



| Revision                                          | Date       | Description                        |
|---------------------------------------------------|------------|------------------------------------|
| 01                                                | 27/04/2023 | Issued for PLANNING                |
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| Project<br>17 Denewood Road, Highgate, N6 4AQ.    |            |                                    |
| Document Title:<br><b>Design Access Statement</b> |            |                                    |
| Project Number:<br><b>BDH222</b>                  |            | Document Number:<br><b>(PL)300</b> |

**1.0 - INTRODUCTION**

**1.1 - APPLICATION SUMMARY**

This Design Access Statement (DAS) has been produced for a Planning Application for **17 Denewood Road, Highgate, N6 4AQ**.

We are seeking permission for minor alterations to extant planning permission currently being constructed alongside some additional front wall alterations to improve security and safety of the applicants.

**1.2 - AGENT & APPLICANT DETAILS**

1) The Applicant: Ms Nurina Albrecht  
Address as application site.

2) The Agent: Oliver PG Sims / Bastet Design House

(Note, no direct contact with the applicant is permitted, any correspondence on this application should be via BDH as agent).

**1.3 - SUPPORTING DOCUMENTS**

This document is to be read alongside the following documents as included within the application submission:

- (PL)001 - Location and Block Plan
- (PL)009.2 - Proposed Basement Plan
- (PL)010.1 - Existing Ground Plan
- (PL)010.2 - Proposed Ground Plan
- (PL)011.1 - Existing First Floor Plan
- (PL)011.2 - Proposed First Floor Plan
- (PL)013.1 - Existing Roof Plan
- (PL)013.2 - Proposed Roof Plan
- (PL)020.1 - Existing Front Elevation
- (PL)020.2 - Proposed Front Elevation
- (PL)021.1 - Existing Side Elevation
- (PL)021.2 - Proposed Side Elevation
- (PL)022.1 - Existing Rear Elevation
- (PL)022.2 - Proposed Rear Elevation
- (PL)023.1 - Existing Side Elevation
- (PL)023.2 - Proposed Side Elevation
- (PL)024.1 - Existing Street Elevation
- (PL)024.2 - Proposed Street Elevation
- (PL)040.2 - Existing and Proposed Front Garden Plans

(PL)300 - Design Access Statement

(PL)350 - CIL Forms



IMAGE 1: AERIAL PHOTO (NOT TO SCALE)

## 2.0 - THE EXISTING



IMAGE 2: PHOTO OF FRONT



IMAGE 3: PHOTO OF REAR

### 2.1 - THE LOCATION / HERITAGE

Denewood Road consists of a variety of architectural styles, sizes, scales and massing of buildings. Denewood Road is generally residential in character with low-density development of relatively large properties set in substantial grounds. The site is located within the Highgate Conservation Area. There is no prevalent architectural style in the area, being a mix of Georgian, (mock Georgian), Victorian, 20th Century and contemporary designs.

The site is located approximately 800m to the North West of Highgate London Underground station. The site is located within the Highgate Conservation area.

### 2.2 - PROPERTY INFO

The proposal site fronts onto Denewood Road and is number 17 Denewood Road, N6 in the Highgate ward. The property is a 2 storey (plus rooms in roof) detached dwelling house.

- Property Listing:  
The property is not listed.

- Article 4 Directions:  
There is no article 4 direction restricting permitted development

- Flood Risk:  
The property is in a flood risk zone 1

- Conservation Area  
The property within the Highgate Conservation Area

- Building of Townscape Merit (BTM)  
The property is not a BTM.

- Planning Application History  
- Planning ref HGY/2021/1483 Basement alterations and various minor alteration permission [which this subsequent application is varying slightly].  
• Planning ref OLD/1973/1026 REF 18-06-73 17 Denewood Road Erection of two 3 storey homes with integral garages.  
• Planning ref HGY/1996/0163 GTD 12-03-96 17 Denewood Road London - Felling of one Ash tree. (Subject to TPO).  
• Planning HGY/2011/2316 – GTD 17 Denewood Road – Excavation

### 2.3 - EXISTING DESIGN AND MATERIALS

The property is a brick three storey detached house with clay tiled roof with white painted timber fenestration.

