

Design and Access Statement
27 Talbot Road, N6 4QS

- 1.0 Introduction This application seeks joint planning consent for the extension and refurbishment of 27 Talbot Road and the refurbishment of 27A Talbot Road including a new access staircase to the front of the property.
- 2.0 Site The property lies within the Highgate Conservation Area, on the eastern side of Talbot Road. The general character of the immediate area is residential.
- 3.0 Planning history
- Planning Application - HGY/2020/0812- June 2020
Amalgamation of 27 and 27a Talbot Road to reinstate property as single dwelling house; associated removal of external access stairs and first floor access door on front/side elevations.
Planning approved
- Planning Appeal - AP-7390 - August 2018
Extension and excavation (to increase ceiling height) of existing basement to front and rear of house; Demolition and re-build of existing two storey rear outrigger; Erection of single storey rear extension; Alterations to front garden wall.
Appeal dismissed
- Planning Application - HGY/2018/0055 - March 2018
Extension and excavation (to increase ceiling height) of existing basement to front and rear of house; Demolition and re-build of existing two storey rear outrigger; Erection of single storey rear extension; Alterations to front garden wall.
Planning refused



Proposed rear elevation, retaining the existing outrigger and replacing the lean-to extension with a stone pavilion

4.0 Planning policy

Design and Character
DPD Policy DM1 ‘Delivering High Quality Design’
DPD Policy DM12 ‘Housing Design and Quality’
Local Plan (2017) Policy SP11
The Highgate Neighbourhood Plan (2017)

Impact on neighbouring amenity
London Plan Policy D6
DPD Policy DM1 ‘Delivering High Quality Design’

5.0 Heritage statement

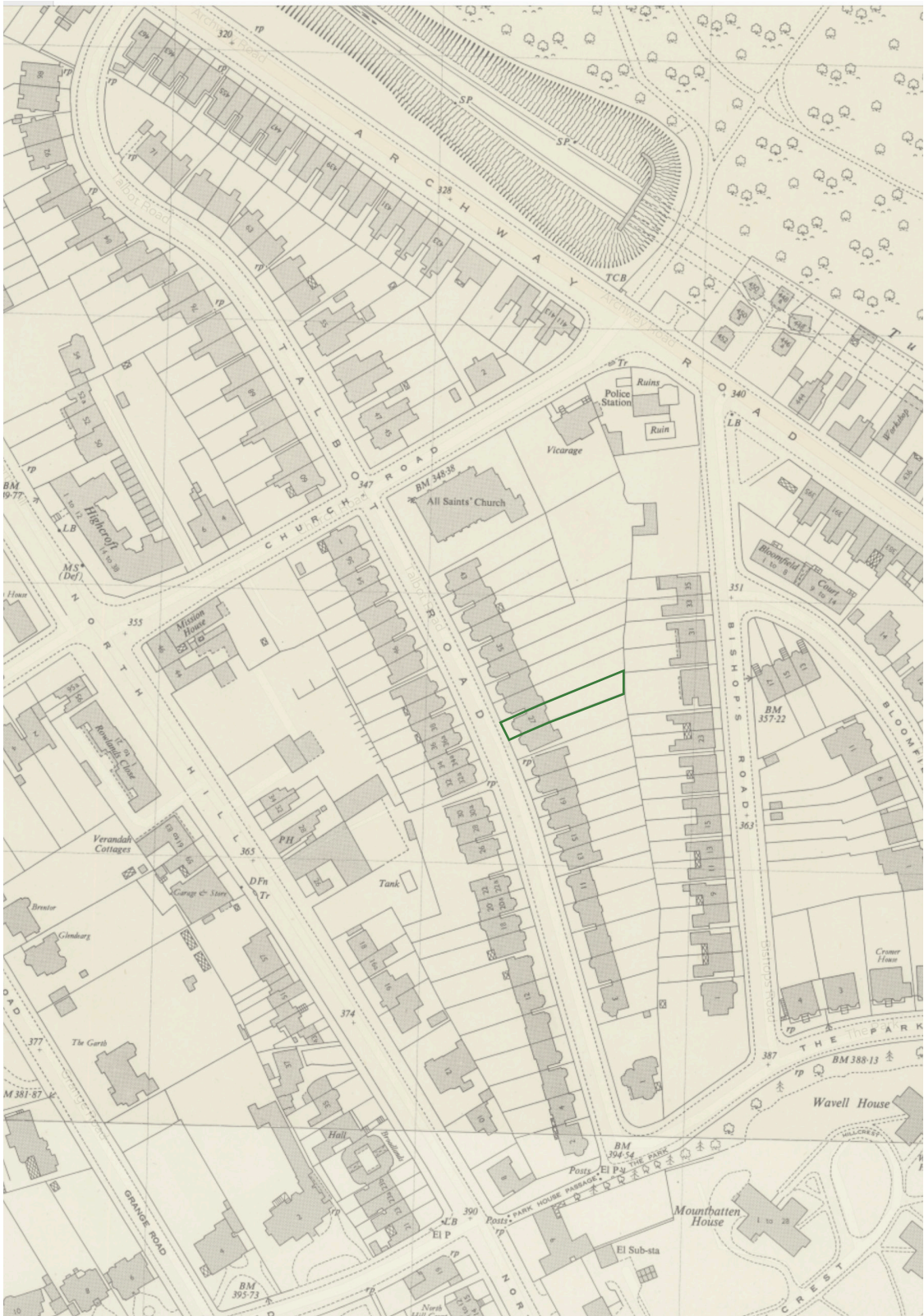
Talbot Road is situated in Highgate, a suburban district within the Borough of Haringey, London. The area is characterized by predominantly Edwardian red brick parades of residential homes, apartments, and shops.

