

DMA

Duggan Morris Architects Ltd

A096 3a Hampstead Lane

Design report 04

18 March 2009

Design and Access Statement

Preface to application

3a Hampstead Lane

We intend to dramatically enhance the character of the Highgate Village Conservation area by restoring No 3a Hampstead Lane to a condition which is as close to it's original as possible, whilst upgrading the building to meet modern standards. The restored building will be a low energy building and make a positive ecological impact.

We aim to;

1. Improve the street scene. By employing an extensive and specialist cleaning, tinting and re-pointing method to the concrete blocks, we hope to return them to a condition similar to when the building was newly constructed. We will also introduce a gate across the property boundary with the street, reducing litter and misuse of the hard standing in front of the building.
2. Enhance the ecology of the surrounding area and add amenity to the street by replacing the roof with a planted 'green roof' and by re-landscaping the garden, replacing dead/diseased trees and introducing new plants.
3. Reduce the energy consumption of the building. By replacing the single glazing with a high performance system and introducing insulation to the roof, floor and the cavity wall. We also propose to introduce a renewable energy source to work in conjunction with the underfloor heating to reduce the buildings carbon footprint.

The building was altered internally and externally buy it's previous owners, for example, the previously clear stained external timber framing has been painted grey. We wish this project to be a 'restoration' rather than a 'refurbishment' by returning the house as close to it's original state as possible, for example, by reinsting the clear stained external timber.



Hard standing in front of the building



Concrete blocks adversely effected by weathering and badly stained

From above
hard standing infront of
garage door, view from
Hampstead Lane

Introduction

Existing house

The building is a load bearing part single, part double storey, detached dwelling located on an inclined road in the heart of Highgate, North London.

This locality is predominated by large period properties, of rich architectural character, typical of an historically established village setting.

The building was originally a self build project of the 1960's, by a notable architect for him and his family, and as such incorporates many bespoke and contemporary features including fair faced block work externally (and previously internally), large expanses of flat roof, galvanized steel frame roof lights and aluminium framed sliding glazing.

The front landscape is held behind a high boundary wall facing the street, whilst to the rear the building is flanked by several period properties, with high flanking walls of masonry.

The east facing blockwork wall of the first floor extension is also in poor condition and is damp in places. The freeze-thaw action of this dampness has caused the mortar to fall out in places and this wall will need substantial re-pointing.



Rear garden



Aluminium framed, single glazing to rear

First floor, concrete blocks adversely effected by weathering and badly stained

From above
Rear elevation showing extent of full height glazing, Roof and head of prism shaped glazing at first floor level and east facing wall