



43 Mount View Road, N4 4SS

Design and Access Statement



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LINEWORKS

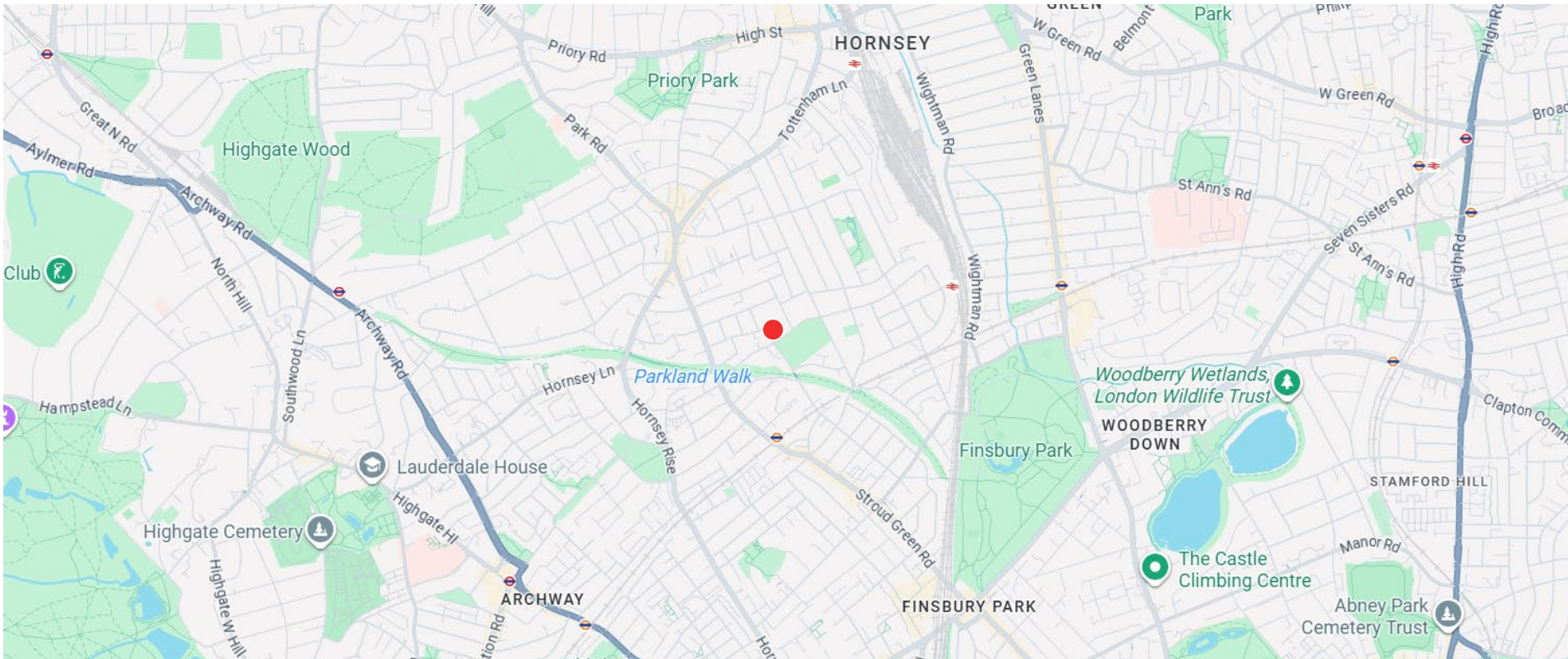
1.0 Introduction

Site and Brief

The application site is 43 Mount View Road, Hornsey, N4 4SS. Located in a residential area on Mount View Road, the property currently comprises a 2-storey detached Victorian property. The building is not listed, but does lie within Stroud Green conservation area and straddles the ward boundaries of Crouch End and Stroud Green, the latter of which it officially sits in. The property directly faces the North West side of Crouch Hill Reservoirs and is only a 3 minute walk to Parkland Walk.

Crouch Hill overground station is less than 10 minutes walk away and Harringay Underground station is just under 15 minutes walk. The street itself is also very close to bus stops located on Crouch Hill Road and Femme Park Road, which are both less than a 5 minute walk from the property.

This design and access statement describes the proposed changes to the house. A pre-application design process was followed prior to this submission, feedback for which was received on the 11th June 2026 (PRE/2026/0103).



LOCATION PLAN Property located in the London Borough of Haringey



SITE CONTEXT Haringey Interactive Planning Policy with the site outlined in red



SITE AERIAL Aerial View showing 43 Mount View Road (outlined in red)



SITE AERIAL Aerial View showing 43 Mount View Road (outlined in red) and the immediate surrounding context

1.1 Existing Property

Internal and External Site Photos

External

The front elevation of the property is built predominantly of red brickwork and white render detailing, with the roof covering being grey pre-cast ceramic tiles. The property includes an elegant gabled porch entrance, along with generous bay windows on one side of the elevation. The side and rear elevations of the property are built of london stock brickwork with a traditonal arched red brick lintel detail above the white painted timber windows.

Internal

The house has a series of original existing interior period details, which will be preserved wherever possible, such as steel decorative arches dividing the kitchen and living room and the stained glass front door. Both of these are shown on this page, along with photos of the front and rear of the property. The rear elevation is much less grand than the front, sitting very low in the ground and thus detached from thr generous garden to the rear of the property.



SITE PHOTOGRAPHY Front elevation of property



SITE PHOTOGRAPHY Rear Elevation of property



SITE PHOTOGRAPHY Entrance Hallway with original staircase and stained glass front door



SITE PHOTOGRAPHY Arches dividing the living room and dining room

2.0 Neighbouring Context Comparison

Loft Extensions and Modern Rear Extensions

A number of residences along Mount View Road and the adjoining Womersley Road have undergone substantial loft conversions and contemporary rear extensions. A review of planning permissions granted for comparable developments in the immediate area demonstrates a clear pattern of similar alterations, establishing a strong contextual basis for the proposed development at 43 Mount View Road and enabling a well-founded comparison with the prevailing built form.

To the right is an aerial view of the site. No 43 is shown within a defined red boundary. The applications for larger lofts we have found are in the immediate vicinity, which all reside in the conservation area also. These are highlighted with a yellow boundary box. There are also applications which feature modern rear extensions at ground level. These are highlighted with an orange box. This includes the property immediately next door at No 45 Mount View Road



MODERN REAR EXTENTIONS Above Right- No 77 Mount View Road.
Above Right- No 45 Mount View Road.

