

DESIGN AND ACCESS STATEMENT_93 HIGHGATE WEST HILL, LONDON N6 6EH

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1 - INTRODUCTION AND OVERVIEW – THE PROPOSED DEVELOPMENT

The application is for the proposed use of the newly constructed rear extension roof to be used as a roof terrace. Prior to the erection of the rear extension there previously existed a balcony / roof terrace in that same location 93 Highgate West Hill and similar in size to the proposed scheme.

2 - HISTORICAL CONTEXT OF THE SITE

Holly Lodge Estate is an estate located on the site and grounds of a villa built in 1798 by Sir Henry Tempest on the south-facing slopes of Highgate, London adjacent to Highgate Rise, now known as Highgate West Hill. This villa was later to be known as The Holly Lodge. The grounds were landscaped by John Buonarotti Papworth in 1825.

In 1922, the outlying parts of the estate were sold: South Grove House and Holly Terrace to the North (the latter mostly unchanged in appearance since then) and Brookfield Stud to the south (now replaced by housing). Eventually, in March 1923, referred to as the Holly Lodge Estate, to London Garden Suburbs Limited with the building of the first road of houses, on Bromwich Avenue. The former 'lodge' was demolished during the building of the new roads of houses and no trace of the building now remains, apart from a plaque at the entrance to the gardens taken from the north wall.

Langbourne Mansions was built first and provided 88 self-contained flats which have changed little in the intervening years. The mansion blocks on Makepeace Avenue and Oakeshott Avenue though were designed from the outset as bed-sitting rooms, sometimes with bedroom or kitchen alcoves. Makepeace Mansions originally provided 269 rooms and Holly Lodge Mansions on Oakeshott Avenue had 408 flats but later conversions have seen this number reduced as bedsits have given way to self-contained flats. New regulations have seen a start on the conversion of the remaining bedsits to self-contained accommodation during 2005.

Ownership of the mansion blocks was transferred a number of times. Whilst Camden looks after the mansion blocks and the gardens in between the blocks, the remainder of the estate is managed and maintained by the Holly Lodge Estate Committee. The whole area remains a private estate and has been a Conservation Area since June 1992.

3 - PHYSICAL CONTEXT: CONSERVATION AREA DESIGNATION AND CHARACTER

The design of the mansion blocks on each avenue follow the same design concept with variations from group to group. From a distance they appear as 'Tudor Cliffs' as they tower above the adjoining houses and which is aided by the topography with not only the fall of the hill to the South but also to the East adjoining Highgate Cemetery.

The blocks are four of five stories in height and are united by timber details, gable roofs with finials, red tiles and casement windows usually with south-facing balconies. The rear and side elevations are in a very different plain and minimal style and overall reflect the modern design of the 1920's rather than the use of the vernacular.

4 - INVOLVEMENT: CONSULTATION WITH PLANNERS AND COMMUNITY

The conservation officer and duty planner were both consulted regarding the proposed development of the rear extension prior to receiving approval for it as lawful development. He had advised that he has that he had no objection in principle to the proposed rear extension. He also suggested that a separate application be submitted after the rear extension had been constructed for the proposed re-use of the roof as a terrace.

5 - PLANNING HISTORY

2011/0263/P Erection of single storey rear extension at ground floor level ; installation of replacement door and window and removal of existing railings and balcony at rear first floor level.

(09.02.2011) Granted

2010/4781/P Full planning application for removal of rear terrace and erection of new rear extension with terrace above.

(08.11.2010) Application withdrawn following discussions with planning case officer (Anette De Klerk)

2004/0617/T Front garden 1no. magnolia – reduce re-growth back to previous points of reduction.

(13.02.2004) Final decision: No objection to works to tree in CA.

PE9900371 The demolition of an existing garage and glass house, replacement with new garde including lower ground floor playroom at excavated garden level. As shown on drawings 854/1 and 854/2.

(25.05.1999) Final decision: Grant full planning permission (conds)

2014/4097/P Installation of glazed balustrade to rear first floor in connection with use of rear extension roof as a terrace

(09.07.2014) Withdrawn decision

6 - DESIGN EVALUATION

The recently constructed rear extension replaced an existing balcony and terrace to the property. The roof is to be re-used as a terrace with a new 1100mm high metal balustrade defining the extent of the terrace which is similar in size and proportion to the original terrace.

8 - PHYSICAL CHARACTERISTICS OF THE DESIGN

The design is a simple and low-key so that it does not any impact on the conservation area. The metal balustrade is both traditional and its use is in keeping with the character of conservation area. A glazed balustrade was deemed to be too modern for the context and location.

9 - LAYOUT: ORIENTATION OF THE BUILDING

The proposed extension follows the same orientation as the existing house.

10 - AMOUNT: SCALE AND VOLUME

The proposed glass balustrade is 1100mm high.

11 - UNDERSTANDING OF THE CONTEXT

The location is a sensitive one in a conservation area. The house is part of a terrace and it is important that the new extension does not become bulky and high so that the rear elevation would be read as a coherent terrace.

The new design fits in well as the glass balustrade does not visually add any bulk and allows the existing building to remain dominant.

12 - APPEARANCE

The traditional metal balustrade is in keeping with the surrounding context of the conservation area and is the only visual addition that is proposed.

14 - LANDSCAPING

n/a

15 - PEDESTRIAN ACCESS

Pedestrian access remains unchanged.

16 - SUSTAINABILITY ISSUES

n/a

17 - LIFETIME HOME STANDARDS

The house is an existing house and therefore the majority of the points would not be applicable to this application.

End