

DESIGN AND ACCESS STATEMENT

20 Swain's Lane, N6 6QS

The property is located on the south side of Swain's Lane in Highgate, to the east side of Hampstead Heath within the Dartmouth Park Conservation Area of the London Borough of Camden. The property is not listed and of no architectural merit as identified in the council's assessment of the quality of the architecture within the Conservation Area. The property has been substantially modified. Both the garage and conservatory have been added.

The property is a four bed, two-storey detached house with a south facing garden and is well set back from the road staggered between the front elevations of its neighbours. The neighbouring properties are more modern three storey blocks of flats equally identified with little architectural merit.

A previous similar application was granted permission on 03-10-2024, and while the proposed internal arrangement is only slightly altered the finished appearance has been changed from brick to render. The reasons for this are to improve the thermal upgrade subsequently improving the internal area (retaining the original existing spaces) and improving and modernising the aesthetic to integrate more comfortably with the other local buildings narrative. The previous proposals to the roof created an image of a semi-detached building missing its twin, while the new gabled roof both sides maintains the detached nature of the property.

01-11-24

Nick Timson. RIBA

TGN Architects Ltd.