Number 27 Talbot Road is a red brick terrace dwelling featuring a tall mansard roof, wide dormers, and decorative plasterwork on the front facade. The building has been divided into two homes, an arrangement we are seeking to maintain but alter.

The property is located within the Highgate Conservation Area, though it is not a listed structure. It falls within Sub-area 3 - Archway of the conservation area, distinguished by 2-3 storey substantial houses, typically terraced or semi-detached, constructed in red brick with bay windows and red clay tiled roofs. Architectural details encompass porches, stuccoed parapets, rendered quoins, string courses, door chasing, and decorated ridge tiles.

Talbot Road consists primarily of substantial 2 or 3-storey Edwardian houses, usually with five or more bedrooms. These houses are predominantly constructed using red brick, with white window and door surrounds. They are arranged in small terraces or semi-detached configurations, featuring front gardens enclosed by low walls or fences.

According to the Highgate Conservation Area’s Character Appraisal and Management Plan, Talbot Road was originally developed on Church Commissioner land between 1905 and 1908. The houses in this area exhibit a non-uniform architectural style, showcasing individual design features chosen by the original purchasers, including the presence of gable windows in the roof space. This architectural diversity includes the use of pantiles, pebble dash, and mock Tudor beams in varying combinations.



OS map 1893 - site outlined in green

6.0 Client brief

The client would like to refurbish and redecorate the two apartments which require modernisation while reconfiguring the cellular plan form in the ground floor apartment to be more suitable for family life. The ground-floor apartment currently has a poor connection to the garden. We are proposing to open up the facade and lower the floor level to meet the garden. The upper apartment terrace is dilapidated and requires a new balustrade. The client would like to improve the thermal performance of the building with internal insulation and high-performance glazing.

At present 27 Talbot Road (ground floor flat) has a smaller internal area but a larger outdoor amenity space. The client would like to address the imbalance by increasing the internal space in the ground floor flat by incorporating space from the upper flat.

7.0 Existing

The existing ground-floor apartment is accessed through the main entrance. At present the ground floor is cellular with some rooms only accessible by passing through others, rather than a corridor.

There is access to the basement via a very steep staircase.

