

4 VIEW ROAD, LONDON N6 4DA

DESIGN & ACCESS STATEMENT FOR PLANNING
SEPTEMBER 2026

MALIN+LYNN

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1.0 INTRODUCTION

1.1 EXECUTIVE SUMMARY

This Design & Access Statement provides supporting documentation for the proposed works at 4 View Road, London N6 4DA. We have carefully considered the architectural context of the site, local planning policies, structural requirements and the design proposal itself.

MALIN+LYNN have been appointed to design the proposed works and are seeking planning approval for the following:

- Extension of the existing ground floor side projection by approximately 1.44m, following the established building line of the existing extension, to align the walls along the same boundary and provide additional floor area to the kitchen and adjoining internal spaces.
- Installation of new rooflights within the roof of the side extension to improve natural daylight to the internal spaces below, matching the existing rooflights in size, pitch, design and materials, and positioned along the length of the kitchen only.
- Reconfiguration of the rear elevation fenestration, replacing the existing arrangement of two sets of double doors and four windows with four sliding doors to improve the balance of the rear elevation, to create a smooth and more modern transition to the terrace/garden and increase natural daylight to the internal spaces.
- Installation of a solar panel array to the flat roof of the existing second floor rear dormer to improve the energy performance of the dwelling.
- Retention of all existing external walls and openings linking the side extension to the main dwelling.
- Installation of an air source heat pump, with an external condenser unit located within the side passage between the host dwelling and No. 2 View Road, screened by fencing and/or soft landscaping.

ALL BUILDING MATERIALS ARE TO BE REUSED WHERE POSSIBLE

In considering our proposal, the following documentation and policy has been reviewed:

- National Planning Policy Framework (NPPF)
- The London Plan (2021)
- Haringey Local Plan: Strategic Policies (2013–2026)
- Haringey Development Management DPD (2017)
- Highgate Conservation Area Character Appraisal and Management Plan (Parts 1 and 2)



SITE PHOTOGRAPH: 4 VIEW ROAD, FRONT APPROACH (TOP) AND APPROACH FROM GRANGE ROAD (BOTTOM)

2.0 THE SITE

2.1 CONTEXT

No. 4 View Road is located on the south side of View Road, within the north-east part of the Highgate Conservation Area. This part of the conservation area was developed between the late 19th century and 1935, with the area fully infilled by that date. This fifty-year development span is reflected in a mix of architectural styles, from large late-Victorian villas with eclectic classical detailing, elaborate gables, and Jacobethan and Gothic influences - exemplified by The Grange, which gave its name to Grange Road - to later, smaller-scale infill.

View Road links North Hill with Denewood Road and was largely built up in the late 1890s and early 1900s, surviving from this period as two-storey red-brick "freestyle" villas. Later, well-designed groups of smaller houses complemented the road's scale and character, with more recent decades seeing some replacement development on a larger scale than the historic pattern, with mixed results for the area's character.

Despite this variation, the conservation area retains a broadly cohesive character through a general conformity of scale and a traditional material palette - red brick facades, clay-tiled roofs and timber fenestration with only minor variation in detail reflecting each property's period of development.

The properties along the south side of View Road, including Nos. 2-6 and Maurice Bishop Terrace, are considered unexceptional and neutral in their contribution to the conservation area's character. By contrast, more recent decades have seen a trend of demolition and replacement with larger, more visually assertive houses that occupy significantly more of their plots than the historic pattern of development - a trend which, in several instances along the road, has been to the detriment of the area's character and its contribution in terms of scale and massing.

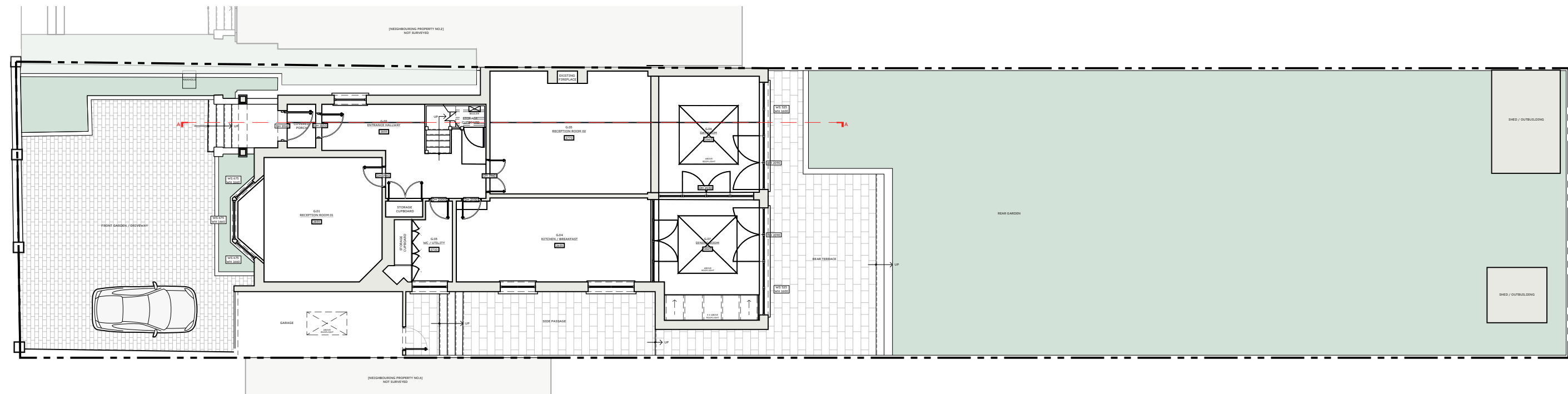
No. 4 View Road is a two-storey, unlisted, semi-detached dwelling with traditional red brick facades, clay-tiled pitched roofs and timber-framed fenestration, consistent with the local vernacular. Its side and rear elevations are not visible from the public realm, being enclosed by boundary walls, fencing and established vegetation.

The proposed works have been designed to preserve and enhance the property's traditional proportions and materials, contributing to the architectural coherence of the street while accommodating modern living needs in a discreet and proportionate manner.

