

# Design and Access Statement

Internal Alterations  
103 Swains Lane N6 6PJ



February 2021

# Design and Access Statement

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# Design and Access Statement

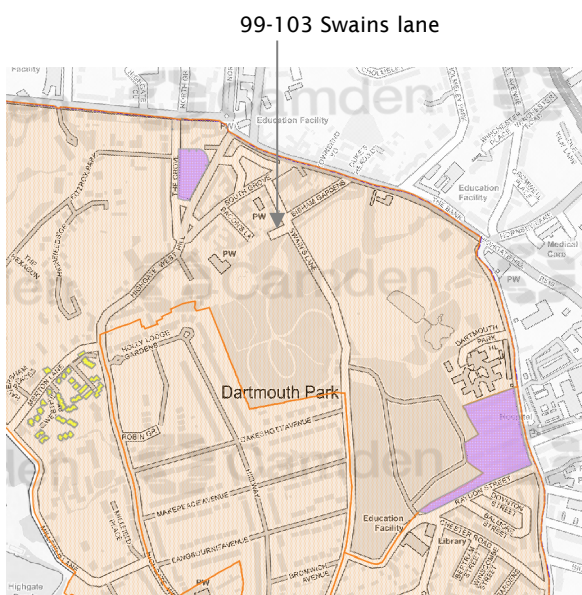
## Introduction

103 Swain's Lane, sits at the end of a small terrace of seven houses at right angles to the lane, Nos 91–103. This is a private road. The terrace was designed and built in the early 1970's by Haxworth and Kasabov. It is a row of three-storey brick houses with integral garages. Access is from the lowest floor at the front, with stairs to the main living quarters which are at garden level. The end house, 103 is larger than the rest having a single storey garage, studio and utility areas on the lowest floor that reach to the boundary wall of the cemetery. This is partly glazed with 'Reglit glass' and has a modern up-and-over garage door recently installed to the left side. There is a terrace over the single storey extension room. The terrace is accessed from the garden floor living room. The back of the terrace has a glass atrium style roof above the garage. The garden is larger than most and has an artist's studio built in it. This was approved and built in 1993 (Application 9300752).

Swain's Lane is in the Highgate Village Conservation Area. The immediate area is a mixture of modern and historic buildings, this terrace is set at the top of Highgate Cemetery. The aerial view below shows the general arrangement of houses locally. The terrace is not listed.

## Aerial view

### Highgate Village Conservation Area



# Design and Access Statement

This application relates to 103 Swain's lane. The proposal is for internal alterations and the replacement of the glass roof with level finished paving lights to the terrace above and the renovation of the screen above the mews elevation.

## Design and Scale

The proposal will have minimal impact on the area. The alterations will not be visible from any public space.

The internal alterations provide a semi-independent annexe to the house, utilising the existing front door, closing off one door into the front hallway of the main house and retaining the bathroom door. The existing utility room is altered to provide bathing and wardrobe space off the kitchen. The larger room is a living space with the back part of the garage incorporated to form a sleeping area. The proposal provides walk-on roof lights replacing the lantern roof, for improved daylight below. The up-and-over metal garage door is replaced with solid timber doors to match the original doors in appearance. The trellis edging the terrace above the flat will be repaired along with the purpose built planter.

This proposal improves the layout forming an semi-independent annexe to the main house. There will be no change to the volume and massing of the building and it will have little or no impact on the character, appearance or amenities of the area. No of loss of light, privacy, overbearing impact, sense of enclosure or overlooking will occur.

All additions take into account the Conservation Area guidelines including design and context, extensions and alterations, materials and impact on the local amenities.

In preparing the design we have observed:

SPD/SPG extensions and alterations

London Plan 7.4,7.6,7.8

Camden Local Plan DM1, 2,

Core Strategies DP24 (Design) DP28 (impact on neighbours).

The annexe will continue to preserve and enhance the character and appearance of the conservation area.

## Planning History

The planning history for the mews shows that 91,95, 99 and 103 have all had approved additions and alterations, that trees and landscape have had approved works observing planning requirements.

## The Proposed Layout

There is minimal alteration to the existing ground floor ground plan, no change is required elsewhere. This carefully designed rearrangement complies with design guidance notes.

## Design Considerations

The layout is sympathetic to the character and scale of the host building.

The alterations to the house take into consideration the age and style of the property.

Alterations will not affect the appearance of the front façade of house and will improve its functionality and suitability to modern life of the owners.

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## **Maintenance**

Maintenance and upkeep of the proposal will require no additional skills.

