

Design and Access Statement

Town and Country Planning Act 1990

94 Highgate West Hill

London

N6 6NR

Dated 17 March 2016

Planning application for a single storey rear extension

This Design and Access Statement has been prepared in support of a Non Material Amendment Application submitted to the London Borough of Camden for Mrs and Mr Cooper.

This application is to amend the full planning approval ref 2045/4457/P granted on 30.10.2015.

The changes from the approved drawings are:

- The height of the rear roof. It has been increase from 2100mm to 2500mm at the rear. We believe that the 2100mm is too low and unbuildable. Assuming a window height 2100 we require a 200mm height beam above and minimum 50mm insulation and covering on top for a total of 2350mm. We have also a step between the internal floor level and the outside of 150mm which we should retain to form a good damp proof detail. Therefore 2500mm is the lowest we have.
- The finish of the roof. We have changed the full glazed roof with a central section in glass (four panels) a two side sections of solid roof clad in zinc.

We enclose with this application:

approved drawings

- Location Plan
- Existing Ground Floor Plan Drawing Number 01_01
- Existing First Floor Plan Drawing Number 01_02
- Existing Roof Plan Drawing Number 01_03
- Existing Rear and Side Elevation Drawing Number 01_04

- Proposed Ground Floor Plan Drawing Number 02_01
- Proposed First Floor Plan Drawing Number 02_02
- Proposed Roof Plan Drawing Number 02_03
- Proposed Rear and Side Elevation Drawing Number 02_04

new set of drawings

- Location Plan
- Existing Ground Floor Plan Drawing Number 94HWH_EX01
- Existing First Floor Plan Drawing Number 94HWH_EX02
- Existing Roof Plan Drawing Number 94HWH_EX03
- Existing Rear and Side Elevation Drawing Number 94HWH_EX04
- Proposed Ground Floor Plan Drawing Number 94HWH_PL01
- Proposed First Floor Plan Drawing Number 94HWH_PL02
- Proposed Roof Plan Drawing Number 94HWH_PL03
- Proposed Rear and Side Elevation Drawing Number 94HWH_PL04

The Site

The property is a two storey semi-detached property on the east side of Highgate West Hill. On Highgate West Hill the houses are set back from the road with generous front garden.

The 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.

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.

Conservation area designation and character

The mansion blocks on each avenue follow the same design concept with variations from group to group. They appear as 'Tudor Cliffs' from a distance as tower above the

neighbouring houses, helped by the topography with the fall of the hill both to the South and the East adjoining Highgate Cemetery.

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

Design

The extension would be subordinated to the existing building in terms of size and scale and would retain a reasonable proportion of the garden. The extension would use matching material like the white painted render for the external wall, glass and zinc roof and glass folding sliding door with black frame. The proposed extension will be largely in glass to give a lightweight appearance and would not appear bulky.

Great care has been taken with the design to ensure that it satisfies all the policies outlined by Camden council. Camden already has a reputation for high quality design but wishes to encourage this further. This is reflected in the bi-annual Camden Design Awards, which promote and recognise innovative, sustainable and high quality design in the local built environment, and in the Camden Design Initiative, which actively seeks to improve the look and feel of public spaces and create attractive, accessible places in Camden.

B1 - General design principles

The Council will grant planning permission for development that is designed to a high standard. Development should:

- a) respect its site and setting;
- b) be safe and accessible to all;
- c) improve the spaces around and between buildings, particularly public areas;
- d) be sustainable by promoting energy efficiency and efficient use of resources;
- e) be easily adaptable to changing economic and social requirements;
- f) provide appropriate high quality landscaping and boundary treatments; and
- g) seek to improve the attractiveness of an area and not harm its appearance or amenity. In assessing how

the design of a development has taken these principles into account, the Council will consider:

- h) building lines and plot sizes in the surrounding area;
- i) the existing pattern of routes and spaces;

- j) the height, bulk and scale of neighbouring buildings;
- k) existing natural features, such as topography and trees;
- l) the design of neighbouring buildings;
- m) the quality and appropriateness of detailing and materials used;
- n) the provision of visually interesting frontages at street level; and
- o) the impact on views and skylines.

B3 - Alterations and extensions

A - Alterations and extensions

The Council will not grant planning permission for alterations and extensions that it considers cause harm to the architectural quality of the existing building or to the surrounding area. The Council will consider whether:

- a) the form, proportions and character of the building and its setting, including the garden and nearby trees, are respected;
- b) extensions are subordinate to the original building in terms of scale and situation;
- c) original features are retained or restored;
- d) high quality materials that match or complement existing materials are used;
- e) unsympathetic alterations or extensions are removed or improved;
- f) the architectural integrity of the existing building is preserved; and
- g) building services equipment is appropriately located.

3.32 Extensions should be carefully sited and proportioned to respect the historic form of the area, the integrity and proportions of the original building and the amenities of adjoining occupiers. Overly large extensions can disfigure a building and upset its proportions. Insensitive extensions can also be a problem, for example, a side extension that occupies the space between semi-detached houses that form a group, or a rear extension to a property in an otherwise unspoilt group, which would detract from the uniformity of the rear elevation.

Layout

The single storey rear extension is secondary to the building being extended and complements the existing building. The development takes into account the character and design of the property and its surroundings.

Scale and Massing

The scale and massing of the building would not change substantially as it only extends to the rear at ground floor level. The space is already very much enclosed by the boundary walls on each side of the site, especially toward 93 Highgate West Hill, which fence and extensions are considerably higher than the proposed extension.

Appearance and Materials

The proposed extension has been designed to complement the existing property, with reference to proportions. Materials have been chosen to complement the existing traditional appearance due to its minimal design and glass structure. The existing rear elevation is unattractive. The low-key new extension would help the building as a whole to become more attractive.

Landscaping

This intention is to have a landscaped patio area with low planting. The new landscape would be simple and functional. The existing garden, which 20m long slightly sloped grass area, would be maintained.

Access Statement

No change to the access of the property has been proposed.

Design Conclusions

In considering we have been very concerned with the impact on the neighbourhood and concluded that this extension would have a positive impact on the house and no negative impact of the architectural integrity of the building in line with Camden Council's advice and guidelines.

The proposed extension would not protrude above the existing boundary fence with n. 93 and would not cause any undue impact in terms of loss of light, privacy or sense of enclosure. The proposed by-folding doors would look on the garden of the host property therefore the proposal does not give rise to additional overlooking issues.

