

twelve forty one

22 North Hill, Haringey, N6 4QA

Design and Access Statement

Prepared for the London Borough of Haringey

July 2026

Contents

1.0	Introduction	
1.1	Background	3
1.2	This document	3
2.0	Site and Context	
2.1	Site description	4
2.2	Land use	4
2.3	Outline proposal	4
2.4	Location	5
2.5	Urban setting	5
2.6	Local character	6
2.7	Views of local context	7
2.8	History and conservation	9
2.9	Planning context	10
2.10	Relevant Local Policy	11
3.0	Design	
3.1	Ground Floor Extension	12
3.2	First floor extension	13
3.3	Proposal in Context	14
4.0	Day Light	
4.1	Daylight Study - Executive Summary	16
5.0	Access	
5.1	Means of access	17
5.2	Inclusive access	17
5.3	Access during construction	17
6.0	Sustainability	
6.1	Energy efficiency	18
6.2	Natural Life	18
6.3	Flood risk	18
7.0	Summary	19
	Appendix A — Drawing Register	20

1.0 Introduction

1.1 Project aspirations & summary of amendments

This Design and Access Statement sets out a proposal for alterations and extension to 22 North Hill, a three-storey semi-detached property within the Highgate Conservation Area, London Borough of Haringey.

No. 22 North Hill is a three-storey property on the south-west side of North Hill, within the Highgate ward of the London Borough of Haringey. The brick property is joined to 24 North Hill, which is similar in appearance and forms one pair of semi-detached houses, and sits adjacent to 18 North Hill, which is of a different style and proportions.

The site topography falls gently along North Hill towards the west, and the property sits within sub-area 1 (Village Core) of the Highgate Conservation Area.

This statement follows and supersedes the Pre-Application Report submitted to the London Borough of Haringey in April 2023. Since pre-application advice was sought, the scheme has been revised as follows:

- The previously proposed basement beneath the rear garden has been omitted from the scheme in its entirety, together with the associated intensive blue roof, light wells, and rear pergola.
- The ground floor rear extension has been revised to extend the full width of the plot, replacing the existing conservatory with a single-storey, high-quality living space.
- A new partial-width first floor rear extension is introduced above part of the ground floor footprint, providing an additional bathroom and a walk-in closet to serve the principal bedroom.

These changes simplify the scheme, remove the below-ground works and their associated construction, drainage, and structural implications, and focus the proposal on modest, proportionate above-ground additions that respect the pattern of extensions found elsewhere along North Hill.

1.2 This document

This Design and Access Statement has been prepared by Twelve Forty One Limited on behalf of our client to accompany a full householder planning application to the London Borough of Haringey for the development of 22 North Hill, London N6 4BT.

The statement outlines the character of the site and its local context, explains the design principles behind the revised proposal, and addresses the accessibility of the development in accordance with the requirements of a Design and Access Statement under the Town and Country Planning (Development Management Procedure) (England) Order 2015. For further design detail, please refer to the full set of architectural drawings accompanying this application, listed in Appendix A.



2.0 Site and Context

2.1 Site description

The plot is approximately 206m² and comprises a three-storey semi-detached house located at 22 North Hill, Highgate.

The property is estimated to have been built in the late 1950s. A loft conversion and a conservatory were added at least 20 years ago.

2.2 Land Use

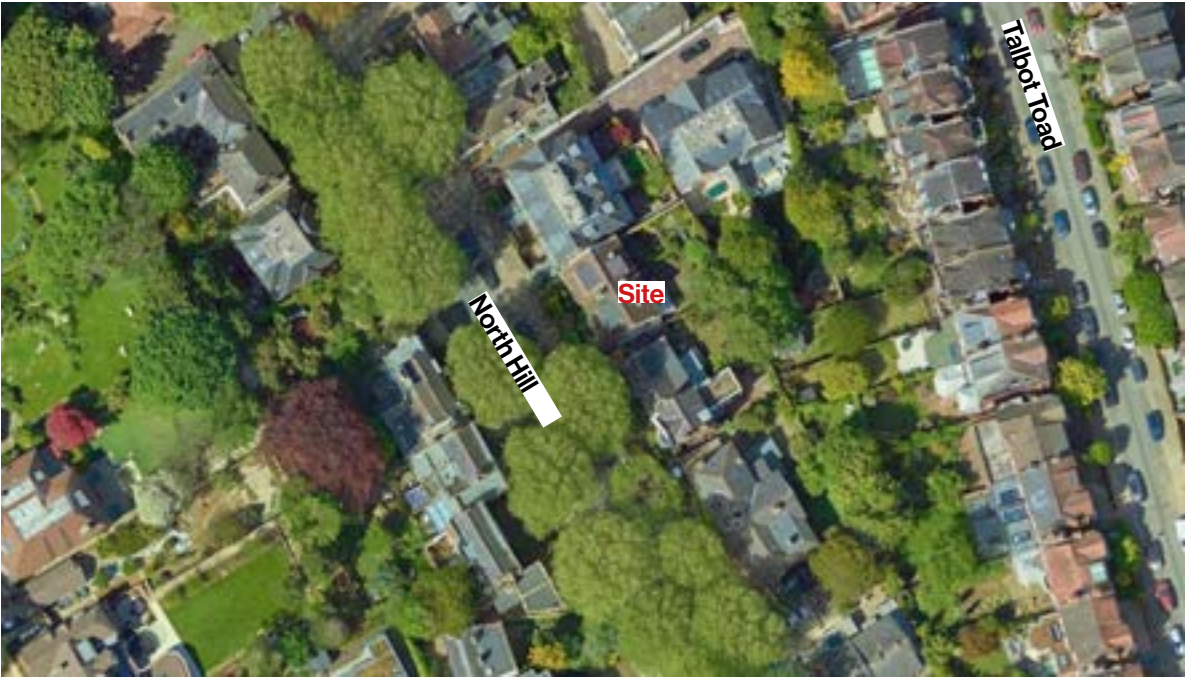
The property is in residential use as a single-family dwellinghouse, and this use is not proposed to change.