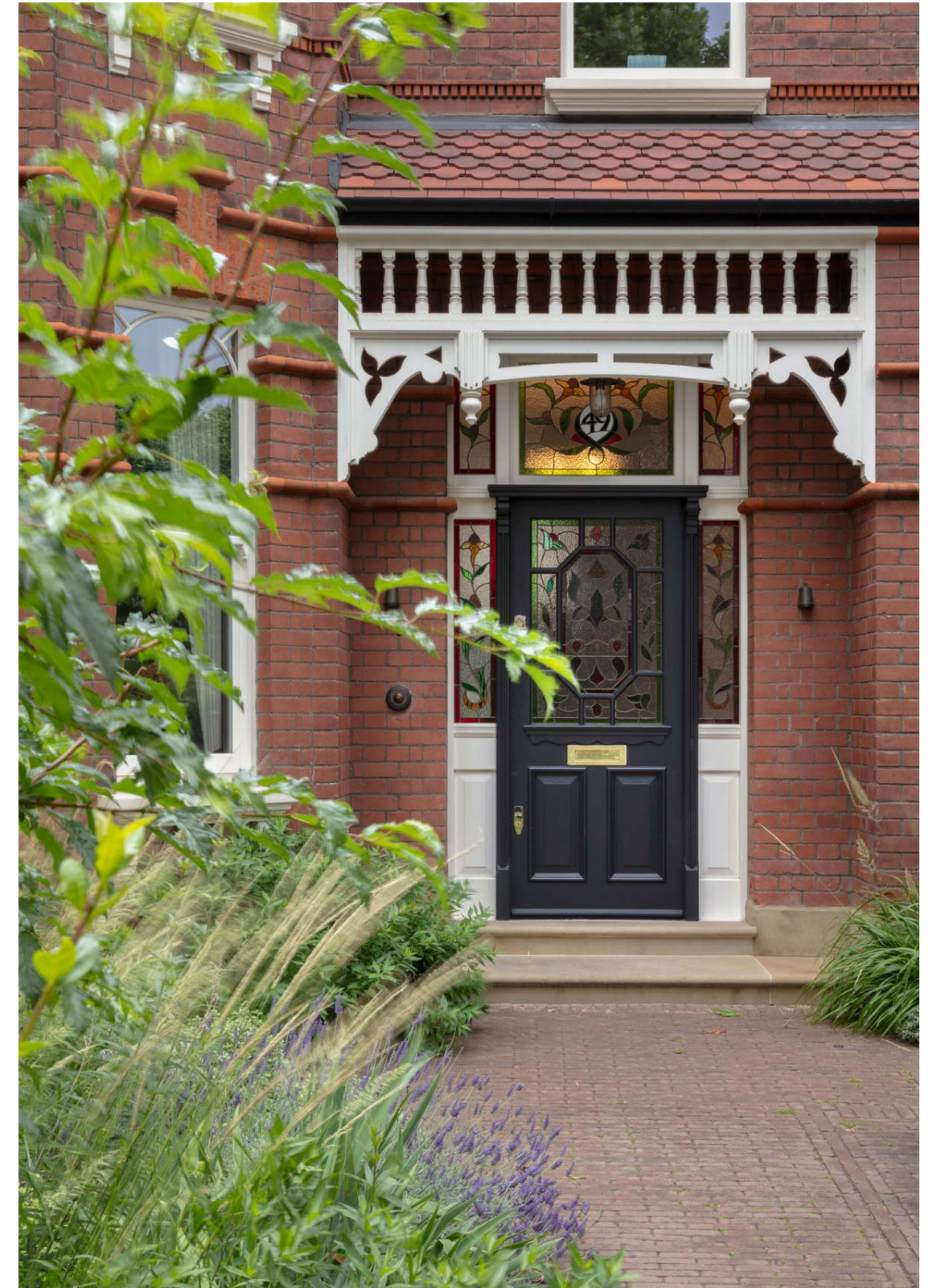
The first floor has two bedrooms leading off a corridor.

The upper apartment is accessed via a wooden staircase to the side of the property. The wooden staircase is slippery and unsuitable for primary access.

The first floor of the upper apartment consists of a living room, dining room and a cramped galley kitchen.

The staircase leads to a half landing with a corridor serving a closet WC, bathroom and a bedroom leading to a roof terrace.

The second floor is within the eaves of the roof, containing two bedrooms with dormer windows and storage space.



Refurbished Edwardian house at The Avenue, Brent by Architecture for London

8.0 Proposals

Extension and internal adjustments to kitchen and bathrooms with reinstatement of original features.

The following proposals are indicated on drawings GA010-15, GA020-21 and GA030-32.

