

# DESIGN & ACCESS STATEMENT

17 MAKE PEACE AVENUE, HIGHGATE, N6 6EL

For the erection of a single story extension and conservatory at rear ground floor level.

Erection of 1 side dormer window along with the conversion from a hip roof to gable end to the rear of a single dwelling house

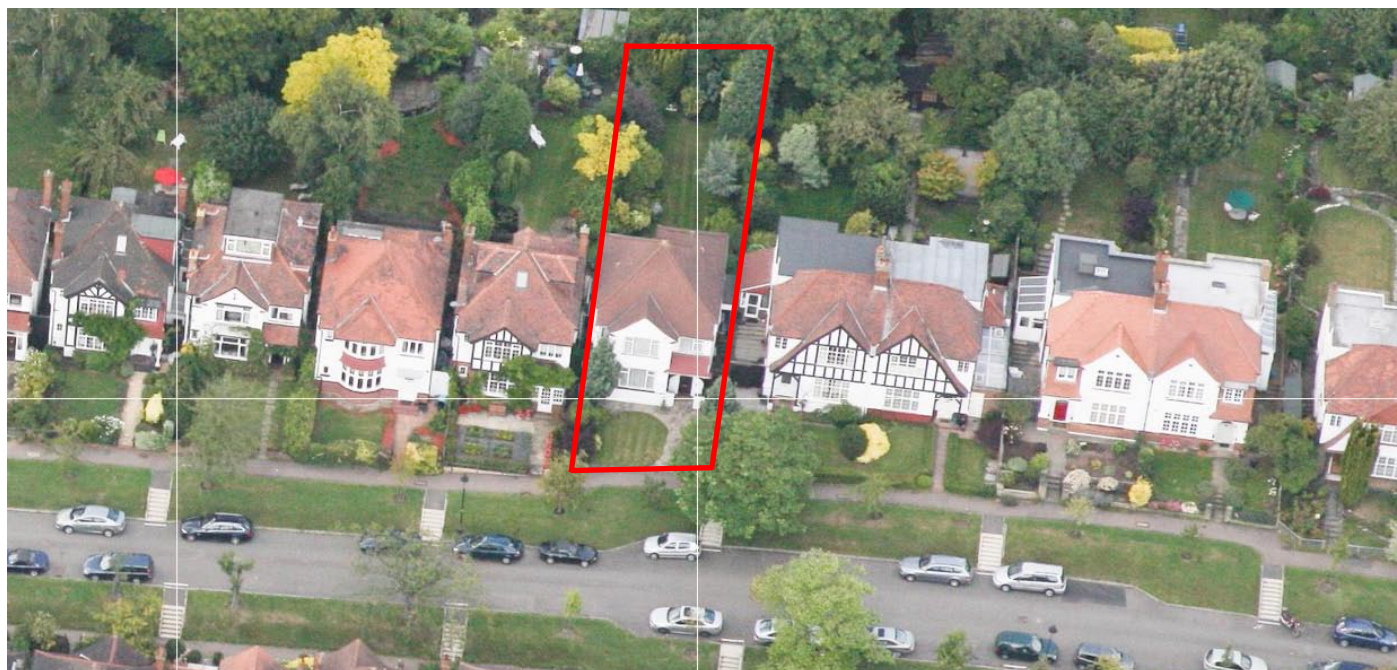
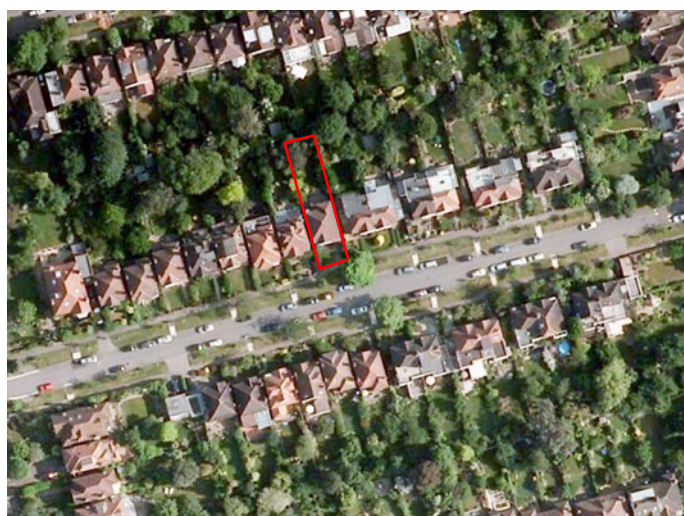
07/01/13

REV: 1



## LOCATION

The property is located on the north side of Makepeace Avenue a street within the Holly Lodge Estate. The property comprises a two-storey detached single family dwelling house. The building is located within the Holly Lodge Conservation Area but is not listed.



