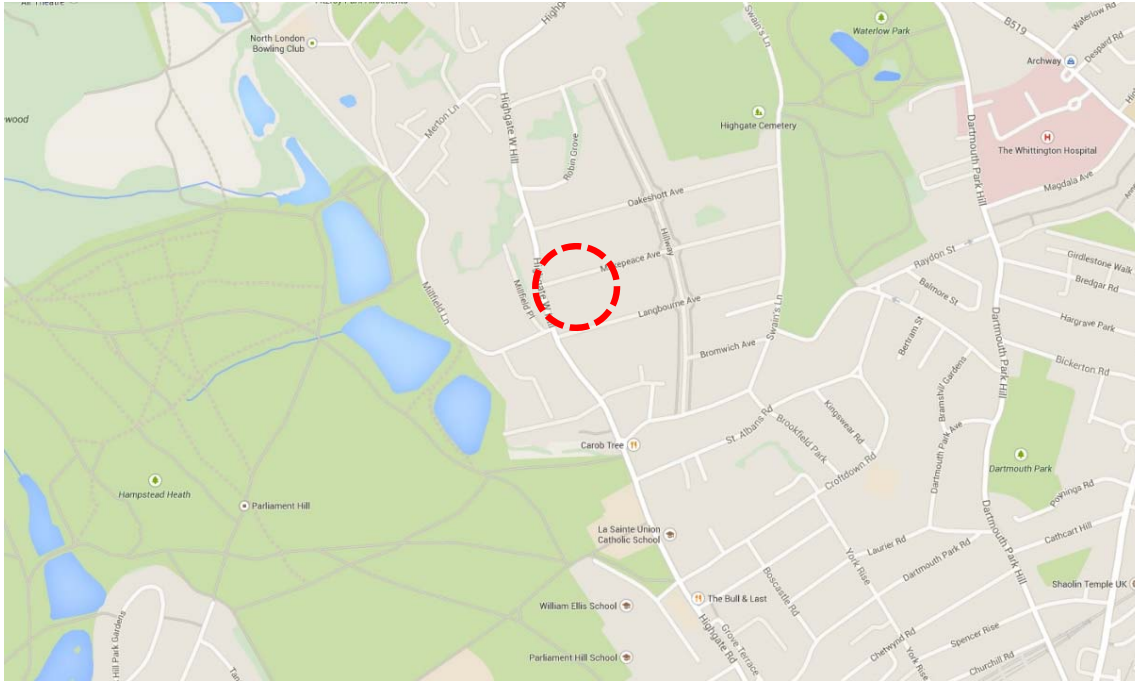


2 Makepeace Avenue, N6

Design & Access statement



Location

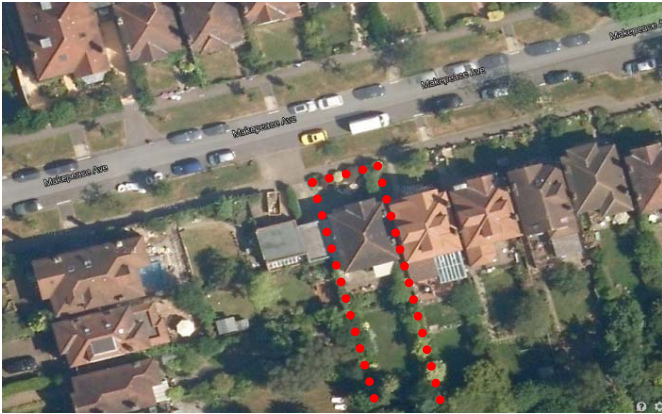


Map of the area



Aerial View

Contextual photographs



Roofscape



Streetscape



Rear garden

Design & Access

- Design principles and concepts.
 - The design of the dormers at roof level is intended to be sympathetic to the existing character of the neighbourhood, as such they are proposed in the style, materials and scale of the existing building and those adjacent.
 - The rear single storey extension, which will not be visible from the street, seeks to provide a more modern design with large windows commensurate with a modern lifestyle. These windows/doors are proposed in metal frames and set in a white rendered construction.
 - The new rear 1st floor timber windows are proposed to match the existing window style of the house
- Context.
 - The design of the dormers are reflected in other developments in the street – no. 4 & no. 6 which both have a similar arrangement of three dormers..
 - Similarly the amount of extensions will be in line with the adjoining properties 4, 6 & 8.
 - Because of the facing dormer to no 4 it is proposed that this window will be glazed with obscured glass and will have only a high level opening fanlight.
- Access.
 - Within easy reach of bus stops on Swains Lane and Highgate Hill.
 - Level access thresholds to new external doors will improve general accessibility.
- Conservation & Heritage
 - The property falls within the Holly Lodge Estate Conservation area.
 - The key issues in the adopted appraisal and management strategy are acknowledged with these proposals i.e
 - There will be no loss of detail to the street facing elevations, consequently there would be no adverse impact on the significance of the house within the setting of the conservation area.
 - The proposed dormers will complement those of the adjacent properties at no. 4 & 6, the special character of the conservation area will not be compromised by this proposal.
 - No side extensions are proposed.
 - There will be no loss of landscaping to the front garden
 - The rear extension will be only a single storey resulting in no loss of privacy and limited loss of amenity, given the size of the rear garden.