Changes to the ground and first-floor apartment (27 Talbot Road):

1. Lowering of the floor levels to the rear of the home to level access to the garden
2. Removal of internal partitions to the rear of the home to allow for an open-plan kitchen and dining room
3. Demolition of the modern lean-to conservatory extension to the rear of the home, to be replaced by a contemporary stone addition projecting 680mm further into the garden than the existing structure
4. Introduction of a stone canopy, providing shelter and privacy to the kitchen and living room. The canopy is 192cm tall at the boundary to No.25 and set back from the boundary of No.29 to allow 45 degrees from the centre of the nearest window
5. Introduction of an ensuite shower room to the front room
6. Improved access to the existing basement
7. Alteration to the extent of the apartment by forming an opening into what is currently the dining room of 27A Talbot Road to form an extra bedroom
8. Introduction of a family bathroom in what is currently the smaller bedroom on the first floor

Changes to the first and second-floor apartment (27A Talbot Road):

1. Removal of the gallery kitchen wall to create a more generous living space
2. Introduction of WC to replace storage on the first floor
3. Removal of WC and bathroom on landing floor to allow for a more generously proportioned bedroom
4. New glazing leading to the terrace
5. A new balustrade to the terrace
6. Introduction of ensuite WC to the front bedroom on the second floor
7. Introduction of a family bathroom on the second floor

The changes to the floor area result in the following net internal areas

27 Talbot Road (ground and first floor) - 220m² outdoor amenity
 Existing - 113.2m²
 Proposed - 132.2m²

27A Talbot Road (upper floors) - 9.4m² outdoor amenity
 Existing - 118.7m²
 Proposed - 99.7m²



Rear outrigger extension to a listed building at Albion Street, Westminster by Architecture for London

9.0 Approved Context

31 Talbot Road - HGY/2021/0307
Construction of a single storey rear extension
Approved - 03/03/2021

9.1 Officers Report

“Whilst the proposed extension would appear taller than a general single storey rear extension, the design takes reference from the differing ground and floor levels within the site, and would project in depth at a similar distance to that of the existing rear projections and would appear subordinate in scale to the host, main dwelling. The design also stems from using an existing lower ground floor level, rather than at ground floor level, creating a void between the two levels. As such, the maximum height of the extension would be staggered similar to that of the existing rear bay window projections at the property.

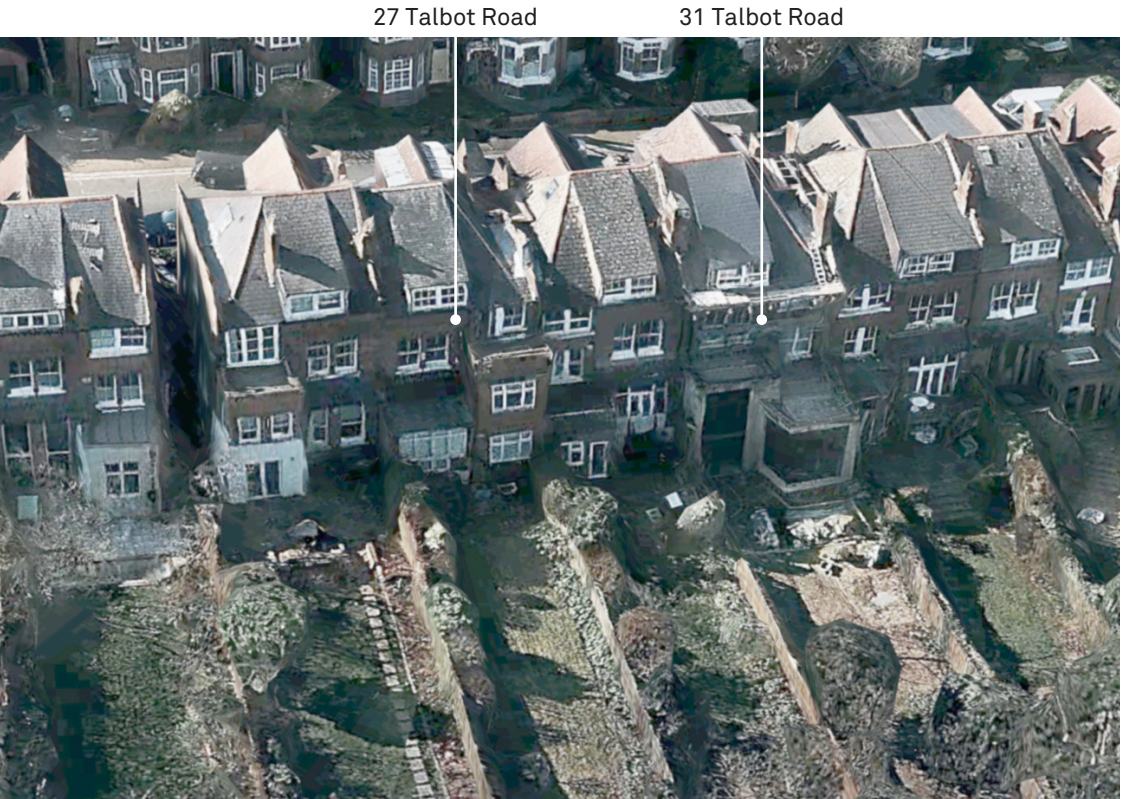
The proposed alterations, whilst resulting the loss of the original façade design, would not be highly visible from public vantage points. Regard also has to be given to the potential of single storey, full width rear extension that could be constructed under permitted development.