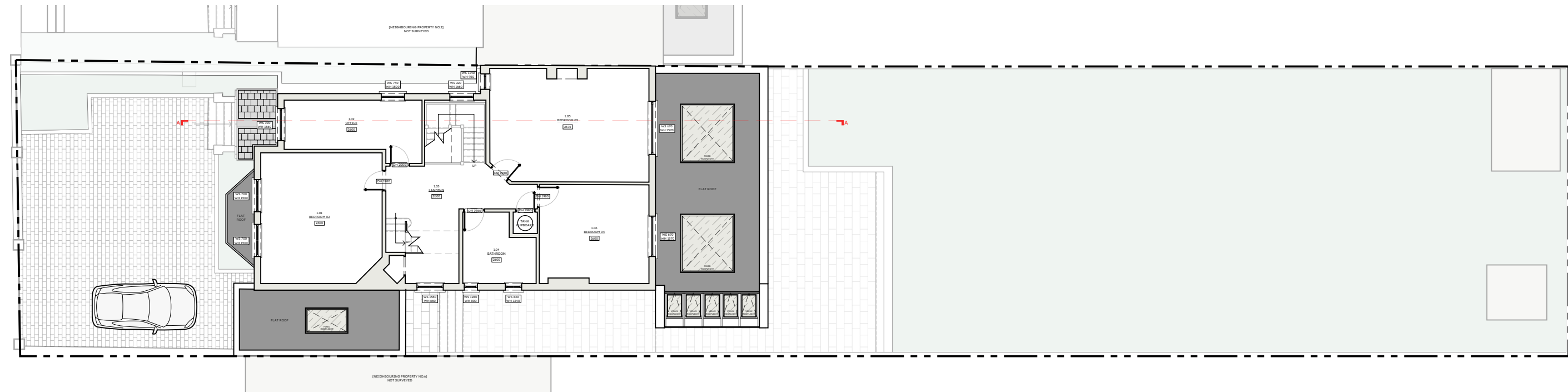


AERIAL PHOTOGRAPHS: MAIN ROAD AND NEIGHBOURING STREETS WITHIN THE HIGHGATE CONSERVATION AREA

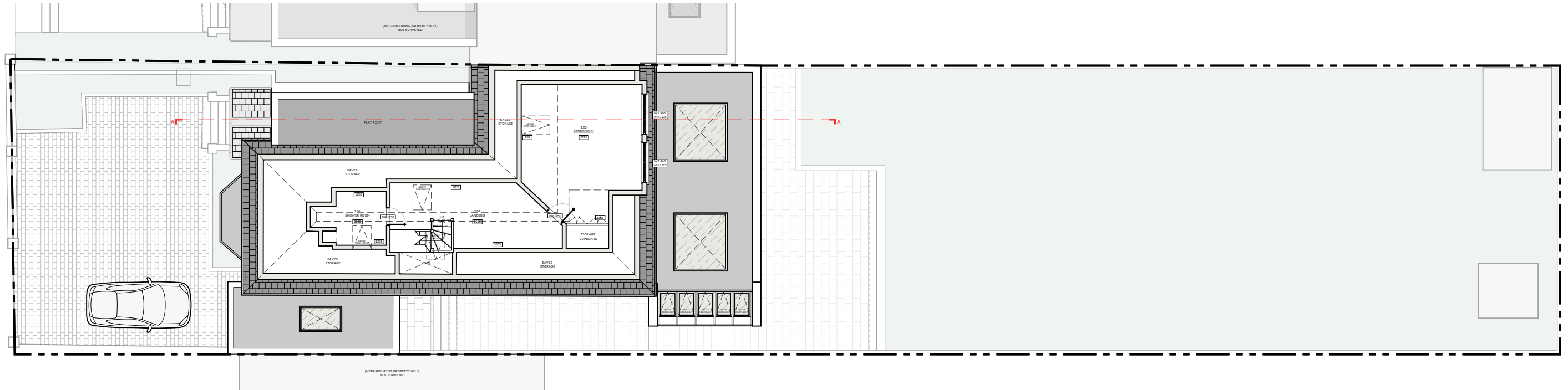
2.2 EXISTING CONDITIONS



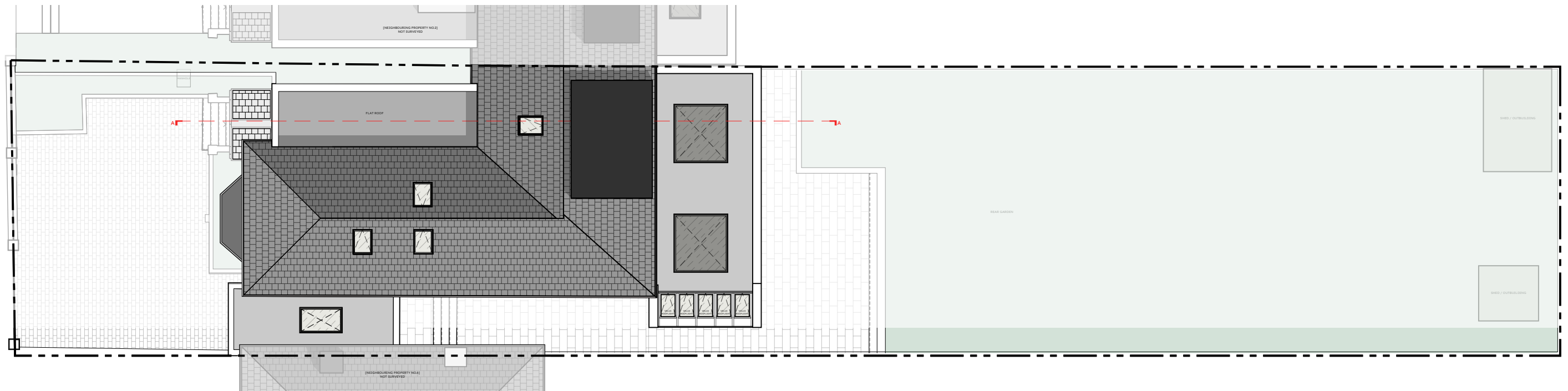
EXISTING GROUND FLOOR PLAN (NOT TO SCALE)



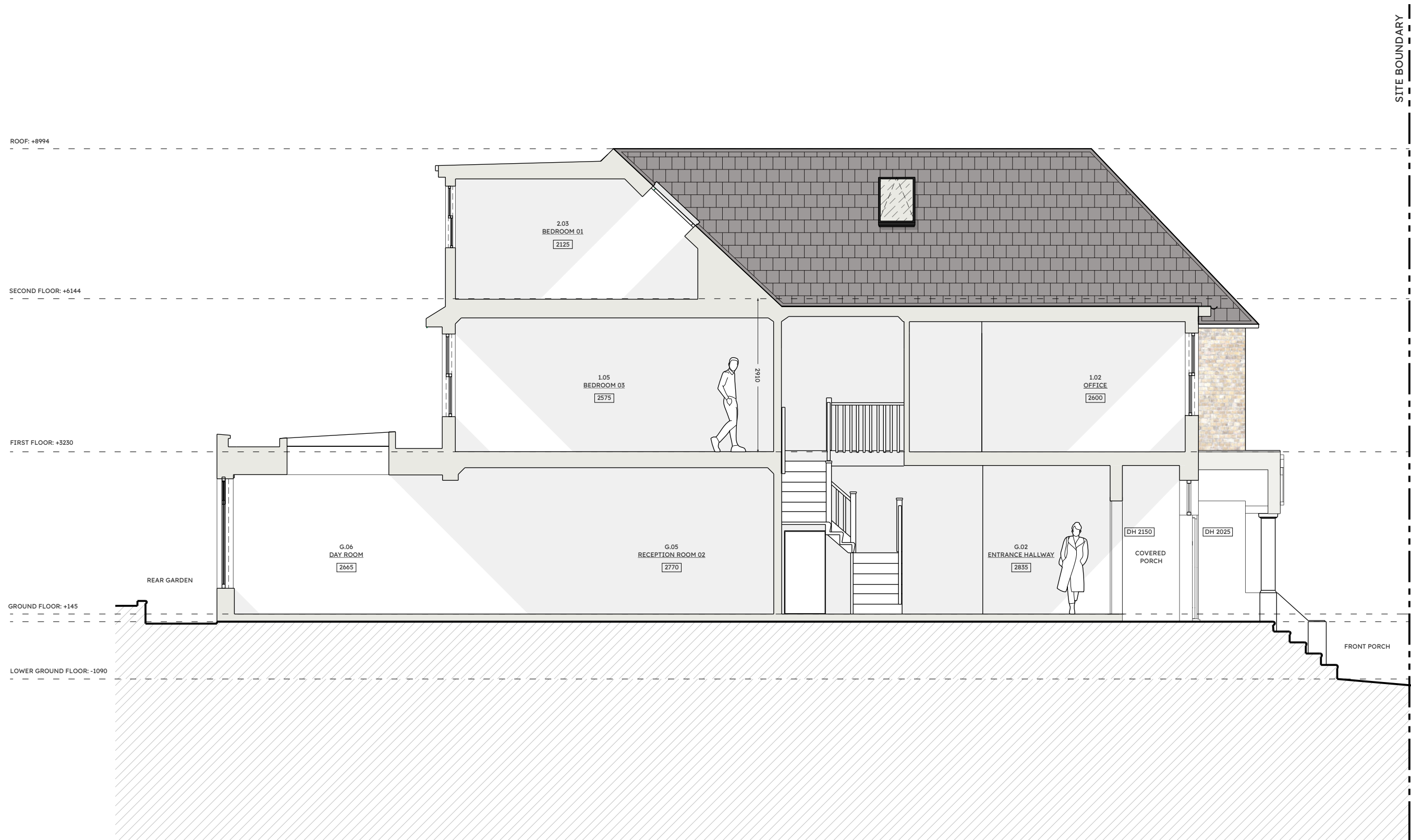
EXISTING FIRST FLOOR PLAN (NOT TO SCALE)



