

Design and Access Statement

32 Claremont road, London, N6 5BY

Demolition of the existing single-storey rear extension and side return, and erection of a replacement single-storey rear extension and single-storey side return



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1.0 Introduction

This Design and Access Statement accompanies a Householder Planning Application for 32 Claremont Road, London N6 5BY.

This application is for the demolition of the existing single-storey rear extension and erection of a replacement single-storey rear extension, and replacement of the existing single-storey side return roof

1.1 Site Location

The application property is a three-storey semi-detached dwelling located on Claremont Road within the Highgate Conservation Area.

The property benefits from a generous rear garden and forms part of a varied residential streetscape characterised by traditional brick-built family homes of late nineteenth and early twentieth-century origin.

The principal elevation faces Claremont Road, while the proposed works are located primarily to the rear of the property and will have no visibility from the public realm.

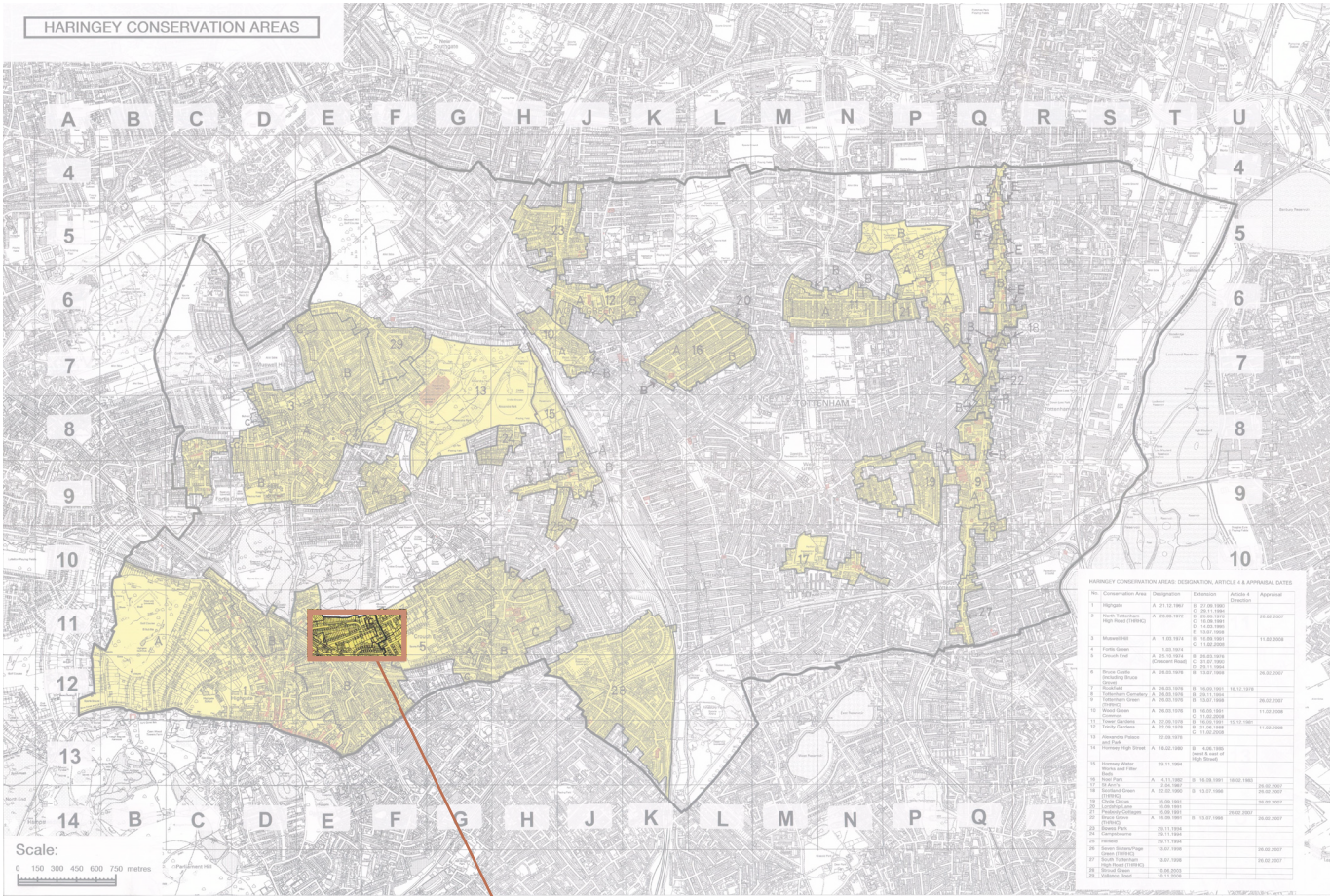
1.2 Highgate Conservation Area

The site is located within the Highgate Conservation Area, an area recognised for its architectural and historic significance.