The proposal would be taking advantage of an existing lower ground floor level. Whilst the proposed extension would largely be above ground floor level to the rear of the building... would not result in such significant excavation that would warrant the submission of a Basement Impact Assessment.

Overall, the proposed alterations would have an acceptable impact upon the character and appearance of the host property and the surrounding conservation area, in accordance with the aforementioned policies.

Overall, taking the site levels into account, and given the large and spacious nature of the properties along this stretch of Talbot Road, reasonable living conditions would be retained for neighbouring occupiers and alteration would have an acceptable impact upon the residential amenity of neighbouring occupiers, in accordance with the aforementioned policies.

The proposed extensions and alterations are considered acceptable in relation to the character and appearance of the host property and the surrounding conservation area and would not impact unacceptably on the residential amenity of neighbouring occupiers.”



Top - Aerial view of the rear elevations along Talbot Road with No.31 under construction
Bottom - Approved rear extension at 31 Talbot Road (HGY/2021/0307), under construction and approved design (image credit Emil Eve Architects)

10.0 Materials

The proposed alterations at 27 Talbot Road seek to use a palette of locally sourced natural materials to complement the original Edwardian home.

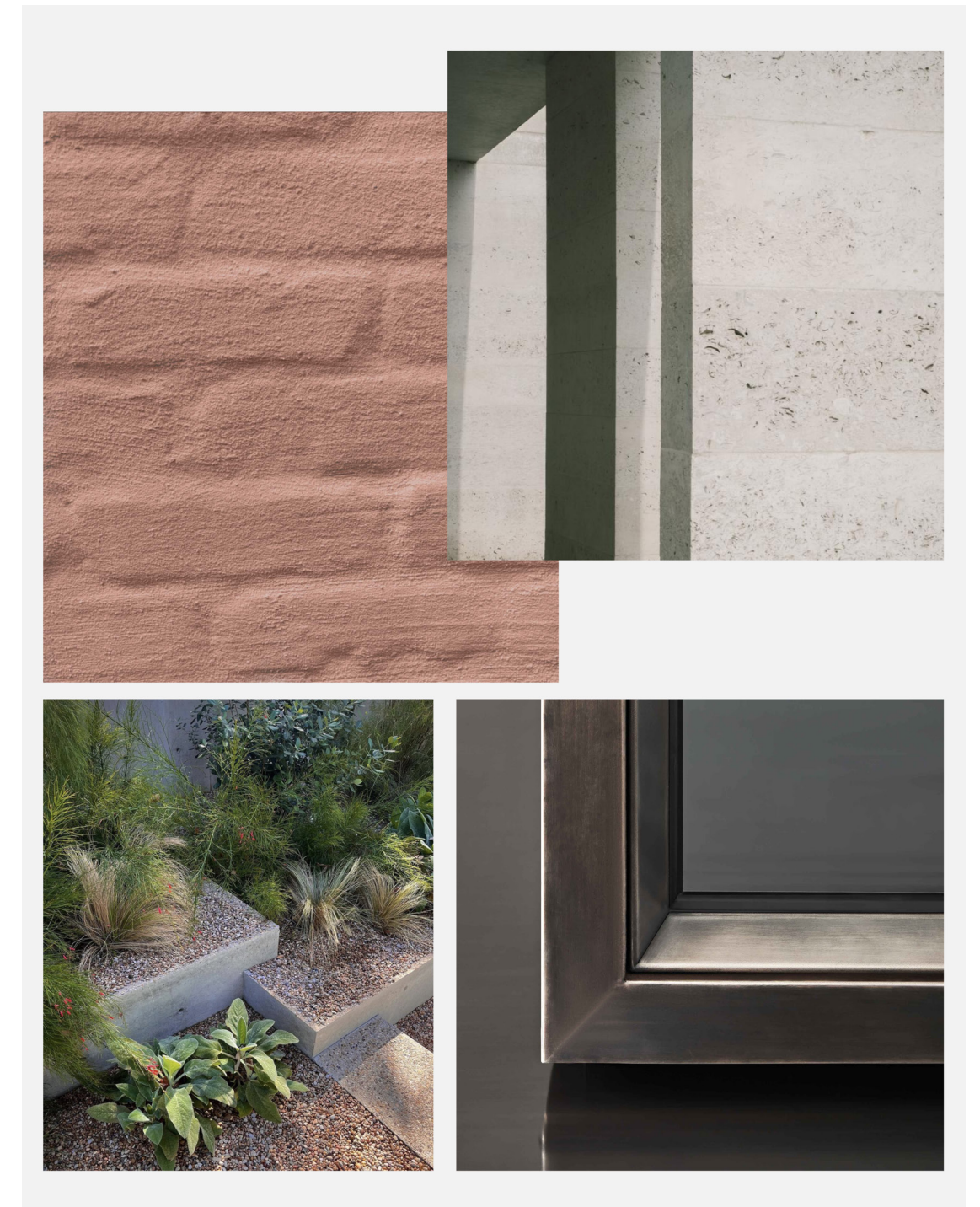
The current rear extension was built from unsympathetic factory-produced red brick which is much brighter and lacks texture compared to the original brick. We are proposing to apply a natural and breathable terracotta lime wash to the brickwork. This will create a clearer distinction between the original building and the latter additions, whilst also creating a more crafted appearance to sit comfortably next to the historic building.

