

PLANNING STATEMENT, DESIGN AND ACCESS STATEMENT (INCLUDING HERITAGE STATEMENT)

62 Hillfield Avenue, Crouch End, London N8 7DN

Flat 62A – Proposed single-storey rear extension at basement (lower ground) floor level

Prepared in support of a full planning application to the London Borough of Haringey

Prepared by: AL Design | Date: July 2026

This Statement should be read alongside the following drawings prepared by AL Design: HA62_E01 to HA62_E04 (existing floor plans, roof plan, section and elevations) and HA62_P01 to HA62_P04 (proposed floor plans, roof plan, section and elevations), all dated July 2026.

1. Introduction

This Statement is submitted in support of a full planning application to the London Borough of Haringey for a single-storey rear extension at existing basement (lower ground) floor level to Flat 62A, 62 Hillfield Avenue, Crouch End, London N8 7DN. As the flat forms part of a sub-divided building, the works do not benefit from permitted development rights and require full planning permission.

As the site lies within the Hillfield Conservation Area, this document combines a Planning Statement, a Design and Access Statement (DAS), and a Heritage Statement addressing the effect of the proposal on the character and appearance of the conservation area, in accordance with section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the National Planning Policy Framework (NPPF).

2. Site Description and Planning History

62 Hillfield Avenue is a Victorian/Edwardian terraced house of red brick construction, arranged over basement, ground, first and second floors beneath a slated hipped-dormer roof, forming part of the group of Nos. 62 to 78 (even) on Hillfield Avenue. The house was built as part of the single-phase development of the Hillfield Avenue estate between 1894 and 1904.

The building is currently divided into two self-contained flats: Flat 62 (ground, first and second floors) and Flat 62A (basement/lower ground floor, with the benefit of the rear garden). This application relates solely to Flat 62A; Flat 62 and the upper floors of the building are entirely unaffected.

The site lies within the Hillfield Conservation Area, designated by the London Borough of Haringey on 29 November 1994. The property is not statutorily listed, and does not appear on Haringey's local list of buildings of merit (unlike No. 122 Hillfield Avenue nearby, which is locally listed).

No specific planning history is referenced in this Statement; the applicant/agent should confirm via Haringey's public planning register whether any relevant permissions or refusals exist for this or neighbouring properties prior to submission.

3. The Proposal

The proposal comprises a single-storey rear infill extension at existing basement floor level to Flat 62A, reconfiguring the existing living room and adjoining room into an enlarged, combined dining/living space and a separate bedroom, together with a reduction in the

internal hallway to accommodate the new layout. No works are proposed to the kitchen or bathroom, which remain as existing.

Room	Existing (sqm)	Proposed (sqm)	Notes
Kitchen	12.68	12.68	Unchanged
Bathroom	3.46	3.46	Unchanged
Hallway 1	9.31	1.76	Reduced (absorbed into extended living space)
Living room / Room 1	11.31 + 12.06	—	Reconfigured (see below)
Dining + Living room	—	31.43	New combined/enlarged room
Bedroom	—	12.07	Re-designated from former Room 1
Total basement floor area	48.82 sqm	61.40 sqm	+12.58 sqm (c. +26%)

Key points confirmed by comparison of the existing (HA62_E01–E04) and proposed (HA62_P01–P04) drawings:

- The ground, first and second floors of the building (Flat 62) are entirely unchanged – all room layouts and areas are identical between the existing and proposed drawings.
- The roof form, ridge height and floor-to-floor heights are unchanged (2634mm / 2723mm / 2933mm / 2538mm / 2337mm as existing), and the existing roof plan is retained without alteration.
- The extension is confined to the rear of the basement floor only, and projects approximately 1.5m beyond the existing rear outrigger/closet wing at ground floor level above. This is a modest and limited projection at basement level only, well contained below existing ground floor level and set behind the boundary treatment to the rear garden.
- No excavation below the existing basement slab level is proposed; the extension is built at the existing lower ground floor level.
- Materials: brickwork to match the existing building, with full-height glazed doors/windows to the rear elevation. The roof is a flat roof over the main body of the extension, with a lower, pitched and natural slate-covered roof to the infill section adjoining the boundary with the neighbouring garden, reducing the height and visual bulk of the addition where it is closest to the neighbouring property.