Claremont Road is characterised by a varied but coherent residential townscape comprising predominantly late nineteenth and early twentieth-century houses. Many properties retain original architectural features including red brick façades, timber sash windows, decorative bargeboards, and distinctive gabled roof forms. Mature landscaping and generous rear gardens contribute positively to the character and appearance of the conservation area.

Whilst there is variety in architectural expression across the area, the overall character is defined by high-quality residential buildings set within a well-established landscape setting.

haringey_conservation_areas_map-2. pdf Source: <https://haringey.gov.uk/planning-building-control/planning/planning-policy/design-conservation/conservation-areas/conservation-areas-haringey>



32 Claremont Road



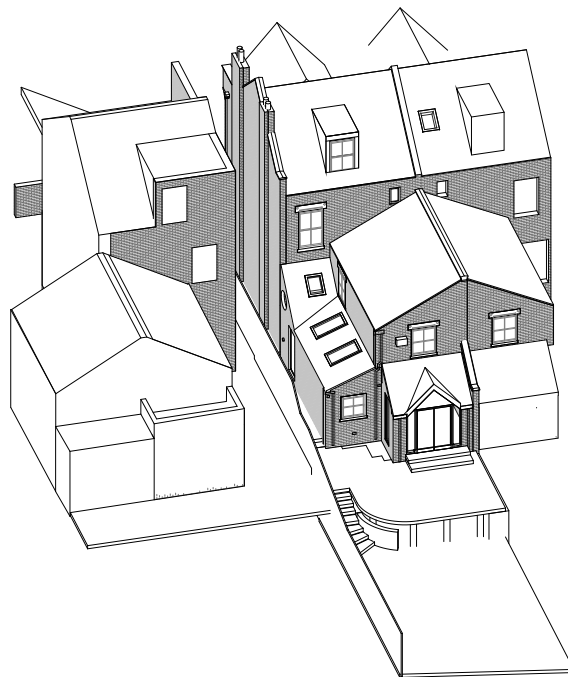
1.3 Existing house

A single-storey rear extension was approved and constructed at the property in 2004.

The main house is constructed from brickwork laid in flemish and stretcher bond, with decorative stucco/glass details to the street facing elevation. The roof element is stucco-fronted to the street. At the rear the detailing is simpler.

There are 4 brick tones. The street-facing elevation is a red/orange. The flank is London steed, The rear outrigger features a more muted purple blend. The 2004 single storey rear and side return extension is a buff London stock and notably lower quality in workmanship.

