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All areas and dimensions are approximate and subject to site survey.

rev.	rev. date	rev. description

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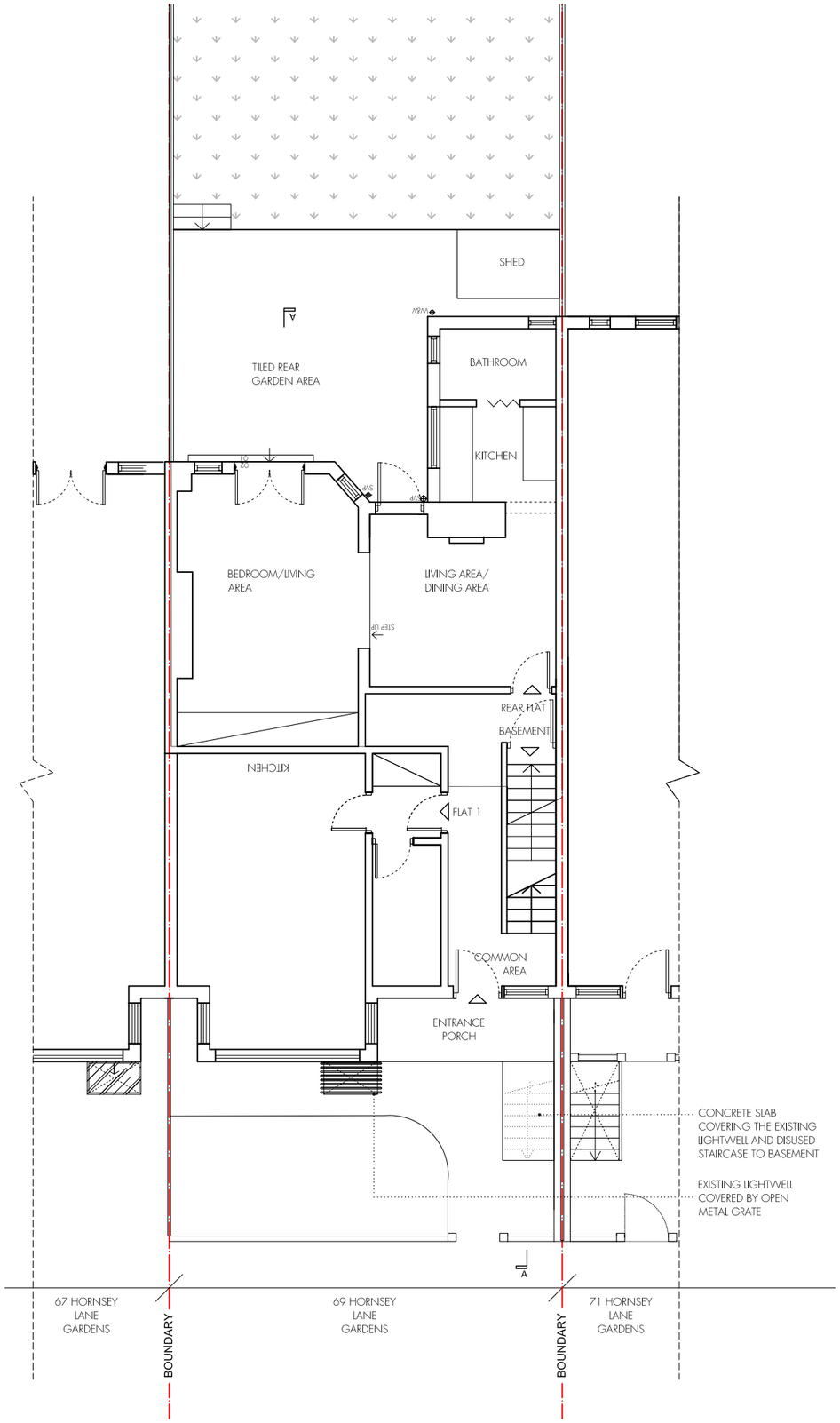
4 Amwell Street, London. EC1R 1UQ
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project
69 Hornsey Lane gardens
Tottenham
London N6

