



Flat 2, 9 Langdon Park Road

Design, Access and Heritage Statement

November - 2023

Project details

**Client property address:**

Flat 2, 9 Langdon Park Road
London
N6 5PS

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Introduction & context

Description of proposed works

Proposed erection of 1.7m, opaque outer-facing balustrade on existing flat roof outside Flat 2 serving as a balcony/roof terrace space. 1.1m opaque balustrade within inside area. Addition of single door for access and all associated works at Flat 2, 9 Langdon Park Road, London N6 5PS.

Introduction

Resi has prepared this Design, Access and Heritage Statement on behalf of the applicant. It has been produced to support a planning application for a proposed development at Flat 2, 9 Langdon Park Road.

The purpose of this document is to ensure that the Local Planning Authority has a proper understanding of the proposed work.

Character of the area

9 Langdon Park Road is an early Edwardian mid-terraced house.

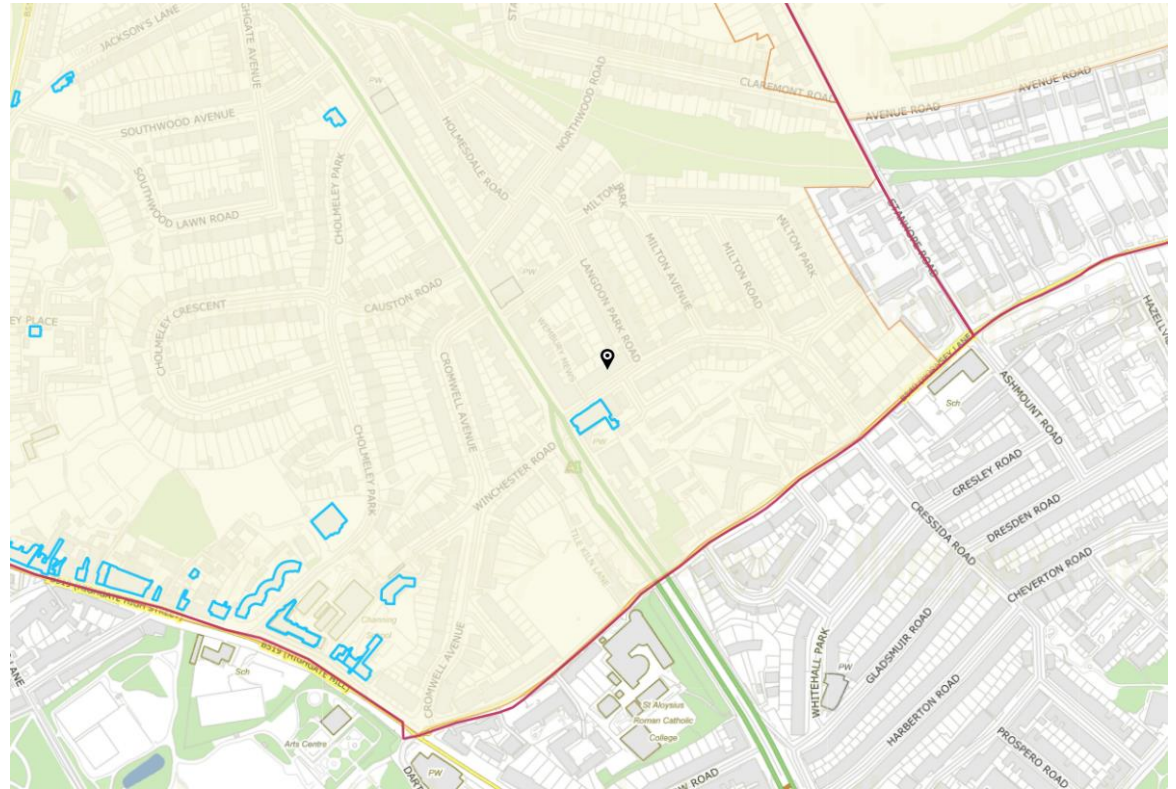
The building is situated in the Highgate Conservation Area; it is not of listed status. The house is typical of many of the properties along Langdon Park Road, however this section has a rendered finish.

