

## 471 Design & Access Statement

November 2010

Rev: /

17 Highgate West Hill

London  
N6 6NP



### 1.0 Introduction

This report has been produced by Paul Archer Design on behalf of our clients Myles Payne and Sofia Gullberg.

It aims to describe the scheme design for proposed alterations to 17 Highgate West Hill in support of our Planning and Conservation Area Consent applications made to the London Borough of Camden.

#### Site:

17 Highgate West Hill  
London, N6 6NP

#### Architects:

Paul Archer Design  
2nd Floor Solecast House  
13-27 Brunswick Place  
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## 2.0 Context

The property sits as part of a four house terrace along with nos. 15, 16 and 18. All comprise 3 storeys along with a basement level, while some have utilised loft space with the introduction of dormer windows or more commonly rooflights. The facades facing the main street are faced in white stucco between basement and ground floor and then in London stock brickwork with White stucco window and portico rustication. The houses are part of a larger group of 19<sup>th</sup> century properties that stretch up to no. 26.

Currently the property has one small Velux style rooflight to the front of the property and two Velux style rooflights to the rear.

## 3.0 Proposal

Our clients recently purchased the property and are as a result looking to refurbish it to a level where they can raise their family. Over the coming years both are expecting to spend more time at home in both family or work capacities and therefore the brief comprises enhanced living spaces as well as adding areas for office work.

The proposal is to remove the existing small rooflight to the front of the property and install two new Velux style rooflights as indicated in Paul Archer Design drawing no. 471.258. The installation of these rooflights would provide a considerable improvement to the internal daylight conditions on the third floor providing a better quality of light through northeast facing rooflights. Furthermore upgrading these will also improve the thermal efficiency of the room as the specification of the new rooflights will be significantly improved.

The rooflights will not be visible from ground level as the profiles project no more than 100mm from the roofline. Being flat 'velux-style' rooflights no overlooking issues or loss of amenity arises from the proposals. Materials and detailing will be sympathetic to the original house and will maintain the character of the Conservation Area.

## 4.0 Access

These works will not alter access to the property.