### 3.0 - THE PROPOSED

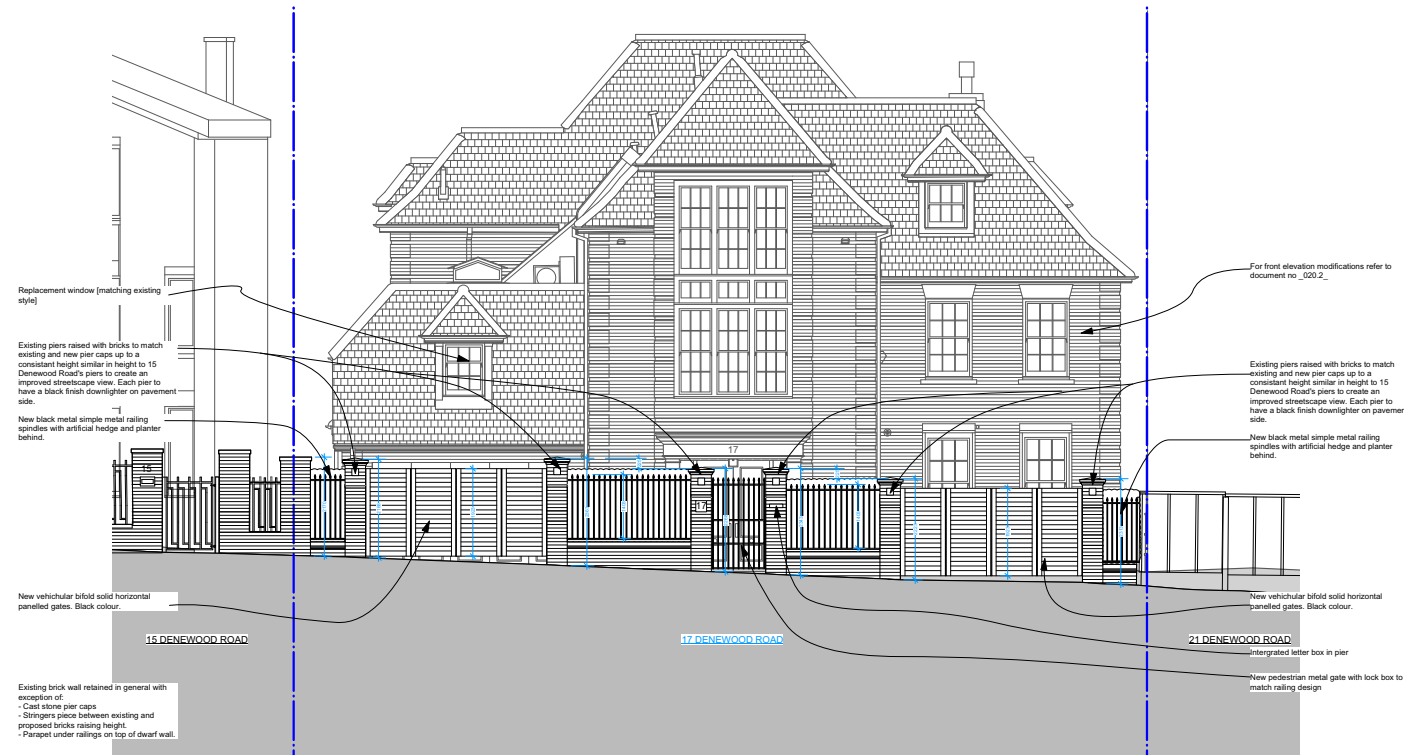


IMAGE 4: STREET ELEVATION



IMAGE 5: FRONT ELEVATION

### 3.1 - THE PROPOSED DESIGN & MATERIALS

We believe we are proposing a sympathetic and wholly appropriate minor alterations to the extant planning currently under construction which fine tune design of the building.

#### Street Elevation:

Alterations to the existing front boundary wall, increasing height slightly to be of similar height to neighbours in order to improve security with materials similar to existing. Metal railings to be replaced with simple metal railings with planters behind and replacement gates.

#### Front Elevation:

Replacement front door and garage door to accommodate lowered floor level currently under construction following previous planning permission and introduction of a rendered traditional portico. Light well currently under construction it is proposed to metal railings to match the proposed front wall.

#### Rear Elevation:

Minor alterations to include white painted timber bi fold doors and triple sash windows to match the design of the existing fenestration found on site.

#### Side Elevation:

A new side door to utility bricking up existing and removal of rear side light well.

#### Amenity

The proposed works will not effect the amenity of the any other properties.

#### Discussion of Works:

The principles of the planned extension have been discussed with the applicant's next door neighbours.

### 3.2 - THE ACCESS

There are no proposed alterations to access.

BASTET  
DESIGNHOUSE