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1.0 Information

This design & access statement supports an application for alterations to 67 Talbot Road, N6 4QX for Mr and Mrs Milner

This statement should be read in conjunction with the following information:

- 449 : 050 PL1 - Site plan as existing
- 449 : 051 PL1 - Plans as existing
- 449 : 052 PL1 - Plans as Existing
- 449 : 053 PL1 - Plans as Existing
- 449 : 054 PL1 - Elevations as Existing
- 449 : 055 PL1 - Elevations as Existing
- 449 : 056 PL1 - Sections as Existing

- 449 : 100 PL1 - Site & location plans
- 449 : 101 PL1 - Plans as proposed
- 449 : 102 PL1 - Plans as proposed
- 449 : 103 PL1 - Elevations as proposed
- 449 : 104 PL1 - Elevations as proposed
- 449 : 105 PL2 - Sections as proposed

Householder Planning Application forms and certificates



fig.1 aerial photography, google maps - no. 67 Talbot Road outlined in red

2.0 Site & Context

The site is located in a heavily residential area on the North-West side of Talbot Road, between junctions with Archway Road to the North and Church Road to the south, and sits within Highgate Conservation Area. The property is not listed, nor is it neighbouring with any listed buildings. It is a four storey Edwardian terraced house from approximately 1905, built at the same time as the rest of the properties on Talbot Road.

No. 67 has a similar style to the neighbouring properties going up the hill, with a gable roof and a large gabled front bay window and original attic storey. The property is generally constructed from red facing brickwork with simple brick detailing on the front and rear. The fenestration is mainly timber, original in style and painted in white on the front and rear elevations. The house is situated on a fairly large plot with shallow, garden to the rear.

The property has an existing 4.5-5m deep, white-painted timber lean-to conservatory to the rear, constructed in 1999.

The site is located a short walk from Archway Road, as well as Highgate Northern Line station. Prior to the construction of Talbot Road, the area was occupied by private fields, and it was the last road in the immediate neighbourhood to be developed and built on. The first structure built by Talbot Road is a Church, which is still in use.

Planning History

Local relevant precedents:

HGY/2023/3062

64 Talbot Road, Hornsey, London, N6 4RA

Rear dormer roof extension; installation of 3 x conservation rooflights to front roofslope; replacement of front windows with timber double glazed slim line windows; replacement and alteration of existing rear windows and doors with double glazed timber windows and doors; and other changes (amended description).

HGY/2006/0784

65 Talbot Road, N6 4RA

Erection of front dormer window, erection of single storey rear extension and erection of extension at rear second floor level. Creation of 2 x lightwells to front elevation to allow habitable living space at basement level, extension and conversion of existing garage into office space, erection of canopy over terrace at the ground floor and alterations to elevations including insertion and changes to fenestration.

HGY/2022/0181

16, Talbot Road, London, N6 4QR

Replacement of the current glazed conservatory at ground floor with a full width rear extension and replacement of the existing first floor glazed extension with a new extension of the same footprint. Lowering and extending of the existing basement level.

HGY/2019/3275

66, Talbot Road, London, N6 4RA

Demolition and replacement of existing second floor dormer, new rear window and demolition of rear chimney.

HGY/2018/0502

63, Talbot Road, London, N6 4QX

Conversion of the property from a single dwelling house C3 classification to 6 self-contained flats involving the lowering of the existing basement and the creation of front light wells, ground floor rear extensions and rear dormers.

The above demonstrates a precedent of rear box dormers, raising of the closet wing, and single storey extensions, all in keeping with the proposals presented here.

Planning Policy:

In the preparation of this Planning Application we have reviewed and taken note of the Local Development Plan, and the Highgate Neighbourhood Plan.



fig. 2 front view of no. 67



fig. 3 rear view of no. 67 showing two storey existing outrigger



fig. 4 view of outrigger side elevation



fig. 5 existing conservatory



fig. 5 existing conservatory



fig. 6 side elevation outrigger



fig. 7 existing doors



fig. 8 side access structure, front elevation



fig. 9 view looking towards no. 65



fig. 9 view looking towards no. 69

3.0 Design

The owners have resided in the property for several years and wish to maintain the house as a single family dwelling. They would like to make a series of alterations to make it a thermally efficient, welcoming family home that is future proofed and grows with their family.

