45 Highgate West Hill

Planning Application
Design and Access Statement
0417_DOC_001 Rev 01 | OCT 2021

Document to be printed at A3 size

CHRIS DYSON ARCHITECTS LLP
CDA

CONTENTS

INTRODUCTION

PLANNING STATEMENT

Planning Amendment to Planning Permission (2020/4346/P) and Listed Building Consent (2020/4858/L)

Planning permission (2020/4346/P) and Listed Buildings Consent (2020/4858/L) have recently been approved at 45 Highgate West Hill for:

The erection of two storey brick side extension with basement and lightwells, part brick part glazed link to main house, creation of doors from windows and associated alterations, part demolition of existing extension.

This supplementary planning statement is to be read in addition to the original Planning Statement. This application is for the following ammendments to the approval scheme:

1. Installation of an environmentally friendly air source heat pump

2. Rearrangement of two windows and two rooflights on the approved extension.

3. Reconfiguration of the external access to the basement utility room and ground floor living room.

4. Replacement of existing timber windows to existing basement with new timber openable windows

The proposed amendments to the scheme have only a minor input on the approved design but offers a significant improvement to the usability of particular rooms in the house.

The adjustments to the approved design are itemised below and illustrated by the accompanying revised drawings:

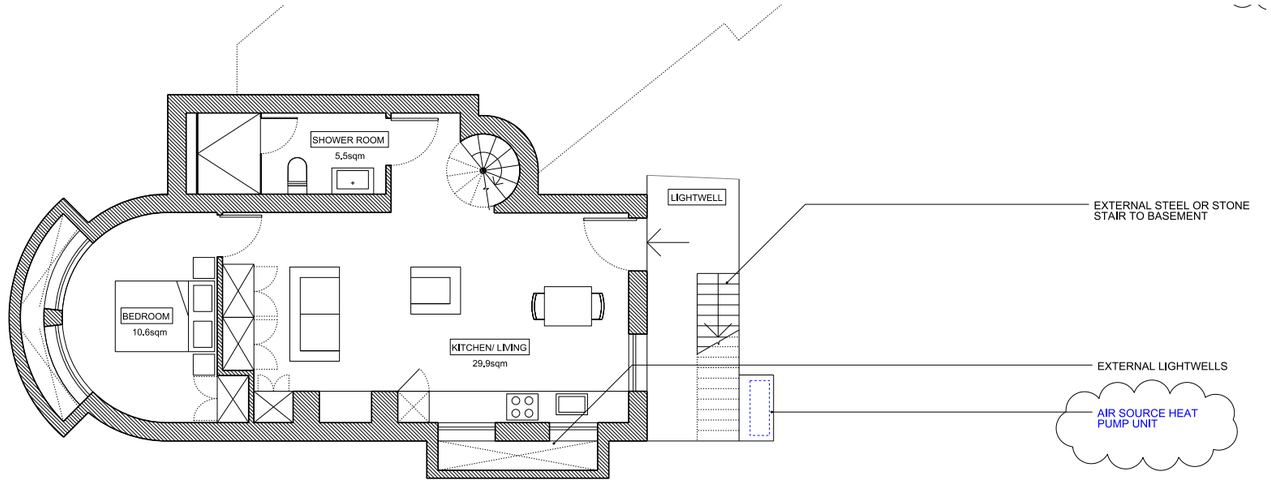
0417_A_1000_REV 05 - Basement Plan
0417_A_1001_REV 05 - Ground Floor Plan
0417_A_1003_REV 06 - Second Floor Plan
0417_A_1004_REV 06 - Third Floor Plan
0417_A_1100_REV 06 – Front Elevation
0417_A_1102_REV 05 - Rear Elevation
0417_A_1300_REV 00 - Lightwell Elevations
0417_A_1462_REV 00 - Casement Window Details
L005_Lightwell Section Proposed_250321
Noise Impact Assessment

