



35 West Hill Park
Design and Access Statement
June 2012



Aerial photograph showing the West Hill Park estate

Introduction

This design and access statement is submitted in support of an application for Planning Permission made by Mrs Dawne Cooper for the installation of a velux rooflight above the stairwell of her home in West Hill Park, Highgate.

The Site

35 West Hill Park is located within the West Hill Park estate. The estate was designed by Ted Levy of Ted Levy Benjamin and Partners in the mid 1970's. It is a private estate of 44 houses and eight flats close to Highgate Village. The estate is characterised by high quality architecture combined with lush planting and generous common spaces. There are no through roads and little traffic. The estate is generally set back from the adjacent roads and the houses within are hardly visible from the public highway. 35 West Hill Park is located within the centre of the estate and as such cannot be seen from the public highway at all.

The estate has remained largely unaltered since it was built. It lies

within the Highgate Conservation Area, and therefore benefits from the protection this gives with regard to maintaining the character and appearance of the estate. All residents are also bound by a Deed of Covenant which has also contributed to the longevity of the original design within the estate.

Although now replaced by the LDF the Camden Unitary Development Plan contained the following reference to West Hill Park:

'West Hill Park by Ted Levy, Benjamin and Partners is an example of low level high density brick and concrete housing carefully sculptured to the falling terrain and screened in a manner that makes it almost invisible from the surrounding public spaces. The standards of maintenance and control of the buildings and landscape within this estate should be a model to others.'

The Highgate Conservation Area Appraisal and Management Strategy Adopted 4 October 2007 states:

To the south of Merton Lane is West Hill Park, an estate of 42 dwellings by Ted Levy, Benjamin & Partners. The estate is an interesting late 20th century example of low-level high density brick and concrete housing. The distinctive neo-Vernacular, low-key, dark brick buildings with monopitched roofs, step down the hillside in the tradition of courtyard houses. The standards of maintenance, the control of development and the landscape quality within the estate are the result of restrictive covenants. Much of the frontage to Merton Lane is a brick wall, interspersed with prefabricated concrete fencing and earth banks. There is an abundance of planting screening the houses, for instance oak trees and laurels. The estate's internally illuminated box signage facing Merton Lane is visually intrusive. In recent years electronic gates have been installed at the main entrances for security purposes.



View of the front elevation of 35 West Hill Park



View of the rear elevation of 35 West Hill Park



View of the rear elevation of 35 West Hill Park

As stated previously 35 West Hill Park sits within the centre of the estate as therefore cannot be seen from the public highway. Its location and the abundant planting also mean that only the flank wall of the house is easily visible from within the estate. The front elevation faces the garden that is surrounded by a high wall and is therefore not easily seen (the above photograph is from within the garden) and there is such extensive planting to the rear that it is difficult to see the full extent of the rear elevation, again as shown in the above photograph.



View of the staircase at 35 West Hill Park

Within 35 West Hill Park the stairwell has no windows within it and relies on borrowed light from windows in adjacent spaces. This has resulted in a relatively dark area within the house and one that requires the use of artificial lighting within the space for a large proportion of the year.



