

61 Highgate West Hill

An aerial photograph of a residential street in Highgate West Hill. The street is lined with a row of houses, mostly with dark roofs and light-colored walls. Some houses have dormer windows. To the right of the street is a large green field with a few trees and a small building. The overall scene is a typical suburban residential area.

Design and Access Statement

1st February 2020
0109_A_500 Rev ##

Mario Pilla Architects

Introduction

This report has been produced by Mario Pilla Architects on behalf of our client Ms. Pang.

The report aims to describe the scheme for the proposed rear extension to 61 Highgate West Hill, upper maisonette, supporting the planning application drawings being submitted to the local planning authority.

Site:

61 Highgate West Hill
Upper maisonette
London
N6 6BU

Architects

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Analysis of Building and Context:

Location

No. 61 Highgate West Hill is a typical 4 storey + basement terraced Victorian property situated within the London borough of Camden and is in the Highgate Village Conservation Area, the property is not listed.

The application is for Full Planning Permission.

The property has been converted into 3 self-contained flats in the past, currently arranged as a, LG floor self-contained flat, with access to courtyard garden, self-contained raised Ground floor flat, and 4 bedroom self-contained upper maisonette arranged over 1st, 2nd and 3rd floor, which this application applies to.

The property sits on the west side of the road with a small garden to the front and a paved yard to the rear belonging to Lower ground floor flat. None of the proposed changes would have any visible effect to the property when viewed from Highgate West Hill.



Aerial view from above



Aerial view of the rear

Building Condition & Site Photographs

No. 61 Highgate West Hill is a Victorian property, one in a terrace of four similar properties, comprising 5 storeys of accommodation.

Typical of many houses of this period, constructed in face brickwork to the front elevation and rendered and painted to the rear, broadly in the same style as the rest of the terrace. The fenestration comprises of the predominantly timber sliding sash windows to the front and rear., with some casement windows to the top floor which are proposed to be replaced with period matching double glazed sash windows. The property has been converted into 3 flats in the past, and has 2 rear closet wings.

Many of the neighbouring houses have had extensions to the closet wings the immediate neighbour No. 62 and No.63 both have extensions to both the closet wings and the loft space.(refer to fig.01)

The internal repair of the upper maisonette to No.61 is poor and the property is currently vacant and not in a state to be used. The client proposes to refurbish the property throughout to enable the property to meet current standards wherever possible and bring the property back into residential habitation.



Front of the property



Rear of the property

Fig. 01
Summary of similar developments along
Highgate West Hill

- | | |
|----|--|
| 01 | 61 Highgate West Hill |
| 02 | 60 Highgate West Hill |
| 03 | 62 Highgate West Hill |
| 04 | 72 Highgate West Hill rear extension |
| 05 | 67 Highgate West Hill existing external terrace |
| 06 | 66 Highgate West Hill existing external terrace |
| 07 | 63 Highgate West Hill existing external terrace/loft conversion/rear extensions to closet wing |
| 08 | 62 Highgate West Hill existing external terrace/loft conversion/rear extensions to closet wing |
| 09 | 60 Highgate West Hill existing external terrace/loft conversion |
| 10 | 59 Highgate West Hill existing external terrace |



Planning application

61 Highgate West Hill is a residential property arranged over 5 floors: lower ground floor, ground floor, first floor, second floor and third floor. The house follows the scale and typology of the neighbouring properties at Nos.60,62 & 63, and is part of a terrace of 4 properties from the Victorian era. Each of the houses in the terrace have rear extensions to the closet wings of varying heights please refer to Fig.01.

Our client seeks to add an extra floor to the rear closet wing bordering No.60 to create additional much needed bathroom space, and create an enclosed external roof space on top of the existing closet wing bordering No.62. The property is located within the London borough of Camden and is in the Highgate Village Conservation Area although it is not listed. The application is for Full Planning Permission.

Summary of the proposal

- Proposed 2nd floor rear extension above existing closet wing bordering No.60
- Creation of a fully enclosed roof area on top of existing closet wing bordering No.62

Drawings accompanying this statement

<i>Existing:</i>			
0109_A_005	Location plan, block plan, existing photographs	VAR	Rev: ##
	CAD 3d of rear & existing rear/front elevations		
0109_A_010	Survey ground floor, first floor & second floor	1:50	Rev: ##
0109_A_020	Survey third floor plan & roof plan	1:50	Rev: ##
<i>Proposed:</i>			
0109_A_045	Survey & proposed front & rear elevations	1:100	Rev: ##
0109_A_055	Survey & proposed section AA & section BB	1:100	Rev: ##
0109_A_060	Proposed ground floor, first floor & second floor	1:50	Rev: ##
0109_A_070	Proposed third floor plan & roof plan	1:50	Rev: ##

Planning history

The terraced property of 61 Highgate West Hill we understand was constructed in the Victorian era.

There is no planning history related to number 61 Highgate West Hill available on LB Camden Planning website.

