

Design and Access Statement

17 Hampstead Lane N6 4RT

Upper Ground floor flat

This document is to be read in conjunction with any relevant drawings referred to or attached hereto.

INTRODUCTION

This Design and Access Statement has been prepared to accompany a planning application for a side extension at the rear of 17 Hampstead Lane London, N6 4RT and for amendments to the windows on the front facade of the property, as well as amendments to the front and rear landscaping.

The Property is in the Highgate Conservation Area and therefore it is essential that any amendments to the Property are considered and sympathetic to the surroundings.

Pre-Application Planning Advice has previously been recently sought and received (2023/2451/PRE)

This advice has been carefully reviewed and taken into consideration to ensure that the proposals are sympathetic to, and will have minimal impact on, the character of the local area and surroundings.

SITE

17 Hampstead Lane (hereinafter referred to as “The Property”) is on the South side of Hampstead Lane and falls within the Highgate Conservation Area.

The Property is a self contained 3 bedroom apartment over the Upper Ground floor of a converted mid Victorian semi-detached house with a secondary bathroom on a mezzanine floor.

The existing Property occupies 168.4m²

17 Hampstead Lane is a semi-detached mid 19 century dwelling constructed in London stock brick in the Victorian Gothic vernacular with front gables and a central front door, which gives access to this property alone.

There are 4 other apartments in the building. The first and second floor apartments are accessed by a metal staircase to the side of the building and the Lower Ground Floor apartment has its own separate entrance.

The application site does not belong to a wider building group of similar properties. There is a lot of variation in the architectural style of neighboring properties, with homes built on plots to individual designs.

See drawing : (LP01) Location Plan - 1.0 [HL]

The front facade of the Property features 2 no bay windows with slate pitched roofs, either side of a central set of limestone steps leading up to a centrally placed pair of front doors. There is an additional single storey extension to the LHS, which also features a tiled pitch roof, and is in matching brick to the rest of the building. This also forms part of the demise of the Property.

This later addition to the property appears to be historic.

The building including the Property features a mix of timber framed casement and sash windows and metal framed casement windows.

The rear facade of the Property comprises 2 no. triple aspect bay windows either side of the central rear door to the Property.

The demise of the Property includes the front drive on the left hand side of the building and the rear garden.

PLANNING HISTORY

Application Ref. OLD/1956/0243

The total building was converted into 3 no. apartments in 1956.

Application Ref. OLD/1982/0502

Conversion of lower Ground floor to self-contained dwelling in 1982.

PROPOSED DEVELOPMENT

Windows

Conservation area consent is sought to replace the windows of the Property at both front and rear, with conservation quality double glazing.

If the thickness of the existing frames allows, we would seek to retain the timber frames. If not, the frames would be replaced visually like for like with matching frames in hardwood, to accommodate the new double glazed units.

We would seek to increase the length of the windows at the front of the LHS bay, by dropping the window cills to be in line with the rest of the windows on the front bays. Style and proportion to be in keeping with the rest of the windows in the front facade, replacing the metal frames with timber frame hardwood frames with conservation quality double glazed units.

The new extended windows will help to create a cohesive whole with the rest of the front facade of the building.

Materials and detailing of the proposed windows to be in keeping with the Conservation area requirements and specifications.

See drawings :

- (EX02) Existing Front Elevation - 1.1 [HL]
- (GA02) Proposed Front Elevation - 1.2 [HL]
- (EX03) Existing Rear Elevation - 1.0 [HL]
- (GA03) Proposed Rear Elevation - 1.1 [HL]

Front steps

Replace worn limestone steps to the front door with new limestone steps to match existing.

We'd also seek to add a black wrought iron handrail to the stone balustrades either side of the front steps. The steps are very steep and potentially quite dangerous.

See drawings :

- (EX02) Existing Front Elevation - 1.1 [HL]
- (GA01) Proposed Floor Plans - 1.2 [HL]
- (GA02) Proposed Front Elevation - 1.2 [HL]

Front door

We'd seek to remove the non-original storm doors at the front of the house to visually reinstate the original set back of the porch.

We'd seek to specify new stained glass to the original ½ glazed inner front door and fanlight. The stained glass detail matches the aesthetic of existing stained glass in some of the windows in the Property.

See drawings :

- (GA01) Proposed Floor Plans - 1.1 [HL]
- (EX02) Existing Front Elevation - 1.1 [HL]
- (GA02) Proposed Front Elevation - 1.2 [HL]

Front Facade

Remove redundant cables and pipework from the front facade.

(See image no.6 in Appendix of photographs)

Remove plastic downpipe and replace with black cast iron downpipe.

(See image no.7 in Appendix of photographs)

See drawings :

- (GA02) Proposed Front Elevation - 1.2 [HL]
- Appendix of photographs

Driveway / Front garden

Recognising that the front garden is an important part of the character of the conservation area, we have sought to increase the amount of planting in this area, and enhance the overall appearance at the front of the Property.

There is an existing crossover and hardstanding with sett paving that would be maintained. The driveway is adequate enough to park a large car without it overhanging the property boundary with the pavement.

We have maintained the total area of planting in the front garden but have distributed it evenly around the front garden area. Redistributing the planting areas helps with entry and exiting the driveway onto the Hampstead Lane, a main road.

