

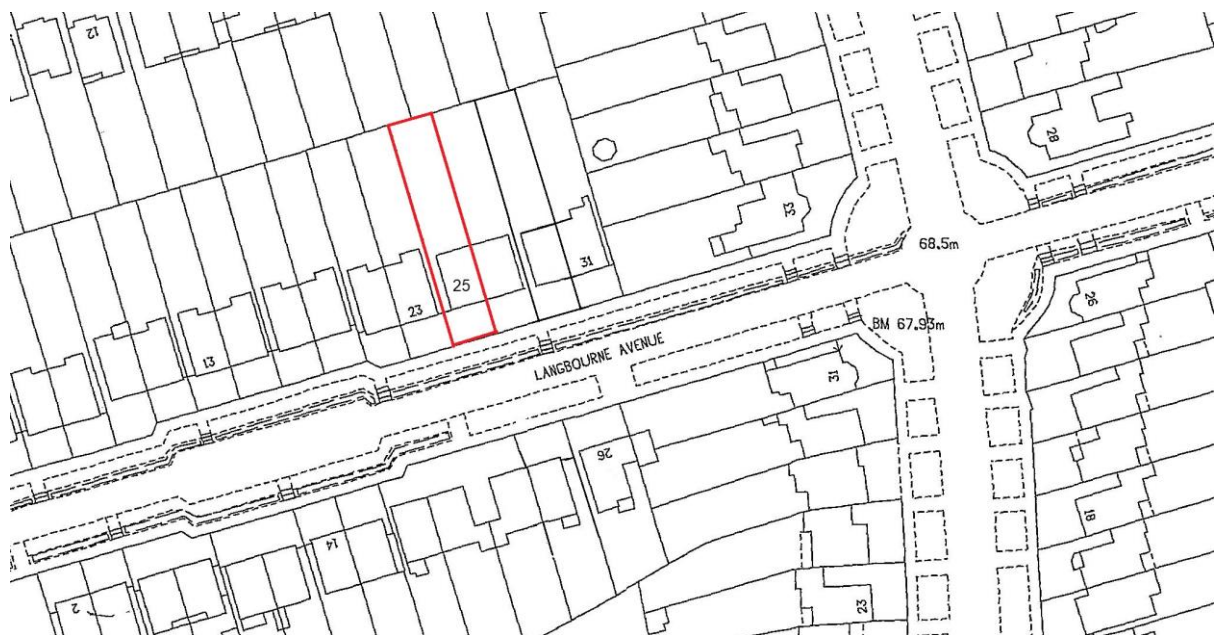
25 LANGBOURNE AVENUE LONDON N6 6AJ

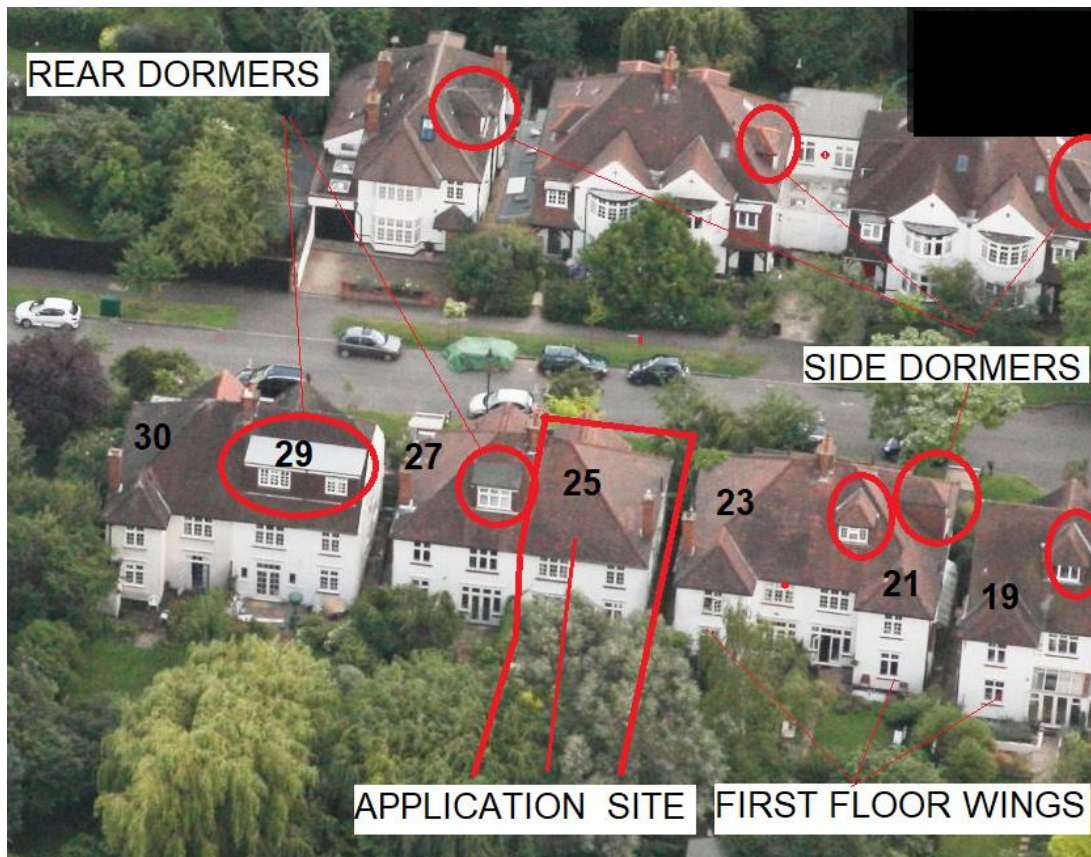
DESIGN AND ACCESS STATEMENT FOR PROPOSED REAR AND SIDE EXTENSIONS

THE SITE

The application site comprises a single family dwelling house on the north side of Langbourne Avenue within the Holly Lodge Estate. The proposal is to add side and rear dormer windows, front velux windows, a rear first floor extension similar to adjacent houses, a single storey rear extension and a small single storey side extension. The type of extensions proposed have precedents within the street and general area.

The site is located within the Highgate Conservation Area. It does not lie within the setting of a Listed Building.





AERIAL VIEW SHOWING APPLICATION SITE AND SIMILAR DORMERS AND FIRST FLOOR REAR WINGS AS ARE PROPOSED

THE PROPOSAL

FRONT ELEVATION

The only proposed changes to the front elevation are to add 2 conservation style velux windows to the front roof slope. These would match the velux windows to the adjacent house at No 27 Langbourne Avenue.