We have researched the numerous recently Approved Planning Applications for similar developments in the immediate locality of 61 Highgate West Hill Ward and also within the Highgate Village Conservation Area.

Of immediate significance is a recent application on Highgate West Hill:

2018/1800/P	51 Highgate West Hill LONDON N6 6DA Erection of single storey rear extension at rear ground floor level, installation of new window to bathroom on existing outrigger at rear first floor level, smooth rendering of ground floor to front of the building, installation of new pavement balustrade. FINAL DECISION 16-04-2018	Granted
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there are also many other planning applications within the Highgate ward which have been granted planning consent a non exhaustive list can be referred to below.

2017/6743/P	Flat A, 27 Dartmouth Park Hill London NW5 1HP Erection of part single, part two storey rear extension at lower and upper ground floor level with associated balcony at upper ground floor level and erection of single storey rear garden outbuilding for ancillary use to main dwelling (C3). FINAL DECISION 19/01/2018	Granted
2017/1361/P	Flat A 25 Dartmouth Park Road LONDON NW5 1SU Erection of part single part double storey rear extension at garden and upper ground floor levels to maisonette (Class C3). FINAL DECISION 23/03/2017	Granted
2016/0078/P	Flat A, 47 Chetwynd Road London NW5 1BX Erection of first floor rear extension and installation of 1 x rooflight and new patio doors to existing ground floor extension. FINAL DECISION 12/01/2016	Granted
2015/0369/P	44 Dartmouth Park Road London NW5 1SN Proposed alteration to existing flats from 1 no. studio and 1 no. 1-bed flats on the ground floor to 2no. x 3 bedroom maisonettes across both the new lower ground floor and ground floor; 1no. 1-bed flat on the first floor to a 2- bed flat , and enlargement of the existing 2-bed flat on the 2nd floor; Erection of rear extension with roof terrace and an extension at 1st floor following demolition of existing single storey rear extensions. Increase height and installation of two roof lights on the 2nd floor of the existing rear extension. Erection of two dormers to the rear of the main roof. Alterations to front elevation including new timber sash windows. Excavation and construction of lower ground floor under part of the property. FINAL DECISION 03/02/2015	Granted Subject to a Section 106 Legal Agreement
2014/6708/P	2 Laurier Road London NW5 1SG Extensions and alterations involving erection of rear dormer and rooflights, 2nd floor rear extension, formation of a ground floor rear terrace with balustrade, erection of bin and bike stores alongside passage way and other associated alterations. FINAL DECISION 17/11/2014	Granted
2013/3424/P	18 Dartmouth Park Road London NW5 1SX Erection of part 1/part 2 storey rear extension following demolition of existing rear extension and stair, installation of 3 rooflights and replacement of all windows. Alterations to side elevation including excavation and insertion of new windows and door, in connection with change of use from two flats to single dwelling house (Class C3). FINAL DECISION 19/07/2013	Granted
2011/5891/P	5 BOSCASTLE ROAD LONDON NW5 1EE Conversion of 1 x one bedroom flat and 1 x two bedroom flat into three bedroom dwelling house (Class C3), erection of single storey rear extension at ground floor level and second floor extension to rear closet wing following removal of roof terrace. FINAL DECISION 02/12/2011	Granted

Our proposal broadly complies within the permitted development guidelines and should therefore be given a favourable decision.

Use

The house is divided into three separate flats. This application concerns the upper flat which comprises of a 4-bedroom conversion flat arranged over 3 floors:, first floor, second floor and third floor. The current layout has only 1 small bathroom and no amenity space.

The proposal adds a much needed additional bathroom via a modest rear extension above existing closet wing bordering No.60, approx. 2350mm in height, and the formation of amenity space in the form of an enclosed external space on top of the existing closet wing bordering No.62. This proposed space will be fully enclosed with timber screening 2000mm in height.

Amount

Existing house:

Net internal area of the existing flat is approx.110 sqm.

Proposed:

Second floor extension:

Net internal area: 3.6 sqm

Gross external area: 5.0 sqm

Layout & scale

The internal layout creates much needed additional bathroom facilities. Externally, the new external space will provide amenity space for the property.

The proposed design follows the same material language as the existing building, and sits within the existing footprint of 61 Highgate West Hill.

Appearance & materials

The appearance of the front of the property will not be changed. The materials proposed for the extension are intended to match the existing house (rendered and painted masonry to the proposed extension). The external roof space will be enclosed to 2000mm high with timber screening to ensure privacy is maintained for both No.61 and surrounding buildings.

The rear of the property is not visible from any public access way and therefore there will be no visual impact.

Daylight & sunlight

The proposed extension sits to the rear of 61 Highgate West Hill and is west facing, therefore has no impact on the daylight/sunlight for the neighbouring properties.

Structural survey

No structural survey has been prepared as the proposal does not involve substantial demolition.

Access & sustainability

The proposals do not affect the access standards of the house. The improved thermal performance of the new structures enhances the energy performance of the existing house.

