

# Design and Access Statement

## Planning Application

**147 Highgate Road, London, NW5 1LJ**

31<sup>th</sup> March 2025

### 1. Introduction

This Design and Access Statement accompanies the planning application for the proposed erection of one additional storey at roof level and a small rear extension at first-floor level to create one residential unit at 147 Highgate Road.

Planning consent has already been granted for the additional floor at second floor level and rear extension which has now been built out as per the planning consent ref 2023/1885/P.

This document outlines the design principles, considerations, and processes behind the proposal, ensuring the development fits harmoniously into the existing context while meeting planning regulations.

The existing site is a three-storey building, comprising a retail unit at the ground floor level and residential use at first and second floors above. The property is located within the Dartmouth Park Conservation Area.



*The existing building as 147 Highgate Road*

## 2. Local Area

### 2.1 Location and Context

Highgate Road is part of a designated shopping frontage area within a local neighbourhood centre. The area features a blend of residential and commercial properties, contributing to its vibrant character.

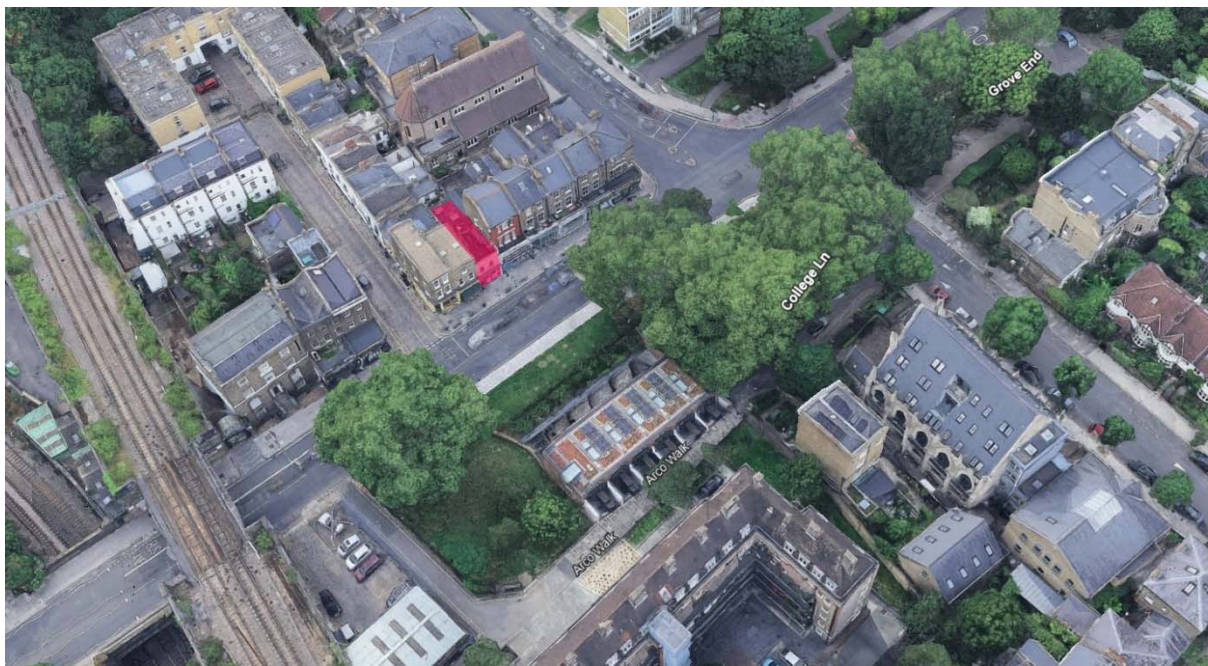
Numbers. 143, 145, and 147 are early 19th-century structures with distinct alterations, forming a semi-cohesive unit. The surrounding buildings, constructed in 1877, feature a harmonious scale and a combination of brick and stone materials.

The run of terraces at 149 to the corner of Mansfield Road, are a later addition of Victorian shops and residential units above. The street frontage is in line with 143 – 147 Highgate Road but the upper floors are set back approximately 1.5m and sit one storey higher with pitched roof above.

Overall, numbers 149 - 157 Highgate Road are in harmony with the active street frontage.

Highgate Road is a busy road leading from Kentish Town to the South to Parliament Hill and Highgate beyond.