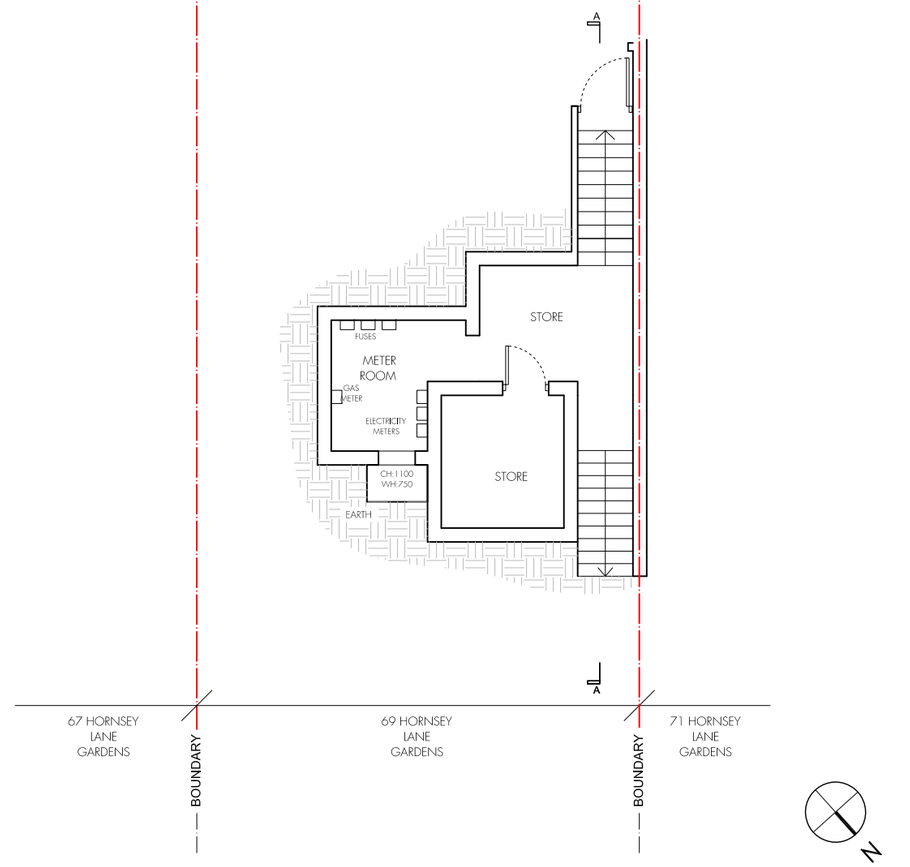
drwg title
OS Plan

date	drwg no.	rev.
Feb 2016	OS	
scale @ A3	job no.	
1:500	1514	

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EXISTING GROUND FLOOR PLAN



EXISTING BASEMENT FLOOR PLAN

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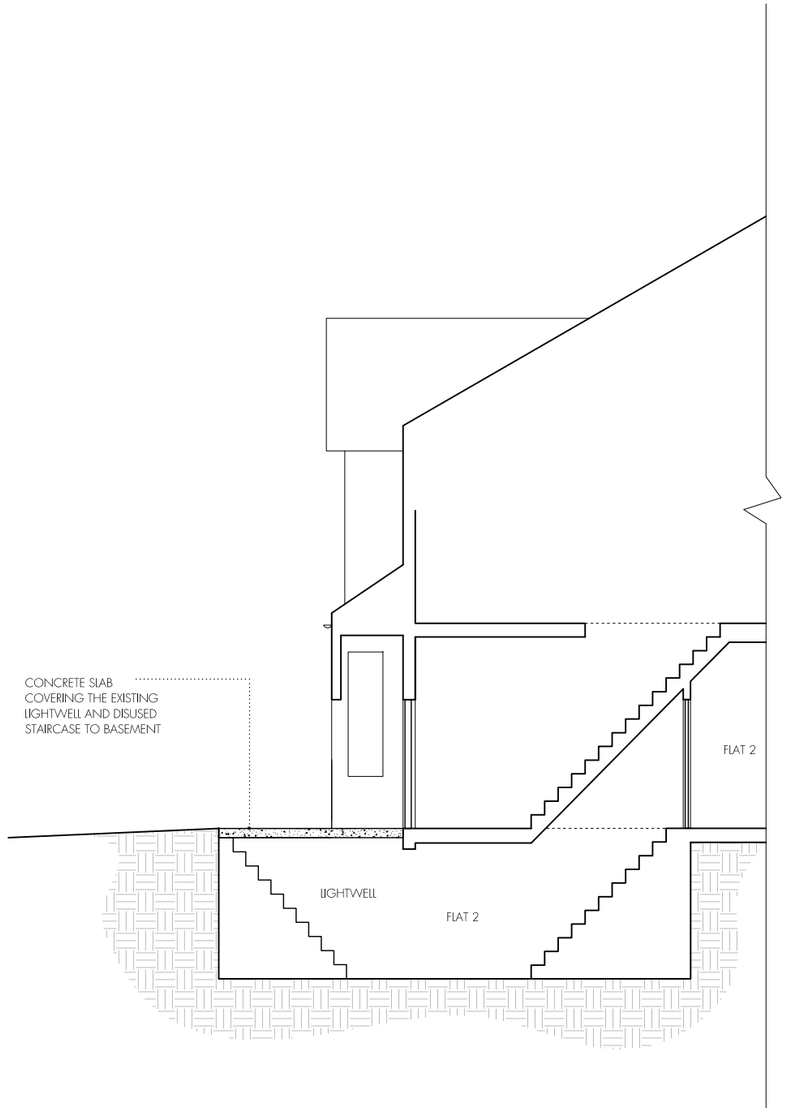
drwg title
Existing Ground Floor
and Basement Plan

