

M U L

DESIGN, ACCESS & HERITAGE STATEMENT

REFURBISHMENT AT 19 HOLMESDALE ROAD

DATE	26036-A30-001-P1
07 October 2026	RIBA Stage 3 – Design, Access and Heritage Statement

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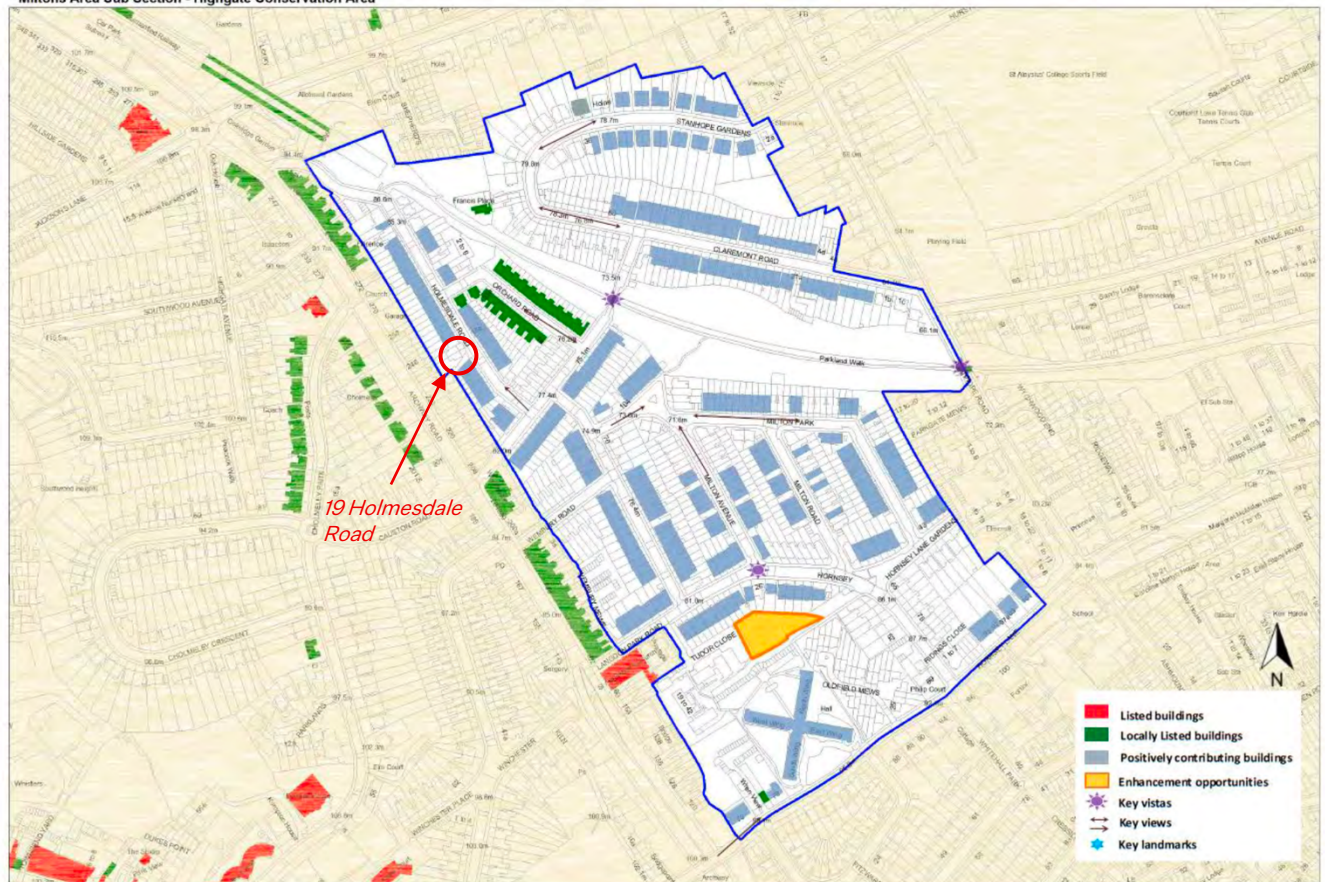
1 INTRODUCTION

- 1.1. This application is for a householder planning application seeking approval for the external refurbishment of an existing single family semi-detached dwelling at 19 Holmesdale Road, London, N6 5TH. The property is located within the Highgate Conservation Area, in the London Borough of Haringey.

