



Front elevation showing No. 92 North Road centre, off white render, with No. 90 on RHS & No. 94 on LHS

Listed Building Consent Application - Design, Access & Planning Statement - 4 July 2024

92 North Road, London, N6 4AA

Demolition of existing ground floor rear extension, proposed new ground and first floor rear extensions, alterations to basement undercroft, removal of fireplace to interior at ground floor, refurbishment of existing house, lowering of rear garden terrace, redecoration of rear elevation.

Listen Building Consent Application - Design, Access & Planning Statement
92 North Road, London, N6 4AA

1. Overview & Context

No. 92 North Road, Highgate is an 18th century townhouse consisting of 3 storeys over a basement located on the east side of North Road, within the London Borough of Haringey's Highgate Conservation Area. No's 92-96 North Road are a terrace of buildings which are together Grade II listed. To the south, No. 92 is bounded by the non-listed terrace at No.90 while the rear boundary is formed by the rear of properties on Southwood Lane.

The terrace at No. 92 has undergone numerous changes over the years, including the rendering and painting of the original external brickwork, the addition of a rear extension at ground floor level, alterations to window and door openings plus internal changes.

2. Historical Summary

A *Heritage Impact Assessment* has been prepared by Purcell, Heritage Consultants and should be read in conjunction with this statement.

3. Planning History

92 North Road:

PRE/2024/0005 - pre-application for demolition of existing rear extension, erection of rear extension to ground, first & second floors, plus alterations to basement undercroft - Advice Notice - 28 February 2024.

PRE/2023/0085 - pre-application for demolition of existing rear extension, erection of rear extension to ground, first & second floors, plus alterations to basement undercroft - Advice Notice - 4 July 2023.

PRE/2021/0135 - pre-application for demolition of existing rear extension, erection of rear extension to ground, first & second floors, plus alterations to basement undercroft - Advice Notice - 9 July 2021.

HGY/1999/1117 and HGY/1999/1116 - erection of new balustrading to rear roof terrace and spiral staircase down to rear garden from terrace and replacement windows - Granted - 19 August 1999.

HGY/1994/0049 - Listed building consent for internal alterations - Granted - 8 March 1994.

OLD/1979/1029 - installation of Georgian window and listed building consent - Granted - 13 June 1979.



Aerial rear View of 92 North Road



Location Plan - Existing

90 North Road:

HGY/2021/0379 - replace roof and doors of existing single-storey extension. Replace existing rear rooflights and form rear dormer window - Granted - 23 March 2021.

HGY/2005/2262 - erection of single-storey rear extension - Permitted Development - 2 February 2006.

HGY/2005/1475 - erection of single-storey rear extension and creation of bay window at 1st floor rear elevation - Refused - 27 September 2005.

94 North Road:

HGY/2001/1115 - The reduction in height of two existing chimney stacks between the two houses at 94-96 North Road to match the existing two chimney stacks - Refused - 2 October 2001.

OLD/1974/1180 - Formation of integral garage from existing front room - Refused - 24 April 1974.

96 North Road:

HGY/2022/1589 - Non-material amendment to planning permission ref: HGY/2021/2562 to install a rear rooflight next to the rear dormer - Granted - 11 July 2022.

HGY/2021/3530 - Non-material amendment following a grant of planning permission ref: HGY/2021/2562 involving removal of one dormer window and installation of dome rooflight - Granted - 17 December 2021.

HGY/2021/2562 - Loft conversion to first floor flat, involving front Velux windows and rear dormer - Granted - 12 October 2021.