Site analysis

2.1 Conservation area map and listed buildings

Flat 2, 9 Langdon Park Road:

- Not a listed building
- Located within Highgate Conservation Area.



Site analysis

2.2 Site location plan



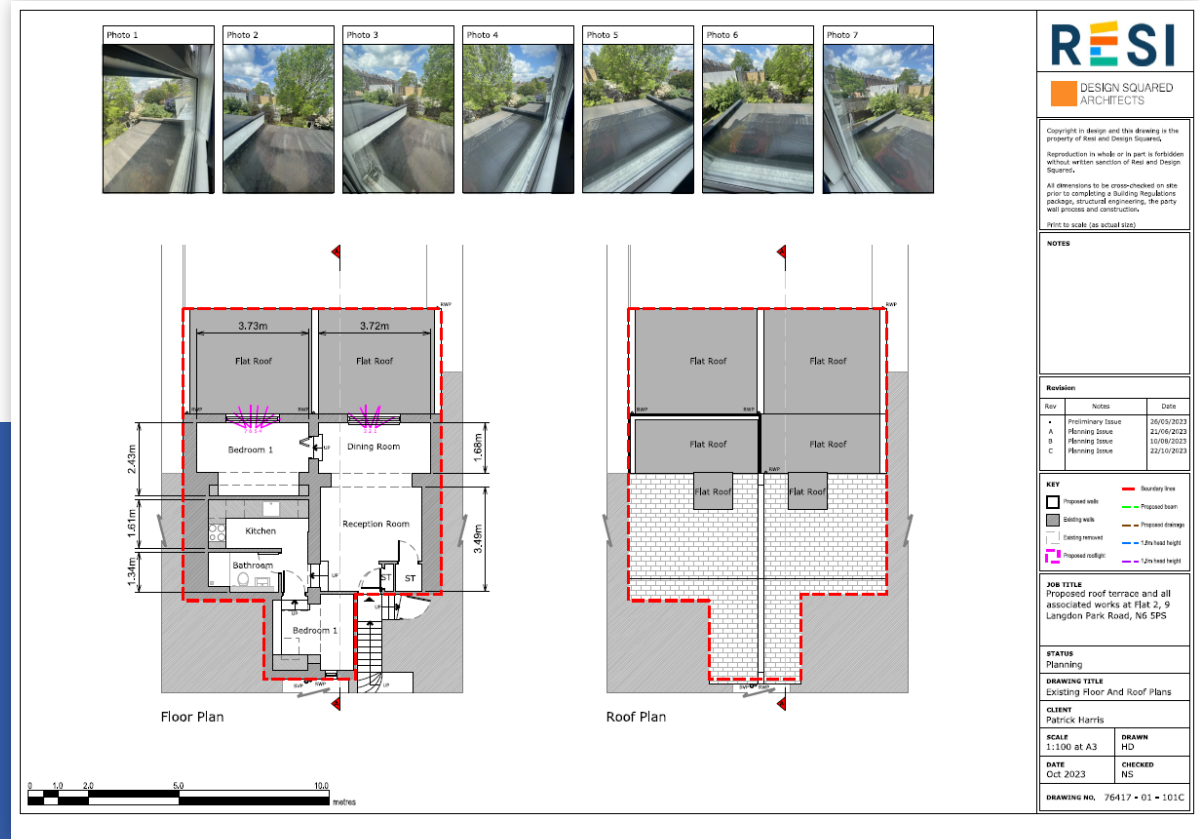
Site analysis

2.3 Site view



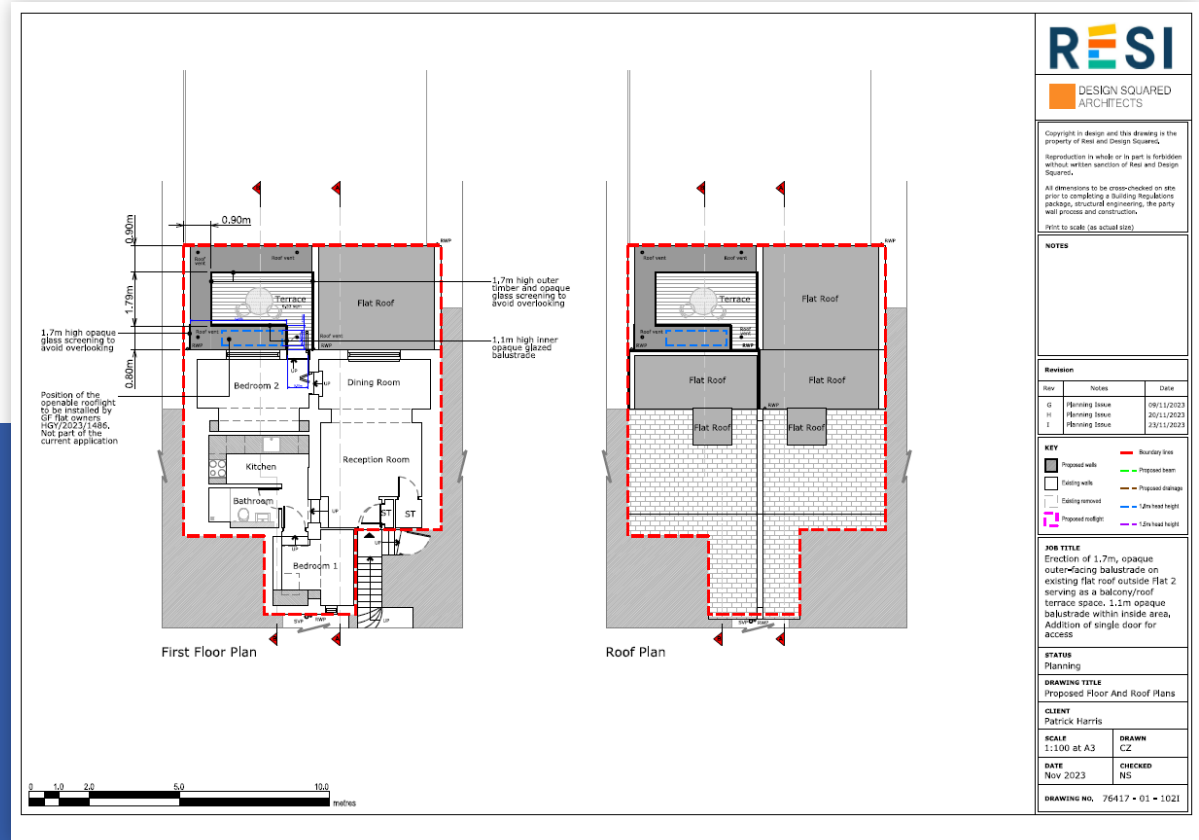