45 Highgate West Hill seen from it's entrance drive

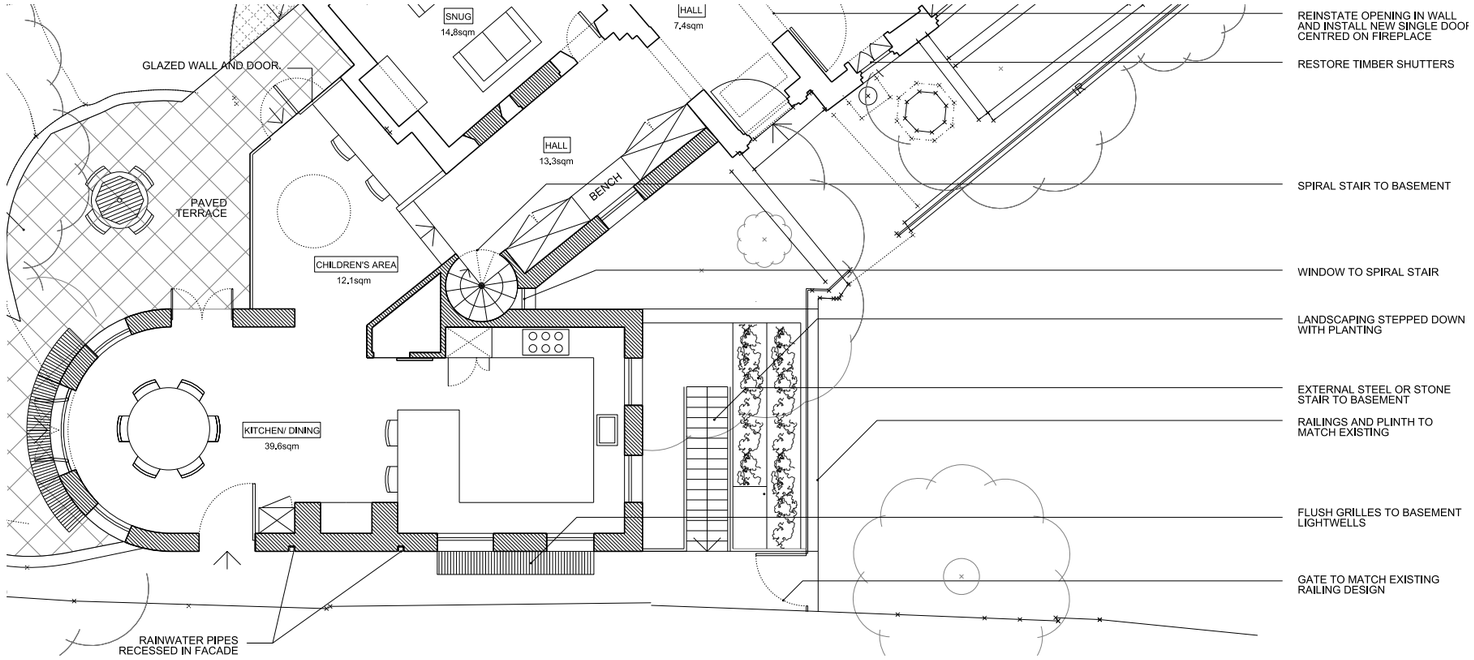
1.0 PROPOSED AIR SOURCE HEAT PUMP LOCATION

We propose to install an environmentally friendly Ecodan Monobloc air source heat pump within the lightwell at basement level of the approved scheme to provide heating to the residential property. The installation requires no alterations to the approved scheme or changes to material or physical character of the building. The unit will be in a dark grey colour to blend in with the steelwork around the landscaping. The unit will be surrounded by planting to further reduce visual impact from basement level. The unit will not be visible from ground level or any neighbouring properties.

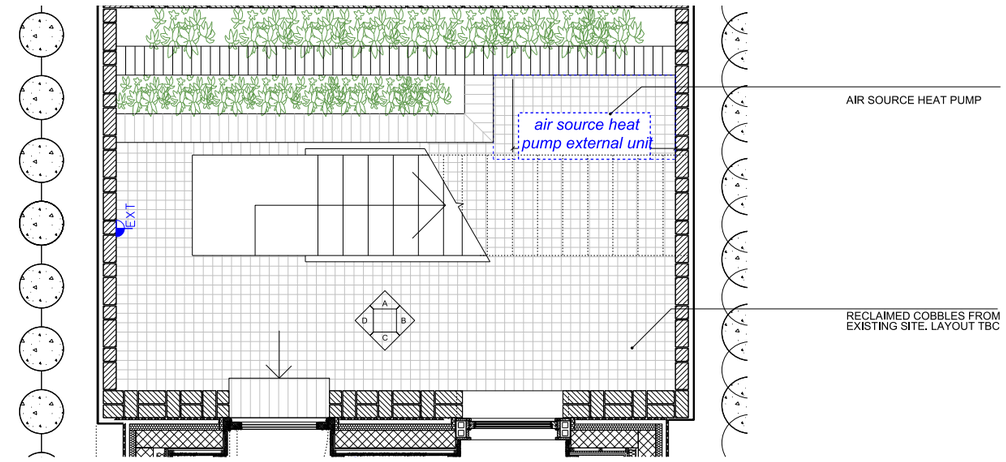
Ecoden air source heat pumps are a renewable, low carbon alternative to traditional high carbon heating systems. This reliable, renewable heating technology delivers highly efficient sustainable internal heating and hot water all year round.