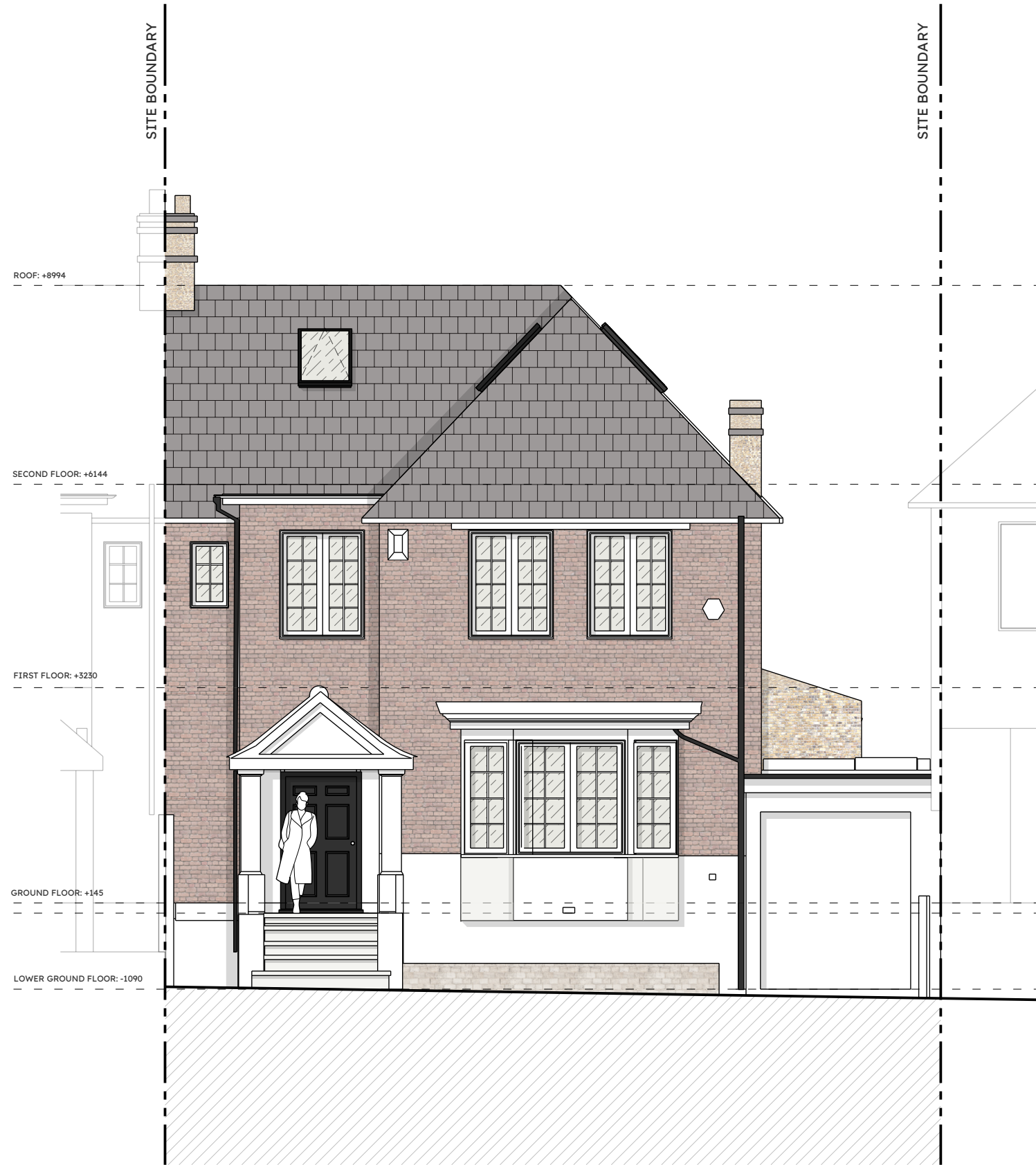
EXISTING SECOND FLOOR PLAN (NOT TO SCALE)



EXISTING ROOF FLOOR PLAN (NOT TO SCALE)



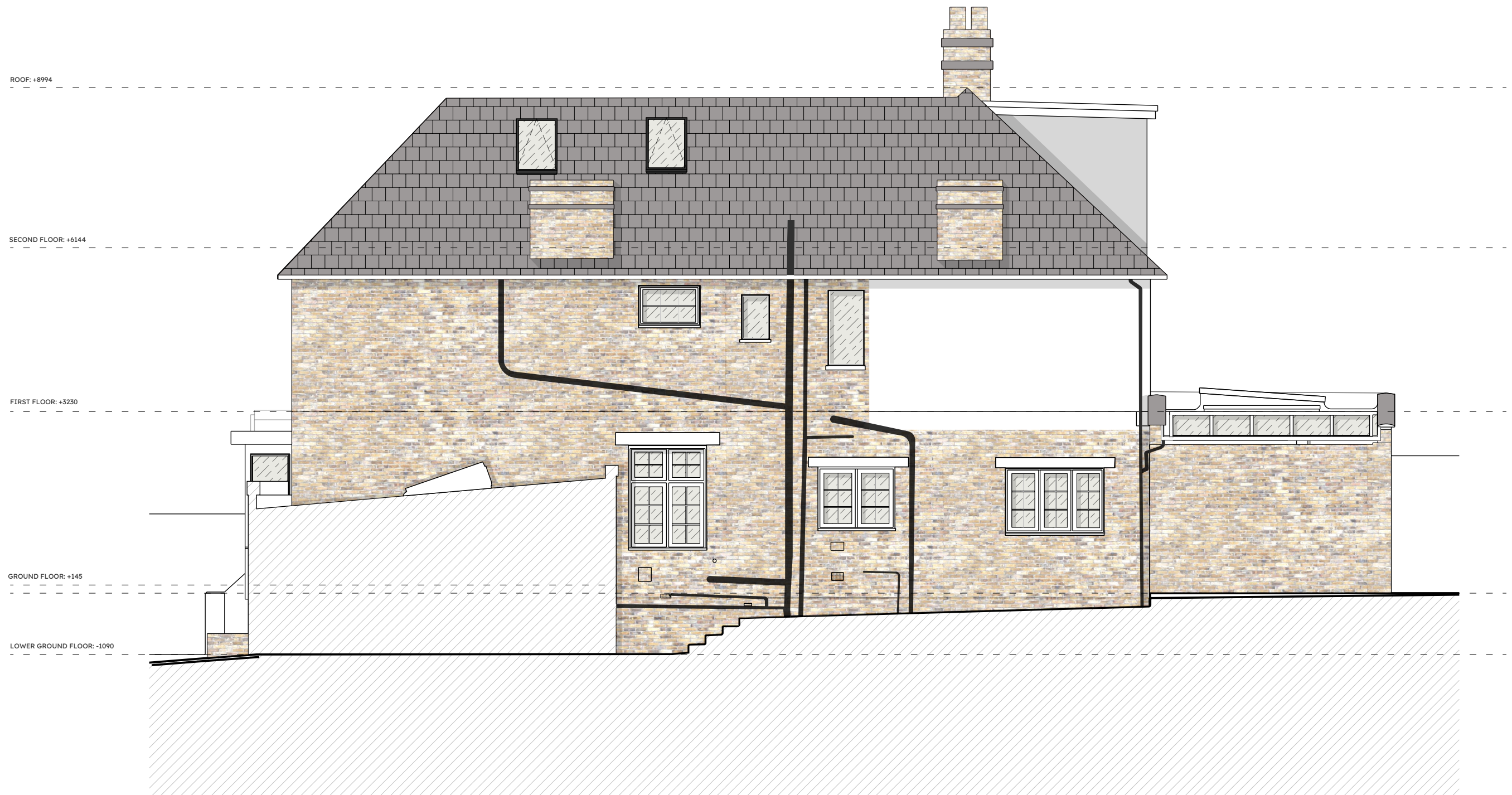
EXISTING SECTION A-A (NOT TO SCALE)



EXISTING FRONT ELEVATION (NOT TO SCALE)



EXISTING REAR ELEVATION (NOT TO SCALE)



EXISTING SIDE ELEVATION (NOT TO SCALE)

2.3 PROPOSED DEVELOPMENT

The proposed works at 4 View Road include the following:

GROUND FLOOR:

Extension of the existing side projection by approximately 1440mm, following the established building line of the existing extension, to provide additional floor area to the kitchen and adjoining internal spaces. The proposed roof to the side extension will be mono-pitch, matching the existing side extension in slope, design and materials. New roof windows are proposed to the side extension, matching the existing rooflights in dimensions, slope, design and materials, and positioned along the length of the kitchen only.

