



Design & Access Statement

*98 Highgate West Hill, London,
N6 6NR*

BRIAN O'REILLY ARCHITECTS

The Studio, 31 Oval Road
London NW1 7EA

t.0207 267 1184

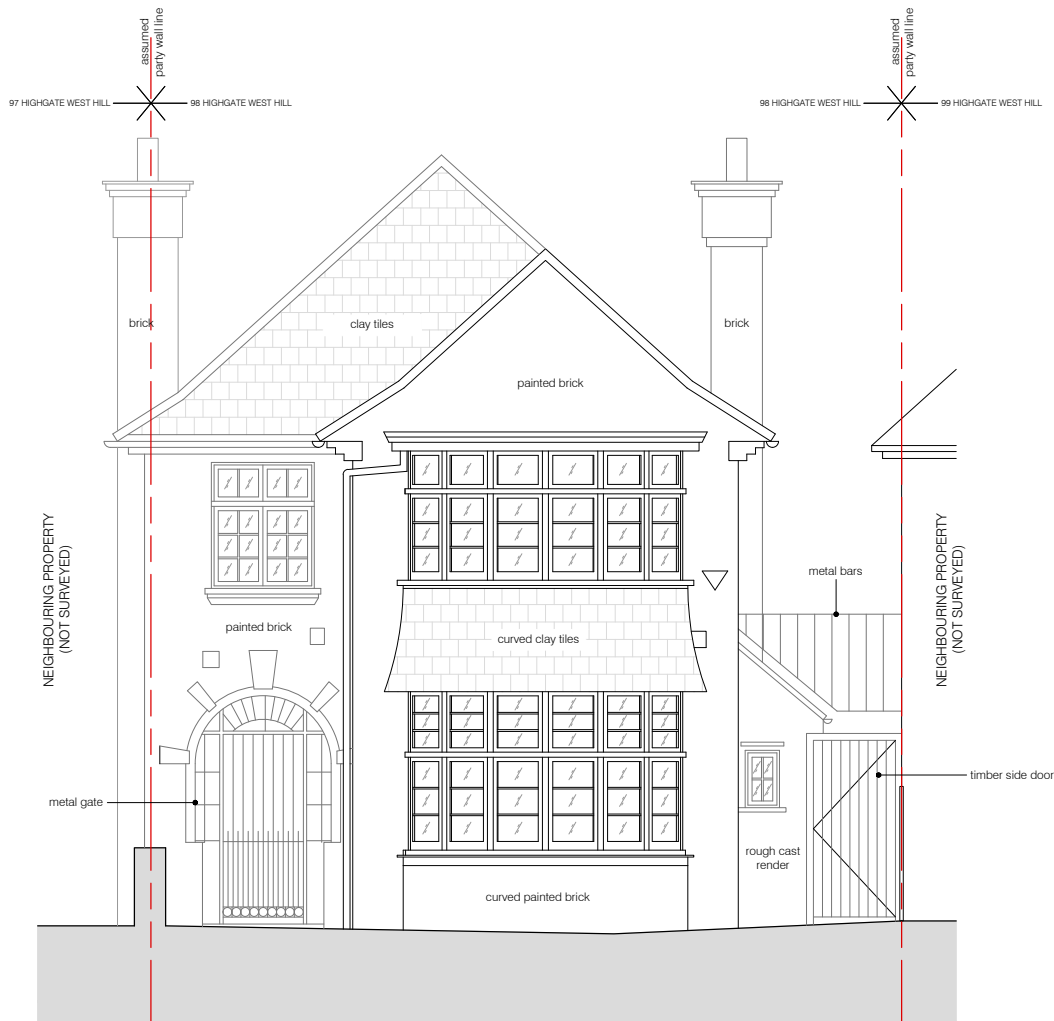


fig 1. 98 Highgate West Hill - existing front elevation

INTRODUCTION

98 Highgate West Hill is a two-storey house, built in a variant of the 'Arts & Crafts' style on the Holly Lodge Estate, North London. The house is a single structure, occupying a large plot with a long, slender garden.