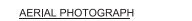
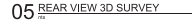
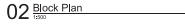
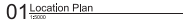
Parking

Parking provisions do not change and will not be affected by the proposal.

Trees/landscaping

No trees of significance protected /TPO's in either to the front or to the back of the building are affected by the proposal.

END



REV	DATE	AMENDMENT
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KEY PLAN



TITLE
61 Highgate West Hill
Top Floor Flat
London
NW6 6BU

LOGO

Mario Pilla Architects

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DRAWING

LOCATION PLAN, BLOCK PLAN,
EXISTING PHOTOGRAPHS +
CAD 3d of REAR
EXISTING REAR/FRONT ELEVATIONS

SCALE @ A1	DATE	ORIGINATOR	REVIEWED	AUTHORISED
1/AR	31.01.20	MPA	MPA	

STATUS
ISSUED FOR PLANNING

DRAWING NO.	REV
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0109 - A - 005

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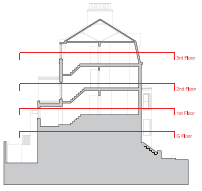
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NOTES:
[Red dashed line] AREA OF DEMOLITION
[Red dotted line] SITE BOUNDARY



REV	DATE	REVISION
1	15/05/20	ISSUED FOR PLANNING
2	15/05/20	AMENDMENT

KEY PLAN
[North arrow pointing towards the top right]

TITLE
61 Highgate West Hill
Top Floor Flat
London
NW6 6BU

LOGO

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ARCHITECTURE
SCENERY
PLANNING
INTERIORS

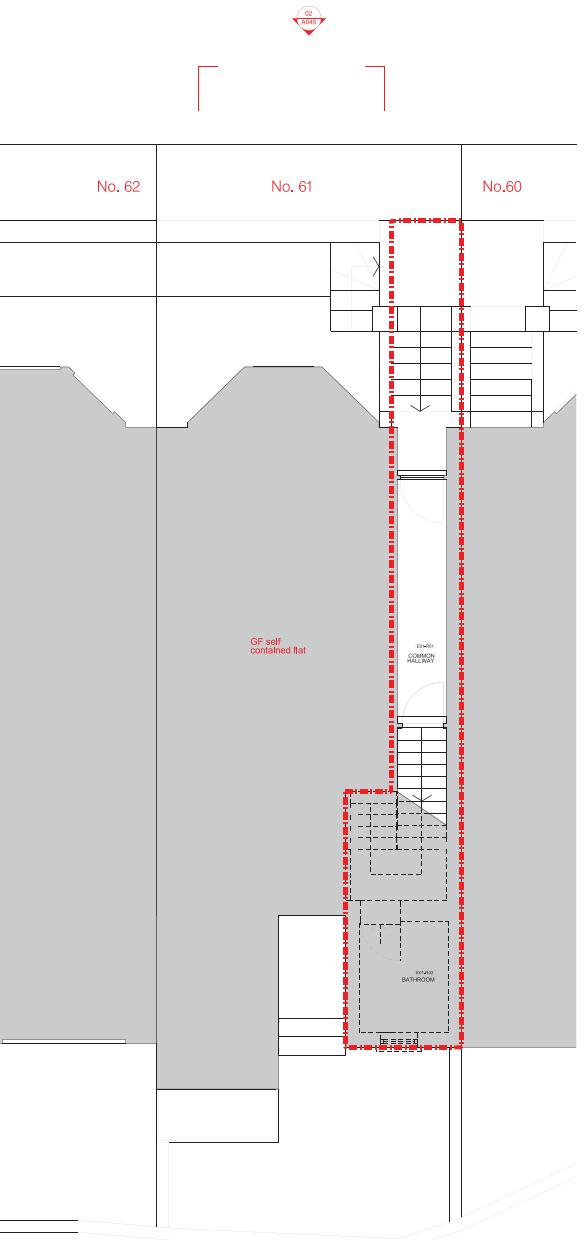
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DRAWING
SURVEY
GROUND FLOOR
FIRST FLOOR &
SECOND FLOOR

