

DESIGN AND ACCESS STATEMENT

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REF 00-SL
DATE 25/08/2021
CLIENT Luigi Montefusco
PROJECT AT 97 Swains Lane, N6 6PJ

Proposed Development in Brief

Planning permission is sought for:

- Change of Garage doors into Glass

Application Site

The application site is located within the Highgate Village Conservation Area, wherein the Council has a statutory duty to pay special attention to the desirability of preserving or enhancing the character or appearance of that area, in accordance with Section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Nos. 91 to 103 Swain's Lane form a terrace of residential properties that sit at a right angle to the main (north-south) part of Swain's Lane.

101 Swain's Lane is the next to last house , not visible from the Main Swain's Lane road.

Existing

Currently all the garages of the terrace are not used as garages.

There is a strong sense of rhythm along the terrace, which is created in part by the recessed entrances, and the rhythm contributes to the strong character of the terrace.

Proposed

The proposal is to replace the existing garage doors of 97 swains Lane with glazing units to guarantee a thermal efficiency, natural light and ventilation to the internal space.

The design proposal confirms the established volumetric rhythm of the terrace introducing the same frosted channel glass and a solid full height timber window, in perfect harmony with the modernist design of the building.

The proposed frosted glass is Pilkington Glass Channels, to match the existing .

The proposed material of the glass window is timber , to match in thickness , colour and finishes the existing front door and garage doors.

The current proposal will establish a design guideline for all future conversions of the garage doors of the the terrace.

Photo of the terrace 93-103 Swains Lane



Photo of the terrace

Proposed Front Elevation of 97 Swain's Lane , computer generated Image



Statement

The enclosed proposal doesn't change the current front access to the property.

Materials

The proposed material of the channel glass is Pilkington Profilit , to match the existing in color and transparency.

The proposed material of the glass floor to ceiling window is in timber to match design and finishes of the existing



Photo Of the proposed Glass Channels to match existing

LBMVarchitects Previous Projects

Lyndhurst Gardens NW3 5NR – Extension to Grade II Listed Building , Conservation area



Lawn road NW3 2XB– Extension project , Conservation area



Elms road SW4 9EP – Extension project , Conservation area

