

## 65 Claremont Road

London

N6 5BZ

### Design and Access Statement

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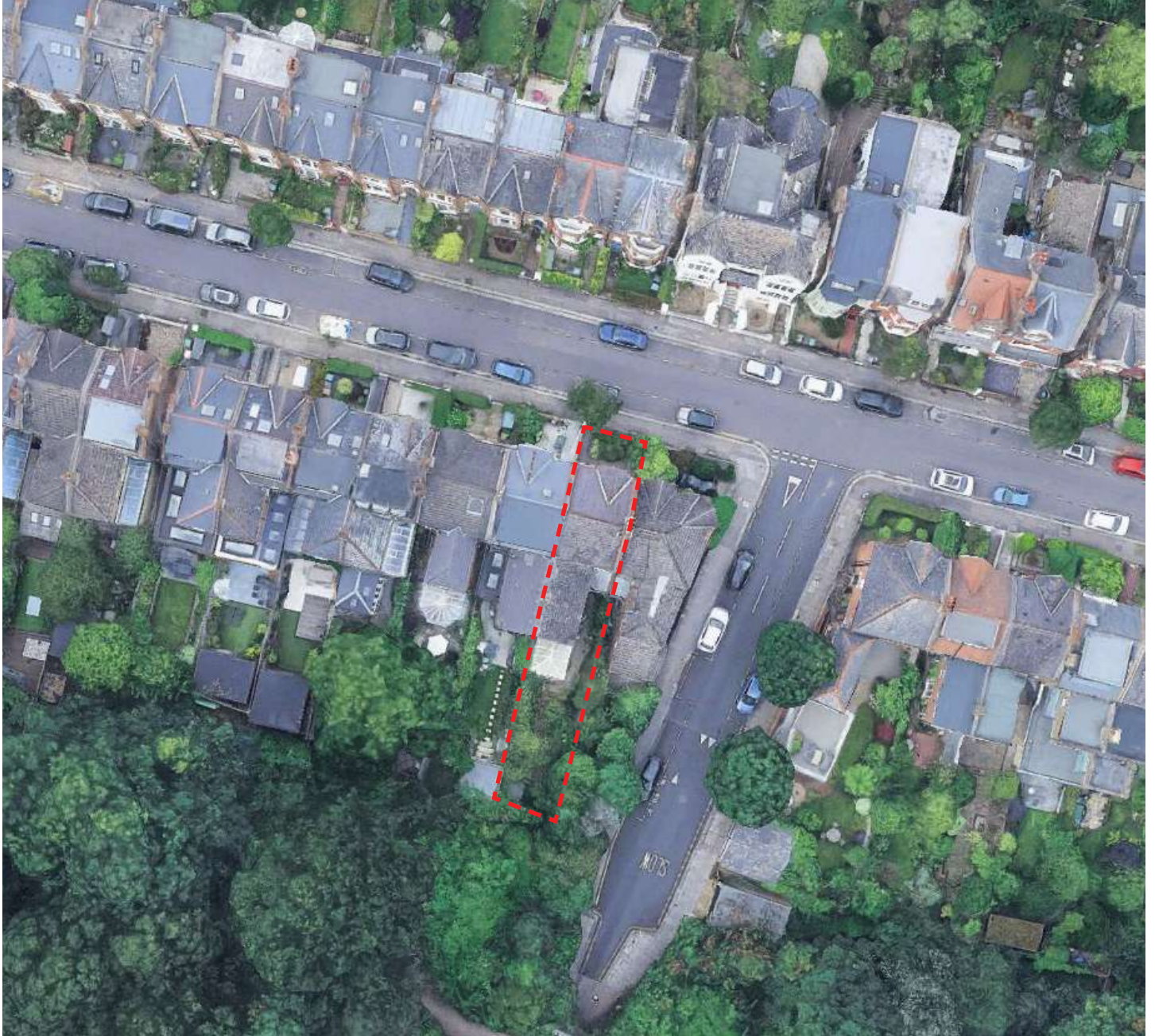
# 01.01 Introduction



*Views of front and rear of property (date: 19/07/2026).*

- 01.01 This document has been prepared by Cairn Architecture Ltd (the Agent), on behalf of the Applicant in support of a Planning submission to the Local Authority for proposed works at 65 Claremont Road.
- 01.02 The proposal is for a single-storey wrap-around extension on the ground floor, replacement of the existing single glazed sash windows with double-glazed sash windows to match appearance of existing ones, addition of one rooflight to the rear slope of the existing main roof above the stairs and PV panels, and internal refurbishment of all floors.
- 01.03 The physical alterations proposed are listed below:
- Construction of a single-storey wrap around extension; the rear elevation is pushed back on the side by c. 0.5m so the western section of the extension is in line with the existing outbuilding mass; the rearmost part of the extension is c. 3.3m beyond the existing outrigger rear wall and no further than the existing conservatory. The wrap-around extension is pushed away from the rear wall of the main house to form a courtyard in between.
  - Proposal for one new rooflight on the rear pitch of the roof, over the stairs and hallway.
  - Removal of existing small lean-to side extension to make space for a courtyard.
  - Proposal for an enlarged bin fenced area to accommodate two bins to the front of the hose, in same location as current bin area.
  - Replacement of the single-glazed existing sash windows with new double-glazed sash windows to match existing windows.
  - Installation of A/C outdoor unit to the rear of the outrigger.
  - Replacement of existing ridge and ridge tiles due to distortion of existing roof.
  - Internal refurbishment of the house.
- 01.04 The planning application follows the approval of similar proposals at neighbouring properties in nearby streets (see Section 5).
- 01.05 Pre-Application advice was requested in May 2026, PRE/2026/0138. This is addressed in more detail in Section 6 of this document.

## 02.01 Site Location and Information



### Site Summary

*Aerial photograph with site boundary*

Address: 65 Claremont Road, N6 5BZ  
Local Authority: London Borough of Haringey  
Conservation Area: Yes, Highgate  
Building Listing: None  
Current Use: Terraced house and garden



Site Plan with site boundary

- 02.01 The site is located on Claremont Road
- 02.02 The Applicant's building is a Victorian terraced brick house of two storeys and an attic in the roof space.
- 02.03 The existing building is currently a single occupancy family house.
- 02.04 The building is in Highgate Conservation Area.



