

View onto Brookfield Estate from footway of Highgate West Hill



Flat 8, Brookfield

Highgate West Hill, N6 6AS

Design and Access Statement

August 2018



SQUARE FEET ARCHITECTS

95 Bell Street, London NW1 6TL | 0207 431 4500 | studio@squarefeetarchitects.co.uk | www.squarefeetarchitects.co.uk

Introduction

Square Feet Architects have been appointed by the residents to apply for Planning Permission for;
Enlargement of the existing access dormer;
Introduction of rooflights to the south facing roof slope and the dormer roof;
Introduction of new decking to existing flat roof and replacement of existing balustrade with new.

The purpose of this report is to detail the extent of the proposals to be considered, and also to demonstrate our understanding and fulfilment of the Councils planning policies in relation to the proposal.
Any/all drawings in this report are Not To Scale. For scaled drawings please see application set.

Contents

1.0 Context + Planning Policy

2.0 Existing Photographs

3.0 Proposals

4.0 Access

5.0 Conclusion

1.0 Context and Planning Policy

1.1 Site Context

Brookfield is a private estate situated on the western side of Highgate West Hill, directly to the east of Hampstead Heath and south of the Highgate bathing ponds. The estate is wholly residential comprising of mansion blocks split into separate flats, and individual houses/cottages.

The property in question is Flat 8, the top floor flat within one of the smaller buildings on the estate. The dwelling is not a listed building however the site is located within the Highgate Conservation Area (HCA) and the building is designated as a positive contributor to the character and appearance of the HCA.

Our client is seeking planning permission for improvements they would like to make to their home, and this document seeks to inform the Council of those proposals.

1.2 Planning Policy and Guidance

Within our received pre-application advice, the following policies were outlined as relevant;

- National Planning Policy Framework 2012
- The London Plan March 2016
- Local Plan 2017
 - Policy G1 Delivery and location of growth
 - Policy A1 Managing the impact of development
 - Policy D1 Design
 - Policy D2 Heritage
- Camden Planning Guidance
 - CPG1 Design 2015
 - CPG6 Amenity 2011
- Highgate Conservation Area Appraisal and Management Strategy 2007
 - Character Appraisal
 - Sub area 1: Highgate Village
- Highgate Neighbourhood Plan 2017

1.3 Relevant Nearby Planning History

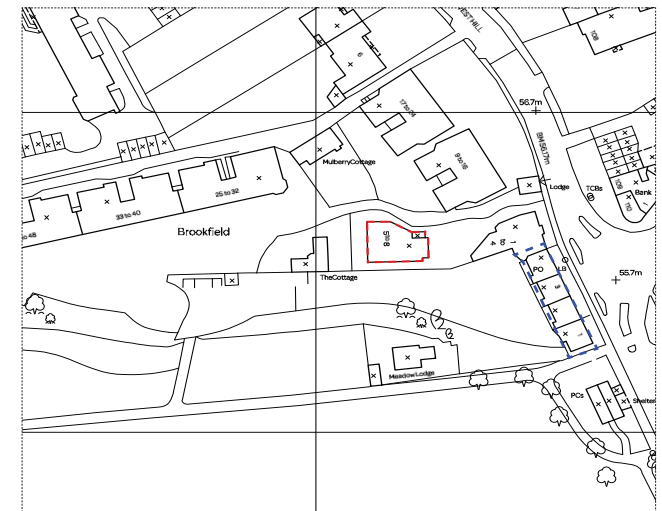
Our research has shown that contrary to advice given in the pre-application report, there are nearby buildings that have altered their roofscapes by the introduction of rooflights to the roof slope;

2006/2688/P - Alterations to rear window at 3rd floor level, erection of balustrade on existing flat roof at rear third floor level to provide a roof terrace with canopy over and 3 rooflights to rear roof slope of 2nd and 3rd floor maisonette. Granted 04/08/2006

These changes have therefore set a precedent for such rooflights to be introduced within the immediate area. As can be seen from the image and plan to the right, these existing rooflights are visible from Parliament Hill.