SECOND FLOOR/ROOF

Installation of a solar panel array to the flat roof of the existing second floor rear dormer to improve the energy performance of the dwelling.

DOORS:

Reconfiguration of the rear elevation fenestration, replacing the existing arrangement of two double doors and four windows with four sliding doors, for improved balance and daylight.

AIR SOURCE HEAT PUMP / EXTERNAL PLANT

Installation of air source heat pump equipment serving the ground floor open-plan kitchen/living space, the four first-floor bedrooms, and the second-floor bedroom, with an external condenser unit located in the side gap between the host property and No. 2 View Road, screened by fencing and/or planting.

2.4 APPEARANCE & SCALE

MATERIALITY:

All newly proposed materials are to complement and match the existing property and the neighbouring buildings within the Highgate Conservation Area. Careful consideration has been taken to ensure that all proposed materiality is in keeping with the design aesthetic of the late-Victorian and Edwardian villas along View Road and suitable for the age and design of the property itself.

All bricks to be removed as part of the works are to be retained, cleaned and re-used where possible, to reduce embodied carbon and ensure a sustainable approach is maximised during construction. All red brick detailing to be retained, with bricks re-used where possible.

ACCESS:

The proposed access is to remain unchanged, with the priority access through the Ground Floor Front Door to the front elevation.

USE:

The proposed use of the property is to retain as a single family, residential dwelling.

BUILDING REGULATIONS:

All proposed works will comply with Building Regulations and Full Certification of works will be presented to the homeowners upon completion. This will be through an Approved Inspector and regular site visits during the construction process to ensure compliance.

3.0 PLANNING HISTORY

3.1 RELEVANT PLANNING HISTORY

The planning history demonstrates that the principle of extending the property has previously been established through the approval of a single-storey rear extension and subsequent roof alterations. The current proposal builds upon the existing evolution of the dwelling and should be viewed within the context of these previous consents.

HGY/2012/1144,
Address: 4, View Road, London, N6 4DA
Proposal: Erection of rear single storey ground floor extension,
Decision Date: 29 October 2012
Decision: Approve with Conditions

HGY/2012/2460,
Address: 4, View Road, London, N6 4DA
Proposal: Erection of single storey rear side extension (householder application),
Decision Date: 6 March 2013
Decision: Refuse. Subsequently approved in appeal.

HGY/2013/1268,
Address: 4, View Road, London, N6 4DA
Proposal: Formation of rear dormer and insertion of 2 rooflights to side roofslope,
Decision Date: 13 August 2013
Decision: Approve with Conditions

HGY/2013/2514,
Address: 4, View Road, London, N6 4DA
Proposal: Erection of a side infill to the ground floor of house to provide a garage.,
Decision Date: 15 January 2014
Decision: Approve with Conditions

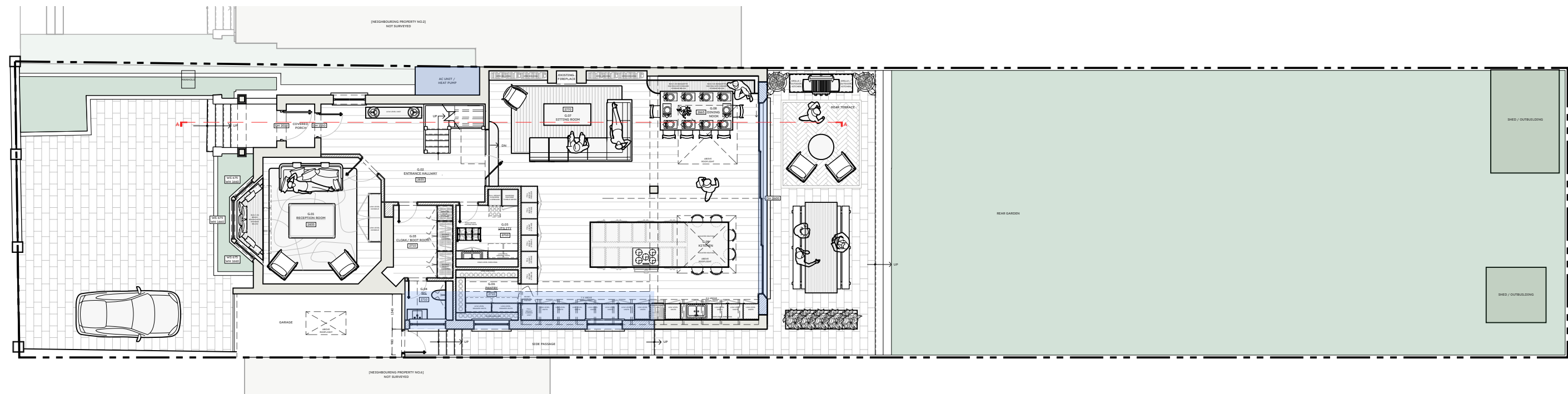
HGY/2015/0658,
Address: 4, View Road, London, N6 4DA
Proposal: Replacement of existing front garden fence (householder application),
Decision Date: 24 April
Decision: Refuse



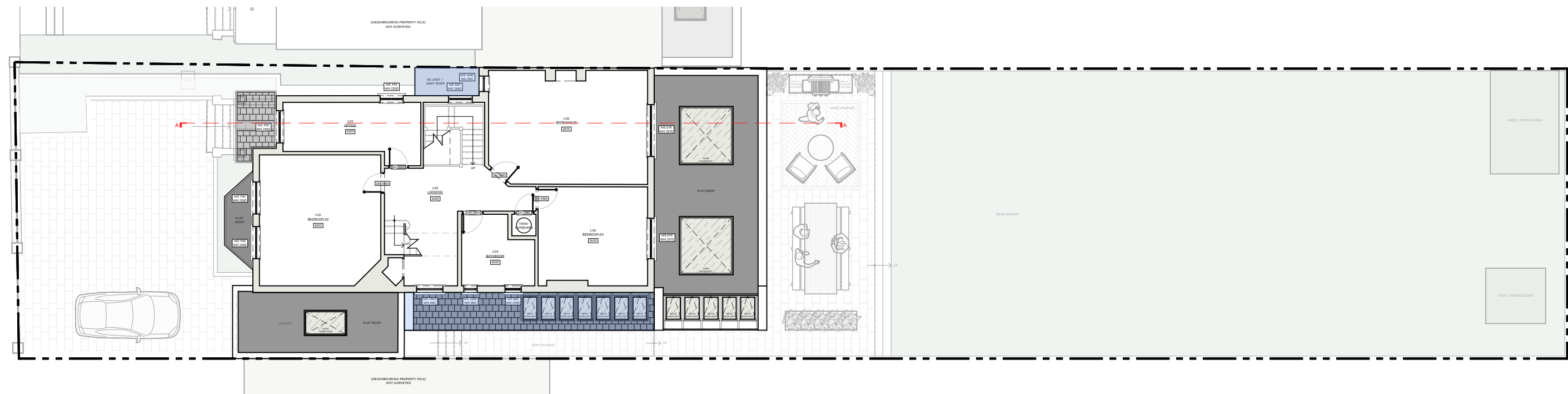
SIDE VIEW: VIEW FROM REAR TO FRONT (FRONT GARAGE)

