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DESIGN AND ACCESS STATEMENT

Flat 7, 23 Highgate West Hill, London, N6 6NP

1. EXISTING PROPERTY;

Summary:

The existing building is a five-story semi-detached property separated into 7No. self-contained flats. This application relates to the proposed works to flat No. 7 including the construction of enlarged side and rear dormers, the introduction of a rooftop level terrace area and all associated works at Flat 7, 23 Highgate West Hill, London, N6 6NP.

Materials:

All elevations of the property are finished in a combination of cream render to the basement and ground floor levels, above which is predominantly London stock brick, with render and tile details throughout.

The front facade hosts a series of white painted timber sash windows, all of which have ornate detailed surrounds. The ground floor hosts a combination of fixed white painted timber panels and timber doors. The doors to the centre of the property are glazed to match the surrounds, with the front door being solid and painted grey. The roof is finished in slate tiles, with one central grey painted timber rooflight providing the only outlook and natural light to the bedroom. The roof is served by a black uPVC gutter.

The side façade only hosts 3No. white painted timber sash windows to the main wall, and 1No. additional to the existing side facing dormer. This dormer is finished in slate tiles to match the finish of the original pitched roof. Similarly, one grey painted timber rooflight provides the only outlook and natural light to the bathroom and the roof is served by a black uPVC gutter and downpipe, along with 2No. black uPVC soil vent pipes.

The rear façade of the property hosts 2No. stepped rear extensions at basement and ground floor levels which have pitched slate tiled roof. These host 2No. sets of glazed doors and 2No. timber framed windows. Above these are a further 4No. white painted timber sash windows. The roof is again finished in slate roof tiles, with dormer finished in the same, but hosting a small terrace area with a set of white uPVC glazed double doors for access. Again, all of the roof sections are served by black uPVC gutter and black painted timber fascia's.

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2. PROPOSED WORKS;

Summary:

The proposed works will see the construction of enlarged side and rear dormers, the introduction of a rooftop level terrace area and all associated works.

Design Considerations:

Careful consideration has been given to Camden Council's planning policies and the National Planning Policy Framework (NPPF) throughout the design process, which includes minimising the impact on neighbouring properties' amenity space, and ensuring that the new construction benefits rather than harms the existing character of the area.

The proposal has been sympathetically designed to ensure that the enlarged dormers and new terrace retain the characteristics of the existing property, including matching existing materials to ensure consistency with the existing property and neighbours.

This extension has been based on a number of different aspects. The first of which was the original approval which was received in 2007 Ref: 2007/3783/P and the spaces gained from this. Secondly the refused re-submission of this design in 2018 Ref: 2018/1608/P and the reasons for refusal from this. Finally, thirdly the approved application by the attached neighbour at No. 24 Highgate West Hill in June 2020 Ref: 2020/0584/P and the reasons for approval of this and in attempt to re-balance the block of semi-detached properties.

The approved designs for No. 24 have been shown in blue on all proposed drawings to further highlight how the designs proposed in this application have been done so to match the neighbour in order to maximise the chances of approval. The proposal retains the hipped roof to the rear and maintains the subservient nature of the dormers by lowering these below the ridge line, whilst centralising the side dormer away from the front elevation to reduce impact visual impact. The rear dormer extends shorter than the footprint of the dormer to minimise any visual impact further. Materials have been chosen to match the existing roof and access has been improved to the roof terrace as welcomed within the pre-application report.

An important aspect of the street scene on pairs of semi-detached properties such as these is that they remain balanced. The approved designs at No. 24, when implemented, will create an imbalance to this block. The proposed designs intend to re-balance the block and create a uniform appearance from the street again.

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3. LOCATION;

The location of the building is within the Highgate Conservation Area, but is not listed.

4. ACCESS;

No alterations to the existing access or parking.

5. LANDSCAPING;

No changes to the existing landscaping.

6. PRECEDENT;

The key precedent, as previously stated, is the approved application at the attached neighbour which has been highlighted in blue on the proposed drawings, but can also be found below:

2020/0584/P | Construction of replacement side and rear dormer roof extensions and replacement balustrade to roof terrace | 24 Highgate West Hill London N6 6NP

It is noted that there are a number of existing properties within the area with approved and or already constructed dormers such as, but not limited to, the below:

15 Highgate West Hill London N6 6NP

2011/0584/P | Erection of rear dormer roof extension with associated terrace, one rooflight on front roofslope, excavation of part of rear garden to create new patio and access steps, provision of two rear glazed balustrades and associated rear fenestration alteration to single dwellinghouse (Class C3) | 16 Highgate West Hill London N6 6NP

2010/2984/P | Installation of 1 dormer window to rear roofslope of single-family dwellinghouse (Class C3) | 17 Highgate West Hill London N6 6NP

26 Highgate West Hill London N6 6NP

1 Makepeace Avenue London N6 6EL

94 Highgate West Hill London N6 6NP

12 Millfield Lane London N6 6JD

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[15, 16 & 17 Highgate West Hill]



[12 Millfield Lane]

It is noted that there are a number of existing properties within the area with approved and or already roof terraces such as, but not limited to, the below:

25 Highgate West Hill London N6 6NP

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[52 Highgate West Hill]