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STS Structural Engineering Ltd

79 Highgate West Hill, London, N6 6LU



DESIGN, ACCESS AND HERITAGE STATEMENT

In support of the planning application for:

Proposed Refurbishment and Replacement Extension with Associated Internal Remodelling

Ref: 1803-1115-DAS1revA

Client: Mr Zeljko Popovic

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1 Introduction

1.1 The property at 79 Highgate West Hill, a single family dwelling, is a semi-detached four bedroom house. It is Grade II listed building, located within the Highgate Village, a sub-area of the larger Highgate Conservation Area.

1.2 The proposed works to the property include refurbishment, the replacement of the existing conservatory with a proper extension, remodelling of the ground floor layout and some structural repairs.

2 Site Information

2.1 The application site is located at 79 Highgate West Hill, London N6 6LU. The property sits within the Highgate Village, a sub-area of the larger Highgate Conservation Area, and in the close proximity of major traffic links, shops, schools and other amenities.

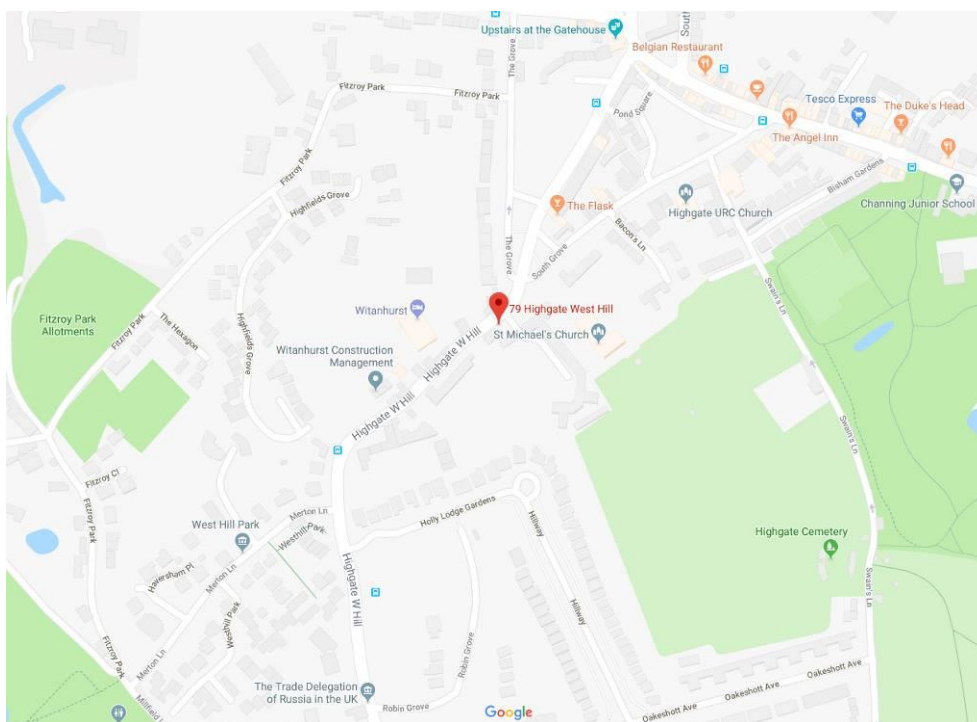


Fig. 1 – Map (Courtesy of Google Maps)

2.2 On a more local scale, the plot is located in a quiet residential street. The site is occupied by the application building (semi-detached dwelling - Nos 78 and 79 Highgate West Hill), Bromwich House to the south with large garden.