## INTRODUCTION

Permission is sought for the erection of a single story extension and conservatory at rear ground floor level.

The forming of 1 dormer window along with the conversion from a hip roof to gable end to the rear of a single dwelling house, all proposed materials will match existing.

The proposal has 1 side dormer to allow internal space for an ensuite. Due to the nature of the pyramid roof space is very tight therefore extending the hips to create a rear gable end will improve headroom without changing the appearance of the property from the street or impacting/overlooking any neighbouring residents.

The dormer meet the conservation guidelines of within existing roof lines 50cm below ridge lines, and are well back 100cm from main wall and up to 60cm from the eaves and match existing roof tiles.

## PLANNING HISTORY

17 MAKEPEACE AVENUE LONDON N6 6EL

2005/1969/T - REAR GARDEN 1 x Lawson - growth to be reduced. 1 x Eucalyptus - crown reduce, thin out. 1 x Conifer - reduce height by 2.4m.  
No Objection to Works to Tree(s) in CA 20-06-2005

2010/2760/T - REAR GARDEN: 1 x Eucalyptus - fell to ground level  
No Objection to Works to Tree(s) in CA 29-06-2010



## PLANNING POLICIES

Local development framework (LDF) states in its development policies that:

**DP24 - Securing high quality design** The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) character, setting, context and the form and scale of neighbouring buildings;
- b) the character and proportions of the existing building, where alterations and extensions are proposed;
- c) the quality of materials to be used;
- d) the provision of visually interesting frontages at street level;
- e) the appropriate location for building services equipment;
- f) existing natural features, such as topography and trees;
- g) the provision of appropriate hard and soft landscaping including boundary treatments;
- h) the provision of appropriate amenity space; and
- i) accessibility.

The scale of the development is no larger than previous approved schemes along the street and in the conservation area in general. As both neighbours have extended their properties our proposed scheme would not look out of place. In addition the quality of materials will match existing and will be in keeping with the character of the house and Holly lodge conservation area. No existing landscaping, topography, boundaries or access will be affected by the proposal.

### DP25 - Conserving Camden's Heritage states

- b) only permit development within conservation areas that preserves and enhances the character and appearance of the area;
- c) prevent the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area where this harms the character or appearance of the conservation area, unless exceptional circumstances are shown that outweigh the case for retention;
- e) preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

The design of the proposal will preserve the view of the property from the avenue and the rest of the Holly Lodge Area along with enhancing the overall design of the house. The proposal does not involve any substantial demolition, only minor changes to the internal walls on the first floor. No trees or garden space will be affected by the design.

**DP26 – Managing the impact of development on occupiers and neighbours** “The Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. The factors we will consider include:”

- a) visual privacy and overlooking;
- b) overshadowing and outlook;
- c) sunlight, daylight and artificial light levels;
- d) noise and vibration levels;
- e) odour, fumes and dust;
- f) microclimate;
- g) the inclusion of appropriate attenuation measures.

As the extension to the rear is at ground level it will not be overlooked by either neighbour or cause any visual privacy issues. The alteration to the rear part of the roof from a pyramid to gable end will not cause any overlooking any more than first floor due to the dense trees to the rear of the garden. In addition the dormers will not cause any privacy issues due to the sloping of the avenue. Overshadowing will not be an issue due to extensions being to the north of the property which is already overshadowed by existing properties. In addition the rear gable end and extension will not be seen from the avenue, and the side dormer will be smaller than others along the avenue and in the conservation area.

## DESIGN DETAILS

Windows: All new windows will be matching in style to the other windows on the property (Georgian)

Dormers: Follow Camden's Planning Guidance for roofs, terraces and balconies by not breaking the roofscape. Along with having a 500mm gap between dormer and ridge line.

