

5.0 Design and Access Statement

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Introduction

The following document is a Householder Planning Application for the introduction of a rear dormer window and rooflights at 43 Langdon Park Road, London, N6 5PT, to create usable loft space and improved natural lighting to the second floor, bringing light down into the stairwell and bathroom.

Relevant Planning Policy

Relevant policy documents and key policies used for guidance in producing this proposal include:

Haringey's Development Management DPD 2017:
Policy DM1 Delivering High Quality Design
Policy DM2 Accessible and Safe Environments
Policy DH5 Roofs and Roofscape
Policy DM9 Management of the Historic Environment
Policy DM12 Housing Design and Quality
Policy DM21 Sustainable Design, Layout and Construction

Haringey's Strategic Policies DPD 2017:
Policy SP4 Working towards a Low Carbon Haringey
Policy SP11 Design
Policy SP12 Conservation

The London Plan 2021
National Planning Policy Framework 2021
Highgate character appraisal and management plan.

Application Site and Site Planning History

Dwellinghouse at 43 Langdon Park Road, London, N6 5PT

The existing building was built as a dwelling in the 1890's and remains largely unaltered externally. It was split into two flats in 1972 following permission HGY/1666/43/1 and had new fenestration installed not in keeping with the original.

In 2023 permission HGY/2023/1189 was obtained for the property to be reverted back to a single dwellinghouse and in December 2023 permission HGY/2023/2961 was obtained for a new single-storey rear extension, and reinstatement fenestration to match the original.

Conservation Area

The application site is part of the Miltons sub-area of the Highgate Conservation Area, in the London borough of Haringey. The property is not listed.

The surrounding area is residential in character, and of the other properties built to this design along Langdon Park Road, many have had rear dormer windows and rooflights added to allow for use of the attic space.

The proposal contained within this application follows the precedent of these similar alterations and recognises that the dormer and roof lights must respect the existing roof form, scale, design and materials, and be sympathetic to the character and appearance of the existing property as a heritage asset, its neighbours, and the Conservation Area.

Architectural Approach

The attic space is a large, currently unused space with no natural light; The dormer will allow this space to be fully utilised.

The staircase is enclosed within the centre of the building and only has a small amount of indirect natural light from the ground floor entrance; It would be improved by bringing natural light down in from above with the introduction of a rooflight, as frequently employed in Victorian and Edwardian homes. The second floor bathroom currently has no window; A small conservation rooflight would allow for natural light and ventilation to this space.

The proposal introduces a sensitive rear dormer addition, minimal in height and extent, and sympathetic in material choices, seeking to maintain the overall architectural quality of the building and contribute to the long-term improvement of the site and the area.

The dormer seeks to create a unified whole by balancing scale, form, position and massing with the existing roofscape, chimney stacks and existing dormer size, form and positioning, whilst ensuring natural light, additional floor space and ceiling height; It is set in from the chimney, set away from the existing dormer, set back from the eaves and is perpendicular in form to match the existing dormer.

Streetscape

Visibility of rooflights from the street at eye-level will be minimal. The rooflights will be set back on the main roof, partially hidden by perspective from that viewpoint, and partially obscured from view by the unique roof form which wraps around the front of the house hiding the main roof.

Materials and External Appearance

It is proposed to use high-quality materials and detailing, in keeping and visually similar with the existing building and adjacent properties, drawing reference from surrounding buildings and relevant reference projects.

It is proposed to use:

- Rheinzink cladding in colour to blend with existing roof
- Powder-coated aluminium windows to match cladding
- Side spout
- Conservation rooflights.



The project will aim to use local materials, crafts, and trades where possible and shall be constructed to a high standard of workmanship from durable materials to provide a long-term sustainable solution. All building materials shall be obtained from sustainable sources where possible and construction methods specified to minimise environmental impact.

5.2 Practice Profile



8 Wembury Mews, N6 5XJ (Haringey)



3 Langdon park Road, N6 5PS (Haringey)

Russell Jones Ltd is a London-based Architecture and Design Studio with over 30 years of experience in Residential Architecture in London.

The practice has undertaken numerous residential projects in Haringey and has completed a number of projects close to the application site which have been nominated for and won awards at a national and International level. The practice is currently involved with the redevelopment of Wembury Mews, 50 metres from the application site, and other residential projects in the borough.



5 Wembury Mews, N6 5XJ (Haringey)



Wembury Mews Garages, N6 5XJ (Haringey)



Blythwood Road, N4 4EX (Haringey) HGY/2021/2612

Credits

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