

19 Bishops Road Highgate, London, N6 4HP



DESIGN & ACCESS STATEMENT

JULY 2026

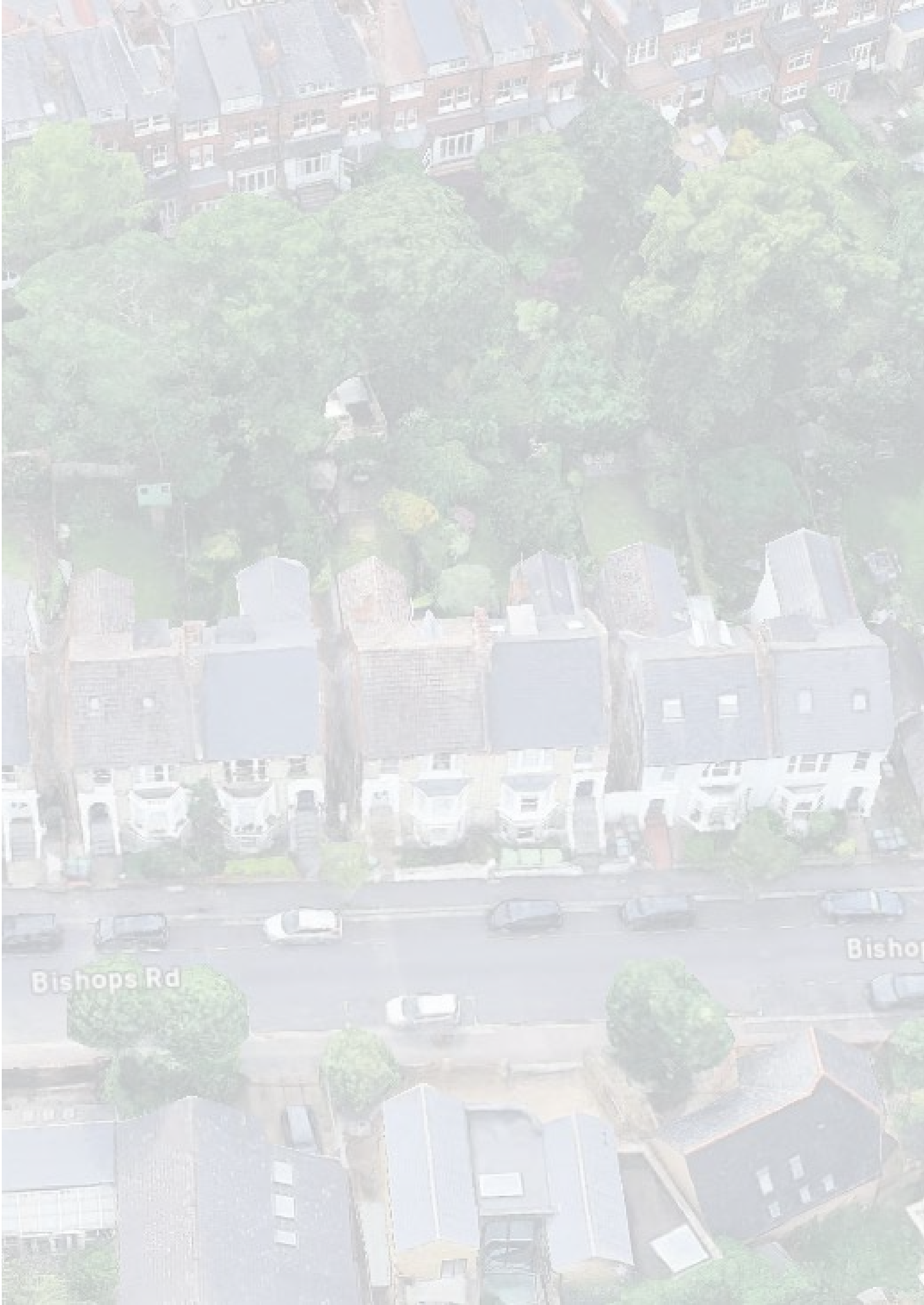


**Brass
Architecture**

19 Bishops Road, Highgate, London N6 4HP

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1.0 Executive Summary

Brass Architecture are appointed to oversee architectural development options for a charming property located in Highgate, London. The property is located in Haringey Council.

The application site, 19 Bishops Road N6 4HP is a semi-detached property (block of two properties) with gardens to front and rear. The front of the site bordered by small wall with entry pathway from pavement (grade).

Bishops Road is predominantly residential use - with a mixed architectural venacular. A large anchor residential property is located to the north of Bishops Raod (adjacent to Archway Rd) of a contemporary design. The majority of properties along the road are semi-detached 4-storey family homes. A number of individual properties (of varying aesthetics, massing and age) are located along the road.

The existing aesthetics/ architecture of the host property is in-keeping with the local vernacular.

Our client wishes to optimise and future proof the property to suit family needs. Primarily, the proposed works include:

- Rear infill extension works (lower ground floor level)
- Upper rear dormer extension (second floor level)
- Remodelling of internal parts
- Selective rooflight additions

Details of all interventions enclosed.

We summarise our works as “extensions to rear of the property including rear lower ground infill extension and upper rear dormer extension”. We seek to agree application summary (title) with LPA officers in due course.

The site is located 0.4 miles from Highgate Tube Station (TFL) and 0.2 miles from the High Street; inclusive of a range of offerings. Our application site **IS** part of the district Conservation Area boundary.



Site Photography _ 19 Bishops Road, London [Source: Rightmove]

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2.0 Site Location

Bishops Road is a residential area located in Highgate, North London. The site location is a short distance to the tube interchange (Highgate Station), main arterial road (Archway road) and Highgate Village Centre (Highgate High Street).



The road is made up of large semi-detached and detached properties. A selection of anchor residential developments are located to the top of the road.

The application site is made up of a small front garden zone including paved parhway and void space (to allow light to basement area), side access pathway and large rear garden.

A number of properties along Bishops Road have been extended and/ or amended over time.

The application site:
- is LOCATED in a conservation area;
- neighbours have completed comparable works;
- proposed works consolidated to the existing building footprint;

We see no reason why the LPA should be minded to refuse works at this application site.



Extracts: Google Maps _ Application Satellite Imagery

● Application Site (19 Bishops Rd)



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3.0 Context

Bishops Road has many planning approvals for varying works. Bishops Road is located within Haringey Highgate CA [Conservation Area].

Relevant planning approvals (to our application enclosed) include:

13 Bishops Road Hornsey London N6 4HP

App: HGY/2024/2673

Reconfiguration of an existing lower ground floor rear extension, along with the erection of a rear dormer extension.

11 Bishops Road Hornsey London N6 4HP

App: HGY/2024/1662

Erection of 3.5m deep single storey rear extension to outrigger and 5m deep infil extension to ground floor flat.

3 Bishops Road London N6 4HP

App: HGY/2018/1950

Construction of a single storey extension to rear ground floor at rear of house following the removal of an existing rear conservatory extension and part of rear side wall.

15 Bishops Road London N6 4HP

App: HGY/2017/2106

Erection of single storey rear infill extension along side return.

33 Bishops Road London N6 4HP

App: HGY/2017/1129

Erection of 4m deep single storey rear extension to ground floor flat.