FRONT ELEVATION TO 25 AND 27 LANGBOURNE AVENUE

SIDE DORMER

In order to create staircase access to the attic a side dormer window is proposed following a pattern established by many houses on the street. As this serves to give head height to the staircase it can be set at a generally lower level than the proposed rear dormer window. The design would be to match the existing house with clay tile pitched hip roof, and tile hanging to the cheeks with timber painted casement windows.



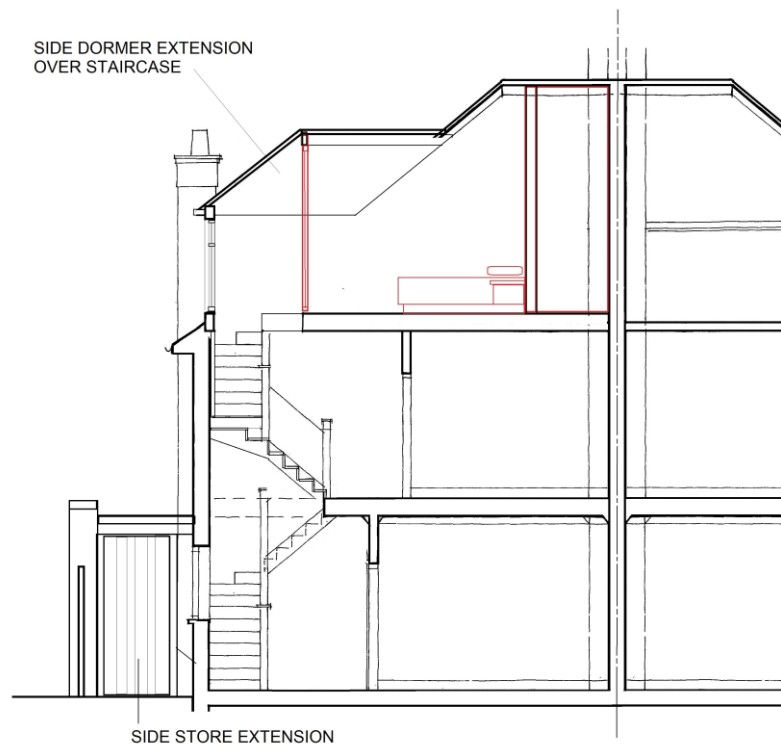
AERIAL VIEW SHOWING SIDE DORMERS SIMILAR TO THIS PROPOSAL AND ALSO THE ESTABLISHED PATTERN OF HIPPED REAR FIRST FLOOR WINGS



VIEW OF NO 24 AND 26 LANGBOURNE AVENUE OPPOSITE THE APPLICATION SITE WHICH BOTH HAVE SIDE DORMER WINDOWS

SIDE GROUND FLOOR EXTENSION

A small proposed side extension is proposed to fill in the gap between the house and the site boundary towards the rear of the house to serve as an additional storage area. Owing to the distance set back from the front elevation it would not be seen from the street.



