

Design & Access Statement

Project: Alterations & Refurbishments
at 27 North Grove,
London, N6 4SH

Reference: 2206_R002_A
Date: 16/12/2022

Applicants: Mr & Mrs Steele
at 27 North Grove,
London, N6 4SH

Agent: Neil Kahawatte Architects
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(Fig. 01) Photograph of Front Elevation of 27 North Grove

The Proposal

The existing property is located in the Conservation Area of Highgate in a terrace of postwar houses on North Grove. It is four storey family home, with a front driveway and rear garden. The property has an upper ground floor accessed from the front and a dark lower ground floor which has access to the rear garden.

The applicants would like to improve the lower ground floor to make the space an open plan family area. Rear glazed doors and lightwell with window to the front are proposed to improve the quality, airflow and light of this floor. It is proposed to convert the garage into an habitable space and replace the garage door with a window to compliment existing and neighbours windows. Additionally, the applicants would like to replace the existing rooflight with a larger and more energy efficient rooflight to improve thermal and light capabilities. Minor internal alterations are also proposed on all other floors which do not change the external appearance of the property. Minor landscaping and levelling proposed to the rear and front to improve the appearance and function of the garden and driveway. A metal grate is proposed to cover the proposed front lightwell to complement the metal balustrades of the existing windows. Existing external window balustrades and render is to be repainted to match existing and re-rendered where necessary to infill cracks. New windows are proposed to the rear elevation to improve thermal capabilities.

The majority of proposed works in this application were previously approved in the recent application ref: (HGY/2022/1797).

Design

The proposed alterations have been designed to sit comfortably with the existing building, terrace and wider context, while being articulated honestly as a good quality addition to the building fabric and appearance. The form and materials of the design seek to avoid any negative effects on surrounding buildings and context and aim to compliment and improve the existing building.

The proposed scope of work is mostly contained to the existing footprint of the building and these proposals respond to and respect the character and appearance of the area and street scene.

- Garage to be habitable room: It is proposed to remove the garage door and replace it with a window to make a habitable room. New Window to match/compliment window of number 29 North Grove Ref: (HGY/2022/0938)
- Front lightwell and Window: A small lightwell with window on lower ground floor is proposed to the front driveway to improve light and airflow on this floor. The lightwell will be covered with a metal grate at ground level to compliment the existing metal balustrades on the front elevation previously approved in application ref: (HGY/2022/1797).
- Rear Glazed Doors: Metal/Timber Glazed doors to the rear of the lower ground floor are proposed to improve the quality of the internal space. A similar application and glazing on the neighbouring property was approved, see 25 North Grove Ref:(HGY/2015/1200).
- Rooflight: An upgraded metal rooflight is proposed to the existing roof to improve light levels and thermal capabilities. The rooflight will be placed in a similar location to the existing and provide access to the roof for maintenance previously approved in application ref: (HGY/2022/1797).
- Landscaping: Minor improvements/levelling are proposed to the rear garden to better connect the garden with the lower ground floor and to generally aesthetically improve the space. Minor levelling/ground works are likely with the installation of a lightwell and grate to the front driveway previously approved in application ref: (HGY/2022/1797)
- Elevation Improvements: It is proposed to repaint the elevations to match existing to improve the visual quality of the property which is currently looking 'tired'. Likewise, the existing balustrades are to be repainted to match existing. Where necessary, it is proposed to re-render/infill cracks on the front and rear elevations.
- Rear Windows: New Metal/Timber windows to rear upper ground and first floor are proposed to improve thermal capabilities. These windows are similar to approved neighbouring application Ref: (HGY/2022/0938)

This overall aim of this application has been to focus on specific and contained aspects of the property with an aim to improve them both environmentally and aesthetically while being in keeping with the existing typologies and surrounding context.