2.3 Outline Proposal

The proposal comprises:

- Demolition of the existing rear conservatory at ground floor.
- Erection of a new single-storey, full-width rear extension at ground floor level, providing an enlarged kitchen, dining and living space opening onto the rear garden, with a green roof above.
- Erection of a new partial-width rear extension at first floor level, set above part of the ground floor extension, to provide an additional bathroom and walk-in closet, with a green roof above.
- Associated internal reconfiguration, new glazing, and minor external works.

The existing rear garden will be retained at its current level, without excavation, and will continue to provide external amenity space for the property.



Top: Aerial view of the site



Top: View of the site, looking North from 22 North hill;
Bottom Left: View of the site's rear elevation from the rear garden.



Bottom Right: View of the rear garden.

2.0 Site and Context

2.4 Location

The property at 22 North Hill fronts onto a relatively busy main road. It is within a residential area just to the north of Highgate Village, with its good range of shops, bars and restaurants.

The property is about half a kilometre from Highgate London Underground station. No. 22 is located on the north side of North Hill, south of Archway Road. To the north, the site is bounded by the party wall of the adjacent property, 24 North Hill.

2.5 Urban setting

The site has a PTAL rating of 3, indicating a moderate level of public transport accessibility. Highgate Underground Station lies less than a 10-minute walk from the site, and a frequent bus service runs along North Hill and Archway Road to the north. The site is within walking distance of local amenities including Highgate Village, Highgate Allotments, Highgate Wood and Hampstead Heath.