5 Bishops Road London N6 4HP

App: HGY/2014/0807

Extension to rear and side of lower ground floor at rear of house

29 Bishops Road London N6 4HP

App: HGY/2012/0644

Erection of single storey rear extension

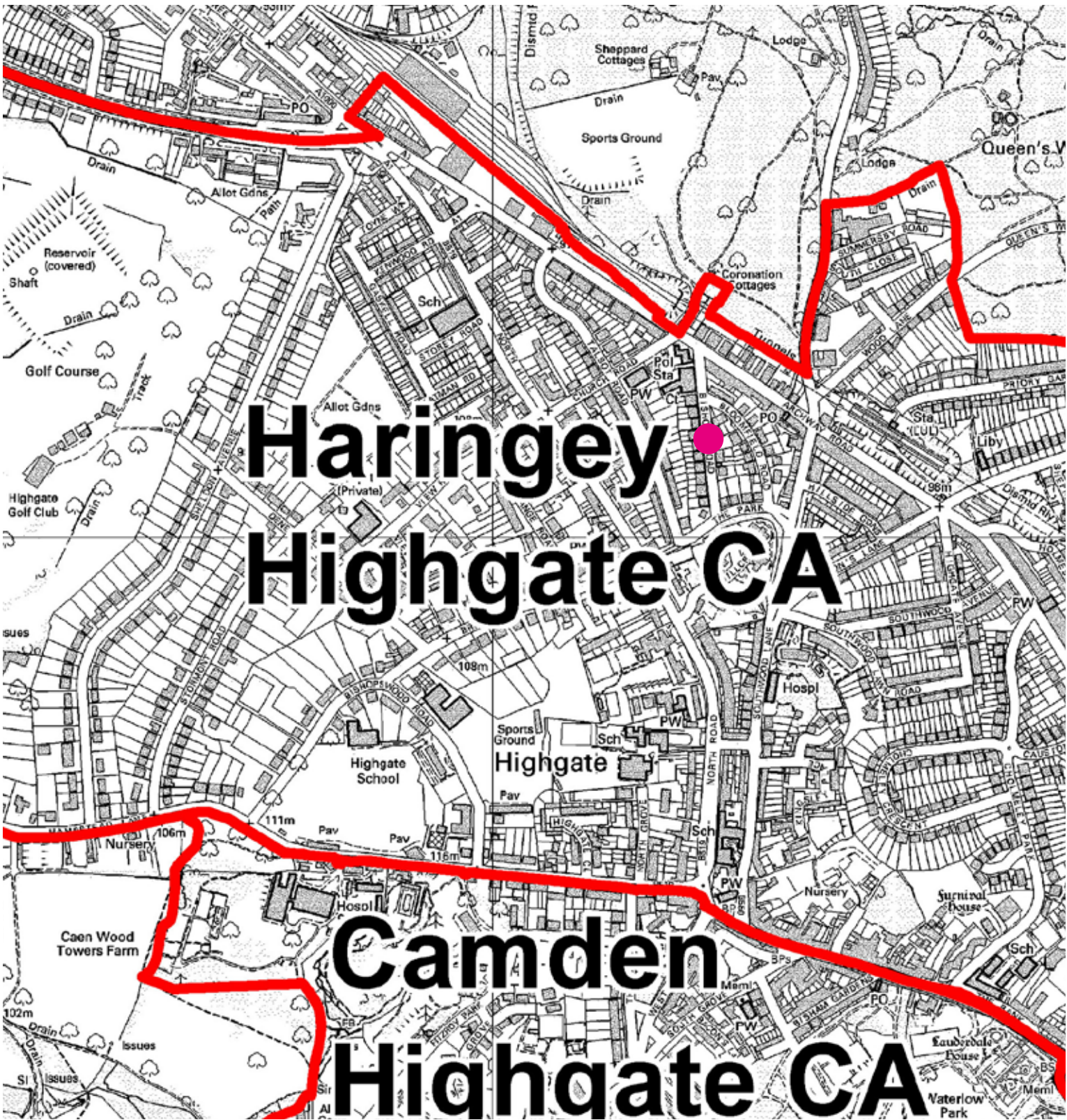
Evidently, a large range of properties include rear extensions. Further, most properties include dormer window extensions at roof level (to the rear). A selection of properties along the road include rooflights (velux style flat rooflight) to front parts of the roof parts.

Our intent for the enclosed application site, summarised;

- Rear lower ground floor extension
- Rear roof dormer extension
- New flat rooflights to front of existing roof (facing Bishops Road)

The proposed works at the application site in line with/ accords to works undertaken across the immediate Bishops Rd location - and wider Highgate area.

We see no reason why our proposals will be opposed.



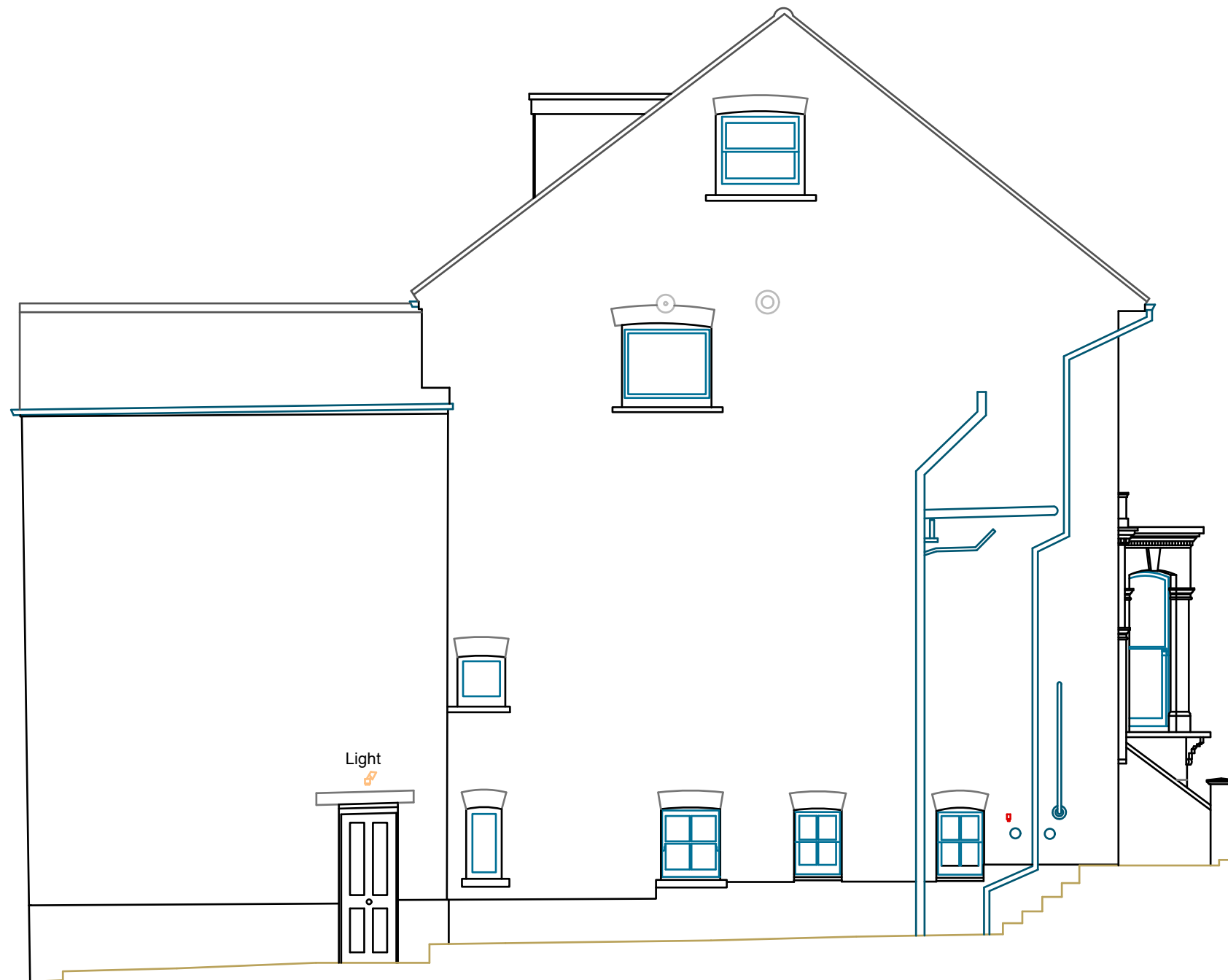
Application Site (19 Bishops Rd)

