

Flat 10 Highcroft, 170 Highgate Road, NW5 1EJ  
Full Planning Permission

Design & Access Statement

for

Refurbishment and Extension Existing Terrace  
House plus Conversion of Ancillary Space into  
Habitable Space.

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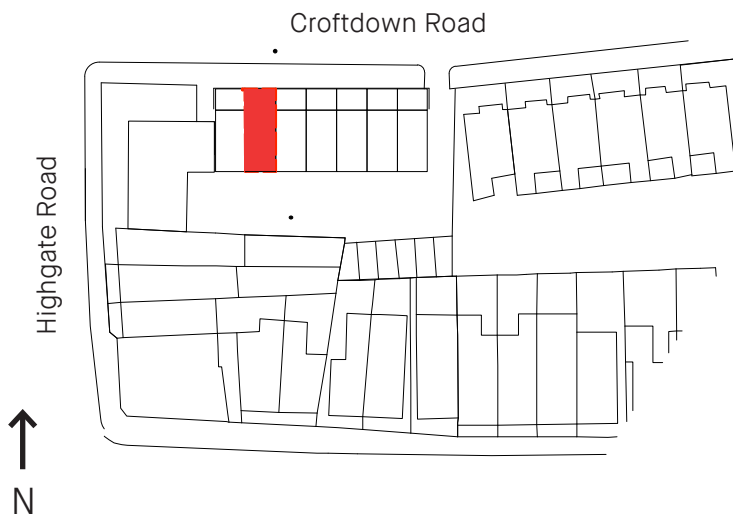
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# 01 Introduction

This Design and Access Statement supports drawings submitted for planning approval for the refurbishment, extension and change of use of ground floor ancillary space into a habitable room and the construction of small refuse store.

The application has been submitted by the owner/resident of 10 Highcroft, who is also an architect and founding director of Threefold Architects, an RIBA award winning architecture practice based in Camden. The applicant has approached the design & construction with high sustainability ambitions and is committed to a high quality build which will enhance the character of the conservation area.



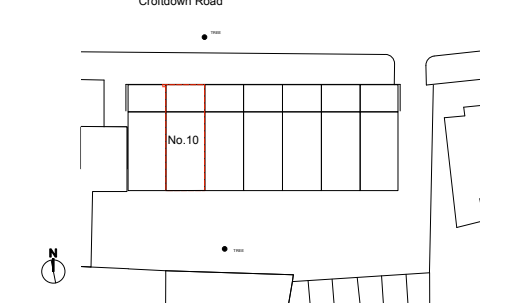
# 02 Site Location

Flat 10 Highcroft is located at the western end of Croftdown Road near the junction of Highgate Road. It is within the Dartmouth Park Conservation Area. To the north is La Sainte Union School, set back behind a secure high level wall. To the east are traditional 4 storey red brick Victorian dwellings & apartments on Croftdown Road. To the south is a small mews accessed from Croftdown Road and used by the residents of the terrace and Highcroft flats. The garden of the residents of Woodsome Road back onto the mews, however their build lines are in excess of 18m from the rear of Highcroft dwellings.

Hampstead Heath is located to the north west.



Aerial View



Location Plan



view west down Croftdown Road



View North of Sainte Union School



View of mews to rear of Croftdown Road

## 03 Existing Terrace

Flat 10 Highcroft is a 3 storey town house constructed in 1964 as part of the Highcroft development. It is one of seven terrace houses adjacent to a 4 storey block of flats constructed as part of the same development. Whilst located within the Dartmouth Park Conservation Area, the development is not typical of the Victorian & Edwardian period within the conservation area. The terrace is of reduced proportions in comparison to its neighbours and is of lesser architectural merit.

The buildings are constructed from solid brick party walls with masonry infill walls concealed behind timber cladding, some are painted white, some grey. Windows vary in material and uniformity and include, UPVC, timber and aluminium frames. Internal floors and the flat roof are of timber construction and many of the dwellings use the roof as a terrace amenity space.

To the front, each property has a covered porch and small front garden. To the rear each dwelling has access to a private mews. Originally each dwelling had an integrated garage at ground floor, all but one (no.10) have received planning approval for change of use and have been converted to habitable spaces. The rear ground floor area at no.10 is currently used for ancillary storage and utility for the dwelling.