2.0 Site and Context

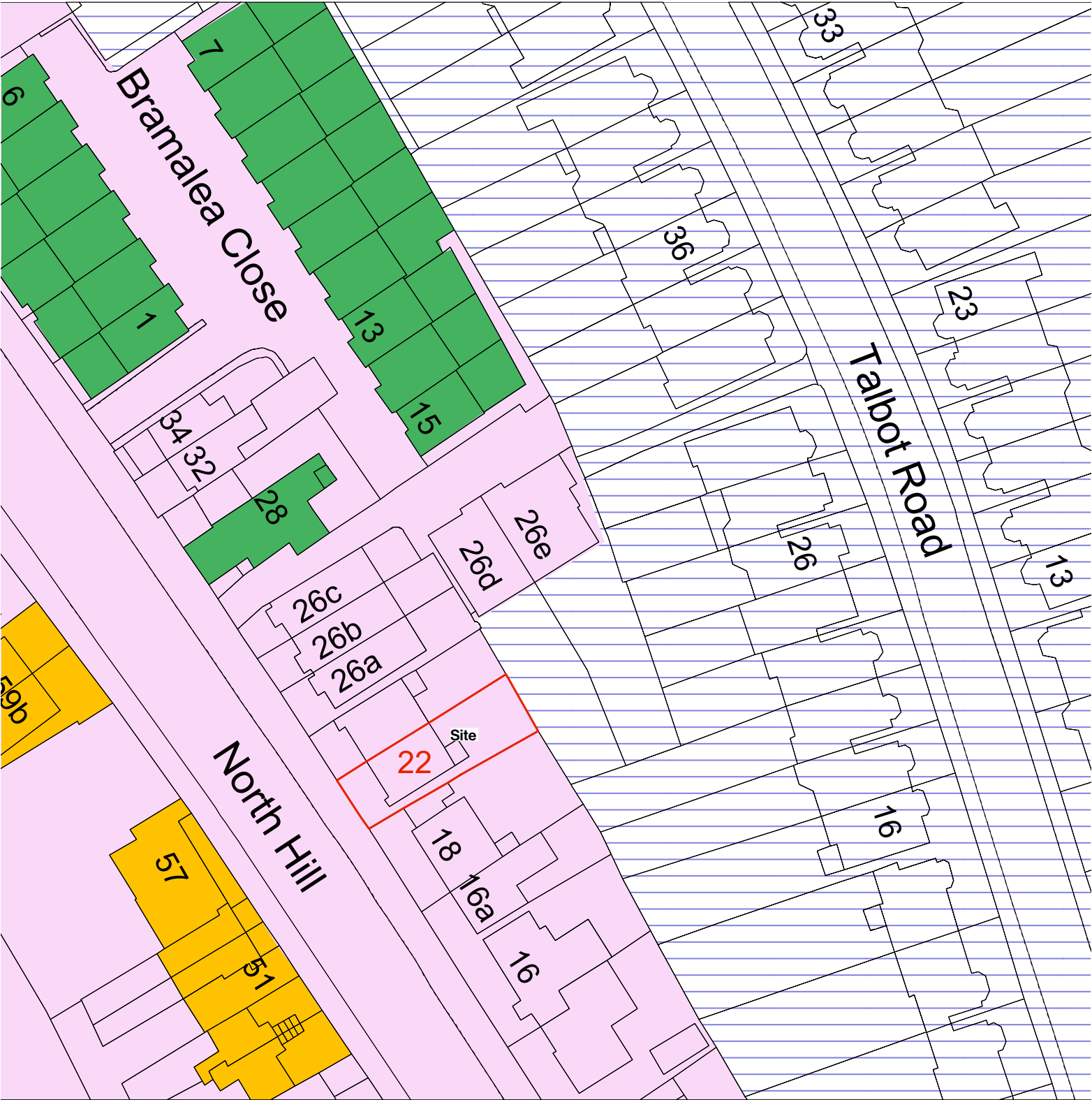
2.6 Local character

The site is a semi-detached house, forming a 1950's brick house with its adjacent property.

North Hill consists of houses of different scales, materiality and appearance without a predominant style.

The predominant material is London stock brick, most with its natural tone, while some are rendered in white and other tones.

To the rear, there is a larger variety of architectural styles, with many extensions of different scales and a wider range of finishing materials – the pattern of piecemeal, individually designed rear additions is itself a defining characteristic of the street.



2.0 Site and Context

2.7 Views of local context

1. North Hill streetscape

North Hill is characterised by various architectural styles, with different-scale houses erected at different periods. Many of the houses reflect the rich history of Highgate, and the street's wide, tree-lined frontage provides a sense of suburban yet historic residential character.



Top: Street view to North Hill Eastern Side
Bottom: Street view to North Hill Western Side

2.0 Site and Context

2.7 Views of local context

2. North Hill Landscape

There is great importance to the character and quality of the green spaces, together with the variety of trees around the properties of North Hill.

Some gardened areas have dense tree planting, creating high-quality amenity areas, yet the garden of No. 22 is free of any significant trees — a factor which continues to inform the current, above-ground-only proposal.



View from 22 North Hill to East

2.0 Site and Context

2.8 History and conservation

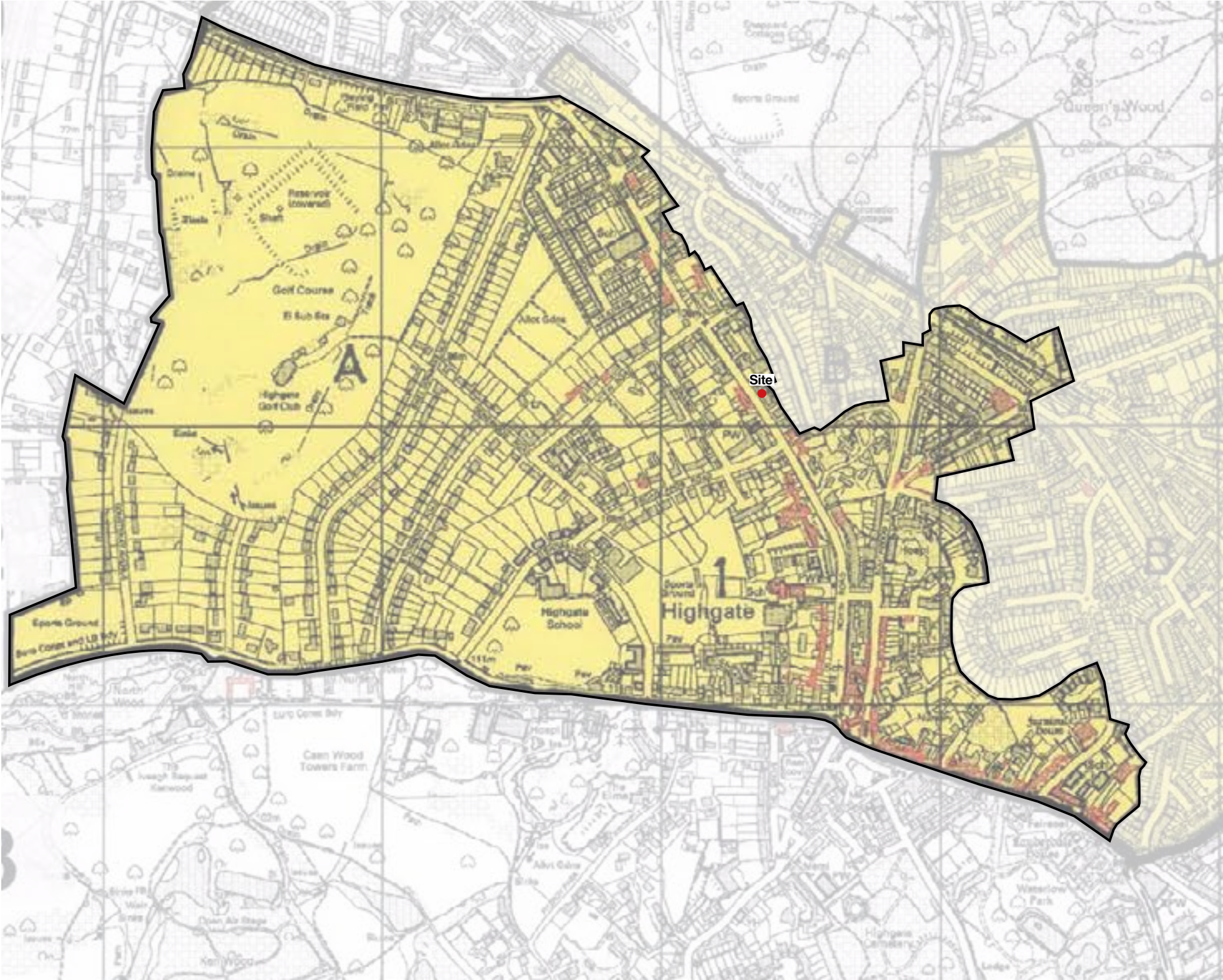
The site lies within the Highgate conservation area, in close proximity to its south-western border, and within sub area one of the conservation area: Village Core.

