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HERITAGE STATEMENT

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

SITE:

Flat 2, 23 Highgate West Hill, London, N6 6NP

LOCAL CONTEXT:

When determining applications for development affecting heritage assets such as this, the Local Planning Authority must apply the following principles:

Presumption in favour of the conservation and restoration of heritage assets and secure the long-term future of heritage assets. The more significant the designated heritage asset, the greater the presumption should be in favour of its conservation;

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification; (para 194)

Local Planning Authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably. (Para 200)

No. 23 Highgate West Hill is located within the Highgate Conservation area, but is not listed or highlighted as a building of significant importance.

The Highgate Conservation Area has a variety of forms. The historic village, centred around the High Street, has a random pattern of plot sizes which tend to reflect the importance of the individual properties. The Highgate Conservation Area also contains late Georgian and Victorian terraced developments which conform to a regular plot size, typical of speculative development of the period. The whole western boundary of the Highgate Conservation Area borders Hampstead Heath that, with the wooded landscape of the northern part of Highgate West Hill, forms a very rural character.

The rooflines form an important part of the Highgate Conservation Area's character as described in Camden's Appraisal:

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The conservation area retains many diverse historic rooflines which it is important to preserve. Fundamental changes to the roofline, insensitive alterations, poor materials, intrusive dormers, or inappropriate windows can harm the historic character of the roofscape and will not be acceptable

No's 19 to 26 Highgate West Hill make a positive contribution to the character of the conservation area, with No's 24, 25 & 26's prominent roof extensions mentioned specifically in Camden's Appraisal:

Nos. 19-26 are a group of more ornate semi-detached villas, with more elaborate stucco decoration, string courses, overhanging eaves, hipped roofs, ironwork to the windows, coloured tile decoration (some painted white), stucco piers and low front walls. Large roof extensions and roof terraces at Nos. 24, 25 and 26 mar the roofscape, and are highly visible down the hill

PROPOSALS DESIGN:

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

The materials used in the proposals match the existing property's original design and appearance. The side and rear dormer's cheeks will be tiled in slate to match the colour and materials of the original roof, while the proposed window to the side will be a white painted timber sash to match the existing below. The proposed glazing to the rear, as they will not be visible when viewed from the street, are a more contemporary aluminium design to add architectural merit.

The proposed rear dormer would enlarge the existing dormer, to match the proposed size of that approved at No. 24. The modern design of this, and very discrete sitting and orientation will blend well into the host building and enhance its general appearance and character when viewed from the rear.

The proposed roof terrace's access stairs will be hidden internally to keep the impact externally as minimal as possible. This will be accessed via an openable glazed flat rooflight within the terrace area. The proposed balustrade will be constructed of glass, fixed at roof level, to both match that approved at No. 24, and also keep the impact of the roof terrace as minimal as possible from the street.

This high-quality design and material choices will create a quality urban environment that respects and enhances its townscape context and heritage assets.

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PROPOSALS VISUAL IMPACT:

The proposed side dormer, although visible from the street, will reinstate several elements of symmetry to the property. It will be set away from the front elevation of the property and be set in from both edges of the hipped roof slope to be visually central to the elevation. The design and mass will also match that approved at No. 24, re-instating balance across the semi-detached block.

It is noted that the proposed side dormer is not set in by 50cm as “usually” required by Camden’s Design Guide CPG1. However, this criteria only applies to dormers which are “introduced” to unaltered roof slopes. There is a pre-existing side dormer on site, so the roof of the application property is not unbroken/unaltered. The proposed replacement side dormer would therefore not be an “introduced” feature to the property and the set-in criteria set out in para 5.11 b) would not apply in this instance. As such, the proposed line of the dormer has been decided to match the existing dormer.

To the rear of the property, the proposed development would replace the existing rear extension with an enlarged dormer of the same footprint approved at No. 24. The current extension is of a poor design and appearance, with a felt-covered roof. The proposed glazed structure would have both a modern and discrete appearance that will enhance the appearance and improve the character of the rear elevation of the property. The proposed extension would also allow for a greater amount of light to enter the applicant’s open plan kitchen, living & dining room.

Lastly, the introduction of a glazed balustrade for the proposed roof terrace will again match that approved at No. 24, and also keep the impact of the roof terrace as minimal as possible from the street as it will seem invisible. This balustrade will also be stepped back from the roof edge to further reduce the impact.

Overall, the proposed development will improve the living conditions in the flat for the applicant’s, and as such the proposed development is compliant with policy D1 of the Local Plan and Policies DH2 and DH5 of the Neighbourhood Plan and should therefore be considered acceptable.

PROPOSALS TERRACE IMPACT:

The potential impact of the roof terrace in terms of privacy and overlooking has been considered during the design stage. Due to the size and scale of the existing dormers and the existing roof terraces of neighbours surrounding (No.’s 24 & 25) extension as built, the development is not considered to result in harmful overshadowing, over-dominance or loss of outlook for the neighbouring properties. The rear window and doors look onto Millfield Place

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and therefore do not result in any overlooking or loss of privacy for the neighbouring properties.

The proposed side facing window is to be the re-used existing window, which will also be located in the same position, thus having no difference in impact than there currently is.

As such, the proposal would not have a harmful impact on the amenities of the neighbouring properties. The development would therefore comply with policy A1 and should be approved on this basis.