Aerial view



View of existing roof top



View of front of properties from Croftdown Rd



View of rear of properties from mews

# 04 Existing Plans

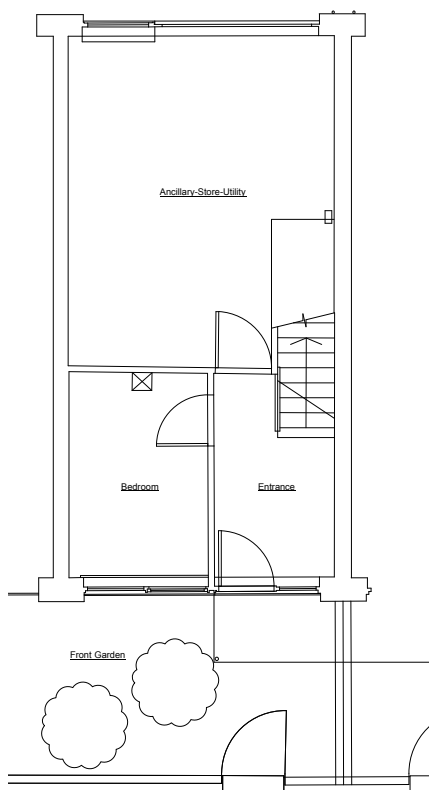
The existing dwelling is arranged over three floors.

The ground floor comprises the main entrance hall, small room and ancillary space, accessed from the mews at the rear.

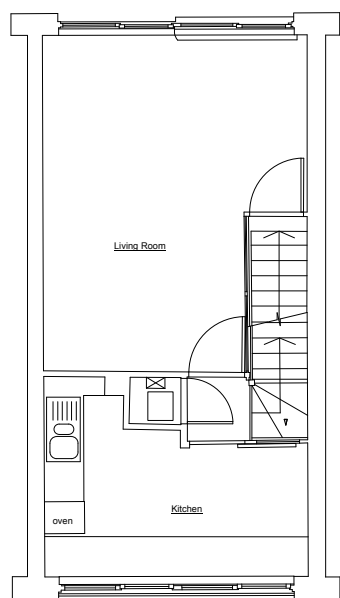
The first floor provides living, dining and kitchen. The second floor has two bedrooms and a bathroom. The roof is only accessible for maintenance via a rooflight in the bathroom.

The house is heated using the original hot air heating system and an electric immersion system for hot water.

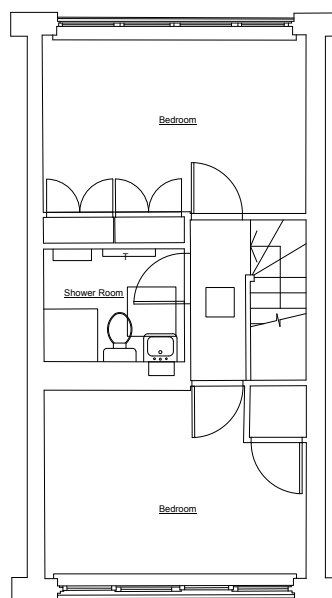
External walls are un-insulated. The roof often ponds due to poor drainage level and a single outlet and the external cladding requires maintenance and re-painting every 3 years. The combination of inefficient heating and poor insulation means that the house is not energy efficient, is expensive and difficult to heat & requires improvement.



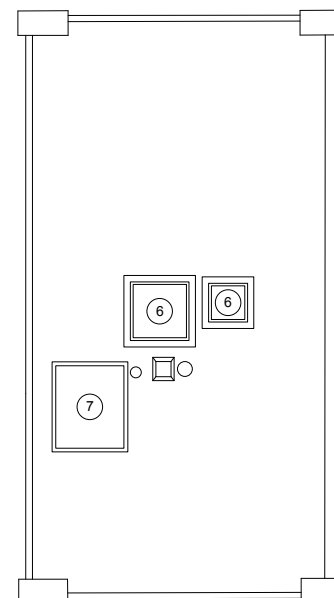
16 Existing Ground  
Scale: 1:50



9 Existing First Floor  
Scale: 1:50



10 Existing Second  
Scale: 1:50



11 Existing Roof  
Scale: 1:50

- Key
- 1. Existing Brick
  - 2. Existing Timber Cladding
  - 3. Existing UPVC windows
  - 4. Existing Porch
  - 5. Existing Garage Door
  - 6. Existing Rooflight
  - 7. Existing Watertank

# 05 Approved Scheme - Group Application

Planning permission ref: 2023/3274/P was granted for multiple roof top extensions 9-15 Highcroft in July 2024. The application sought to add an additional storey to each of the terrace houses between 9-15 Highcroft.