Conservation Area [CA] Map _ Extract

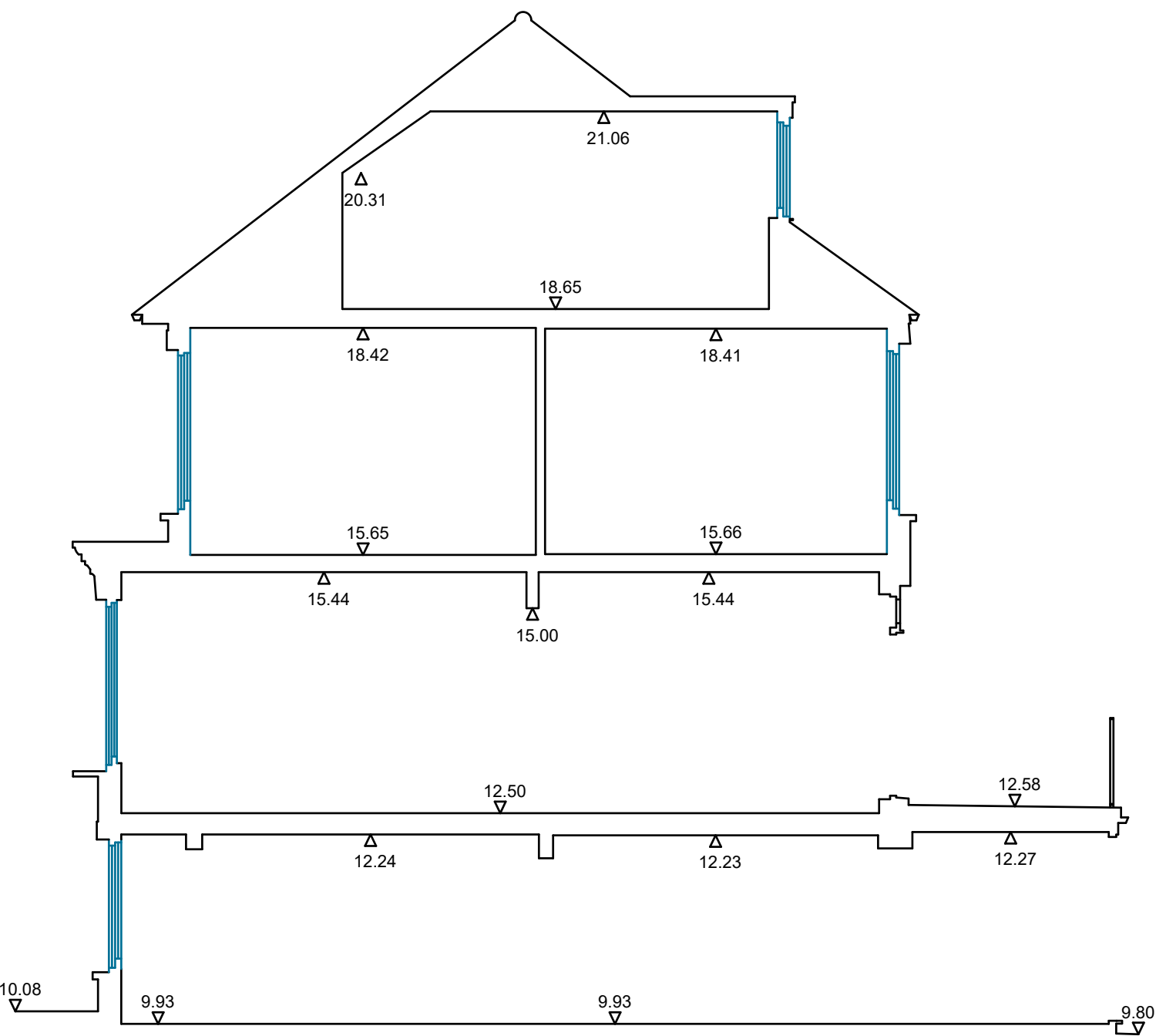
4.0 Existing Drawings



4.0 Existing Drawings



4.0 Existing Drawings



SECTION A-A_ N.T.S

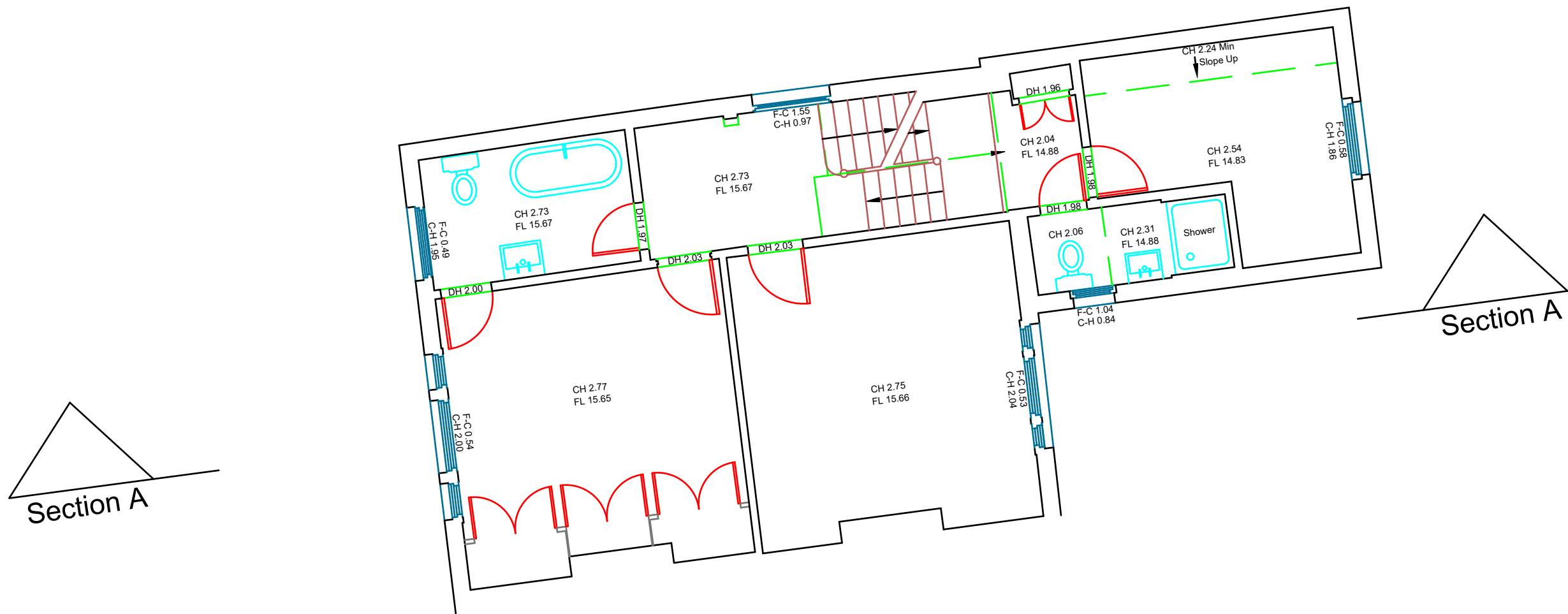
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4.0 Existing Drawings