4. Planning Policy Context

The application has been prepared having regard to the following policy framework:

- National Planning Policy Framework (NPPF) – in particular the requirements to achieve well-designed places and to conserve and enhance the historic environment, giving great weight to the conservation of heritage assets including conservation areas.
- The London Plan (2021) – Policy D3 (Optimising site capacity through the design-led approach) and Policy HC1 (Heritage conservation and growth).

- Haringey Local Plan – Strategic Policy SP12 (Design, Conservation and Heritage) and the design/heritage policies of the Local Plan Development Management Development Plan Document (adopted 2017).
- The Hillfield Conservation Area Character Appraisal, which provides the principal source of evidence on the significance of the conservation area and the contribution made by this part of Hillfield Avenue.

5. Design and Access Statement

5.1 Use

No change of use is proposed. The extension serves the existing residential (Use Class C3) accommodation of Flat 62A, and the number of dwellings on the site remains unchanged at two.

5.2 Amount

The proposal adds approximately 12.58 sqm of internal floor area to the basement level only (an increase from 48.82 sqm to 61.40 sqm), improving the standard of accommodation within the existing flat.

5.3 Layout

The reconfigured basement layout combines the existing living room and an adjoining room into a single, enlarged dining/living space, with a separate bedroom created from the remaining area. The kitchen and bathroom are retained in their existing positions and sizes. The layout of the building above (Flat 62) is entirely unaffected.

5.4 Scale

The extension is single storey and subordinate in scale to the host building, sitting entirely below existing ground floor level. It projects approximately 1.5m beyond the existing rear outrigger/closet wing – a modest and limited extent of additional projection at basement level only, which does not increase the height, ridge line or roof form of the property. The roof is stepped in height and form: a flat roof covers the main body of the extension, while the section adjoining the neighbouring garden boundary is given a lower, pitched slate roof, deliberately reducing the scale and bulk of the addition at the point closest to the neighbouring property.

5.5 Landscaping

The extension results in a modest reduction in the paved/soft landscaped area immediately to the rear of the basement at lower ground level. The remainder of the rear garden, at the level above, is retained unaffected. It is recommended that any replacement hard surfacing use permeable materials where practicable, consistent with good drainage practice, though given the minor scale of the works a full drainage strategy is not considered necessary.

5.6 Appearance

The extension will be finished in brickwork to match the existing building, with full-height glazed doors/windows to the rear elevation. A flat roof is proposed over the main body of the extension, while the infill section closest to the neighbouring garden boundary is given a lower, pitched roof finished in natural slate, matching the material of the host building's main roof and reducing the visual bulk of the addition as seen from the neighbouring garden. This palette and massing strategy has been chosen so that the addition reads as a simple, visually recessive element at basement level, consistent with the character of the host building and the wider conservation area.

5.7 Access

No change is proposed to the means of access to the building or to Flat 62A. Existing pedestrian access arrangements are retained as existing.

6. Heritage Statement

6.1 Legislative and Policy Framework

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council, in exercising its planning functions, to pay special attention to the desirability of preserving or enhancing the character or appearance of the Hillfield Conservation Area. The NPPF requires great weight to be given to the conservation of heritage assets, and where a proposal would lead to less than substantial harm, that harm must be weighed against the public benefits of the proposal. Haringey's Strategic Policy SP12 and the Development Management DPD reflect this framework at the local level.

6.2 Significance of the Hillfield Conservation Area

The Hillfield Conservation Area was designated on 29 November 1994 and covers approximately 4.9 hectares. It comprises a well-preserved late Victorian and Edwardian estate, developed as a single phase between 1894 and 1904, with the majority of houses (including 62 Hillfield Avenue) designed by the local architect and surveyor John Farrer. Its significance derives from the consistency of character and appearance of the estate as a whole, its legible street pattern, and the quality of its architectural detailing.

62 Hillfield Avenue falls within the Central Section of Hillfield Avenue, in the group of Nos. 62 to 78 (even), which the Council's Conservation Area Character Appraisal identifies as making a positive contribution to the conservation area. Notably, the Appraisal specifically records that the steeply sloping topography of this section of Hillfield Avenue “has enabled most of the houses in the terrace Nos. 62 to 118 (even) to incorporate basement extensions” – confirming that basement-level rear extensions of the kind now proposed are an established and recognised characteristic of this part of the conservation area, rather than an atypical intervention.

