

Design & Access and Heritage Statement

10A Tile Kiln Lane, London, N6 5LG

Introduction

This statement is prepared in support of the planning application submission to Haringey Council for an extension to the top floor.

The property is a single family detached dwelling that was built as part of a small development of 4 houses after receiving planning permission in 2008 (ref. HGY/2008/2350).

Tile Kiln Lane is a unique road in character with a former Pump House on the corner of Tile Kiln Lane and Hornsey Lane.

Although the building on the subject site is modern, it does fall within the Highgate Conservation Area, hence the requirement for a heritage statement/impact assessment.

The Proposal

The proposal is for a limited extension of 1.8m to the existing loft space. This would enable the top floor, former child's bedroom to extend and be adapted for a teenager/young adult. The extension would enhance the bedroom space and improve the comfort and usability of the room, whilst reducing the underused and leaky external terrace.

The additional depth of the room would not be visible from the front of the property and the rear elevation is well set back such that the extension would not be noticeable when viewed from the rear, where views are, in any case very distant. This would also have no impact on, nor interfere with, views through the open gaps in Tile Kiln Lane.

The building materials to be used to extend the room, will be an exact match to the existing.

A previous planning application granted approval for a loft room extension - ref. HGY/2021/0098 for the "Erection of lower ground floor and ground floor rear extensions and ground floor side extension; erection of loft level extension with associated rear elevation and roof alterations; alterations to first floor rear elevation windows; associated alterations to rear garden and access steps and insertion of replacement access gate" was approved with conditions on 31.03.2021.

The proposal included an extension to the roof space of 1.2m depth, illustrated on approved drawing no. 05/1055/PLAN/111_C, Proposed First Floor Plan and Proposed Loft Plan.

The Surrounding Area

The application property is part of a row of high quality contemporary houses. Its rear garden is on a steep embankment, which provides a generous buffer from Archway Road and properties alongside that road.

Views from the Archway Road are distant and Archway Road is characterised by moving traffic in both directions at most times of the day. The impact of any changes to the rear elevations of the houses in Tile Kiln Lane would be negligible in terms of the available views, which are limited.

The architectural and urban character within the Conservation Area varies hugely and has evolved over time. The area surrounding the application site has a wide range of architectural styles, with a mix of buildings of different ages and types.

When commenting on the original application for the houses Haringey's Conservation Officer's statement said:-

'The proposed development would be situated on top of a steep embankment and would be visible from Archway Road, however, the scale and layout of the scheme is such that its impact upon local views would be minimal.'

Furthermore, when considering the impact of the application for the significant extension of no. 8 Tile Kiln Lane, (extension and terraces clearly visible in the photo below), the Appeal Inspector, who allowed the application, wrote:-

The appeal property is in part hidden by the existing tree coverage although that may change during the winter months. However, I consider that where views are possible, the varied pattern of development that is currently visible would not be materially altered.

'I therefore conclude that the proposal would respect the character and appearance of the existing property and the immediate street scene along Tile Kiln Lane, as well as short distance views from along Tile Kiln Lane and longer distance views from Archway Road. As a result of all these findings, I am also satisfied that there would be no harm to the significance of the Highgate Conservation Area. The proposed development would preserve the character and appearance of the Highgate Conservation Area.'

The extent of the proposals now put forward for no.10A are minor in comparison and the property owner has planted various trees in her extensive rear garden to further shield distant views of the rear of the property.

The proposal maintains the openness between the properties and gap between the buildings. There would also be no impact on the open skyline when viewed from Tile Kiln Lane.

Planning officer comment, when reviewing planning application ref. HGY/2021/0098 mentioned the below: "The proposal does not lie in, or adjacent to, the setting of a listed building. Archway Bridge is statutorily listed (Grade II) and the site is visible when passing over the bridge on Hornsey Lane, as are many others, but the impact of the proposal would be insufficient to materially impact it or its setting."

Furthermore, the planning report prepared by the planning officer mentions the 1.2m loft room extension and comments as follows - Item "6.12 The erection of a loft level extension with associated rear elevation and roof alterations represent minor interventions which would remain subordinate to the host property and would not materially harm its character or appearance or that of the wider conservation area. The increase in the loft level depth by approximately 1.2m would not compromise the

original design intent whereby it would read as a 'cutting' within the host roof and the overall resultant glazing on this and other levels of the rear elevation is not materially different or significant compared to the existing."



Bird's Eye View of row of modern houses at Tile Kiln Lane, Source: Google Maps

Planning Policy Framework

- Impact on Conservation Area

The proposal would not harm the significance of any heritage asset nor have any impact on the Conservation Area..

- Impact on Living Conditions

The extension would have no impact on the neighbouring properties. The roof extension would be screened on each side of the roof (similar to the existing configuration) to avoid overlooking of neighbour's properties and to provide wind protection as it is situated on the northern side of the building.

Policy DM12 'Housing Design and Quality' of The Haringey Development Management DPD (2017) is relevant for this planning application. It states that 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 building, 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. DPD Policy DM1 'Delivering High Quality Design' requires development proposals to relate positively to their locality, while Local Plan (2017) Policy SP11 requires the highest standard of design that respects local context and character and historic significance, which is equally supported by London Plan (2021) Policy D6.

London Plan Policy D6 outlines that design must not be detrimental to the amenity of surrounding housing, in specific stating that proposals should provide sufficient daylight and sunlight to surrounding housing that is appropriate for its context, while also minimising overshadowing. London Plan Policy D14 requires development proposals to reduce, manage and mitigate noise impacts.

Proposed materials to be used for the loft room extension will match the existing.

Planning History

- HGY/2021/0098 - Erection of lower ground floor and ground floor rear extensions and ground floor side extension; erection of loft level extension with associated rear elevation and roof alterations; alterations to first floor rear elevation windows; associated alterations to rear garden and access steps and insertion of replacement access gate (AMENDED PLANS) – Granted 31/03/2021.
- HGY/2008/2350 - Retention and extension of existing property to provide 2 x three bed semi-detached houses and erection of 2 x 3 bed detached houses, 4 car parking spaces with associated landscaping – Granted 19/03/2009
- HGY/2007/0529 - Demolition of existing house. Erection of two (low energy) buildings, three storeys in height with additional basement for eight car parking spaces, and cycle parking. Each building to contain 2 x 2 bedroom flats and 2 x 3 bedroom maisonettes.- Refused 27/04/2007- Dismissed on appeal.

Conclusion

The limited scope of this updated proposal for extending at loft level slightly more than the previously approved scheme does not materially differ from that already accepted but will provide worthwhile enhancement to the living conditions for the occupant. The neutral matching palette of building materials proposed would blend in with the context of the urban landscape and is set away from roads and public views.

Farrow Silverton, March 2024