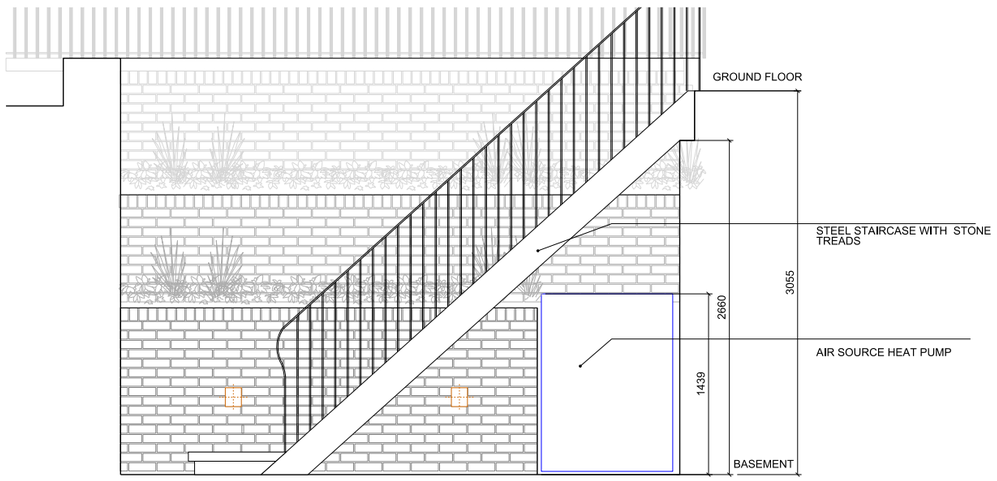
PROPOSED BASEMENT PLAN



PROPOSED GROUND FLOOR PLAN



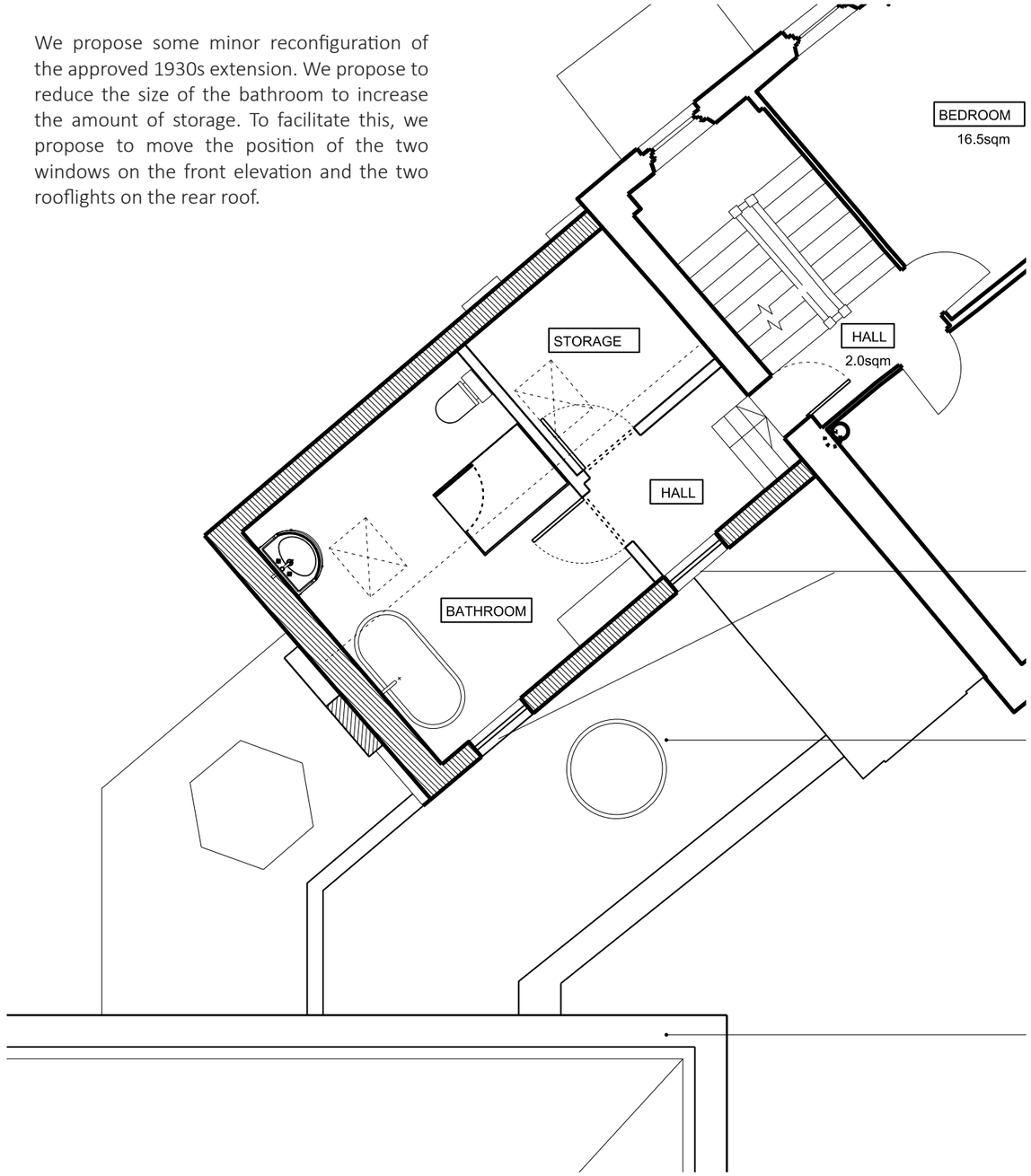
1 PROPOSED BASEMENT FLOOR PLAN SHOWER ROOM



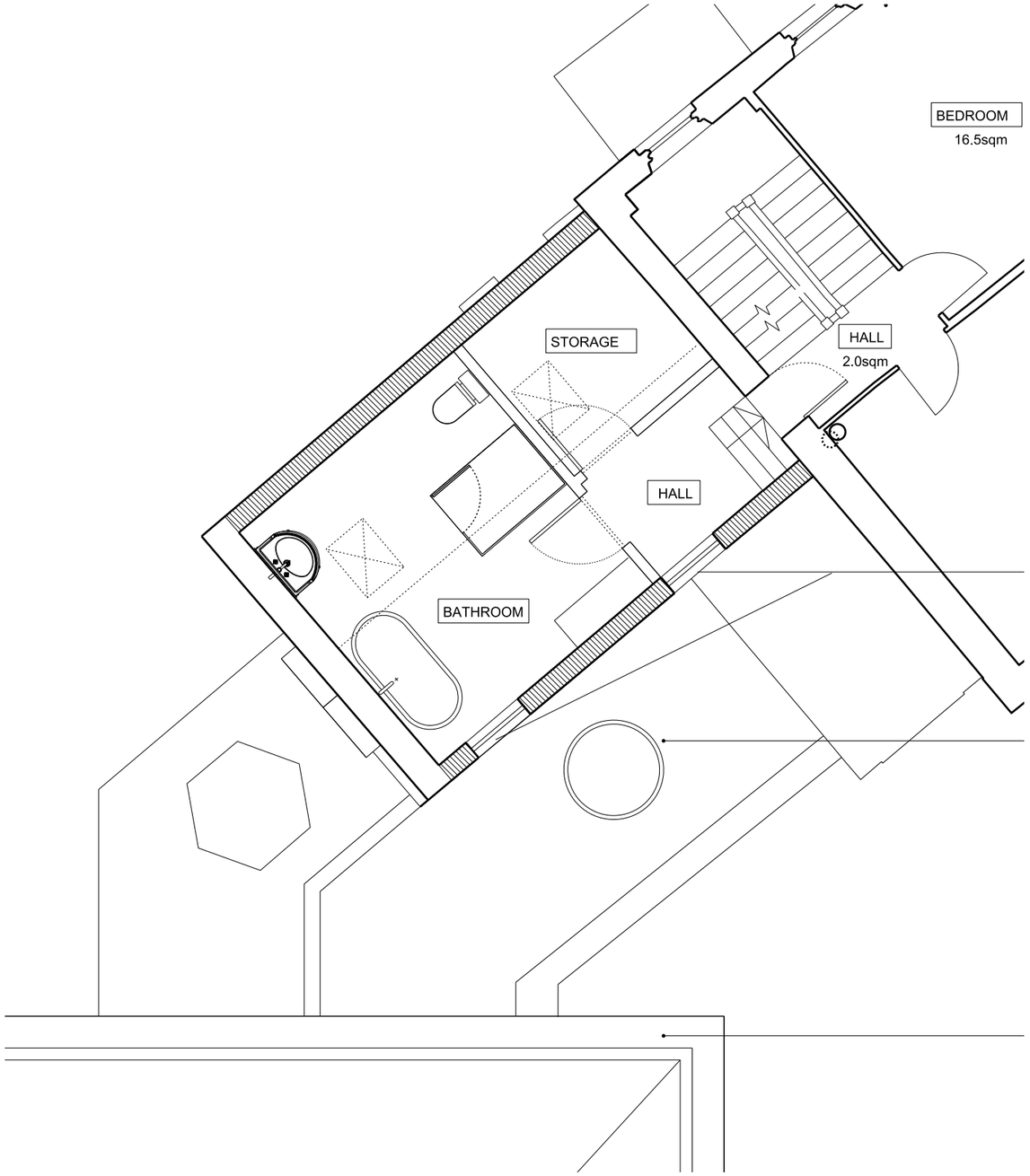
PROPOSED ELEVATIONS OF BASEMENT LIGHTWELL TO INDICATE PROPOSED LOCATION OF HEAT PUMP

2.0 PROPOSED SECOND FLOOR WINDOWS AND ROOFLIGHTS