Aerial photographs



*Street Views showing the neighbouring houses to 65 Claremont Rd.*



House Frontage (date: Feb 2026)



Rear garden and patio (date: 19/07/2026)

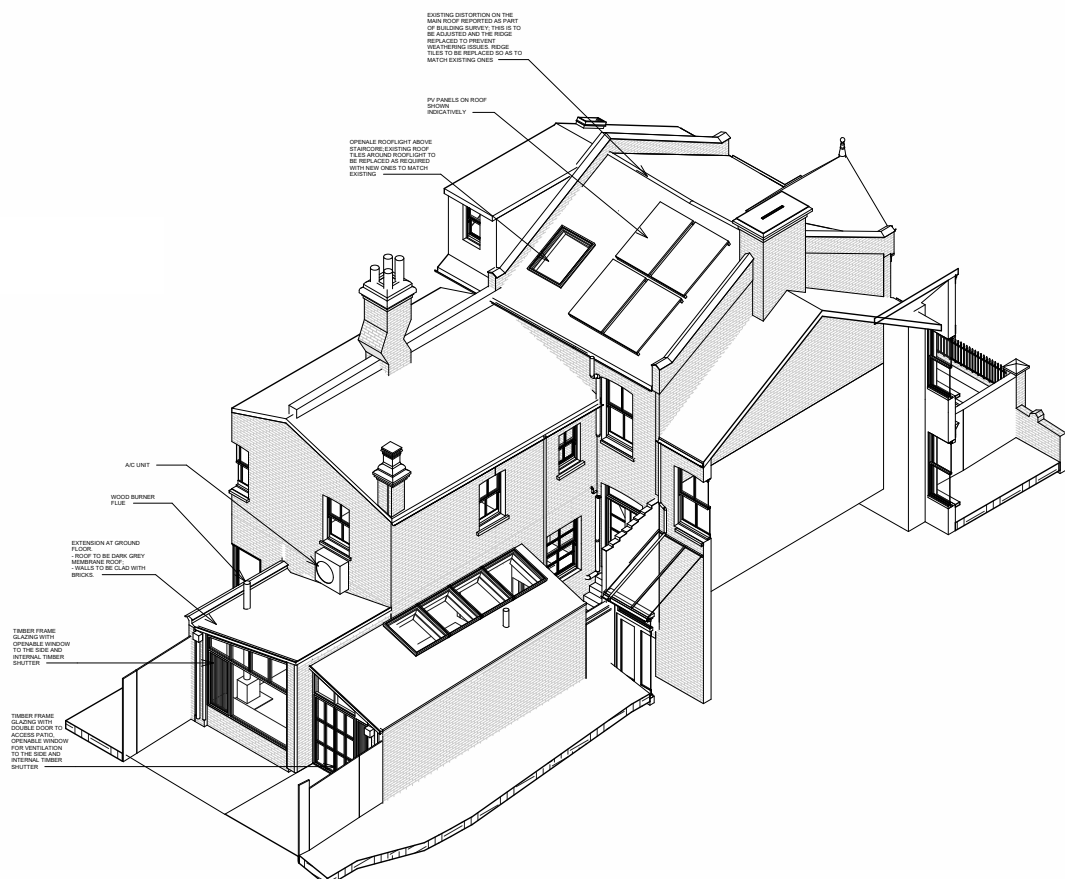


*View of infill extension (date: 19/07/2026)*



*View over infill extension roof and side garden area (date: 19/07/2026)*

# 03.01 Design Proposal - Extension



*Proposed axonometric view*

03.01 The design approach has been based on a desire to maintain the character of Claremont Road and to ensure no negative effect on the amenity of neighbouring properties.

03.02 In order to meet the applicant's brief, while respecting planning policy, the character of the street and the amenity of the neighbours, the physical alterations listed in the Introduction section and shown on the drawings have been proposed. These proposals are described in more detail below, in relation to the proposed Use, Amount, Layout, Scale, Landscaping, Appearance and Access.

Planning policy has been extensively consulted and used as a guide throughout the design process. This is detailed in the Section 5.0 Town Planning Policy.

## 03.03 Use

The use of the building is to remain as existing, a single occupancy family house. Use Class C3 (Dwellinghouses).

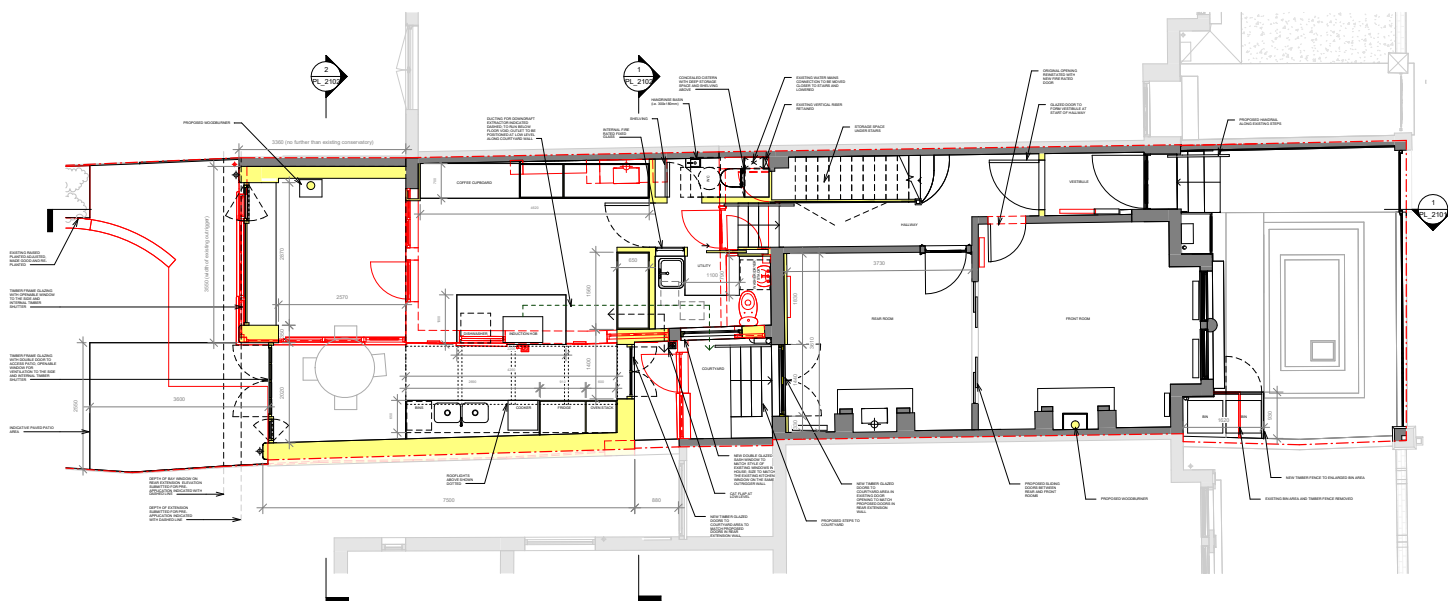
## 03.04 Amount

Existing Areas:

