**Design and Access Statement**

**9 - 15 Highcroft**

**170 Highgate Road, London, NW5 1EJ**

**Site**

The houses are on Croftdown Road, within the Dartmouth Park Conservation Area. They form a terrace of seven three storey, flat roofed townhouses that were built in the 1960s as part of the redevelopment of a larger plot of land which fronts onto Highgate Road. Please refer to the Site Plan.

The front elevation of the terrace has windows across the full width of the houses at first and second floor levels, with horizontal grey/white painted timber

cladding above and below. The ground floor has high level windows, brick panels and front doors with adjoining window panels down one side. The rear elevation of the terrace has similar timber cladding; some of the houses have been much

altered since they were built however, principally by the conversion of some internal garages to rooms and changes to the fenestration.

A courtyard (which affords access to a separate row of six garages and belongs to the company that owns the freehold to the Highcroft flats that adjoin the site) runs the length of the entire rear elevation. Except for small front gardens open to the street, the houses were built without any private amenity space.

The front elevation of each house comprises: at ground floor level, a front door with an adjoining vertical window panel and a horizontal high level window above a brick panel; at first and second floor levels, windows which span the entire width of each House with horizontal timber weatherboarding above and below. Please see the Front Elevation Drawing.

The front elevation of the Terrace has a uniform appearance aside from some fenestration differences between the Houses. The rear elevation does not show the same degree of uniformity as five of the Houses have been altered at one time or another, principally by converting the original internal garage into additional living space.

Please see paragraph 7.87 of the Dartmouth Park Conservation Area Appraisal and Management Statement:

https://www.camden.gov.uk/documents/20142/7469393/Dartmouth+Park.pdf/3608cf4e-28bd-7b02-344f-a50463fba27a

**The proposed development**

The proposal is to replace the existing flat roof with a uniform gambrel roof across the whole terrace of seven houses, recessed at the rear to create a roof terrace.

Immediate Objectives of the development:

* **Deal with the issue of *roofing repairs***: the flat roofs of these house have (and unfortunately continue to) experienced many issues with ongoing maintenance. One of the main benefits of this proposal, would be to change the roof to one that could be more easily and cost effectively maintained, both from an economic and an environmental point of view.
* Creating a new means of ***escape from fire*** for the houses that do not yet have access to their roof.
* Creating ***additional internal space*** for each house so as to accommodate and be adaptive to residents’ changing requirements.
* Creating private outdoor ***amenity space*** for each house. **Please note** that if you would prefer to have this space at the front of the houses next to the road, we can submit alternative plans that show that option.
* Provide better ***insulation***, using up to date materials.

Longer Term Objectives for the Terrace:

* Improving and enhancing the front elevation of the terrace by replacing the flat roof with a gambrel roof.
* The proposed roofline is aesthetically more sympathetic to the adjacent buildings on Croftdown Road and Croft Lodge, situated on the opposing side of Croftdown Road to the houses.

**Accessibility Statement**

The proposed plans will:

* increase the usable floor area of each house, thereby meeting the principles of lifetime neighbourhoods (see the London Plan 2016, policies 7.1 and 7.2).
* enable more flexible living choices for the residents of each house who can choose how to use the additional floor area (and revise existing floor areas), eg. a further bedroom, a playroom, a home office etc.
* create a private outdoor amenity space.

**Heritage Statement**

The proposals will enhance the roofscape in this part of the conservation area (whether seen up close or from a distance, creating a more harmonious appearance without altering the essential features of a late 20Century infill block. As stated above, the roof line of the proposed development will conform better to the roofline of both the flats to the right and the red-brick houses to the left of the terrace.

It is intended that the work will be undertaken in blocks of 2 or 3 roofs, depending on when each house needs to undertake works to its flat roof and when each owner is in a financial position to undertake the works. We understand this is in line with the Borough’s policy to encourage families to remain in the area.

This proposal satisfies the current planning policies by:

* maximising the available housing stock
* providing high quality design
* improving the local area.

**Sustainability Statement**

The development will reduce the carbon footprint of the houses by providing additional insulation to the required standard, which will reduce the need for future and existing generated energy use – all having regard to the following policy considerations:

* Mayors London Plan 2013. 3A.6, 4B.1, 4B.6.
* LDF Core Strategy and Development Plans CS5, CS6, CS14, DP24, DP26, CPG6.
* Dartmouth Park Conservation Area Appraisal and Management Strategy 2009.
* Dartmouth Park Neighbourhood Forum, Neighbourhood Plan adopted 2 March 2020.
* Camden Local Plan 2017

The proposals:

* accord with the London Plan to allow for the extensions of existing residential accommodation.
* improve the visual effect of the street scene and will fit in with the adjacent buildings.
* improve the amenity and quality of the Houses through increased space, safety, fire exit and amenity space.
* improve safety and provide all of the houses with additional internal space and private amenity space.
* do not present any obstruction to views of the roofscape of Croftdown Road and Woodsome Road which are characterised by pitched roofs with substantial chimney stacks.
* accord with LFD expectations that any development respect the character of buildings. The proposals are appropriate to and are compatible with the 1960s terrace, its character and proportions.

We have consulted with a representative member the Dartmouth Park Conservation Area Committee ('DPCC') and the consultation has resulted in these plans.

**Additional considerations**

1. We not believe that a light survey is required in this instance, as the proposed development would not affect the light that enters into neighbouring buildings.
2. Similar applications that have been approved in the Borough include:

* Tobin Close: 2022/3319/P
* Laurier Road: 2017/4021/P
* Elliott Square: 2019/2507/P and 2017/4239/P. Please note that as it is not our intention to carry out the works all at the same time, for the reasons outlined above, the Section 106 element of this application would not be applicable here.