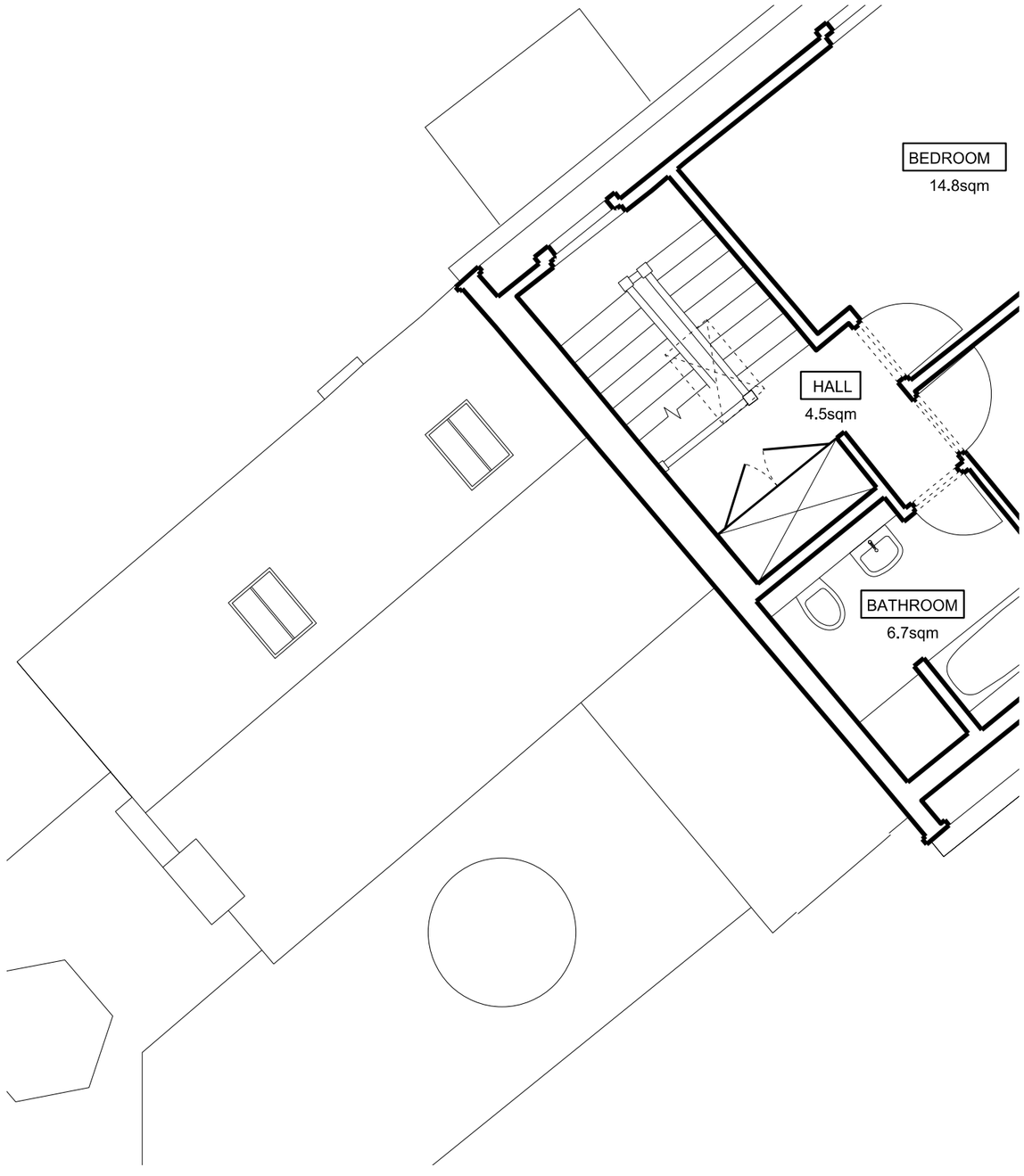
We propose some minor reconfiguration of the approved 1930s extension. We propose to reduce the size of the bathroom to increase the amount of storage. To facilitate this, we propose to move the position of the two windows on the front elevation and the two rooflights on the rear roof.