4.0 PROPOSED BUILDING CONDITIONS

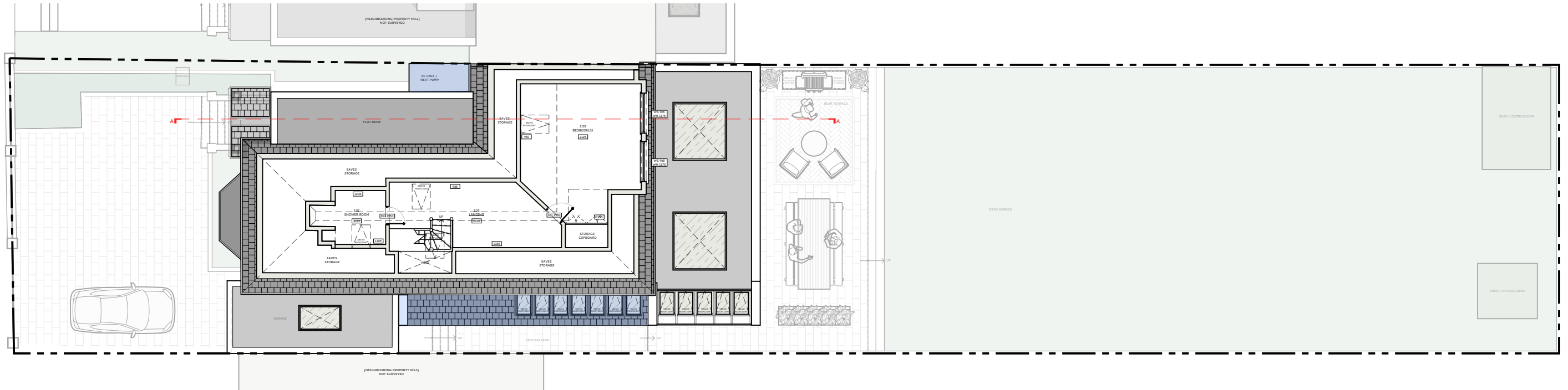
4.1 DESIGN DEVELOPMENT DRAWINGS



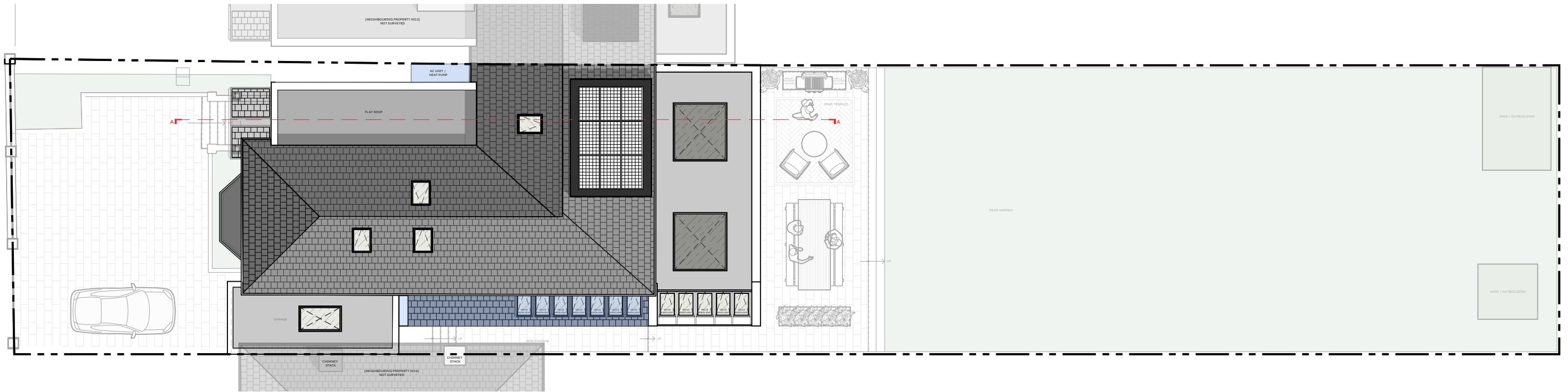
PROPOSED GROUND FLOOR PLAN (NOT TO SCALE)



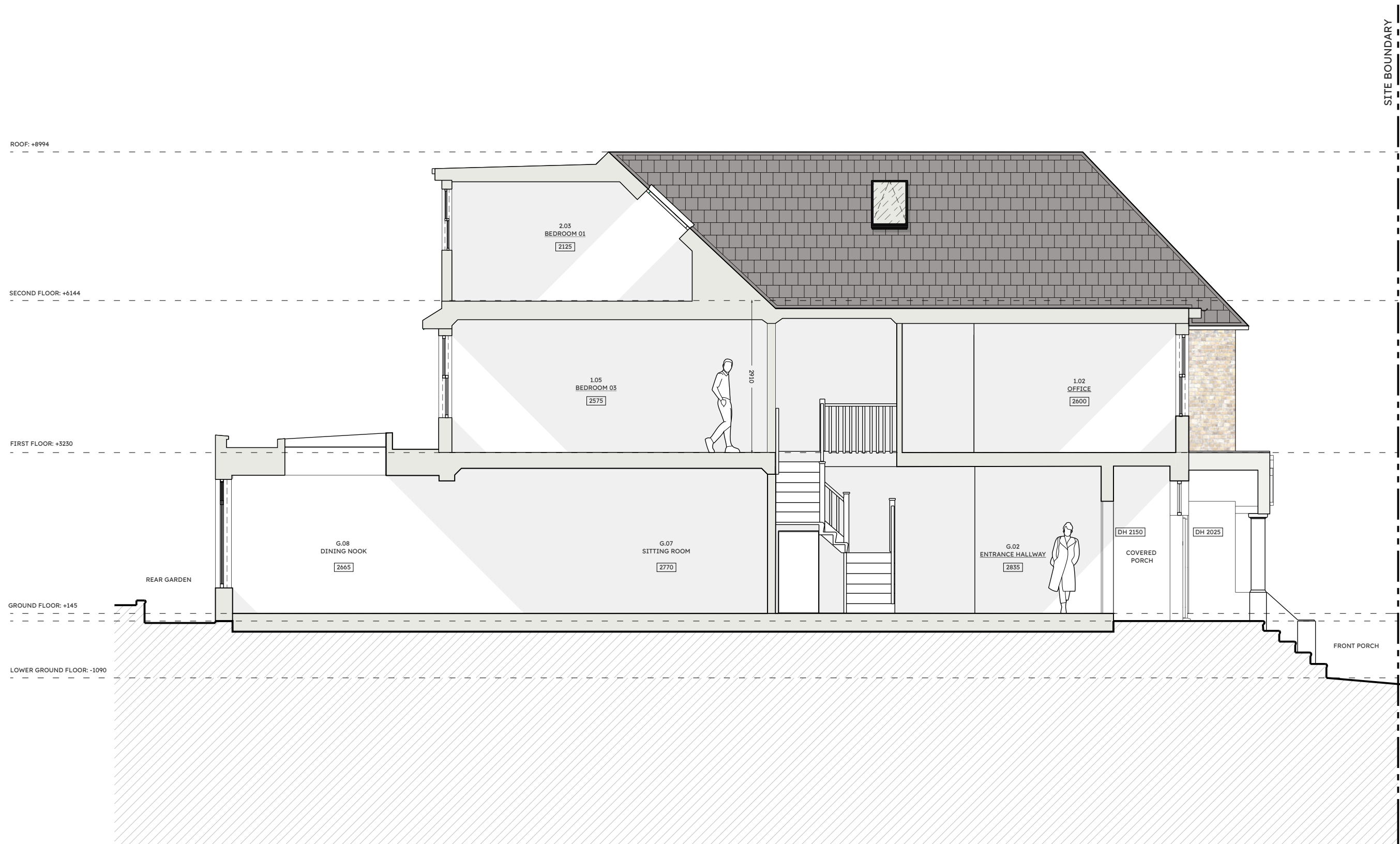
PROPOSED FIRST FLOOR PLAN (NOT TO SCALE)



PROPOSED SECOND FLOOR PLAN (NOT TO SCALE)