- Total existing house: 150 sqm
- Total existing (rear) external area: 85 sqm (including grass and paved areas)

Proposed Areas:

- Floor area to be renovated: 135 sqm



*Proposed ground floor plan with new extension coloured yellow*

- Additional Extended area: c. 15 sqm
- Remaining (rear) external area: 70 sqm (including grass and proposed patio)

### 03.05 Layout

- The ground floor is proposed to be extended with a single-storey addition to the rear and partially to the side. The extended ground floor together with the existing ground floor will contain the shared rooms of the house, including kitchen, dining room, living room, snug, WC and utility room. The upper floors contain bedrooms, bathrooms, and home-working space.

### 03.06 Scale

- The rear elevation of the wrap around extension is pushed back on the side by c. 0.5m so the rearmost part of the extension is in line with the existing outbuilding mass; the rearmost part of the extension is c. 3.3m beyond the existing outrigger rear wall and no further than the current conservatory.
- The wrap-around extension is pushed away from the rear wall of the main house to form a courtyard in between.
- The extension is characterized by a slightly taller section to the rear of the outrigger and a lower side section, thus responding to the original massing of the house, while maintaining sufficient amenity for the adjoining properties. The taller section has a ridge height of 3.4m, below the ridge height of the current conservatory. Along the side with neighbour No. 67, the eaves are below the existing parapet party wall, at c. 2.7m from the lowered ground level. Along the side with neighbour No. 63, the eaves are at 2.3m.



*Proposed view of extension from garden*

- The 45 and 25 degree rules of thumb have been taken into consideration to maintain sufficient amenity with regards to the diffuse daylight of neighbours as a result of the extension. This is illustrated in the diagrams in the following section Amenity of Neighbours.

### 03.07 Landscaping

To the rear of the house, the Applicant will replace the existing patio with a new smaller patio and include more soft-landscaping to promote biodiversity.

A small courtyard is proposed closest to the rear elevation of the main house. This will be paved and include planting.

The boundary walls and fences on both sides will remain, or be replaced like-for-like if required, and will be underpinned as necessary where the lowered patio and courtyard are to be excavated.

The existing water butt in the rear garden will be replaced with a new one as required.

The front garden will be made good with new planting to respond to considerations of privacy. Furthermore, an enlarged bin area is discreetly proposed in the same location as the existing one to accommodate both a general waste bin and a recycling bin. The fence is proposed to be painted timber, in a similar manner to the existing one, and will not be higher than the existing party garden wall.

## 03.08 Appearance

The existing house is faced in a mixture of red (to the front) and London Stock (to the rear) brickwork. The windows are timber sash windows with painted white reveals. The existing roof is pitched and is clad in tiles with painted timber fascias to the rear and soffits to the eaves and a combination of plastic and cast-iron rainwater goods.

The proposed alterations to the appearance are summarised by area below.

### FRONT ELEVATION OF THE HOUSE:

- The single-glazed existing sash windows are replaced with new like-for-like double-glazed timber ones in keeping with the original style of the existing windows.
- Existing distortion on the main roof reported as part of building survey; this is to be adjusted and the ridge replaced to prevent weathering issues. Ridge tiles to be replaced so as to match existing ones.
- A discreet timber fence will screen an enlarged bin area in the same position as the current one, in the corner of the front garden.
- A discreet handrail is proposed along the front steps, to ease accessibility.

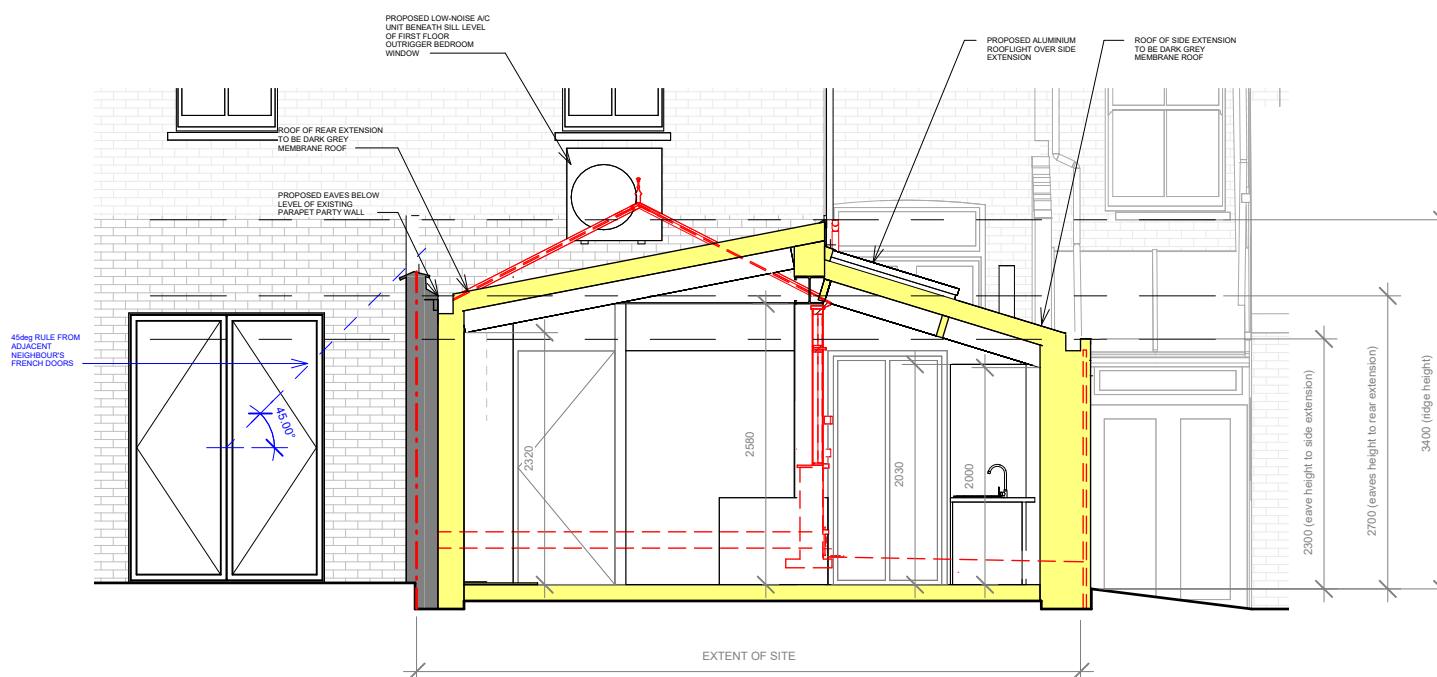
### REAR ELEVATION OF THE HOUSE:

- The single-glazed existing sash windows are replaced with new like-for-like double-glazed timber ones in keeping with the original style of the existing windows.
- The extension walls will be a combination of full height timber glazing and brickwork (yellow stock to match the existing).
- The extension roof will be grey single-ply membrane.
- Rainwater goods will be metal.
- The proposed rooflights will be aluminium.
- The proposed rooflight on the existing main roof of the house will be aluminium.
- PV panels are proposed on the rear slope of the main roof; these will not be visible from Claremont Road.
- A low-noise A/C unit is proposed to the rear elevation of the outrigger, below the sill level of the first floor window.

## 03.09 Access

- The main entrance, at ground floor level is accessed from Claremont Road.
- The existing house is not accessible to visit by people in wheelchairs as the gate to the front garden and door is accessed via a step up from the pavement level and as there are several changes in level outside and inside. However, an important aspect of the proposal seeks to improve the performance and functionality of the fabric and the spaces including additional handrails throughout to ease circulation and movement.

## 04.01 Amenity of Neighbours



Proposed section with 45 rule of thumb diagram

04.01 Particular regard has been paid to any potential impact on the amenity of the Applicant's neighbours throughout the design process. Below is a summary of the considerations of daylight, views and privacy.

### 04.02 Daylight

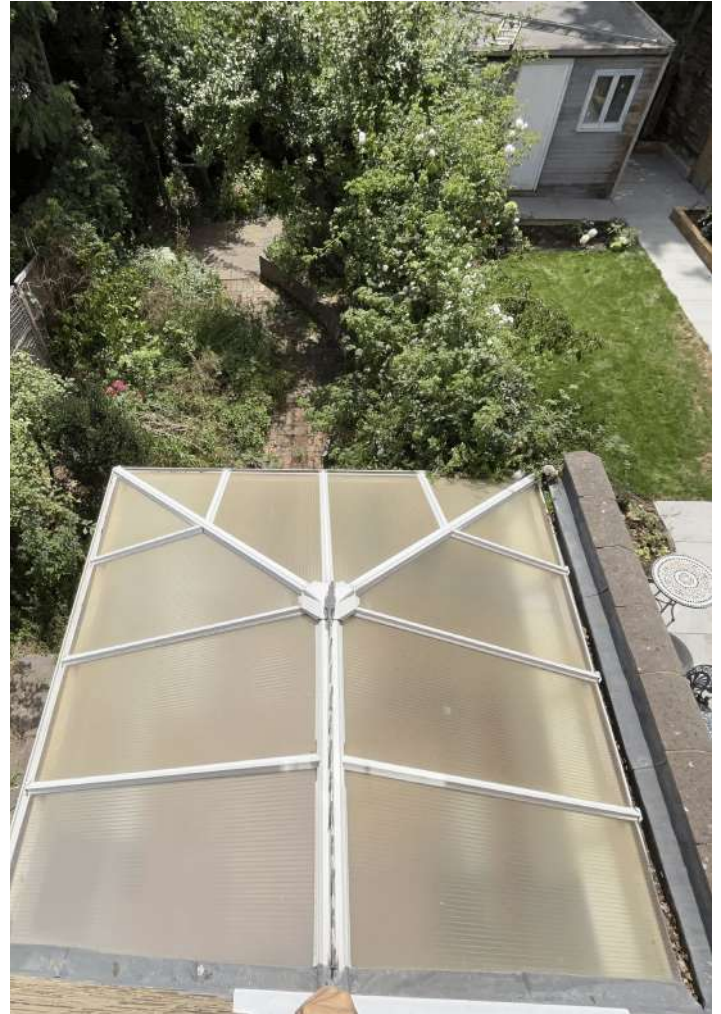
The 45 and 25 degree rules of thumb have been taken into consideration to maintain sufficient amenity with regards to the diffuse daylight of neighbours as a result of the extension. This is illustrated in the diagram above.

#### Neighbour at No.67

The height and depth of the proposed extension does not exceed the depth and height of the current conservatory extension, making the proposal no worse than the existing condition. As per above section, the proposed extension does not intersect the 45 degree line.

#### Neighbour at No.63

The extension on the side along No.63 maintains sufficient amenity for the adjoining property's windows, with a height at eaves no higher than the advised 2.3m - see Pre Application Response section. Furthermore, the extension does not infill the whole side area, leaving a courtyard space closer to the rear wall of the main house.



*View of side and back garden seen from upper level of property (date: 19/07/2026)*

#### 04.03 Views

The views of the back gardens, for both the Applicant and their neighbours, have been taken into account. The new roof of the ground floor extension will positively contribute to the views from the properties thanks to its neat appearance and new materials.

#### 04.04 Privacy and Overlooking

None of the new glazing proposed directly overlook a closely located neighbour:

- There are no close neighbours to the rear of the property.
- The proposed sash window on the ground floor utility room faces the courtyard area but does not directly overlook the neighbouring property at No.63 as most of the courtyard is enclosed by the existing party wall between the neighbour's lean-to extension and the applicant's existing lean-to extension (proposed to be removed). This window is an improvement on the existing condition, with multiple windows facing the neighbour's windows and side garden.

# 05.01 Town Planning Policy

Below we have summarised the relevant planning policy consulted during the design process and indicated in red the proposal's compliance with each point.