The conservation sub area is described to be “This part of the conservation area has the most intensive development, rich in built form and architectural detailing...”.

The Highgate Conservation Area Appraisal further describes the conservation sub area’s character as “...From the intersection with the High Street, North Road, continued by North Hill, starts as a wide tree lined avenue, flanked by Highgate School on the east and by a range of three storey Victorian houses set back from the road on the west....”.

The conservation sub area resulted to be with a “varied streetscape with a variety of architectural styles ... Yet, the mix of styles has created a harmonious streetscape within Highgate. The building types vary from long and short terraces to semi-detached, detached properties of a wide range of ages and blocks of flats”.

The conservation sub-area contains a large number of statutory and locally listed buildings, and building with architectural interest, such as 3 to 7 North Hill.
The property at 22 North Hill has no special character or features.



Haringey Highgate Conservation area

2.0 Site and Context

2.9 Planning context

A number of properties in the surrounding area have been granted planning permission for comparable alterations in recent years. These are set out below, updated to include recently determined applications relevant to the scheme now proposed.

- 8 North Hill, Highgate, London N6. Ref. HGY/2019/0015. Granted 08/02/2019. Demolition of an existing two-storey side extension to a pub and construction of a two-storey dwelling; internal reconfiguration to create residential accommodation.
- 11 North Hill, Highgate, London N6. Ref. HGY/2016/1253. Granted 01/09/2016. Demolition of existing garages and erection of a new two-storey contemporary house with basement floor.
- 12 North Hill, Highgate, London N6 4QA. Ref. HGY/2015/3765. Granted 22/03/2016. Erection of a single-storey side extension, relocation of the entrance door, and internal alterations to an existing basement.
- 139 North Hill, Highgate, London N6 4DP. Ref. HGY/2015/1809. Granted (Listed Building Consent) 18/08/2015. Removal of part rear extension and rebuilding to full width, with internal alterations.
- 141 North Hill, Highgate, London N6 4DP. Ref. HGY/2013/1625. Granted (Listed Building Consent) 25/09/2013. Demolition of an existing single-storey rear extension and erection of a new single-storey extension to the rear.
- 9 North Hill, Highgate, London N6 4AB. Ref. HGY/2017/1625. Granted 26/09/2017. Construction of a single-storey extension to a family home, with associated terrace.

Beyond North Hill itself, recent decisions elsewhere in the Highgate Conservation Area demonstrate that the Council is willing to grant full-width, single-storey ground floor rear extensions together with partial-width first floor additions above, where the design is sympathetic to the host property and neighbouring amenity is protected:

A semi-detached Highgate N6 property (Village Core sub-area) received planning approval for a ground floor rear/side extension together with a first floor rear extension designed as a mirror image of a first floor extension already approved on the adjoining semi-detached property — establishing that a matched pair of first floor rear additions across a semi-detached pair is an accepted approach in this part of the conservation area.

- Elsewhere in the borough, the Council has approved single-storey, full-width rear extensions including a side infill, and separately a single-storey ground floor rear extension combined with a half-width first floor rear extension carried out across two neighbouring semi-detached properties.
- The Council has also granted single-storey rear extensions projecting up to 6m beyond the original rear wall with an eaves height of around 3m, confirming that generously proportioned single-storey rear additions are acceptable in principle, subject to detailed design and neighbour impact.

These precedents confirm the general acceptability, subject to the usual tests of scale, siting, materials and neighbouring amenity, of a full-width single-storey ground floor rear extension combined with a modest, partial-width first floor addition of the kind now proposed at 22 North Hill.

2.0 Site and Context

2.10 Relevant National and Local Policies

A number of policies apply to the site and have been considered throughout the design process.