The stone canopy to the ground floor references the stucco banding found along Talbot Road, usually capping the glazed bay windows, forming a capitol. This will be constructed with locally sourced solid limestone and sat upon a pier of handmade bricks.

The glazing is proposed to be a raw steel finish or powder coated to a similar appearance, to complement the raw materiality of the stone structure.

The proposal seeks to demolish as little as possible and the new structure will be a combination of British timber and locally sourced stone. The amount of steel and concrete within the structure will be kept to a minimum.

Stone steps interspersed with wild planting will provide a connection to the garden while controlling surface runoff.



Top - Aerial view of the rear elevations along Talbot Road with No.31 under construction
Bottom - Approved rear extension at 31 Talbot Road (HGY/2021/0307), under construction and approved design (image credit Emil Eve Architects)

11.0 Sustainability

The proposed design seeks to radically improve the quality of accommodation within 27 Talbot Road with as little impact on the environment as possible.

The design retains as much of the existing structure as possible while upgrading the thermal performance throughout. This is by insulating internally where possible and replacing single-glazed windows or introducing secondary glazing.

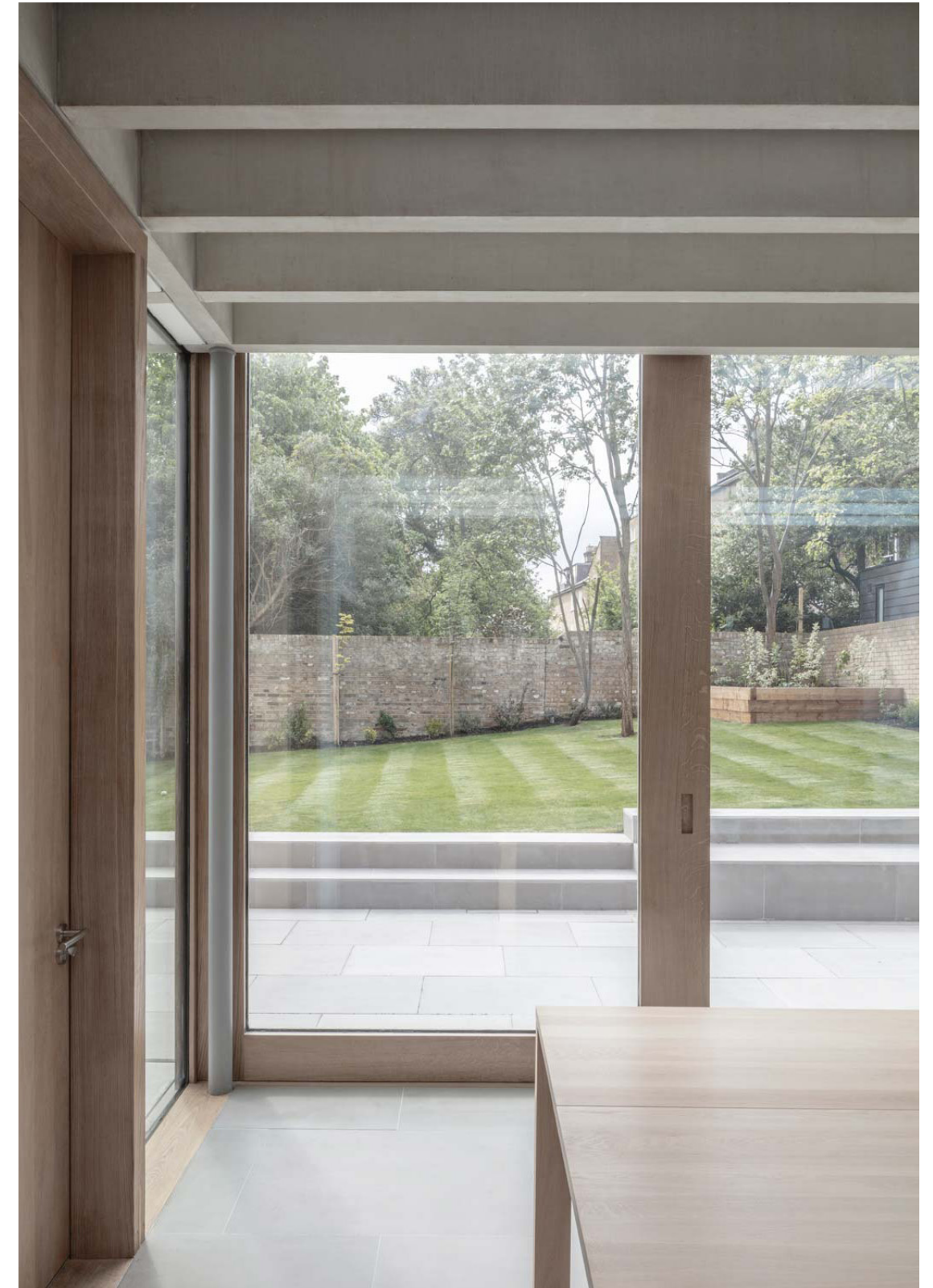
The ground floor is transformed by lowering the floor levels to utilise the existing basement space. The proposal removes the ground floor facade on the modern extension to allow for the new lower levels to connect straight into the garden. By removing a small section of the rear of the home, a new thermally efficient and low embodied energy stone pavilion can be positioned to the rear of the home.

This approach results in a structure that is low in embodied energy by using the existing structure effectively along with carbon-neutral materials where a new structure is proposed. The energy in use will be dramatically reduced by creating a new thermally efficient envelope for the building.