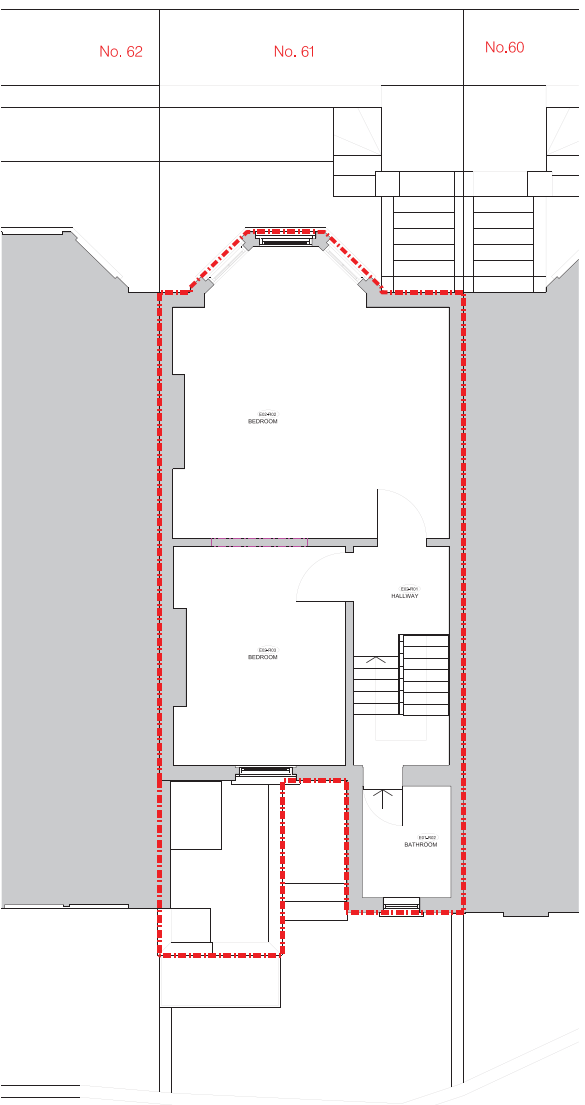
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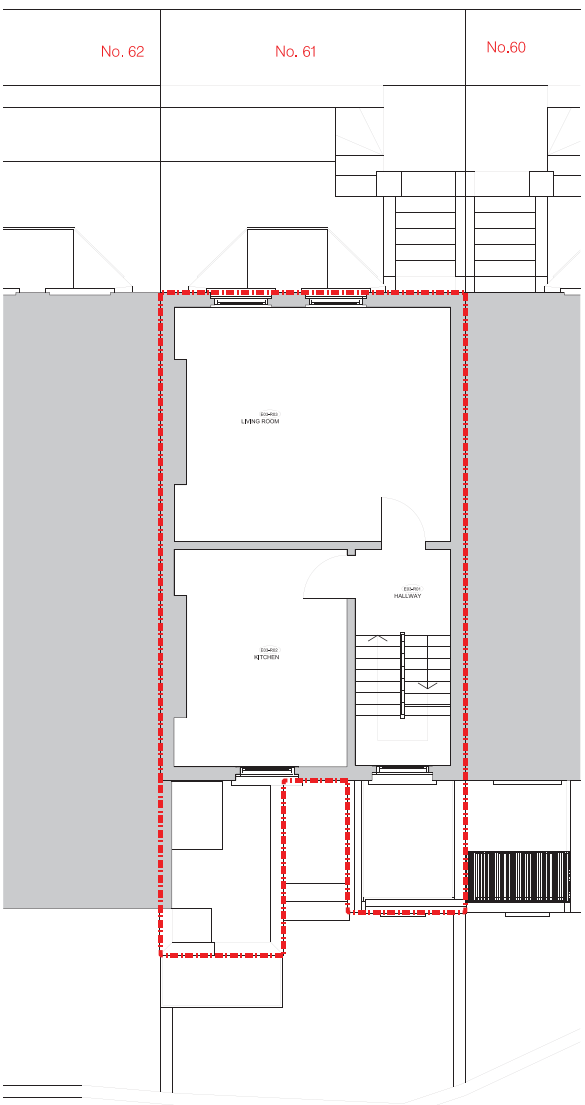
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REV ##



01 Ground Floor Plan Survey



02 First Floor Plan Survey



03 Second Floor Plan Survey



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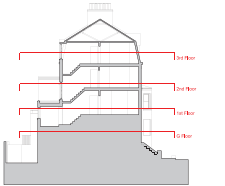
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NOTES:

----- SITE BOUNDARY



REV	DATE	REVISIONS FOR PLANNING
1	01/20	ISSUED FOR PLANNING
2	01/20	AMENDMENT



TITLE
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Top Floor Flat
London
NW6 6BU

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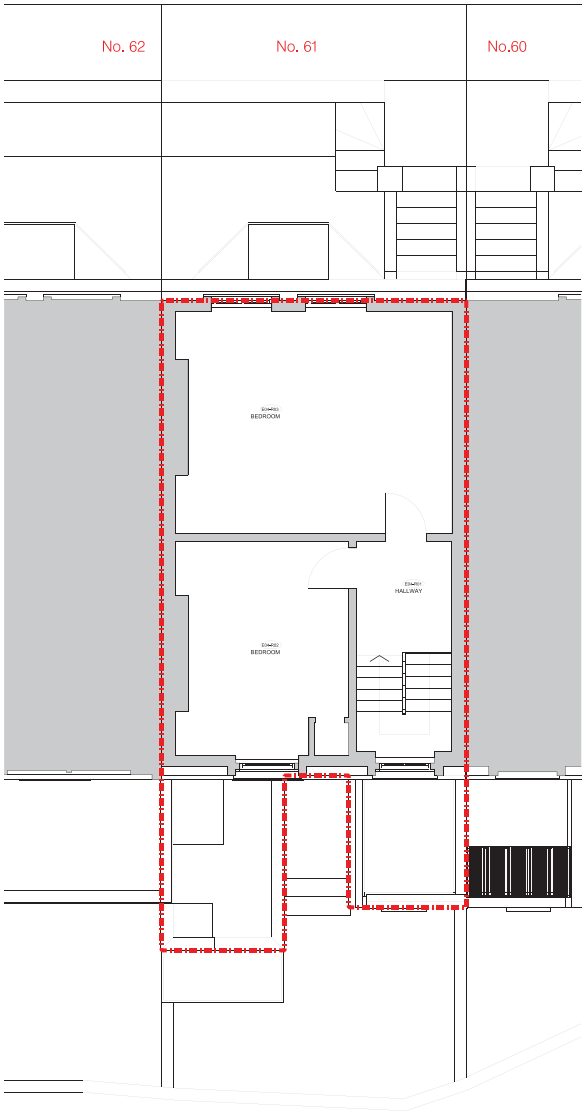
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DRAWING
SURVEY
THIRD FLOOR PLAN
ROOF PLAN