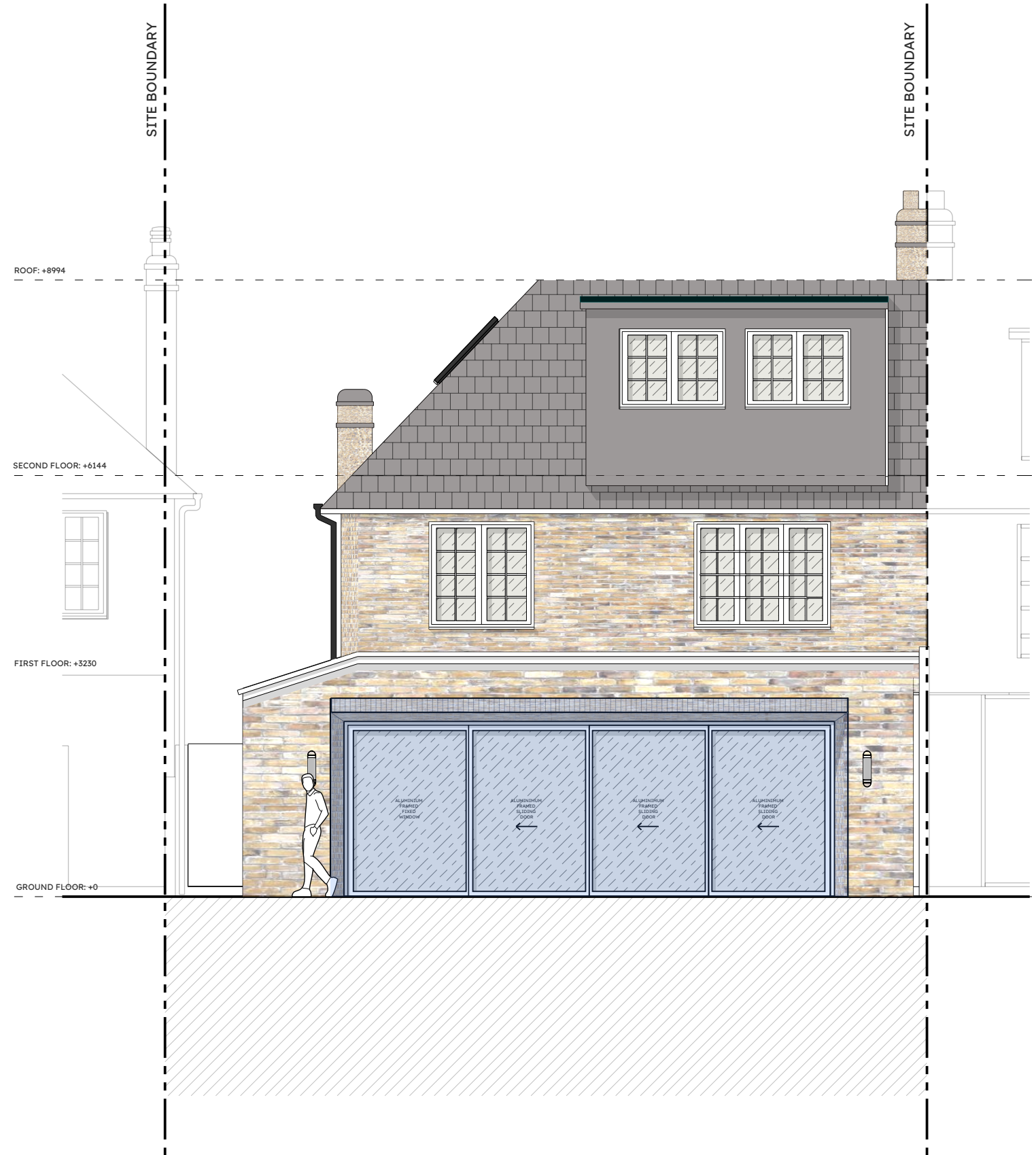
PROPOSED ROOF FLOOR PLAN (NOT TO SCALE)



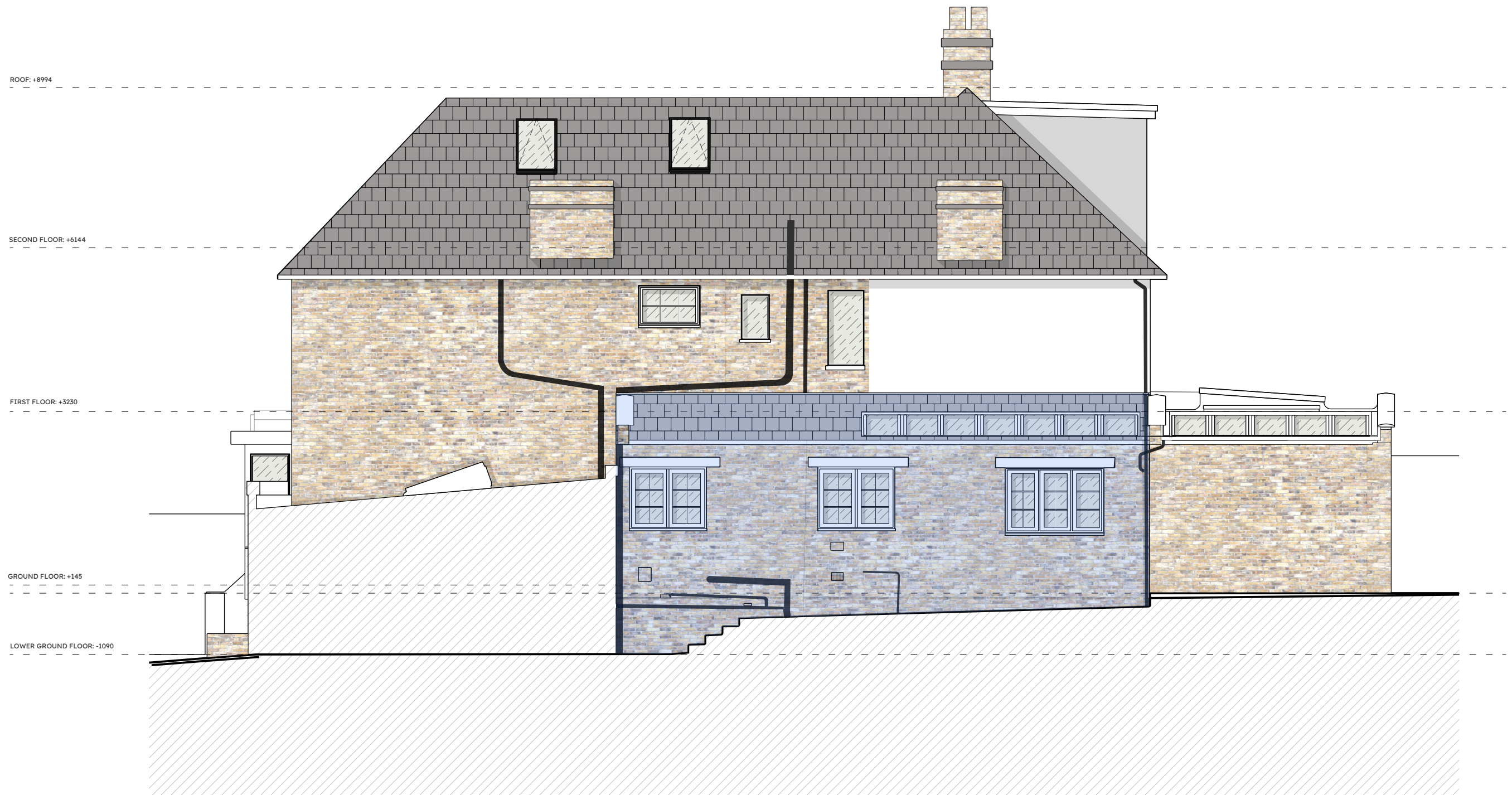
PROPOSED SECTION A-A (NOT TO SCALE)



PROPOSED FRONT ELEVATION (NOT TO SCALE)