KEY (to plan right)

SITE BOUNDARY

PROPERTIES WITH MODERN REAR EXTENSIONS

PROPERTIES WITH LARGE LOFT EXTENSIONS

43 MOUNT VIEW

SITE AERIAL Aerial View showing neighbouring loft extensions and modern rear extensions for comparison purposes

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2.1 Neighbouring Context Comparison

Loft Extensions and Modern Rear Extensions

This page shows the existing properties that have been reviewed to ascertain the planning permissions granted for modern rear extensions and large loft extensions. From this analysis we have established a benchmark for the proposed development at 43 Mount View Road. The reason for this is to more faithfully compare the existing context with the proposed development at 43 Mount View Road, which is not immediately apparent from the public realm at street level. The planning reference number for each of the existing properties analysed are listed below:

1 Mount View	P2013/2788/FUL
59 Mount View	HGY/2021/1693
77 Mount View	HGY/2009/1888
7 Womersley	HGY/2013/1187
17 Womersley	HGY/2022/1378
19 Womersley	HGY/2005/0990



AERIAL PHOTO 1 Mount View Road



AERIAL PHOTO 59 Mount View Road



AERIAL PHOTO 77 Mount View Road



AERIAL PHOTO 7 Womersley Road



AERIAL PHOTO 17 Womersley Road

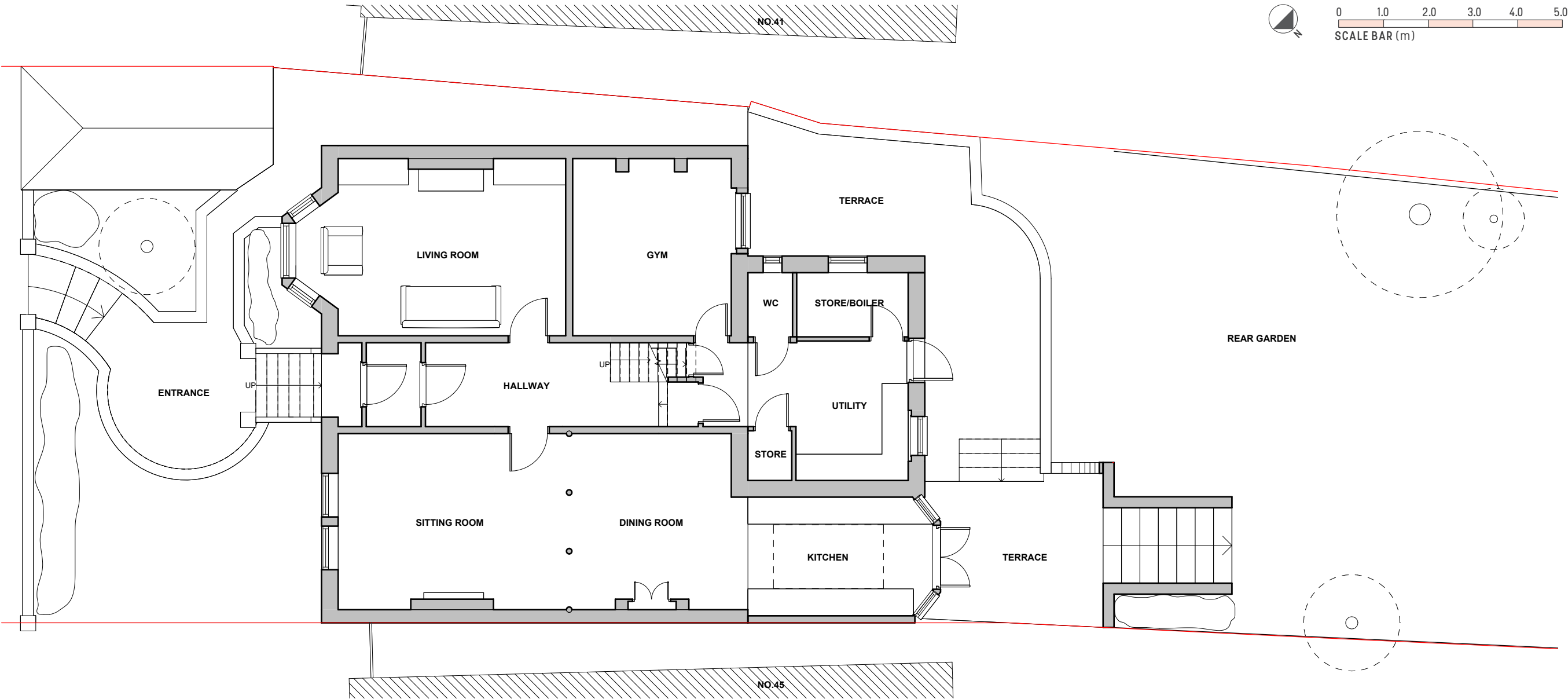


AERIAL PHOTO 19 Womersley Road



3.0 Existing Layout

Loft Extensions and Modern Rear Extensions



The existing ground floor accommodates the principal living spaces over split levels, comprising lower and upper ground floor levels. The entrance opens into a vestibule with original tiled flooring and decorative cornicing, leading to the main hallway. The lower ground floor provides access to the rear garden and basement and accommodates a gym, WC, utility room, and storage cupboards.

The upper ground floor comprises an open-plan sitting room, dining room, and kitchen, with arches providing subtle spatial division. Access to the second floor is via a staircase off the main hallway. The rear of the property is predominantly occupied by utility spaces and would benefit from reconfiguration to enhance the principal living accommodation, improve flexibility, optimise daylight, and take better advantage of views towards the garden.



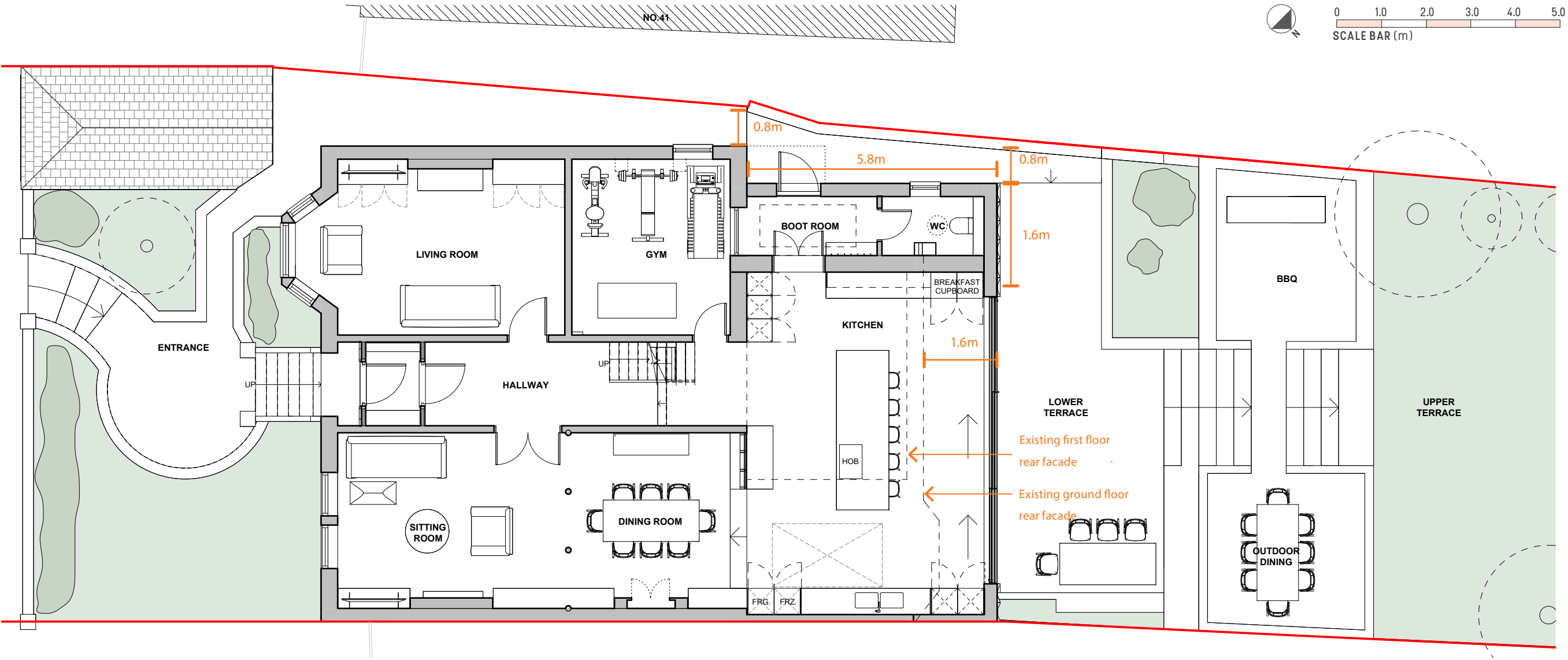
SITE PHOTOGRAPHY Entrance view from hallway