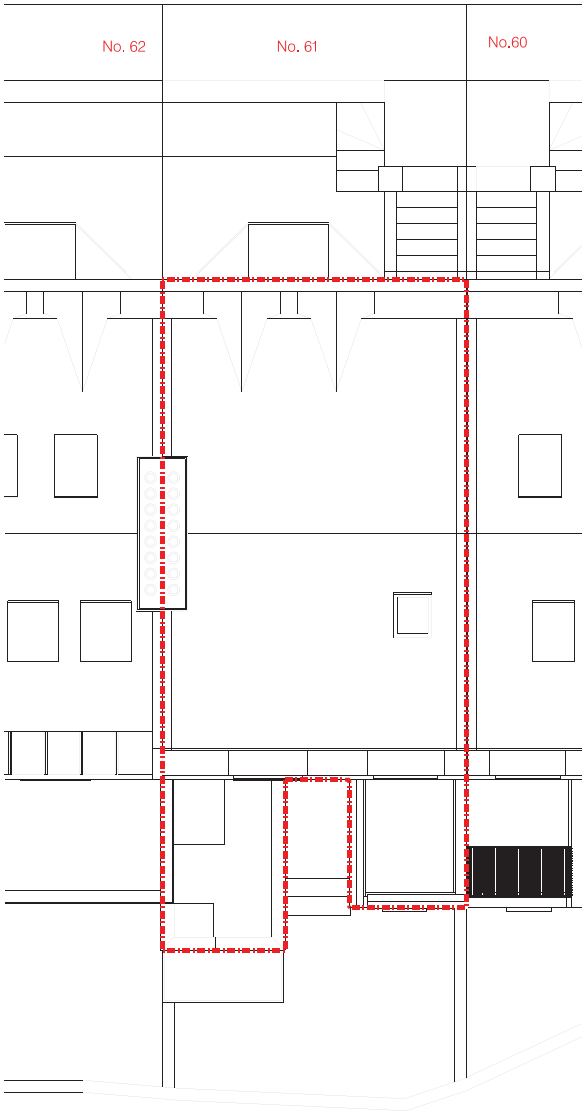
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STATUS
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01 Third Floor Plan Survey



02 Roof Plan Survey



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NOTES:

- LINE OF EXISTING REAR CLOSET WING
- NOTES:
- 01 White rendered masonry painted white
 - 02 Face brickwork
 - 03 No changes to the front elevation
 - 04 Proposed DG Timber sliding sash window
 - 05 Proposed timber screening 2000mm above standing level

#	17/03/20	ISSUED FOR PLANNING
REV	DATE	AMENDMENT

KEY PLAN

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DRAWING

**SURVEY & PROPOSED
FRONT AND REAR ELEVATIONS**

SCALE @ A1 DATE ORIGINATOR REVIEWED AUTHORISED
1:100 31.01.20 MPA MPA

STATUS

ISSUED FOR PLANNING

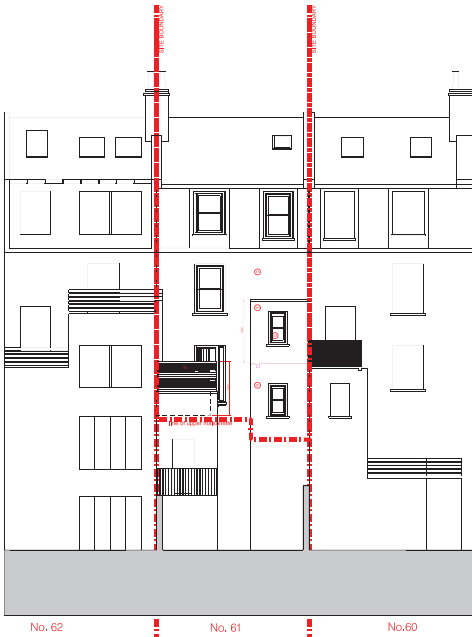
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01 SURVEY REAR ELEVATION
270



