

DESIGN AND ACCESS STATEMENT

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REF 0000-SL
DATE 09/04/2021
CLIENT Chris Sharpe
PROJECT AT 93 Swains Lane , N6 6PJ
PROJECT House extensions

Proposed Development in Brief

The enclosed full pre-planning application relates to the following works:

- Proposed Excavation at lower ground level to create utility and storage room
- Conversion of existing garage , already approved in previous application , as home office.
- Ground floor rear extension
- Roof skylight

Enclosed documents:

- Architectural Drawings: Existing, Proposed
- Design Statement
- Photographic survey
- BIA



CGI of the proposed rear Extension

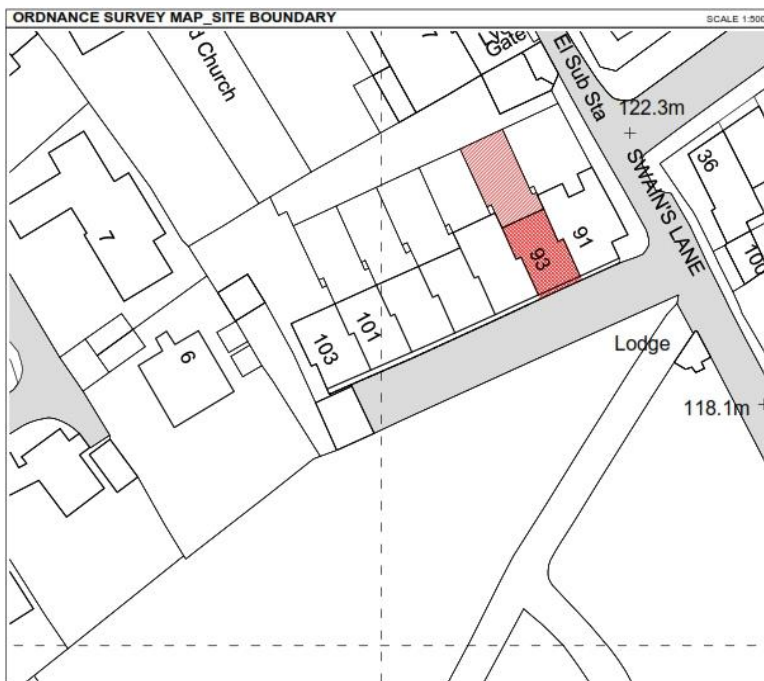
Application Site

The application site is located within the Highgate Village Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Nos. 91 to 103 Swain's Lane forms a terrace of residential properties that sit at a right angle to the main (north-south) part of Swain's Lane.