2 PROJECT TEAM

- 2.1. The applicants Emma and Sergio Cardoso have employed Mulroy Architects as the Lead Consultant & Architect for the project.
- 2.2. Mulroy Architects are a locally based practice with meaningful experience working with residential projects across North London, including within Haringey. Mulroy Architects have previously been involved in a number of successfully consented applications within the near vicinity, including projects along Stanhope Gardens, Highfields Grove, North Hill and Talbot Road.

Miltons Area Sub Section - Highgate Conservation Area



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3.1.

The Highgate Conservation Area, designated in 1967 and gradually expanded to its current boundary by 1994. The application sits within Sub-Area 4: The Miltons. The general character of the area consists of tight suburban streets in grid-like patterns. The street scene consists of stepped terraces in mainly late Victorian and early Edwardian style giving the area a cohesive character. The terraces have slated roofs, predominantly in red facing brickwork or stock facing brick work, gable bargeboards.

3.2.

The property forms part of a coherent residential streetscape characterised by late Victorian and Edwardian housing, with buildings generally constructed in traditional London brick, featuring pitched slate roofs, projecting bay windows, decorative brick detailing, timber joinery and a strong vertical rhythm to the façades. These elements contribute positively to the established character and appearance of the Conservation Area.



Aerial view from the front – Property outlined in red

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| 3.3. | The houses located on Holmesdale Road is understood to date from the late nineteenth or early twentieth century and displays many of the architectural characteristics typical of the period. Whilst certain elements of the building have been altered over time, including the replacement of some original materials with modern alternatives, the house continues to make a positive contribution to the character and appearance of the Conservation Area. |
| 3.4. | The proposals seek to sensitively improve the functionality, environmental performance and long-term sustainability of the property whilst preserving and enhancing its architectural character. Particular emphasis has been placed on retaining and reinstating traditional materials where appropriate, improving the connection to the rear garden and ensuring that all external alterations respond positively to the special character and appearance of the Highgate Conservation Area, and in particular the residential qualities of the Miltons Sub-Area. |
| 3.5. | 19 Holmesdale Road is a semi detached home which sits on a street that mainly consists of terraced housing. It sits towards the south side of the street and is symmetrically paired with no. 21 Holmesdale Road. |
| 3.6. | The rear of the property boasts a sizable garden with substantial foliage to the south boundary, shielding views to the homes behind. A single-storey rear extension was approved in 2000 and subsequently constructed, being a full width extension beyond the outrigger of the house. |



View from front drive



View of rear elevation

4	APPLICANT'S BRIEF
4.1.	The proposals have been developed in response to the applicant's desire to create a more functional and connected family home whilst preserving the character and architectural qualities of the existing property.
4.2.	The brief seeks to improve the overall flow and usability of the house by creating a clearer relationship between the principal living spaces and the rear garden. A key objective is the formation of a more open and connected kitchen, dining and living environment capable of supporting contemporary family life, entertaining and day-to-day activities.
4.3.	The applicants wish to maximise natural light throughout the property and strengthen the visual and physical connection to the garden through carefully considered openings and improved views.
4.4.	In addition to improving the internal functionality of the dwelling, the brief places importance on retaining the property's period character and architectural integrity. Where elements of the building have been altered using unsympathetic modern materials, opportunities have been identified to reinstate more traditional materials and detailing that better reflect the original character of the house and contribute positively to the appearance of the Highgate Conservation Area.
4.5.	The brief further seeks to improve the environmental performance, comfort and long-term sustainability of the dwelling through targeted upgrades to the building fabric and services, whilst ensuring that any alterations remain sensitive to the significance of the existing building and its historic setting.