SITE PHOTOGRAPHY Arches dividing the living room and dining room

3.1 Proposed Layout

Site Plan



The central challenge with the property in its current form is the sense of separation between the house and the garden.

The principal living spaces sit several metres below the garden, with the kitchen more than half a storey lower, preventing the home from fully benefiting from the natural light, outlook and greenery that should be among its greatest assets.

The proposed design seeks to transform this relationship by opening up the rear of the house,

introducing a much wider glazed connection and raising the kitchen and dining area. This will create a brighter, more generous living environment that feels genuinely connected to the garden.

Removing the existing utility room, adjoining brick wall and the bathrooms above allows the kitchen to be extended into an impressive double height space. Full height triple sliding doors will span much of the rear elevation, bringing in abundant south west light and creating uninterrupted views and direct access to the garden.



INTERNAL PERSPECTIVES Initial Rendered Perspectives of the property in its new form.

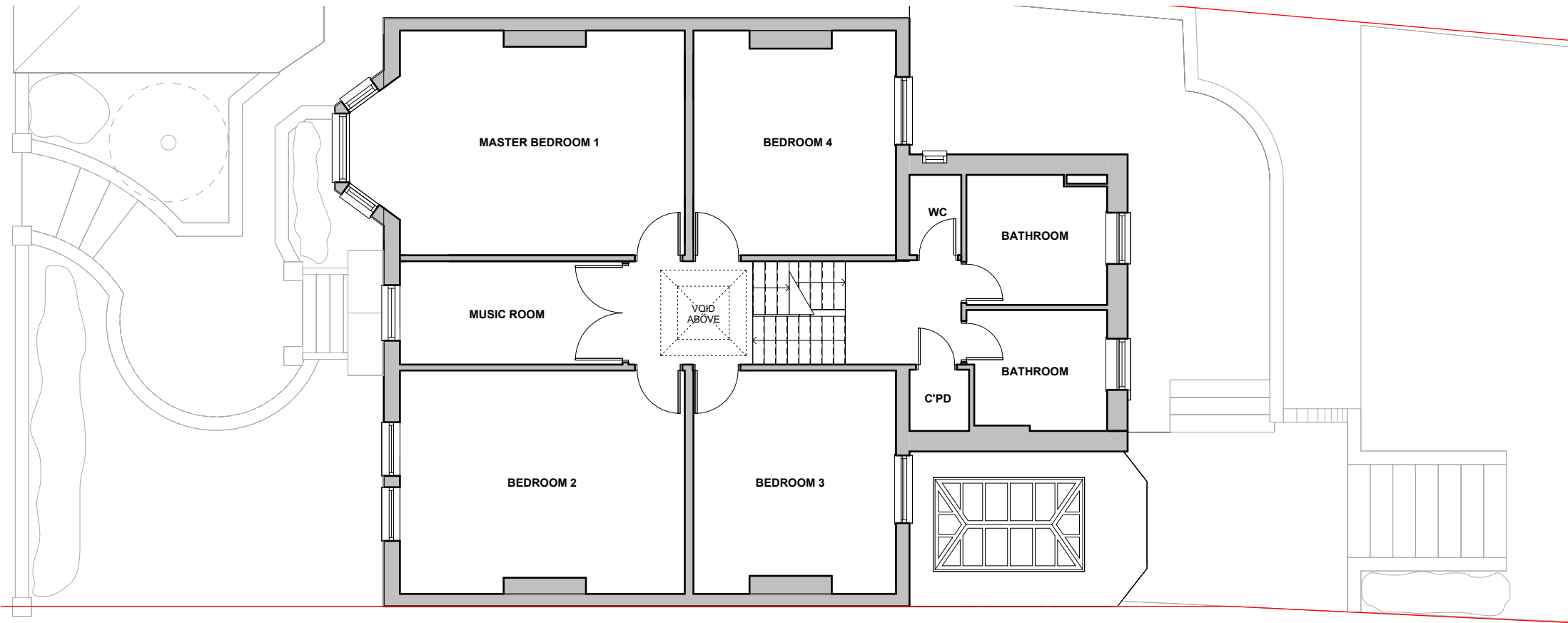
3.2 Existing and Proposed Layouts

First Floor Plans

FIRST FLOOR PLAN Existing

The first floor contains the main sleeping accommodation, comprising four bedrooms, a music room, and two bathrooms. The landing features a large atrium extending to roof level, incorporating a mosaic skylight, which allows light to filter through to the space below.