Opposite the site is a recent development of contemporary residential units set back well off the road and the continuity of the street on the East side of Highgate Road breaks out to a wide green strip which continues from the railing line up to Parliament Hill and provides a pleasant green oasis of trees and greenery in front of Highgate Terrace beyond.



*Aerial photograph of the area*

## 2.2 Conservation Area

Being within the Dartmouth Park Conservation Area, the development respects the historical significance of the area while contributing to its commercial and mixed-use vibrancy.

The continuation of architectural elements is crucial to maintaining the area's character and preservation as an intact local shopping area.

This part of Highgate Road is currently going through a renaissance with busy local shops made up of health food shops, convenience grocery stores, dry cleaners, wellness and health clinic, coffee shop well known public house the Southampton Arms and an estate agent.

The ground floor use to 147 will remain as a local coffee shop and café following on from the long-term use as the Village Café by the current owner.

Care has been taken in the recent renovation to reestablish the street frontage and shop front as a traditional piece of the local streetscape. The upper floors have also replicated the traditional Georgian façade with Georgian windows, brick detailing colours uses for windows and shopfront.



*Highgate Road and Gordon House Road intersection looking South-east*





*Highgate Road and Mortimer Terrace corner looking North-west – no. 147 Highgate Road shown in original form (2 storey white building mid terrace) before recent developments.*



*Highgate Road and Chetwynd Road intersection looking west. The terrace which no. 147 Highgate Road sits within can be seen on the left hand side.*

### 3. The Existing Property

The existing property has been largely altered from the original building. Recent alterations include the complete refurbishment of the property including new floors, front elevation and additional storey at second floor.

The building as original and prior to the recent renovation was in very poor condition having been largely abandoned for several years. The renovation has brought new life to the property with the fully refurbished ground floor café and coffee shop and residential use at first and second floor.



*The original building (Village Café) – at no. 147 Highgate Road, before recent alterations*

The building is now an up-to-date building suitable for modern use and habitation. The new shop front is designed and detailed to match the original style of a Victorian shopfront typical along the street and similar to the those directly adjacent the property.

The newly front brick elevation rises the parapet to the similar height of the adjoining buildings whereas previously, the building is one- storey shorter in height.



*Current existing elevation and context*

## 4. Planning History

### Previous Planning Applications:

- **2023/1885/P:** Erection of one additional storey and a rear extension at first floor level, as an extension to the existing first floor flat.
- **2021/3725/P:** Erection of a first-floor rear extension and replacement shopfront, formation of a flat roof, and alterations to first-floor windows. Granted 21-03-2022.
- **9200034:** Change of use of ground floor to hot-food take-away. Granted 04-06-1992.
- **E11/14/D/28540:** Erection of a two-storey extension at the rear for shop extension and residential use. Permission granted 11-07-1979.
- **E11/14/D/20826:** Installation of a new shopfront. Permission granted 30-06-1975

