

**4 Langbourne Avenue . Highgate. N6 6AL**  
**Design and Access Statement**

Planning Submission July 2017

## Introduction

The owners of 4 Langbourne Avenue moved into the property in 2008 as a couple with small children. During recent years they have become well embedded members of the local community with their two growing children attending local schools and have established a network of support and friends in the neighbourhood. In those years the family's needs have also changed with elderly relatives more and more relying on their help and support, which in consequence results in an increasing need for more space within their home.

The existing house is a semi detached property that offers a sitting room and a dining room together with a kitchen on the ground floor as well as four bedrooms on the upper floor. Two of the bedrooms are of good size with the other two being small single rooms. With one of the parents working from home one of the single rooms is dedicated as a permanent home office. The smallest room is one of the children's bedroom. With the children fast growing, the smallest room with its area below 6sqm becomes increasingly tight. This creates a need for a larger room elsewhere within the envelope of the building which would also allow the smaller room to be dedicated to the often visiting grandparents.

The submitted scheme is looking to develop the space within the roof zone into a usable room with enough space to accommodate a bed and a study area as well as provide a safe access route. This would be achieved by providing two dormer structures at the side and rear of the existing roof.



Front and rear views of the existing house

## 1.0 Site Location

The property is located at 4 Langbourne Avenue within the Holly Lodge Estate Conservation Area in Highgate. The estate is located on the site and grounds of a villa built in 1798 by Sir Henry Tempest on the south-facing slopes of Highgate. The estate itself was built in the 1920s and as planned with a restrictive covenant it has maintained its character overall. It is also a private estate with gates at the entrances, increasing the sense of enclosure and separateness.



Local area to 4 Langbourne Avenue

## 1.0 Development Background

The original semi detached house that this application refers to was constructed in the 1920s as part of the wider private estate. With many of the residences within the Holly Lodge Estate having been developed both at ground and roof level this house externally remained unchanged from its original state.

Over the recent years the owners of the property made various attempts to develop their property to allow more space not only for the growing children but also to be able to accommodate their regularly visiting elderly relatives. A proposal for both loft conversion and a ground floor extension was submitted and granted permission in 2011 but due to family and financial restrictions the development did not go ahead.

The owners of the property are now prepared to finally go ahead with their house improvement and therefore a new application has been prepared for the Council's review.

## 2.0 Use

The proposed conversion will provide a very much needed larger bedroom for one of the growing children living within the property. It will also allow reprogramming of the uses within the house to allow the elderly visitors to stay for an extended period of time without disturbing the family's normal living arrangement / routine.

### **3.0 Amount**

The proposed design develops the loft space that is currently used for storage into a usable and more easily accessible space by means of the addition of two dormer structures, to the side and the rear of the property. The proposal does not increase the overall footprint of the house.

The dormer located on the side elevation is sized to provide the minimum headroom required for the new stair access keeping it as low as possible in relation to the ridge of the existing roof, as well as providing a clean composition with the existing fenestration of the existing building.

The rear dormer is also sized and positioned in a way to align with the window below as well as provide easy access to the rear view of the St Annes Church.

Designed with careful consideration of neighbouring properties the proposed modifications present minimal impact on neighbouring views and existing lighting levels.

### **4.0 Layout**

The submitted scheme proposes a small change to the first floor layout to allow for a proper stair access to the new loft room. This is to be achieved by maximising the use of the current family bathroom, by incorporating the WC within it, which will allow fitting the new access stairs without affecting the headroom of the current ground floor stairs. This reprogramming will also allow the slight increase in the area of the very small single bedroom at the property creating a more suitable room for visitors.

The new loft room will be programmed within the current roof form with the small addition of the two dormers that will create the required headroom over the stairs as well as within the main room.

### **5.0 Appearance**

The material palette selected to construct the proposed dormer structure combines traditional white render walls and red roof tiles together with traditional in appearance (but of high performance) windows to match the existing building, whilst taking advantage of modern technologies and architectural detailing. This will not only allow the creation of a better building performance and maximising of the space available, but will also provide a proposal that is in keeping with the original style of the house.

There are numerous examples of dormer structures of similar (or larger) scale and style within the Holly Lodge Estate. Some of the examples present within a relatively close proximity even reach the ridge and hip line with their own roof line.





Local precedence of various dormer additions

## 7.0 Access

With the development affecting only the top stories of the property the access to the property will remain unchanged.

## 6.0 Landscaping

Existing landscaping around the property will remain unchanged.

## Conclusion

The proposed conversion offers a modest addition to the existing building, respecting local context and limiting potential impact on neighbouring properties in order to provide much needed space for a growing family. The house will remain as a single family home as the aim of the development is purely to improve the residents living quality.