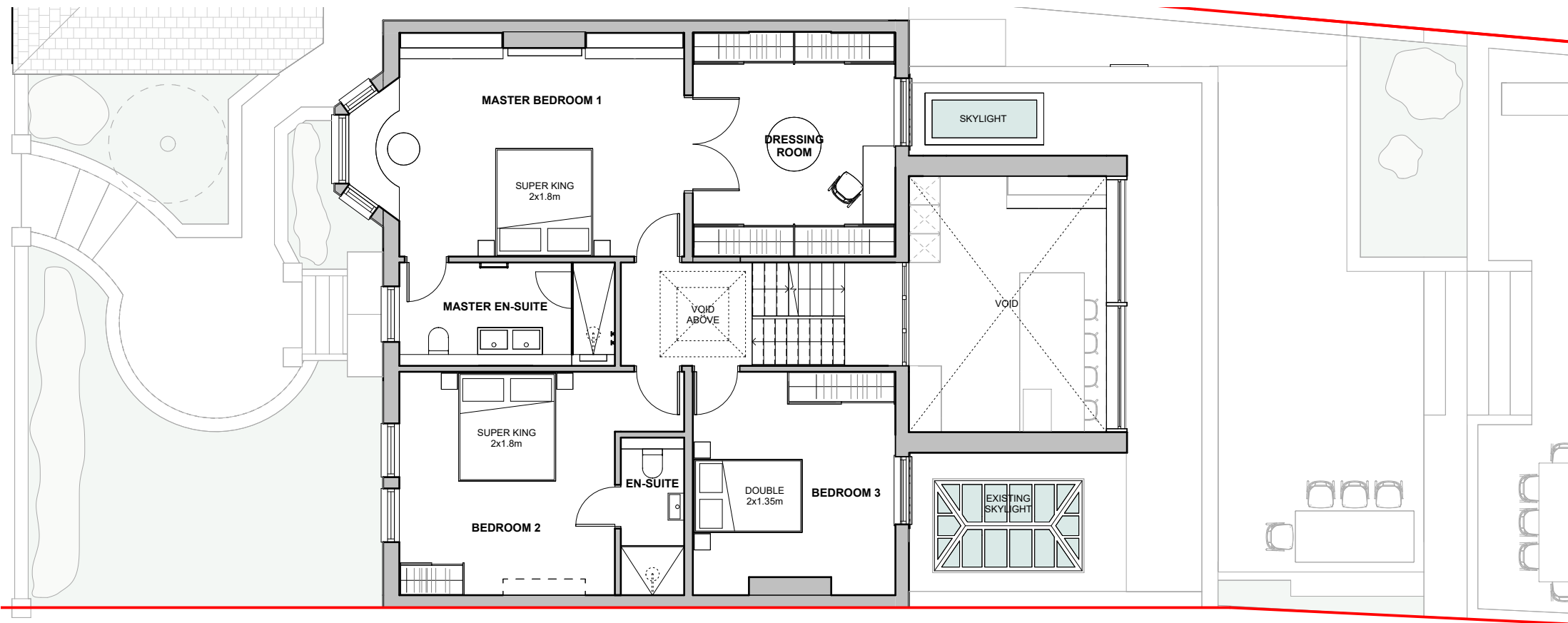
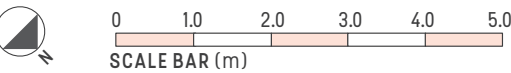
The principal bedroom is located at the front, overlooking the street and Crouch Hill Reservoir. The music room occupies a central position within the front elevation and, due to its underutilised condition, would benefit from reconfiguration into an alternative use.



FIRST FLOOR PLAN Proposed

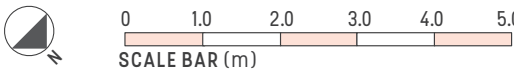
In the reconfigured layout, the master bedroom benefits from an en-suite, with the adjacent serving as a dressing room. A void on the landing overlooks the kitchen below and is enclosed by a glazed partition, enhancing visual connectivity between the spaces.

An en-suite with a shower has been introduced to bedroom 2 to provide improved facilities for prospective guests. The room has also been designed to accommodate a super king-size bed.



3.3 Existing and Proposed Layouts

Loft Plans

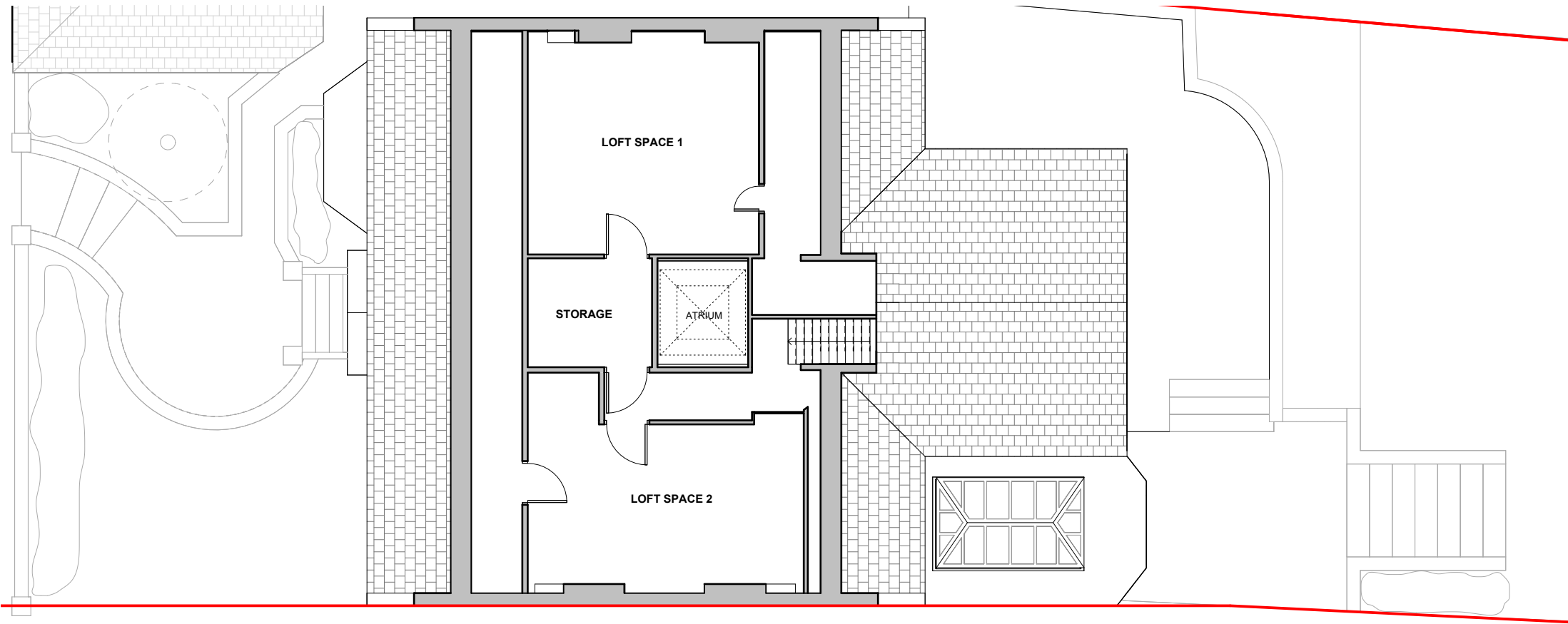


LOFT PLAN Existing

The loft comprises two large spaces situated beneath the eaves of a gable roof, accessed via a narrow, steep staircase. This staircase is too steep to pass current UK Building Regulations and requires reconfiguration to something safer and easier to use.

