

20 Westhill Park, London, N6 6ND  
Design Access Statement  
Rev P4: Date: 01 August 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 carry out the following works.

*Installation of two awnings above first floor windows to the rear elevation of the existing dwelling house (class C3).*

### **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 is 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 application contains no proposals for internal works.

### **Proposed External Works**

The purpose of the planning application is to gain permission to install two new awnings to the rear external elevation only.

The new awnings will be relatively inconspicuous and will not be readily visible from the public realm.

The awnings will be typical, although of a higher quality, to various awnings that have been installed to various existing properties within the estate.

The purpose of the awnings is to prevent the build up of solar gain within the property, which can currently become uncomfortable hot.

The awnings will electronically controlled and will include a wind sensor. When closed, the awnings will be a very discrete addition to the existing building and will not be readily noticeable.

When open the awnings will maintain the sophisticated styling of the estate with a black fascia and dark brown material, typical of the two colours that form the majority of the built fabric of the local public realm.

### **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 two awnings above first floor windows to the rear elevation of the existing dwelling house (class C3).

The proposals will increase the quality of the amenity of the existing property by preventing solar gain to the internal rooms at first floor level.

Solar gain is a problem within the property and estate generally as is evidenced by the installation of several awnings to various local existing properties.

The awnings will prevent solar gain and unwanted temperature increase in hot weather and therefore help to maintain a comfortable internal temperature.

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

When viewed they will appear as part of the original development, and be understood as an appropriate, discreet and contextual part of the development.

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.