

Design and Access Statement

Internal refurbishment and external elevation changes.

11 HIGHCOFT, CROFTDOWN ROAD, LONDON NW5 1EL

Background:

The house is one of a terrace of 3-storey 1960's houses situated on the corner of Highgate Road and Croftdown Road.

It lies within the Dartmouth Park Conservation Area.

The front elevations of the house have the Party Walls expressed in brick, with rows of metal formed windows between the brickwork on each floor. In between each row of windows is horizontal painted timber cladding.

The rear elevations are very similar to front except for the ground floor which has a garage door. Properties such as No. 13 Highcroft have altered their rear elevation (refer to colour A4 photo) by introducing larger sections of framed glazing.

The proposal / Design

In addition to the proposed internal alterations, the applicant wishes to replace the existing metal single glazed windows with new double glazed windows. These are W40 painted metal sections in keeping with the original design although the pattern of fenestration has been altered in the proposal to reflect the revised locations of internal partitions.

It is intended especially to the front elevation, the windows match the previous arrangement as much as possible.

To the rear elevation, the windows at first floor level and the garage door at ground level are to be replaced with glass blocks set within a painted metal frame and double glazed doors at ground floor level. This is to allow light into the relocated kitchen / dining area at the same time maintaining a degree of privacy.

The lateral shiplap timber cladding is to be repaired and reinstated where necessary with new boarding with profile to match that of existing.

The proposals do not include any extensions front, back or above the existing flat roof.

The Applicant proposes to replace the existing asphalt covered roof with a green sedum planted roof.

Access to the property is by a main front entrance off Croftdown Road and to the rear where there is also access to garages.

There will be no change to the current emergency services access arising from this proposal.