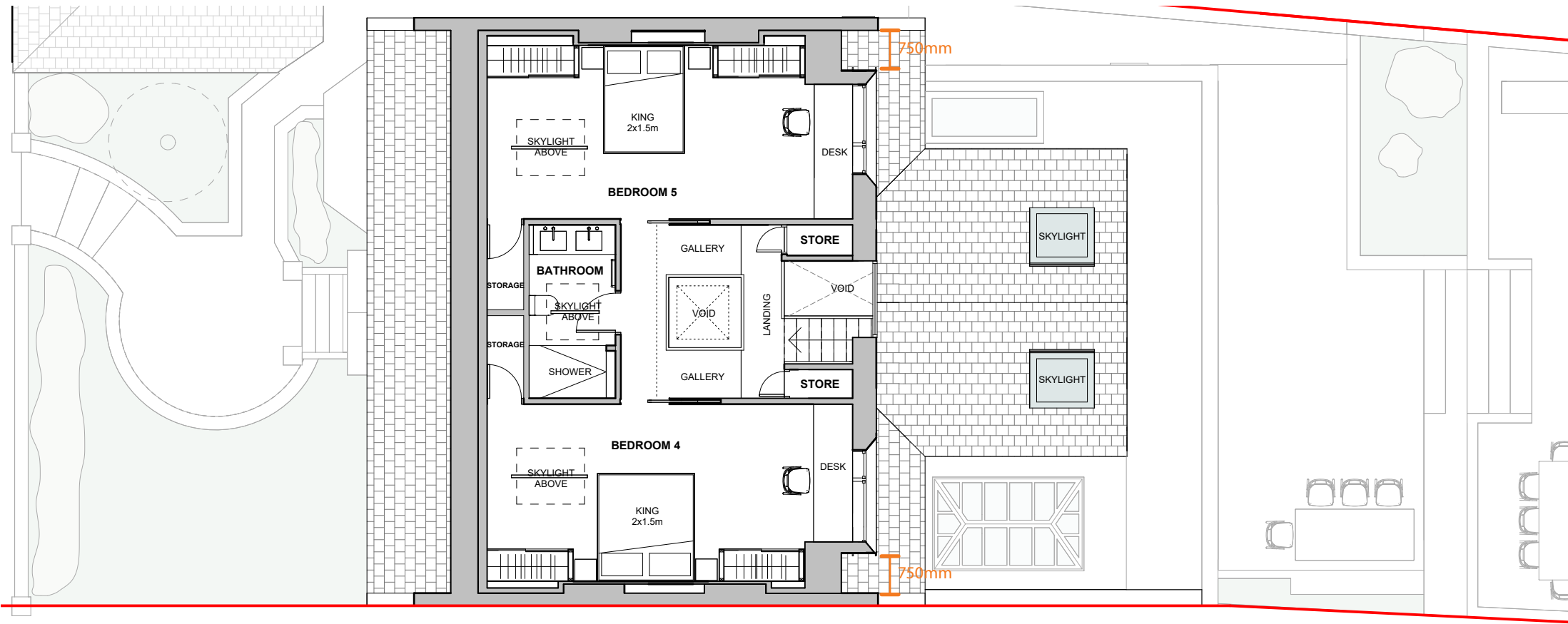
The current unheated and uninsultaed spaces within the loft are presently used for storage and feature exposed chimney breasts and brickwork.

In the centre of the plans sits a lightwell and atium, which we wish to preserve as part of the new design proposals as it is an original feature of the house.



LOFT PLAN Proposed

In the reconfigured design, the loft storage rooms have been converted into two bedrooms, with insulation introduced around the perimeter, including over the chimney breasts. These will become two bedrooms for the two daughters of the family. Study desks have been incorporated into the large rear box dormer, which is integrated with new windows offers views towards the garden. A shared bathroom is located on the landing for use by the adjacent bedrooms, and a large void within the gallery allows natural light to filter down to the lower level. Skylights have been added to the rear outrigger to allow for more light into the rooms below.

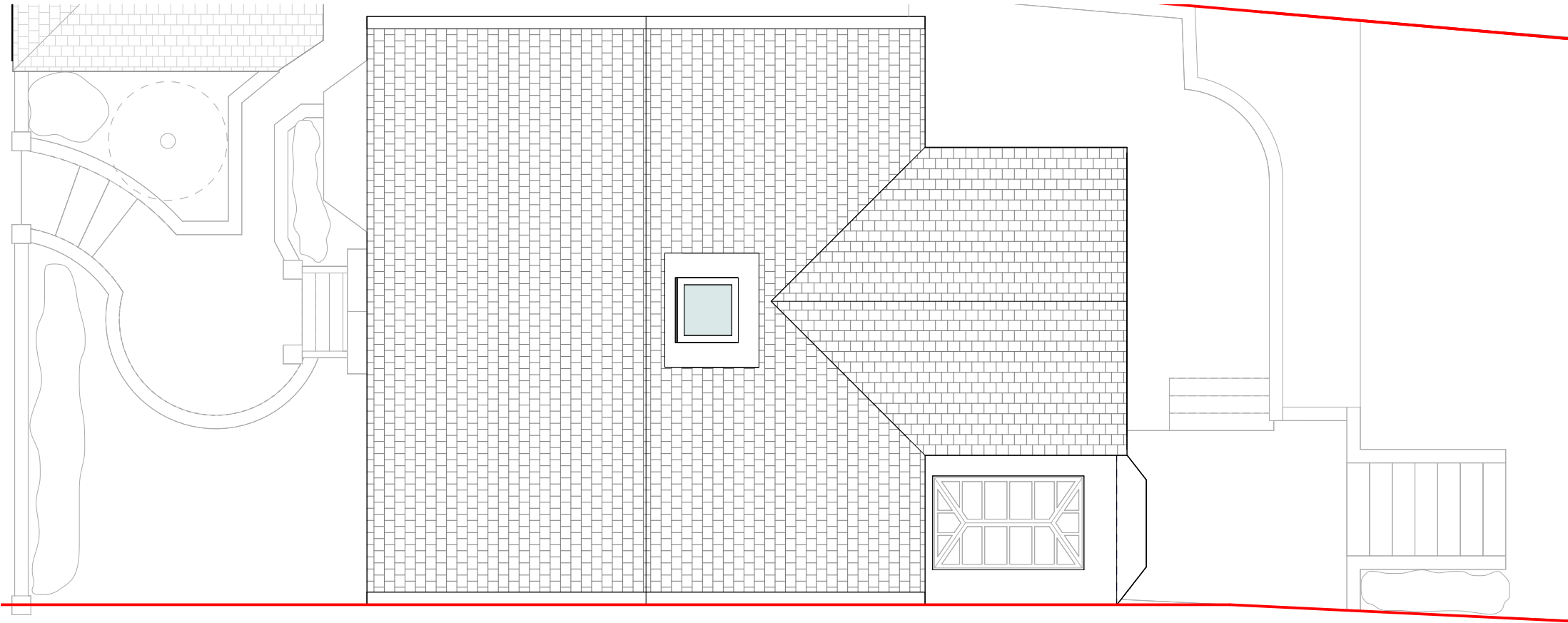


3.4 Existing and Proposed Layouts

Roof Plans

ROOF PLAN Existing

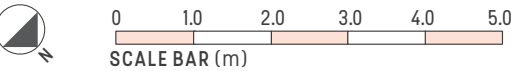
The existing kitchen and atrium rooflights are key architectural features of the property and will be retained.



ROOF PLAN Proposed

On the street facing side of the property, in plane conservation style rooflights have been introduced. This is in lieu of the dormers drawn at pre-application stage.

To the rear of the property, we have introduced a simple rear box dormer, set in generously form the roof edges. This also includes solar panels. The addition of these dormers provides a stronger visual connection to the outdoors, as well as creating additional usable space and increased head height.