## National Planning Policy Framework (2024) (NPPF)

### London Plan 2021

POLICY D4 DELIVERING GOOD DESIGN

POLICY D6 HOUSING QUALITY AND STANDARDS

POLICY D12 FIRE SAFETY

POLICY HC1 HERITAGE CONSERVATION AND GROWTH

POLICY G6 BIODIVERSITY AND ACCESS TO NATURE

POLICY S12 MINIMISING GREENHOUSE GAS EMISSIONS

POLICY S14 MANAGING HEAT RISK

## Haringey's Local Plan - Strategic Policies 2017

### POLICY SP11 DESIGN

All developments should enhance and enrich Haringey's built environment and create places and buildings that are high quality, attractive, sustainable, safe and easy to use. To achieve this all development shall be of the highest standard of design that respects its local context and character and historic significance, to contribute to the creation and enhancement of Haringey's sense of place and identity.

*Good design has been at the heart of the aspirations of the proposal, as detailed in this document.*

### POLICY SP12 CONSERVATION

The Council shall ensure the conservation of the historic significance of Haringey's heritage assets, their setting, and the wider historic environment.

*The house sits within Highgate Conservation Area; the proposal responds to the character of the houses and extensions/alterations already present on the site.*

### POLICY SP13 OPEN SPACE AND BIODIVERSITY

All development shall protect and improve sites of biodiversity and nature conservation, including private gardens through its contribution to wildlife and ecological habitats.

*The proposed extension to the ground floor will reduce the existing external space by only 15sqm. However, while at present the external areas are mostly paved and in a poor state, the proposal reinstates grassy areas and new planting.*

## Haringey Development Management Policies 2017

### POLICY DM1 HIGH QUALITY DESIGN

A. The Council will require all developments including alterations and extensions to be of high quality design, and contribute to the distinctive character and amenity of the local area.

B. Development proposals should relate positively to their locality, having regards to:

- a. Building heights;
- b. Form, scale & massing;
- e. Rhythm of any neighbouring or local regular plot and building widths;
- g. Distinctive local architectural styles, detailing and materials.

D. Development proposals must ensure a high standard of privacy and amenity for the development's users and neighbours. The Council will support proposals that:

- a. Provide appropriate sunlight, daylight and open aspects to all parts of the development and adjacent buildings and land;
- b. Provide an appropriate amount of privacy to their residents and neighbouring properties to avoid overlooking and loss of privacy.

*The extension will be of high quality design, responding to the existing building form and taking into consideration the amenity of the users and the neighbours, as detailed in the document.*

#### POLICY DM09 MANAGEMENT OF THE HISTORIC ENVIRONMENT

##### Conservation Areas

E. Proposals for alterations and extensions to existing building in Conservation Areas should complement the architectural style, scale, proportions, materials and details of the host building and should not appear overbearing or intrusive.

*The proposal is sympathetic to the character of the area, as detailed in this document.*

#### POLICY DM12 HOUSING DESIGN AND QUALITY

A. All new housing and residential extensions must be of high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1).

E. Extensions or alterations to residential buildings, including roof extensions will be required to be of a high, site specific, and sensitive design quality, and respect and/or complement the form, setting, period, architectural characteristics, detailing of the original buildings. High quality matching or complementary materials should be used appropriately and sensitively in relation to the context.

F. New rooms created by an extension should comply with space and amenity requirements set out in the London Plan Mayor's Housing SPG.

*The proposal responds to the existing context of Claremont Road and will be of high quality design, as detailed in this document.*

