and does not successfully harmonise with the host building. The proposed development would thus have an overly dominant and jarring appearance within the street scene.'

The first floor terrace has been removed from the revised scheme. The associated opaque glass privacy screens have also been omitted. This simplifies the front elevation and removes an element that was previously considered visually cluttered and inconsistent with the character of the host dwelling.

4. Impact on the Highgate Conservation Area

'The proposed development thus does not accord with Policies DH2, DH4 and DH5 of the Highgate Neighbourhood Plan, which requires side and roof extensions to be sensitive to the character of the streetscape and complement the

scale and character of the original dwelling.

Due to its bulk, volume, prominence and design quality, the proposed first floor side extension would fail to preserve the character and appearance of the host building or this part of the Highgate Conservation Area and is considered to cause unacceptable harm.

Paragraph 212 of the National Planning Policy Framework (2024) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 215 of the NPPF states that 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. Thus, great weight should be given to the significance of Highgate Conservation Area. The proposed less than substantial harm requires clear and convincing justification and should be weighed against public benefits. No such public benefits have been suggested or are identifiable for the proposed side extension. The proposed works are not required to secure the ‘optimum viable use’ of the existing dwelling. It is therefore concluded that the proposed development would not provide any public benefits that would outweigh the harm to the heritage asset.'

9.0 – Addressing officer's report

The scale of the proposal has been substantially reduced. By removing the upper floor and roof level additions, the revised scheme no longer increases the perceived bulk of the house or exacerbates the existing prominence of the building within the Conservation Area. The proposal now adopts a more restrained and subordinate overall form that better preserves the character and appearance of the area.

5. Ground floor extension and material approach

'The existing conservatory style front extension would be demolished and replaced with a new extension. The proposed ground floor extension would have a similar footprint to the existing extension, although with a rectilinear footprint and flat roof. The simple form of the replacement extension is considered acceptable in that it would not detract from the front elevation of the building in comparison to existing. The ground floor extension would composed of stone cladding. This would deviate from the brick construction of the host building. Further details on the proposed materials would be required to consider its appropriateness for the development, particularly on the front elevation, if the development was to be recommended for approval.'

The revised scheme retains the principle of a replacement single-storey extension, which was previously considered acceptable in design terms. The material approach, centred around the use of stone, has been further refined to ensure the extension reads as a calmer and more recessive intervention that relates more sensitively to the host dwelling. The selected stone will be carefully considered alongside the

existing brickwork to achieve a complementary and cohesive palette of materials.

This refined approach also draws subtle reference from the architectural character of Kenwood House, where the use of stone and strong vertical proportions establish a sense of permanence, rhythm, and compositional order. These principles have been interpreted in a restrained contemporary manner to reinforce the architectural quality of the proposal without competing with the existing house.

7. Loss of light to The Red House

'The side extension would result in a material impact on the daylight/sunlight access of the adjoining property at The Red House, to the west. The applicant’s Design and Access Statement shows a 25 degree assessment, revealing that a substantial volume of the bulky crown roof would sit above the 25 degree line for the neighbour’s east-facing ground floor kitchen windows. The impacted windows serve as the only windows for the kitchen at Red House. Further daylight/sunlight assessment has not been submitted with this application. On this basis, the proposal would give rise to an unacceptable impact on daylight/sunlight for the occupants of this neighbouring property.

The revised scheme has materially reduced any potential impact on neighbouring amenity through the removal of the previously proposed first-floor extension element. As a result, the overall scale and massing of the proposal has been significantly reduced, ensuring there would be no ad-

verse impact on daylight, sunlight, or outlook to the neighbouring properties, Red House.

8. Trees, root protection areas and construction information

'All trees within and immediately adjacent to the site fall within a Highgate Conservation Area. The site is also surrounded by trees protected by Tree Preservation Orders. The proposal seeks to retain all trees on the property. However, a young Japanese maple adjacent to the building line which would need to be temporarily relocated in the back garden and replanted once development is complete. The proposal to retain trees and the verdant nature of the site is acceptable in principle. However, further information would be required, including details of protective fencing, ground protection, storage, and any required utilities, if approval was to be recommended for the development.'

