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DESIGN AND ACCESS STATEMENT

Project: 10 College Lane, NW5 1BJ

Date: 13th May 2010

CONTEXT

The property is located on College Lane, a narrow pedestrian path running parallel to Highgate Road, in Gospel Oak. It is visible from Highgate Road through a lane to the side of no. 96 Highgate Road which leads to an architectural reclamation yard at no. 96a. The property lies within the Dartmouth Park conservation area.



Aerial view

No. 10 College Lane is a 19th century two-storey cottage. This has been extended into the loft, adding a third storey. It has also been extended to the side, onto what is assumed to have been a lane connecting College Lane to Highgate Road, through what is now the reclamation yard.

From the patina of the building fabric, and anecdotal evidence from the owner, it seems likely that the first floor of that side extension is older than the ground floor. This suggests that access was originally maintained under the first floor before the lane was completely infilled at a later date. The result is a double fronted cottage with one part clearly older than the other. The side extension was enlarged following a successful planning application in 1983.

College lane is specifically referred to in section 7.16 of the adopted *Dartmouth Park Conservation Area Appraisal* document, where it is stated that: “the variations of façade treatment and articulation, and mix of eaves lines provide valuable interest.”

The site is not adjacent to any listed buildings, with Fitzroy Terrace (nos. 98-108 Highgate Road) being the nearest.



Roof extension at No. 125 Highgate Road

The above-mentioned conservation area appraisal document identifies no. 32 College Lane as a contemporary house. No. 124 Highgate Road, at the North end of College Lane, features a contemporary roof extension in zinc and glass.

The cottage is home to a growing family with increasing needs who would like to improve and extend the space available to them.

THE PROPOSALS

It is proposed that:

- A roof extension be built over the side extension to accommodate a new bathroom;
- The doors to the rear garden be replaced to be fully-opening;
- Internal improvements be made to the ground floor kitchen and to the existing first floor bathroom;
- Other internal alterations be made to provide more storage and utility space.

DESIGN

Given the character of College Lane, it was felt important to maintain the impression of the façade of no. 10 College Lane as consisting of two frontages with different characters, while enhancing the design of its later addition. Care has been taken to ensure that the proposed roof extension is designed to fit between the existing party walls, without oversailing the parapet. This is to maintain the impression of separate properties with different eaves lines that characterises College lane.

To the same end, the materials are kept different: the older section of the building is preserved as-is, while the newer section is to be topped by a zinc-clad extension featuring a large fixed window with a solid openable panel (painted to match the door). It is proposed that the wall of the newer section be rendered white on the side of College Lane, enhancing its perception as a part of the house built in a different period.



The new roof is formed by extending the existing roof slope at the same angle to provide sufficient internal headroom. The extended slope towards Highgate Road is to be tiled in slate to match the existing roof. A full-width flush rooflight is proposed on that slope, close to the ridge of the roof, in order to let light into the new bathroom. A glass floor is proposed in the new bathroom so that the large rooflight may also bring daylight to the stair below, in the middle of the building plan. Past the ridge, towards College Lane, the roof will be flat and clad in zinc. The ridge height of the proposed roof will not exceed the maximum height of the party wall parapets, and it is still significantly lower than the ridge over the older section of no. 10.

The large rooflight over the first floor bathroom, which was added after the 1983 planning application, will be retained. The wall of the proposed extension will be set back by around 1300 mm from the line of the wall on the ground floor to accommodate the existing rooflight.

ACCESS

The window that is currently used to step out onto the existing terrace will be widened and have its cill lowered to form a door through which the new bathroom on the second floor will be accessed.

Otherwise, the proposals neither worsen nor improve current provisions for access.

PLANNING HISTORY

Application E11/21/19/36179, approved in July 1983, proposed extending the property by adding a room on the first floor, above the entrance, with a terrace above that. The proposal was built.