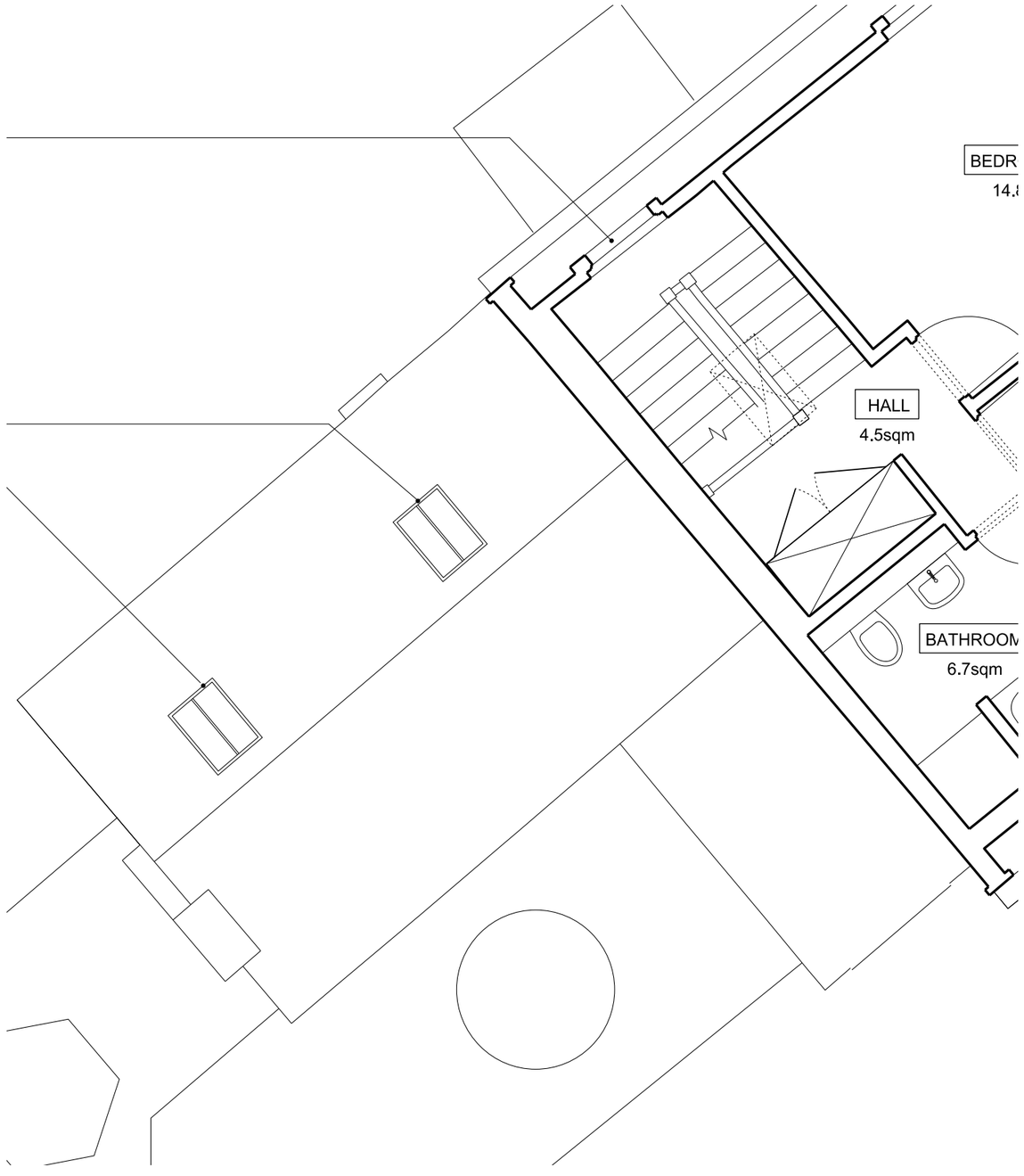
APROVED SECOND FLOOR PLAN



PROPOSED SECOND FLOOR ROOF PLAN

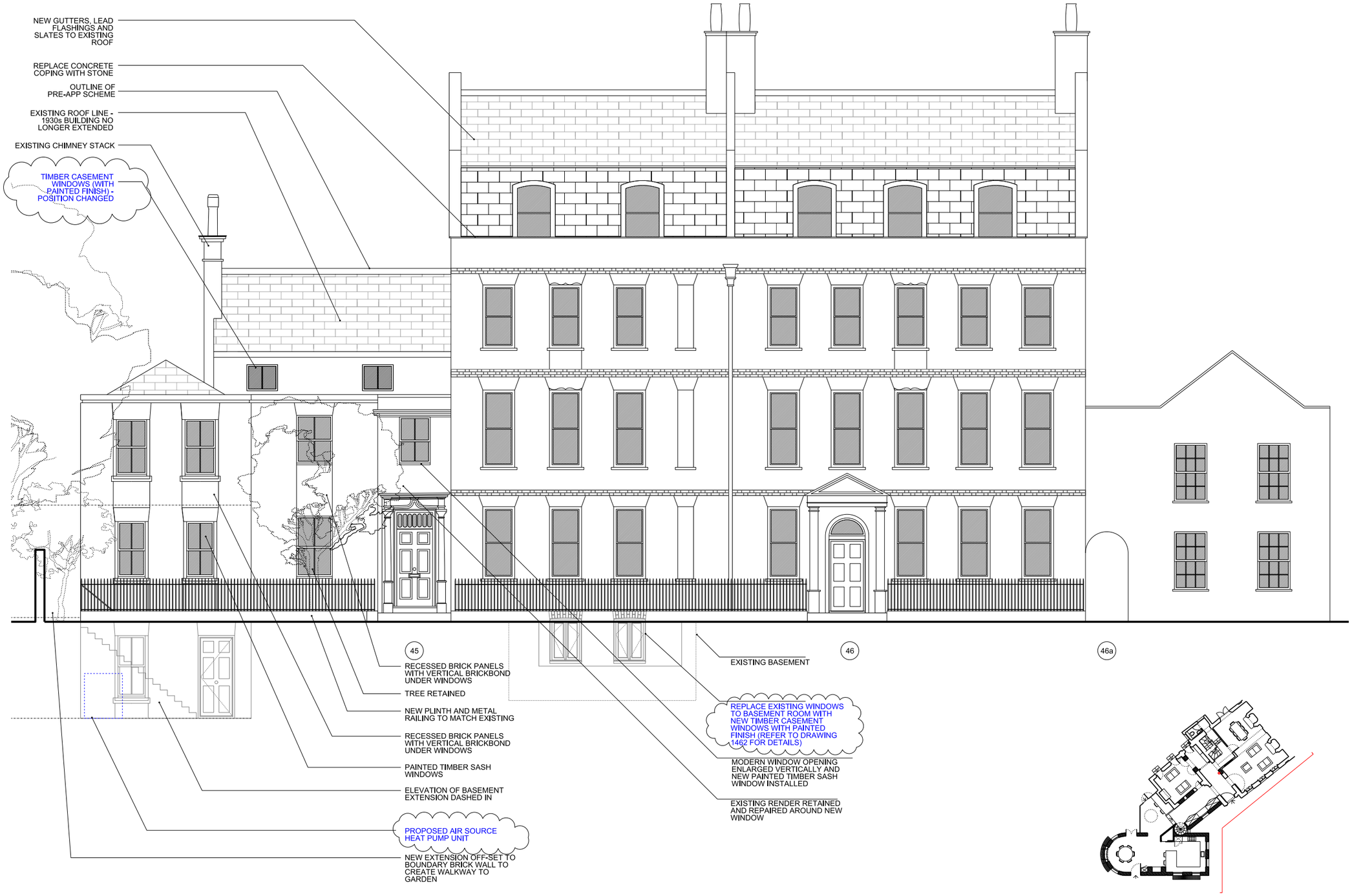


APROVED THIRD FLOOR PLAN



PROPOSED THIRD FLOOR ROOF PLAN

FRONT ELEVATION SHOWING PROPOSED CHANGES

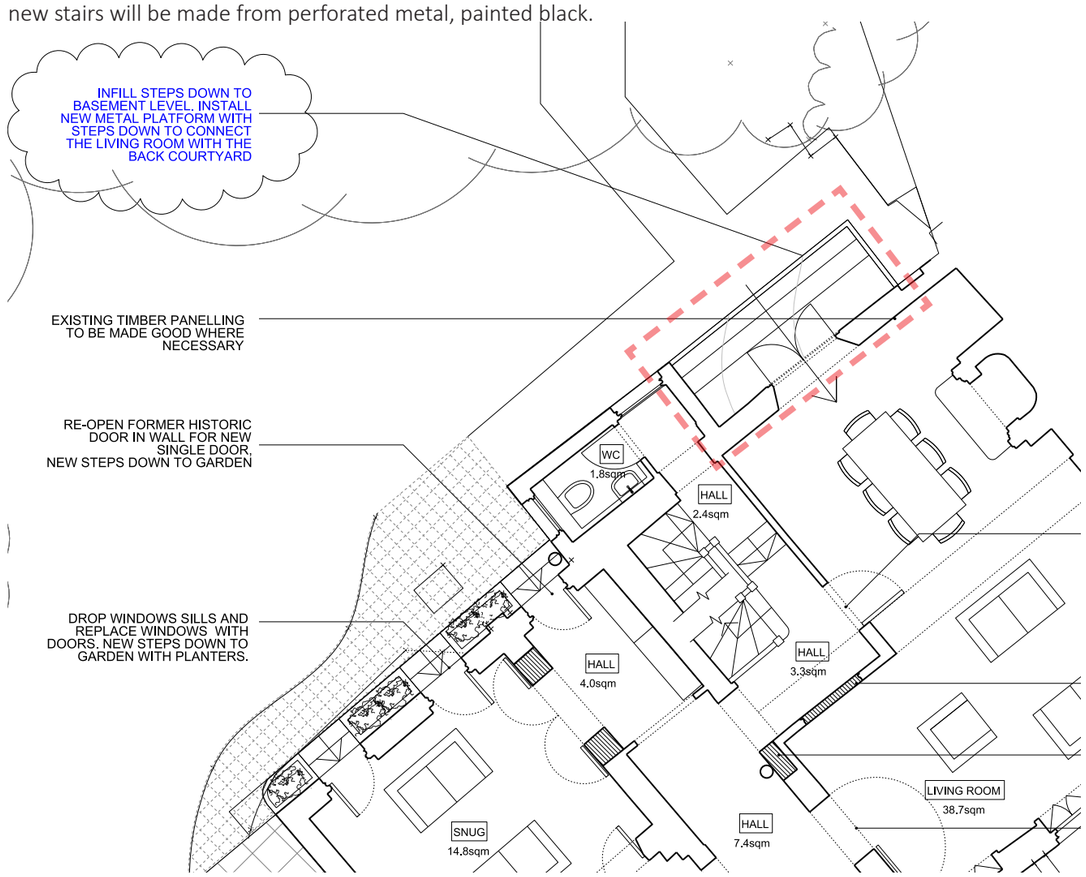


PROPOSED FRONT ELEVATION

3.0 PROPOSED EXTERNAL ACCESS

As existing the housing living room has direct access to the back garden via a metal stair. Below this stair is a winding staircase down to the lower ground floor utility room, originating from