Planting will comprise a mix of native and pollinating plants.

We have reduced the steep angle of raised planting on the LHS to facilitate ease of parking for one car and have added additional planters in front of the LGF bay windows.

The new raised beds will be in brick to match the original raised bed.

We are proposing a bin store for 3 no bins with timber doors and a green roof set back from the front boundary on the LHS of the property against a wall and behind a brick wall / planter preventing it from being overly prominent in the street.

We would propose installing an electric car charging point

See drawings :

- (EX01) Existing Floor Plans - 1.1 [HL]
- (GA01) Proposed Floor Plans - 1.2 [HL]
- (EX02) Existing Front Elevation - 1.0 [HL]
- (GA02) Proposed Front Elevation - 1.2 [HL]
- (GA07) Proposed Front Driveway - 1.0 [HL]
- (GA08) Front Driveway - Bin Storage - 1.0 [HL]

Rear extension

We would seek to remove the existing wall in the walkway including the doorway and gate to the rear garden and over the gate and move to the LHS to follow the line of the footpath and reinstate the wall and gate to the rear garden, design and materials to be as original.

We would seek to construct a single storey brick built side extension, sensitive in design to the host building, situated to the LHS side of the rear of the Property as per drawing, with access as existing from walkway to rear garden. Timber windows and doors are proposed in keeping with the existing Property.

The extension would not be visible from the street as it would be concealed by the existing side extension.

The original rear elevation of the Property, the 2 no.existing bay windows would not be compromised by the new extension.

The extension would be constructed with a tiled pitched roof to match the existing roof over the rear bay windows with a planted green flat roof of pollinators, grasses and native plants.

We would like this detail to be secured by condition.

The extension will provide increased habitable space to the Property and as proposed would extend to 31.4 m².

The proposed new extension would extend to be in line with the building line of No 21 Hampstead Lane London N6 4RT. However, the bay window of the new extension at the rear is cut back at either side of the extension where it juts into the garden by approx. 1 meter. This will reduce the sense of massing and impact of the extension.

The height of the new extension and the parapet around the flat roof would be no higher than the roof above the rear bay windows.

In terms of massing and volume the proposed extension will be subordinate to the original dwelling, complementing its character in terms of design, proportion, materials and detail, and we believe will not harm the amenity of adjacent properties. The extension retains a significant area of garden and amenity space which is proportionate to that of neighboring properties in the surrounding area. The design respects the existing architectural features of the Property.

The new extension does not compromise the special character of the area.
The extension will have good levels of natural light.

Detailing and materials of the proposed rear extension will be in keeping with Conservation area requirements and specifications.

Owing to the distance of the proposed extension from neighboring windows, there would be no adverse impact on the outlook or daylight / sunlight of neighboring properties. The new extension will not result in any loss of privacy to any neighboring property, nor will there be any increase in the overlooking of adjoining properties.

See drawings :

- (GA01) Proposed Floor Plans - 1.2 [HL]
- (GA03) Proposed Rear Elevation - 1.1 [HL]
- (GA04) Proposed Side Elevation - 1.1 [HL]

Rear garden and terrace

We seek to change the layout of the terrace. The existing terrace extends to 59 m2.

The new proposed new terrace will extend to 47.5 m2. The new retaining wall to the rear garden to be in brick to match the existing building with stone coping.

The new terrace will have central stone clad steps up to the garden area as well as a subordinate set of stone clad steps to the LHS side of the new extension.

The new terrace will be constructed from recycled york stone from the old terrace with spaces between for planting and drainage.

The new terrace to be constructed in accordance with SUDs .

The existing raised bed at the rear of the garden will be moved back towards the rear boundary , leaving approx 1m bed at the rear.

The existing shed is to be relocated to LHS of the rear of the garden as shown.

The existing shed and small terrace at rear RHS will be removed and a new small terrace of composite decking with a seating area will be constructed.

Existing planting will be maintained and added to with a dominance of pollinators and native plants, this will further improve drainage and mitigate the additional built form.

Materials and detailing throughout will be in keeping with Conservation Area requirements.

See drawings :

- (GA05) Proposed Rear Garden - 1.2 [HL]

Please see arboricultural report that demonstrates how the new summer house will not impact the trees at the rear

LIST OF APPENDICES :

- (LP01) Location Plan - 1.0 [HL]
- (EX01) Existing Floor Plans - 1.1 [HL]
- (EX02) Existing Front Elevation - 1.1 [HL]
- (EX03) Existing Rear Elevation - 1.0 [HL]
- (EX04) Existing Side Elevation - 1.0 [HL]
- (EX05) Existing Rear Garden - 1.0 [HL]
- (GA01) Proposed Floor Plans - 1.2 [HL]
- (GA02) Proposed Front Elevation - 1.2 [HL]
- (GA03) Proposed Rear Elevation - 1.1 [HL]
- (GA04) Proposed Side Elevation - 1.1 [HL]
- (GA05) Proposed Rear Garden - 1.2 [HL]
- (GA06) Proposed Side Rear Extension - 1.0 [HL]
- (GA07) Proposed Front Driveway - 1.0 [HL]
- (GA08) Front Driveway - Bin Storage - 1.0 [HL]

- 17 Hampstead Lane, London N6 4RT - Appendix of photographs