- London Plan 2021
- Chapter 3, Design — Policy D4 (Delivering good design), Policy D5 (Inclusive design), Policy D6 (Housing quality and standards).
 - Chapter 9, Sustainable Infrastructure — Policy SI1 (Improving air quality), Policy SI2 (Minimising greenhouse gas emissions), Policy SI4 (Managing heat risk), Policy SI5 (Water infrastructure), Policy SI8 (Waste capacity and self-sufficiency).

Haringey Local Plan Strategic Policies (March 2013, consolidated with alterations since 2017)

- SP2 Housing; SP4 A Low Carbon Haringey; SP11 Design; SP12 Conservation.

Haringey Local Plan Development Management Policies (Adopted July 2017)

- DM1 Delivering High Quality Design; DM12 Housing Design and Quality; DM21 Sustainable Design, Layout & Construction.

Highgate Conservation Area Design Guide, and the Highgate Conservation Area Appraisal.

3.0 Design Proposals

3.1 Ground Floor Extension

The proposed design seeks to improve the existing ground floor liveable space and bring it to current building standards.

It is proposed to demolish the existing conservatory, as it does not meet the needs of the client and does not meet current Part L requirements, resulting in an unusable space for parts of the year.

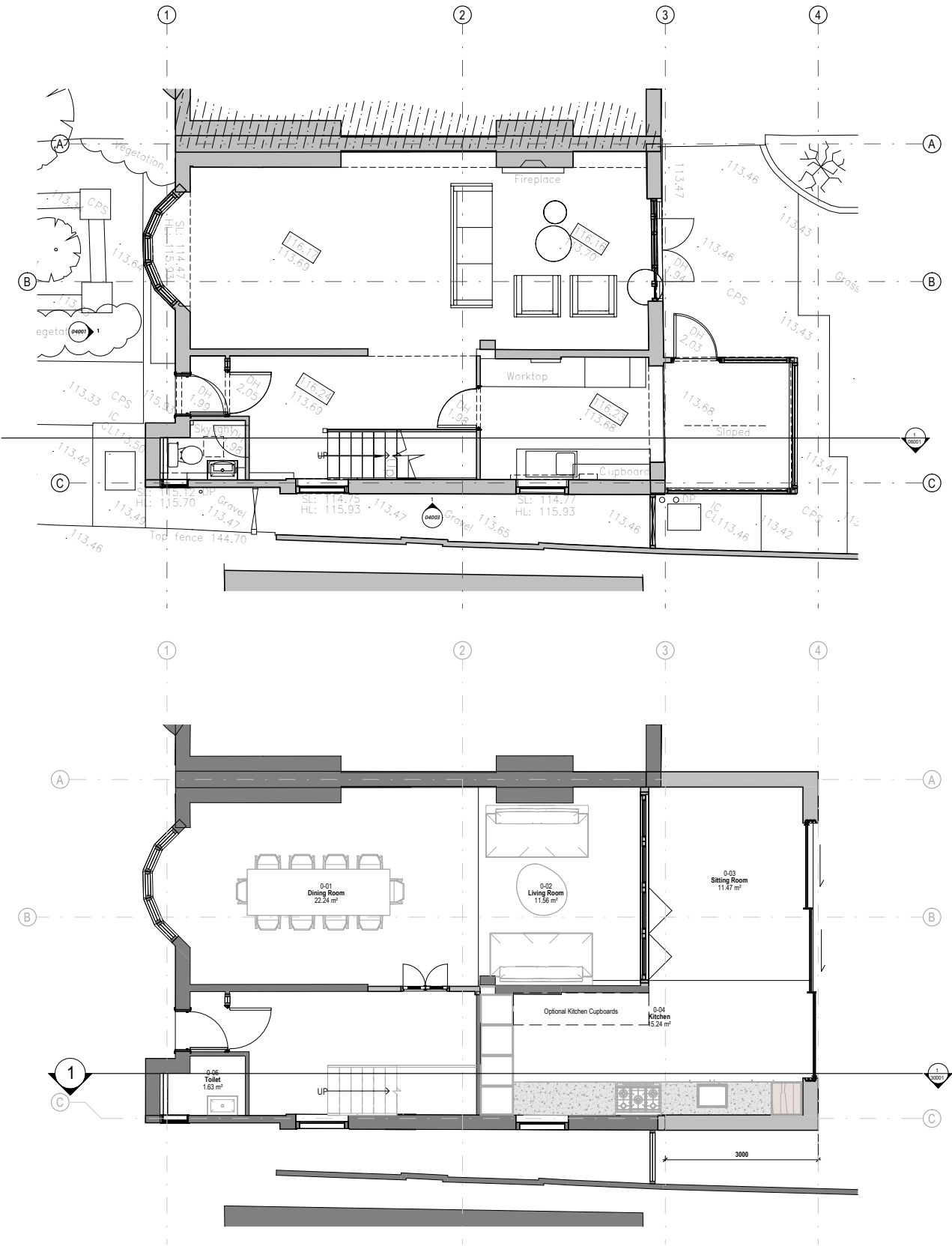
The new ground floor extension is now proposed to run the full width of the house, from the shared boundary with No. 24 North Hill to a 1.1 metre of the boundary with No. 18 North Hill, replacing the existing conservatory with a single, high-quality living space aligned to current Building Regulations.

