

**16 St Albans Road Highgate London NW5 1RD**  
**Design and Access Statement**



Front elevation



General view from St Albans Road



Rear elevation and studio extension



General view of rear elevation

### **Design Summary (use and amount)**

The application is for the partial demolition and reconfiguration of the existing single storey rear extensions and new elevational treatments to both, an additional window in the west flank elevation at second floor level and the replacement of an existing velux roof window in the rear roof slope with 2no new ones.

The volume of 'demolition' does not exceed 50m<sup>3</sup>.

The existing use of the site is residential, a single family dwelling, and no change of use proposed.

The existing extensions to the rear are of inferior quality

## **Planning History**

There is no relevant planning history for the property and no consents evident for the existing rear extensions.

## **Scale**

It is proposed to remove the later timber clad extension to the north-western corner of the property back to the original brick outbuilding and to retain this brick building with the incorporation of new painted timber door window assembly and circular window overlooking the courtyard. This will provide an increase of separation from the rear boundary from 4metres to 7.5metres.

In the northeast corner of the property it is proposed to cut back the rear outer wall of the existing flat roofed extension by 1.5metres to provide an open veranda with a pitched tiled roof over supported by natural oak framing.

Neither of the proposals will result in any additional overlooking of neighbours or loss of daylight or sunlight to them.

## **Appearance**

The character of both 're-modelled' extensions is designed to be much more in keeping with the Edwardian Arts and Crafts appearance of the house. Traditional materials and building techniques are proposed to both enhance the appearance of the house at the rear and although not overlooked from the public domain to the rear, the general character and quality of the conservation area.

Existing metal sliding patio doors and windows will be replaced with painted timber French door-window assemblies.

The felt flat roof to the rear north-west corner will be removed altogether to reveal the original pitched tiled roof.

The felt flat roof to the rear north-east corner together with the timber boarded fascia will be replaced with a pitched tiled roof facing the garden with a small area of concealed flat roof behind.

No changes are proposed to the front elevation at all.

## **Amenity**

The area of the existing rear garden is 61m<sup>2</sup> which is somewhat out of proportion for the size of the house. This will increase to 78m<sup>2</sup> with the partial demolition of the north-western extension.

The opening up of the rear garden and repositioning of the garden shed will significantly improve the open-ness and amenity of the garden for the house. There are no mature trees within the boundary of the property and the existing shrubs to the north eastern boundary with number 18 will be unaffected.

### **Parking**

There is an existing off-street parking space to the front of the property which will not be affected by the proposals

### **Access and Disabled Access**

No change is proposed to the access into or within the house.

## **DVM Architects Ltd**

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