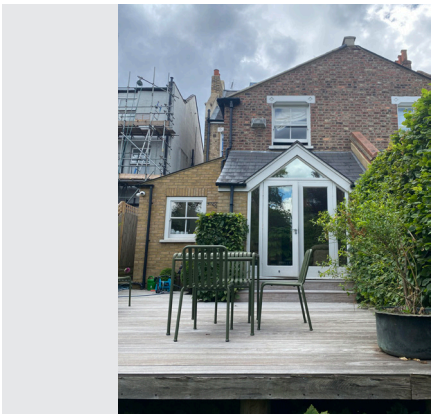
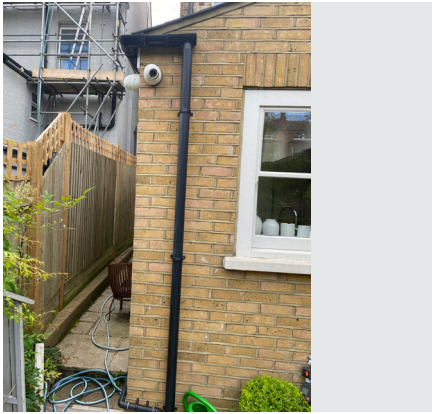
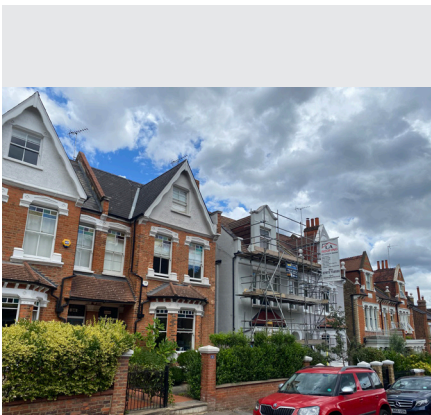
Both the main roof and the rear outrigger roof are traditional pitched roofs. Three Velux roof lights have been installed to the existing side return roof, which has a raised hipped end where the internal steps lead down from the upper to lower ground level, from front of property to the rear, respectively. The property has cast iron gutters and down pipes at the front and black uPVC gutters and down pipes at the rear. The 2004 rear extension is single-storey with dual-pitched, slate-tiled roof with a glazed gable end.



existing view

Planning History

Application Reference	Proposal	Application Status	Site Address	Date Valid	Decision	Decision Notice Sent Date
<u>CON/2007/0430</u>	See Sepcification	Decision Made	32 Claremont Road Hornsey London N6 5BY	13/9/2007	No Objection	
<u>HGY/2004/0975</u>	Erection of a single storey rear extension.	Decision Made	32 Claremont Road London N6 London	14/4/2004	Permitted Development	04/6/2004

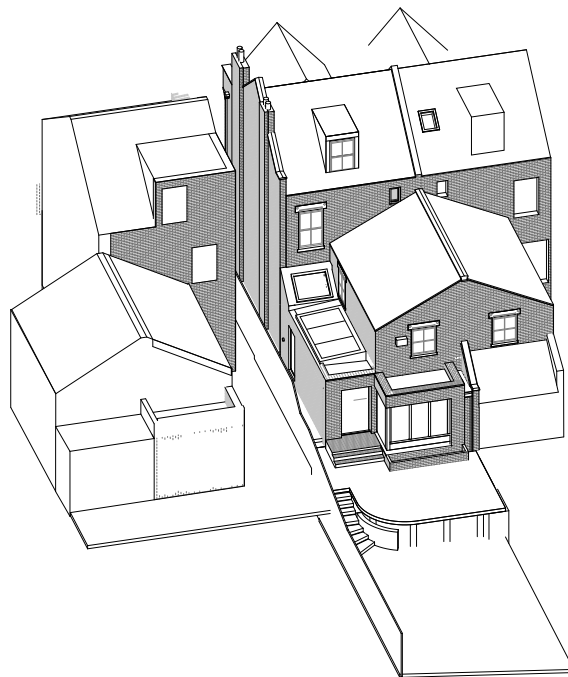


site photos (exception of aerial photo) 270701_Signed Photo Declaration.pdf

2.0 Design

The proposal replaces an aging, thermally inefficient and stylistically dated rear addition with a coherent, high-quality extension to improve functionality and strengthen the connection between the internal living spaces and the garden. By adopting a contemporary architectural language, the new intervention is clearly distinguishable from the original dwelling while responding sympathetically to its proportions and setting.

This approach reflects established conservation principles: it allows the new extension to be read honestly, preserving the legibility of the historic building while creating a bright, open kitchen and dining space suitable for modern living. The internal floor level remains unchanged, but a relocated access door into the side return allows the external steps to be consolidated, creating an easier and more seamless transition to the garden.



proposed view



Internal view proposed

2.1 Scale and Appearance

The extension is subordinate to the three-storey host dwelling, ensuring its scale remains appropriate for the conservation area. The proposed volume matches the footprint of the existing extension with the exception of the new side wall of the rear extension aligns flush with the flank wall of the main house, to simplify the overall composition. This means the proposed extension is approximately 300mm wider than the existing rear extension. The proposal does not project further into the plot than the existing extension. There is a brick recess and step down in height where the proposed extension meets the party parapet wall to No. 34.