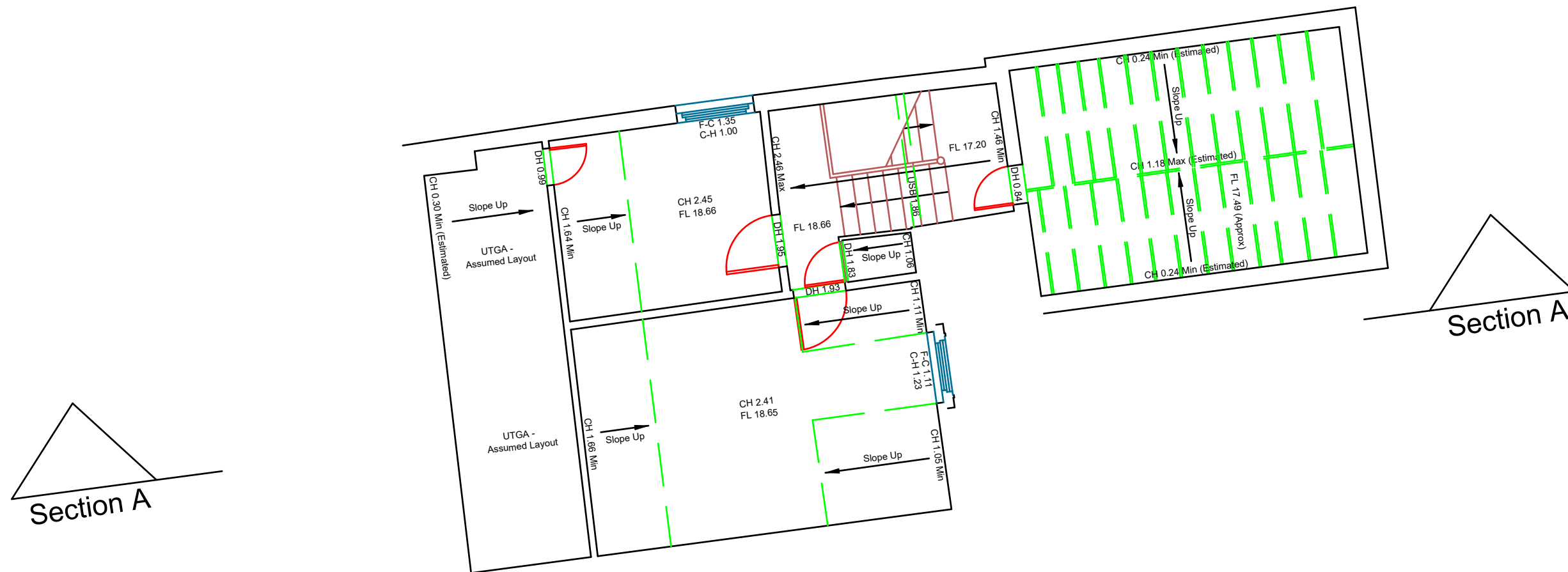


EXISTING LOWER GROUND FLOOR (BASEMENT) PLAN _ N.T.S

4.0 Existing Drawings



4.0 Existing Drawings



5.0 Proposed Works

Lower Ground Floor

Remove (demolish) existing glazed sun room extension to rear. Replaced with new infill extension in line with rear building line.

Insert new sliding door system to rear connecting internal parts to rear garden area.

Internal remodel works include upgraded kitchen, new storage area/ utility, new WC to underside of stairs - full rationalisation of internal spaces.

Ground Floor

Internal remodel works.

First Floor

Internal remodel works.

Second Floor

Internal remodel works.
New rear dormer extension.
Upgrade bathroom.

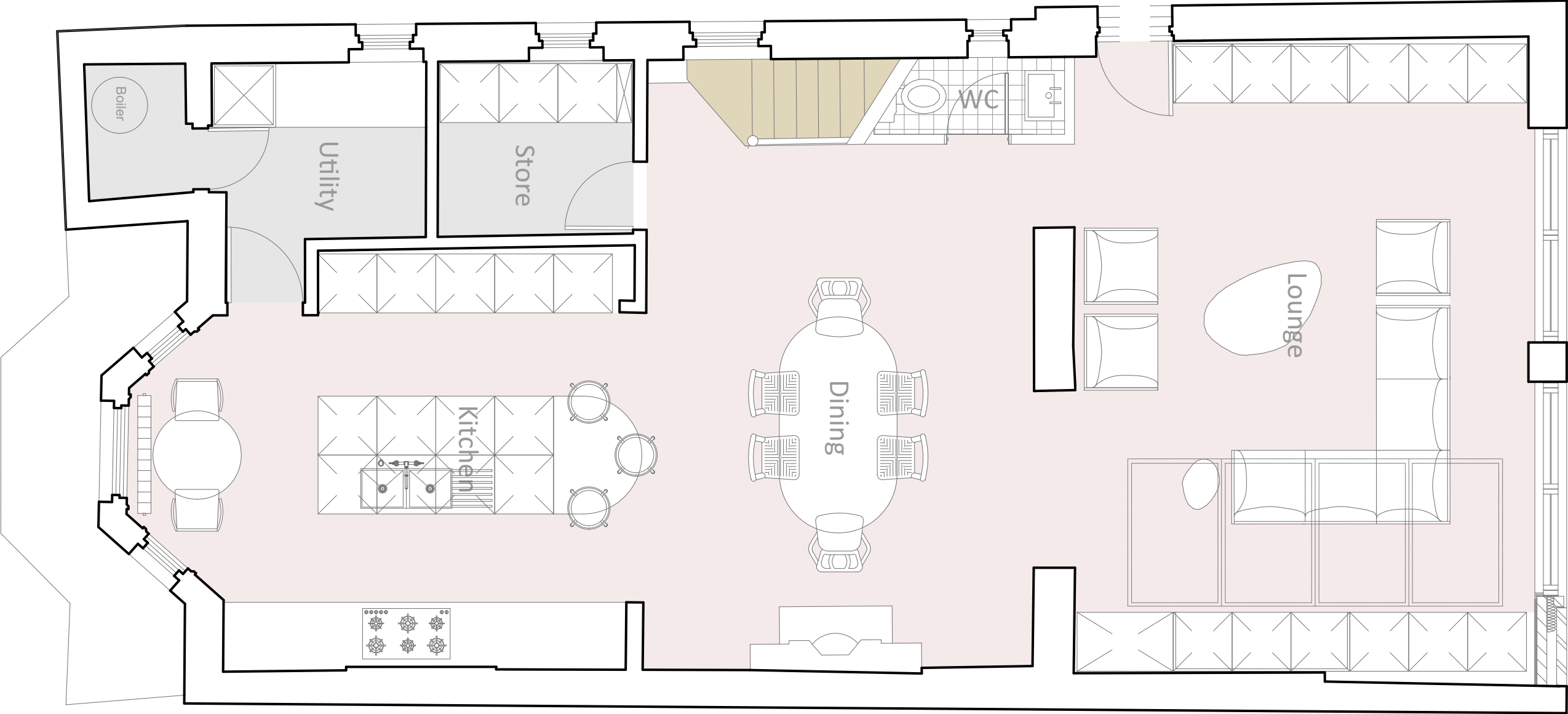
Note: as existing, the rear roof (bedroom) has a small dormer extension. The new proposed dormer retains existing location - with massing doubling dormer size.

Roof

Selection of rroflight additions to front.
Feature rooflight to rear (above staircase).