Top - Aerial view of the rear elevations along Talbot Road with No.31 under construction
 Bottom - Approved rear extension at 31 Talbot Road (HGY/2021/0307), under construction and approved design (image credit Emil Eve Architects)

- 12.0 Access A new staircase has been proposed to replace the existing stair which provides access to the first floor flat.
- 13.0 Use Unchanged.
- 14.0 Conclusion the proposed extension and refurbishment of 27 Talbot Road and 27A Talbot Road offer a comprehensive plan to enhance the living spaces while respecting the character and heritage of the Highgate Conservation Area. The project addresses previous planning history and aims to create modern, sustainable living environments within the existing framework of the properties.
- By reinstating original features and using locally sourced natural materials, the design sits comfortably with the Edwardian architecture of the area. The proposal carefully considers the impact on neighbouring properties and maintains a balance between internal space enhancements and outdoor amenity areas.
- Furthermore, the sustainability aspect of the project is commendable, with a focus on improving thermal performance, minimizing environmental impact, and utilising carbon-neutral materials where possible. By retaining and upgrading the existing structure while introducing energy-efficient elements, the project aims to significantly reduce energy consumption and contribute to a more environmentally conscious approach to urban development.
- Overall, the proposed plans demonstrate a thoughtful and well-rounded approach to revitalising these properties, ensuring they remain integral parts of the Highgate community while meeting the needs of modern living standards.



A refurbishment and extension of a house at Dartmouth Park, Camden by Architecture for London

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An extension and refurbishment of a house at Calabria Road, Islington by Architecture for London