

0102: Extension & Internal Alterations to 35 Highgate West Hill, N6 6LS

Design statement

Introduction

The following Design Statement is to be read in conjunction with the drawings 0102- S100, S001, S002, S003, S004, S005, S006, S007, S008, S200, A110A, A111A, A112A, A113A, A114A, A115A, A116A, A117A, A118A, A119A, A120A and 2Nr. hand axonometric drawings) forming part of the application for the extension and internal alterations to 35 Highgate West Hill, N6 6LS.

Analysis and Evaluation

(Refer to existing site photos appended to this report.)

The property dates from c. 1930s. Built on a sloping site, it is a two storey, four bedroom house of predominantly brick construction with tiled pitched roof. There is existing room-in-the-roof. In addition to the main house there is a separate, two storey annexe building currently provides for studio and garage space. There is also an existing split level timber and glass garden room extension to the rear providing restrictive access to the rear garden. The nature of the sloping site means that both the existing front and rear entrances to the property are accessed via steps.

Although not listed, the property is located within a conservation area. There is no uniform appearance on the local street scene. It is proposed that the relationship, layout, scale and massing of the proposed extension refers back, and is sympathetic to, the existing property.

Design Statement

The main design principles are as follows:

- Improve the existing relationship between the house and the rear garden.
- Improve access to the main house.
- Improve and enlarge the internal planning including improving the vertical and horizontal circulation of the house to meet the owner's current and perceived future living requirements for bringing up their young family.
- Extensions where proposed to be contained to the rear and sides of the house, subservient to the main massing of the house, in order to be sympathetic to the street scene.

Proposal Description

Ground Floor:

New Front Entrance:

Currently the front door is set to the South side of the main house and under the existing dressing room outrigger at first floor level. The front entrance to the house opens up onto a narrow dark corridor space. Rebuilding this outrigger and enclosing the space immediately outside the front door, in materials to match the existing, will identify the main access to the house and create a new entrance hall (with ancillary cloak and WC space) more in keeping with the scale of the property. Improved access to both front and rear entrances is proposed by replacing the stepped levels changes from the street access (at the north end on the site) with a ramped approach (gradient greater than 1:20).

New Stairwell:

Removal of the existing staircase to the north side of the house and extend out locally over the existing utility room outrigger forming a new glazed a new stair well 'core', to eliminate the headroom issues, and bring more light into the ground floor circulation space.

Utility:

The 'rear' door is the main functioning access to the house, comprising boot room, utility and store. It is proposed that this outrigger is rebuilt in materials to match the original and extended to the front and rear building lines.

Playroom:

The existing playroom at the front of the house will become the formal dining room. The existing kitchen to the rear will be extended to the rear and converted into a playroom, with access provided from this room to the rear garden.

Living space:

The principle family living spaces are the kitchen and family room. Currently these are separated. It is proposed that the existing garden room extension be replaced with a structure more in keeping with the house to create a combined kitchen and family room area with access to the rear garden. The existing lounge area will become a more formal reception room. A basement is proposed extending beneath this new living space creating a cellar to provide for plant and a den providing for a games entertainment room, lit via a light well from the rear garden.

Replacement structures:

In order to carry out the living space and basement it is intended to demolish the existing annexe (to facilitate proposed works to the rear), and rebuild creating new studio space (with glazed dormer, office and garage) it will also provide access to the rear garden. The annexe will then also provide more convenient access to the main house from the lower drive and garage area.

New Staircase:

Removal of the existing staircase and, if feasible, extend out locally over the utility outrigger in order to facilitate a new stair well 'core', to eliminate the current headroom issues, and bring more light into the house.

First Floor:

It is proposed to extend out from the existing rear of the house to facilitate the following:

Reconfigure access arrangements to the bathroom from the north bedroom, to make it self contained.

Form a master bedroom suite with improved dressing room and ensuite facilities

Form a new family bathroom in the existing study.

Second Floor:

Convert the existing loft space into accommodation for three bedrooms, a bathroom, and improved storage. Including replacement of the existing apex rooflight, replacement dormer lights to the rear, and a new dormer to the front of the property. All to improve lighting and allow emergency egress. A precedent for the front rooflight is taken from the property next door. The position of the dormer is to be centrally placed, consistent with the aesthetic of the front elevation. By nature of the proposals it will also be possible address the issues of insulation of the roofspace against roadside noise.

Services:

The existing heating, plumbing, and electrics will also be upgraded.