date	drwg no.	rev.
Feb 2016	EX01	
scale @ A3 1:100	job no. 1514	

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EXISTING FRONT ELEVATION



EXISTING SECTION A

5m 4 3 2 1 0 5m

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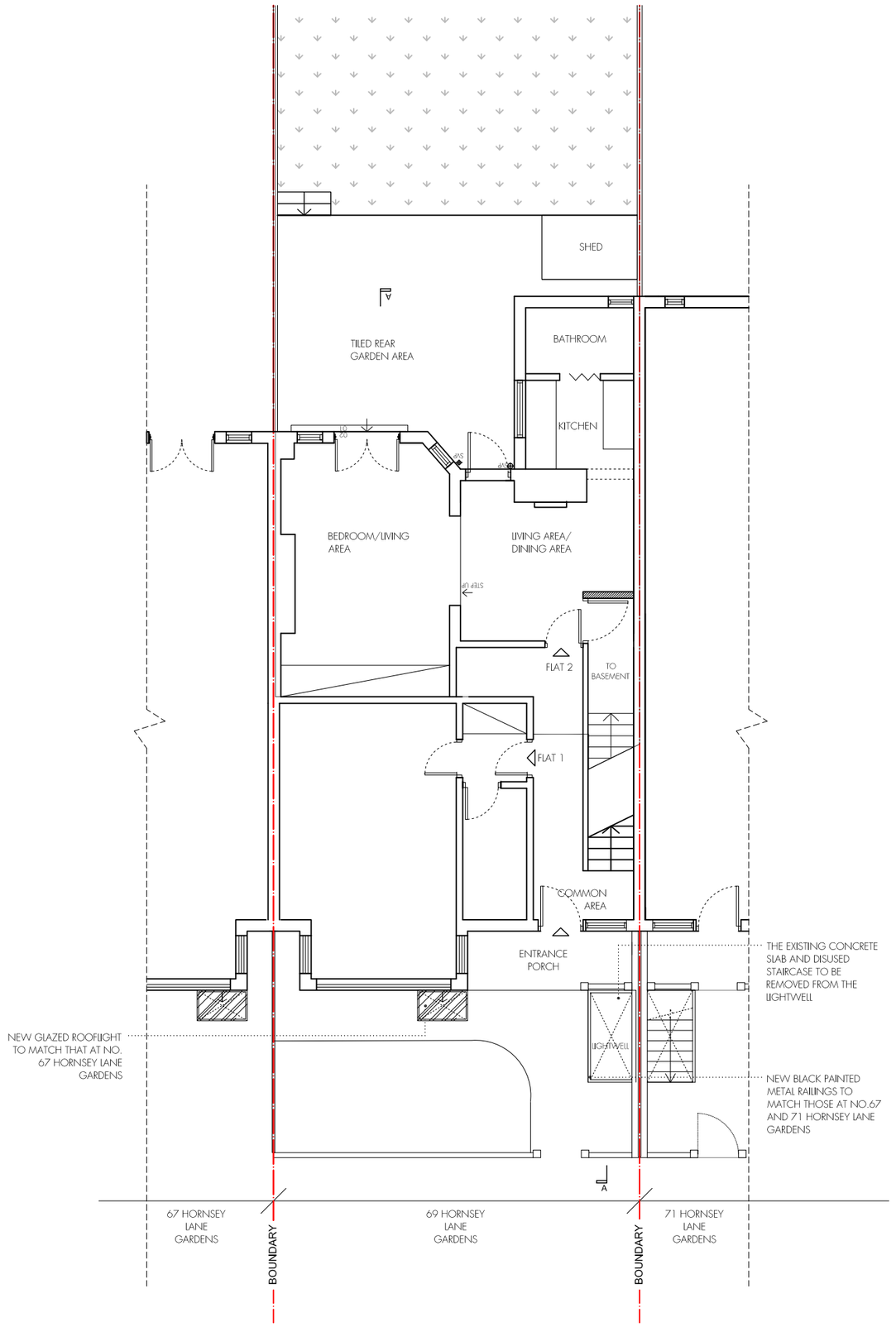
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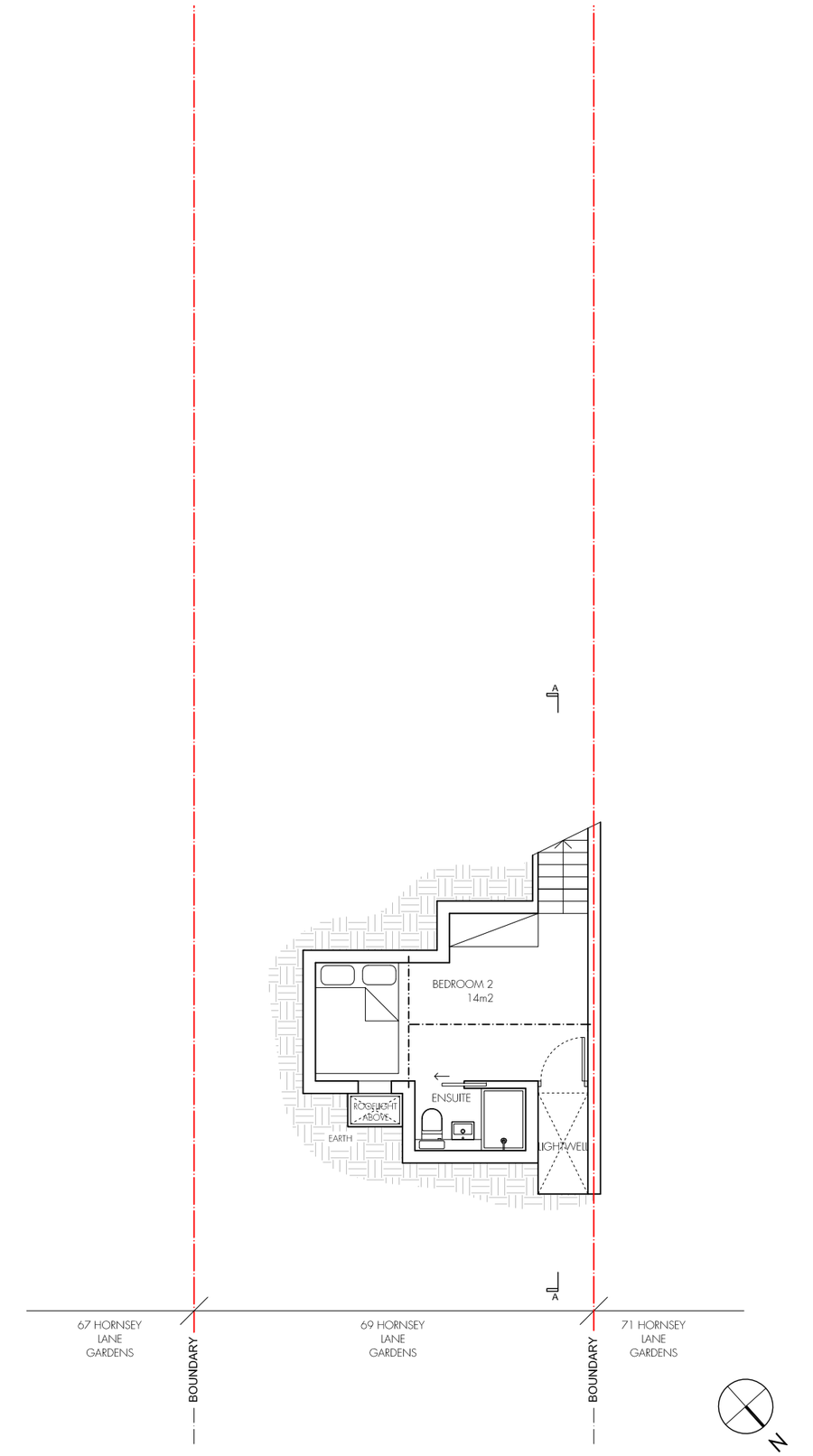
drwg title
Existing Front Elevation
and Section A