The extension's mass would not exceed the established rear building line of ground floor extensions at neighbouring Nos. 24 and 18, maintaining consistency with the depth of extensions already accepted along this part of North Hill.

The extension is proposed as an airy brick mass, with large glazed openings to allow maximal light and visual connection between the interior and the rear garden. White metal profiles are proposed for the glazed sections, replicating the colour of the existing windows.

It is also proposed to enlarge the glazed doors between the existing living room and the rear garden, improving visual connection and providing better thermally insulated glazing than the existing arrangement.

The extension roof is proposed as a green/biodiverse roof, providing ecological benefit and softening the appearance of the addition when viewed from the upper floors of neighbouring properties.



On the right - Existing Ground Floor (Top) and
Proposed Ground Floor (Bottom)

3.0 Design Proposals

3.2 First floor extension

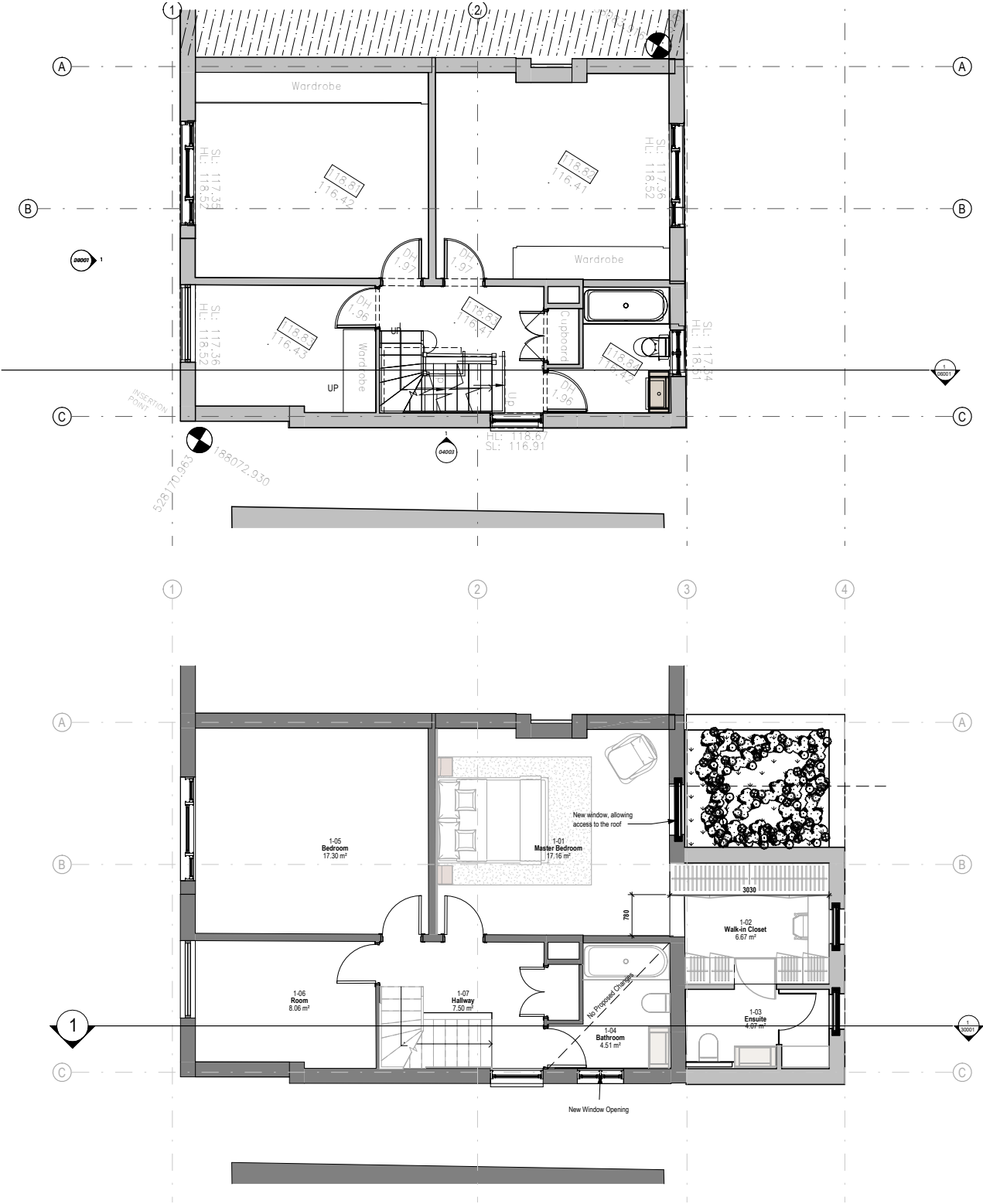
A new partial-width extension is proposed at first floor level, set above part of the new ground floor extension, to provide an additional bathroom and a walk-in closet serving the principal bedroom.

The first floor addition is deliberately modest in scale: it does not extend across the full width of the ground floor extension below, but is set in from the side of No. 24 North Hill so as to protect the neighbours' outlook, daylight and sunlight, consistent with the approach taken in comparable first floor rear extensions elsewhere on North Hill and in the wider Highgate Conservation Area.