## 5. Proposal

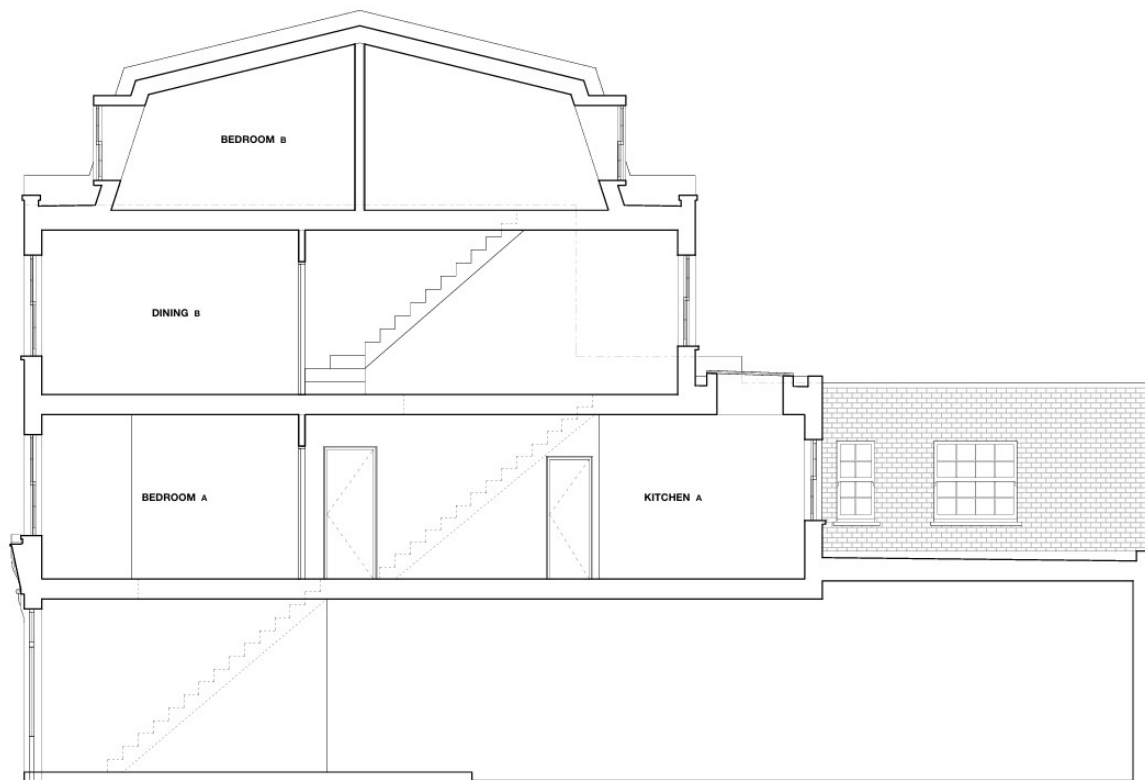
This application relates the addition of a floor built on top of the existing structure as a mansard roof set back behind the brick-built parapet wall at the front and mansard roof at the rear.

The Mansard roof following the standard and typical rule as set out by Camden policy for roof conversion with dormer windows. There are two dormer windows, one at the front and one at the rear, both of traditional design and detailing so as to look in keeping with the style of host building and the streetscape as a whole.

The adjacent buildings to the south at 143 and 145 Highgate Road currently do not have mansard roof extensions, but the terrace of properties to the North at 149 – 157 Highgate Road have pitched roofs with eaves detailing to the front elevation and dormer windows to the rear.



*Proposed elevations of mansard roof extension*



*Proposed section through mansard roof extension*

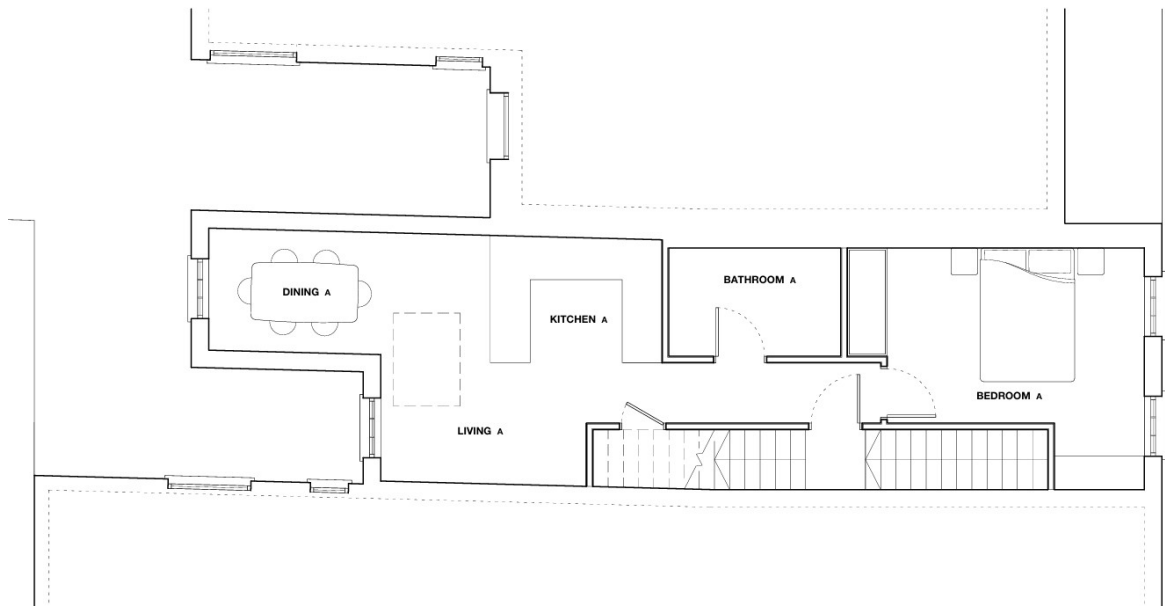
A small extension will be added to the rear of the first floor to maximise the available space for internal living accommodation. This will not be a full width extension due to the proximity of windows on the boundary at 145 Highgate Road.