Existing & Proposed Elevations



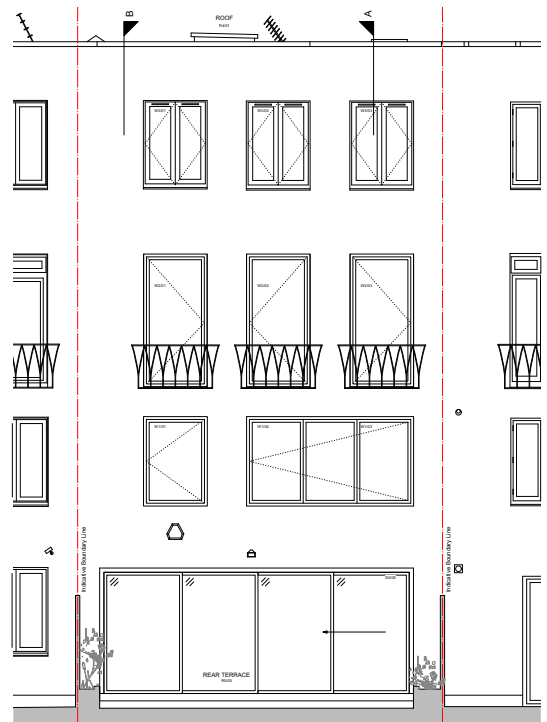
(Fig. 02) Existing front Elevation Drawing



(Fig. 03) Proposed front Elevation Drawing



(Fig. 04) Existing rear Elevation Drawing



(Fig. 05) Proposed rear Elevation Drawing

A complete set of Scaled Proposed and Existing Drawings are attached to this application

Precedent

There exists good precedent for planning approvals relating to this scheme. In particular, applications at the following properties should be noted:

27 North Grove

- HGY/2022/1797
- Permission Granted
- Proposed rear glazed doors/windows to the rear lower ground floor, new lightwell with window to front lower ground floor, conversion of existing garage to habitable space and replacement of garage door, rooflight to roof, minor landscaping to rear garden and driveway.

25 North Grove

- HGY/2015/1200
- Permission Granted
- Re-landscaping of driveway and rear garden; replacement of windows and doors including a new rear window/door to the lower ground floor; minor internal structural alterations; renewal of roof covering.

23 Highgate Close

- HGY/2014/1738
- Permission Granted
- Alterations to front elevation to provide extra living space and changing 3 rear doors for one patio door.

4 Highgate Close

- HGY/2021/0026
- Permission not required
- Certificate of lawfulness (proposed use) for conversion of garage into kitchen, including bricking up of garage doorway and insertion of new window - all in keeping with the works carried out by adjacent neighbours on both sides.

5 Highgate Close

- HGY/2004/0429
- Permission Granted
- Alterations to front elevation.

9 North Grove

- HGY/2017/1938
- Permission Granted
- Conversion of existing garage to habitable space and replacement of garage door.

See following page for view of North Grove and Highgate Close.

Precedent

The same house typology as 27 North Grove can be found on two terraces on North Grove and the majority of the Highgate Close.



(Fig. 06) View of North Grove and Highgate Close

Conservation Area/Heritage Statement

The property is situated in the Conservation Area of Highgate. The proposal has been designed sensitively given its location and in line with local planning guidelines and will not negatively impact the conservation area.

Daylight & Sunlight

The proposed works have been designed to limit any negative impact on the daylight or sunlight available to neighbouring windows or external spaces. No extension has been proposed therefore there will be no changes to daylight and sunlight to neighbours.

Flood Risk

The Environment Agency's flood risk maps show the site to be at no risk of flooding by sea, rivers, reservoirs or surface water. The proposals will have no significant effect on the overall drainage condition of the property, site, or surrounding area. Appropriate drainage will be detailed for the lightwell.

Sustainability

The proposed works will be built to contemporary standards, providing a more insulated external envelope and reducing the overall energy requirement of the property. Generous amounts of natural light will be provided via enlarged double/triple glazing to the rear, flat rooflight, lightwell window reducing the need to artificially light the space during hours of daylight.

Trees

No trees are impacted with the proposed works.

Access

Access to and from the property will not be affected by the proposed works.

Parking Provision

Parking is off-street and will not be impacted with the proposed works.

Final Note

With all the above information and drawings attached to this application we trust the scheme can be supported. If the council have any questions or queries regarding this scheme while processing the application please contact the Agents who will be more than happy to discuss any details further, contact info below:

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(and ask to speak to either Felix Scobie or Neil Kahawatte)