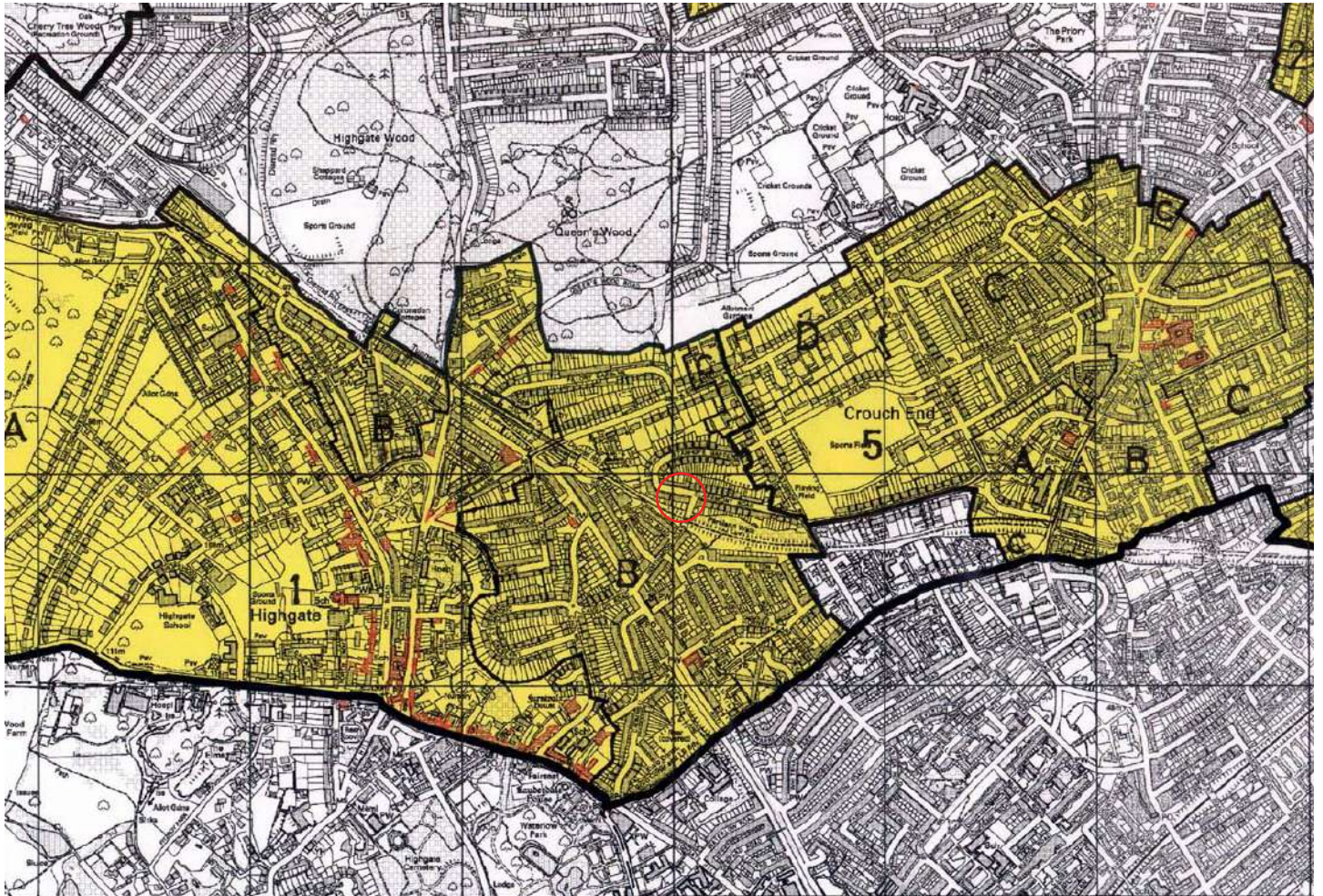
#### POLICY DM21 SUSTAINABLE DESIGN, LAYOUT AND CONSTRUCTION

A. All new development will be expected to consider and implement sustainable design, layout and construction techniques.

B. The Council will support appropriate measures to sustainably retrofit existing homes.

*The extension on the ground floor will be built with materials that will improve the operational efficiency of the existing house; furthermore, the proposal allows for the refurbishment and retrofitting of the existing house contributing to its efficiency. PV panels are also proposed to improve the operational use of the premises. Where possible, the new materials will be low carbon (i.e. reclaimed bricks, timber framed walls, etc.).*

## 05.02 Planning Policy Map



Conservation Area Map

### Policy Site Summary

Conservation Area: Yes, Highgate

Heritage Features: None

Tree Preservation Orders: None

Flood Zone: Not in Flood Risk Zone

# 05.03 Town Planning Precedents



Application Proposed Drawing

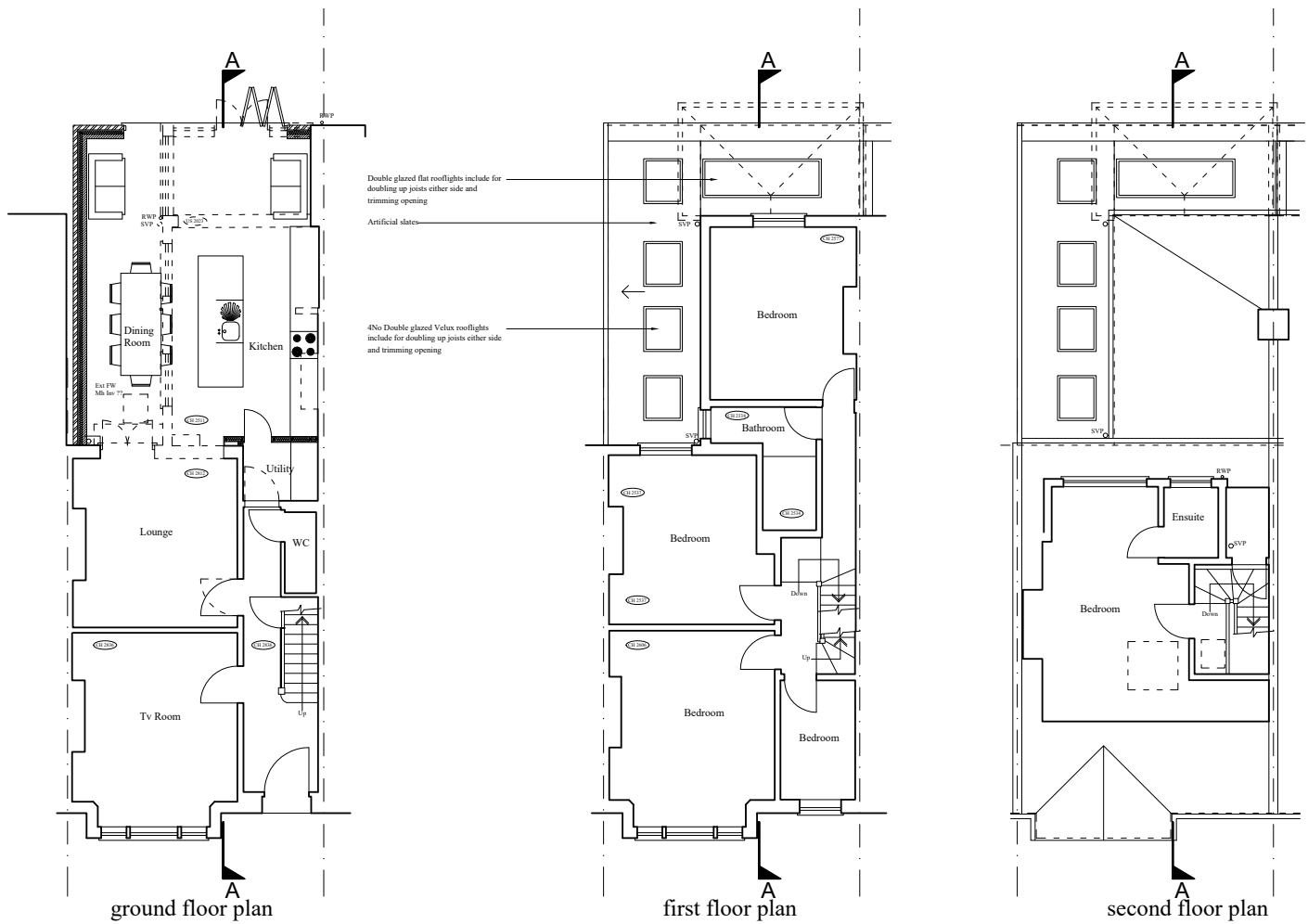
Flat 2, 56 Claremont Road

Demolition of existing single storey extension and construction of a single storey rear extension with flat roof with lantern.