The revised submission includes further information on tree protection, ground protection and storage arrangements. Please refer to arboricultural report by Wright, Land and Arb.

The proposal retains the existing trees and preserves the verdant character of the site, which contributes positively to the character and appearance of the Highgate Conservation Area. The method of construction will be tailored to mitigate the risk of damage to the RPAs.

9. Plant and acoustic impact

'The proposal includes the retention of two A.C. units on the western elevation and three air source heat pump units at

the northern elevation. Representations have raised concerns about the noise impact of these units. Further details would be required to assess if the plant noise is acceptable, Including any required attenuation by way of screens and enclosures.'

Where required, mitigation measures can be incorporated to ensure that the retained plant does not result in unacceptable harm to neighbouring residential amenity.

9.1 – Addressing reasons for refusal

REASON 1

'The extension by reason of its excessive bulk, massing and design, would dominate and detract from the appearance of the host dwelling and would fail to preserve or enhance the character and appearance of the Highgate Conservation Area, contrary to policies DM1, DM9 and DM12 of the Development Management DPD 2017, and policies SP11 and SP12 of Haringey's Local Plan Strategic Policies 2017. The proposal is also inconsistent with Policies DH2, DH4 and DH5 of the Highgate Neighbourhood Plan 2017, and policy HC1 of the London Plan 2021.'

The revised scheme addresses these concerns through the following changes:

- The first floor and roof level extension has been removed entirely. The proposal is now limited to a more modest single storey extension, significantly reducing the bulk, height and visual prominence of the development.
- The previously proposed widening of the two storey front projection through the extended crown roof and faux dormer has been removed. The revised scheme retains the existing upper level composition of the house and avoids creating an oversized or unbalanced principal elevation.
- The first floor terrace and opaque glass privacy screens have been removed. This simplifies the front elevation and removes elements previously considered to add visual clutter.
- The material approach has been refined to ensure the extension reads as a calmer, more recessive addition. The revised design sits more quietly against the host dwelling and its landscaped conservation area setting.
- Overall, the revised proposal is now a subordinate single storey addition that no longer dominates the host dwelling or harms the character and appearance of the Highgate Conservation Area.



Figure 24 – Refused Scheme Front elevation as proposed



Figure 25 – Revised Scheme Front elevation as proposed

9.2 – Addressing reasons for refusal

REASON 2

'The proposed extension due to its size and sighting would give rise to a detrimental impact on the residential amenity of the occupants of neighbouring property, The Red House, Compton Avenue, N6, in terms of loss of light to its east-facing windows, contrary to Policy DM1 of the Haringey Development Management DPD 2017 and policy D6 of the London Plan 2021.'

The revised scheme addresses these concerns through the following changes:

- The first floor and roof level extension has been removed entirely, including the crown roof volume previously identified as affecting the east facing windows of The Red House.
- The revised proposal is now limited to a lower single storey form, reducing the height and scale of built form closest to the neighbouring property. The omission of the roof accommodation and upper level massing reduces the potential for loss of light and improves the relationship with The Red House.
- The proposed extension remains below the 25-degree line in accordance with BRE daylight guidance, indicating that the development will not have an unacceptable impact on neighbouring daylight amenity. The revised design therefore performs well against recognised BRE recommendations.
- Overall, the revised proposal no longer gives rise to detrimental loss of light to The Red House and directly addresses the previous reason for refusal.