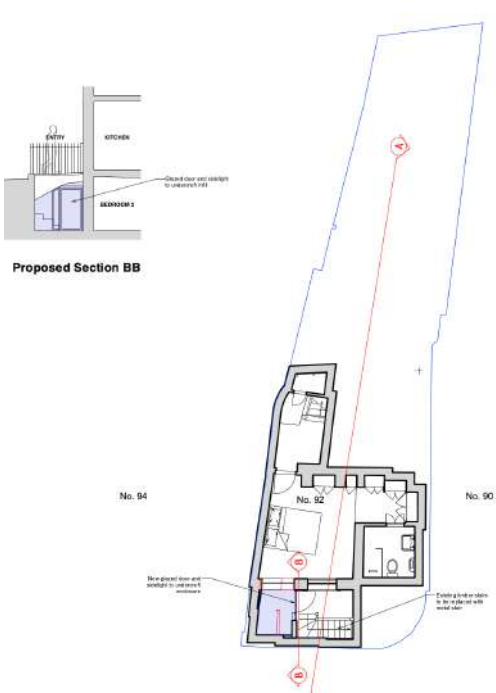
HGY/2003/0443 - Listed building consent for ground floor rear extension - Granted - 7 May 2003.

OLD/1984/1192 - Listed building consent for demolition of outbuildings and erection of extension - Granted - 28 September 1984.

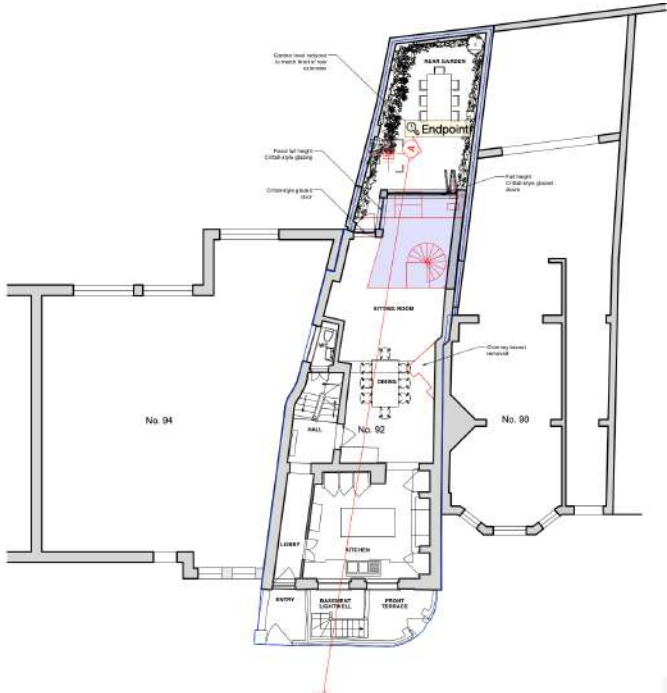
OLD/1984/1191 - Demolition of outbuildings and erection of extension to provide living space on one level for the applicants disabled mother, with conservatory - Granted - 27 September 1984.

OLD/1974/1181 - erection of single-storey two-bedroom dwelling house in rear garden - Granted - 17 June 1974.

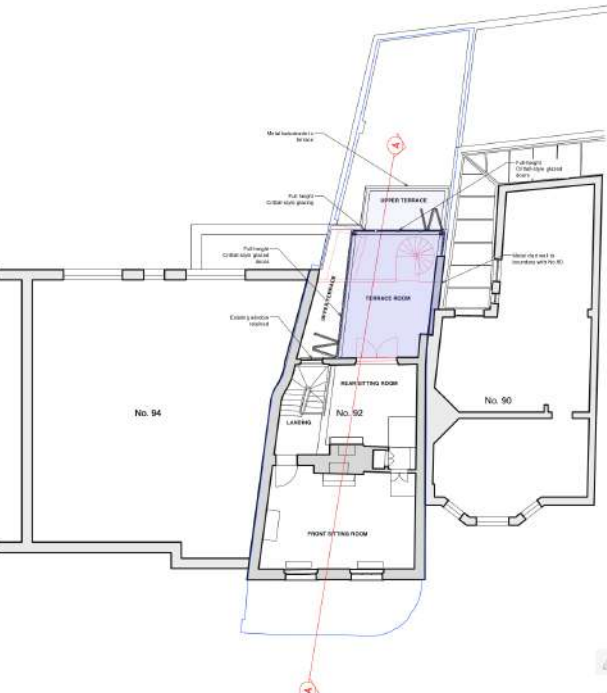
OLD/19659/0539 - Severance of part of garden and erection of house adjoining Park Walk - Refused - 23 December 1959.