This application seeks permission for a replacement ground floor side extension with minor interior alterations. The application also seeks permission to raise the roof of the second floor outrigger to drastically improve the head height in this now storage space so it can be used as an additional bedroom. The proposal also seeks permission for a modest, traditional dormer at second floor/loft level.

Rear extension

The conservation area, which was designated in 1969, serves to preserve and enhance the area's special character, and the proposal sits very well with Haringey's requirements. The design proposes a replacement of the current single storey glazed lean-to to the rear with an in-fill extension full width extension constructed in red brickwork to compliment the character of the existing property, with red stone banding creating subtle detailing above the doors and breaking up the large surface area of the rear and side facades. The new internal layout opens up much of the rear to provide a much needed family kitchen space with a better connection to the garden.

Side Extension

The replacement rear extension wraps around the house to infill the under-utilised space to the side of the property. The current lean to timber structure will be replaced, with a new facade facing the street, set

back 2.25m from the front facade of the original property, in-line with the existing front facade of the shed to ensure subservience. The curvature of the road will further mitigate any impact on the street scene as the extension will only be visible from directly outside the property. The vertical slatted timber cladding is designed to mimic a light-weight shed structure, so as to not detract from the original features of the property and surrounding conservation area.

Second floor

The existing wall of the outrigger at second floor will be built up to improve the head height of this room. The new parapet will be taken slightly higher than the existing eaves so that the eaves can be cleanly terminated. The height is less than the adjacent original pop up window. It will be built in red reclaimed brickwork to match existing, with a stone coping.

A traditional triple sash leaded dormer is proposed to the existing attic room, centred on the windows below on the rear facade. All will be traditionally detailed to blend in with the existing property. As illustrated in section 2 there are numerous neighbouring properties that have had similar and/or much larger dormers consented within recent years. The proposal shows 3 no. modest sash windows facing to the side of which match the openings and styles of the existing.

4.0 Materials

At ground floor level to the rear a matching red brick will be used with complimentary red stone detailing. The front side extension as mentioned will be clad in painted timber. The windows and doors will be painted timber. At roof level the dormer will be lead clad with timber joinery.

5.0 Daylight / Sunlight

The separation to the neighbouring property and it's windows, coupled with the lowered eaves along the side boundary will ensure that the proposal does not affect the neighbouring property's amenity. The extension falls below the 45 degree line, from the neighbouring properties (no. 69) rear window as per the diagram below.