The addition is set below the ridge line of the existing roof and finished in matching London stock brick with white metal window profiles, continuing the material palette of the ground floor extension and the existing house so that the two additions read as a single, coherent architectural intervention rather than two unrelated insertions.

Any first floor window in the flank elevation facing No. 24 will be obscure-glazed and, where openable, restricted to a high-level opening, in order to avoid any overlooking of the neighbouring garden or windows.

Together, the ground and first floor extensions form a restrained addition to the rear of the property that meets the client's need for an additional bathroom and storage without materially increasing the massing of the house as seen from the street or from neighbouring gardens.



On the right - Existing First Floor (Top) and
Proposed First Floor (Bottom)

3.0 Design Proposals

3.3 Proposal in context

The primary design motivation is to integrate the new extensions as much as possible with the existing structure, while acknowledging the varied architectural styles found around the site, where extensions of different periods, materials and detailing are the norm rather than the exception.

Both the ground and first floor extensions will be set to the rear of the property and will not be visible from North Hill itself, preserving the existing street-facing character of the house within the conservation area.

The extensions' facades will be finished in London stock brick, matching in appearance the existing rear facade and creating a unified appearance across the development, with particular attention paid to detailing and to the local context.

The rear garden will be retained at its existing level and remains free of significant trees, allowing the proposed works to proceed without affecting any protected or notable planting.



On the right - Existing Rear Facade (Top) and
Proposed Rear Facade (Bottom)

3.0 Design Proposals

3.3 Proposal in context



4.0 Day Light

4.1 Daylight Study - Executive Summary

HDSgreentech has undertaken a Vertical Sky Component (VSC) daylight impact assessment to evaluate the possible effect of the proposed extension at 22 North Hill would have on the on neighbouring rear windows at 18 and 24 North Hill.

The study has been completed using industry-standard daylight modelling tools and assessed in accordance with BRE 209 (2022) "Site Layout and Planning for Daylight and Sunlight."

As the internal uses of the neighbouring rooms are not known, all windows on the affected elevation have been included to ensure a comprehensive and precautionary analysis.

The assessment compares existing daylight conditions with those expected following the proposed development, applying the BRE's two key VSC compliance criteria:

- A VSC of 27% or greater, or
- A reduction of no more than 20% from the existing baseline.

The results demonstrate that all assessed windows are anticipated to meet the BRE VSC standards, retaining sufficient daylight levels. Based on these outcomes, the proposed development is not expected to result in a noticeable reduction in skylight for occupants of the neighbouring properties.

Overall, the analysis confirms that the scheme performs satisfactorily in with BRE 209 (2022) guidance regarding VSC impacts on the impact on adjacent properties.

VERTICAL SKY COMPONENT

As the internal room uses of the neighbouring property are not known, all windows located on the rear of 18 and 24 North Hill have been included within the assessment to ensure a robust and comprehensive analysis.

If the VSC is above 27 the numbers are highlighted green in Table 1 and is considered a pass with no further comment.

Building	Elevation	Floor	Window No.	Existing VSC	Proposed VSC	Difference %	Pass / Fail
18 North Hill	NE	GF	1	33.5	33.0		Pass
	NE	FF	2	39.7	39.7		Pass
	NE	FF	3	39.6	39.6		Pass
	NE	FF	4	39.8	39.5		Pass
24 North Hill	NE	GF	1	32.7	30.1		Pass
	NE	GF	2	35.6	35.6		Pass
	NE	FF	3	39.7	39.0		Pass
	NE	FF	4	39.7	39.5		Pass
	BE	SF	5	39.7	39.7		Pass

Table 1 – VSC results

*Windows are number from left to right, Botton to top.

5.0 Access

This section addresses the accessibility of the development, as required of a Design and Access Statement under the Town and Country Planning (Development Management Procedure) (England) Order 2015.

5.1 Means of access

The proposals do not alter the existing points of pedestrian or vehicular access to the property. The existing front door and driveway from North Hill are retained unchanged. Internally, the existing ground floor level is retained without excavation, so no new steps, ramps or changes in internal floor level are introduced by the ground floor extension. Access from the existing kitchen and living areas into the new extension, and from the extension out to the rear garden, will be level, or level-access with a low-profile threshold, at existing finished floor level.

5.2 Inclusive access

The enlarged glazed openings to the rear extension and the level threshold to the garden improve, rather than diminish, ease of movement between the principal living spaces and external amenity space, benefiting all users of the house including those with reduced mobility. The new first floor bathroom is designed to a generous internal layout, allowing for future adaptation should the needs of the household change.

5.3 Access during construction

Site access for construction traffic and deliveries will be from North Hill, in the same manner as would be expected for any comparable domestic extension in this location. As the basement element has been removed from the scheme, the construction programme, plant requirements and volume of excavated material are all substantially reduced compared with the previously proposed scheme, correspondingly reducing disruption to neighbours and the highway during the works.

