



57 Fordington Road, London, N6 4TH
Design & Access Statement

April 2024

MXN ARCHITECTURE

1. Introduction

This application is made further to consent received for a householder application (HGY/2023/1964) and to receipt of a lawful development certificate (HGY/2023/1726).

This Design and Access Statement focuses on revisions to the previously consented scheme. The amendments include:

- Revisions to single storey rear extension;
- Replacement of existing windows to front elevation to match existing;
- Minor revisions to fenestration of first floor windows to rear elevation;
- Minor revisions to roof windows to roof of existing garage.

The application property is a 1920's semi-detached house located on the north side of Fordington Road. The property is the home of the applicants and they wish to extend the house and make alterations to improve the internal layout and energy performance of the building. The building is not listed and the site is not within a conservation area.

2. Context



2.1 Aerial view of Fordington Road (part) with the boundary of No. 57 highlighted in red.

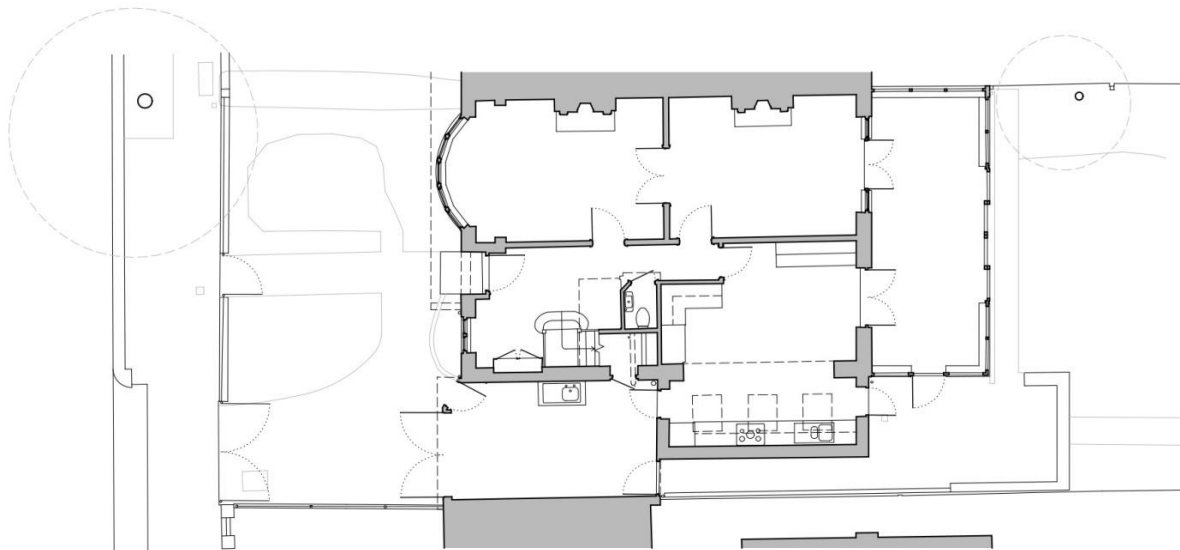
Fordington Road is located between the centres of East Finchley and Muswell Hill, and between the green spaces of Cherry Tree Wood and Highgate Wood. The road is lined with detached and semi-detached houses, largely constructed during the inter-war period. The palette of materials is predominantly red brick and painted render, with clay tile roofs. The plot sizes are generous with good-sized front and rear gardens.

Many of the properties in the road have been altered and extended adding to the variations in building form. Additions to houses include dormer windows, hip to gable conversions, rear and side extensions (often extending beyond the width of the existing house). Many of the original garages between houses have been converted into living accommodation.

The application site measures approximately 10m wide and 42.5m deep. The house is set back 6m from the pavement and has a 24m long rear garden. The house is semi-detached, and separated from the boundary with No. 59 by a circa 3m wide garage. The building form and materials are typical of the street, with red brick and render to the walls, and clay tiles to the roofs. The house has been extended previously, with a uPVC framed conservatory at the rear, and with a single storey side extension to the rear of the garage, finished in common bricks.



2.2 *Rear of 57 Fordington Road as existing, showing disparate elements of conservatory, side extension and garage.*



2.3 *Ground floor plan of 57 Fordington Road as existing.*

The neighbouring house at No. 59 Fordington Road has been extended with a ground floor rear/side extension and dormer windows to the roof. The former garage has been converted to a study. (Refer to application HGY/2008/1266.)