Rear extension: Rear extension will match the same finish as present and the conservatory will be glazed with a metal frame (powder-coated white)

## APPEARANCE

Due to the small spaces between houses and the slope of the street, the rear gable end roof will not be visible from the street. The side dormers will blend into the existing roofscape by matching existing windows and roof tiles. The adjacent properties are already a mix of dormers, ridge, pyramid and gable roofs, with no one style prevailing therefore the proposed alteration will not stand out.

In addition the extension to the rear will match the existing finish as current on the property

## ACCESS

The primary access to the property will be unaffected. Along with maintaining the side access to garden via a utility room. Access to the loft room will be by Building Regs compliant staircase.

## AMENITY

The proposed dormers will not impact any neighbouring residential amenities. Due to the site's topography the side dormer windows will not overlook any habitable rooms and the rear gable end will not invade neighbours' privacy any more than the existing rear bedroom windows on the first floor.

## SCALE

The scale of the proposal will not effect the scale of the building as all alterations lie before the level of the existing roof level. The extension at the rear of the house is smaller than previous developments of neighbouring properties therefore the impact will be minimum.

## USE

Private Residential

## LANDSCAPING

No affect on landscaping

## CAR PARKING

No affect on car parking

# APPENDIX

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## SURROUNDING AREA

Although the guidelines state that other nearby developments should not act as precedents for approval, the context of the scheme is relevant in this case as many have been approved in the last 5 years.

In the surrounding area there are various similar schemes which have been approved these include:

22 Hillway (2008/2307/P) Erection of a side and rear dormer window and installation of a front and side roof lights to single dwelling house (Class C3).

48 Hillway (2007/1887/P) Erection of single-storey flat roof side extension and installation of side and rear dormers to enable loft conversion to single family dwelling house (Use Class C3).

58 Hillway (2007/3734/P) Erection of an enlarged rear conservatory extension and front porch, installation of 2 no. side dormers and 1no. rear dormer and other elevational alterations to single family dwelling house (C3).

75 Hillway (2006/1461/P) Erection of a single-storey side extension and a side dormer to the residential dwelling (Class C3).

79 Hillway (2008/2542/P) The erection of two side dormers in the north facing roofslope and a single dormer at the rear of the single family dwellinghouse (class c3).

84 Hillway (2006/0883/P) Erection of dormer windows at side and rear roof, installation of two conservation rooflights and enlarged openings to rear elevation at basement of dwellinghouse.

96 Hillway (2007/3856/P) Amendment to planning permission granted 15th November 2004 (reference: 2004/3857/P) for modification of side dormer to single family dwellinghouse (Use Class C3). Shows dormers built aligning with the main wall rather than inset as suggested by the guidelines.

12 langbourne (2007/2233/P) Erection of a ground floor rear extension with ground floor terrace and roof alteration from hipped to pitched gable incorporating two rear dormers to single family dwelling house(C3). Permission granted for a major roof structure from hip to gable, and to permit two rear dormers.

5 Oakeshott (2008/3051/P) Erection of a single storey side and rear extension, and erection of side and rear dormer window to the single-family dwelling. Decision notice cites the presence and approval of other large dormers as a factor in approving this slightly over-large scheme.

Recently (Post 2006) approvals show there is considerable flexibility in interpreting the guidelines, which are not always fully followed.



## IMMEDIATE AREA

4 Makepeace Avenue: - 2011/3385/P

The erection of 3 dormer windows 1 to the rear roof slope and 2 to the side elevation associated with a loft extension to existing residential dwelling (Class C3).

6 Makepeace Avenue: - 2008/1324/P

Erection of a pitched roof to the rear extension, and an increase in the depth of the rear raised patio by 1.2m as an amendment to planning permission granted 14/10/2005 (Ref: 2005/3120/P) for the erection of single storey rear extension and construction of three dormer extensions at the side and rear roof slopes.

8 Makepeace Avenue: - 8500304

The erection of a roof extension to provide bedroom and bathroom and external alterations as shown on drawing nos. Major changes to roof geometry, now with higher ridge and large gable.

9 Makepeace Avenue: - 2003/0181/P

The erection of a dormer window to the side elevation and the insertion of a rooflight to the front elevation.

14 Makepeace: - 2011/0874/P

Erection of side and rear dormers to dwelling house (Class C3).

15 Makepeace Avenue: - 2009/2846/P

Erection of 3 dormer windows (one on each of the side and rear roofslopes) to the single dwellinghouse (Class C3).

16 Makepeace: - 2005/3833/P

Erection of a rear and side dormer window in connection with the conversion of the roof void for additional habitable accommodation to the existing dwellinghouse.