Ref. No: HGY/2024/0823

Registered: 08 April 2024

Status: Approved 31 May 2025



Application Proposed Drawing

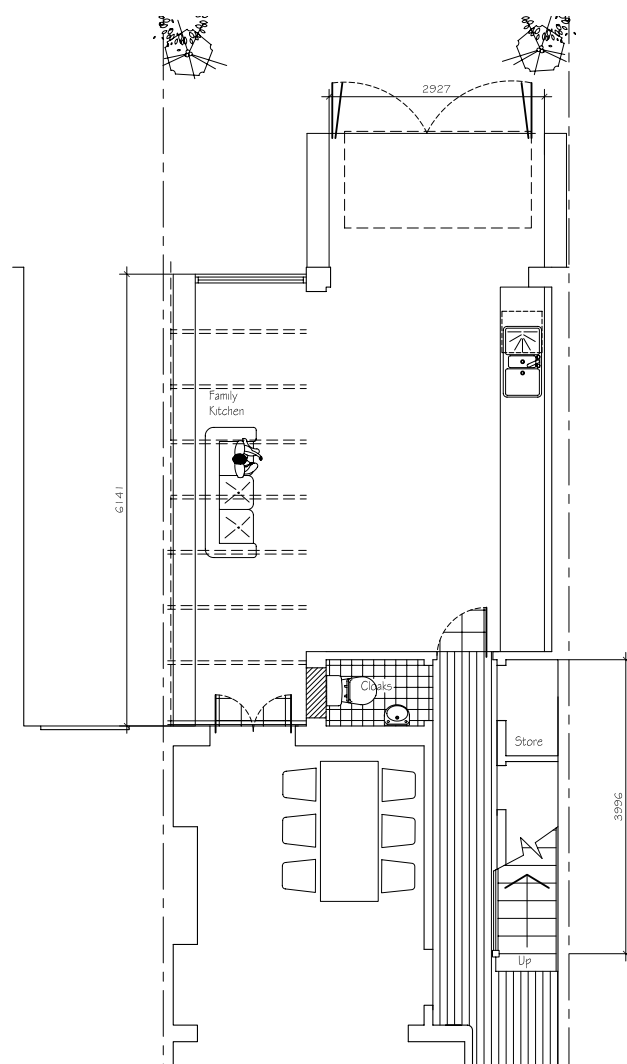
75 Claremont Road

Proposed ground floor wraparound extension.

Ref. No: HGY/2023/0706

Registered: 13 March 2023

Status: Approved 19 June 2023



Application Proposed Drawing

## 83 Claremont Road

Erection of single storey rear extension and erection of rear dormer window with insertion of 1 x velux window to front roofslope.

Ref. No: HGY/2009/1534

Registered: N/A (submitted on 10th September 2009)

Status: Approved 03 November 2009

## 06.01 Pre Application Response



*Visualisations of Pre-application (left) and Planning (right) proposals showing changes to proposal.*

06.01 Pre Application Advice was received in May 2026, Ref No: PRE/2026/0138.  
The Planning Officer was Eunice Huang.

06.02 In evaluating the proposals, the advice notes that:

### Ground Floor Extension:

- The proposed wrap-around extension would largely obscure both the outrigger, and the architectural composition of the rear elevation while uncharacteristically protruding into the rear garden and eroding its amenity and habitat value.
- The proposed extension should need to be reduced in depth and height, with an amendment to its design to allow the original building form to be legible.
- It is advised that the maximum height of the ground floor extension on the eastern side boundary should be no greater than 2.3m to maintain sufficient amenity for the adjoining property's windows at No.63.

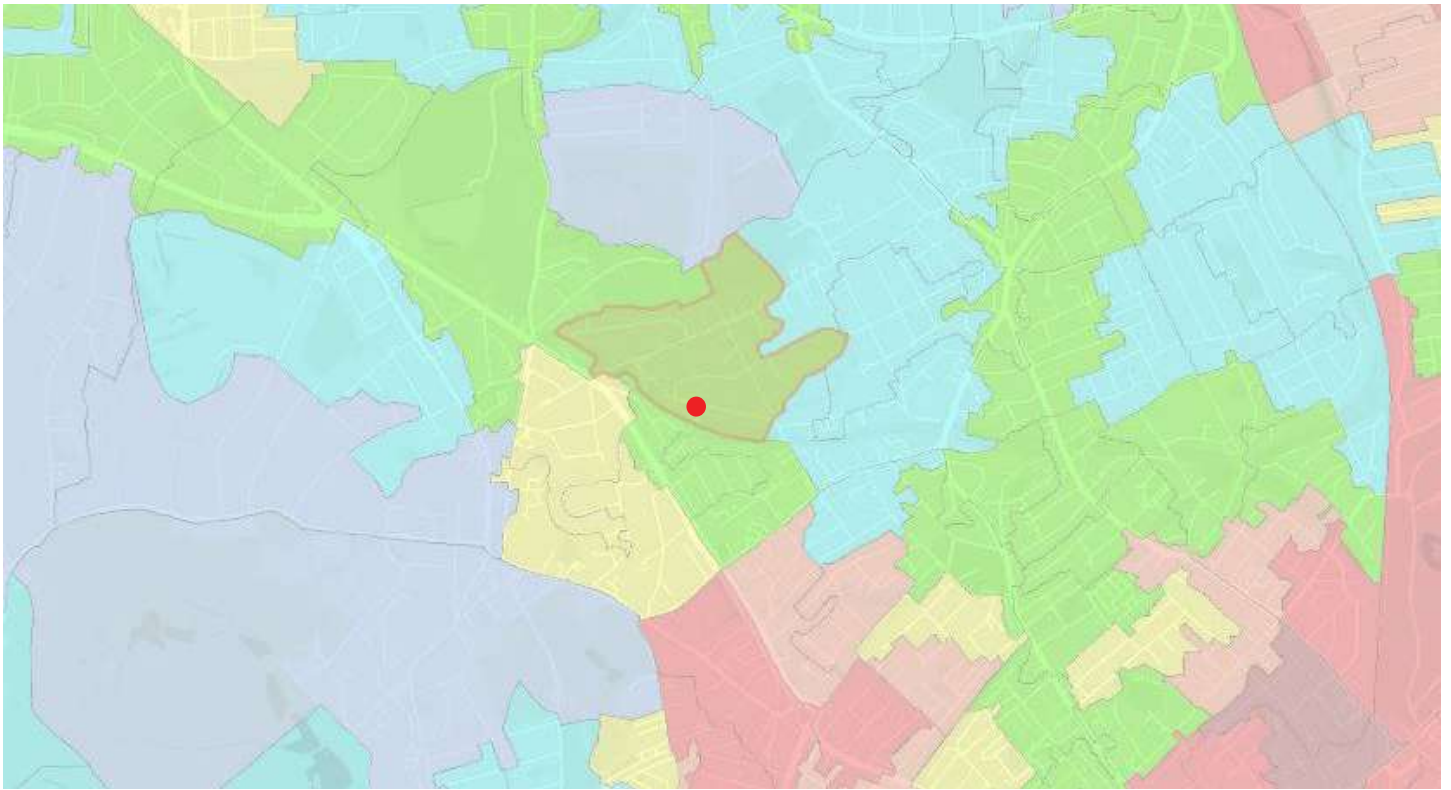
### Other Alterations:

- PV panels located on the rear roof slopes would be considered acceptable, where they would not be visible from Claremont Road.
- In principle, the council supports retention and repair of historic windows; when these are beyond repair a like for like replacement can be acceptable.