4.0 Proposed Elevation

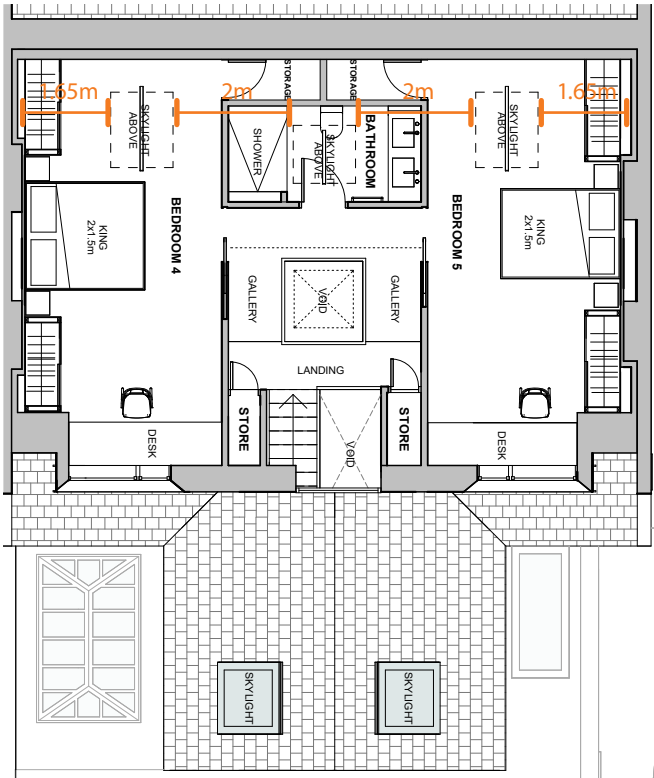
Front

t the pre application stage, two pitched roof dormers were proposed on the front elevation to provide views towards Crouch Hill Reservoir. The response advised that Nos. 43 to 55 form a continuous and well preserved group of positive contributor buildings, characterised by intact front elevations, original fenestration and detailed Victorian features. As none of these properties has front facing dormers, the proposed additions were considered inappropriate.

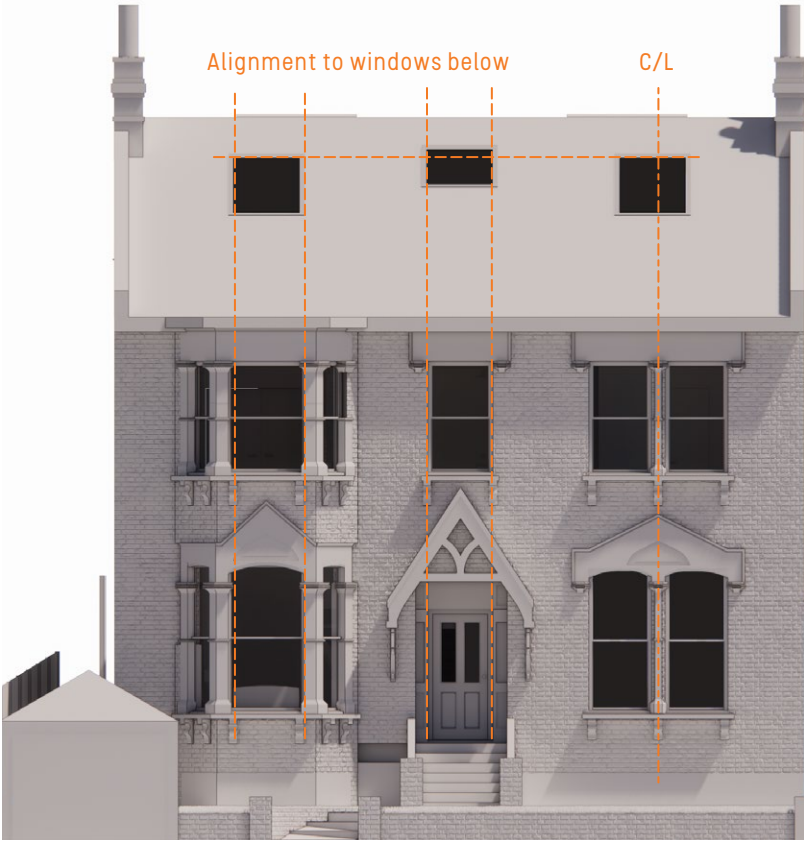
In direct response to this feedback, the dormers have been replaced with three conservation rooflights serving the two loft bedrooms and the shared bathroom. The rooflights are modest in scale, positioned high within the roof slope and set flush with the roof covering. This



EXISTING CONDITION Front elevation of property



PROPOSED Loft Plan



ELEVATION Front elevation of property, showing alignment between existing and proposed windows.



VIEW FROM STREET Front elevation of property

4.1 Proposed Elevation

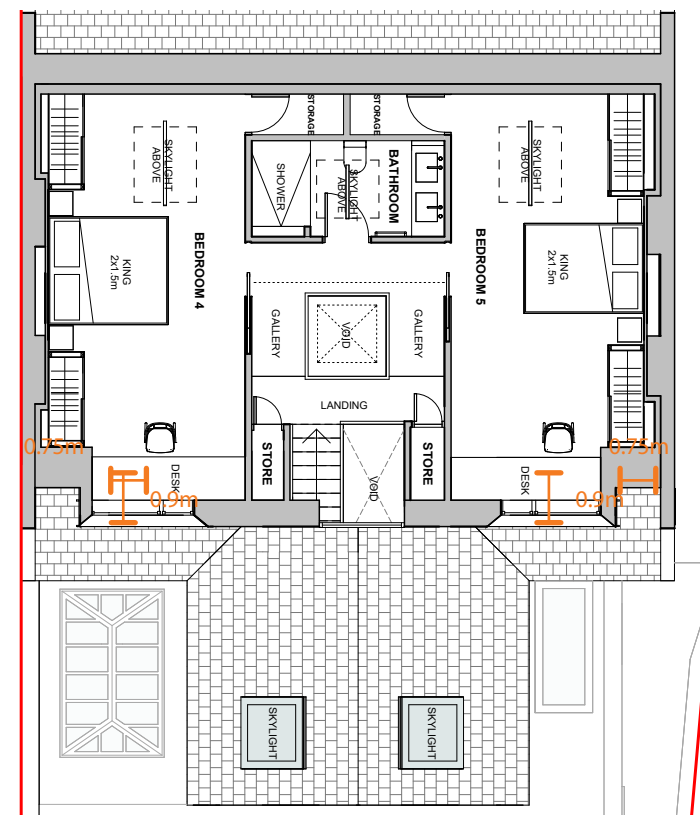
Rear facade design

At the pre application stage, the Conservation Officer raised concerns that the combined effect of the proposed dormer and ground floor extensions would significantly alter the architectural composition of the rear elevation and disrupt its existing balance. It was advised that the dormer should be reduced in scale so that it did not dominate the rear of the property, and that the design should respond more closely to the largely intact character of the elevation.