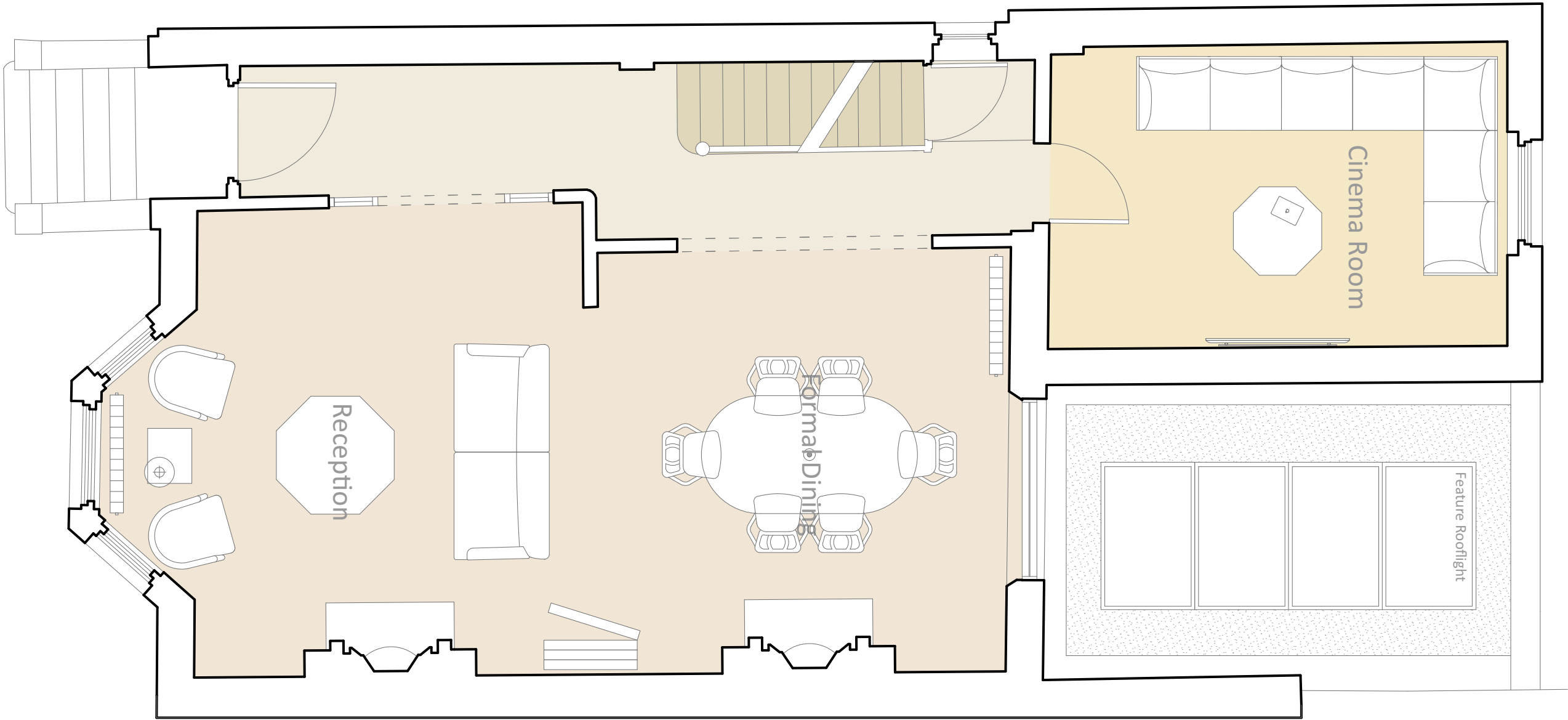
19 Bishops Road, Highgate, London N6 4HP

