Design and Access Statement
33 Claremont Road.
Highgate. N6 5DA.

Site and Surroundings (Ward: Crouch End)

The premise comprises of a two storey semi-detached house located on the south side of Claremont Road. It is located within the Highgate Conservation Area.

Planning History

There has been a recent refusal of a planning application reference HGY/2015/3689. The issues have been addressed in this application.
The proposed site of no 33 Claremont Road has been the subject of many ad-hoc alterations including top hung aluminium casement windows to the front and rear of the property.

Details of Proposal

Rear Elevation

New rear dormer roof extension width 5m x 2.7m height, with a projection of 3.5m to sloping roof.. Three conservation style roof lights to the front elevation have dimensions of 0.7m x0.7m.

The Dormer would be visible from the Parkland Walk but would be in keeping with similar Rear Dormer extensions in the adjacent properties namely No 23 - 33 - 41- 47- 49 - 51- 77.
No 41 - 51- 77 Claremont Road have also roof lights to the Front Elevation.

The Style of Window proposed to be used in the new dormer would be sliding sash style in keeping with the original house style. The symmetry of the fenestration would provide balance to the rear elevation.

The new Dormer would be set below the ridge line and would be subordinate to the roof. The Dormer would not be visible from Claremont Road. The Finish of the Dormer would be in slate to match the original roof.

Front Elevation (Claremont Road)

Windows.
New traditional sliding sash windows would be reinstated in the first floor windows where a previous owner had changed to a modern aluminium top hung casement style.

The ground floor bay window would be returned to its original character with traditional sashes and horizontal mid rail glazing bar.

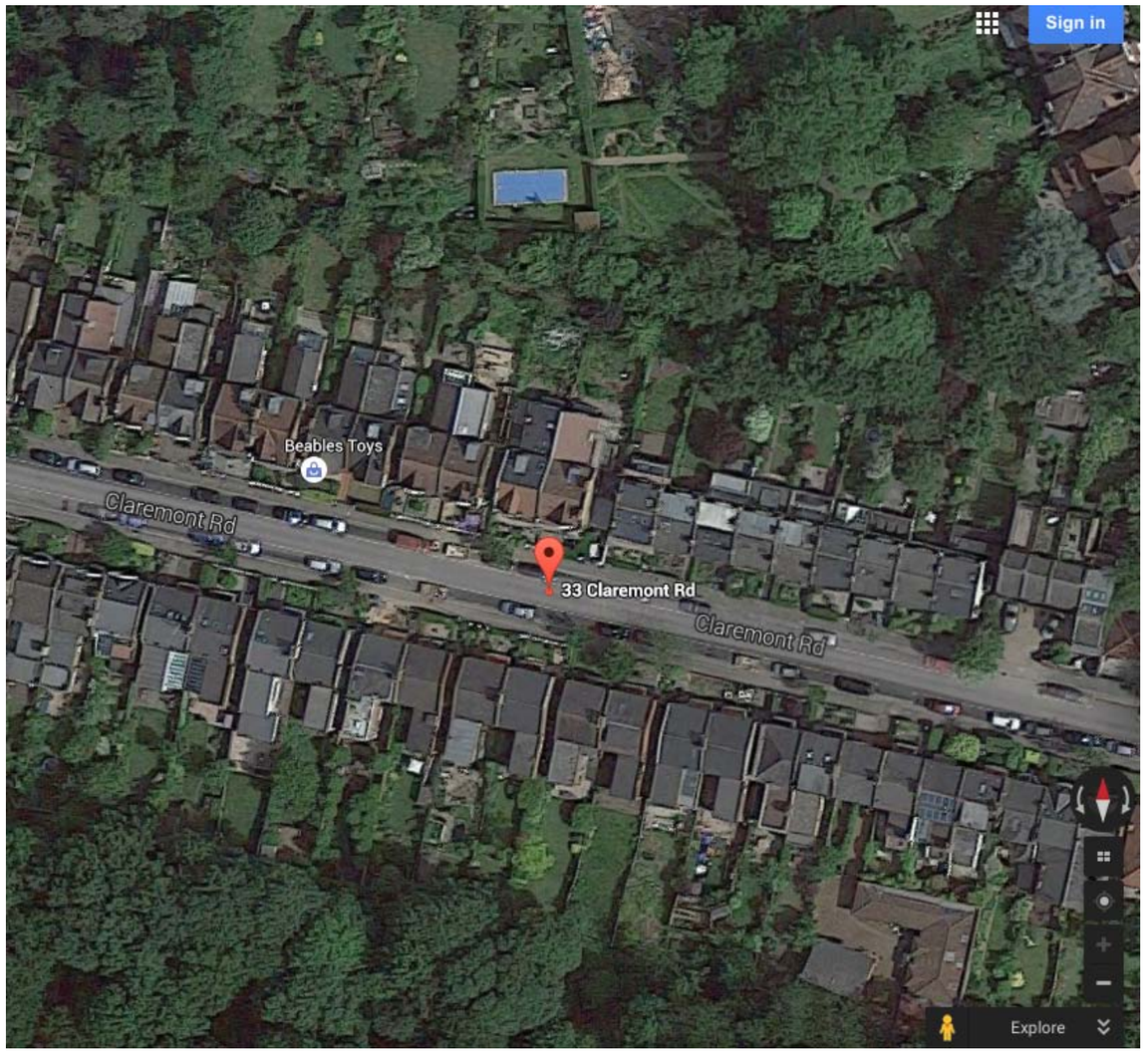
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Summary

