

BETHAM ASSOCIATES, ARCHITECTS

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Our ref: 0514.2

15th January 2008

Design & access statement re: 96 Highgate West Hill N6 6NR

2007/6257

The application is a resubmission with omission of the element for which the earlier application was refused and has been the subject of pre-application consultation. Consequently only a brief Design and Access Statement has been requested as so much of the ground has been previously covered in the original Officer Report enclosed with the application. However we should be happy to expand upon the following if required.

Principles & concept:

- More efficient and fuller use of the existing building envelope.
- Alterations all subservient to the existing in terms of scale and appearance.

Use:

- Existing residential dwelling unchanged.

Layout:

- Existing staircase extended upwards without any loss to existing first floor rooms.

Scale and appearance:

- All as fully recommended for approval under the previous application refused on the grounds of the north side loft extension being carried over a proposed bathroom beyond that necessary to accommodate the staircase in accordance with CAAC Guidance H5.3:-
 - South low-profile 'conservation' roof windows without any over-looking.
 - Rear East dormer subservient to original roofscape without opposing facades.
 - North side dormer minimally sized to accommodate the head of the staircase as CAAC Guidance H5.3

Landscaping:

- All as existing.

Access:

- All as existing but with ground floor relieved of studio etc uses as noted under Lifetime Homes.

Lifetime homes:

- Availability of loft space for studio, home-working etc frees ground floor space for disabled occupancy if ever needed.

Energy, water consumption and run-off:

- Lower ratio of external envelope to floor area.
- Roof etc insulation improved to current Building Regulation standards or better.
- Use of Loft space with sound insulation in floor improves opportunity for applicants to work some days at home.

Construction resources efficiency:

- Alterations can be implemented with minimal interference with existing ongoing occupation and maximising continued use of the principal building.

ADRIAN BETHAM, RIBA

Betham Associates Architects

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