5.0 Proposed Drawings



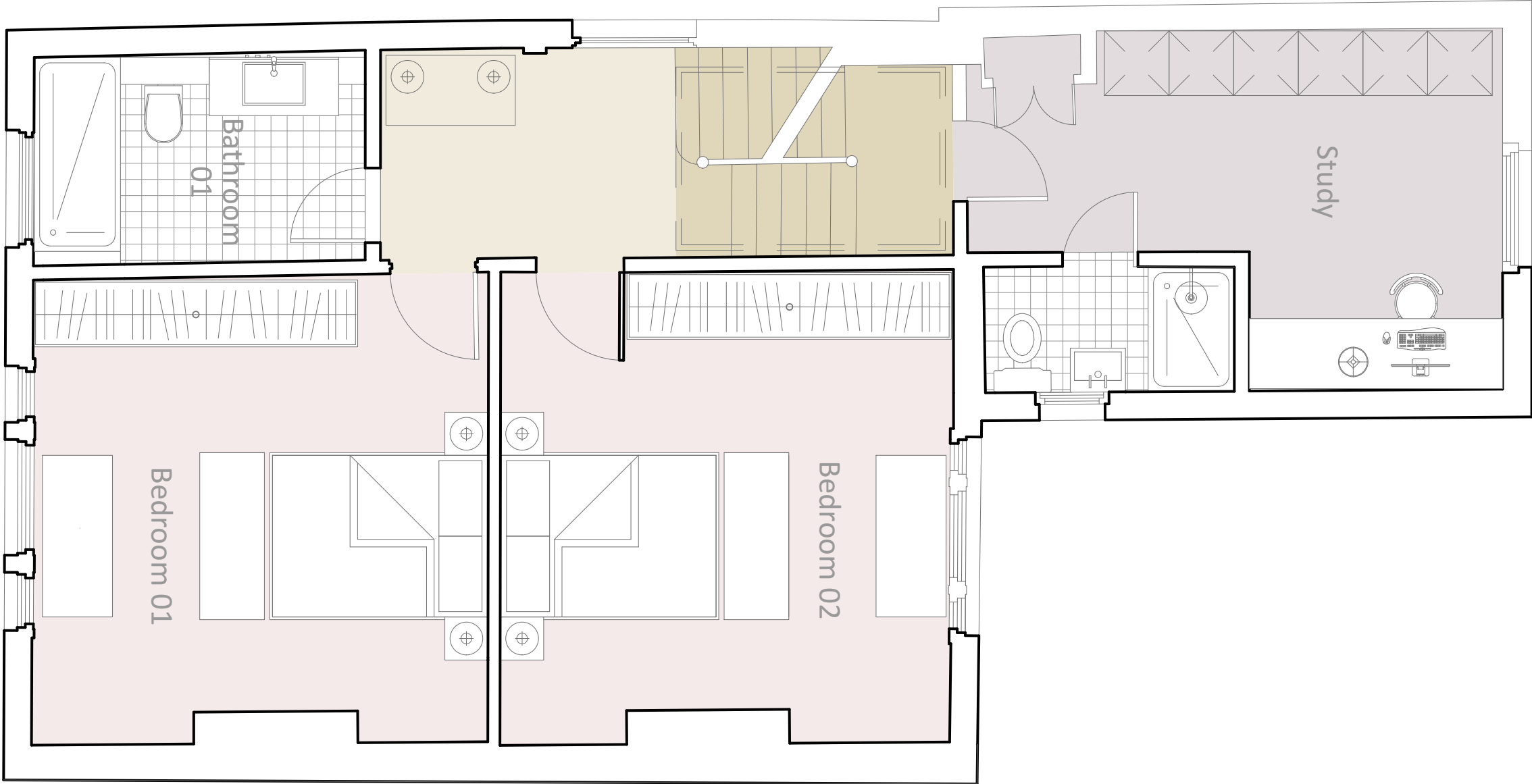
PROPOSED LOWER GROUND FLOOR (BASEMENT) PLAN
: REFER TO APPENDED DRAWING

5.0 Proposed Drawings



PROPOSED GROUND FLOOR PLAN
: REFER TO APPENDED DRAWING

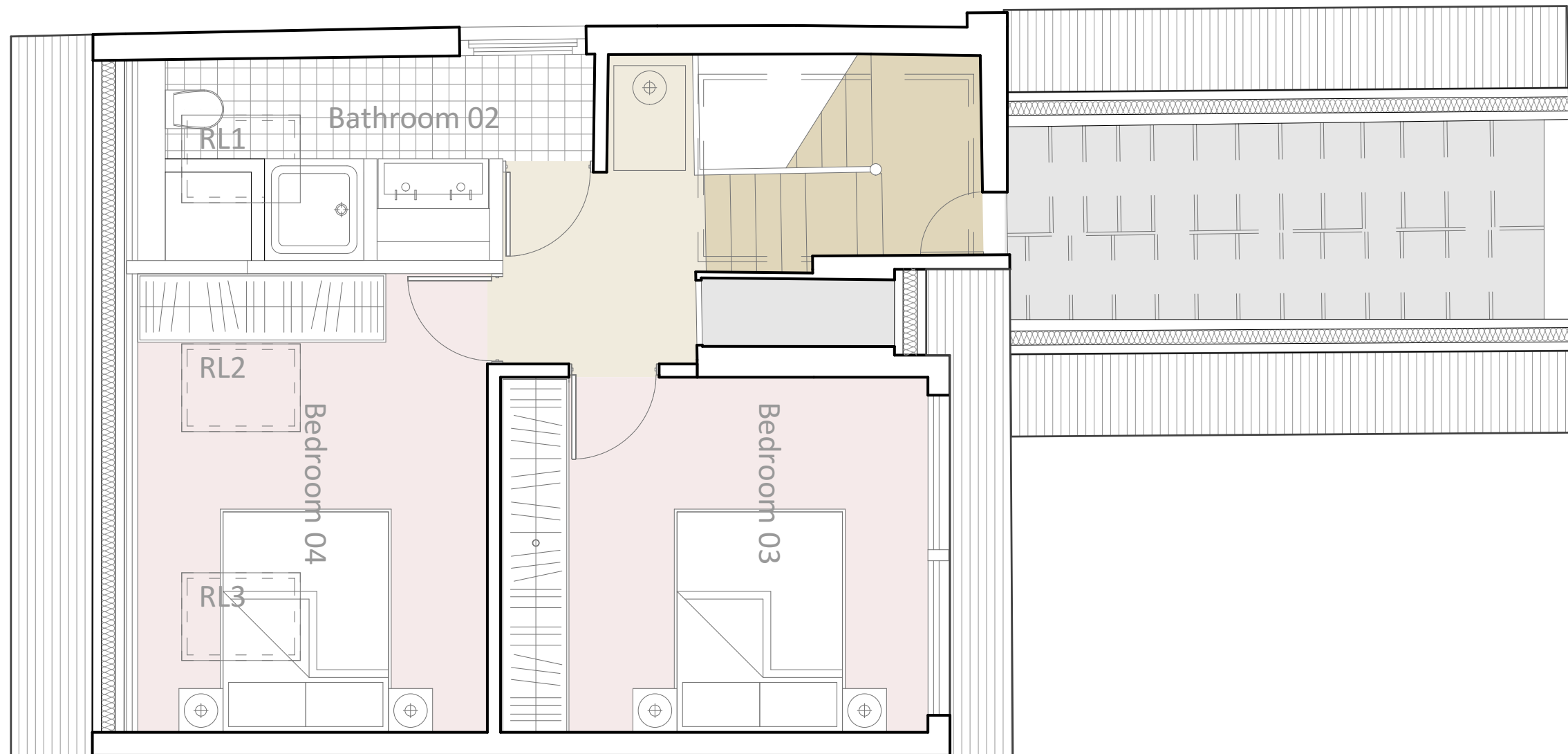
5.0 Proposed Drawings



PROPOSED FIRST FLOOR PLAN
: REFER TO APPENDED DRAWING

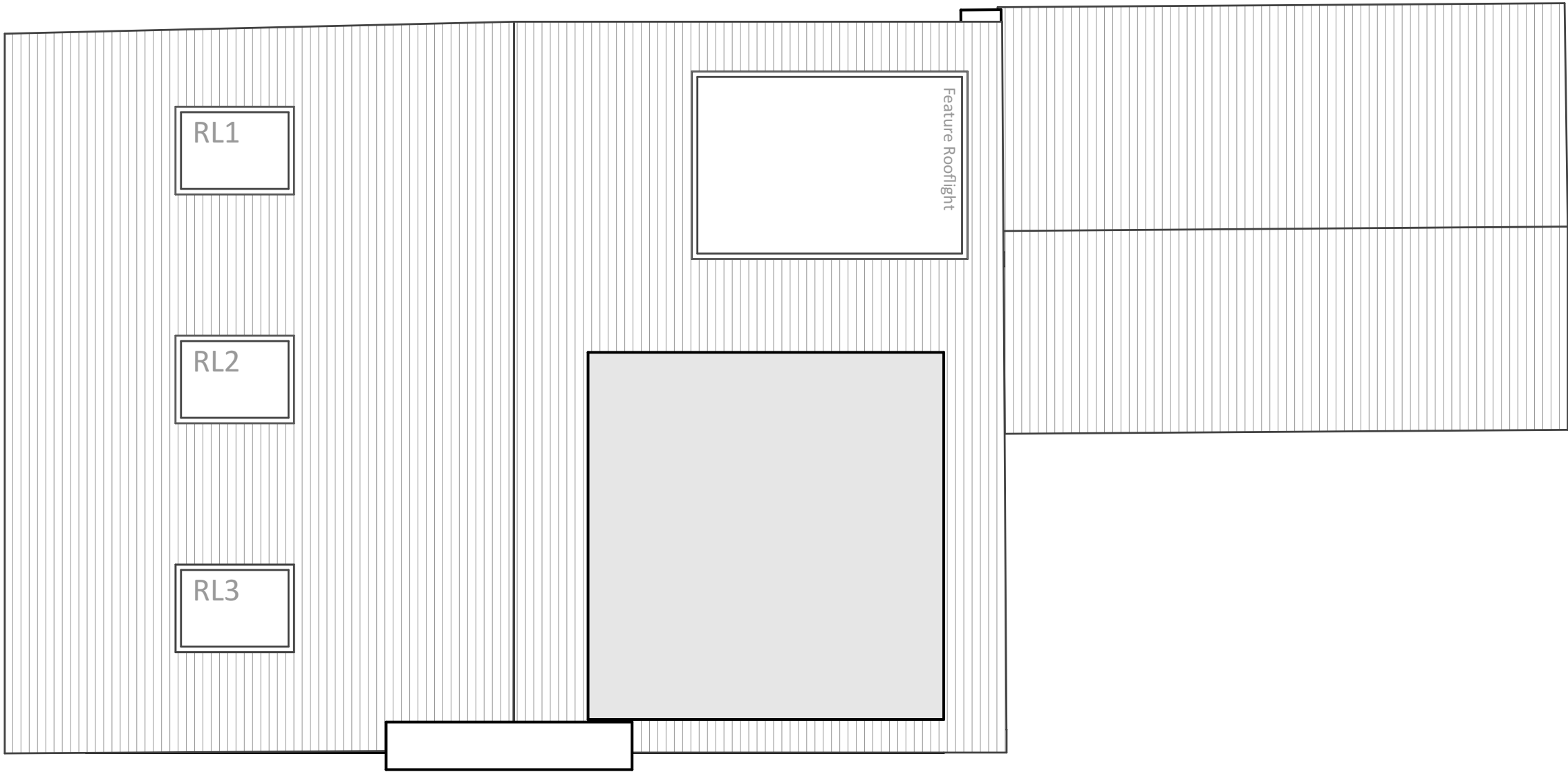


5.0 Proposed Drawings



PROPOSED SECOND FLOOR PLAN
: REFER TO APPENDED DRAWING

5.0 Proposed Drawings



PROPOSED ROOF PLAN
: REFER TO APPENDED DRAWING



19 Bishops Road, Highgate, London N6 4HP

5.0 Proposed Drawings



PROPOSED FRONT ELEVATION
: REFER TO APPENDED DRAWING

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5.0 Proposed Drawings



PROPOSED REAR ELEVATION
: REFER TO APPENDED DRAWING

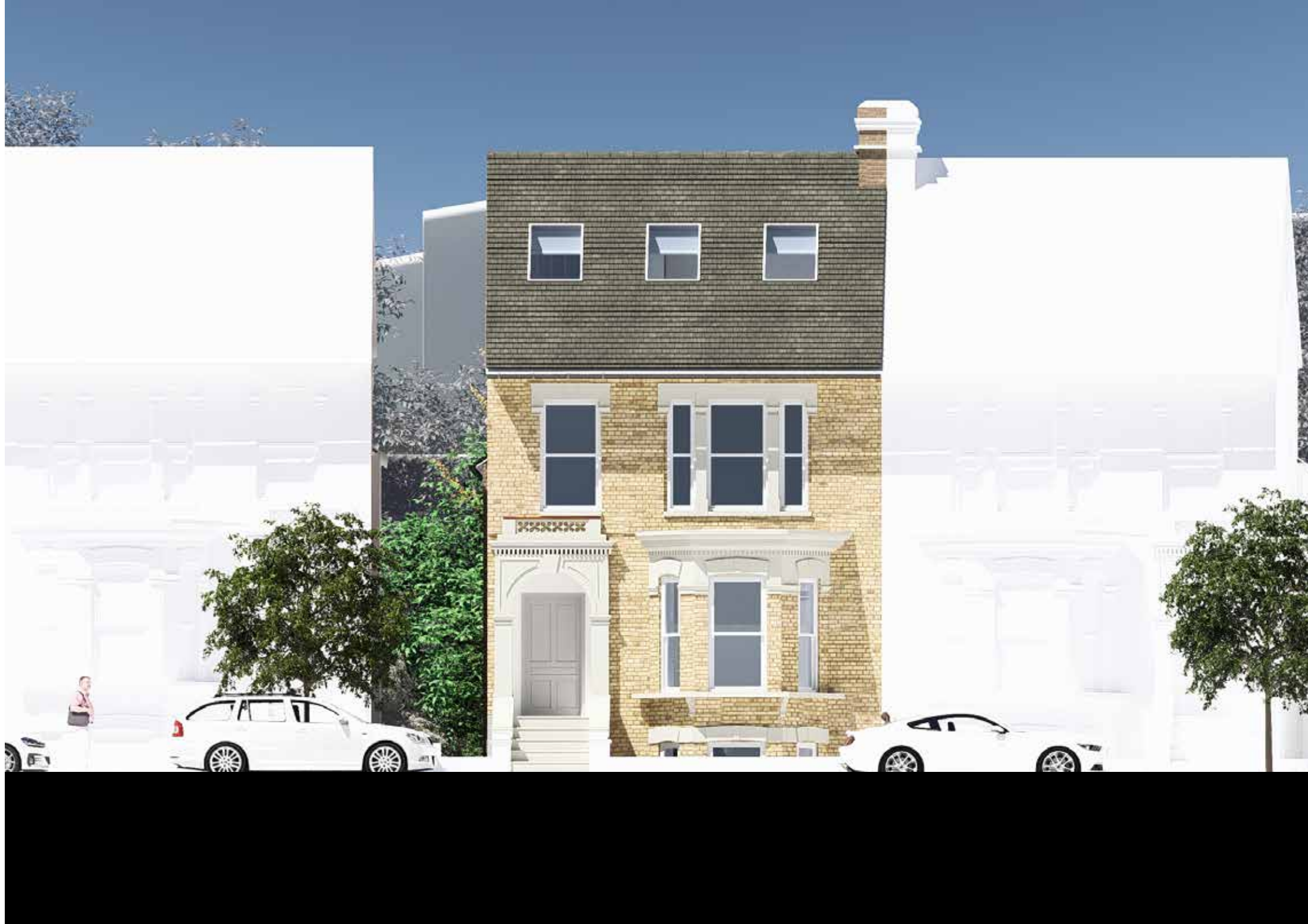
5.0 Proposed Drawings



PROPOSED SIDE ELEVATION
: REFER TO APPENDED DRAWING

19 Bishops Road, Highgate, London N6 4HP

6.0 Visualisations



ARTISTIC IMPRESSION _ FRONT ELEVATION 2D
: TO SCALE



19 Bishops Road, Highgate, London N6 4HP

6.0 Visualisations



ARTISTIC IMPRESSION _ FRONT ELEVATION 3D
: TO SCALE

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6.0 Visualisations



ARTISTIC IMPRESSION _ REAR ELEVATION 2D
: TO SCALE



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6.0 Visualisations



ARTISTIC IMPRESSION _ REAR ELEVATION 3D
: TO SCALE

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ARTISTIC IMPRESSION _ REAR ELEVATION 3D
: TO SCALE



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ARTISTIC IMPRESSION _ REAR ELEVATION 3D
: TO SCALE

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ARTISTIC IMPRESSION _ REAR ELEVATION 3D
: TO SCALE



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6.0 Visualisations



ARTISTIC IMPRESSION _ REAR ELEVATION 3D
: TO SCALE

19 Bishops Road, Highgate, London N6 4HP

6.0 Visualisations



ARTISTIC IMPRESSION _ INTERNAL (REAR EXTENSION) _ NEW LOUNGE AREA
: TO SCALE



19 Bishops Road, Highgate, London N6 4HP

6.0 Visualisations



ARTISTIC IMPRESSION _ INTERNAL (REAR EXTENSION) _ NEW LOUNGE AREA
: TO SCALE

19 Bishops Road, Highgate, London N6 4HP

6.0 Visualisations



ARTISTIC IMPRESSION _ INTERNAL (REAR EXTENSION) _ NEW LOUNGE AREA
: TO SCALE



19 Bishops Road, Highgate, London N6 4HP

6.0 Visualisations



ARTISTIC IMPRESSION _ INTERNAL (REAR EXTENSION) _ NEW LOUNGE AREA
: TO SCALE

19 Bishops Road, Highgate, London N6 4HP

6.0 Visualisations



ARTISTIC IMPRESSION _ INTERNAL (LOWER GROUND FLOOR) _ KITCHEN AREA
: TO SCALE



19 Bishops Road, Highgate, London N6 4HP

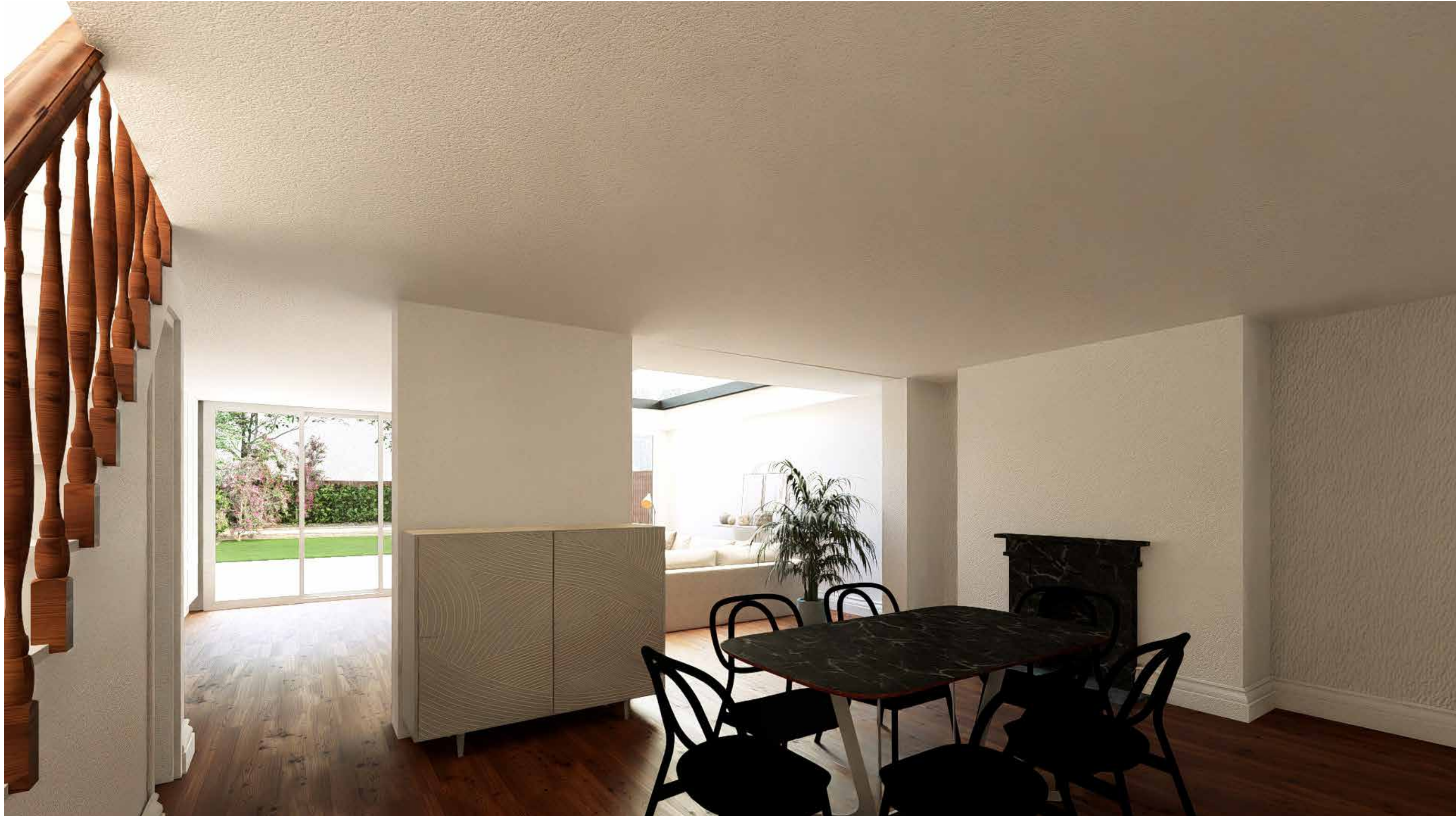
6.0 Visualisations



ARTISTIC IMPRESSION _ INTERNAL (REAR EXTENSION) _ NEW LOUNGE AREA
: TO SCALE

19 Bishops Road, Highgate, London N6 4HP

6.0 Visualisations