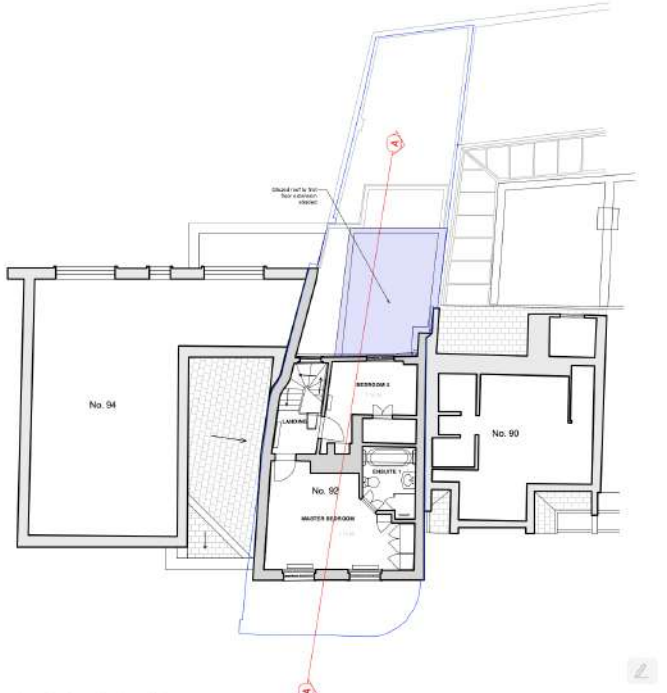
Proposed Basement Plan



Proposed Ground Floor Plan



Proposed First Floor Plan



Proposed Second Floor Plan

4. Design Approach - refer to *Heritage Impact Assessment* for additional information

The current design presented addresses comments made by Council pertaining to the two Pre-Applications lodged by Hanson Architects - Ref: PRE/2024/0005 and Ref: PRE/2023/0085, and the original Pre-Application lodged by the previous architects, Bellis Architects - Ref: PRE/2021/0135.

BASEMENT:

The proposed minor alterations to the basement include the removal of a storeroom wall to the stair undercroft and its replacement with a glazed panel and door to the front lightwell. The existing timber stair leading up to the ground and street level is in a poor state and is proposed to be replaced with a painted metal stair to match the adjacent wrought iron balustrading.

REAR GROUND AND FIRST FLOOR EXTENSIONS:

The existing rear extension at ground floor level along the boundary with No. 94 is proposed to be demolished and the metal spiral stair removed. A single-storey rear extension, contemporary in design, is proposed in their place, which will extend slightly further into the garden and will be set in from the side boundary with No. 94. This will provide additional living space opening directly onto a lowered rear garden level. Crittall-style glazed doors and windows set within panelled, finely detailed metal-clad walls will reinforce the contemporary aesthetic of the new works.

A largely glazed rear extension to the first floor is also proposed that will provide space for a new terrace room. Like the ground floor, the massing of the first floor extension will be set in from the side boundary to No. 94 and also remain clear of the historic windows to the stairwell to No. 92. The enclosing walls to the terrace room will be of Crittall-style glass with a glazed roof which will allow light into the centre of the house and enable the original elements of the upper floors of the house to remain visible. The rear glazing will wrap around the side boundary wall to No. 90, then continue as a panelled metal-clad wall that provides privacy and further reinforces the contemporary aesthetic of the extensions. Rear terraces will be fitted with painted metal balustrades of simple contemporary design that complement the Crittall-style framing to the glazing system and finely detailed metal cladding to the walls.

