



24 Makepeace Avenue
 Highgate N6 6EJ
 Refurbishment of Existing 2nd Floor Terrace,
 Substitution of Existing Windows and Render Finish
Design & Access Statement
 16th February 2021

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.

This and other neighbouring properties are already benefiting from rear terraces, most notably at No.26.

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

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



2. Side return to No. 26 with No. 24 beyond



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



4. No. 24 front entrance.



5. No. 24 front entrance.



6. No. 24 front ground floor window.



7. No. 24 front windows.



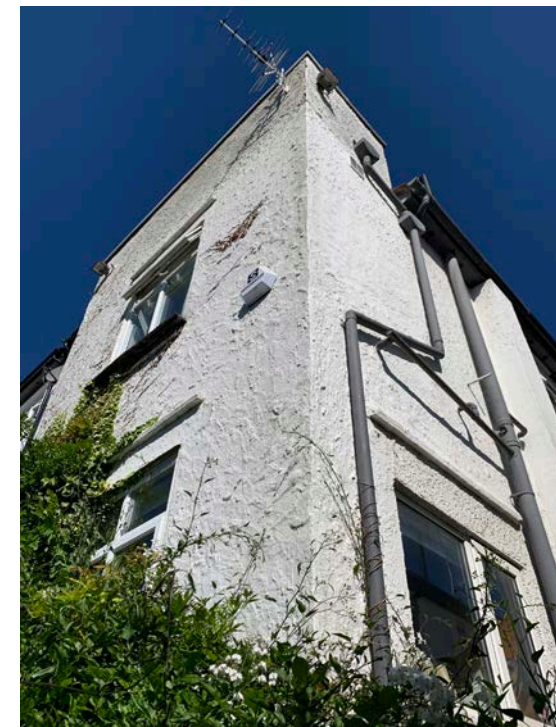
8. No. 22 with No. 24 to the right



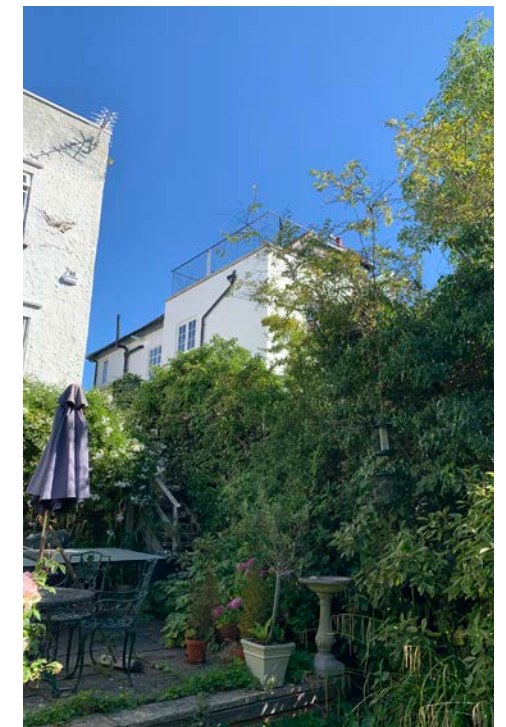
9. No. 24 rear elevation,
No. 22 to the left



10. No. 24 rear projection
second floor terrace above



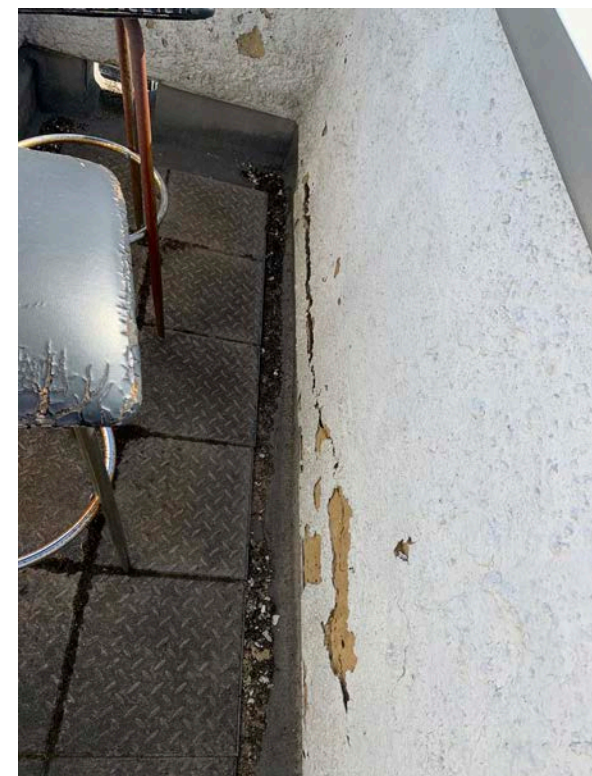
11. No. 24 rear projection,
second floor terrace above



12. No. 26 side elevation & terrace,
No. 24 to the left



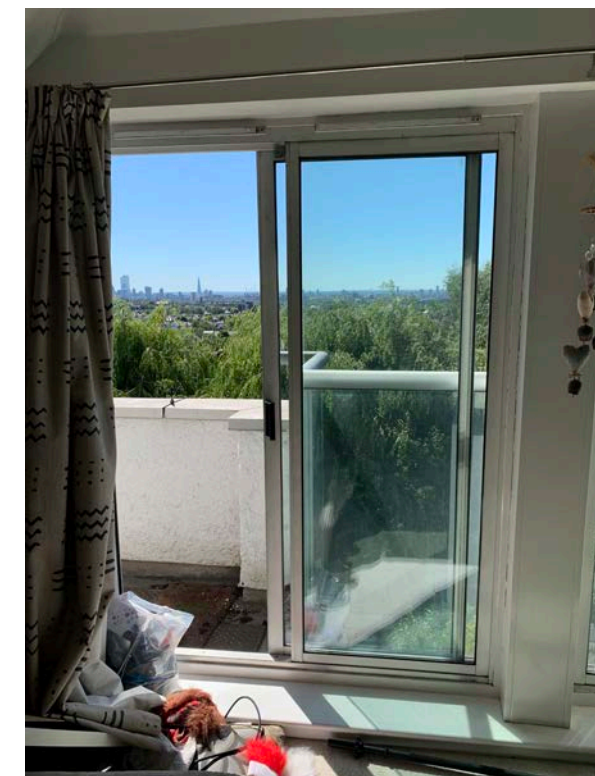
13. Rear terrace sliding doors



14. Second floor terrace



15. Second floor glass balustrade



16. Second floor terrace, seen from inside



Rear Elevation Existing



Rear Elevation Proposed

Design:

This application for No. 24 Makepeace Avenue proposes a set of adaptations and remedial works 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:

- The re-modelling of an existing rear terrace at second floor level.
- The substitution of high quality heritage windows for the existing.
- The substitution of timber french doors for the existing aluminium sliding doors.
- The substitution of a new rough cast render finish for the existing.

The current building is in need of the remedial works listed above, and this is an opportunity to not only repair elements of the facade, but to improve the thermal efficiency of the house with high quality timber fittings.

The new re-modelled terrace unpicks the current solid balustrade, which is not original, and creates an equivalent "lighter" terrace setting the new parapet back down, akin to its neighbours.

The replacment of the existing aluminium slding doors will be more in keeping with the style of the original house.

We are confident that these improvements will improve the appearance of both the house and its setting.

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