93 Swain's is not directly visible from the Main Swain's Lane road.

Location Map



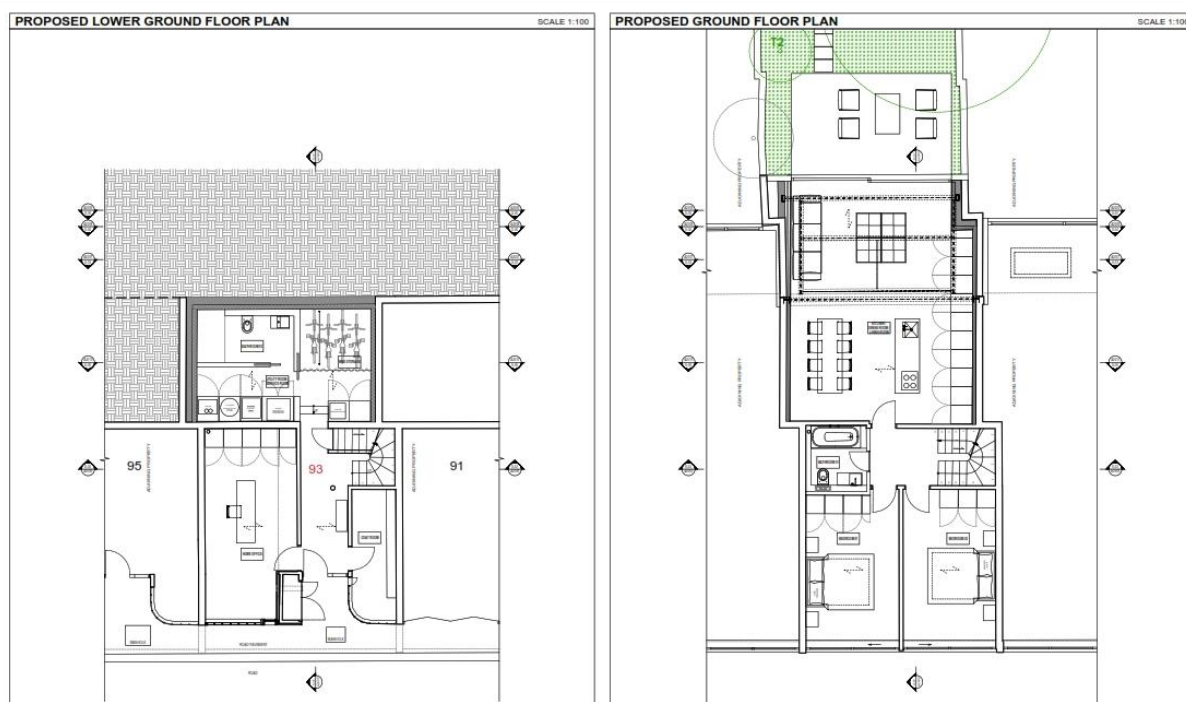
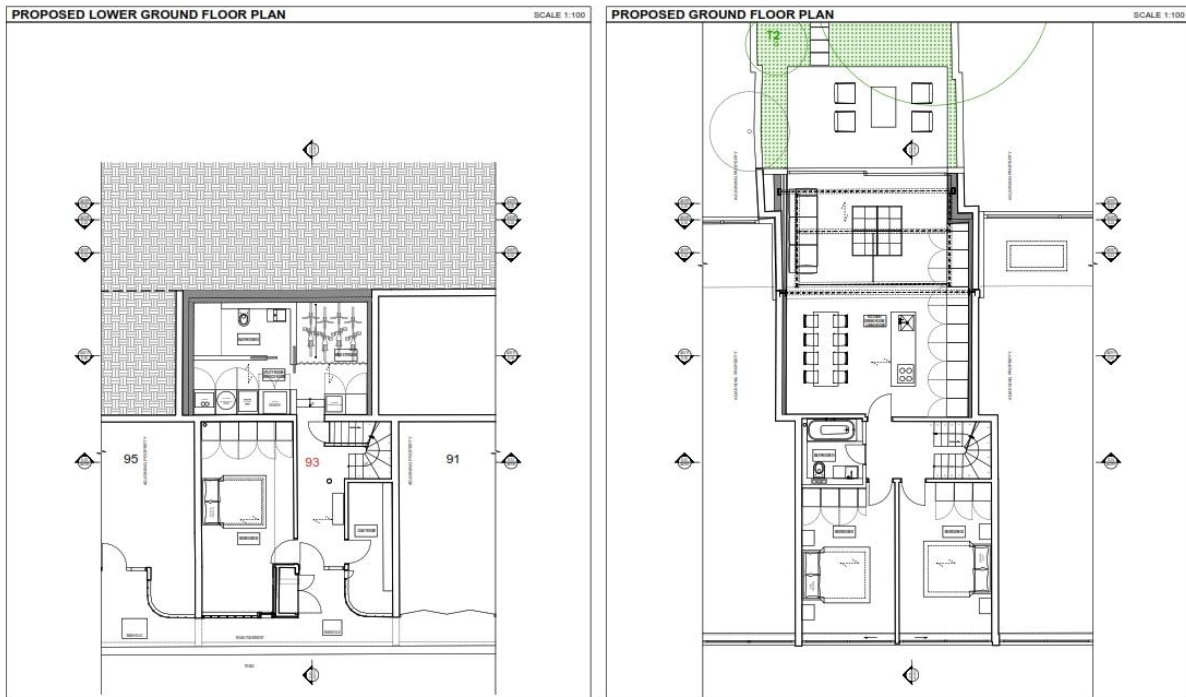
Existing

The existing gross internal area of the house is **166 sqm**
It is currently a single dwelling.