Whilst the proposed dormer extension is not an original feature of this style of property it is a common feature in many neighbouring properties it is believed that the rear dormer will be in keeping with the established pattern of development in terms of materials and style.

The Proposed New Dormer Extension will be in keeping with the existing materials and detailing of the original property and will not adversely impact on the neighbouring house in terms of height or scale. We have kept the Dormer cheeks 500mm off the paraphet walls to ensure the rear pitch is still expressed.

We believe the proposal will preserve the architectural unity of the street and will not adversely affect the character of the area. The Proposal is not therefore in conflict with Policy DES 5.3 Residential Alterations and Extension.



Existing Photos
33 Claremont Road.
Highgate. N6 5DA.





front view no 33

Existing Photos
33 Claremont Road.
Highgate. N6 5DA.



rear view no 33





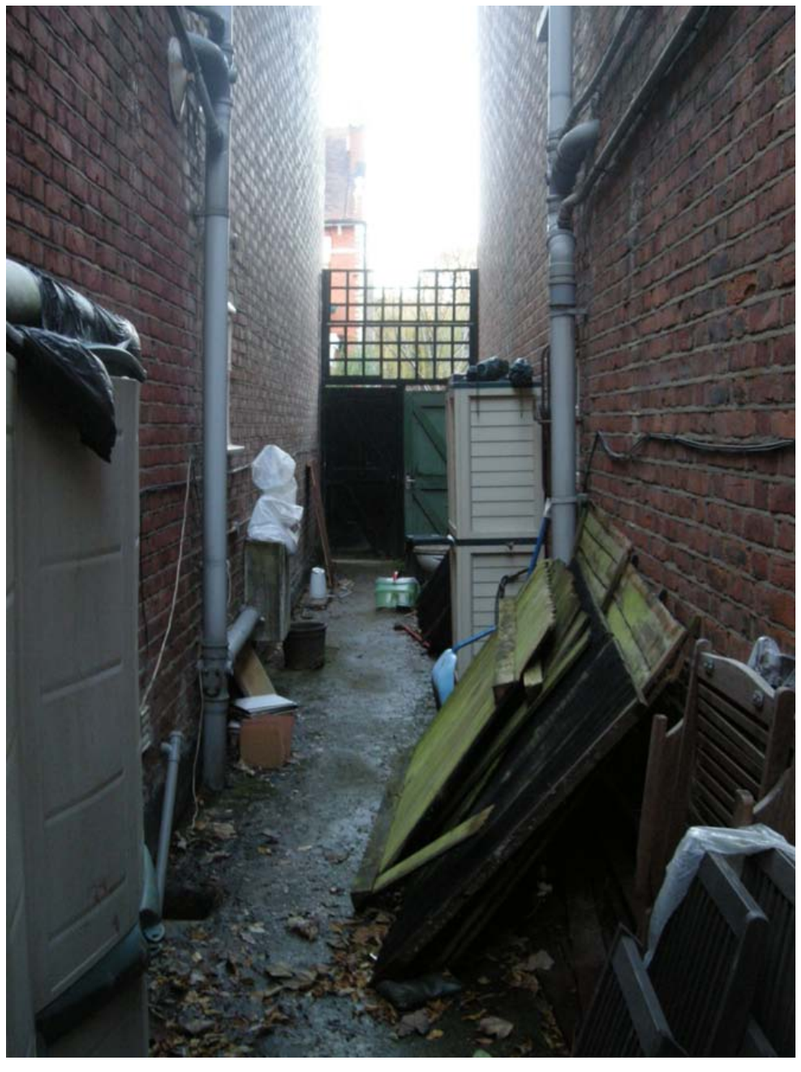
rear view no 33

rear view no 31



Existing Photos
33 Claremont Road.
Highgate. N6 5DA.





side entrance view



front view no 45



Examples of Similar Dormer Extensions in Claremont Road



rear view no 23

front view no 47



rear view no 47 - 45 - 43



rear view no 47 - 45 - 43