## **Access**

There will be no alterations of access to this building. The annexe will be at one level and suitable for life-time living for the owner.

No change is proposed to the existing arrangements for the following:

Access to the highway

Access to public transport

Access for pedestrians

Access for cycling

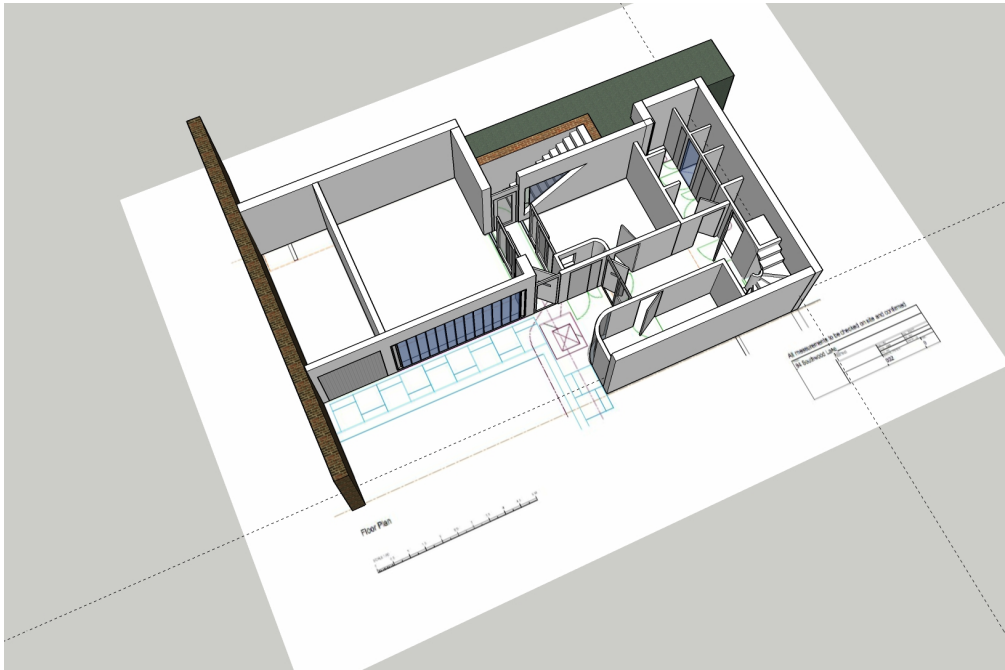
Parking provision

Emergency and access services

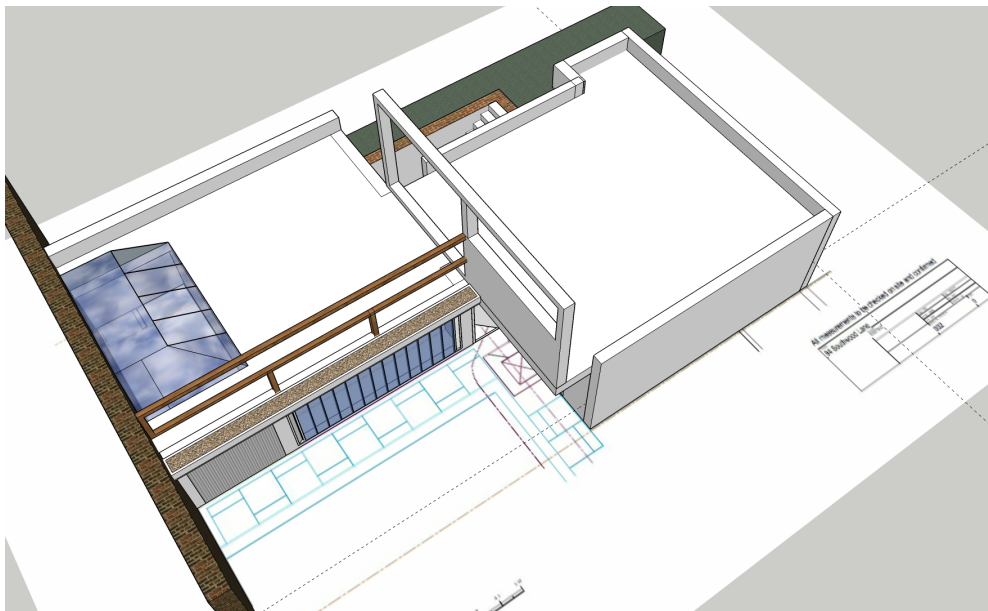
Model of existing lower ground floor



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Model showing existing roof terrace



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## Model of proposed lower ground floor



## Model showing proposed roof terrace