a 1980's garden design scheme. We propose to remove the stair down to the utility room and replace the ground floor metal stair with a more generous metal stair, which will improve the relationship of the house and the garden.

We propose to retain a small lightwell below these stairs to allow natural ventilation to the utility room. The new stairs will be made from perforated metal, painted black.



PROPOSED GROUND FLOOR PLAN

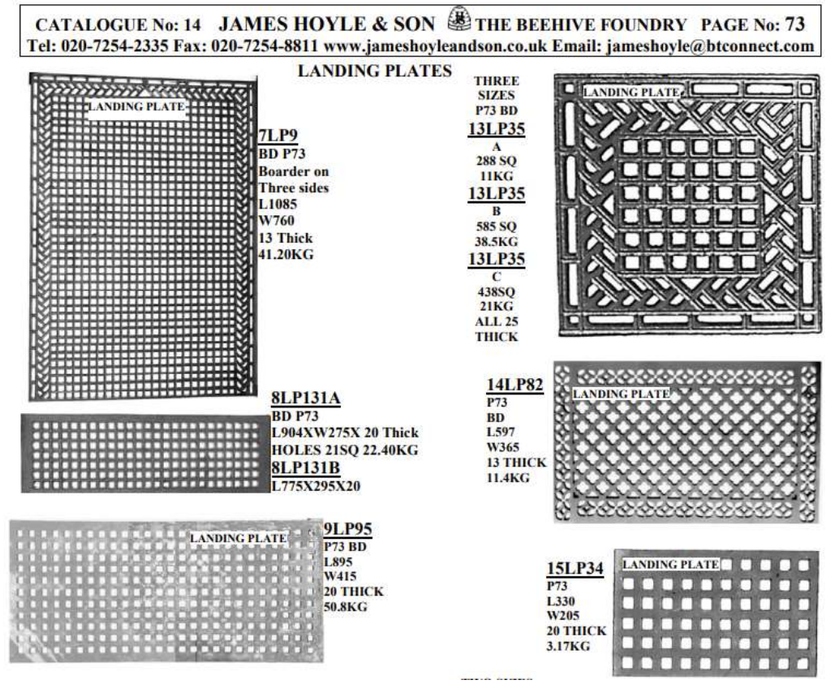
PICTURE OF THE REAR FACADE

PICTURES OF EXISTING REAR PLATFORM AND STEPS