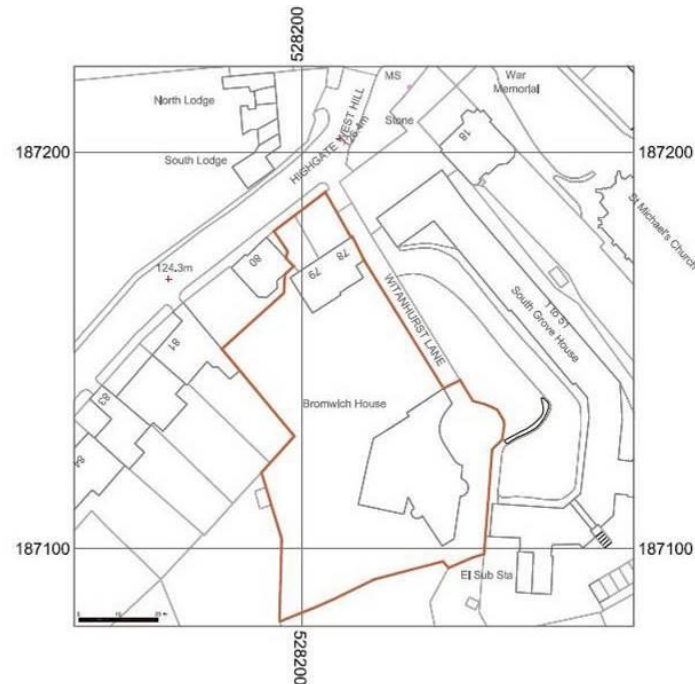


Fig. 2 – Location Plan (NTS)

2.3 The footprint size of the building is unchanged. Please see drawings for more information.

3 Heritage Statement

3.1 Highgate has a unique village character dating back to the 14th century. Most of the existing structures were built in the 18th & 19th centuries and are set among the varied topography of the two hills of north London. Highgate Village forms the historic core of Highgate with a complex mix of structures from the shops on the high street to the grand houses down Highgate West Hill. The grand houses illustrate how Highgate has been a desirable residential area since the late 17th Century.

3.2 The Highgate Conservation Area, in particular, enjoys a wealth of open spaces and green surroundings. Lanes and farm names live on alongside open areas of allotments and parks, Hampstead Heath, Highgate Cemetery, Waterlow Park, South Grove reservoir, Fitzroy Park allotments and the many large gardens contribute to the informal landscape setting and rural atmosphere which is an important part of the Conservation Area character.

3.3 Highgate West Hill, the north section lies in the heart of the village and then runs south descending dramatically towards Kentish Town. From the junction with Hampstead Lane at The Gatehouse the west side follows the line of the reservoir, which creates a sense of openness.

3.4 Application site is mentioned in the “Highgate Conservation Area Appraisal and Management Strategy”:

“Nos 78 & 79 were once a single house (listed grade II) but are now subdivided into two dwellings, taking the form of a gabled neo-Gothic cottage in red brick with a fish-scale slate roof. The east flank wall is gabled. Tiny triangular dormers are set in the roof pitch. The entrance to No 79 is embellished with an iron trellis. In stark contrast, to the south-west on the slope of the hill, the boundary treatment consists of a powerful line of rendered and brick walls and doorways forming the rear service entrances to houses in Holly Terrace.”

3.5 As previously mentioned, the building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest. The listing, from English Heritage website, reads:

“2 semi-detached houses, originally one house. Late C18, altered and converted to 2 houses c1870. Red brick plain brick band at floor levels and below eaves. Fishscale slate roof and carved bargeboards to gable and dormers. 2 storeys and attics. 5 windows and single window garage extension. No.78, 4-centred arch doorway, No.79, cambered arch doorway (later addition), both with boarded doors and gabled porches. Flat and cambered brick arches to recessed sashes. INTERIORS: not inspected.”