5	DESIGN PROPOSAL & AMENITY
5.1.	Design Proposal The proposed scheme comprises the replacement of selected windows together with alterations to the window and door openings of the existing rear extension. The primary intervention is the reconfiguration of the ground floor to create a more open and connected arrangement between the kitchen, dining and living spaces, improving circulation and strengthening the relationship with the rear garden, which requires adjustments to the current window/door openings in the existing extension. External alterations are limited and include the replacement of windows and doors together with the reinstatement of more appropriate traditional materials where opportunities exist such as including the reinstatement of a traditional timber fascia and decorative finial detailing to the front elevation. Overall, the proposal represents a sensitive refurbishment that adapts the property for contemporary family living while preserving its architectural significance and historic setting. No extensions or increases in built footprint are proposed as part of this application.
5.2.	Materials The proposed materials has been selected to respect the age and character of the property whilst improving it's long term durability and performance and even to compliment those of the existing building. Where replacement windows are proposed, these will comprise painted timber double glazed units designed to match the existing timber framed windows. The existing uPVC fascia board to the front elevation will be removed a replaced with a painted timber fascia, reinstating a more appropriate sympathetic material of its period. The adjusted openings to the extension of the rear elevation, including the kitchen window and garden doors, will be formed in powder-coated aluminium to provide slim sightlines and a contemporary appearance while remaining subservient to the existing building.
5.3.	Amenity The proposals have been designed to preserve the amenity of neighbouring properties. The works are predominantly internal in nature, with limited external alterations that will not materially affect privacy, outlook, daylight or sunlight. The scheme will improve the quality of accommodation for the occupants through enhanced internal circulation, increased natural light and a stronger connection between the principal living spaces and the rear garden.

6	PLANNING POLICY
6.1.	Planning Policy - This proposal has been developed in line with local and national planning policy and guidance, including; - NPPF - The London Plan - Haringey Local Plan: Strategic Policies - Haringey Development Management DPD - Highgate Neighbourhood Plan - Highgate Character Appraisal & Management Plan Special consideration has been placed on policies in the Strategic Policies and DPD relating to conservation areas.
7	PLANNING HISTORY & PRECEDENT
7.1.	Precedents - A review of recent planning permissions within Holmesdale Road demonstrates an established precedent for residential alterations, including rear extensions, replacement windows and the introduction of large glazed openings to rear elevations. The following are just a few precedents of this. 59 Holmesdale Road – HGY/2022/1686 & HGY/2023/1533. Approved - 2023 Permission was granted for ground floor rear and side infill extensions, including the installation of large sliding doors to the rear elevation. 22 Holmesdale Road – HGY/2021/2697 Approved – November 2021 Permission was granted for a rear extension incorporating sliding doors and replacement timber windows.
7.2.	Planning History - A review of the planning history for 19 Holmesdale Road identifies one relevant planning permission relating to the property: 19 Holmesdale Road – HGY/1999/1679 Approved – 1999 Permission was granted for the erection of a single-storey rear extension with pitched roof over. The extension approved under this application forms the existing rear extension to the property. The current proposals do not seek to extend the building further but instead focus on the refurbishment and reconfiguration of the existing dwelling, together with the replacement of windows and doors and the enhancement of the relationship between the house and rear garden.

8	SUSTAINABLE DESIGN & CONSTRUCTION
8.1.	The proposal adopts a fabric-first approach to improve the environmental performance of the dwelling whilst retaining its architectural character. Existing building fabric is retained wherever possible, reducing embodied carbon and construction waste.
8.2.	The scheme includes the installation of high-performance double-glazed windows, targeted insulation upgrades and energy-efficient building components to improve thermal comfort and reduce energy demand.
8.3.	The existing dwelling has an Energy Performance Certificate (EPC) rating of D, with a score of 58. The proposed refurbishment includes targeted fabric and glazing upgrades to improve thermal performance, energy efficiency and occupant comfort.
9	ACCESS, REFUSE, WASTE & PARKING PROVISION
9.1.	Access - The access route and levels into the property from the street will remain unchanged from the existing condition.
9.2.	Parking - The existing parking arrangements will remain unchanged.
9.3.	Refuse – No changes to existing arrangement
9.4.	Waste – All soil and waster will discharge via the existing combined mains sewage connection as per the existing condition.