Rear elevations of existing buildings on Highgate West Hill, as taken from application 2006/2688/P



OS Extract showing the site (red) and the buildings in the above photo (blue)

2.0 Existing Photographs



View from Highgate West Hill footway



View from private land within Brookfield estate



View from Parliament Hill common land

3.0 Proposals

For clarity, the proposals will be split into 3 areas;

- 3.1; Enlargement of the existing access dormer
- 3.2; Introduction of rooflights to the south facing roof slope and the dormer roof
- 3.3; Introduction of new decking to existing flat roof and replacement of existing balustrade with new

3.1 Enlargement of the Existing Dormer

Within the pre application advice that we have received from Camden Council, the planning officer stated that “Council would consider a dormer that is a maximum of double the width of the existing access dormer to be of a more appropriate scale” and “proposed materials for the extension to the access dormer should be in keeping with the existing”.

As such, the proposed dormer is to be no more than double the width of the existing access dormer, and to be finished in lead on both cheeks and with glazing to the northern elevation, so as to appear lightweight and unintrusive within the roofscape.



Existing and proposed elevations to illustrate extent of dormer enlargement.

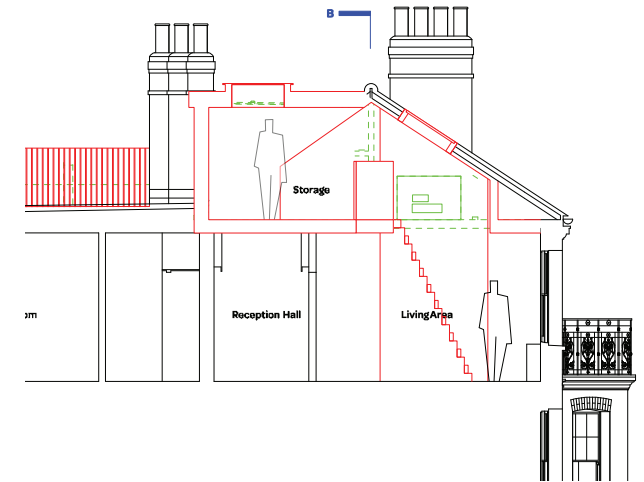
3.2 Rooflights to Southern Roofslope and Dormer

As pointed out earlier in this document, neighbouring properties overlooking the heath have installed rooflights onto the roofslope facing common land. Due to this, the unintrusive nature of modern ‘conservation style’ rooflights, and the tree cover screening the roofslope from views from common land, introduction of glazing to the southern roof slope will not contravene Council policy, but will directly improve the quality of the internal spaces of the property.

The proposal also includes the introduction of a rooflight to the flat roof over the newly widened dormer, an upstand to this rooflight is required, though this has been kept to a minimum. The roof finish and upstand to the rooflight are to match the existing dormer so as not overly alter the existing roofscape.



Southern elevation with proposed conservation rooflights shown in red.



Drawing extract of proposed section, showing position of rooflights within the roof.



View of the site from common land on Parliament Hill, clearly showing how tree cover screens the roofslope.

4.0 Access

Access to and within the dwelling is not proposed to be altered.

Currently, access to the flat is via a communal stair from ground level, which is in turn accessed via a private footpath from the public footway of Highgate West Hill.

Current access to all floors within the dwelling will be retained and unaltered.

5.0 Conclusion

In conclusion, all elements of the proposal have been designed in a way that the received pre-application advice intimated would be acceptable to Council, with the exception of the rooflights on the southern facing roof slope.

As there is a precedent set within the locality for rooflights on roofslopes facing the heath (notably 1-4 Highgate West Hill and Mulberry Cottage, Brookfield) it is acceptable to introduce sensitively detailed glazing as our proposals do.

For more information, please contact Daniel Leon or George Sunderland of this office.

3.3 New Terrace Decking and Railings

Within the pre application advice that we have received from Camden Council, we were informed that;

“The Council is supportive of the principle of a terrace because of its location and low amenity impact but it must be designed to be more discrete.”

The recommendations that followed have been taken into account within the new design of the terrace as the new railings are to be 1100mm high black painted metal, set 1m in from the parapet edge.

The current roof has an uneven surface with trip hazards; for health and safety reasons it is proposed that the new terrace be built up with timber decking to provide a level floor finish. Due to the setback of the terrace from the edge of the building, this decking finish will not be visible to any neighbours or from any public areas at ground level.



Photograph of the existing roof showing the uneven surface.