

**Design Statement
For Planning Application**

**99 Swains lane
London N6 6PJ**



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1.0 Introduction

Swains Lane is located in the north of the borough, at the southern side of Highgate Village. 99 Swains lane is located within a terrace of three storey modernist houses built in the early 1970's. The sloping site enables the two lower storeys to have access to external ground level.

The row of 7 houses were designed by Haxworth & Kasabov in the late 1960's. Each of the houses is approximately 6m wide and is set on a sloping site overlooking Highgate Cemetery. The lowest floor is entered at ground level from the front and contains a garage, entrance hall and storage space.

The sloping site means that the back of the house is at first floor level. The Kitchen/Dining is located at the rear of the first floor level, which leads out onto the garden. This means that the Kitchen / Diner is on the centre storey of the house.



Photo 1: The front elevation showing the entrance at the Lower Ground Level

2.0 The Existing Ground Floor Layout

NEA drawing 307-011 shows the existing plans, including the Ground Floor layout. The north facing existing Dining Room and Kitchen has large sliding doors, which open out to the rear garden. The Living Room is located at the southern side of the property. It is a large room with good light and it has level access to the Dining / Kitchen. A Bathroom is located between the Dining Room & Living Room. Externally the property is faced in brickwork, with linear bands of windows across each elevation.



Photo 2: Kitchen viewed from Dining Area, with view towards rear garden (location of proposed new extension)



Photo 3: View of Rear Garden from First Floor (location of proposed extension)



Photo 4: Kitchen windows viewed from Rear Garden

3.0 Proposed Alterations

The property owner wishes to extend the middle storey at ground level so that he is able to live on this storey without using the staircase. The proposals consist of the following:

- Proposed single storey extension into rear garden increasing the size of the Kitchen/Diner by approximately 14 sq.m.
- The new extension would become a 'Living Room' area, directly connected to the Kitchen/Diner.
- The new extension would be built between the existing brickwork garden walls along the party walls.
- The north facing wall of the extension would have large sliding windows with four equal panels, with slimline aluminium frames. These windows will be easier to open than the existing heavy timber framed windows. In addition the existing timber windows cannot be opened or locked from the outside. The new windows will enable access and locking from outside. A small section of matching brickwork would be built on the western side of the new extension.
- The roof would have a galvanised steel fascia, in keeping with the language of the original building.
- The roofing would be EPDM rubberised roofing in a dark grey (lead) colour.
- A new linear fixed rooflight would be located towards the rear of the new roof extension, with clear glazing.

4.0 Access

Once the rear extension is constructed, the existing Living Room at the front of the house may be used as a Bedroom / Study in the future if necessary. The new extension will provide better living space at the rear of the property, with level access to the garden. The rear garden has level access to a communal pathway / linear garden which provides additional access to Swains Lane. This means that the owner would not need to use any stairs to access street level.

5.0 Precedents

There are two similar rear extensions along the terrace. These are located at 91 & 95 Swains Lane. The following photographs 5 & 6 show the nearby extension at 95 Swains lane. This is very similar to the proposals for 99 Swains Lane. A similar extent of existing terrace will be used for the proposed extension, and the adjacent garden walls have been used as Party Walls within the new extension.



Photo 5: View towards 95 Swains Lane & 91 Swains Lane in the background.



Photo 6: View of 95 Swains Lane, seen from rear garden.

6.0 Summary

The proposed rear extension is in keeping with the architectural language of the existing property. The building is not listed but it lies within the Camden Highgate Conservation area. The proposed extension will not be visible from Swains lane and the surrounding streets.

The proposed works are sympathetic to the existing property. Two similar extensions have been carried out successfully within the terrace. The existing rear gardens already have tall flank walls between each ownership. These walls would be utilised to form the proposed extension.

The proposed works would not damage the fabric of the original property. There will be no structural alterations within the proposed works, so the integrity of the original architectural concept will be maintained.

There will not be increased overlooking with these proposals. The proposals will have no impact on the neighbouring properties and so we would anticipate a positive outcome if the proposals were submitted for Householder Planning Consent.