The side return roof shall be replaced with hipped roof with intersecting mono-pitches, raising the eaves by approximately 500mm. The north-facing aspect of the garden ensures there is no overshadowing or loss of daylight to neighbouring properties. The extension will have no visibility from Claremont Road, the existing street scene is unchanged.

2.2 Materials

The proposed material palette has been selected to provide a sympathetic relationship with the existing building whilst remaining contemporary in expression. Facing brickwork will be selected to complement the existing brickwork in tone. A light grey slurry render is proposed to the brick surface to neutralise the appearance and texture. Glazing elements will provide transparency and improved connections to the garden while maintaining a lightweight visual quality.

Glazing (including new windows, doors, and rooflights) will feature high-performance, slim-profile metal frames finished in a high quality PPC finish in a green colour.

To actively promote local biodiversity, the design incorporates a flat green roof alongside a large ground-level planter in the same facing bricks.

The proposed materials are durable, high quality, and appropriate to both the character of the host building and its conservation area setting.

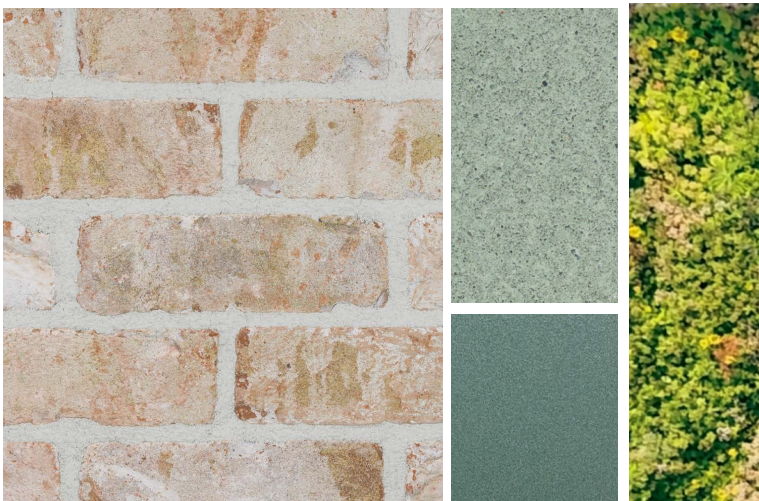


reference image



window and door green powder coated metal material
reference image

1. exposed stock / buff coloured brickwork with a tumbled finish and a limewash facing. Mortar to match brick tone.
2. green powder coated aluminium
3. green precast stone coping



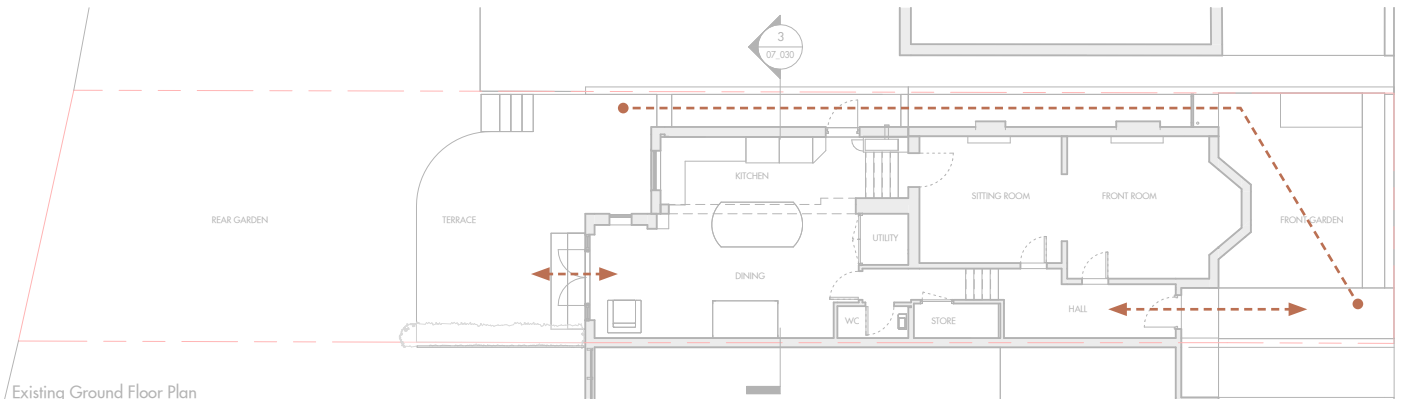
2.3 Access

No change is proposed to the main access of the building.