APPROVED REAR ELEVATION

PROPOSED REAR ELEVATION

SKETCH OF PROPOSAL



EXAMPLES OF CAST IRON LANDING AND STEP PLATES FROM JAMES HOYLE & SON

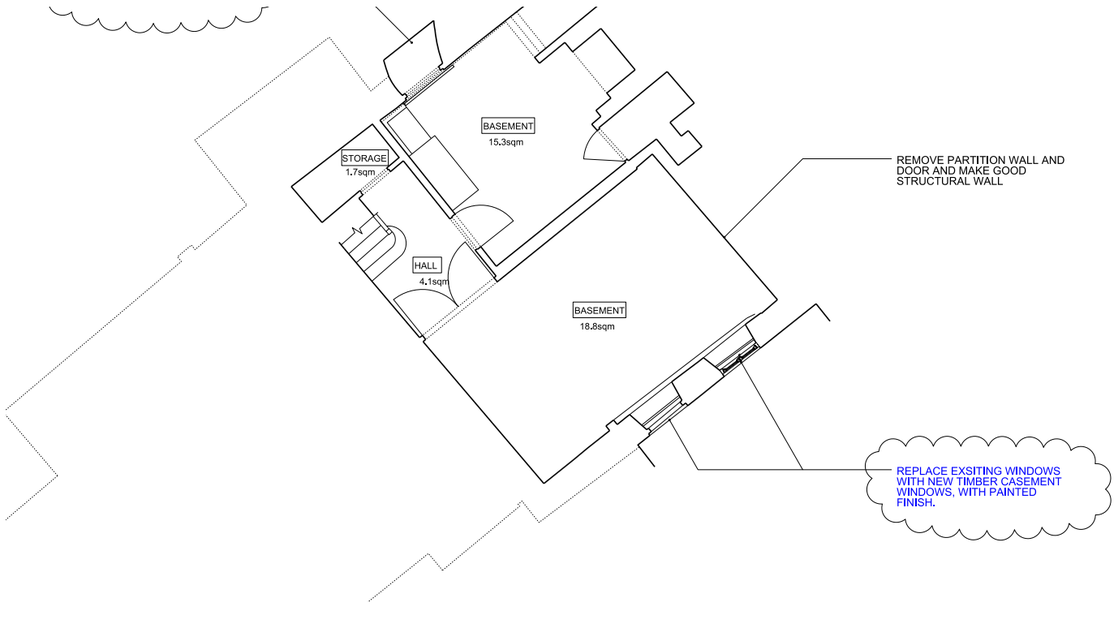
PRECEDENT: METAL GRILLE PLATFORM AND STEPS IN BLACK, IN CAST IRON

4.0 PROPOSED REPLACEMENT OF EXISTING BASEMENT WINDOWS

We propose to replace two existing lower ground floor windows at the front of the house. The proposed windows will be single glazed timber casement window to match the windows in the lower ground floor of the neighbouring house.

