

Design & Access Statement

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

Reference: 2206_R102
Date: 22/03/2023

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

Agent: Neil Kahawatte Architects
Studio 36,
Bickerton House,
Archway,
London,
N19 5JT



(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 a four storey family home, with a front driveway and rear garden. The property has an upper ground floor accessed from the front and a lower ground floor which has access to the private rear garden.

The applicants would like to improve the rear glazing to the upper ground floor and first floor to maximise natural light, and improve the thermal capabilities of the family home, while bringing the property up to date with the rest of the terrace.

This application follows two previously approved applications; Ref: (HGY/2022/1797) & Ref: (HGY/2022/4457), please note references on arrangement drawings.

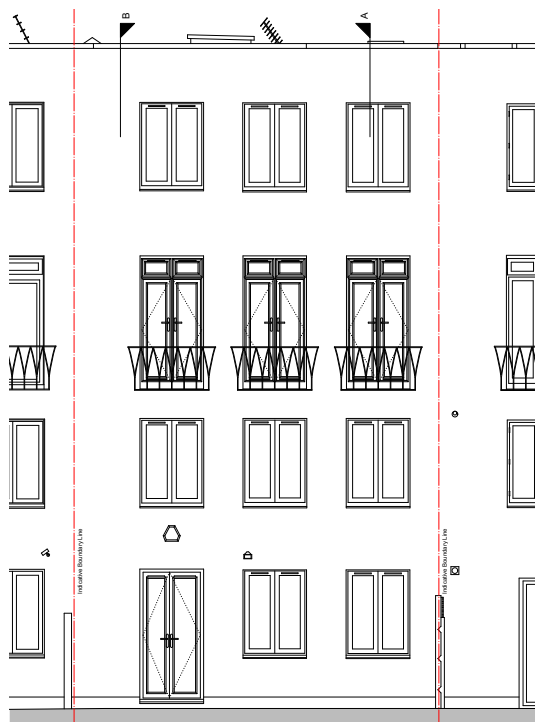
Design Overview

The proposed alterations have been designed to sit comfortably within the existing building, terrace and wider context, while being articulated honestly as good quality additions 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 contained to the rear elevation of the property, with the proposal respecting the character and appearance of the area.

- 01 Rear Upper Ground Floor Windows: New Metal/Timber bi-fold window to rear upper ground floor are proposed to improve natural light levels and thermal capabilities, please see pg.3 for more information.
- 02 Rear First Floor Windows: New Metal/Timber windows to rear first floor are proposed to improve natural light levels and thermal capabilities, please see pg.4 for more information.

The purpose of this application has been to focus on 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.



(Fig. 02) Existing Rear Elevation Drawing.



(Fig. 03) Proposed Rear Elevation Drawing.

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

Design

Upper Ground Floor Rear Windows:

The amalgamation of two windows closest to the boundary of No.25 North Grove is proposed to create a single large bi-fold window. This will look to maximise the amount of natural light to the family room on the upper ground floor, while also improving the thermal efficiency of the property.

The proposed moves take precedent from the recently approved scheme to No.29 North Grove (HGY/2022/0938), while also looking to propose improvements with regard to the window alignment above. The No.29 North Grove scheme, now under construction, involves 2no. windows on the upper ground floor being combined into a single structural opening, alongside a wider, singular window closest to No.27 boundary. As per Fig. 04 below, these proposed openings to No.29 have little relation to the windows above.

In comparison, the new windows proposed to No.27 within this application are designed to bear strong correlation to the existing window modules above by continuing the line of the window edges (note vertical blue lines), see Fig.04 below for reference and illustration purposes. Please note the previously approved windows/doors.