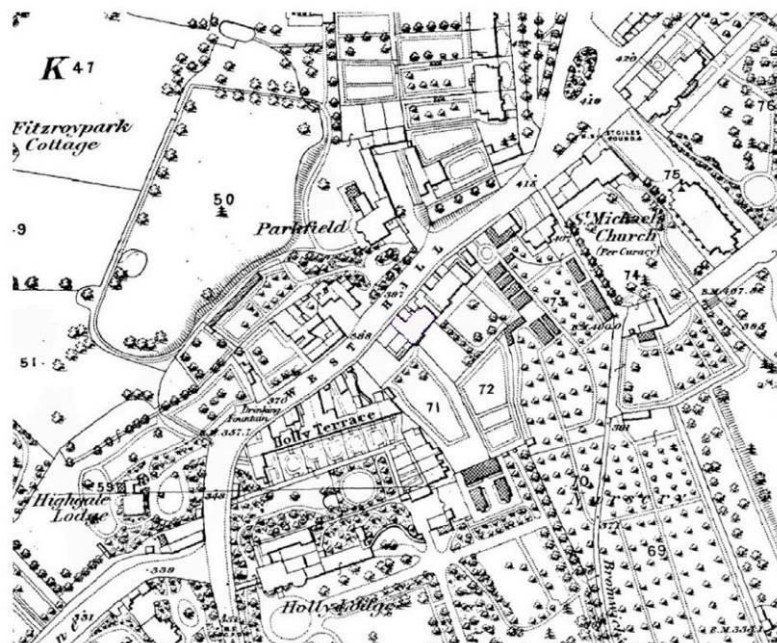


Fig. 3 – Map of Highgate Village from the 1870's

3.6 Attached below are the photographs of the front and side elevations of the existing house.



Front Elevation



Side/Rear Elevation



Rear Elevation

4 Land Use

4.1 The property is currently used as a single family house. No change of use is being proposed.

4.2 Our proposal is to improve the overall use of the space and enhance the quality of living. The internal layout changes and improvements are only related to the ground floor.

4.3 Please see the accompanying drawings for more information.

5 Scale of the Development

5.1 The approximate existing Gross Internal Area (GIA) of the existing House (per floor) is as follows:

-Existing ground floor: 85m²

-Existing First floor: 67m²

-Existing Loft floor: 26m²

Total: 178 m²

5.2 No change is being proposed to GIA.

6 Internal Alterations

6.1 The newly proposed changes to the internal layout should not cause significant additional harm on the character of the original building.

6.2 The ground floor internal alterations include the reinstatement of the doorway between the reception and kitchen and removal of the existing lavatory closet. Please see photographs of the existing ground floor premises below.



Existing Kitchen



Existing Living Room

**Existing Reception Room****Existing Toilet/ Reception room**

6.3 The proposal was developed with careful consideration for the layout and appearance of the original listed building with the aim of preserving as much of the existing fabric of the property as possible whilst improving the layout.

6.4 Please see drawings 1803-1115-004 and 005 for more information on the proposed layout.

7 Design and Appearance

7.1 As the house is Grade II listed building great care was taken to preserve the character of this period property, and ensure that all new features complement and enhance the appearance. The proposal is designed to minimise impact and not to have an appreciable effect on the appearance.

7.2 The proposal is for replacing a non-original side conservatory with a proper extension whilst complimenting the existing architectural features. New flat roof with the conservation style glazed roof has been proposed throughout the existing side extension. The design intent is to create a simple and coherent structure that is accordant and would relate to the main house.

7.3 The proposal does not increase the area or volume of the house and it does not affect the visual impact of the house on either Highgate West Hill or the neighbouring properties. The proposal does not detract from the local and historically important Highgate Village Conservation Area and ensures the longevity of the house through upgrades whilst maintaining its importance as an historical building on Highgate West Hill.

7.4 External materials are to match existing. This would ensure that the proposal is in keeping with the character and appearance of the existing house.

7.5 The introduction of new doors and windows would generally copy features already present on house and follow the same established rhythm of fenestration. This would ensure that the proposal is in keeping with the character and appearance of the existing house and preserves and enhances its original character whilst improving the living standards of the residents. Please see below the proposed side elevation showing replacement extension.



Existing Side/ Rear Elevation (NTS)



Proposed Rear/Side Elevation (NTS)

8 Legislation and Planning History

8.1 No previous applications, save for the tree works, have been registered for the property in the past.

9 Access and compliance with lifetime homes guidance

9.1 The proposal does not alter any access to the house.

9.2 The site itself is well connected and has easy access to a number of local schools, leisure, outdoor and retail facilities which are within the walking distance of the site.

9.3 To ensure that persons with limited reach have access to the electrical sockets and switch outlets, the height of the socket outlets should be no lower than 450mm from the floor and for switches, TV points, telephone outlets, doorbells etc, no higher than 1200mm from the floor (guidance note 15).