

Project/Application

37 North Hill, London N6 4BS

Heritage, Design and Access Statement

Relocation of the front entrance door and windows to accommodate a ground floor WC. Adjustment to front steps. Replacement of three front windows and side door at first floor.

Introduction:

This statement provides supporting information on the proposed works to 37 North Hill and outlines the reasoning behind the proposals and the impact on the historic character of Highgate Conservation Area.

Context:

37 North Hill is located in the Highgate Conservation Area, Sub area 1 – Village Core. North Hill specifically - which is a continuation of North Road – has a varied streetscape, with 'earlier buildings dispersed along the road amongst more recent developments, often set back from the road.'¹ Number 37 and 39 date from the 90s and do not hold particular historical architectural significance. North Hill is lined with trees which is significant to its streetscape as well as the character of the wider area which has a considerable amount of green space and tree cover between properties.

37 and 39 North Hill are relatively recent infill development properties which are not listed. In comparison with older properties in the conservation area this pair of town houses are quite plain in detail and fenestration.

Property History:

Number 37 was developed with adjoining property number 39 on the site of a former builder's yard. The planning application and construction were undertaken in the late 1980's – early 90's. Ref 8842/P

Since the initial development alterations and improvements have been granted and completed as below:
FP/0006/8648/ A: Conversion of garage to habitable room & relocate staircase between ground floor & first floors – Granted, 19/12/2003

Replacement window applications (Competent Persons)

FE/0011/7702/

FE/0012/8039/

FE/0013/7848/

The current owners would like to make alterations to the front entrance to accommodate a cloakroom on the entrance level and improve light and amenity on the ground floor to accommodate more flexible use.

1. ¹Highgate Conservation Area Character Appraisal and Management Plan December 2013

Proposals:

There are no extensions proposed.

- Alterations to the front elevation: reinstating the original garage opening to provide a new entrance door and side lights. Existing entrance opening reduced to a window for the new cloaks wc. Introduction of slate cladding to enhance and define the entrance.
- Alterations to external steps and raised planter within the front garden to create more space for the driveway, improve access to the entrance and create a bin store. All detailing for the altered steps and planter will match the existing – red stock brick with soldier courses to steps.
- Replacement of three windows at first floor to match previously upgraded windows at second floor and on the adjacent house (39). Double or triple glazed units proposed.
- Replacement of side access door (solid panelled) with a glazed door (sand blasted / frosted). This door would not be visible from the street.
- Moving the cloaks WC to the ground floor to improve access to sanitary provision.
- Improve thermal performance of the building by upgrading windows and insulating new entrance.
- Off street parking is retained and improved by rotating the steps and including a car charging port.

The proposals use the existing palette of render, slate, dark grey timber framed doors and windows so alterations will be subtle and not change the overall character of the street elevation. The rotation (straightening) of the steps and inclusion of a bin store will further improve the current off street parking arrangement and appearance towards the street. Therefore, taking account of the concerns to maintain and enhance the character of Highgate Conservation Area, the proposals presented are in keeping and do not have a negative impact.



Elevational Study and palette (aluminium / timber door, render and slate cladding examples)