

31 Makepeace Ave, London N6 6EL
Design and Access Statement

September 2021



Amos Goldreich **Architecture**

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 the local authority:

- 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

2.1 USE

The proposal looks to create a new side projected window at south west elevation. The proposed window allow for a better lighting and configuration to the ground floor internal spaces.

2.2 AMOUNT

The side bay window will project 400mm out of the existing wall. the size will be 2225mm width and 2000mm height.

2019/2457/P - 22 Makepeace

Application for Extension of Existing Dwelling

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 APPEARANCE

Materials and colours will match the existing building, white render and white window frames.

3.0 ACCESS

3.1 Vehicular and Transport Links

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

3.2 Inclusive Access

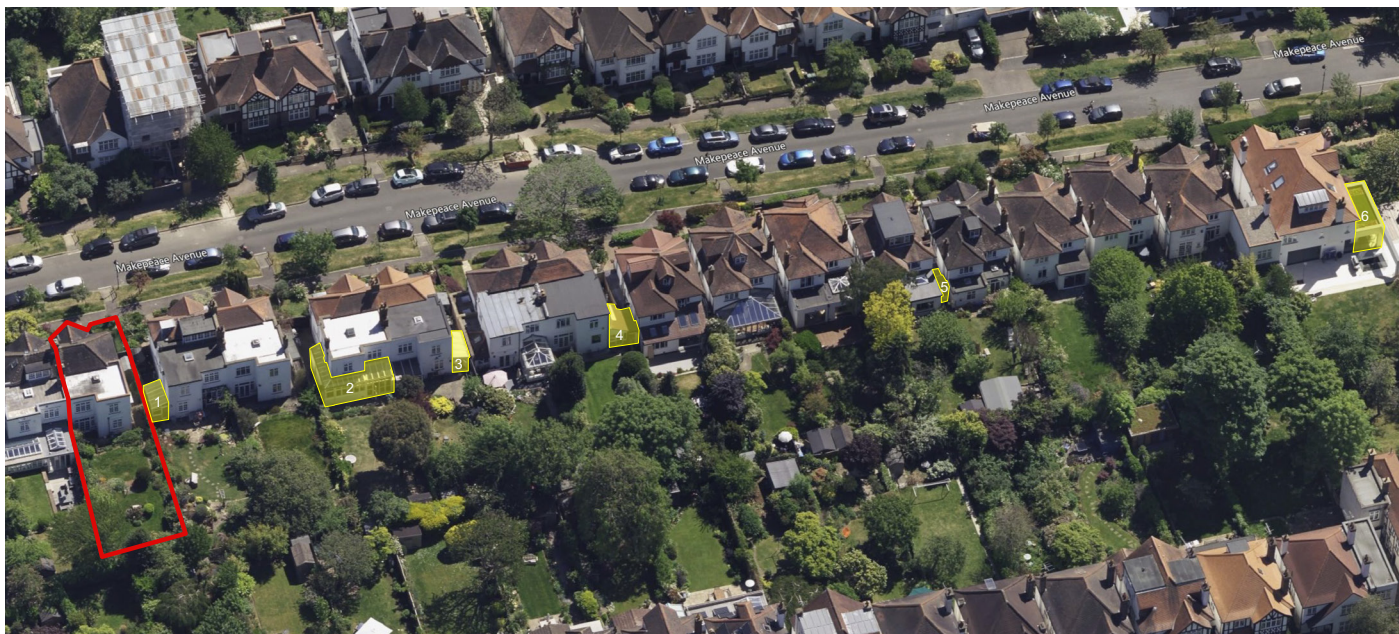
The proposals will have no impact on inclusive access.



Proposed View - Side Passage of 31 Makepeace Avenue



Existing View - Side Passage of 31 Makepeace Avenue



Aerial View - The site and neighbours extensions

The aerial view above shows several prominent side extensions and infill along Makepeace Avenue. Our proposal take in consideration the DNA of the area and aim to add a minor impactful side projected window that will not create a closing effect between neighbouring buildings.

1) 29 Makepeace Ave - Glass box side extension

2) 25 Makepeace Ave - Glass box side and rear extension

3) 23 Makepeace Ave - Partially glazed side extension

4) 19-17 Makepeace Ave - Side extension/Side Infill

5) 11 Makepeace Ave - Side Infill

6) 1 Makepeace Ave - Side Extension



The Site



Neighbours extensions

Amos Goldreich Architecture

Studio 25
Bickerton House
25 Bickerton Road
London N19 5JT

t +44(0)207272 6592
www.agarchitecture.net