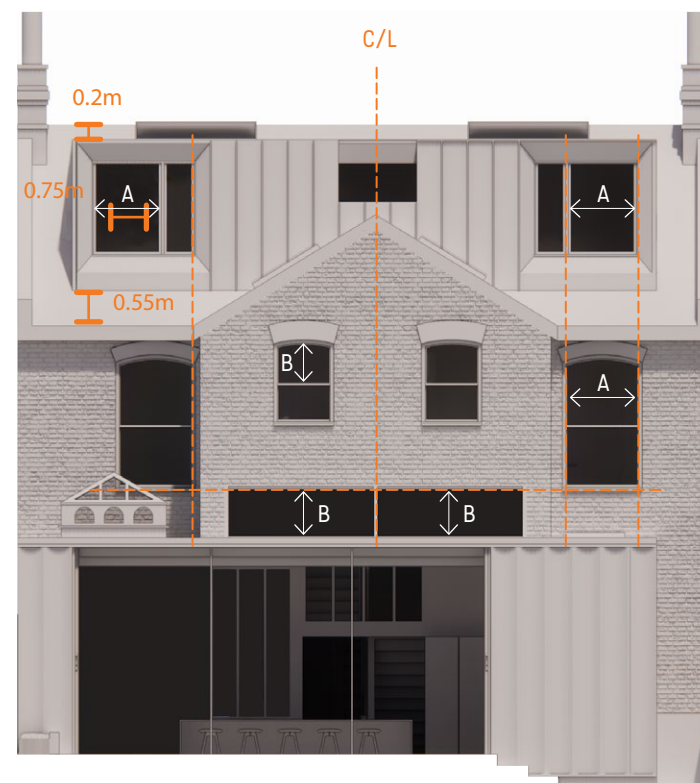
In response, the proposal has been carefully refined to better respect the proportions of the existing roof slope. The dormer is set back by 750mm from each gable wall, 900mm from the front roof edges and 900mm from the outrigger below. In elevation, its roof is positioned 200mm below the ridge line and 550mm above the eaves. These adjustments create a more modest and subordinate form that sits comfortably within the architecture of the original building.

The window openings have also been redesigned to relate more closely to the host property in both their alignment and proportions. In the centre of the dormer a glazed window to rooflight detail sits on centre, cutting into the mass and responding to the pitched roof form of the outrigger. The resulting composition achieves greater harmony with the original house through its scale, detailing and glazing arrangement.

In addition, the photovoltaic panels project only 150mm above the roof surface, limiting their visual prominence and almost completing negating their effect on the appearance of the building.



PROPOSED Loft Plan



ELEVATION Rear elevation of property



PROPOSED PERSPECTIVE VIEW FROM GARDEN Rear elevation of property

4.2 Materiality

Stone & Glazing Details

While the proposed rear extension is intended to remain clearly distinguishable from the original Victorian house, its design also draws directly from the character and detailing of the existing property. The approach has been to identify the distinctive architectural language of the building and reinterpret it in a contemporary form.

A recurring feature of the house is the use of profiled masonry and gentle curved geometries. These details can be seen in the carved stonework to the front and side elevations, as well as in the arched metalwork and windows of the traditional conservatory at the rear. Although the main building is relatively formal and rectilinear in plan, these softer elements provide a subtle and distinctive character.

The new façade develops this language through gently curved profiles formed within pale stonework, potentially using Portland stone or a high quality cast stone alternative with a similar colour and texture. These elements frame a generous contemporary sliding door opening, creating a balanced composition that combines solidity with transparency.



PROFILED STONE DETAILING A Light stone texture, such as portland stone, can produced a gentle rhythm and relief to the facade.



RENDERED VIEW FROM GARDEN A potential final material application for the property, looking to pick out the interventions in new materials- light aluminium frame windows and portland stone reveals.

4.3 Materiality

Proposed

The final elevation and rear perspective is rendered here on this page. Sliding glazing is proposed at ground floor level to strengthen the relationship between the house and garden. The full height doors will provide uninterrupted views, increase natural light and establish a direct connection with the external landscape. The curved stone detailing gives the elevation depth and identity while offering a restrained architectural link between the original house and the new intervention.

Much of the existing conservatory structure will be retained, preserving an important part of the property's character. The material palette is being carefully developed to complement the existing London stock brickwork, with refined stone detailing and slim aluminium framed glazing.

The extension maintains the established masonry character of the house while expressing it in a contemporary architectural language. The sculpted façade introduces texture, rhythm and shadow, softening the overall mass and reducing the perceived bulk of the addition.

