

Conservation, Design and Access Statement for 75 Claremont Road, London N6 5BZ

The property is a 5 bedroom single family terraced dwelling in a residential street in the Highgate Conservation Area.

The proposal is for a wraparound extension to the side and rear of the property, which will involve demolishing the existing rear extension.

The proposal is similar to that already constructed at No 77, which was approved in 2016. Application reference HGY/2016/1539 and which can be seen in the site photo below



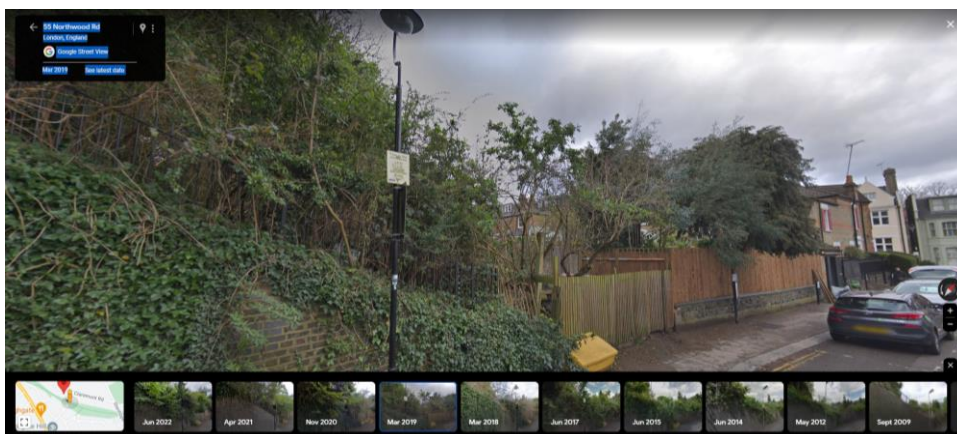
No 73 already has a side extension, which can be seen in the site photos below, the photo on the right showing more of No 75.



Highgate Conservation Area Advisory Committee raised concerns about the proposal relative to Northwood Road and Parkland Walk. Google Street View images dated June 2022 from either side of the bridge across the road show that the houses in Claremont Road are well screened from Northwood Road by garden trees as well as those surrounding Parkland Walk.



Below is another image taken in March 2019 showing the deciduous trees without leaves, the ground floor elements of the properties in Claremont Road are still not visible



The Street View image below dated June 2022 shows the entrance to Parkland Walk from Holmesdale Road showing the extent of the trees that surround the path and cover the area.



The 2023 satellite images below show the extent of the tree cover afforded to Parkland Walk reducing the views of the ground floors of the properties in Claremont Road. No 75 is indicated by the location marker in red in both images. Parkland Walk is clearly visible in the second image.



Highgate Conservation Area Advisory Committee raised concerns about “materials, energy performance and so-on”.

The proposed extension would be constructed in brickwork to match the existing house and with a three layer felt flat roof as constructed at No 77.

The removal of the internal walls and the bi-folding doors and flat rooflights will bring daylight and ventilation into the extension as well as the into the existing dining room, which will be incorporated into the open plan lounge, dining and kitchen area. There will be no overlooking of either of the neighbours as the extension will be in line with the existing extension and the extension at No 77. No 73 has created an open plan area at ground floor according to the drawings on the Planning website from 2004.

The construction will comply with the latest Building Regulations resulting in a highly insulated building contributing to the sustainability of the property. All materials will be obtained from reputable suppliers sourced from sustainable manufacturers. All materials from the demolition of the existing extension will either be sorted and removed from site by Licensed Waste contractors or re-used in the construction adding to the sustainability of the project.

The rear patio will remain on the same line so no garden area will be lost or affected by the works.

The image below shows the amount of extensions that have taken place in the short stretch of Claremont Road that surrounds No 75