6.3 Contribution of No. 62 Hillfield Avenue

No. 62 is a two-storey-plus-basement-and-second-floor red brick Edwardian terraced house with a hipped dormer, sharing the architectural rhythm and detailing of its immediate group. It is not statutorily listed and does not appear on Haringey's local list. Its contribution to the significance of the conservation area derives principally from its group value and its role in the consistent street scene of Hillfield Avenue as experienced from the public highway – that is, its front elevation, roofline, dormer and chimneys. The rear elevation, basement level and garden are not visible from Hillfield Avenue or any other public vantage point, and are considered to be of materially lower heritage sensitivity than the front of the building.

6.4 Assessment of Impact

The proposed works are confined entirely to the rear, basement/lower ground level of the building:

- No change whatsoever is proposed to the front elevation, roofline, dormer, chimneys or fenestration facing Hillfield Avenue – the principal elements contributing to the special interest of the conservation area are wholly unaffected.
- The extension is single storey, sits below existing ground floor level, and projects only a modest 1.5m beyond the existing rear outrigger/closet wing at ground floor level above – a limited and proportionate degree of additional projection, confined entirely to basement level.

- Matching brickwork and a simple, visually subordinate form ensure the extension reads as a modest and recessive addition, consistent with the recognised pattern of basement-level rear extensions along this section of the terrace; the roof is stepped down to a lower, natural slate pitched form at the boundary with the neighbouring garden, further reducing bulk at this sensitive edge.
- The extension is not visible, or is barely visible, from any public vantage point, being screened by the host building, boundary treatment and the change in ground level towards the rear garden.

On this basis, the proposal is considered to preserve the character and appearance of the Hillfield Conservation Area in accordance with the statutory duty under section 72 of the 1990 Act. Any residual effect on heritage significance is assessed as neutral to negligible, falling well short of the threshold for less-than-substantial harm; the NPPF's public benefits balancing exercise is not, therefore, considered to be engaged. For completeness, it is nonetheless noted that the proposal delivers a clear public benefit in improving the standard of residential accommodation within an existing flat, without any adverse heritage consequence.

6.5 Heritage Conclusion

The proposed basement rear extension to Flat 62A is considered to preserve the character and appearance of the Hillfield Conservation Area, drawing direct support from the Council's own Conservation Area Character Appraisal, which identifies basement extensions as an established characteristic of this part of Hillfield Avenue. The proposal accords with national, London Plan and Haringey Local Plan heritage policy.

7. Other Material Considerations

7.1 Neighbouring Amenity

As a single-storey extension confined to basement/lower ground floor level, projecting only 1.5m beyond the existing rear outrigger, the proposal will not result in any material loss of daylight, sunlight or outlook to neighbouring habitable rooms at ground floor level or above, and does not introduce any additional overlooking (glazing faces the flat's own rear garden). No unacceptable impact on the amenity of adjoining occupiers is anticipated.

The roof design has been specifically developed to minimise impact on the neighbouring garden: rather than a uniform flat roof across the full depth of the extension, the section immediately adjoining the boundary with the neighbouring property is stepped down to a lower, pitched roof finished in natural slate. This reduces the height and massing of the extension precisely at the point closest to the neighbour's garden, minimising any sense of enclosure or visual bulk experienced from that garden, while the flat roof is retained over the main body of the extension further from the boundary.

7.2 Structural and Drainage Considerations

As no excavation below the existing basement slab level is proposed, the scheme does not engage Haringey's emerging basement development policy considerations relating to excavation, underpinning, groundwater or slope stability in the way a deeper or newly-excavated basement would. Standard good practice construction management (party wall matters with the adjoining owner of Flat 62 and neighbouring properties, and a routine construction method statement) is recommended and should be confirmed by the applicant's contractor/structural engineer prior to works commencing.

8. Conclusion

This Statement has demonstrated that the proposed single-storey basement rear extension to Flat 62A, 62 Hillfield Avenue:

- Is proportionate in scale, confined to the basement/lower ground floor, and does not extend beyond the building's established rear building line;
- Preserves the character and appearance of the Hillfield Conservation Area, consistent with the Council's own evidence that basement-level rear extensions are an established feature of this part of the terrace;
- Has no adverse impact on neighbouring residential amenity; and
- Delivers an improved standard of accommodation for the existing flat, with no increase in the number of dwellings on the site.

On this basis, the proposal is considered to accord with national, London Plan and Haringey Local Plan policy, and is respectfully recommended for approval.