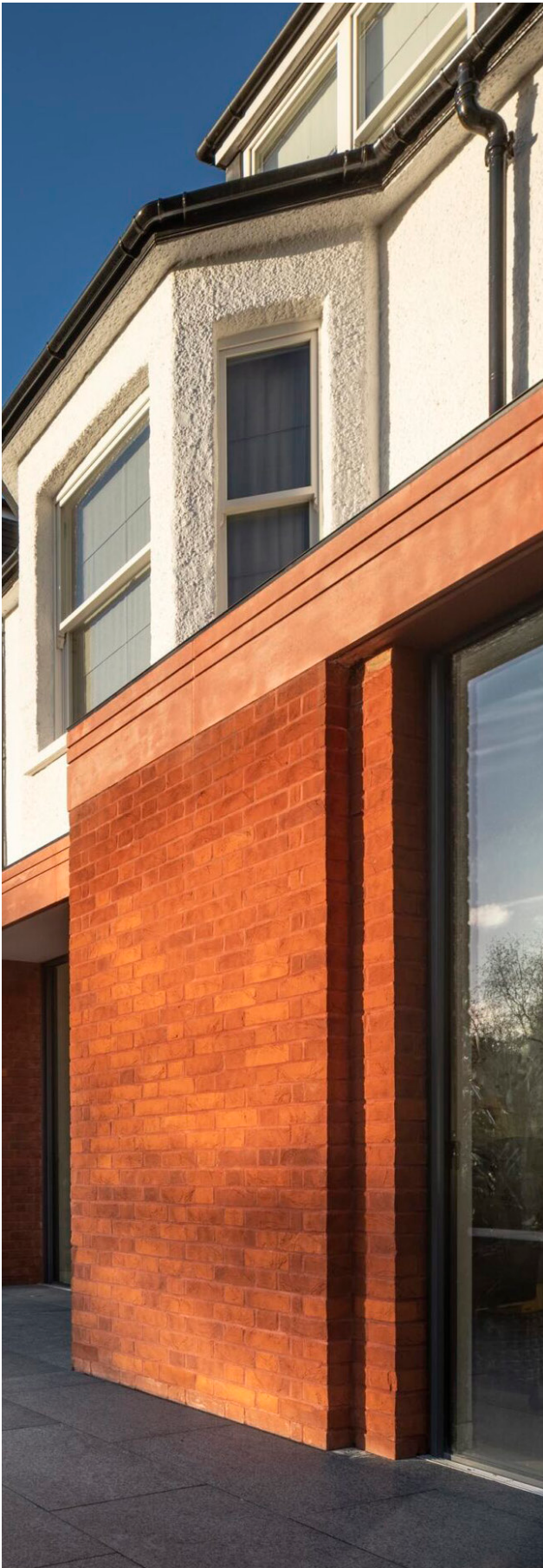


fig.11 red stone banding with red brickwork



fig.10 timber casement doors

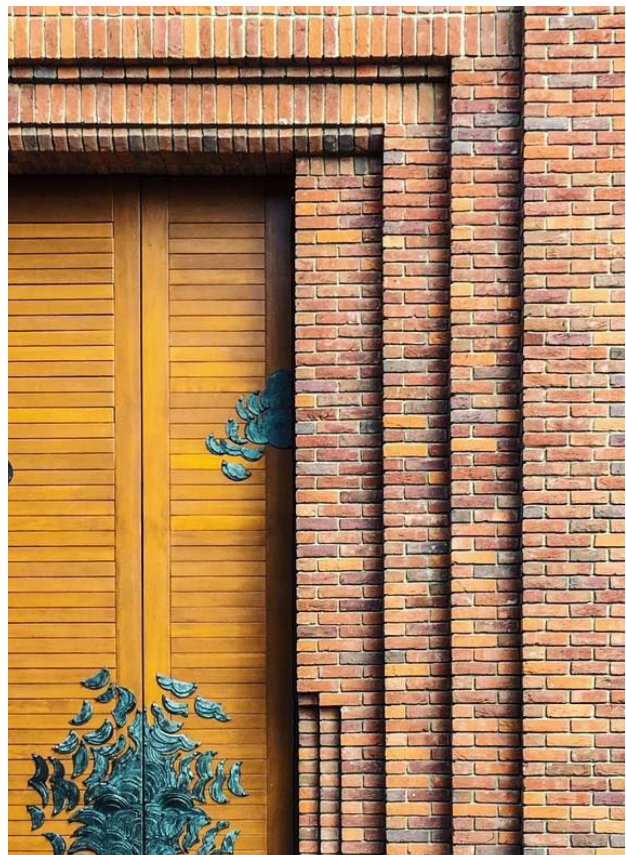


fig.12 reclaimed red stock brickwork

7.0 Access

No alterations are proposed to the existing access and approach from the street.

Parking

The property currently has one driveway parking space at the front. The proposal will not be creating any new spaces.

8.0 Sustainability

The applicants are keen to achieve high standards of sustainability throughout the house, wherever possible. The extension will be detailed to exceed building control Part L requirements.

As previously mentioned, the combination of generous glazing to the rear and the feature large pitched rooflight permits a much greater amount of sunlight to reach the deepest sections of the plan.

The layout has been designed to work best with available natural light, significantly reducing the reliance on artificial lighting.

DO+CO Studio
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