

20 Westhill Park, London, N6 6ND  
Design Access Statement  
18 January 2019

Rev P1. 18.03.2019

**The Design Access Statement should be read with the following drawings.**

130 L 01 Site Location Plan  
130 L 10 Existing Lower Ground Floor Plan  
130 L 11 Existing Ground and Upper Ground Floor Plans  
130 L 14 Existing Roof Plan  
130 L 15 Existing Front Elevation  
130 L 16 Existing Side (North) Elevation  
130 L 17 Existing Rear Elevation  
130 L 18 Existing Side (South) Elevation  
130 L 21 Existing Section B B  
  
130 L 30 Proposed Lower Ground Floor Plan  
130 L 31 Proposed Ground and Upper Ground Floor Plans  
130 L 34 Proposed Roof Plan  
130 L 35 Proposed Front Elevation  
130 L 36 Proposed Side (North) Elevation  
130 L 37 Proposed Rear Elevation  
130 L 38 Proposed Side (South) Elevation  
130 L 39 Proposed Section B B

**Description of Works**

20 Westhill Park is a two storey detached residential property within the Westhill Park private estate. The property is within the Highgate Conservation area but is not listed.

The property is situated within the curtilage of a substantial residential plot with mature planting. The property is built in a neo-brutalist style with exposed brickwork and pantile roof. It is arranged with a split level plan providing a lower ground, ground and upper ground floor levels; complete with

a detached garage facing onto the private vehicular and pedestrian street accessed from Merton Lane.

The planning application requests permission to install a new conservation rooflight to the rear roof slope of the property.

### **Land Use.**

The site is currently used as a C3 private dwelling with a detached garage. The site is proposed to continue to accommodate this use and there are no changes of use associated with the application.

### **Floor Area.**

The floor area is proposed to remain as existing. This is 77.7sqm to the lower ground floor and 118.2 sqm to the ground and upper ground floors. Totalling 195.9 sqm of residential accommodation.

### **Access.**

The site is accessed by vehicles and pedestrians via the private street leading from Merton Lane. Access within the property is facilitated via internal stairs. The site itself drops in level from the front of the property (east) to the rear (west) this is facilitated by a short flight of external stairs to the side passage of the property. This planning application contains no proposals to alter the existing access arrangements.

### **Proposed Internal Works.**

The planning application works form part of a larger residential refurbishment project, however as these works are internal they are non planning dependent and do not form part of the planning application.

### **Proposed External Works**

The purpose of the planning application is to gain permission to carry out a small amount of reasonable external works. The proposed works are proposed to be sensitively designed and installed using appropriately qualified tradesmen and the highest quality materials. All of the proposed new additions will be install using materials to match the materiality of the existing property.

### **Flood Risk**

The site is within Flood Risk zone 1 and is therefore identified a site at minimal risk of flooding.

## **Conclusion**

This report has been written to accompany our householder application to gain permission to install a new metal framed conservation rooflight to the rear roof slope of the existing property. that will sit unobtrusively within the existing roofscape.

The proposals will increase the quality of the amenity of the existing property. The new rooflight will allow more light to enter the existing upstairs bedroom.

The proposals will not be readily visible from the street, and they will fit inconspicuously into the existing townscape.

We trust that the local authority will agree that the proposals are reasonable and look forward to engaging with the planning department as the application is progressed.