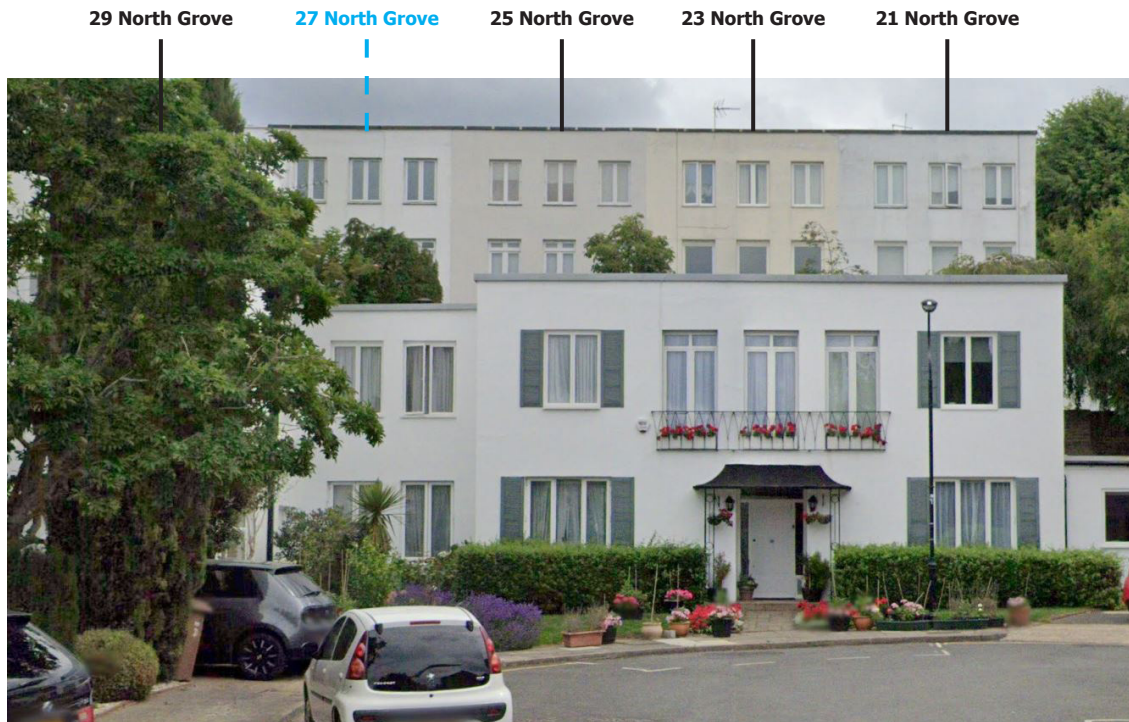
(Fig. 04) No.29 & No.27 Rear Elevation Comparison.

Design

Restricted Rear Views to North Grove Terrace:

As per the images below, there is restricted views to the rear elevations along the North Grove terrace. The drop in level to the street behind (Highgate Close) prohibits any views to the rear; lower ground and upper ground floor windows of the terrace. Please see Fig. 05 that shows this restricted view to the rear elevations from Highgate Close.

In addition, as per the internal images below, the gardens are bordered by vegetation and the adjacent property has no overlooking windows.



(Fig. 05) Restricted rear elevation views from Highgate Close.



(Fig. 06) Window 01 Internal View.



(Fig. 07) Window 02 Internal View.