06.03 We have made amendments to the proposal while taking into account the above feedback. These amendments are described on the accompanying drawings, and summarised below:

- The wrap-around extension has been amended so its forms and massing are more sympathetic to the existing house. The western section of the extension is shortened to match the depth of the existing conservatory and the protruding bay window removed. The eastern section of the extension (along the side) is pushed back from the main elevation of the wrap-around extension reducing the overall massing. The former double pitch is now split into two gentle mono-pitches; the tallest ridge level is below the ridge level of the existing conservatory, and aligns with the first floor level of the outrigger. This, together with the pushed-back side extension, renders the proposal more sympathetic to the original massing of the existing house.
- The height at eaves is no greater than 2.3m along neighbour at No.63, as advised. Along neighbour at No.67, the eave level is below the existing party wall parapet.

## 07.01 Transport Impact



*Transport for London PTAL Map of local area showing site as Level 3 (green)*

### 07.01 PTAL Rating

The site has a Public Transport Accessibility Level (PTAL) of 3 using Transport for London's methodology.

The closest station is Highgate Station.

### 07.02 Car Parking

No changes to car parking provision are proposed.

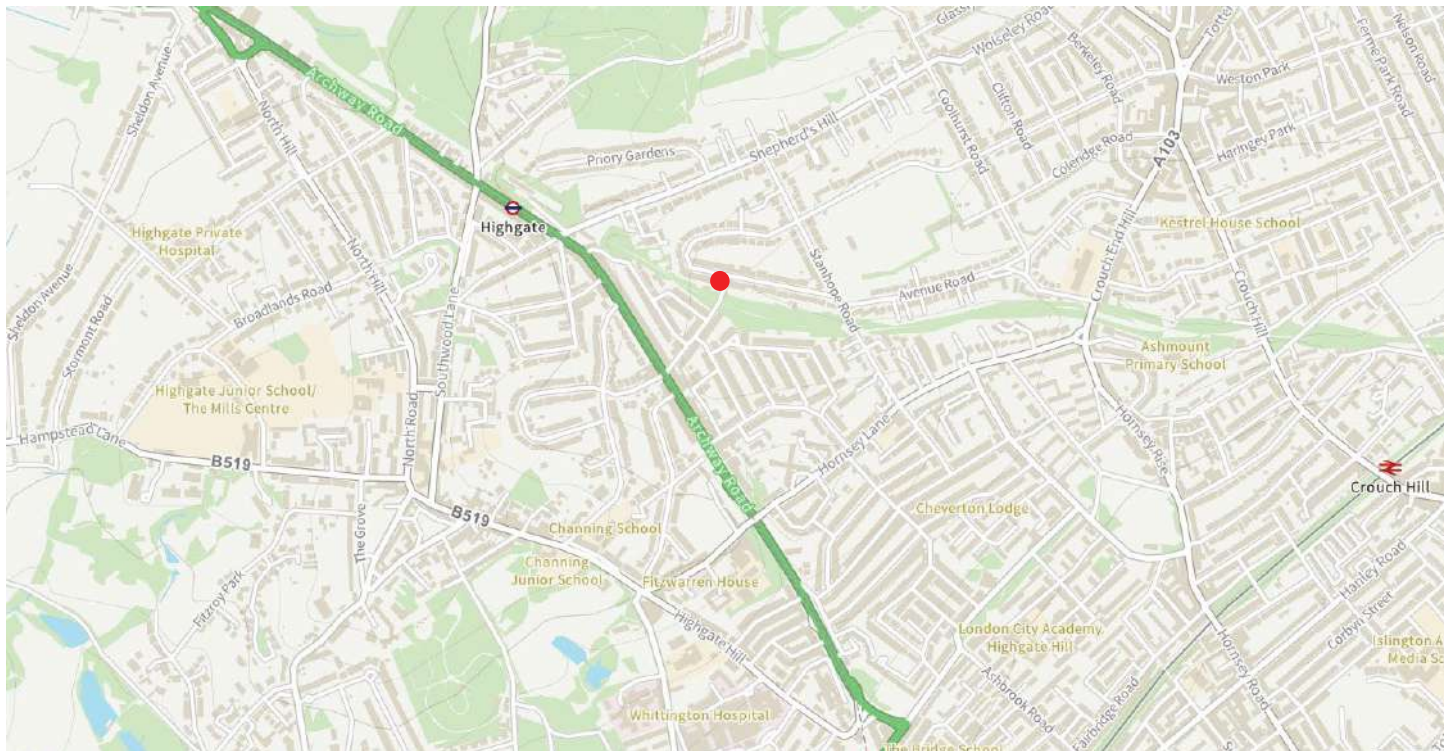
### 07.03 Cycle Parking

No changes to cycle parking provision are proposed.

### 07.04 Refuse Storage

No changes to refuse storage provision are proposed.

# 08.01 Contamination and Flood Risk



Environment Agency Flood Map (Zones 2 and 3)

## 08.01 Contamination Risk

All required building condition surveys, contamination surveys and asbestos surveys will be carried out prior to the commencement of all necessary internal alterations and building work to ensure that the internal environment is suitable for residential use.

## 08.02 Flood Risk

The site is not in a Flood Risk Zone as defined by the Environment Agency. As such, no flood risk assessment is required.

There is a 'medium' surface water flood hazard (less than 3.3% (1 in 30) but greater than or equal to 1% (1 in 100) chance in any given year) at the property.

The proposal allows sufficient ground drainage to minimise this risk as indicated in the Proposed Ground Floor Plan submitted as part of this application.