The design includes the introduction of a terrace at the front with proposed new balustrade between the existing brick piers. Materials included new cement board cladding, aluminium framed windows and metal balustrade.

Application ref: 2023/3274/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Email: [Obote.Hope@camden.gov.uk](mailto:Obote.Hope@camden.gov.uk)  
Date: 11 July 2024

Gemma Shore  
14 Highcroft  
170 Highgate Road  
London  
NW5 1EJ

Dear Sir/Madam

### DECISION

Town and Country Planning Act 1990 (as amended)

**Full Planning Permission Granted**

Address:  
**Highcroft**  
**170 Highgate Road**  
**London**  
**NW5 1EJ**

Proposal:  
Erection of a roof extension.



**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)



Existing street front elevation



Proposed & approved street front elevation

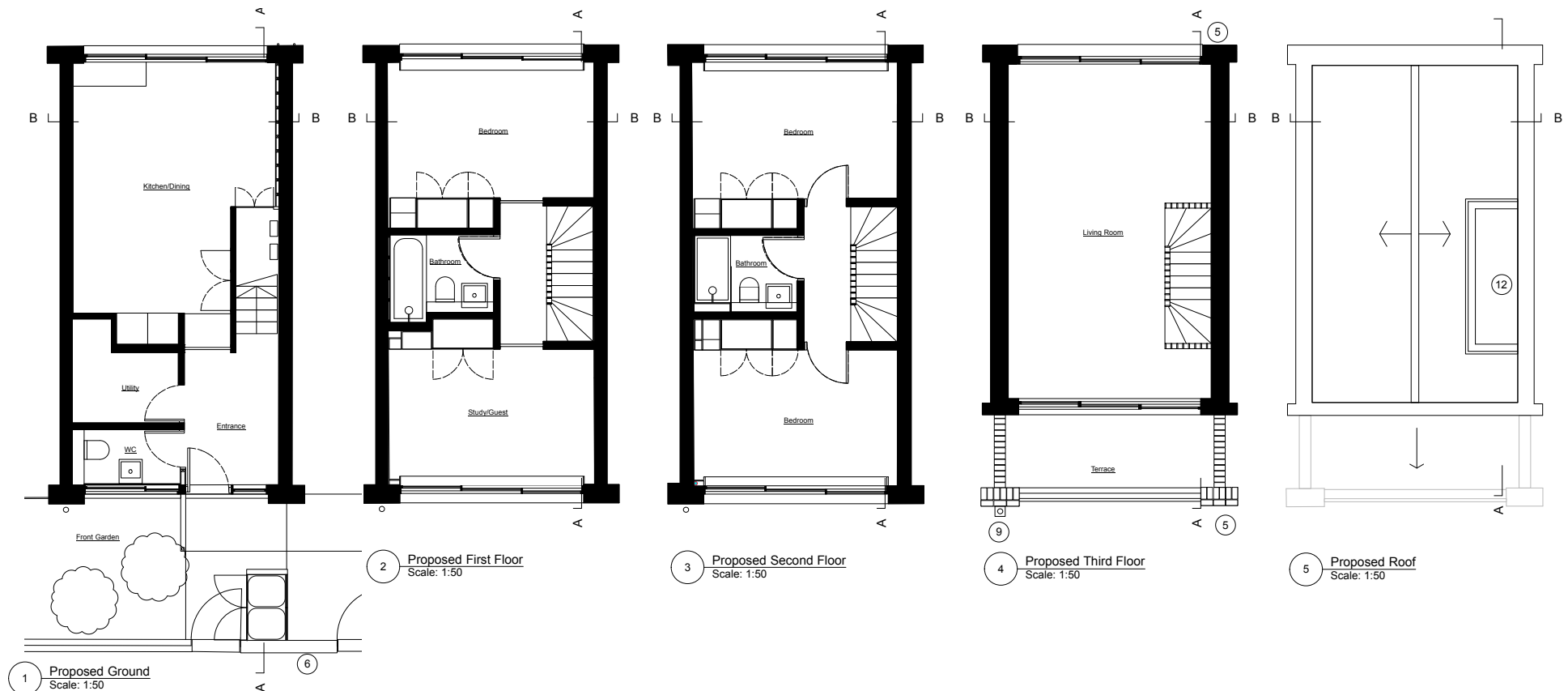
# 06 Proposed Plans

The proposed scheme seeks to undertake a full retrofit and extension of Flat 10 Highcroft, upgrading the existing materials and improving the building's thermal and energy performance and improving maintenance. The application includes the following:

