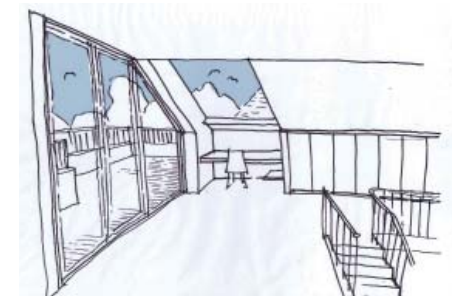


26 Makepeace Avenue

Design and Access Statement



February 2017

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1.0 Introduction

This Design & Access Report has been prepared in support of the application for planning consent to construct the following:

1. **Side extension.**
2. **Loft extension.**

All other proposed changes fall within *Permitted Development* rights, as discussed and agreed with Planning Officer, Angela Ryan, via email correspondence on the 30/1/2017 and 10/01/2017.

2.0 Site & Context

26 Makepeace Avenue is a semi-detached house located with south facing views in the Holly Lodge Estate of Highgate.

Holly Lodge Estate is a unique community located just four miles from Oxford Circus. It is within a hillside tree lined setting with views over London and Hampstead Heath. It is a gated community known for its mock-Tudor architecture set within a green environment.

Whilst the character of the street scape is heavily preserved and protected by the HLEC, the rear elevations tend to have more freedom to reflect the usage and style of the resident.



3.0 Design

The house is in a dilapidated state in need of complete renovation. A certain amount of re-modelling to the ground floor is proposed to meet the modern living requirements for the family of five. This has resulted in the proposed side extension accommodating the WC and utilities room thereby improving the circulation and usage of the remaining ground floor.

Similarly it is proposed that the depth of the existing loft should be increased by 1 metre to the rear facilitating a comfortable master bedroom and en-suite for the parents. A carefully located in-line side roof window (replacing the existing roof window) is proposed maximising the view over the roof tops and Heath beyond. The window will also provide a good level of natural lighting to the depths of the room and open staircase located at the rear.

The brief has called for the character of the existing house to be respected whilst meeting with the practical requirements for a family of five. In line with the HLEC guidelines, the replacement of the existing single glazed sash windows will be replaced with double glazed windows of the same style and detailing. It is proposed that a strong, flexible and durable colour-through polymer white render replaces the dilapidated render to the rear and side.



Image of existing deck at the rear

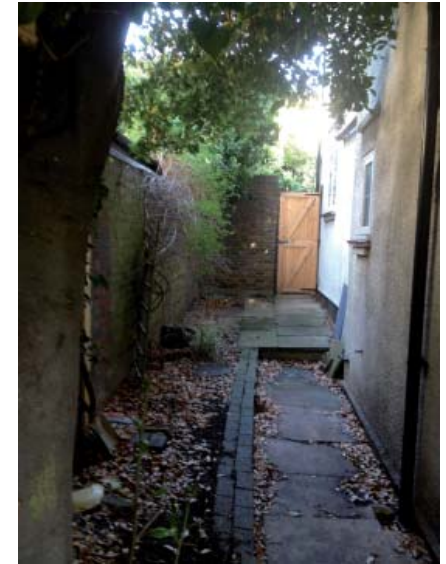


Image of existing side of house access



Image of existing roof access from loft

4.0 Area Summary

	GEFA m2	GIFA m2
Existing Basement Storage	36.5	28.9
Existing Ground floor	75.4	62.3
Existing First floor	74.9	59.2
Existing Loft	25.9	21.3
TOTAL AREA	212.5	175.5
Existing Terrace	22.4	18.4

	GEFA m2	GIFA m2
Proposed Basement	46.6	36.2
Proposed Ground floor	86.7	70.2
Proposed First floor	74.9	59.2
Proposed Loft	31.0	24.8
TOTAL AREA	213.3	169.1
Reduced Terrace/balcony	7.1	6.8

5.0 Use

There is no change of use. The current use is Residential.

6.0 Layout

The revised layout will improve accessibility and connectivity with the rear garden.

7.0 Scale & Mass

The volume of the existing loft extension has been increased by one meter only to the rear. A 1100mm open passage has been retained between the extended loft and rear parapet. The proposed side extension is set back from the front elevation by 3.7m and is largely obscured by the front 2m high brick wall and established tree.

8.0 Appearance

There is no change to in appearance to the front elevation. Upgrading of all windows will match the existing where they can be viewed from carriage way and footpath.

It is proposed to greatly improve the rear elevation by removing the dilapidated timber deck structure, fitting a new contemporary version of the traditional windows and applying a quality durable low maintenance render.

9.0 Access

Site access remains unchanged.

10.0 Sustainability & the Environment

The current windows are dilapidated, single glazed and poorly sealed resulting in a great deal of heat loss and poor acoustic properties.

The proposed replacement windows will be of a much higher performance with a centre pane U-value complying with Building Regulations.

The proposed loft extension will meet the minimum building control requirements. A greater level of natural lighting will reduce the dependency for artificial lighting.

All materials will be locally sourced where practical.