

DESIGN, HERITAGE AND ACCESS STATEMENT

Addition of a single storey rear extension,
addition of a garden outbuilding, and internal
alterations to a single family dwelling.

4 Highgate Avenue, N6 5RX, London



DESIGN AND ACCESS STATEMENT

This design and access statement has been prepared in support of a Householder application for the addition of a single storey rear extension, addition of a garden outbuilding, and internal alterations to a single family dwelling at 4 Highgate Avenue, N6 5RX, London.

On the ground floor we look to add a single storey extension that partially lines up with the existing rear wall of the house and partially steps back from this line to minimise the impact of the extension along the boundary with No6 next door.

The roof profile includes a pitched roof along the boundary with No6 and a flat green roof for the rest of the proposed extension; the middle section of the proposed extension includes a long glazed roof section that lets natural light deep into the floor plan.

The overall composition of the proposed extension is in response to how the volumes of the existing houses steps forward and backwards along the rear elevation and we look to respond to the expression of these volumes and how they are a key feature of the host property and of the rest of the terrace.

We believe that the materials proposed are sympathetic to the character of the area in terms of form, colours and texture, and that the proposed extensions and alterations will not affect the amenity of any neighbouring dwellings and they will not be visible from any public viewpoints.

The proposed garden room is set at the end of the garden and it will not impact the amenity of any of the adjacent properties.

We do not propose to alter the access around the front of the building or the access to the property in general; for anything further please see the attached drawings and forms that accompany this application.

HERITAGE STATEMENT

Highgate Conservation Area in Haringey

The application property is within the boundaries of Sub area 3 – Archway of the Highgate Conservation Area.

With reference to “Highgate Conservation Area - Character Appraisal and Management Plan, December 2013”:

“Highgate Avenue

Highgate Avenue runs from Jackson’s Lane / Archway Road junction, south to its right angled junction with Southwood Lawn Road. The street shares the distinctive house styles of Jackson’s Lane and Southwood Avenue being red brick with fine detailing and constructed between 1897 and 1904.

[...]

The west side of Highgate Avenue between Jackson’s Lane and Southwood Avenue (nos 2-12) consists of a short terrace of linked semis with 2 storey front bays, side entrances, and fine porches roofed in clay tiles and supported by decorative timber framing. The roofs have projecting gables, all of which now have modern windows of differing type inserted. Some of the porches have been altered but others remain and contribute positively to the streetscape.

[...]

The street is planted with small trees and there are many well maintained and large private hedges giving privacy to the gardens, particularly at the junction with Southwood Avenue. A significant characteristic is the blue brick front garden walls, with stone cappings or tiled copings, in-filled with render, contrasting brick, and nos.4-6 clinker/random rubble. Although the coherence of this has been destroyed in a couple of places by off street parking and the unsympathetic red brick wall and ramp access up to the Avenue Nursery at No2, these have otherwise been well maintained.”

HERITAGE STATEMENT

The proposed extension and alterations aim to bring this property up to date with similar properties across the Conservation Area and to create an improved family space for this single family dwelling.

The proposed extension matches the scale, proportions, materials, design and style to similar extensions and projection across the Conservation Area and they are sympathetic to the late Victorian and Arts and Crafts language of the adjacent properties.

We believe that the proposed alterations and extensions make a positive contribution to the Highgate Conservation Area as they seek to update the fabric of the property and enlarge it in a way that is in-keeping with the character of the properties along the Highgate Avenue in regards to appearance, materials, style, continuity and rhythm.



View of the rear elevation



View of the rear / side boundary



View of the rear / side boundary



View of the rear / side garden corner



View of the garden area as viewed from the rear first floor balcony



View of the rear / side boundary; view of the nursery roof