33 Makepeace Avenue: - 2005/2018/P

Alterations to property including addition of 2 velux windows to front roof slope, enlargement of existing rear dormer window and enclosure of existing front entrance porch.

Facing the rear of the property (Houses on side south of Oakeshott) majority of the properties have extensive dormers and rear gable end conversions.



1 Makepeace Avenue



11 Makepeace Avenue



4 Makepeace Avenue



4 Makepeace Avenue



41 Hillway



28 Makepeace Avenue

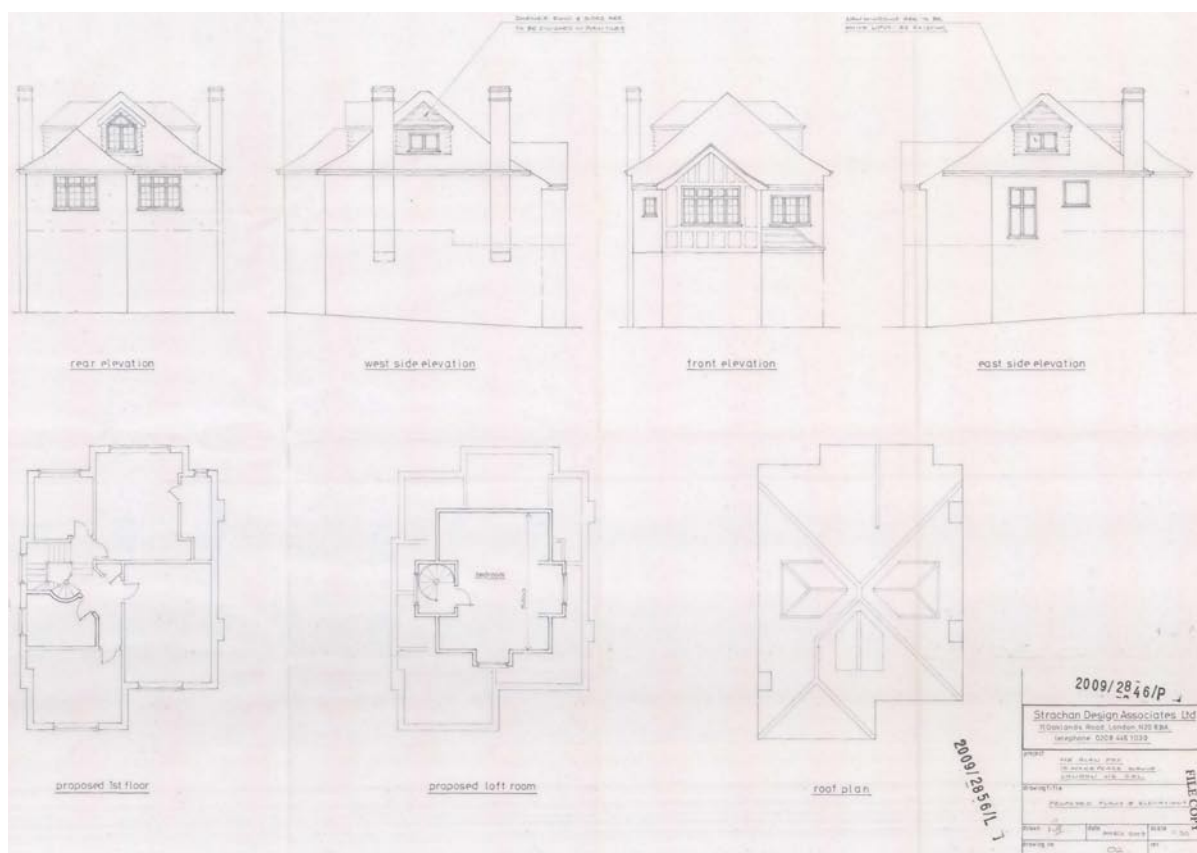


## NEIGHBOUR

15 MAKEPEACE AVENUE

The neighbouring house has recently had an aggressively large conservatory build to the rear of the house compared to our proposal. Along with a loft conversion approved which is similar in nature to our proposal. Therefore making our proposal look more elegant and more in keeping to the houses original design.

Approved Scheme: 9501579R1



Approved Scheme: 2009/2846/P

# 17 MAKEPEACE AVENUE

## EXISTING CONDITION