- Conversion of ancillary space into a habitable room
- Addition of a new storey (in line with approved application ref: 2023/3274/P)
- Replacement of all windows & doors
- Replacement of cladding+ insulation
- Replacement front porch
- Raising of existing low brick wall to conceal refuse bins in the front garden.

## Key

1. Existing Brick
2. Proposed cement board rainscreen cladding
3. Powder coated aluminium double glazed doors/windows
4. Powder coated metal balustrade
5. Raised brick pier to match existing
6. New low brick enclosure to conceal refuse bins
7. New powder coated aluminium door
9. Powder coated aluminium rainwater downpipe
10. Powder coated steel frame porch
11. Powder coated aluminium planter
12. Roof Light



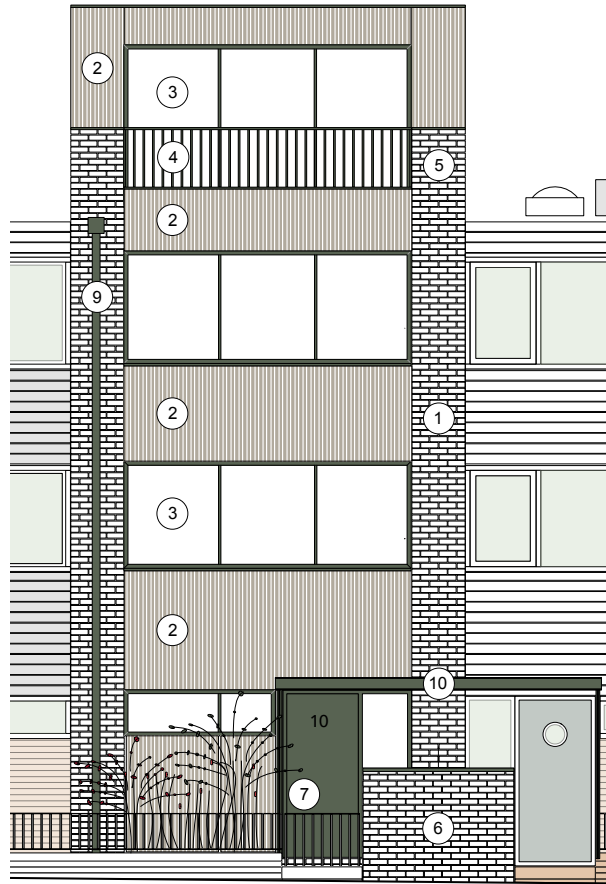
# 07 Proposed Elevations & Materials

High quality materials have been selected to ensure durability and ease of maintenance and are in line with the approved scheme ref: 2023/3274/P.