Site analysis

2.4 Existing plans



Site analysis

2.5 Proposed plans



Site analysis

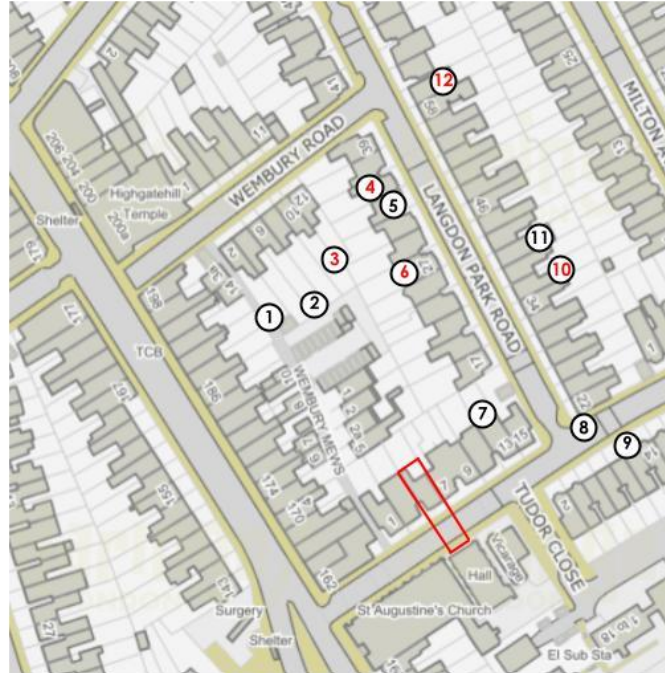
2.6 Local context



Site analysis

2.6 Local context

Neighbouring properties -
Evidence of approved roof
terraces locally, and within the
Conservation Area.