02 SURVEY FRONT ELEVATION
270



03 PROPOSED REAR ELEVATION
270



04 PROPOSED FRONT ELEVATION
270

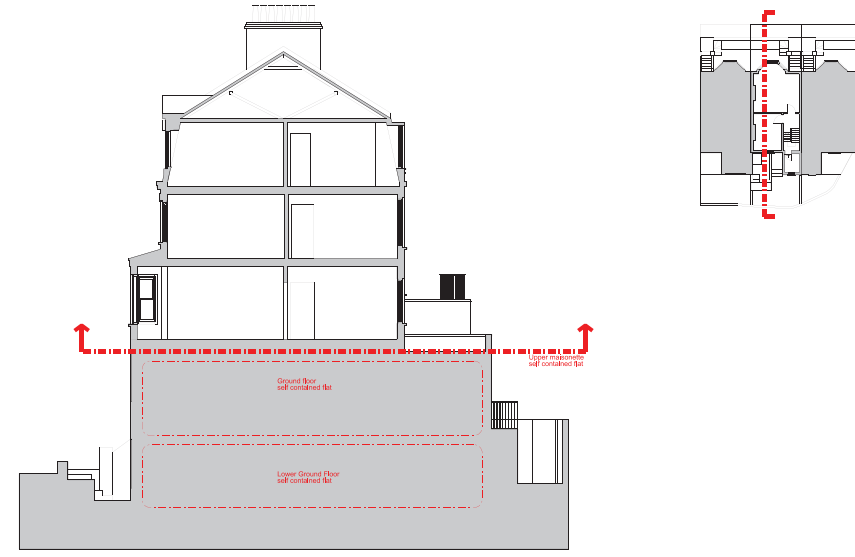
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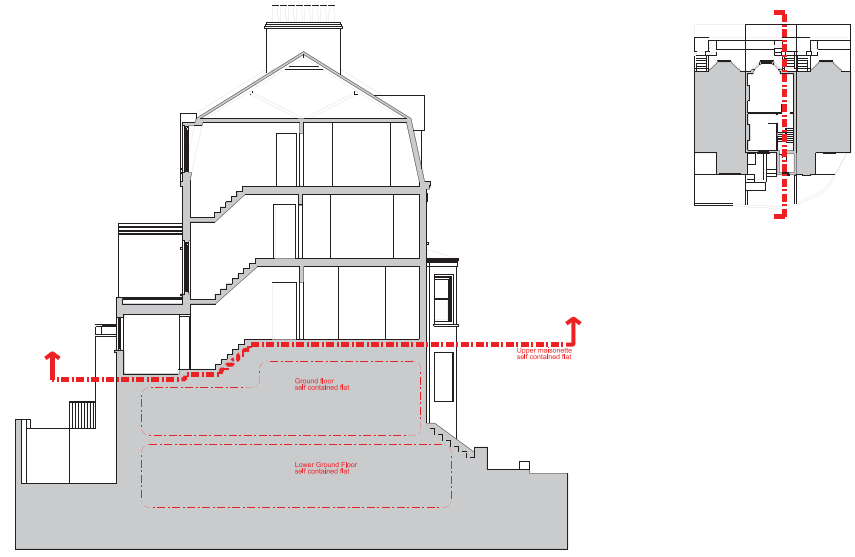
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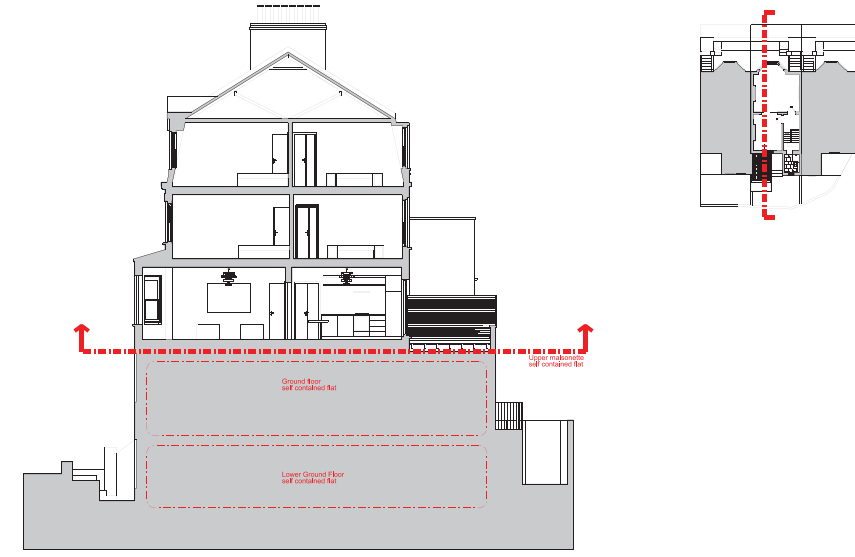
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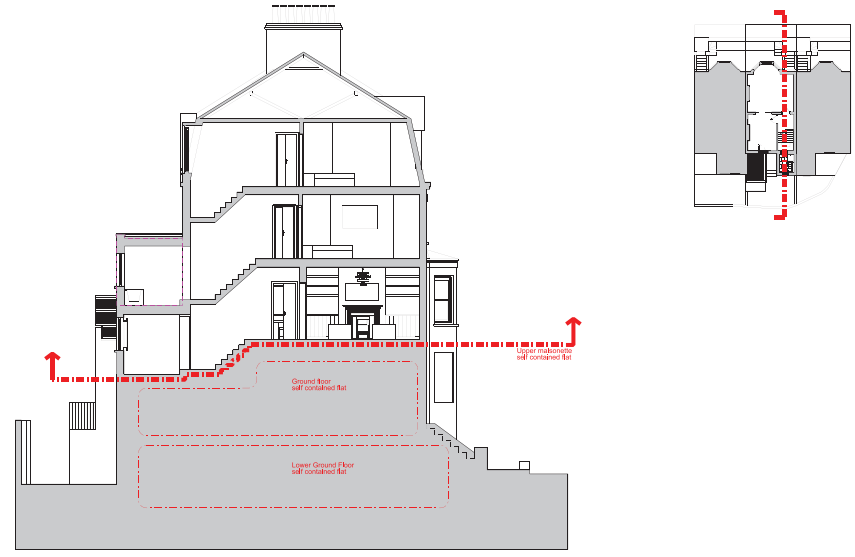
01 SURVEY SECTION AA
1/10