PROPOSED SIDE EXTENSION AND SIDE DORMER

REAR DORMER WINDOW AND FIRST FLOOR EXTENSION

It is proposed to construct a rear dormer window to the same proportions and style as the adjacent house at No 27 Langbourne avenue



EXISTING REAR ELEVATION TO 25 LANGBOURNE AVENUE



EXISTING REAR DORMER WINDOW TO 27 LANGBOURNE AVENUE

In addition it is proposed to construct a rear first floor bedroom extension similar to the houses to the right of the application site, including the immediate neighbour at 23 Langbourne Avenue. The design would constitute a rendered wing with tiled hipped roof to match the main house and timber casement windows.



ADJACENT HOUSES WITH PROJECTING FIRST FLOOR WINGS

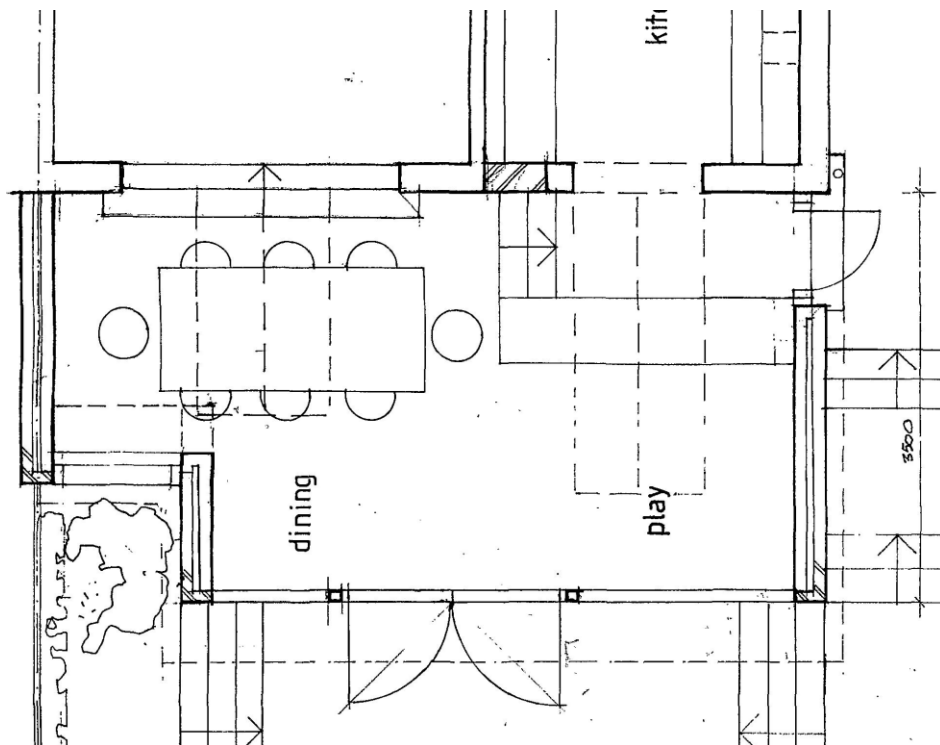
REAR GROUND FLOOR EXTENSION

A ground floor 4m depth extension is proposed to the rear of the property. Most houses in Langbourne Avenue have been developed in this manner, please see the aerial view below.



AERIAL VIEW SHOWING REAR EXTENSIONS ON LANGBOURNE AVENUE

One particular example is 24 Langbourne avenue



APPROVED REAR EXTENSION 24 LANGBOURNE AVENUE

IMPACT ON ADJACENT PROPERTIES

There will be limited impact on adjacent properties. The first floor extension is replicated on the adjacent house so there will be no loss of light or view from first floor level. The rear extension at 4m depth would be allowed under permitted development if it were not a conservation area.

The side and rear dormer windows are common in the area, and the applicants would accept a condition that the side dormer window have obscured glass to prevent overlooking if this was thought necessary.

IMPACT ON THE CONSERVATION AREA AND DESIGN

Design and impact on the character and appearance of the conservation area Policy context: 6.1 Policy DM1 'Delivering High Quality Design' of the Haringey Development Management DPD (2017) is relevant. It requires development proposals to relate positively to their locality by having regard to, amongst other things, the form, scale and massing prevailing around the site, distinctive local architectural styles, detailing and materials, and in respect of landscaping, the levels, slopes and fall of the ground.

The proposed development responds to the size of extensions to the adjacent properties and follows the use of traditional materials with timber painted casement windows, render and tile hanging, apart from the rear ground floor extension which is more contemporary in character.

CIL APPLICABLE

The increase in internal floor area would not exceed 100 sq.m. and therefore the proposal is not liable for the Mayoral or Haringey's CIL charge.

ACCESS

The proposed extensions will improve access to the garden from the kitchen.