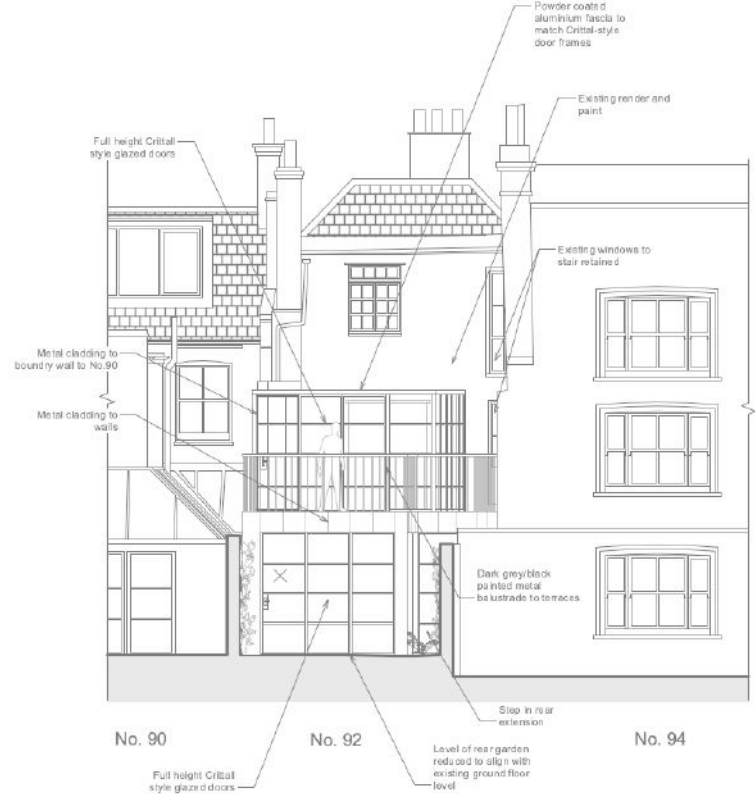
INTERNAL ALTERATIONS:

Over the years a bulky fireplace has been built which protrudes into the ground floor dining room. The proposed works include the removal of the fireplace to provide improved internal living space. The modern French doors to the rear first floor will be removed to enable the connection of the rear Sitting Room to the new Terrace Room.

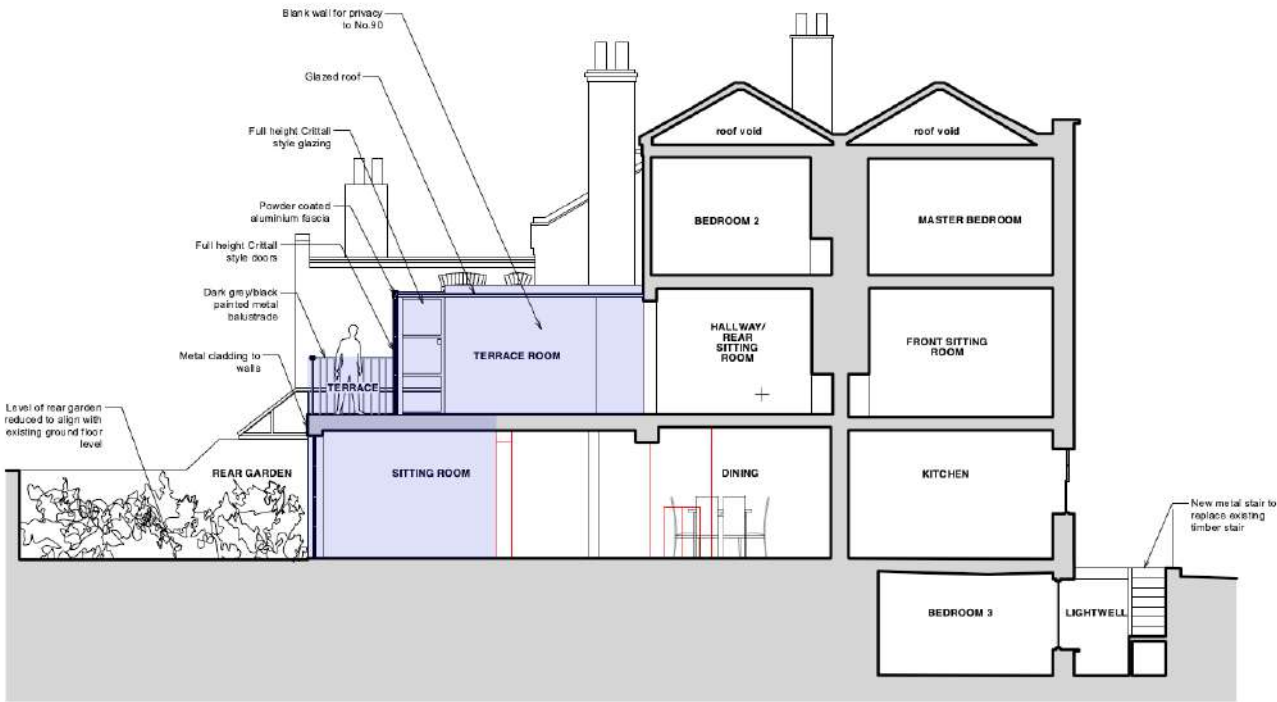
EXTERNAL WORKS:

The existing rear garden has been raised at some point in time and, as a result, fragments the rear usable space. Therefore, it is proposed to lower the level of the rear garden back to where it most likely would have originally been located to align with the existing rear terrace level and that of the ground floor, improving flow and usability, plus affording No. 92 with greater privacy from neighbouring properties.

The proposal also seeks to redecorate the stuccoed masonry rear elevation of the existing building.



Proposed Rear Elevation



Proposed Section

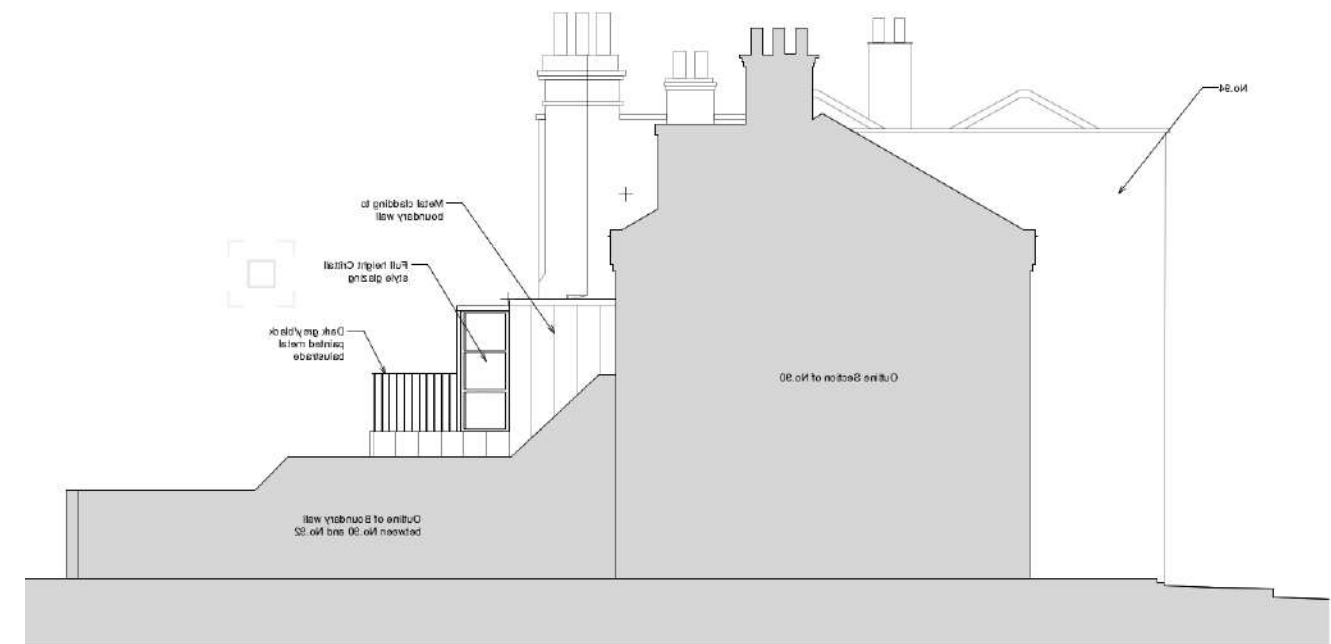
5. Access

Access to the house will remain unchanged.