This proposal seeks to extend the property through the addition of two dormers (to the north and east of the roof), a side and rear extension as well as small rooflights to the south side of the roof. The aim is to better accommodate the needs of a growing family.

The proposal takes into account the guidance set out in the Holly Lodge Estate management strategy, along with all relevant LB Camden planning stipulations.



fig 2. Holly Lodge Estate (general image)



fig 3. 98 Highgate West Hill - Existing rear elevation



fig 4. 98 Highgate West Hill - side alley way

SITE CONTEXT

The Holly Lodge Estate is a privately-managed suburban housing estate in Highgate, North London. Built in the 1920's, the estate is composed in an English vernacular style closely inspired by the Arts & Crafts movement. Typified by generous allowances of green space and mature trees, houses are set back from streets to create an open, village feel which has remained intact despite additional development.

98 Highgate West Hill is not a listed building however it is within the boundaries of "Holly Lodge Estate" conservation area. The house is in rough cast render excluding the front elevation where the traditional brickwork is left exposed. To the rear, a long back garden extends from the house to the side of neighboring gardens on Langbourne Avenue.

The neighbouring properties are built in a similar style to No. 98, however have significant differences in mass and form, accentuated by the slope of the hill. No. 99 has a large dormer on its roof, alongside four rooflights and a large rear extension. No. 97 has a small dormer added to the side as well, along with a large rear conservatory projecting out into the garden.