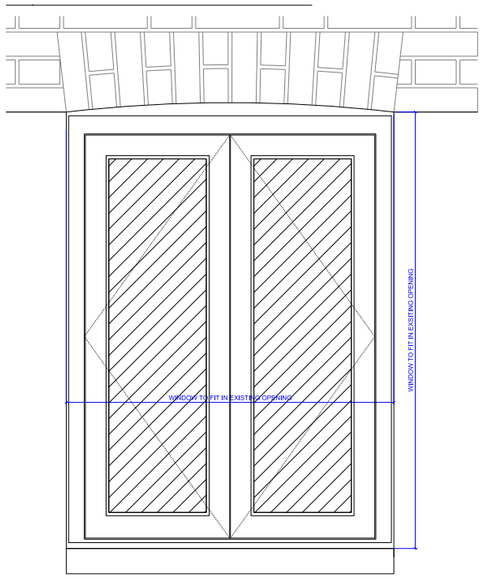
The existing windows are single glazed, twentieth century, timber framed with a small glazed top hung panel above a fixed panel. They have reached the end of their usable life and are not worth repairing.

Refer to included window drawing 0417_A_1462.

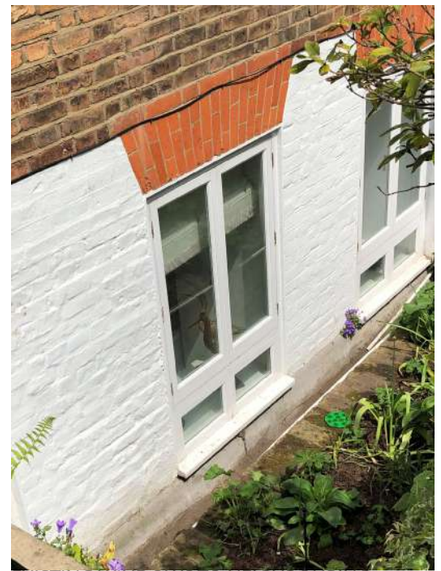


PROPOSED BASEMENT PLAN

EXISTING WINDOWS IN BASEMENT ROOM



PROPOSED CASEMENT WINDOWS TO MATCH THOSE OF NEIGHBOURS



EXISTING WINDOWS TO NEIGHBOURING HOUSE (NO 46 HIGHGATE WEST HILL)

5.0 CHRIS DYSON ARCHITECTS

History of CDA

CDA was founded in 2004 by Chris Dyson, a former senior designer at Sir James Stirling and Michael Wilford Associates, and more recently at Sir Terry Farrell and Partners. The practice is based in the historic Spitalfields area of London, where Dyson has lived and worked for 20 years, and where many of the practice's early projects are located.

We have a diverse portfolio of projects across the United Kingdom, from small private commissions to public buildings and urban planning proposals.

There are two primary strands to the practice: the first is historic conservation architecture applying skills in intelligent conservation and sensitive building design to projects, and the second is grand architecture concerned with cultural and commercial commissions.

We enjoy working on challenging projects of all scales, including many historic listed buildings. We pride ourselves on a high degree of attention to detail and a flair for innovative and modern design.

CDA has several award winning projects:

RIBA London Sustainability Award - Winner - 2018

WAN Awards 2017 – Finalist - Cooperage & Eleven Spitalfields

Building Awards 2017 – Finalist - Cooperage & Eleven Spitalfields

Blueprint Awards 2017 – Finalist - Eleven Spitalfields

Sunday Times Award 2017 – Finalist - Eleven Spitalfields

AJ Retrofit Award 2017 – Finalist - Cooperage & Eleven Spitalfields

RIBA London Regional Award 2015, 2017 & 2018 – Winner

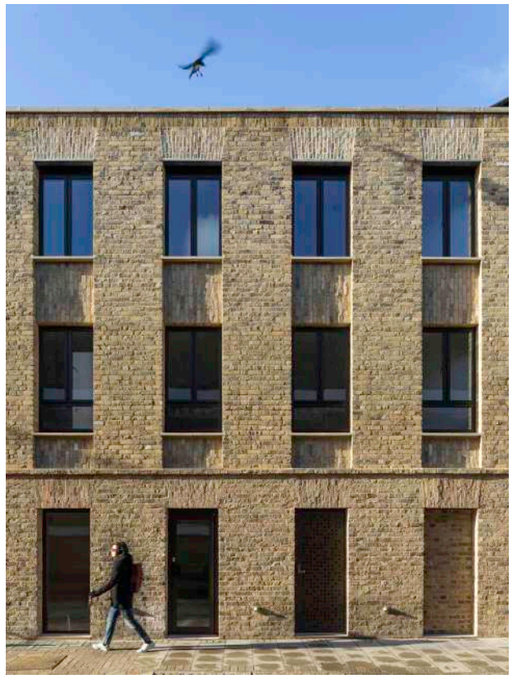
Sunday Times Award 2016 – Winner - Gasworks & Cooperage

Manser Medal 2016 - Highly Commended - Gasworks

Schuco Design Excellence Award 2015 - Winner

AJ Small Projects 2014 – Winner – Pier Head

Brick Awards – Winner - Pier Head 2014



Examples of Award Winning Projects by Chris Dyson Architects (CDA)