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Design and Access Statement for Flat D, 31 Hampstead Lane, N6 4RT

Design

The property 31 Hampstead Lane is within the Highgate Village Conservation Area and is split into five flats. Flat D is the top floor flat split over two floors and primarily inhabits the roof space of the main house.

The part of Flat D occupies a glazed conservatory that sits on top of a later extension to the existing property. The state of the conservatory is causing some concern to neighbours and the other flat owners within the property as it is in very poor condition and beyond repair. Planning is sort to carefully demolition the existing conservatory and replace it with a new extension.



View of 31 Hampstead Lane front elevation with existing conservatory.

The current conservatory is constructed of single pane glazing and timber frame on top of a cill height wall painted white. The construction of the conservatory is very energy inefficient and would not comply with current building regulations today.

The proposal is to take down the brickwork that has been painted white and rebuild the walls in light grey brick work to match the existing and replace the glazing. The glazed roof will be replaced with a slate one to match the main house with velux windows. New timber sash windows to the front elevation are centred on the gable end of the conservatory which reflects the proportions and symmetry of the windows on the main house. To the rear of the extension there are UPVC sliding doors to the kitchen and single glazed windows to the conservatory. The proposed scheme looks to rebalance this elevation by harmonising the windows, symmetrical and proportionally. The windows/doors to the kitchen will be replaced with white powder coated aluminium byfold doors which will open up the kitchen to the existing kitchen terrace and French doors will replace the windows to the conservatory to access a recessed private balcony.



View of 31 Hampstead Lane.

Access.

The proposed scheme does not alter the existing access to the property.