date	drwg no.	rev.
Feb 2016	EX02	
scale @ A3 1:100	job no. 1514	

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PROPOSED GROUND FLOOR PLAN



PROPOSED BASEMENT FLOOR PLAN

5m 4 3 2 1 0 5m

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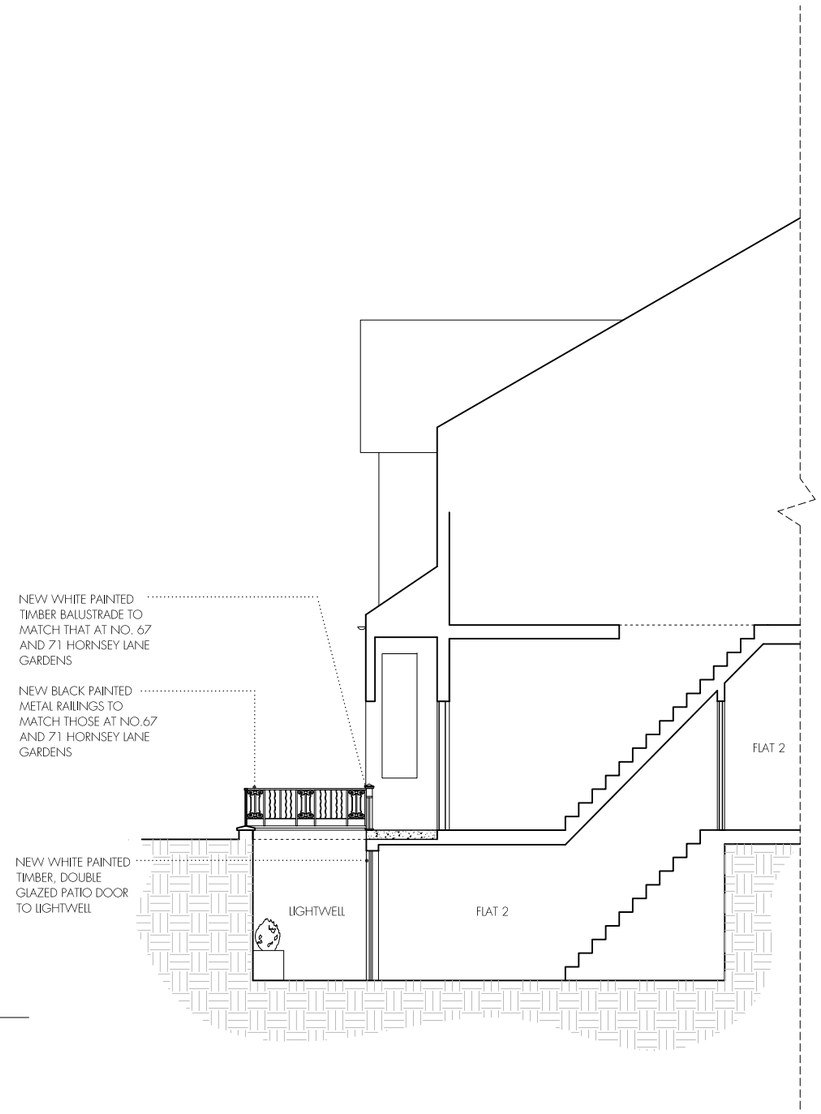
drwg title
Proposed Ground Floor and Basement Plan

date	drwg no.	rev.
Feb 2016	PP01	
scale @ A3 1:100	job no. 1514	

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PROPOSED FRONT ELEVATION



PROPOSED SECTION A

5m 4 3 2 1 0 5m

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project
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London N6

drwg title
Proposed Front Elevation and Section A

date	drwg no.	rev.
Feb 2016	PP02	

scale @ A3	job no.
1:50	1514

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Introduction

This Design and Access Statement has been produced to accompany a Full Planning Application to reinstate an existing lightwell to the front of the property, and install a new rooflight to another, existing lightwell, also at the front of the property.