ARTISTIC IMPRESSION _ INTERNAL (LOWER GROUND FLOOR) _ CENTRAL DINING AREA
: TO SCALE



7.0 Design Summary

Our proposals for the application site seeks to future proof the asset.

Lower Ground Floor

The new infill extension to the rear will improve overall internal space and natural light gains to the lower floor (basement).

The lower floor is utilised as main living/ cooking space for the homeowner - with strategic design moves to maximise connectivity to currently under utilised rear garden parts.

The lower ground floor returning:

- Kitchen
- Dining Area
- Utility
- Lounge Space
- WC

Ground Floor

The ground level proposes minimal works; improving decoration and connectivity (new doors) to 2no. reception rooms.

Rear room retained as existing (current TV space).

The ground floor returning:

- Reception Space 01
- Reception Space 02
- TV room

First Floor

The first floor level schedule of accommodation (rooms) retained as existing. Bedroom and bathroom spaces decoratively upgraded.

Rear room retained as home office.

The first floor returning:

- Master Bathroom
- Bedroom 01
- Bedroom 02
- Home Office

Second Floor

The second floor level includes new rear dormer extension; improving light gains and spatial arrangement of rear bedroom.

Other spaces (rooms) decoratively upgraded.

A feature rooflight (to rear) is proposed above staircase.

A number of flat rooflights (to front) afford light and air circulation to upper bedroom and bathrrom spaces.

The second floor returning:

- Bathroom
- Bedroom 03
- Bedroom 04

External Architecture

Main works consolidated to the rear of the application site. Rear elevation will include aesthetic overhaul of roofscape (rear dormer) and basement level extension - allowing connectivity to garden space.

Rooflights to front roof.

Feature rooflight to rear roof (above staircase).

Front of site remains as existing - albeit introduction of new rooflights at roof level.

Rear of site upgraded. New infill extension at garden level maximises light gains via large glazed door sets.

New feature rooflight (fixed rooflight) above infill location to rear - for further curb appeal and light gains to basement level.

Note: as existing, the rear roof (bedroom) has a small dormer extension. The new proposed dormer retains existing location - with massing doubling dormer size.

8.0 Area Analysis

For ease of analysis, we enclose critical area calculations.

Existing

	GIA m2
Lower Ground Floor	75.50
Ground Floor	68.40
First Floor	71.75
Second Floor	38.80 (+28.0 storage*)

* The existing second floor level contains large storage to underside of rood eaves to front of the property & large storage parts to rear (above outrigger extension).

Differential >>>

	GIA m2 +/-
Lower Ground Floor	+ 12.70
Ground Floor	+ 0.00
First Floor	+ 0.00
Second Floor	+ 5.20

