

Design and Access Statement for Erection of orangery to existing rear balcony and replacement of 4 existing sash windows at 11d Highgate West Hill, London, N6 6JR

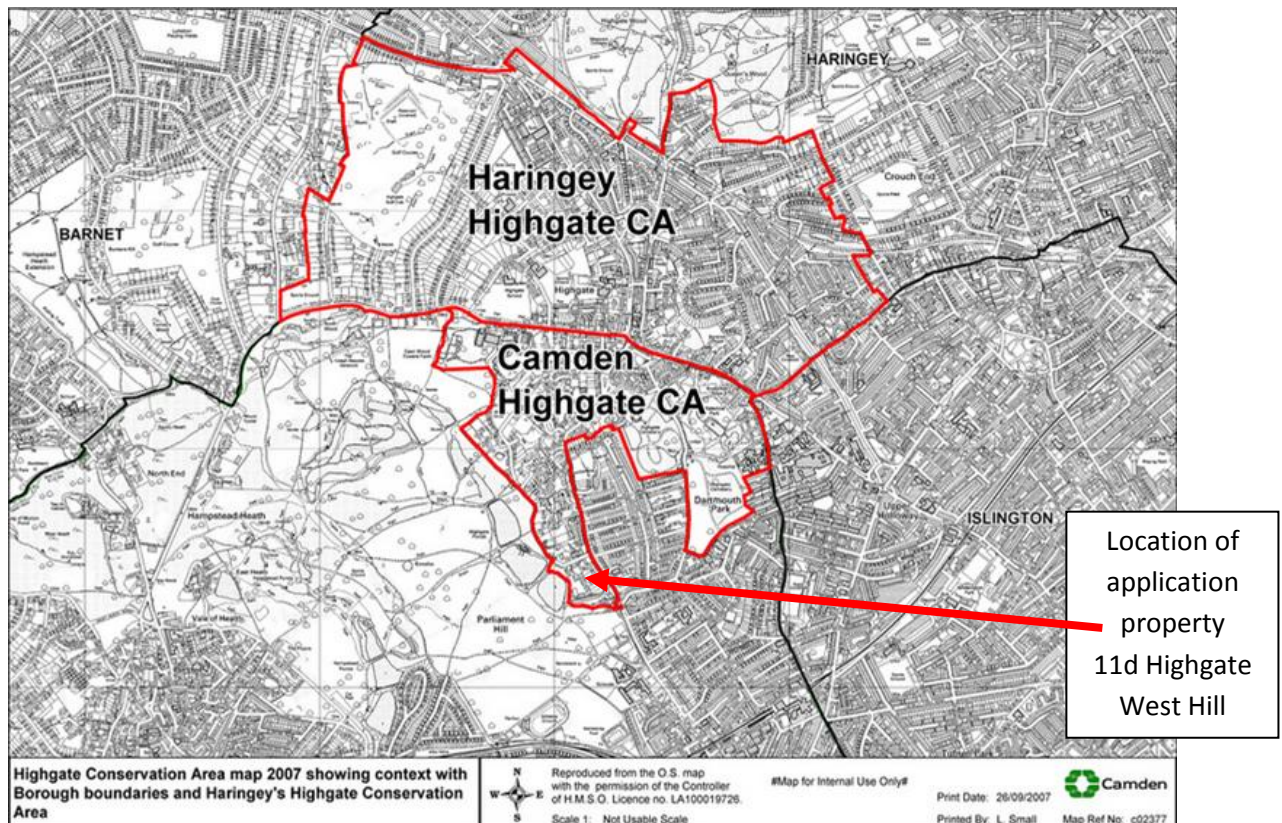
Introduction

This statement supports a Planning Application for the removal of the existing balcony, small extension to existing ground floor utility room and installation of orangery to first floor and replacement of 4 existing sliding sash windows.

This statement has been drawn up following consultation with our client Mr Arthur, the occupier of the premises concerned and consultation of document “Highgate Conservation Area Appraisal and Management Strategy”.

Location

The application site lies within the Camden Highgate Conservation Area.



Map of Camden Highgate Conservation Area obtained from Camden Council website

Existing property

11d Highgate West Hill is the rear section of 11 Highgate West Hill. 11 Highgate West Hill forms part of a pair of semi-detached villas with 10 Highgate West Hill.

The properties are Grade II Listed, first listed on 14 May 1974, with List Entry Number 1379022.

The properties date from early to mid 19th century.

Assessment of Impact

The construction of the proposed orangery to the existing balcony would provide the owners with additional useful living space, but have minimal impact on the surrounding area. The document "Highgate Conservation Area Appraisal and Management Strategy" has been consulted, adopted in October 2007 this document is approved as a position statement by Camden Council.

The orangery will not be visible from the public highway and will not adversely affect the public views.

The timber frames to the 4 existing sliding sash windows concerned have deteriorated considerably and are in need of significant, un-economic repair, making their replacement a more sensible option.

Design Considerations

The proposed orangery design incorporates features intended to enhance both its appearance and match the existing house wherever possible and be in accordance with the position outlined in the document "Highgate Conservation Area Appraisal and Management Strategy", specifically that "Development proposals will be expected to preserve or enhance the character or appearance of the Highgate Conservation Area."

Size and Location the orangery will not project beyond the existing width or projection of the existing balcony. The 4 proposed replacement windows would remain exactly the same size.

Walls the external walls of the orangery will be constructed of a stock facing brick, painted magnolia to match the existing house in colour, texture and coursing as closely as possible.

Frames the window frames to the orangery will be bespoke manufactured from hardwood, and specified to match those on the existing house in design, with a transom bar halfway down. The framework will be painted white, as are the existing timber windows. The sliding sash replacement windows to the main body of the property will be manufactured to match the existing timber frames as closely as possible.

Roof the roof structure will be white powder coated aluminium with double glazed sealed units.

In summary the assessment of the impact of the development on the property is considered to be positive, in appearance, security, thermal performance and efficiency.

The impact of the development of the surrounding area is considered to be minimal.

In our opinion the setting and appearance of the conservation area will be preserved.