02 SURVEY SECTION BB
1/10



03 PROPOSED SECTION AA
1/10



04 PROPOSED SECTION BB
1/10

REV	DATE	AMENDMENT
1	11/05/20	REVISED FOR PLANNING

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DRAWING

SURVEY & PROPOSED
SECTION AA & SECTION BB

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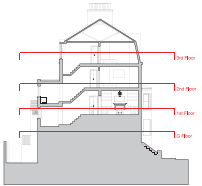
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NOTES:

- PROPOSED EXTENSION
- SITE BOUNDARY



REV	DATE	AMENDMENT
1	15/05/20	ISSUED FOR PLANNING

KEY PLAN



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NW6 6BU

LOGO

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ARCHITECTURE
SCENERY
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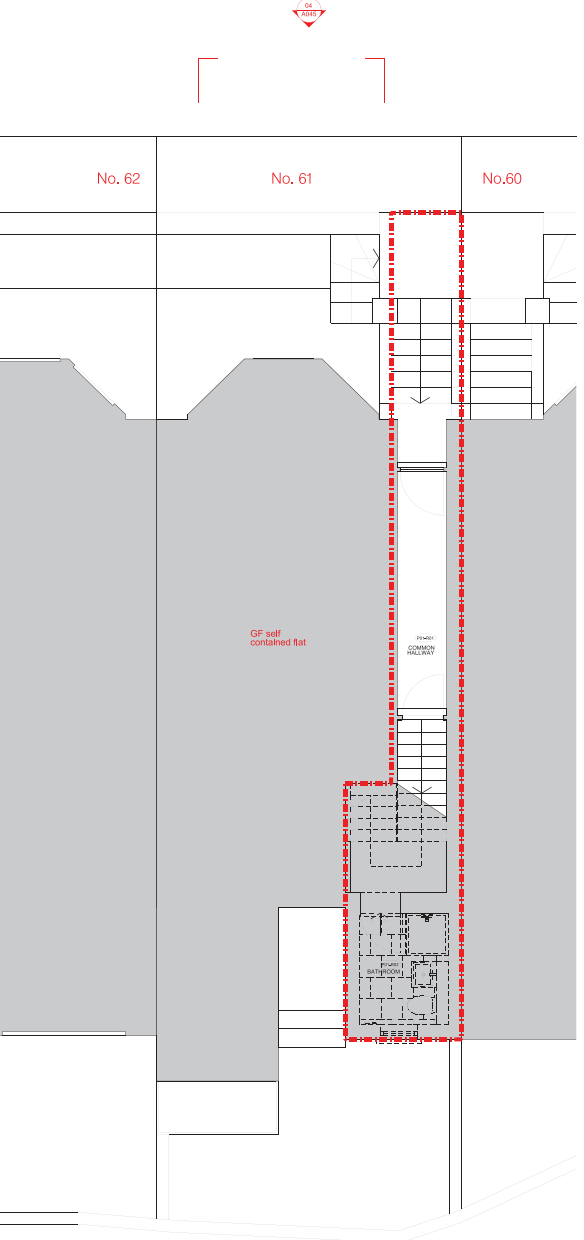
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DRAWING
PROPOSED
GROUND FLOOR
FIRST FLOOR &
SECOND FLOOR