Total GIA of lower ground floor level (basement) to increase by 12.70m2 [proposed infill extension area]. Second floor dormer extension affords an incresase of 5.20m2 GIA.

Total comnined uplift in GIA = 17.90m2.

GIA = Gross Internal Area.

Proposed

	GIA m2
Lower Ground Floor	88.20
Ground Floor	68.40
First Floor	71.75
Second Floor	44.0 (+22.0 storage*)

* The existing second floor level contains large storage to underside of rood eaves to front of the property & large storage parts to rear (above outrigger extension).



9.0 Access & Transport

No change to existing status.
Parking as existing.

10.0 Statutory Matters

Residential planning application.
We would anticipate the application is viewed as a
'householder application'.

As such circa. 8no. weeks to determine.

We include planning analysis contained within
regarding historic applications and extensive works
to neighbouring properties.

11.0 Heritage

The existing property is typocal housing stock of this site
location.

The site location located within designated conservation
area.

There are no listings associated with the property.

The proposed works retain existing architectural com-
position to streetscene with infill addition to rear (private
and enclosed) not detectable from public highway.

All existing windows retained.

Addition of rooflights to front parts aligns to neighbour-
ing plots.



ARTISTIC IMPRESSION [PROPOSED FRONT ELEVATION]
: TO SCALE

12.0 Conclusions

We seek to return a striking family home back to market (to suit client brief) including new massing additions.

Our proposals rejuvenate the asset. As existing the property overheats in Summer months and leaks heat in Winter months. Our proposals shall fully address these issues.

- ✓ Site overhaul;
- ✓ Improved public realm aesthetics;
- ✓ Sympathetic architectural interventions;
- ✓ Akin to neighbouring consents;
- ✓ Contextually driven;
- ✓ Health & Safety matters addressed;
- ✓ No impact to critical views.

Brass Architecture and our client are open to working with the planning authority/ appointed case officer in due course; to develop and evolve any design particulars to ensure a positive recommendation for approval.

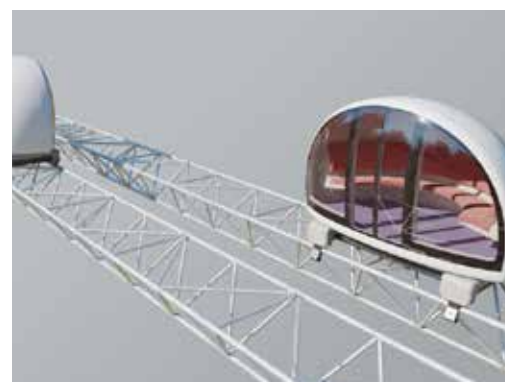
Neighbours have been updated of the design intent and we have received no objections to the proposals to date.

We believe the proposals fit well within streetscene (minimal impact tp public realm views) and the advocated works fully upgrade the building asset to suit client family needs.

We would anticipate determination of our application circa. 8no. weeks given a minor residential application. We look forward to liaising with appointed case officers in due course.



ARTISTIC IMPRESSION [PROPOSED FRONT ELEVATION]
: TO SCALE





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