

1.0 DESIGN AND ACCESS STATEMENT

Design and Access Statement to be read in conjunction with the architectural drawings and heritage statement submitted as part of the application.

1.1 SURROUNDING CONTEXT AND CHARACTER

The application site is a semi-detached residential dwelling located on Makepeace Avenue in the Highgate Ward. The avenue is situated within the Holly Lodge Estate, a planned development in the Garden Suburb tradition, dating to the interwar period and located on the south facing slopes below Highgate Village. The buildings are designed in an English vernacular style influenced by the Arts and Crafts tradition. The site sits within the Holly Lodge Estate Conservation Area and is bound by Swains Lane to the east and Highgate West Hill to the west.

2.0 DESIGN

This Design & Access Statement is prepared in accordance with the following guidance from Camden's Local Plan (2017):

- D1 Design
- D2 Heritage
- A1 Managing the impact of development

2.1 USE

The proposal looks to create a high-quality ground floor rear extension with alterations to the side elevation and dormers to the side and rear of the property. The proposals allow for a better configuration of the internal spaces, creating an open plan living area on the ground floor with a better connection to the garden and an additional bedroom in the loft. This provides much needed space for our clients growing family while adjusting to new needs to efficiently work from home.

2.2 AMOUNT

The ground floor extension aligns with the rear of neighbouring 33 Makepeace while the proposed rear dormer sits 30mm below the existing ridge line while being offset from the eaves. The side dormer sits 625mm below the ridge line and references similar size and massing found at neighbouring 29 Makepeace Avenue. Both dormers have been designed to appear as subservient additions while retaining the buildings original form and massing while aligning with the existing fenestration on the 1st floor and ground floor. Zinc will be used as the external cladding material to the roof dormer to create a lightweight structure that compliments the existing roof tile, render and brick elevations.

The proposals reference a number of similar extensions in the immediate area:

2015/2252/P – 33 Makepeace Avenue

Single storey infill extension with rooflight

2005/2018/P - 33 Makepeace Ave

Alterations to property including addition of 2 velux windows to front roof slope, enlargement of existing rear dormer window and enclosure of existing front entrance porch

2003/0181/P - 29 Makepeace Ave

The erection of a dormer window to the side elevation and the insertion of a rooflight to the front elevation

2.3 LAYOUT

The proposal seeks to rearrange and refurbish the ground and first floor levels of the existing house and to connect the first floor to the loft with a new internal staircase. Please see accompanying drawings for further details.

3.0 ACCESS

3.1 Vehicular and Transport Links

The proposals will have no impact on vehicular or transport links.

3.2 Inclusive Access

The proposals will have no impact on inclusive access.