The extension will not affect the daylight levels to the internal accommodation served by these windows. The internal rooms are bathroom and a bedroom, of which the window on the boundary is the secondary window the room. Both windows are glazed with obscure glazing.

The windows should be closed according the planning consent in relation to these windows but both are currently opening and are a fire risk between the two properties. This will need to be remedied to bring the windows in line with planning consent granted.

A full and detailed sunlight and daylight report accompanies this application to support the rear first floor extension and a summary is set out below.





*Floor plans of first floor accommodation and adjacent property windows*



*Sketch of the proposals in the street context on Highgate Road*

## **6. Sunlight and Daylight Analysis**

Due to the closeness of the two windows on the boundary wall with number 145 Highgate Road, a full and detailed sunlight and daylight analysis was carried out by Planning for Sustainability LTD, sunlight and daylight consultants to review the effect of the extension these two windows.

It is odd for the two windows to have been granted planning consent in any case as these create problems for overlooking, fire risk and reduced ability for the owner at number 147 to extend out at the first-floor level. These windows do not currently comply with the planning conditions for the consent, building regulations or Party Wall agreements.

The windows serve a bathroom and bedroom. The window serving the bedroom is a secondary window and both windows are fitted with obscure glazing but are not fixed closed. The glass is not fire glass and these would not prevent the spread of fire in the current condition.

The proposed 2m gap, along with the scale back massing at second floor level, will ensure that these windows are still recipient of sufficient levels of natural daylight

The daylight and sunlight analysis indicates that there is no adverse effect on the two existing windows created by the small rear extension. There is also no negative effect on the outlook from these two windows, but given that these windows are not for looking out of due to the obscure glazing, the outlook is accepted as being of little importance.

## **7. Rear Extension**

There is no predominate configuration when it comes to existing rear extensions across the entire terrace from no. 149 to no. 157 Highgate Road. The rear of the terrace has been built up over the years haphazardly. No. 157 and 155 at the end of the terrace has full width rear extension, while no. 153 and 149 both have half width extensions at first floor level. No. 151 does not have a rear wing at first floor level.

Our proposal at no. 147 seeks to amend the previously proposed full width extension on first and second floor levels. The proposal will redress the balance of massing across 2 floor levels – on first floor level, a half-width massing will be added, bringing forward the building line in alignment with the existing rear wing of no. 149.

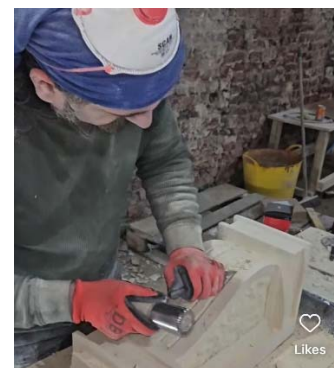
## 8. Design

The principle of the design is to reflect the style and character of the existing building as a late 19<sup>th</sup> Century terraced property. The mansard roof is also typical of the mansard design seen throughout the local neighbourhood and London Borough of Camden generally.

The dormer windows at the front and rear will also be of typical design detail and proportions. The windows will be timber painted sash windows typical for dormer windows on such properties.



*Typical mansard found on Gordon House Road within the Dartmouth Park Conservation Area*