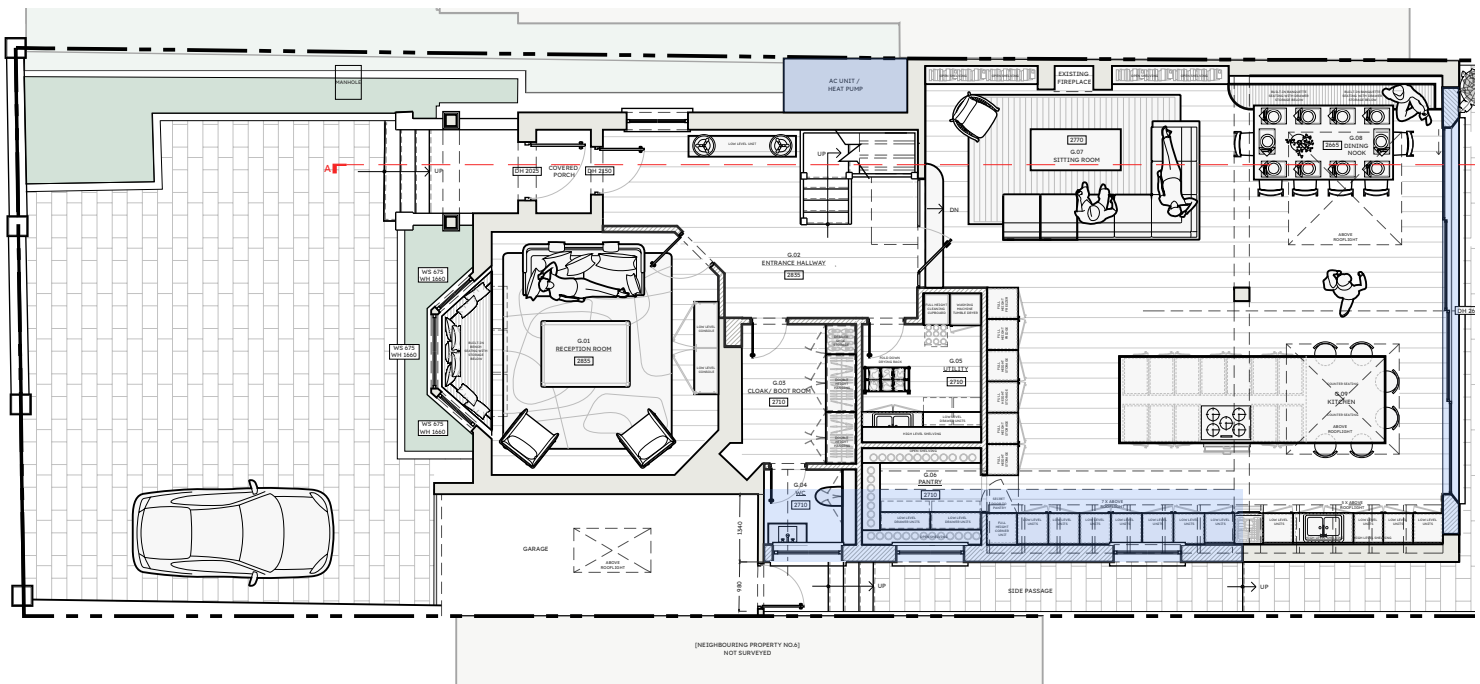
PROPOSED REAR ELEVATION (NOT TO SCALE)



PROPOSED SIDE ELEVATION (NOT TO SCALE)

5.0 REGULATORY FRAMEWORK

5.1 COMPLIANCE



NEW BUILD CONSTRUCTION

The proposed side extension will extend the existing side projection by approximately 1.44m, following the established building line of the existing extension to provide additional floor area to the kitchen and adjoining internal spaces. The extension has been designed to appear as a subordinate and visually cohesive addition to the host dwelling, matching existing materials, detailing and datum lines so that it reads as a continuation of the existing built form rather than a distinct addition.

Positioned to the side of the property, the extension will be hardly visible within the streetscene as viewed from View Road, ensuring that the established architectural rhythm and character of the terrace is preserved. The proposed works are sympathetic in scale, form and materiality to the existing dwelling and the wider terrace, with matching materials and detailing ensuring the addition is proportionate and subordinate to the original building.

The proposal complies with Policy DM1 and DM12 of the Haringey Development Management DPD, including residential extensions - are required to be of a high design quality, respecting the prevailing scale, form and building lines of the host property and surrounding context. By following the existing building line and matching the scale and character of the current extension, the proposal accords with this policy and results in no adverse impact on the character of the dwelling, the terrace, or the streetscene.



POLICY DM12: HOUSING DESIGN AND QUALITY

- A All new housing and residential extensions must be of a high quality, taking account of the privacy and amenity of neighbouring uses (see Policy DM1) and are required to meet or exceed the minimum internal and external space standards of the London Plan and the Mayor's Housing SPG.
- B Ground floor family housing should provide access to private garden/amenity space, and family housing on upper floors should have access to a balcony and/or terrace, subject to acceptable amenity, privacy and design considerations, or to shared amenity space and children's play space.
- C In areas of especially poor residential environmental quality, development proposals should seek to include enhanced provision of green infrastructure, including the quantity and quality of landscaped areas, tree provision and, where the site allows, the provision of additional open space.
- D Mixed tenure residential development proposals must be designed to be 'tenure blind' to ensure homes across tenures are indistinguishable from one another in terms of quality of design, space standards and building materials.