Proposed

The proposed gross internal area of the house is **209 sqm**

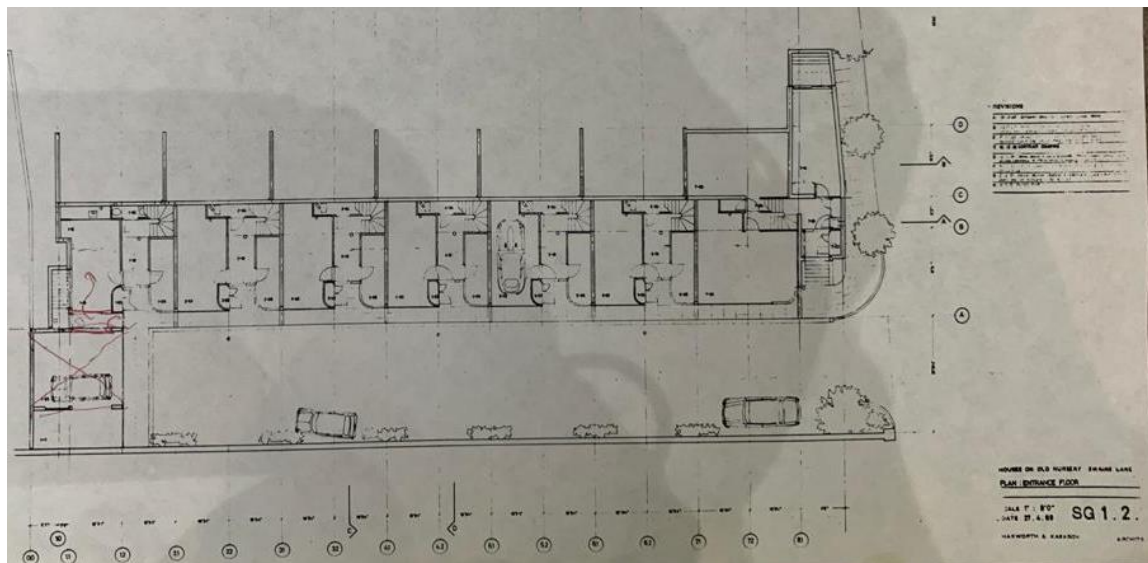


- The **proposed lower ground floor extension** has been designed to accommodate an utility room and a bathroom to serve the new home office situated in the converted space of the garage

According to a historical search, this proposed room situated under the existing kitchen, was part of the original scheme but not completed due to a lack of funds by the original owner.

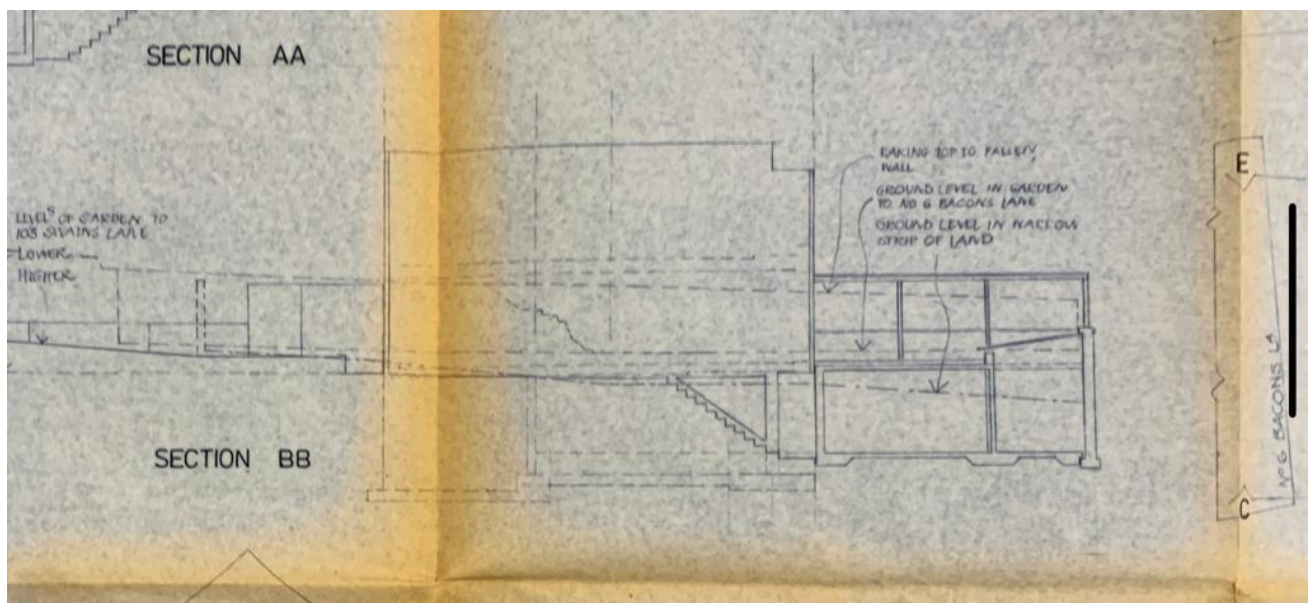
91 Swains Lane, the direct neighbour, already enjoys this extra room space having completed it during the initial build.

A detailed ground investigation, part of the attached BIA, shows that the party walls have been already built to the new proposed slab level therefore there is no need of any underpinning.



Original Plans of 91-103 Swains Lane show party walls already built up to ground level

91 Swains Lane was built already with the ground floor extension



Historical drawings show already party walls built at lower ground level.

- **Rear Extension**

A new extension is planned at the back of the house on the ground floor. This extension will create a big open space for both the kitchen and living area. This will also let us change the room on the first floor that's used as a living room into an extra bedroom.

Right now, the house has a big garden and a shed. We're going to take away the shed to make space for the new extension.

The design of the new extension will match the style of the house, which is modern. We'll use the same colors - mostly white - for the frames of the windows and the edges of the extension. This will make everything look like it belongs together

- **Roof skylight**

A new roof light is proposed at the roof level to allow more natural light into the staircase area . The proposed skylight will be made of structural glazing and will not going to be visible from any surrounding street.

Samples of Contemporary Extension and houses in Highgate Conservation area.



Swains Lane



South Grove N6



South Grove N6

LBMVarchitects samples of work