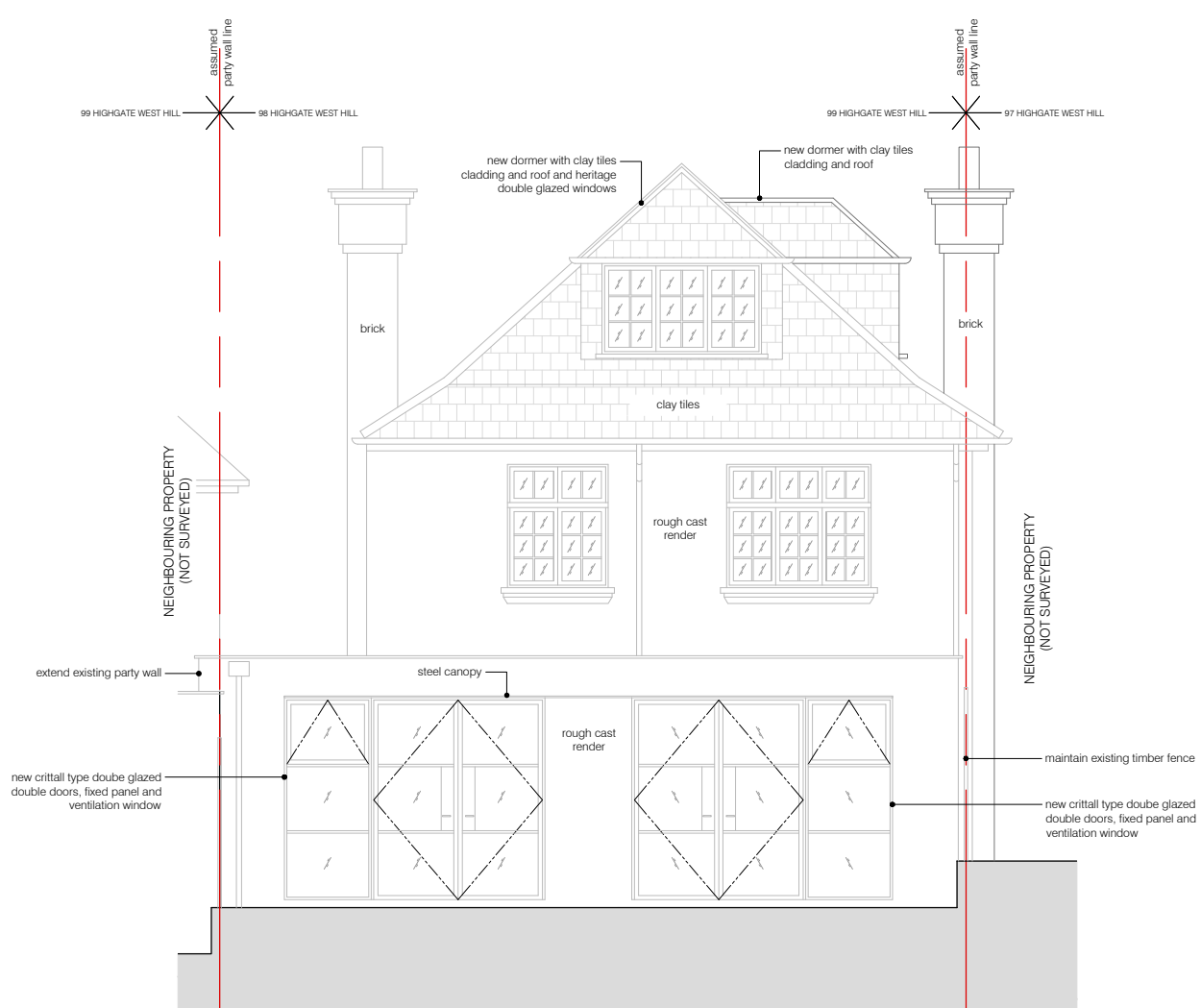


fig 5. 98 Highgate West Hill - proposed rear elevation

DESIGN PROPOSAL

Our aim is to retain the existing historic fabric of the original and restore features where necessary, to keep visible and embrace the original extent of the building. Overall the proposal aims to create a more coherent design, improve the internal circulation and maximise the internal space to improve the usability and livability of the house.

The proposal will add a small dormer to the side, enabling reception of a new staircase to activate the currently unused loft space as an additional bedroom, bathroom and storage area. An additional dormer is proposed to the rear forming part of a new bedroom.

The first floor will be subject to minor internal alterations to better utilise the existing space,

The ground floor will be extended to create a series of new and enhanced spaces. To the rear, this extension will push outwards and step back along its centre to align with the neighbouring extensions on either side and form a cohesive rear elevation.

Internally the extensions enable reorganisation of the plan, creating a new utility space and enlarged kitchen and dining area.

The property will be comprehensively refurbished and restored throughout.

Further considerations have been made following the recommendations from Holly Lodge Estate Committee and the adjoining neighbours. The timber fence between 98 and 97 Highgate West Hill is maintained and the new extension wall is not proposed shared as before. All the windows towards 97 Highgate West Hill will be with obscure glass and bottom hung windows with limited opening in order to prevent overlooking. The position of the rooflights is reconsidered and the size is reduced.



fig 6 & 7. 98 Highgate West Hill - internal and external damp

MATERIALS

Throughout the extension, a limited palette of high quality materials will be used, selected for their robustness and ability to compliment the character and appearance of the existing building and surrounding structures.

The dormer will be clad in clay tiles to match the existing roofscape, with windows formed in timber to match the arrangement and detailing of those below.

The extensions will be rendered in white pebbledash to match the existing facades. Windows and doors will be Crittall in black to create a contrast evocative of the Arts & Craft style. Roofing membranes and gutters will be detailed so as to be concealed behind parapets, with hardwood fascia's delineating the edge of the parapet.

SUSTAINABILITY

It is our aim to use the renovation and extension of the building as an opportunity to minimise the energy requirements of the house. We aim to employ the following sustainable elements:

- Super insulation of the new extension wherever possible.
- Use glazing with high thermal performance whilst maximising daylight within the ground and lower ground
- Utilise rainwater collection to water the garden
- Use low energy lighting solutions

ACCESS

Access to the property is unchanged from the street, though will be enhanced by resurfacing of the currently uneven approach. Internally, the access is enhanced through the opening up of spaces and enlargement of the ground plan. Circulation is enhanced by new internal links to the front and rear of the property. Thresholds are level wherever possible and staircases have been designed to have a gentle rise suitable for less able users.