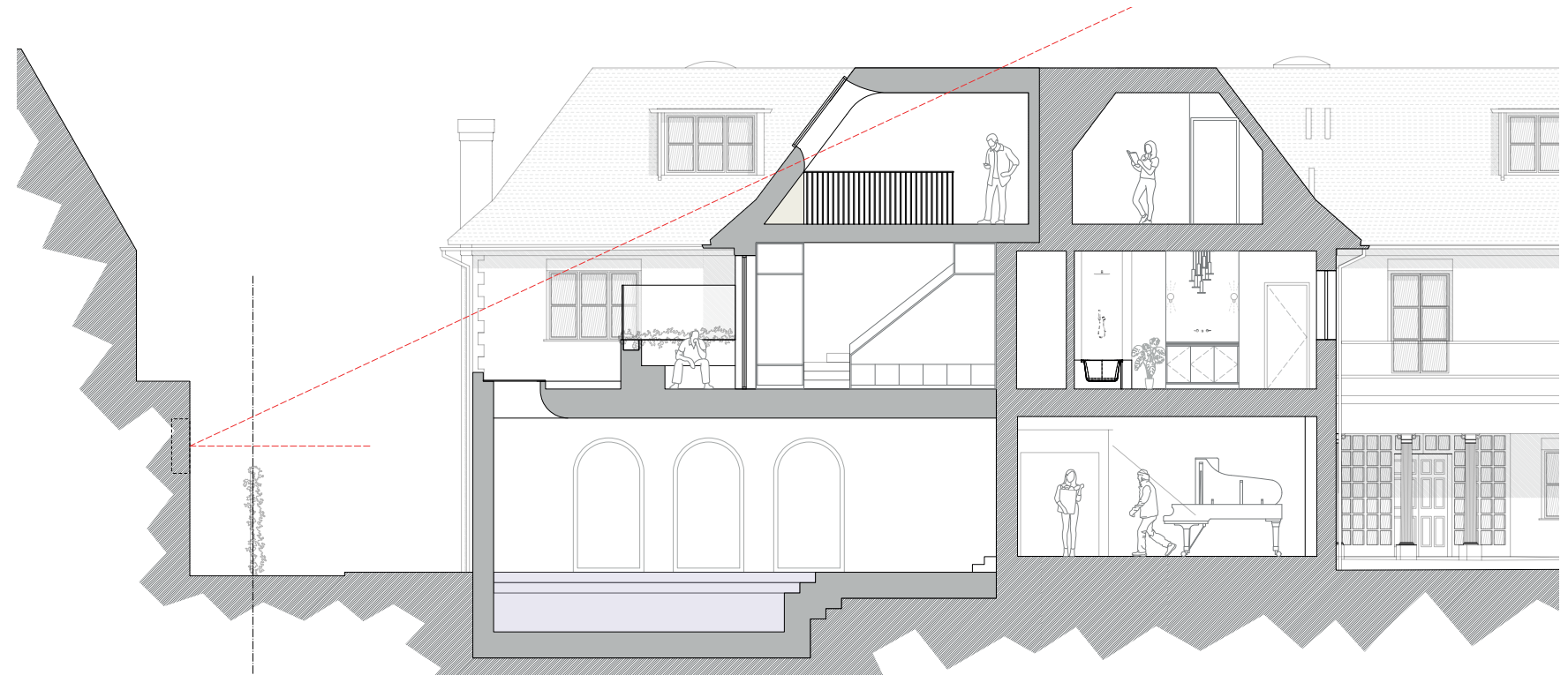


Figure 26 – Refused Scheme section aa as proposed

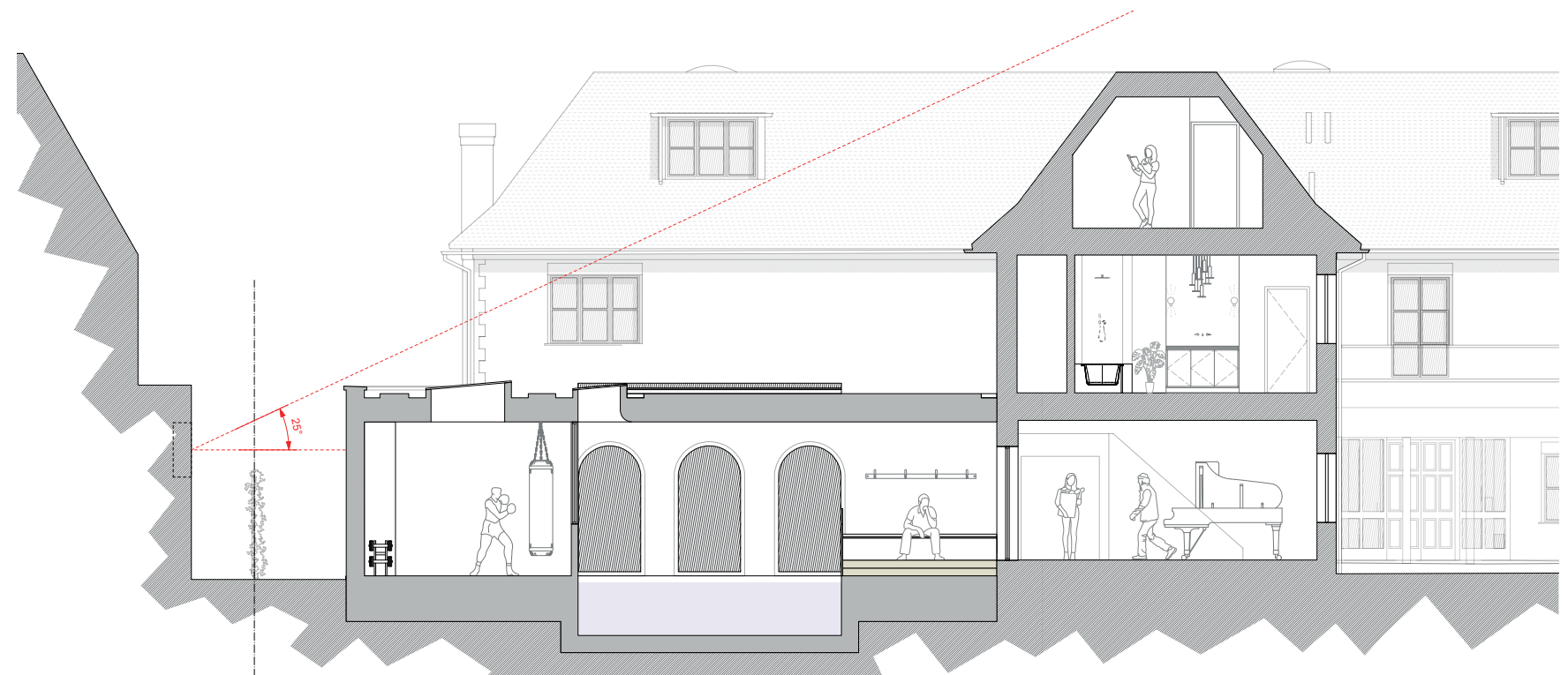


Figure 27 – Revised Scheme section bb as proposed

10.0 – Conclusion

This Design and Access Statement demonstrates that the proposal has been comprehensively revised in response to the previous reasons for refusal. The scheme has been redesigned to significantly reduce its scale, bulk and visual prominence, removing the previously proposed first floor and roof level extension, roof accommodation, extended crown roof, faux dormer and first floor terrace.

The revised proposal is now limited to a more modest single storey extension that sits quietly against the host dwelling and better preserves the character and appearance of the Highgate Conservation Area. The design approach has been simplified to provide a calmer and more subordinate addition, avoiding the overly dominant appearance previously identified by the Local Planning Authority.

Impacts on neighbouring amenity have also been carefully considered. The removal of the upper level massing directly addresses the previous concern regarding loss of light to The Red House, while the accompanying daylight and sunlight assessment demonstrates that the revised proposal would not result in an unacceptable impact on neighbouring residential amenity.

Overall, the revised scheme represents an appropriate and sensitive form of development that responds directly to the previous refusal, improves the relationship with the host dwelling and surrounding context, and provides a high quality addition to Park House.



Figure 26 to 32 – Works by DO+CO Studio