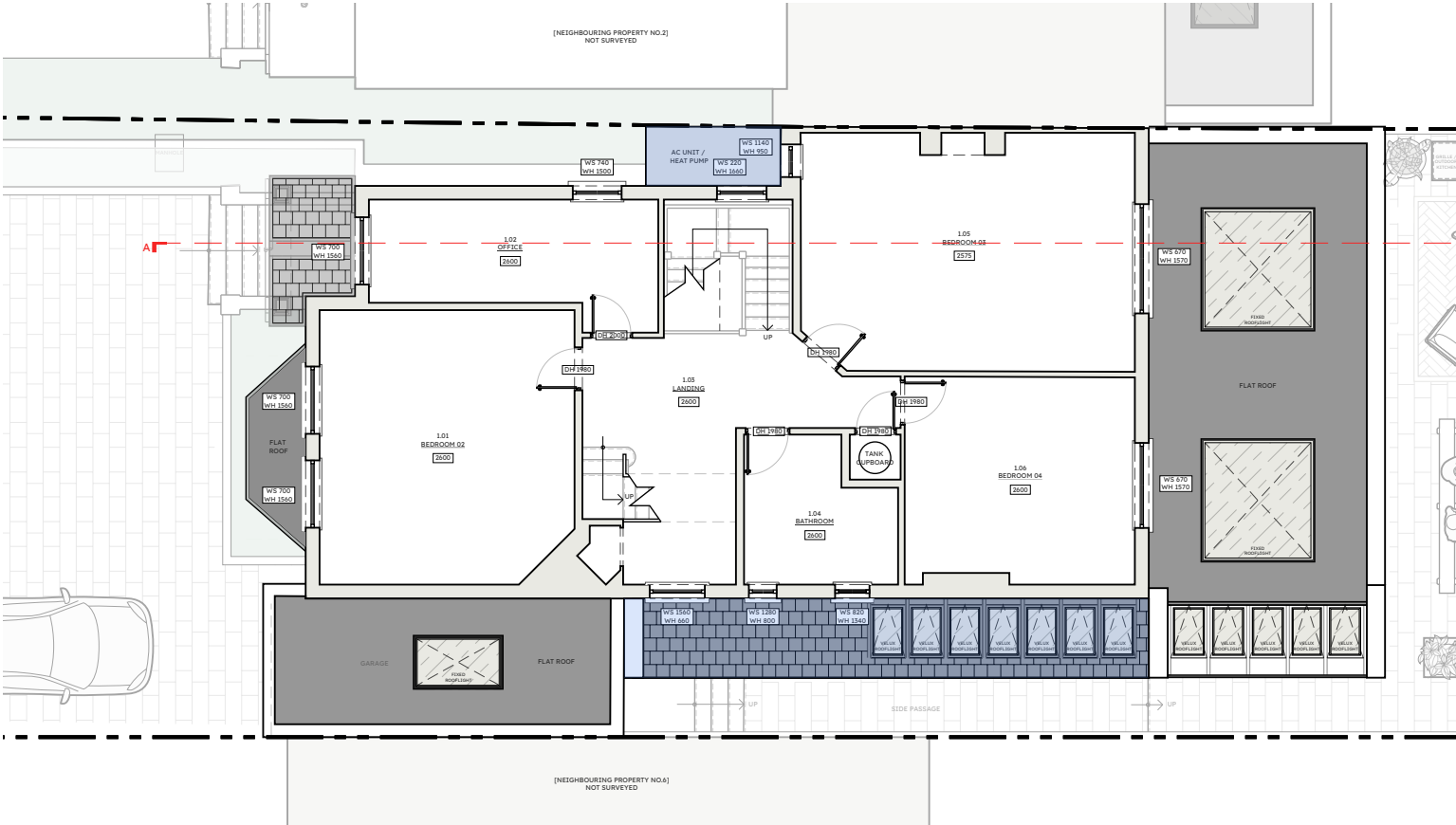
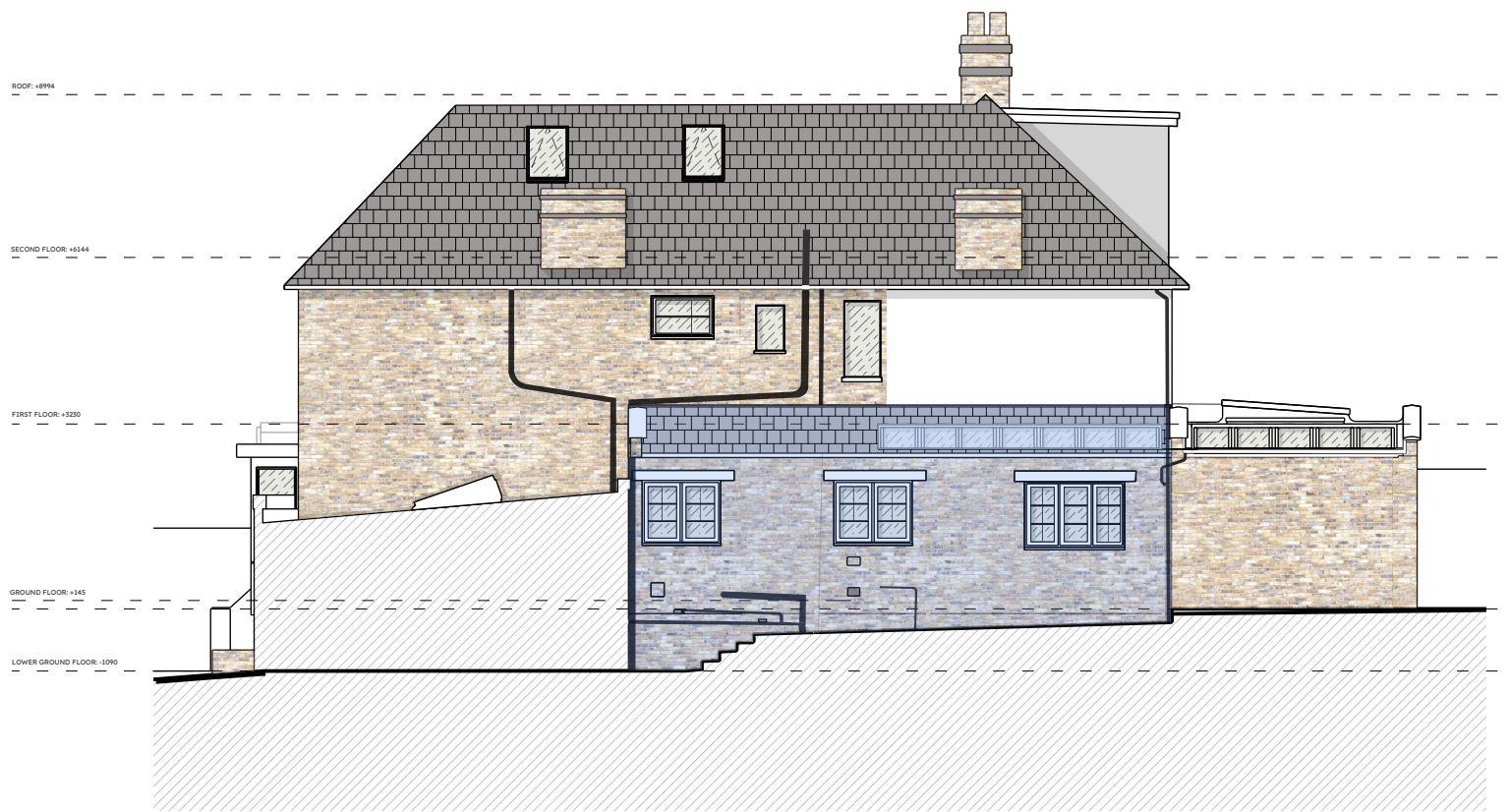
Residential Extensions

- 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, including external features such as chimneys, and porches. 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.
- G Proposals for residential extensions should have regard to the Council's relevant Supplementary Planning Documents, where appropriate, including the South Tottenham House Extensions SPD.

POLICY DM12 - HOUSING DESIGN AND QUALITY
HARINGEY LOCAL PLAN - DEVELOPMENT MANAGEMENT

New rooflights are proposed on the roof of the new side extension, matching the existing rooflights in size, pitch, design and materials, and positioned along the length of the kitchen only. Together, these changes are designed to significantly improve natural daylight and ventilation to the kitchen, while maintaining a consistent and legible pattern of fenestration across the elevation and roof.

Policy DM1 of the Haringey Development Management DPD requires development to achieve a high standard of design, respecting the character of the host building, and to protect the amenity of neighbouring occupiers, including maintaining an appropriate degree of privacy. The ground floor windows face the flank wall of No. 6 View Road, within the gap between the two detached properties; there are no window openings in this section of the neighbouring wall. The proposed windows are set approximately 2.4m from this boundary, and an existing 3m high trellis along the boundary further restricts any direct outlook between the two properties. On this basis, the proposal would not result in any material loss of privacy or overlooking to No. 6 View Road, and the design of both the windows and rooflights accords with Policy DM1.



NEW BUILD CONSTRUCTION

**POLICY DM1:
DELIVERING HIGH
QUALITY DESIGN**

Haringey Development Charter

- A** All new development and changes of use must achieve a high standard of design and contribute to the distinctive character and amenity of the local area. The Council will support design-led development proposals which meet the following criteria:
- a Relate positively to neighbouring structures, new or old, to create a harmonious whole;
 - b Make a positive contribution to a place, improving the character and quality of an area;
 - c Confidently address feedback from local consultation;
 - d Demonstrate how the quality of the development will be secured when it is built; and
 - e Are inclusive and incorporate sustainable design and construction principles.

Design Standards

Character of development

- B** Development proposals should relate positively to their locality, having regard to:
- a Building heights;
 - b Form, scale & massing prevailing around the site;
 - c Urban grain, and the framework of routes and spaces connecting locally and more widely;
 - d Maintaining a sense of enclosure and, where appropriate, following existing building lines;
 - e Rhythm of any neighbouring or local regular plot and building widths;
 - f Active, lively frontages to the public realm; and
 - g Distinctive local architectural styles, detailing and materials.

POLICY DM1 - DELIVERING HIGH QUALITY DESIGN -
HARINGEY LOCAL PLAN - DEVELOPMENT MANAGEMENT

6.0 SUMMARY

6.1 CONCLUSIONS

In conclusion, we consider the proposed works at 4 View Road to have been thoughtfully designed with full regard to the Highgate Conservation Area and the character of the surrounding area. It is considered to respect the scale, form and materiality of the host dwelling and its context.

The proposal would allow the occupants to adapt the property to suit modern day living, improving its functionality and environmental performance, while remaining sensitive to the building's existing character and the impact of new construction on the surrounding area.

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