

Design and Access Statement

The Cottage, Brookfield Mansions
Highgate West Hill, N6 6LK



Square Feet Architects have been appointed by our clients to look at the possibilities for altering their home, a 2-storey detached house in the Highgate Village sub-area of the Highgate conservation area. The purpose of this report is to detail the extent of the proposals our clients are seeking planning permission for, and to demonstrate our understanding of the Council's planning policies and how they relate to this proposal specifically.

Any drawing extracts within this report are Not To Scale.
For scaled drawings please see accompanying drawings

Relevant Planning History

Application: Number2005/4707/P
Site Address: The Cottage Brookfield Mansions, N6 6LK
Application Type: Full Planning Permission
Development Type: Residential Extension
Proposal: Erection of part single-storey, part 2-storey extension to western elevation of dwellinghouse.
Status: Granted



1.0 Context

The Cottage is set within the Highgate Village sub-area of the Highgate CA, between the early C20 blocks of Brookfield Mansions and the northern boundary of Parliament Hill Fields (Hampstead Heath). A belt of mature trees obscures views of the cottage from the Heath, and there is no line of sight from Highgate West Hill onto the site.

2.0 Proposal

2.1 Ground Floor Extension

On the ground floor, Square Feet Architects are proposing an extension to the western elevation, to reclaim usable storage and floor space in the kitchen – along with reducing noise in the master bedroom – from necessary white goods, by relocating them into a new utility/boot room.

2.2 First Floor Extension

The proposed extension to the first floor will extend the existing master bedroom over the existing kitchen, creating enough space to install an en-suite bathroom. This en-suite will mean that the family bathroom is then shared between two bedrooms rather than three, improving the usability of The Cottage's washroom facilities.

2.3 Roof Works

At roof level, the existing ridgeline will be continued to a hipped end above the master bedroom on the first floor, with a mono-pitch roof – above the proposed ground level extension – abutting the vertical wall on the west elevation.

3.0 Existing photos



Existing West Elevation



Existing North Elevation

4.0 Access

The existing building is an Arts and Crafts style cottage in which the original use has been maintained.

The main entrance door to the building is accessed via a private pathway from the public pavement with a single step at the door threshold.

Once inside the building, a single, reasonably generous staircase gives access to the upper floor.

Within the constraints of the building's historic character and conservation area status, it is not reasonably possible to improve the access to the application site.

Within the property, the alterations to provide an en-suite bathroom to the master bedroom at first floor level, and to improve the quality of the kitchen and utility spaces at ground floor level, are felt to neither worsen or improve the property in access terms.

The site has a PTAL rating of 2.

5.0 Conclusion

The proposals detailed in this outline Design Statement and the accompanying drawings are considered to be sensitively designed, and in accordance with the Council's policies relating to conservation areas.

If any further information should be required, please do not hesitate to contact Square Feet Architects on 020 7431 4500.