

Assessment of Significance
and
Assessment of Impact
for
Installation of Orangery to existing balcony
at
11d Highgate West Hill, London, N6 6JR

Introduction

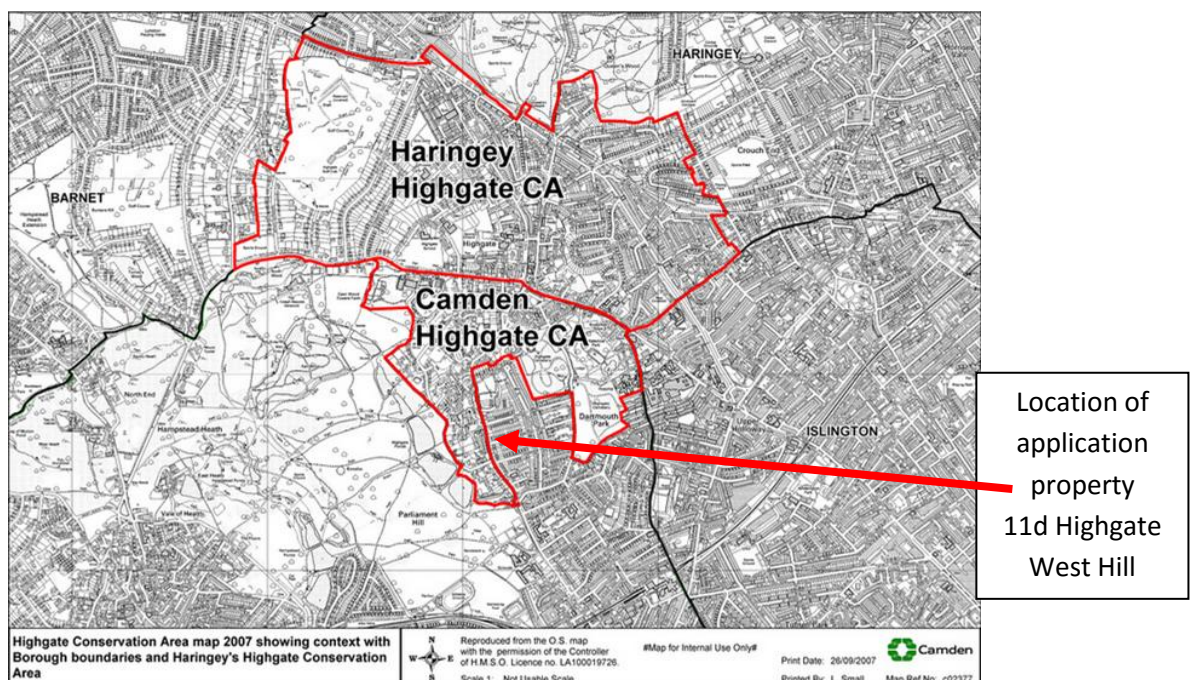
This statement supports a Planning Application for an Orangery installation to an existing balcony to the rear (West) elevation.

This statement has been drawn up following consultation with our client Mr R. Arthur, the occupier of the premises concerned, and consultation with 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



Assessment of Significance

The property 11d Highgate West Hill forms the rear (West) section of 11 Highgate West Hill. In turn 11 Highgate West Hill forms part of two semi-detached villas dating from early to mid 19th Century that are Grade II listed.

Listed on 14 March 1974 the List Entry Number is 1379022.

The West elevation, to where the proposed orangery will be installed is brick, painted magnolia. There is an existing single storey extension, with a balcony above accessible via a door from the first floor. There is a small utility room to the North of the single storey extension, accessible from the house, with an external door to the North elevation.

The existing ground floor extension features a set of aluminium sliding patio doors as access to the garden.



Assessment of Impact

The existing utility room is double skin solid wall without a cavity and is thermally very inefficient. It is proposed to remove the existing slate roof and angled section of the side wall to the outhouse, retaining the existing external walls below first floor level. The construction of a brick pillar, painted to match the existing house brickwork, will allow the installation of the proposed orangery, the left hand wall of which will be inset 100mm from the corner of the rear elevation of the main body of the house.

It is proposed to construct an orangery on the existing first floor balcony area extending over the existing ground floor extension and outhouse.. The distance between the new orangery and the boundaries will be unchanged.

The new interior space would accommodate sitting area, accessible from the existing first floor door, which is to be retained. The size would be in proportion to the other rooms in the house, sufficient to give a comfortable living space, but not so large as to overpower the visual aspect of the existing building.

It should be noted that the main body of the existing house will remain unaltered by the development.

The orangery would not be visible from the road.

View from street



Design Considerations

The document “Highgate Conservation Area Appraisal and Management Strategy” has been consulted extensively during the design and specification stage.

At every stage the proposed design incorporates features intended to enhance both its appearance and match the existing house wherever possible.

Walls the external walls will be constructed of brickwork to match the existing house in size and style and painted magnolia to match.

Frames the window and door frames will be bespoke manufactured from hardwood, and specified to match those on the existing house as closely as possible in width of actual framework used. They will be finished in white paint, as are those on the house and black timber external cills will be installed, again to match those on the house

Security locking to British standards will be installed to improve the security of the existing property.

Roof the roofing structure will be an Orangery style with ridge, rafters and eaves section constructed using powder coated white aluminium, chosen for its low maintenance benefits.

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.