6. Summary

The proposed alterations to the Listed Building have been carefully considered in light of all comments received from the three Pre-Application reports. The design of the rear extension aims to respect the historic fabric of the listed building and its setting within a conservation zone, and to appear as a subordinate addition to the host building. The contemporary two-storey rear extension has been developed as a unified, articulated, finely detailed, and lightweight form that enables the historic building to remain visible and respects the adjacent properties. The works to the undercroft and replacement stairs to the front basement, while not visible to the surrounding conservation area, will complement the existing balustrading and fenestration in that area.

All works on site will be strictly monitored and completed to a high standard in compliance with current Building Regulations. Hanson Architects are a long-established architectural practice that has considerable experience in the handling of sensitive alterations to Listed buildings and buildings within conservation zones.



Proposed Side Elevation

7. Proposed Material and Details

Metal Balustrade



Example of Contemporary Metal Balustrade

Metal Cladding



Contemporary Metal Clad Extensions to Heritage Properties



Crittall Style Glazing



Contemporary Crittall-Style Glazed Extensions to Heritage Properties

8. 3D View



Proposed Rear Perspective View

9. Existing Photos



Existing rear extension, timber French doors & spiral stair to Ground Floor



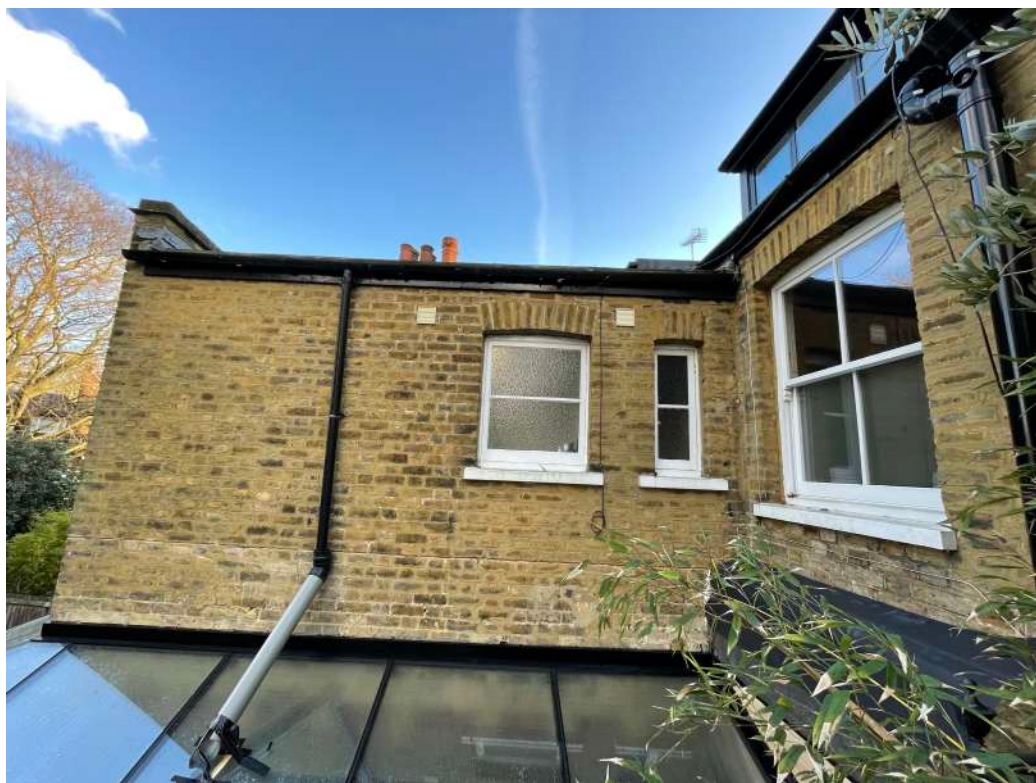
Existing rear view with No.92 centre. No. 90 on LHS & No. 94 on RHS



View of rear garden & First Floor terrace from Second Floor



Existing rear view of No.90 on LHS & No.92 on RHS



Existing rear extension and side infill with new glazed roof at No.90



View of rear extension to No.94



View of rear French doors from existing Ground Floor Dining Room



View of stair in front lightwell leading to Basement