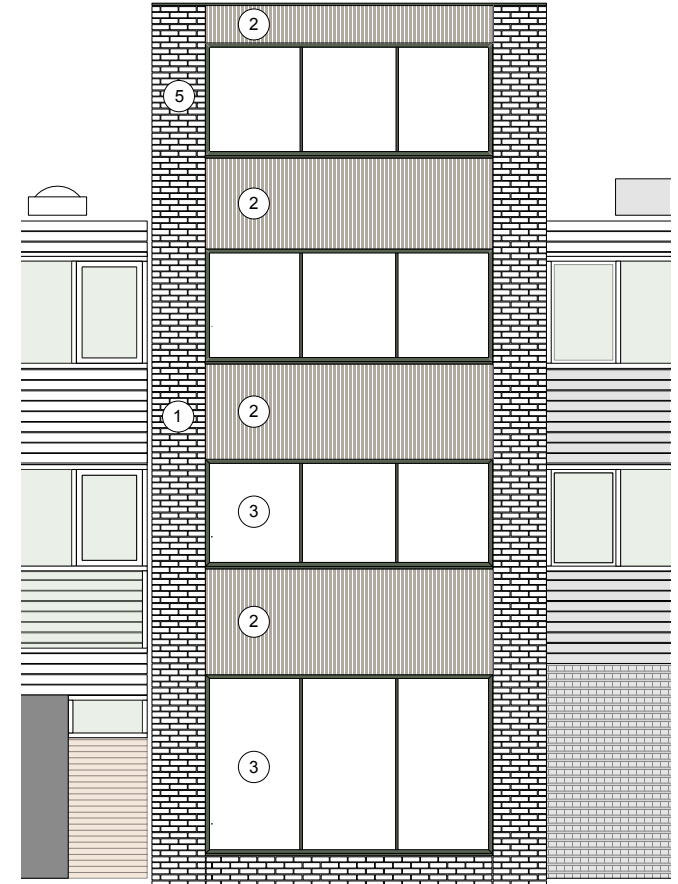
It is proposed that the existing brick pier walls are extended to the level of the new terrace balustrade. It is intended that all residents within the terrace will follow the same approach to ensure uniformity of appearance from the street.

New slim line aluminium windows will replace the existing UPVC casements. A profiled cement board rainscreen cladding (as per the approved group application) will replace the timber tongue and groove boards and will be of a colour and tone which compliments the existing brickwork.

The existing porch will be replaced and a new brick enclosure to the street edge of the existing front garden will conceal the refuse bins. These constructions will be shared with the adjacent dwelling.



Proposed front elevation



Proposed rear elevation

## Key

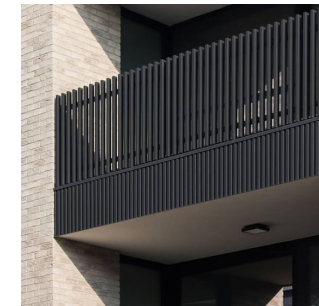
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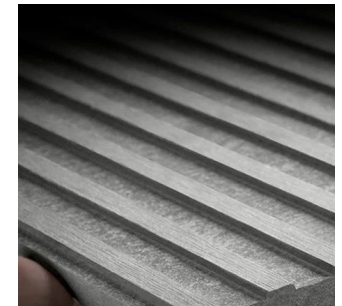
existing brick



aluminium windows



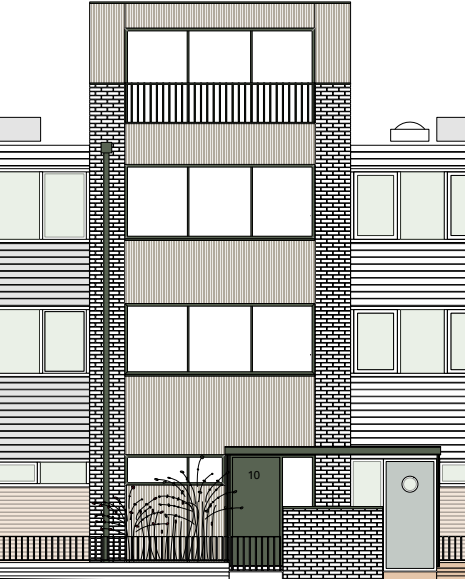
metal balustrade



cement rainscreen cladding



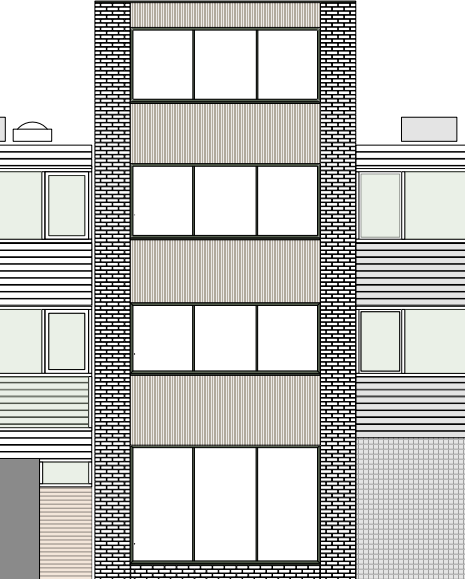
# 08 Proposed vs Recently Approved



Proposed front elevation



Approved front terrace elevation



Proposed rear elevation



Approved rear terrace elevation