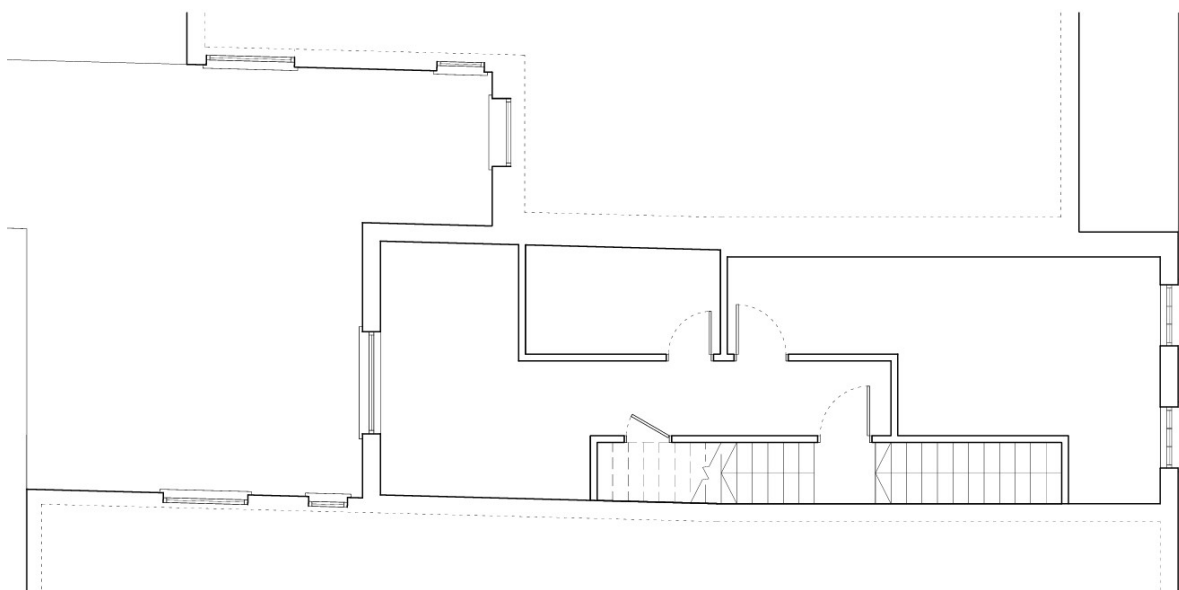
*new stone corbel detail to the shop front at no. 147, which is hand carved by a stone masonry craftsman.*

## 9. Internal Layout

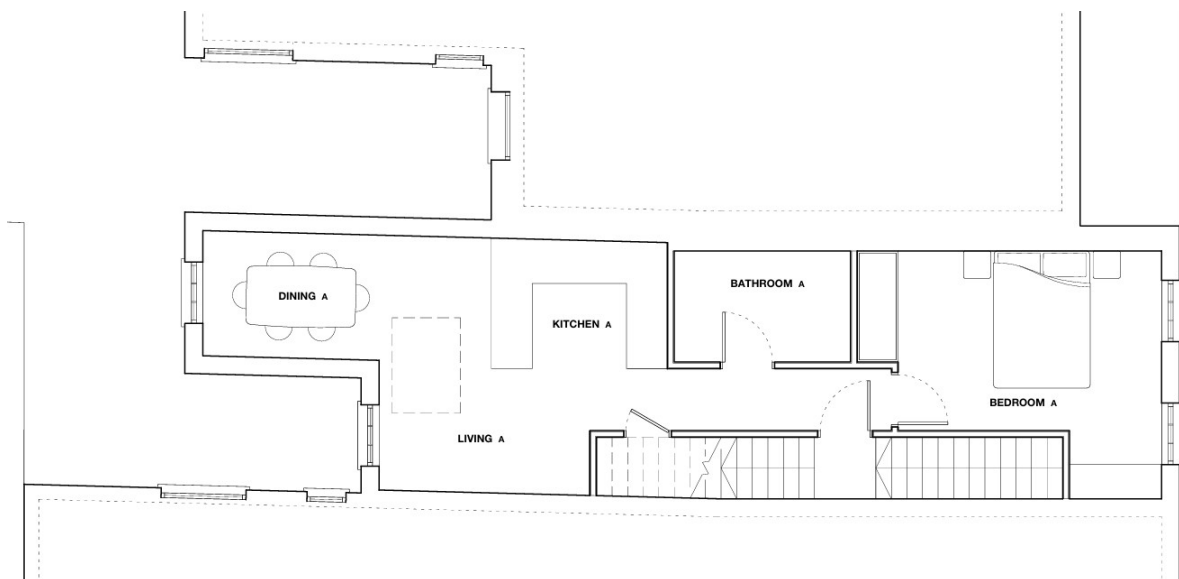
The additional floor and rear extension will provide two new residential units. The design ensures the units are functional and blend seamlessly with the existing structure.

