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Project: **62 Highgate Road, London,
NW5 1PA**

NMA: **2042**

Purpose: **Planning Submission**

Date: **25/10/2021**

Design & Access Statement



1. Introduction

This statement has been prepared to support the planning application for roof extension to an existing dwelling-house in Camden, as well as the creation of an access gate to the adjacent courtyard area.

2. Site Analysis

The site, is located on Highgate Road, on the edge of the Darmouth Park Conservation Area. It is flanked to the right by a mixed-use building of similar size, and to the left by a residential block one storey taller.

The road in the immediate area is characterised by predominantly residential buildings on the north east side, with most dwellings being 3 storey high, while the office buildings opposite the site range from 3 to 5 storeys. There are 3 storey houses behind the site, on College Lane.

The site comprises a 2 storey, dwelling-house with a courtyard area to the side which is used for parking and bin storage.



Fig.1: Street view of site

3. Planning History

The proposal has undergone one round of PreApplication Advice.

2020/5089/PRE

The case officer analysed two different options for the scheme and reported;

“The principle of a mansard roof extension is considered acceptable, as are its materials, subject to details. It is not considered likely that the proposed roof extension and terrace would cause an undue loss of privacy to neighbouring properties. No objection was raised to an access gate as long as it is mechanised and opens inwards into the driveway.”

The front terrace was deemed unacceptable, and two small subservient dormers were preferred. The mansard pitch of 80° was deemed too steep, with a 70° suggested instead. The use of a mansard roof to the internal courtyard is not advised, with parapet walls to both sides preferred. The use of a roof lantern was deemed inappropriate and instead, a flat roof light was proposed.”



Fig.2: Option 1 and Option 2 for PreApplication Advice

4. Proposal

The proposal is to add a storey to the top of the building under a mansard roof in order to provide an additional family room, as well as a WC. The design responds to the pre-application advice, in that;

- No roof terrace proposed
- Reduced dormers proposed, including sash windows
- Parapet walls to the side are proposed, with a shallower 70° mansard roof between them.
- The roof lantern was replaced with a flat roof light.



Fig.3: Proposed Scheme



Access Gate:

The access gates will be operated by a remote control with an approximate range of 150-200m when operated outside, or similar. The gates will open inwards into the driveway using a powered opener, with an approximate time of opening and closing of 14-19 seconds.

Daylight Impact on Neighbours:

The proposals have been developed with consideration to the possible adverse impact on daylighting to windows of 62a & 62b which look into the courtyard area. The windows at ground floor level serve circulation areas within the 62a and therefore it is a first floor window, serving a bedroom, that is likely to be most affected by the development. Our analysis, carried out in accordance with the recommendations of BRE209, demonstrates that the daylight to this window is not adversely affected.



Fig.4: Windows to 62a & 62b Highgate Road

5. Conclusion

The proposed roof extension has been designed taken into consideration the matters raised by the Council at PreApplication stage, resulting in a scheme that is in keeping with the surrounding area, and maintains the character of the Conservation Area.

In addition, the proposal is of an appropriate scale that ensures the protection of the neighbouring properties' amenity, and has minimal impact on the public highway.