



24 Makepeace Avenue  
 Highgate N6 6EJ  
 Side Return Extension and  
 Refurbishment of Existing Terrace  
**Design & Access Statement** Revision A  
 30th October 2020

### Existing Building:

Makepeace Avenue is situated within the Holly Lodge Estate, an Arts and Crafts style garden suburb development built up from 1923. The estate is a Conservation Area.

No. 24, a single family dwelling, sits in a group of semi-detached houses facing north with the rear gardens sloping south toward central London. No. 26 also steps down from No. 24, following the contour of the Avenue. The houses are set back from the road with a large sloped green verge. The property is not listed.

Adjacent and other neighbouring properties are already benefiting from rear extensions and other additions, most notably at No.s 22 and 26. No. 24 Langbourne Avenue also benefits from a similar side return (see photo 7).

The existing property and adjacent buildings are illustrated in the following photographic survey.

**PARDON CHAMBERS ARCHITECTS**





1. Makepeace Avenue looking west, No. 26 in the foreground



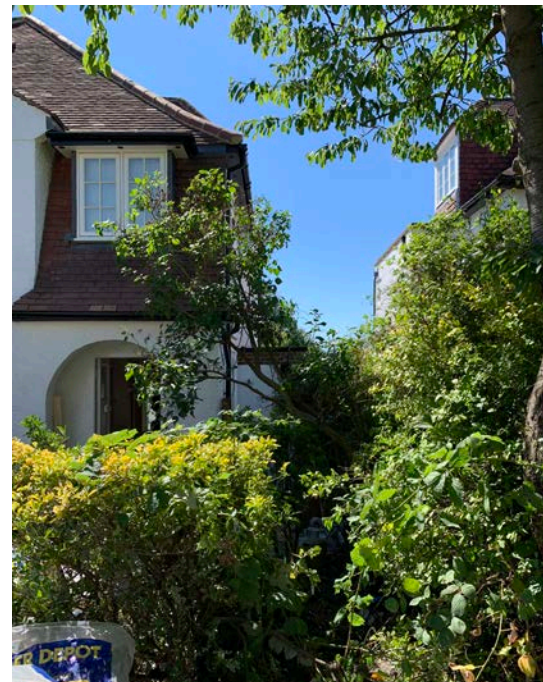
2. Side return to No. 26



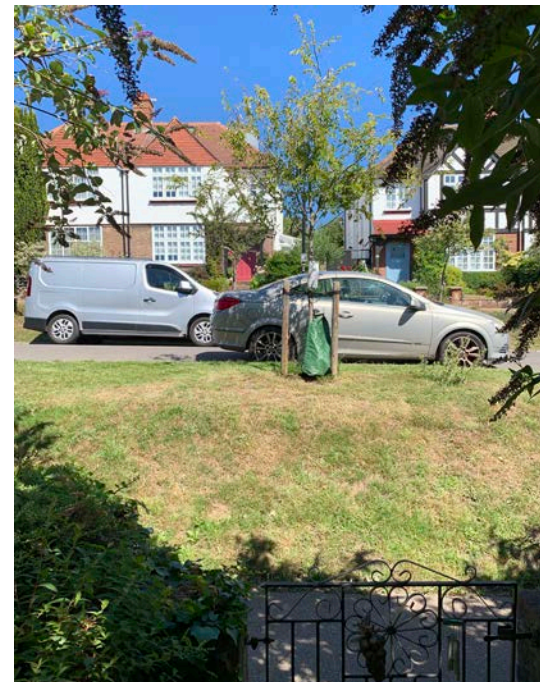
3. No. 24 front entrance. Note bush is to remain.



4. No. 22 looking east with No. 24 beyond



5. Side return to No.22



6. View looking north from No.22



7. No. 24 Langbourne Avenue. Please note side return extension





8. Rear extensions looking west,  
No. 22 in foreground



9. No. 22 rear extension



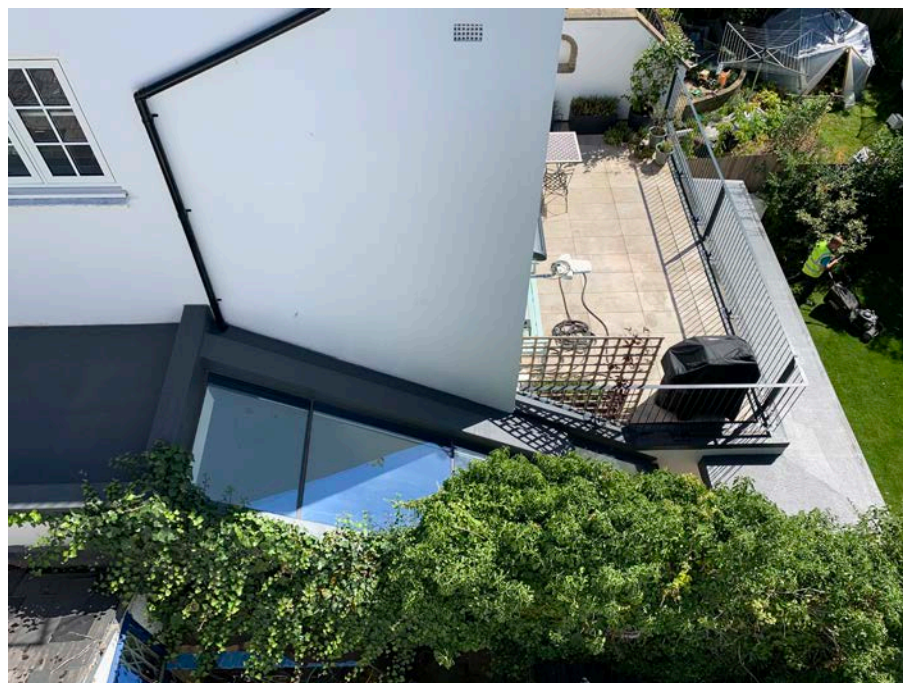
10. No. 24 rear elevation,  
No. 22 to the left