Internally, the first floor will be transformed into an independent one-bedroom flat via an enlargement of rear extension as consented previously. The additional floor area will allow for a kitchen and dining room, living room, bathroom and bedroom to be all consolidated within one floor.

Overall, an additional two-bedroom flat will be provided on site and the existing three-bedroom unit will be converted into another 2-bedroom flat.

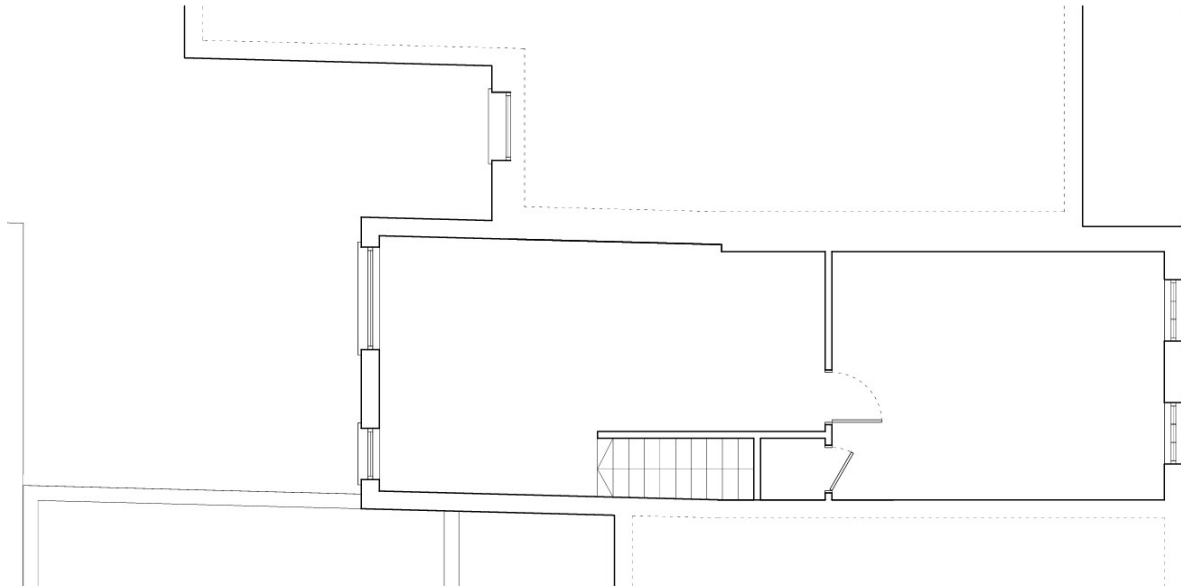


*Existing first floor internal arrangement*

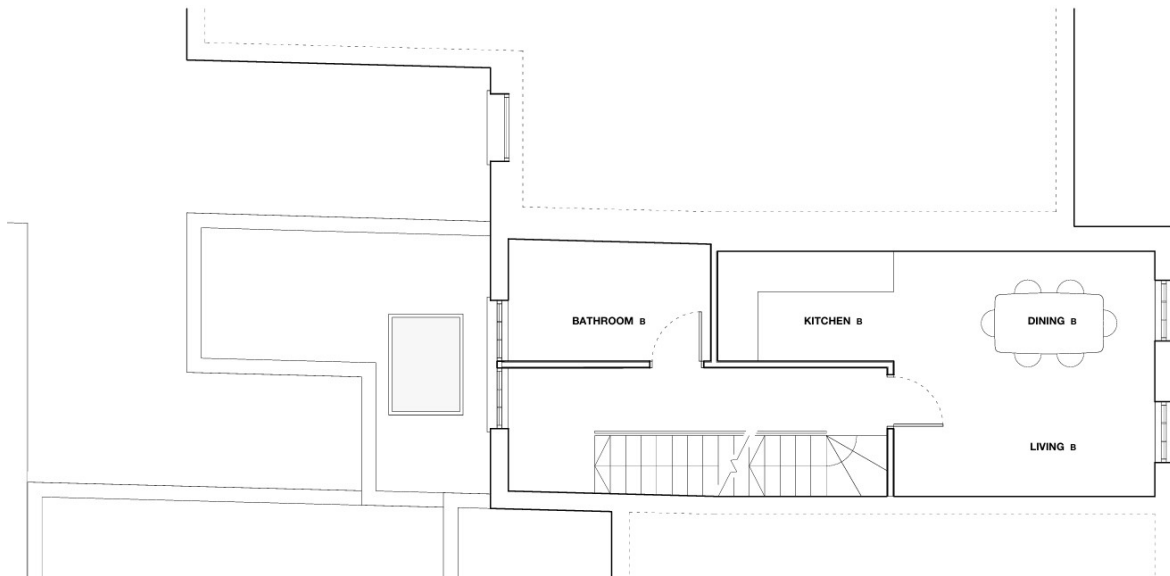


*Proposed first floor internal arrangement*

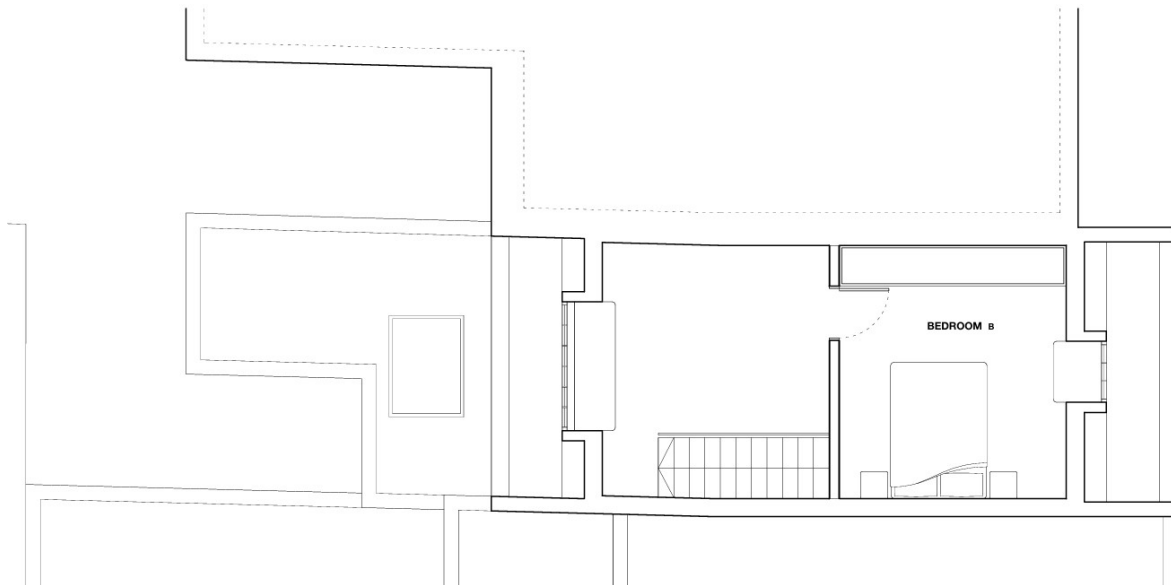




*Existing second floor internal arrangement*



*Proposed second floor internal arrangement*



*Proposed new third floor (mansard level) floor internal arrangement*

## **10. Materials**

The mansard roof will be finished in slate and traditional lead detailing to the dormer windows. The dormer windows will be of traditional painted timber sash type to match the window below on the first and second floors.

## **11. Access**

The additional flat will be accessed through the existing door of Highgate Road and up the existing staircase similar the existing flat on the first floor. There is no provision for DDA requirements due to the nature of the existing building and re-use of the existing entrance and staircase.

## **12. Bicycle Storage**

There is no provision for reh storage of bicycles on the premises and the applicant is happy to enter into a Section 106 agree by way of financial contribution for offsite bicycle storage elsewhere.

This could typically be provided through a bicycle storage cage to be positioned located and to be shared with other residents in the local streets.

### **13. Waste and Recycling Facilities**

Waste and recycling will be stored indoors and placed outside on collection days as per the previous planning consent for the renovation of the building.

### **14. Conclusion**

The proposed development at 147 Highgate Road is designed to respect the historical character of the building and Conservation area while enhancing its functionality and contributing to the local community.

The addition of typical and traditional set back mansard roof and dormer windows will provide additional living accommodation and address housing demand in a popular and suitable mixed-use area of Camden.

The design, scale and proportion of the mansard roof is within planning policy and design guidelines for the building and the local area sitting on the Dartmouth Park Conservation Area.