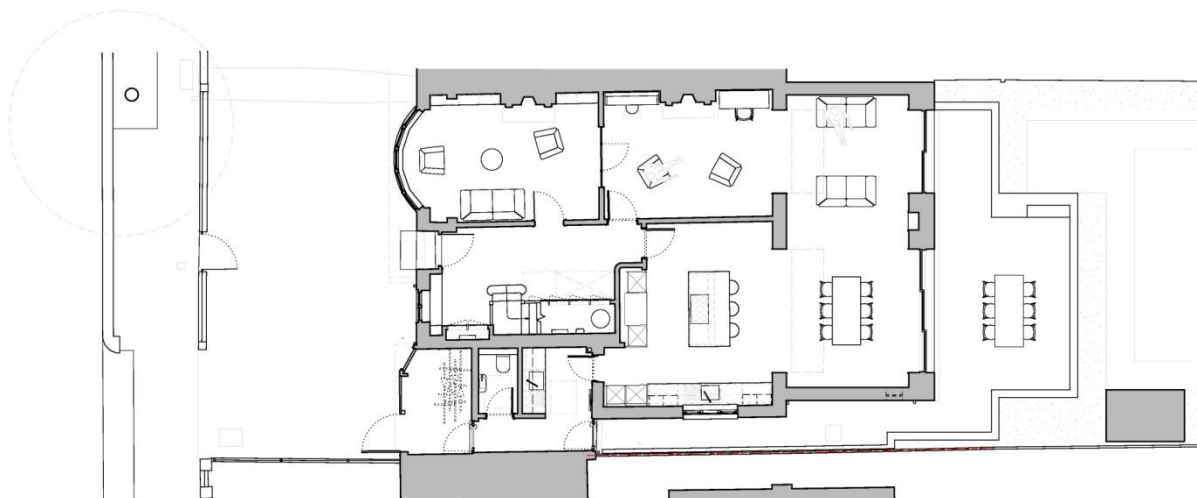
3. Proposal

The revised rear extension proposed here is similar to others recently approved nearby. The extension is set away from the boundary with 59 Fordington Road by a minimum of 1.3m. The height and depth of the extension remain unchanged from the previously consented scheme. The proposed parapet height remains around 0.4m lower than the height of the existing rear extension at 59 Fordington Road.

In combination with the previously consented additions, the rear extension is designed to create a unified whole, replacing the ad-hoc nature of existing additions at the rear of the house. The materials proposed are in keeping with those of the existing house and its surroundings. The walls of the extension are to be finished in red brick, similar to the existing brick at the front of the house.



3.1 *Rear elevation as proposed. The form and fenestration of the additions are informed by the size and location of existing window openings, providing a considered and cohesive appearance.*



3.2 *Ground floor plan as proposed.*

4. Planning Precedent

The revised rear extension proposed here is well precededented, with similar schemes approved in recent years at properties within the immediate area. The extensions described in the schemes listed below extend behind the garage (or former garage), and beyond the width of the original house:

6 Fordington Road:

Reference: HGY/2006/1348
Scheme: Rear/side extension
Decision: Approved

12 Fordington Road:

Reference: HGY/2022/2099
Scheme: Rear extension
Decision: Approved

47 Fordington Road:

Reference: HGY/2008/0620
Scheme: Rear/side extension
Decision: Approved

59 Fordington Road:

Reference: HGY/2008/1266
Scheme: Rear/side extension
Decision: Approved

71 Fordington Road:

Reference: HGY/2019/2346
Scheme: Rear/side extension
Decision: Approved

73 Fordington Road:

Reference: HGY/2015/2250
Scheme: Rear/side extension
Decision: Approved

75 Fordington Road:

Reference: HGY/2007/1302
Scheme: Rear/side extension
Decision: Approved

5. Daylight and Sunlight

A daylight and sunlight report carried out by consultants Smith Marston, submitted with the previously consented application, concludes that there are no daylight, sunlight and overshadowing reasons for which planning permission should be refused. The proposed revisions do not materially affect this conclusion.

6. Flood Risk

Environment Agency mapping shows the property to be located within Flood Risk Zone 1, with a low annual probability (less than 1 in 1,000) of river or sea flooding.

7. Sustainability

The areas of new building fabric will be designed to provide a high level of thermal performance, with low U-values, helping to minimise the overall energy use of the property. Replacement windows will further improve thermal performance.

Improvements in the building fabric are to be combined with an air-source heat pump (ASHP), helping to minimise the carbon footprint of the house. It is proposed that the ASHP be located in the rear garden, within a timber enclosure, as indicated on the proposed block plan.

The location and size of new glazing has been carefully considered to help ensure good levels of daylight. This will help to minimise the use of artificial lighting, while also being designed to avoid overheating from solar gain during summer months.

The robust and durable materials proposed for this project will help to ensure the longevity of the building fabric. Wherever possible, materials and products will be specified that have low embodied energy and are from sustainable sources.

8. Access

The internal alterations include for generous kitchen, living and dining spaces, together with well proportioned circulation spaces, allowing for ease of use by occupants and visitors.

9. Parking

Car parking will remain off-street as part of these proposals.

10. Trees

There is a small holly tree in the rear garden within falling distance of the proposed extension. This is indicated as tree T1 on the existing ground floor plan. This is to be removed under these proposals to allow for the new rear extension and external landscaping.

11. Conclusion

The proposals set out here describe a high quality design that is sympathetic to the existing architectural context, including the neighbouring houses. The proposed form, detail and materiality of the additions provide considered and appropriate development of the site.

The new highly insulated building fabric, air-source heat pump, and upgrades to the thermal performance of existing roofs, walls and windows will provide a more energy efficient family home that is better adapted to future needs.