6.0 Sustainability

6.1 Energy efficiency

- The new extensions will be highly insulated and will exceed statutory requirements for passive envelope performance, improving on the current energetic performance of the existing conservatory.
- Energy-saving, high-efficiency electric heating and ventilation will be used throughout the new spaces.
- High-performance glazing will be installed to the new extensions, improving thermal comfort and reducing heat loss compared with the existing single-glazed conservatory.
- Natural and recyclable materials, responsibly sourced — such as FSC and TRADA-accredited timber — will be used where timber elements are required.

6.2 Natural Life

- The current site has little ecological value, and the proposal will enhance the support of natural life on site through:
- A substrate-based green/biodiverse roof to the ground floor extension, to Natural England guidance, supporting local insect species.
- Bird boxes installed on the extension's elevations to provide roosting opportunities for local bird species.
- Bee bricks to support solitary masonry bees.
- Retention of the existing rear garden at grade, with new soft landscaping proposed at its perimeter.

6.3 Flood risk

The site is within Flood Zone 1, an area with a low probability of flooding, and is unlikely to experience significant surface water runoff from the surrounding area.

There is no excavation below existing ground level and no associated impact on groundwater, ground conditions or the local water environment. The green roof proposed over the ground floor extension will continue to assist with surface water attenuation for the small additional area of roof created by the extension.



Swift nesting bricks



Bee bricks



Blue Roof

7.0 Summary

We believe the revised proposal to be a thoughtful and proportionate response to the particular qualities and constraints of the site, while respecting and enriching the qualities of the Highgate Conservation Area.

By omitting the previously proposed basement, the scheme has been simplified to a modest, above-ground extension at ground and part first floor, reducing construction impact while still delivering the improved living space, additional bathroom and walk-in closet that the client requires.

The design is supported by well-coordinated technical information and is consistent with recent precedent decisions along North Hill and elsewhere within the Highgate Conservation Area for full-width ground floor and partial first floor rear extensions. We believe the proposal is in accordance with current planning policy and would provide a well-considered contribution to the character of the Highgate Conservation Area, while respecting the amenity of neighbouring properties and causing minimal impact on their current living standards.

Appendix A — Drawing Register

Drawing Issue Sheet							
DRAWING # CODE	DRAWING # SUBCODE	Sheet Number	Sheet Name	Current Revision	Current Revision Description	Current Revision Date	Current Revision Issued To
0 Project Overview	Project Overview	0000	Drawing Register	1	Planning	20/07/2026	3-00
[00] General & Title	01xxx-Existing Site Plans	01001	Site Location and Block Plan	1	Planning	20/07/2026	3-00
[00] General & Title	02xxx-Existing Plans	02001	Existing GF Plan	1	Planning	20/07/2026	3-00
[00] General & Title	02xxx-Existing Plans	02002	Existing 1st Floor Plan	1	Planning	20/07/2026	3-00
[00] General & Title	02xxx-Existing Plans	02003	Existing 2nd Floor Plan	1	Planning	20/07/2026	3-00
[00] General & Title	02xxx-Existing Plans	02004	Existing Roof Plan	1	Planning	20/07/2026	3-00
[00] General & Title	03xxx-Demolition Existing Plans	03001	GF Demolition Plan	1	Planning	20/07/2026	3-00
[00] General & Title	03xxx-Demolition Existing Plans	03002	1st Floor Demolition Plan	1	Planning	20/07/2026	3-00
[00] General & Title	03xxx-Demolition Existing Plans	03003	2nd Floor Demolition Plan	1	Planning	20/07/2026	3-00
[00] General & Title	04xxx-Existing Elevations	04001	Existing Front Elevaion	1	Planning	20/07/2026	3-00
[00] General & Title	04xxx-Existing Elevations	04002	Existing Rear Elevation	1	Planning	20/07/2026	3-00
[00] General & Title	04xxx-Existing Elevations	04003	Existing Side Elevation	1	Planning	20/07/2026	3-00
[00] General & Title	06xxx-Existing Sections	06001	Existing Section A	1	Planning	20/07/2026	3-00
[10] General Arrangement and Plans	10xxx-General Arrangement (GA) Plans	10001	Proposed GF Plan	1	Planning	20/07/2026	3-00
[10] General Arrangement and Plans	10xxx-General Arrangement (GA) Plans	10002	Proposed 1st Floor Plan	1	Planning	20/07/2026	3-00
[10] General Arrangement and Plans	10xxx-General Arrangement (GA) Plans	10003	Proposed 2nd Floor Plan	1	Planning	20/07/2026	3-00
[10] General Arrangement and Plans	10xxx-General Arrangement (GA) Plans	10004	Proposed Roof Plan	1	Planning	20/07/2026	3-00
[20] Elevations	20xxx-Proposed Building Elevations	20001	Proposed Front Elevaion	1	Planning	20/07/2026	3-00
[20] Elevations	20xxx-Proposed Building Elevations	20002	Proposed Rear Elevation	1	Planning	20/07/2026	3-00
[20] Elevations	20xxx-Proposed Building Elevations	20003	Proposed Side Elevation	1	Planning	20/07/2026	3-00
[30] Sections	30xxx-Building Sections	30001	Proposed Section A	1	Planning	20/07/2026	3-00