Photographs taken from No. 36 Langdon Park Road demonstrating existing roof terraces



No. 17 Langdon Park Road



No. 7 Langdon Park Road



Nos. 6 and 8 Langdon Park Road

- 1) 6 Wembley Road
- 2) 8 Wembley Road - possible HGY/2000/1307
- 3) 10c Wembury Road - HGY/2013/0717
- 4) 39A Langdon Park Road - HGY/2012/0069
- 5) 37 Langdon Park Road - possible OLD/1977/0584
- 6) 33 Langdon Park Road - HGY/2008/0115
- 7) 17 Langdon Park Road - possible OLD/1975/0569
- 8) 22 Langdon Park Road - possible OLD/1983/0749
- 9) 22 Langdon Park Road - possible OLD/1983/0749
- 10) 36 Langdon Park Road - HGY/1997/1223
- 11) 40 Langdon Park Road - HGY/2014/2485
- 12) 60 Langdon Park Road - HGY/2008/1169

General arrangement drawings

3.1 Plans, notes & considerations

Plans

Proposed erection of 1.7m, opaque outer-facing balustrade on existing flat roof outside Flat 2 serving as a balcony/roof terrace space. 1.1m opaque balustrade within inside area. Addition of single door for access and all associated works at Flat 2, 9 Langdon Park Road, London N6 5PS.

The proposed development has been designed in line with the with Haringey Council's planning document.

Notes

This house, along with the adjacent property (7 Langdon Park Road) was subdivided into several units (No. 7 was recently amalgamated into 1 property in 2021). Flat 2, 9 Langdon Park Road is a 2-bedroom first floor flat. The share of freehold for these properties is managed by multiple owners of 7 and 9 Langdon Park Road via a limited company with a provisional majority approval existing for this project, which aligns with the relevant Articles of Association that govern how the property is managed.

This proposal is at the rear of the property with no physical change to the front elevation. The proposal will visually enhance the rear by obscuring the current facade which is an unattractive cladding. The height of the balustrade will eliminate the current outlook from the inside of Flat 2, additionally meaning greater privacy for all neighbours. Sound insulation is of key consideration and the design of the terrace will have this as a key priority to ensure minimal sound impact for Flat 9A Langdon Park Road.

General arrangement drawings

3.1 Plans, notes & considerations

The Proposal

This application seeks planning permission for the installation of a small balcony/roof terrace to the existing ground floor extension of Flat 9a, 9 Langdon Park Road for the use by the residence of Flat 2, 9 Langdon Park Road. Currently Flat 2 does not have access to a garden or a private outdoor space and the addition of a roof terrace will provide the flat with a small outdoor/amenity space 6.53 sqm, suitable for use as a potting area and to enable growing plants, such as tomatoes and salad leaves etc. The outdoor space will be accessed via a single door.

An application was previously submitted to Haringey Council (HGY 2023 1896) with a larger size terrace and use of frosted glass for two entire sides.

Upon receiving feedback from the Planning Officer, the application was withdrawn, and the design has been modified (with balustrades now brought inwards nearly a metre from the edge) so it addresses any 'boxing in' concerns, maintains the same privacy features discussed with direct neighbours who were supportive based on these conditions (1.7m height above flooring non-transparent (opaque) balustrade), and also addresses all concerns raised by the Planning Officer.

Flat 2 is within a share of freehold with a total of five shareholders, being the surrounding properties. This proposal is supported by all owners within the freehold except for one. This neighbour that has not confirmed approval had a similar application approved a few years ago at a time when they also had no outdoor space (HGY 2017 3485). The design of the terrace in this current application is of a subordinate size and is more considerate of privacy than terraces noted in the area (balustrade height is 1.7m tall from the floor and non-transparent along all edges offering no outlook).

General arrangement drawings

3.1 Plans, notes & considerations

Considerations

Access

The proposal is to provide an outdoor space and will not provide accommodation, therefore has no detrimental effect on access to the site or building itself.