Identical rooflight in the same position installed at 34 West Hill Park

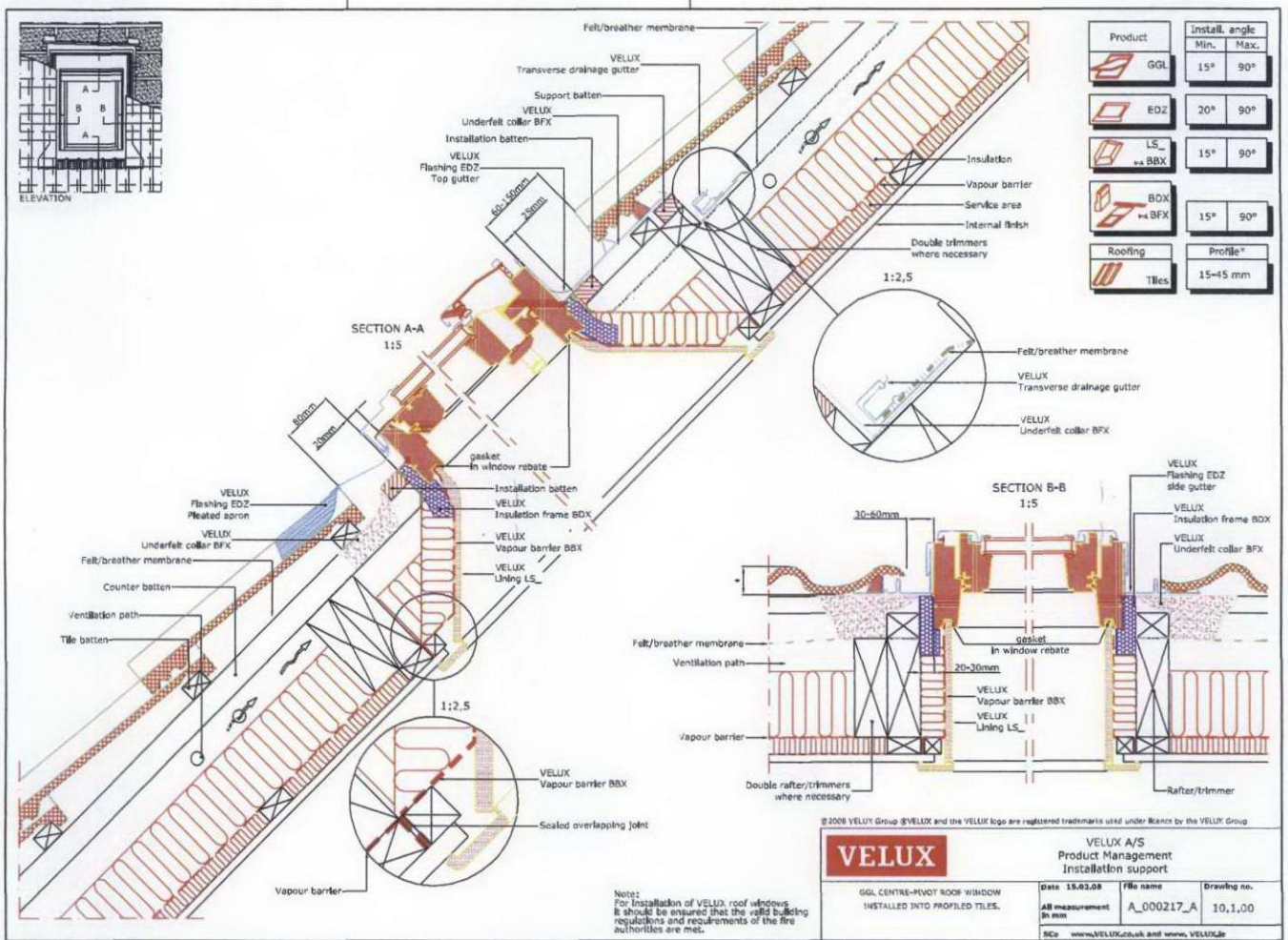
Design

The proposed design of a 114 x 118 cm Velux rooflight has been proposed as it will dramatically increase the amount of natural light within the space and therefore create a bright, lightdaylit space. The use of natural daylight instead of the artificial light that is currently proposed will also provide a more-sustainable approach to the lighting of the space.

A Velux window has been chosen because these sit almost flush to

the rest of the roof and therefore have the least possible visual impact. This can be seen in the photograph of the same size and type of rooflight that has already been installed in the next door property, 34 West Hill Park. Velux windows have been used extensively within the estate and we believe are in character with the original design.

The proposed roof light will not be visible on either the front or the side (flank wall) elevations.



Proposed section through the rooflight

The CABE guide to Design Statements suggests that good a design statement must include a description of the following, and therefore for completeness they are included here:

Use

The use of the rooflight is to bring additional light into the stairwell.

Amount

There is no additional development area being applied for.

Layout

The layout of the proposal, ie the location of the rooflight is directly above the stairwell and is shown on the roofplan in the application drawings.

Scale

The scale of the rooflight is in keeping with other similar rooflights on the estate, and the scale of the windows used on 35 West Hill Park. The rooflight will only protrude minimally from the roof line, again in keeping with the scale of the existing building.

Appearance

The discrete design and location of the rooflight mean it will have minimal impact on the appearance on the house and the estate.

Landscaping

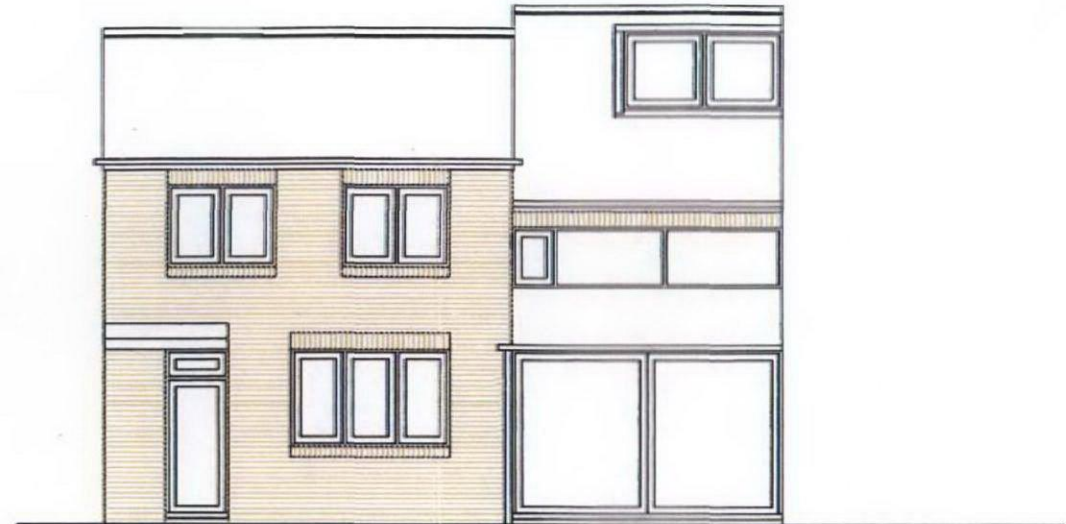
There are no landscaping proposals included in the application.

Access

The rooflight will have no effect on either vehicular access or inclusive access.



Existing Front Elevation to South West



Existing Rear Elevation to North East



Proposed Front Elevation to South West (unchanged)



Proposed Rear Elevation to North East



Project:	35 West Hill Park London N6 6ND	Drwg. No.:	350AP(0)102
Drawing Title:	Existing and Proposed Elevations	Status:	Planning Application (Not for Construction)
Scale:	1:50 @ A1	Revision:	A
Drwg. Created:			