

Project: 13 Hampstead Lane, London N6 4RT

Introduction

This Statement is part of our application two extensions to the above property. The first is an infill roof extension to the existing butterfly roof and the second is an extension up to the first floor to the rear of the property.

The property is part of a five-house terrace. The front of the properties have maintained many of their original architectural features. The rear of the terrace however has been greatly altered as many of the houses had been converted to flats. There is an accumulation of terraces and fire escape routes along the elevation.

The house is in the Highgate Village Conservation Area and is a single-family dwelling.

Roof extension

The neighbouring property (9-11 Hampstead Lane) have recently been granted an application to infill their roof space, see application number 2015/4667/P. We are proposing an equivalent extension with rear dormers, roof lights to the flat roof and two small Velux roof lights to the front roof. We would also raise the rear ridge by 300mm to match that of the front.

The new roof would be tiled to the front and rear pitches. The dormers would be traditional lead-clad dormers with conservation timber sash windows. The flat roof would be covered in asphalt. The flat roof lights would be low-level minimal aluminium frames. We are also proposing to install two types of solar panels (photovoltaic and evacuated tubes) on the flat roof. These would be kept as low-level and as far away from the ridge lines as possible so as to ensure they would not be visible.

An additional window at the second floor level to the rear of the property was also proposed to allow more light into the property and also balance the rear elevation with a continuous vertical row of openings.

Rear extension

We are proposing to add a rear extension up the first floor over part of the width of the rear elevation.

This extension is required because of overlooking issues caused by the first floor terrace to the neighbouring property (No. 15). This terrace looks straight into the intended master bedroom. To ensure privacy, we propose to extend the room out towards the garden and re-build the openings and replace the existing windows with replicas (with double glazing). The depth of the extension was decided by the line of the existing extension containing the upper ground floor WC and lower ground floor bathroom.

The aim is to match this extension to the design and materials of the original property. To achieve this we have a staggered extension to minimise bulk and retain a clear hierarchy of volumes between to main house and the extension. The brickwork and eaves details will match original specification.

The lower ground floor, however, will be more contemporary and have a large opening with minimal sliding doors opening out onto a new excavated terrace. This modern addition will be very discreet as sunken below ground level. The existing bridge from the upper ground floor onto the garden will be extended.

It is our proposal that the extension would not affect the views and overlooking to the neighbouring properties except where intended and required to do so.

Conclusions

These proposed work will be discreet and in keeping with the proportions, character and qualities of the original building. The suggested changes will have no effect on the access, highways, parking or amenities.

The owners are keen to get some form of these extensions built and are open to any suggestions by the planning department.