

**106 Highgate Road, London, NW5 1PB****DESIGN AND ACCESS STATEMENT****DESIGN**

**CONTEXT** No. 106 Highgate Road is a Georgian Grade II listed mid-terrace single family dwelling forming part of Fitzroy Terrace.

**LAYOUT** The proposed development involves work to the ground floor and rear garden level only, the rest of the house, where the original architectural features are most intact will not be touched.

Internally at ground floor level it is proposed to widen the existing opening in the spine wall between the dining area and the kitchen to create a better connection between these 2 spaces and out to the rear garden. This is further re-enforced with the removal of the uPVC window in the kitchen and re-instatement of a glazed door. It is also proposed to incorporate the space under the staircase which presently provides a WC into the kitchen. As the present ground floor, floor to ceiling is only 2.1meters, it is proposed that this floor level be lowered to include new insulation and underfloor heating to try and gain extra floor to ceiling height in this space.

Externally at the rear garden level it is proposed that the existing large single storey store be demolished and a pair of smaller almost identical rear extensions be built on either side with central steps up to the existing garden level - all as shown on the drawings 1011/ TP01 to TP05.

**SCALE** The removal of the existing external rear store is seen as a huge improvement to the rear garden amenity, offering more space for family use.

The proposed new rear extensions to either side of the rear elevation are conceived as very contemporary, compact extensions for minimal spatial impact but strong visual impact.

The existing original party fence wall to No.108 side would be retained as part of the older fabric of the property and the party fence wall to No. 104 side would be built up by approximately 600mm to accommodate the new extension.

While the proposed extensions are designed as visually striking, as compact single storey extensions they are still clearly subservient to the main house.

We see these proposed changes having a minor impact on the scale of the existing building and its neighbours.

**APPEARANCE** The existing house is constructed out of London stock facing bricks with matching brick arches to the windows. The windows are traditional sliding sash windows with small panes in painted timber with painted rendered reveals and painted stone sills.

While the proposed internal works to the ground floor will be disruptive, this floor is the one with almost no original architectural features and those that are present would be retained.

The floor would be lowered in the dining area and kitchen only with a step at the door to the staircase. Incorporating the space under the staircase into the kitchen will be done by building a separate wall within the WC enclosure thereby retaining the original panels and door, referencing its previous use.

No external alterations are proposed for the existing front elevation and the only minor alteration to the rear façade is the replacement of the rear window at ground floor level with a new small pane door in painted timber to match the existing fenestration. Evidence shows that this opening was originally a doorway. The existing rear door at garden level will be retained with obscured glass as the entrance to the proposed guest WC/ shower room. The proposed new rear extensions have been purposefully designed as lightweight timber “pods” and finished in materials to strongly contrast with the original building so that these are clearly read as contemporary additions. This will also have no impact on the original fabric of the building should someone wish to remove them in the future.

The 2 extensions are designed to mirror each other about the new central set of steps up to garden level with the side elevations clad in vertical timber strips fixed to an external weatherproof substrate with 3 slot style windows in powder coated aluminium. It is proposed that the roofs and rear elevations are clad in copper sheet for a “clean” contemporary look – while both of these materials will be striking when first installed, they have been selected because over time they will weather beautifully and while still clearly modern in their look will settle well into their environment.

Both party fence walls are constructed in London Stock facing bricks – the party fence wall on the No. 108 side will be left at its original height with its tile crease course and brick on edge coping detail and therefore have zero new impact on the neighbouring property. The party fence wall on the No. 104 side will need to be built up by approximately 9 courses of facing brick to match existing and finished with a concrete coping stone also to match existing, this allows for correct weathering and waterproofing details. As this is adjacent to the existing rear extension of No. 104 and on the North side, this should have minimal impact on the neighbouring property.

The new enlarged area outside the new rear door and the garden steps would be finished in York stone paving to match existing in the rear garden.

**LANDSCAPE** The landscape to the existing property would be minimally affected by the rear extensions, no hedges or trees are being removed and more usefull open garden space is being created. The front garden area would be retained as it is.

### ACCESS

No changes to the existing main access from the street are proposed.

Access to the public transport network remains as it is at present.