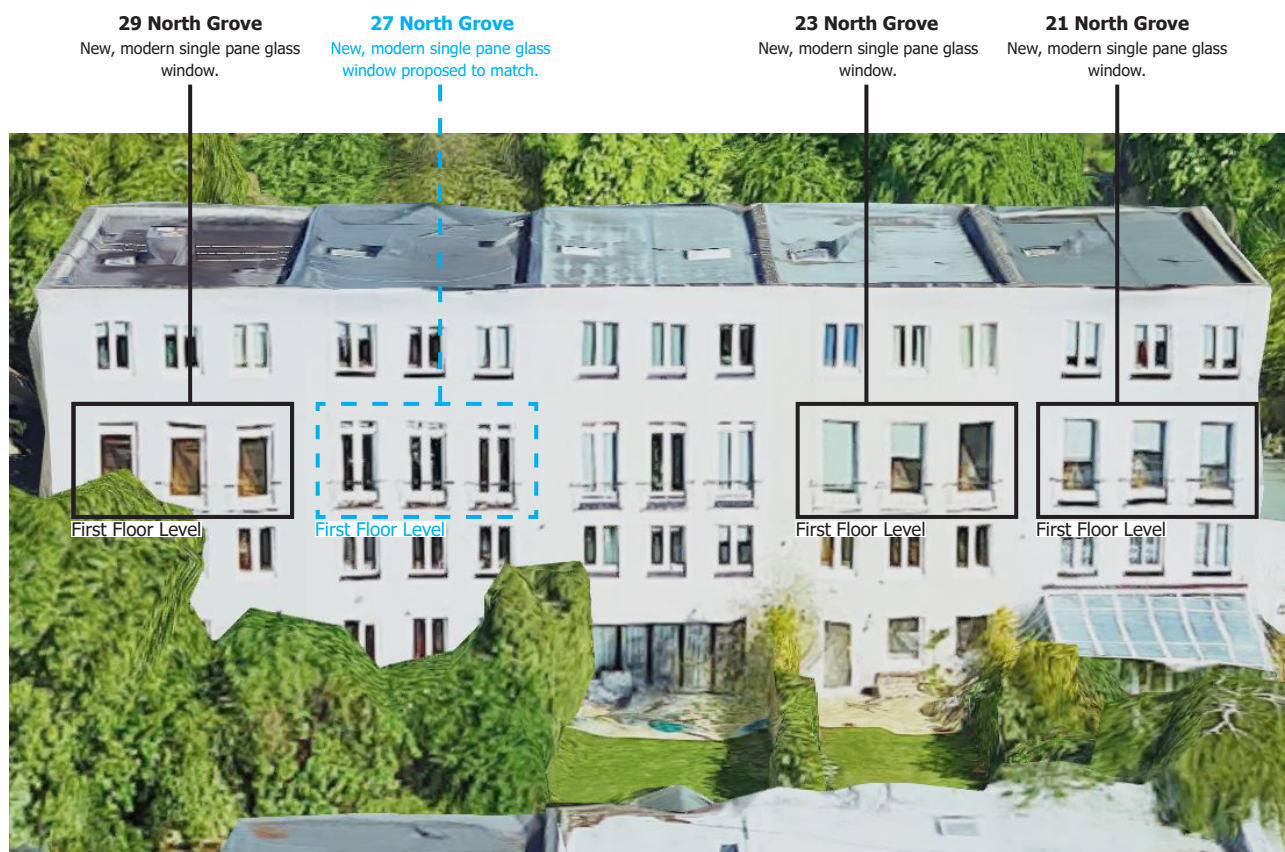
(Fig. 08) Window 02 External View.

Design

First Floor Rear Windows:

New windows are proposed to the first floor level, which include the removal of the central mullion and top rail to create a single window pane. The proposed windows will look to maximise the amount of natural light to the first floor rooms, and improve the thermal efficiency of the property. Please see Fig 04. that illustrates the proposed arrangement.

The move looks to restore uniformity across the rear elevations of the terrace by matching the current, single pane, first floor windows to properties; No.21, No.23 and No.29 North Grove. Currently, only No.25 and No.27 have a central mullion to these windows, please see Figure 09. as below for reference and illustration purposes.



(Fig. 09) Rear Elevations of Terrace as Google Maps (27/01/23)

Precedent

As previously documented within the document, No.21, No.23 and No.29 all act as precedent for the proposed first floor window alterations. In particular, No.29 North Grove acts as the primary precedent for the proposed upper ground floor window alterations, please see details below:

29 North Grove

- HGY/2022/0938
- Permission Granted
- Erection of ground and lower ground floor rear extension and replace garage door with window (conversion to habitable accommodation) and rear landscaping.

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.

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.

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 on the upper and first floor levels, ultimately 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.