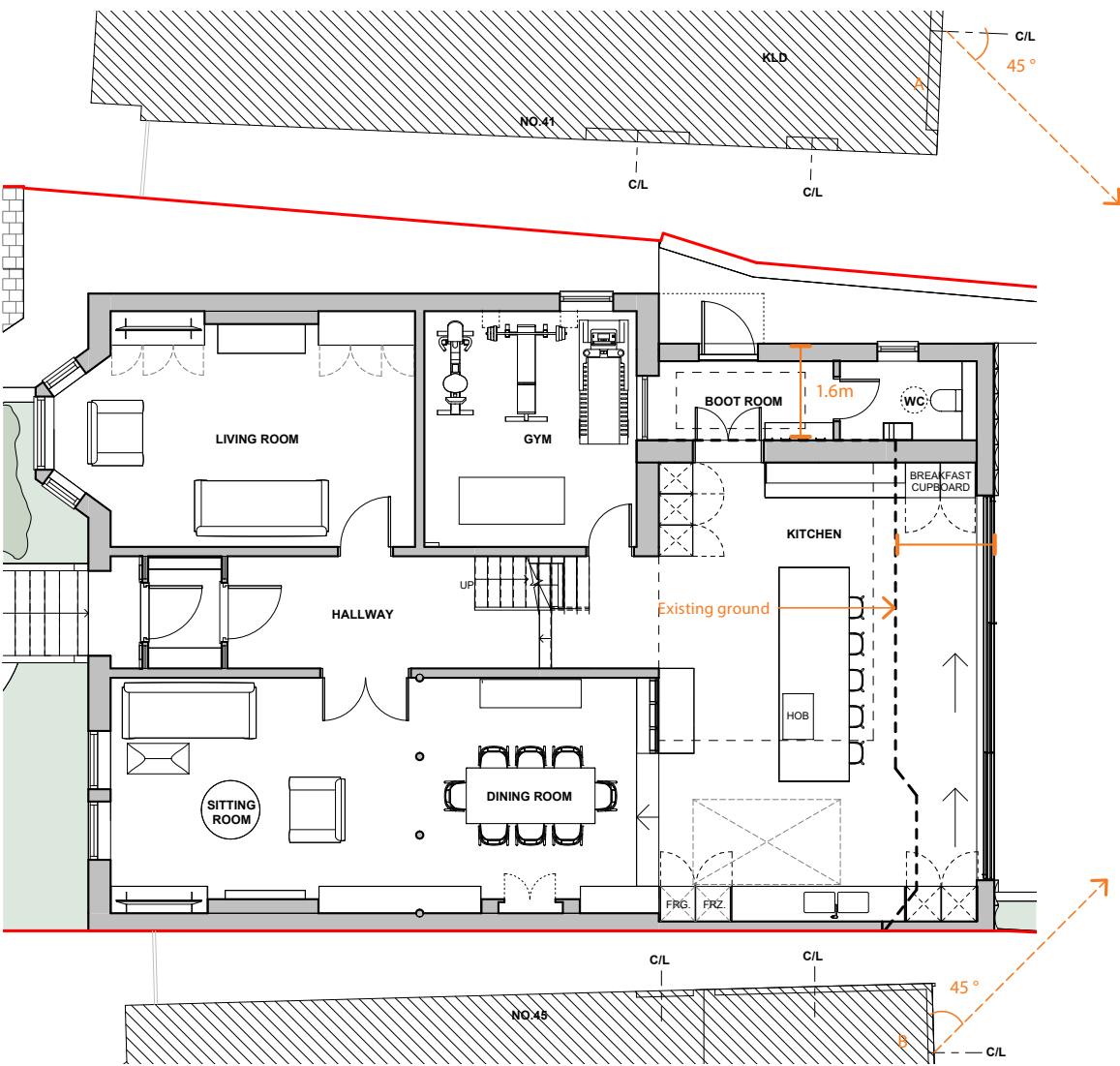


RENDERED VIEW FROM GARDEN Rear elevation of property in context

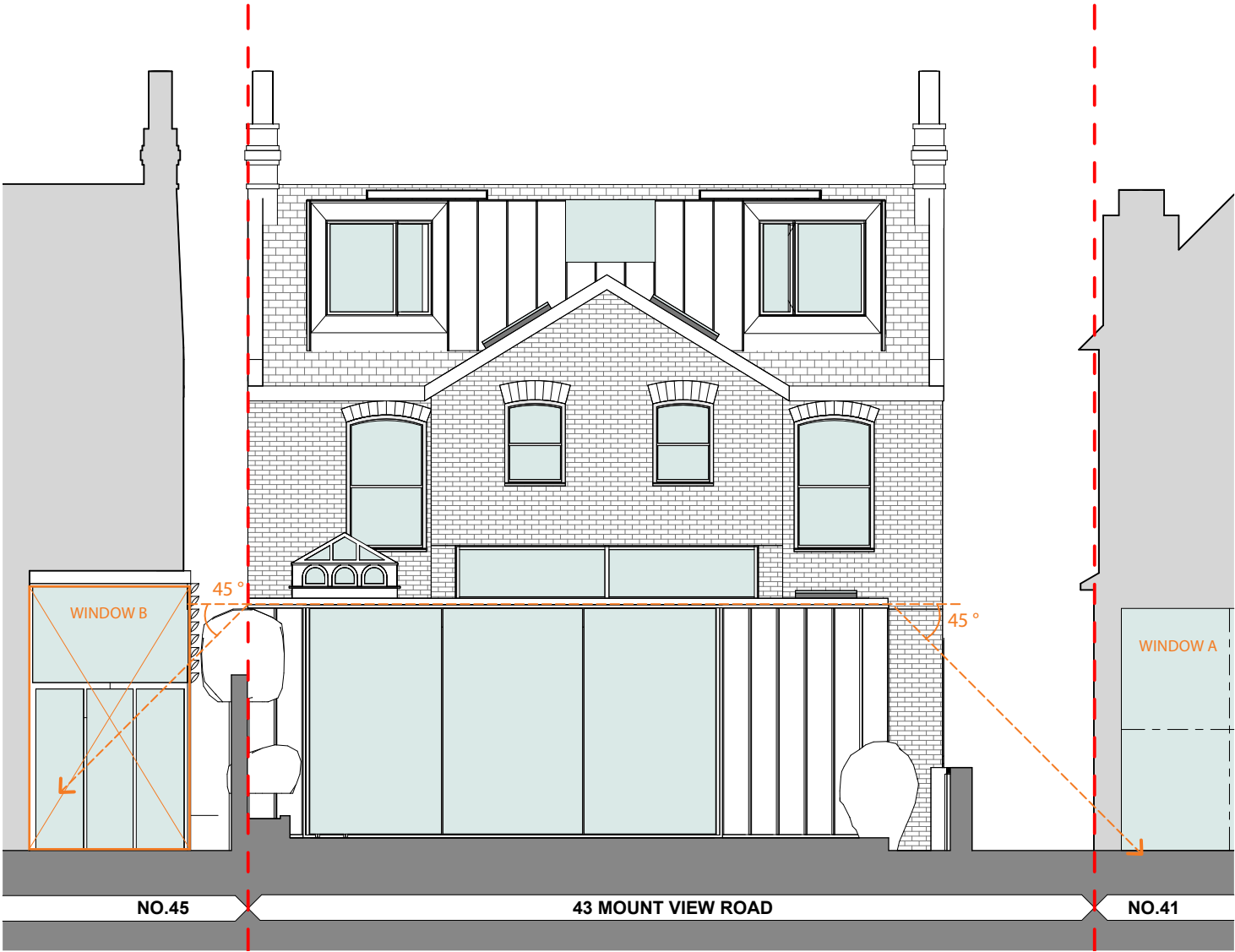
5.0 Daylight/Sunlight Analysis

45 BRE Degree Rule Applied

We have used the information gathered from site and from the planning portal to define the rear openings of the neighbouring properties. The proposed extension projects 1.6 m beyond the existing side and rear ground floor walls. It complies with the 45-degree rule in both plan and elevation, with no adverse impact on Window A of No 41 or Window B of No 45 Nount View Road.



PROPOSED PLAN 45 degree rule showing extending from the extensions at the centrelines of the windows of no.41 and and 43



PROPOSED ELEVATION 45 degree rule showing extending from the proposed extensions at No 43

6.0 Conclusions

In Summary

The proposals for 43 Mount View Road have been developed to preserve the established Victorian character of the property and its contribution to the Stroud Green Conservation Area, while exploring a carefully considered design for the front and rear elevations.

The report demonstrates that comparable loft extensions and rear additions are already present within the immediate area, providing a clear contextual basis for this approach.

The design presented in this DAS is a precise representation of the design documented in the proposed drawings. It has been prepared to show how these additions can be designed in a way that is sympathetic to the host building, respectful of the wider street scene, and appropriate to the character of the conservation area. Internal reconfiguration forms part of the wider improvement of the house, but is not strictly an assessment requirement of the planning process.

The proposals present an opportunity to introduce a refined contemporary material palette for the new interventions, allowing the additions to be read clearly as modern elements while remaining complementary to the character and fabric of the existing house.

The modest rear extension, carefully set-back dormer and conservation rooflights improve the accommodation, daylight, accessibility and connection to the garden without causing unacceptable harm to neighbouring amenity. Overall, the scheme represents a well-considered and sustainable evolution of the property.



RENDERED KITCHEN VIEW An indicative visualisation illustrating the proposed kitchen design, potential material palette, and the overall internal layout of the property