The proposed floor level and relationship to the rear terrace is to remain the same, stepping externally down to the garden. The new door location enters directly into the side return not the new extension. This arrangement also allows the steps to be consolidated and easier to use.

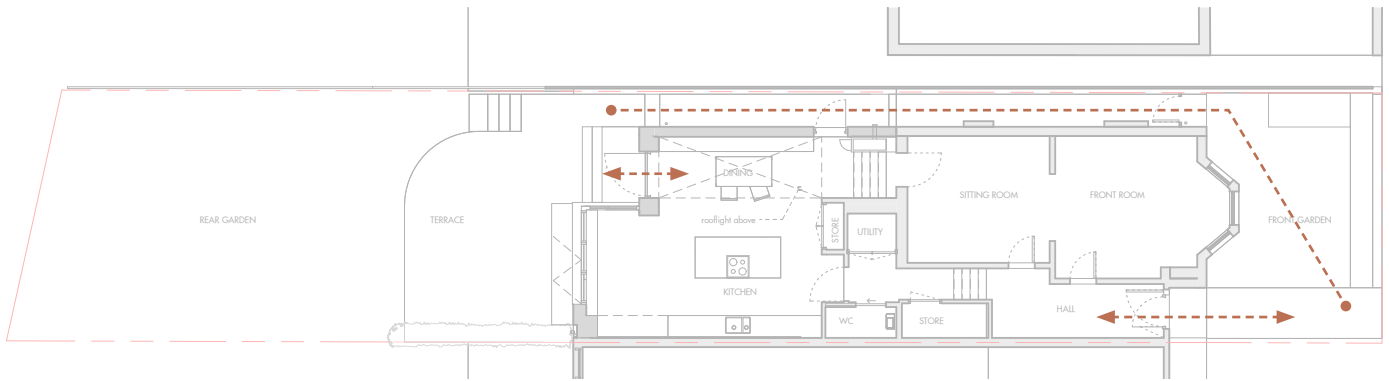
2.4 Impact on building and character and appearance of the conservation area

The new extension will have no increased impact or loss of amenity on the surrounding buildings. There will be no increase in noise as the unit will remain as a single family dwelling. The proposed design, massing and materials shall will overall add value to the conservation area.



Existing Ground Floor Plan

existing access route



proposed main access route unchanged



proposed illustrative view

3.0 Sustainability

The sustainability of the property will be improved by the following:

- Extension insulated to modern standards.
- Higher performance doors, windows and rooflights
- Biodiversity net gain with the proposed green roof and low level planting.
- Re-use of materials from demolition where appropriate.

4.0 Conclusion

The proposal complies with all the relevant development plan policies and supplementary planning guidance.

We consider that the proposal will enhance the character and appearance of the house for the following reasons:

- The replacement extension would generally be acceptable, being an improvement compared to the existing and because it would be no deeper than the existing extension.
- The new roof and height added to the existing side and rear extension will not negatively impact the neighbouring properties.
- The replacement extension and alterations to the rear elevation will result in the formation of a more cohesive rear elevation to the terrace.

5.0 Drawings

This statement is to be read in conjunction with the following drawings:

07_001	SITE LOCATION AND BLOCK PLAN
07_010	GROUND FLOOR PLAN
07_020	REAR ELEVATION
07_030	SECTION 1
07_050	DEMOLITION PLANS
07_051	DEMOLITION ELEVATIONS
07_052	DEMOLITION SECTIONS
07_101	PROPOSED SITE LOCATION AND BLOCK PLAN
07_110	ROOF PLAN
07_120	SIDE ELEVATION
07_130	SECTION 2

