

# Addition to Design and Access Statement

## Application: 2023/2712/P

### 1. Character and appearance of the Conservation Area:

- Topography:** The area is defined by a slope from Highgate Ponds in the west, towards Highgate in the east. The site of Sunbury is terraced with retaining walls towards the slightly sloping garden.
- Green spaces:** The area has a dominantly green appearance, characterised by traditional "English Countryside" with sloping green lawns and a dominant compact building on the edge of the site and surrounded by mature trees. The "green" setting and the quality of the design of the original building of Sunbury is an important contributing factor to the high standard of this conservation area.
- Existing buildings:** The houses which line Fitzroy Park are distanced from the road by a forecourt. They are mainly compact, impressive, detached properties, 2 storeys, with converted roofs with dormers, in different 19th and early 20th Century styles. They are built in quality, durable materials (mostly stone) except for the Art Deco Style buildings of Sunbury and its twin building "Kenview" which are in white render, typical of this style.

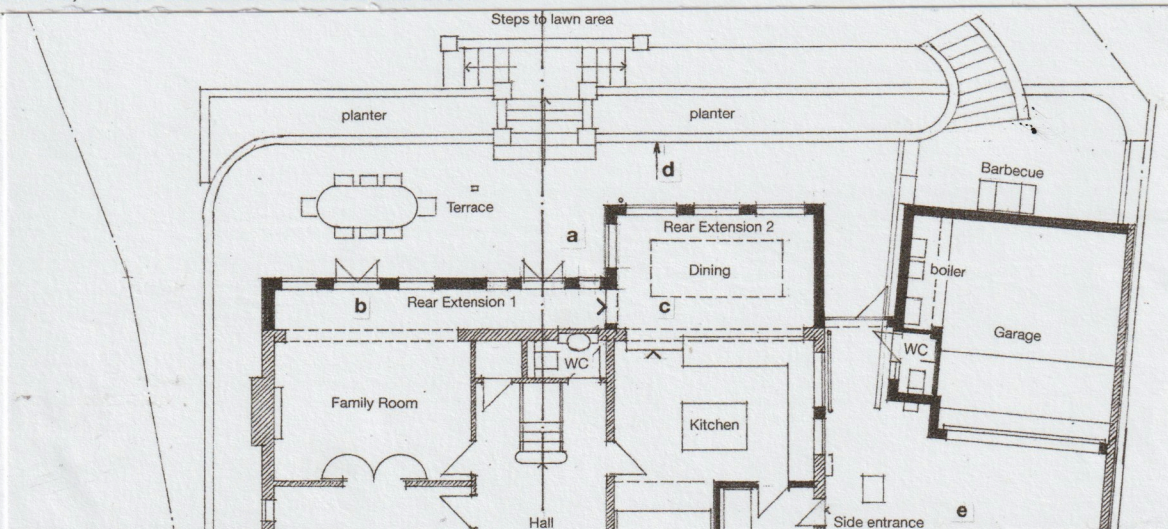


### 2. Appraisal of the existing extensions from 1995.

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- As buildings the two extensions relate neither to each other (different depth, different height) nor to the original main building with its mainly centralised axial layout.
- Extension 1 is too narrow for normal usage, and functions only as a corridor from the living area to extension 2.
- Extension 2 has a restricted view to the garden. The artificial increase in level on the inside of the building, with a timber step to enhance the view, is an unsatisfactory solution.
- The distance from the extension to the retaining garden walls restricts the use of the outside terrace area, but also acts as a visual barrier between the seating area and the garden.
- The side garage is too small for two cars. The area in front of the recessed garage is not used, and visually unattractive viewed from the kitchen.

The above factors: general layout and building substance, led to the decision not to refurbish the existing structures, but to demolish and rebuild them.



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**3. Appraisal of the original building (before 1995) which shaped the new proposal and the impact of the proposal on the host building**

- a. A primary axis leads through the centre of the building into the garden area. The axis defines the position of the entrance, the entrance hall, the main internal staircase, and the proposed centre of the new rear extension, terrace and the stairs towards the garden.
- b. The front of the building remains unchanged. The new addition will only comprise a garage door with an integrated side door in the existing position.
- c. The existing outside dimensions of the rear of the property also define the outside dimensions of the extension. This integrates the extension into the overall volume of the building.
- d. The "outside architecture": terrace, planters and central steps, are an essential part of the overall concept. This strong, underlying concept, in keeping with the original house, defines the layout and design of the new extension and outside spaces.
- e. The new extensions create a continuous flow from the rooms in the interior. Old and new are optically detached only by a strip of natural light coming through the skylights separating the buildings.
- f. The architectural elements of the new extension are based on the simplicity and clarity of the principles of Modernism of the early 20th Century. The Art Deco style of the original building is a 'sophisticated' version of the original Modernist style.