Site

The existing building is situated within the Highgate conservation area.

The property is part of an early 19th century terrace which is mentioned in the Highgate Character Appraisal as "a two storey terrace [which] is marred by some insensitive porch alterations and the loss of boundary walls and front gardens with hard standings" (7.4.13).

The current building has suffered many incongruous alterations over time. Original joinery and metalwork has been removed from the front of the building and an original lightwell and staircase have been concreted over (image 1).

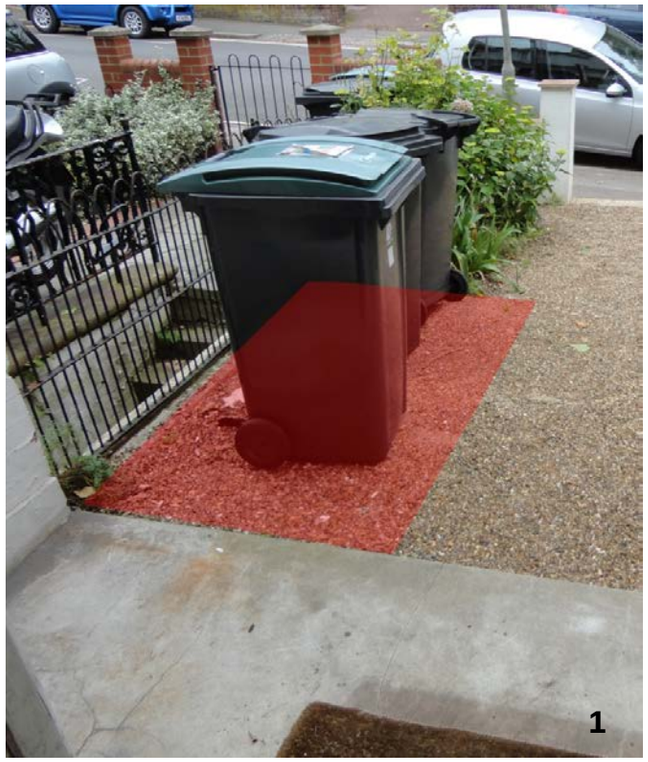
Design

If approved this proposal would improve the view from the Conservation Area by demolishing the unfitting concrete slab and re-instating the original lightwell to the front of the property. The proposal also seeks to reinstate the metal and timber balustrades which are a defining architectural feature of the terrace. (image 5)

The proposed, discrete rooflight above the smaller existing lightwell (image 3) would match a similar window successfully used at the neighbouring No. 67 Hornsey Lane Gardens (image 3). This rooflight would weatherproof the basement whilst allowing natural light into the lower level of the flat.

Access

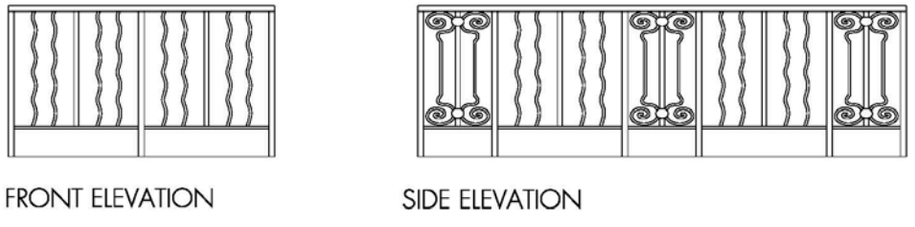
Access to the lightwell will be via the lower level bedroom. A new white painted, timber framed door with glazing panels is to be inserted underneath the porch. The dis-used external staircase, which is in a state of disrepair (image 4), is to be removed and the lightwell walls repaired and made good.


1


2


3


4



5

1. Existing lightwell below concrete slab (shaded red)

2. Photo showing original metal railings and modern rooflight at No. 67 Hornsey Lane Gardens

3. Existing front lightwell covered by open metal grating

4. Existing, disused external stairs of No. 69 Hornsey Lane Gardens

5. Proposed metal balustrades for the re-instated lightwell