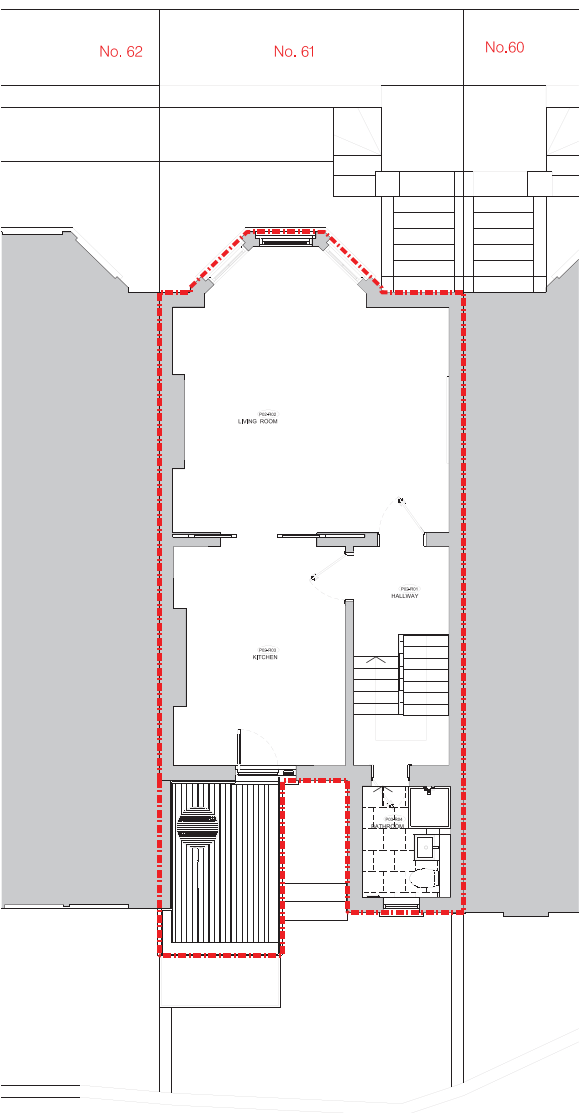
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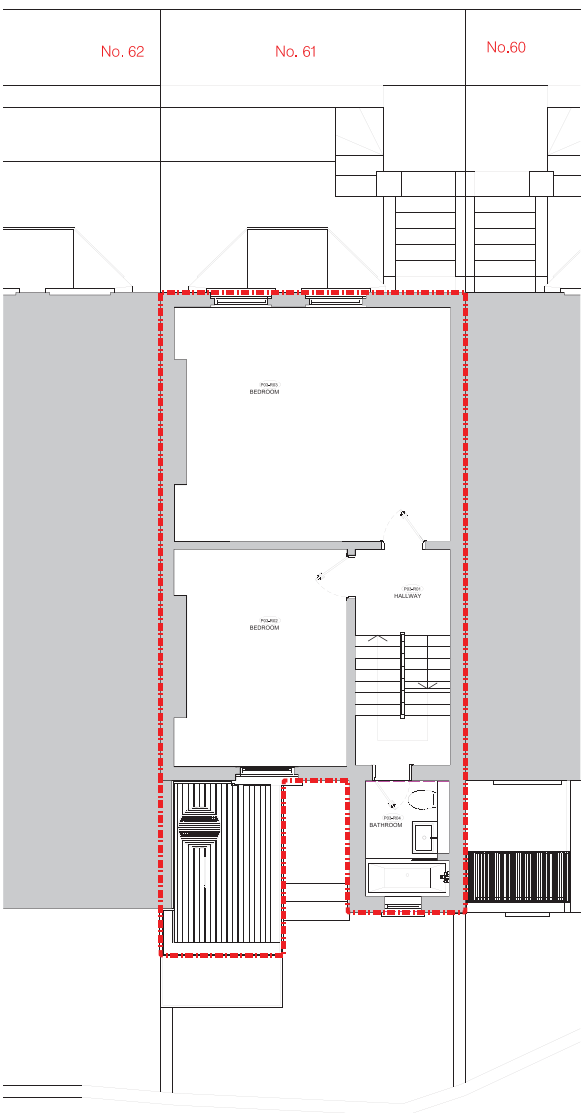
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01 Ground Floor Plan Survey



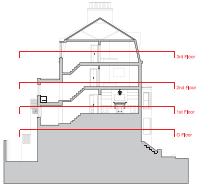
02 First Floor Plan Survey



03 Second Floor Plan Survey



--- SITE BOUNDARY



#	DATE	ISSUED FOR PLANNING
REV	DATE	AMENDMENT

KEY PLAN



TITLE

61 Highgate West Hill
Top Floor Flat
London
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LOGO

Mario Pilla Architects

ARCHITECTURE SCENERY PLANNING INTERIORS

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DRAWING
PROPOSED
THIRD FLOOR PLAN
ROOF PLAN

SCALE @ A1	DATE	ORIGINATOR	REVIEWED	AUTHORISED
1:50	31.01.20	MPA	MPA	

STATUS

ISSUED FOR PLANNING

DRAWING NO.

0109 -A - 070

REV

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