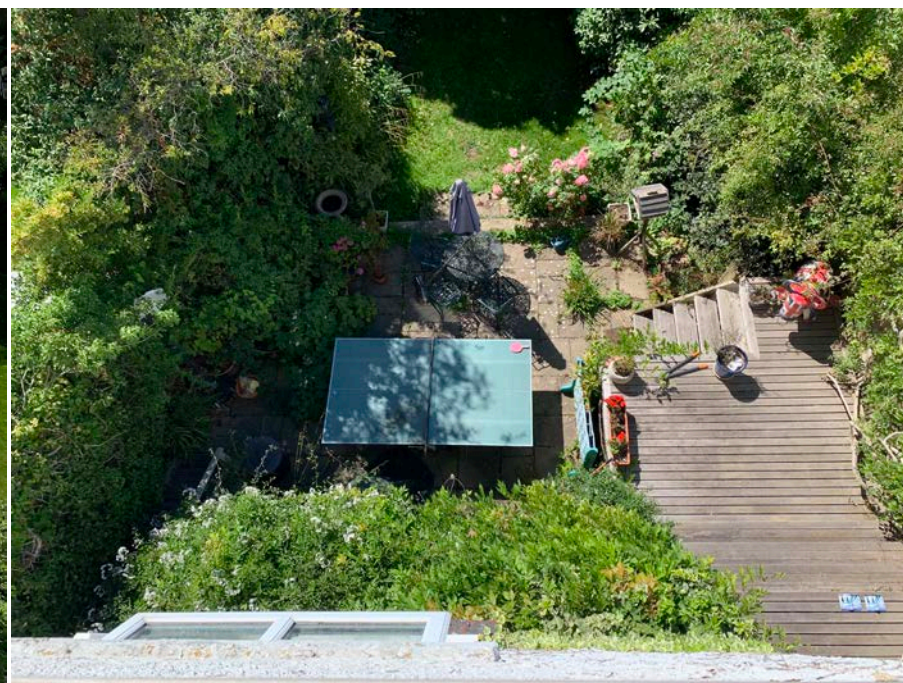
11. No. 26 side elevation,  
No. 24 to the left



12. No. 24 side return extension



13. Rear terrace at No. 26



14. Rear terrace at No. 24



15. Rear terrace at No. 22





Rear elevation existing



Rear elevation proposed



Front elevation existing



Front elevation proposed

## Design:

This application for No. 24 Makepeace Avenue proposes a sensible series of high quality adaptations to an existing house to make a home fit for purpose, whilst also providing a respectful and sympathetic response to both the existing neighbouring fabric, the historical context and the guidance provided by the local authority. These include:

- CPG 1: Design.
- Holly Lodge Estate CA Character Appraisal and Management Strategy.
- CS14 Promoting High Quality Spaces and Conserving Our Heritage
- DP24 Securing High Quality Design
- DP25 Conserving Camden's Heritage

This proposal is for a side return extension at ground floor level in line with the existing rear projection, the remodelling of an existing garden terrace, and remedial works to the existing facades:

- The ground floor side return extension has been designed as an elegant addition that "completes" the existing building: a simple new volume finished in white render that does not project forward but simply sits beside the original house.

On the front elevation this extension is set back from the front facade and is additionally disguised by the existing mature planting. The window and sill take their cue from the existing sill band.

To the rear of the property the side return extension provides a generous kitchen with flush access to the outside, where a new terrace, stairs and solar shading (brise soleil), all in matching timber, provide a series of external spaces that complement the overall disposition of the rooms behind and the new sliding doors to the remodelled kitchen.

A 1.8m high privacy screen, also in matching timber, runs along the terrace edge at the boundary with No. 26, ensuring the neighbours are protected from overlooking.

The new construction will provide spaces that respect the character of the original building with the ability to provide the level of comfort, i.e. temperature, daylighting and ventilation, that is appropriate to a modern low energy home.

## Access:

The proposal forms an extension to an existing dwelling. ADM and Lifetime Homes criteria are therefore not applicable.

**PARDON CHAMBERS ARCHITECTS**