



LIPTON PLANT ARCHITECTS

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DESIGN & ACCESS STATEMENT

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2 Bacon's Lane, Highgate, London N6 6BL

1.0 INTRODUCTION AND CONTEXT

This application seeks approval to extend the property at 2 Bacon's Lane, at the first floor level.

The existing property is a two-storey semi-detached home, situated on Bacon's Lane, a private lane in Highgate Village, the northern most part of the London Borough of Camden. The property currently provides living provision over the ground floor level, with limited provision at first floor, which currently covers just half of the building's ground floor footprint.



2.0 AMOUNT OF DEVELOPMENT

The proposal comprises of the following:

- 2.1 A grey mirror clad extension at first floor over the existing ground floor to form a bedroom.
- 2.2 The existing building is designed as a series of stacked boxes, the proposed extension follows the same architectural language and form, allowing it to fit into the existing building vernacular.
- 2.3 The proposal is set back from the ground floor footprint, following the existing first floor building line, making it subordinate to the mass of the host building and streetscape.
- 2.4 This proposed new extension is attached to the existing first floor with a set down infill link in a frameless glazing, to break down the massing and form further and to accentuate the existing vernacular.
- 2.5 The extension is clad in a grey mirrored glass, allowing it to reflect the surrounding trees and sky, giving it an ephemeral appearance, creating visual interest to the street, whilst minimising its impact on the built form. It differentiates the extension from the host building and is appropriate for the atypical nature of the street, and Highgate Village itself, which is host to a large number of unique architectural interventions.
- 2.6 An inset, covered terrace will be included to the rear of the first-floor extension.

3.0 APPLICATION SITE, HISTORIC AND EXISTING CONTEXT

- 3.1 2 Bacon's Lane is a part-one, part-two storey residential dwelling located on the western side of Bacon's Lane. It is located within the Highgate Village Conservation Area. It is not a listed building, but is described within the Highgate Conservation Area Appraisal and Management Strategy as a building that makes a positive contribution to the conservation area.
- 3.2 The enclave was developed in the 1950s when a distinct group of eight houses were built on the site of the Old Hall kitchen garden and orchard. Mr Osborne, then the owner of the Old Hall, offered building plots for sale to architects who built their own houses.
- 3.3 "There is a sense of openness: boundaries between properties are minimal, reminiscent of the former garden, although some of the houses are deliberately concealed from the rest of the group." – Description of Bacon's Lane within the Appraisal and Management Strategy.
- 3.1 1 & 2 Bacon's Lane were designed by Peter Cocke in the 1960s, in a modernist vernacular style. The building is constructed in brown brick, with brown timber shuttering and timber casement windows.

4.0 SCALE OF DEVELOPMENT AND IMPACT UPON NEIGHBOURING BUILDINGS

4.1 Due to the mirrored nature of the proposed extension, it will reflect the surrounding context including sky, trees and the proposed green roof, creating minimal visual impact upon the lane.

4.2 The terrace formed at the rear is flanked at the north and south, creating an inset terrace at the first floor, resulting in no overlooking into the garden of 3 Bacon's Lane.

5.0 ACCESS

5.1 Access to the property remains as existing.

6.0 APPEARANCE / MATERIALS PROPOSED

- Walls – Grey mirrored back painted glass
- Doors – Full height, powder coated aluminium framed, glazed sliding doors

7.0 CONCLUSION

7.1 The proposal follows a positive pre-application and is in line with Camden's current planning policies. It is complimentary to the original building in terms of its scale, design and materiality. The proposed extension will enhance and improve Bacon's Lane and the wider conservation area by providing a well-considered, contextually relevant design.