

Design Statement

Penthouse Winter Gardens MMA

Linton House, 39-51 Highgate Road, NW5 1RT

19th November 2015

This document has been prepared to support an application for minor material amendment to planning permission 2013/1627/P, at Linton House, 39-51 Highgate Road, NW5 1RT, within the London Borough of Camden.



The proposed amendment is for the introduction of a number of small scale winter gardens to the roof level of previously approved penthouse proposal. As part of the previous penthouse application private roof terraces providing external amenity space have been approved to this level with individual staircase access from each apartment below. In order to enhance this proposed amenity space, a portion of each roof garden is proposed for enclosure within sheltered winter gardens, at landing locations to top of approved staircases. These small enclosures will provide maximum use of this roof-top resource in the British climate, allowing year-round use in a protected environment. Extensive views across the cityscape and surrounding landscape can be enjoyed while remaining robustly sheltered from the high winds at this level, and increasing privacy between the individual roof gardens. Each apartment will thus have access to internal and external private amenity space at previously approved roof garden level.

The proposed winter gardens are subdivided into three small masses with each space directly linked to penthouse apartments below. Furthermore they are set back significantly from the penthouse proposal below with a minimum distance of 6.3m recessed from the Highgate Road elevation, 7.5m from Carker's Lane elevation, 5.5m from rear yard façade and over 15m from the Greenwood Place elevation. These distances ensure the winter gardens sit significantly below the line of site from the adjacent Highgate Road. The proposed winter gardens, not visible from street level below, have minimal impact on the character of the host building and the immediate street scene. As subservient structures highly recessed from the lower penthouse, the scale of the winter gardens are in proportion with similar lightweight additions to rooftops in the locality.

The external façade will be entirely glazed to all open views with a slim frame curtain walling system, to match that of the approved penthouse below. The extensive use of glass at this level is intended to maximize views from the units, allow high levels of natural light to each amenity space and minimize impact from surrounding views. Solid walls have been limited to those addressing approved acoustically screened plant areas and will not be visible from surrounding locations. Where these are required they will be clad in a solid panel to complement the finish of sliding screens to proposed façades below. It is proposed that all external lighting to the winter gardens and roof gardens will be designed to light only the surface and not the surrounding environment. The introduction of the winter gardens have afforded the removal of previously proposed services spine as they flank both acoustically screened plant areas and can deliver all required services with floor voids etc.

The proposed inclusion of the winter gardens have been design in such a way that they will not affect the layout of approved penthouse apartments below. Approved staircases will remain in location to allow access to the winter gardens above from each individual apartment, in turn allowing access to external roof garden as previously approved. Notwithstanding the above, some minor alterations are also proposed to the approved penthouse layouts to ensure best use of the space as described below:

- Flat 502: kitchen/dining layout has been altered to afford the inclusion of a small utility room.
- Flat 504: minor alteration to locations of secondary bedroom and communal WC.
- Flat 505: it is proposed to mirror the location of kitchen/dining and master bedroom in this apartment to ensure best use of space.

The above proposed internal alterations have no impact on the external appearance of the approved penthouse scheme and do not alter the previously approved sizing or mix of units.

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