Overlook and privacy

The terrace will not overlook any neighbours due to the referenced 1.7m non-transparent (opaque) balustrade which was added based on amicable conversations with neighbours in proximity. Surrounding properties are also screened by several large mature trees.

Precedents

This type of roof terrace is common to the area and many surrounding properties along Langdon Park Road and Wembury Road feature single and double storey extensions with roof terraces. A search of Haringey planning applications highlights that several of these have been granted permission, including the above-mentioned terraces. We've also noted that another property that was consulted with for the initial application (although not that close to us) also has a roof terrace (17 Langdon Park Road). Note also aforementioned application HGY 2017 3485.

General arrangement drawings

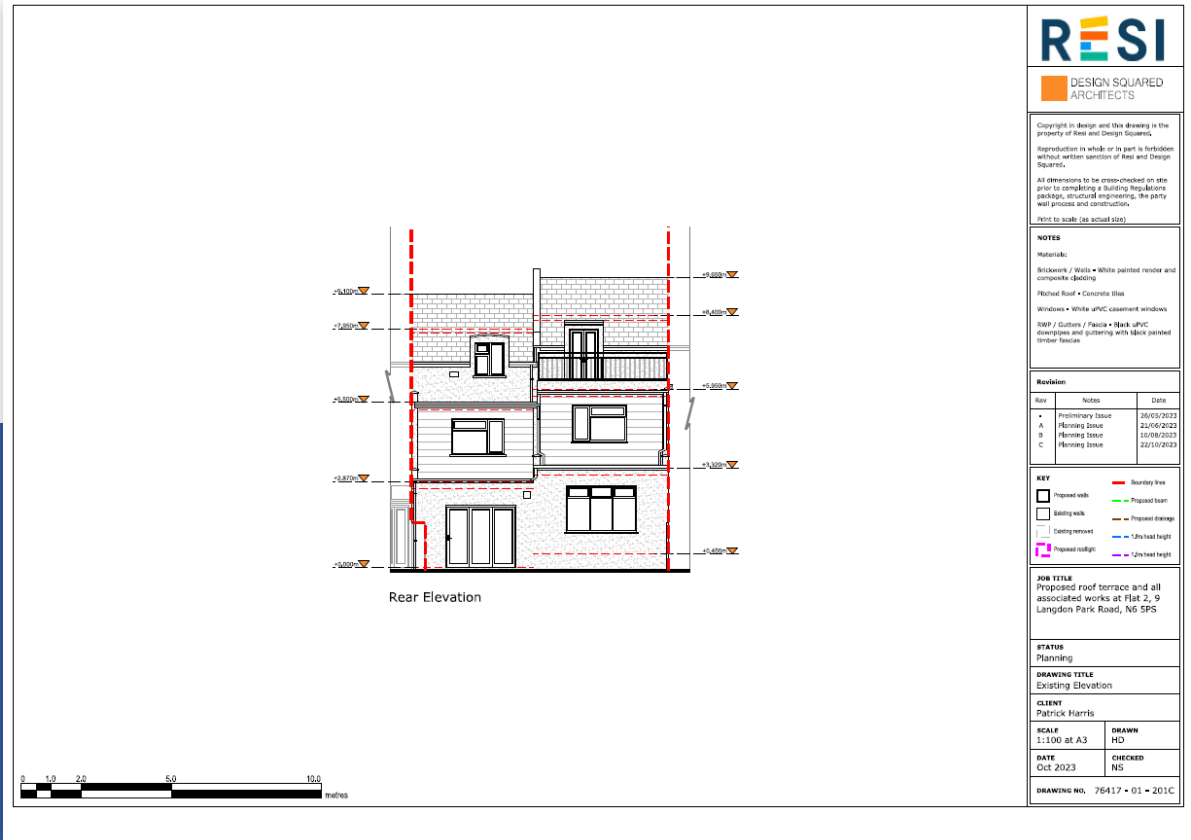
3.2 Existing materials

Materials:

Brickwork/Walls – White painted render and composite cladding

Pitched Roof - Concrete tiles

Windows – White uPVC casement windows



General arrangement drawings

3.3 Proposed materials

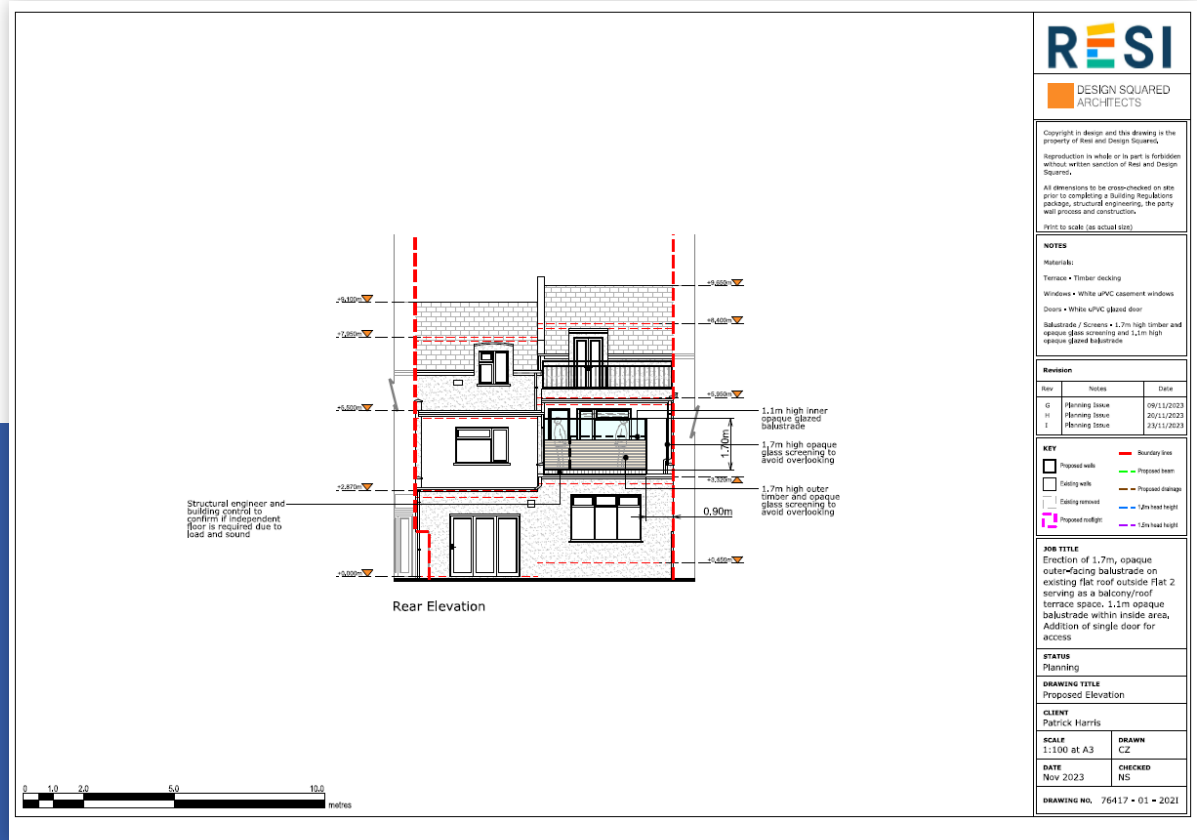
Materials:

Terrace – Timber decking

Windows – White uPVC casement

Doors – White uPVC glazed door

Balustrade / Screens – 1.7m high timber and opaque glass screening and 1.1m high opaque glazed balustrade



Our conclusion

4.0

Our proposal at Flat 2, 9 Langford Park Road will improve the use of the property, improving the living conditions for both us and future occupants with the addition of external amenity space

We believe the proposal complements the building and is in context. It does not affect the streetscape. The plans utilise the site to its full potential without any adverse effects upon the neighbours or the area and vastly improves the character and functionality of the existing building.

The design has been carefully outlined to comply with all planning guidelines, and according to local supplementary planning documentation for the design.

All materials to be of a high quality and durable, so the aging of the materials integrates with the existing building, creating a positive impact on the surrounding landscape.

Overall, the proposal will have minimal impact to the building and its surroundings.