

1 St Georges Terrace Design & Access Statement

This document accompanies drawings and information relating to proposed scheme at 1 St Georges Terrace, London N6 4PW.



1.0 SITE DESCRIPTION

1 St Georges Terrace forms part of St Georges House, 6 North Hill (one of three dwellings) is a Grade II-listed building located in the Highgate Conservation Area in the London Borough of Haringey. It is one of three single family dwellings, created from the division of St Georges House in 2011. 6 North Hill is an early-19th century house extended in the mid and late-19th century and forms part of this period of development of this part of Highgate.

2.0 PROPOSAL

The proposals are motivated by the need to upgrade the quality of the property for continued family use. It is our client's aim to enhance the building through repair and redecoration.

The proposals would maintain the building in its optimum viable use as a single-family dwelling, a new stairwell within the existing stair void. The house was heavily remodelled and the fitout is modern throughout. Where vestiges of historic plan form remain, such as the ground floor front room, there would be no change. Internally proposals intend to upgrade and improve the internal living space. This includes but is not limited to the replacement of the low-quality modern timber staircase and glass balustrade and the removal of a modern ceiling to reveal more the 19th century roof trusses.

Primary works include the following:

- Due to the historic significance of the street elevation, no alternations will be made to the front of the property.

- Replacement of existing contemporary timber floor on ground floor with tiles and an integrated door mat in the entry hall on the lower ground floor.
- Minor relocation and infill of some of the door openings on the lower ground floor, primarily in contemporary partitions.
- A new stair from the lower ground floor to the second floor of the dwelling. This stair replaces a contemporary glass and timber stair with one with a more traditional plan form, design and materiality.
- New paving will replace existing contemporary paving in the garden.
- A new timber floor will be installed throughout on the upper ground floor and lower ground floor Playroom.
- A new kitchen will be installed in place of the existing kitchen.
- The ceiling over Bedroom 2 and 3 will be lowered to allow for improved ceiling height in the bedroom above. A new spiral stair will replace an existing unsafe alternating tread stair. New roof windows will be installed to service this room.
- The dwelling will be redecorated throughout in order to update the contemporary works carried out in 2011 to the dwelling, that are not in keeping with the heritage character of the exterior of the dwelling.

3.0 RELEVANT PLANNING PRECEDENT

3.1 6 NORTH HILL (HGY/2012/1999)

Listed building consent for single storey rear extension to unit R3 to provide additional living space.

Note: Example of an approved application to modify the existing fabric of the property at 6 North Hill and add additional living space.

3.2 6 NORTH HILL (HGY/2011/1596)

Listed building consent for refurbishment of existing building to provide 3 new residential dwellings.

Note: Application showing significant modification to the existing building, including it's subdivision into three separate dwellings.

4.0 HISTORIC BACKGROUND

For a detailed analysis of the historical impact, context and design of the existing and proposed building please refer to the 'Historic Building Report' by *Donald Insall Associates*.

5.0 EXISTING SITE PHOTOS



Existing front elevation



Existing rear elevation



Existing side elevation at night



Existing side elevation from street



Existing side elevation

6.0 DAYLIGHT & SUNLIGHT

6.1 There will be no material loss of daylight and sunlight to the surrounding neighbours and no increased sense of enclosure or overshadowing, thus protecting the amenity of residents from the effects of development.

6.2 There will be no adverse impact on sunlight receipt to neighbouring properties as a result of the proposed works.

7.0 DESIGN RATIONALE

7.1 The client's brief was to restore and improve the property for use as a family home. They wish to retain many of the existing heritage features and reinstate key design features that make up the distinct characteristics of this house. They also wish to improve on some of the less sympathetic work done during the 2011 subdivision and restoration of the house.

8.0 MASSING, DESIGN & MATERIALITY

8.1 MATERIALITY

The replacement doors on the rear facade will be timber with traditional beads and glazing bars in keeping with the rest of the timber windows on the rear facade.

8.3 DESIGN IMPACT

Overall, the design impact of the new proposals will enhance and not detract from the original features of the house and the Conservation Area more broadly.

9.0 ACCESS

Access to and from the property will remain unchanged.

10.0 SUMMARY & CONCLUSION

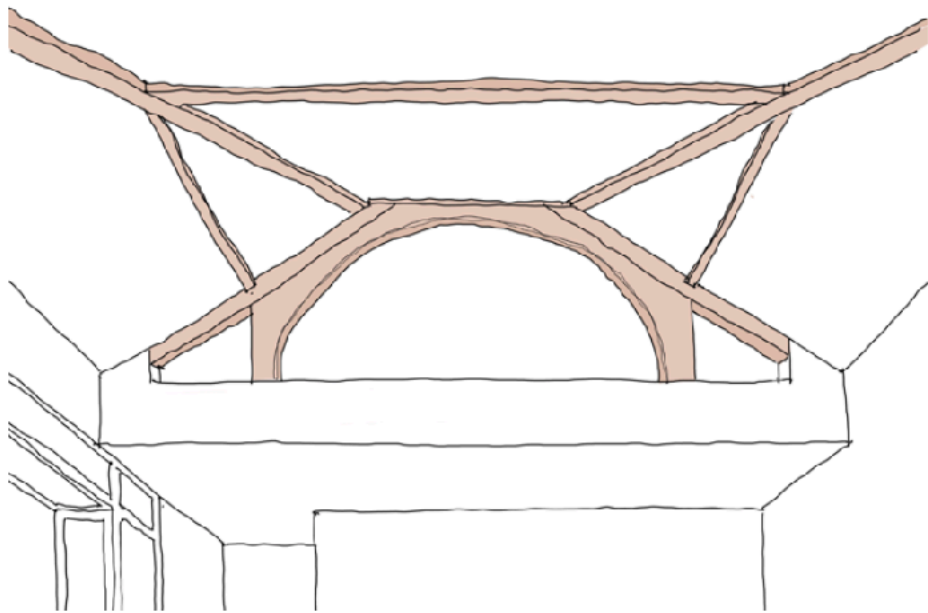
10.1 The proposed works respect and largely retain the original architectural integrity of the building as a whole, while updating it for family use.

10.2 It is considered that the proposed works preserve the special interest of the listed building and the Highgate Conservation Area in accordance with Sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act. The proposals comply with the policy of the NPPF (2021) and all other relevant strategic policies of Haringey's Local Plan SP11 and SP12, Development Plan DM9 and Haringey Neighbourhood Plan Core Objective 5 and the London Plan (2021) Policy HC 1 (C) insofar as they relate to the historic environment.

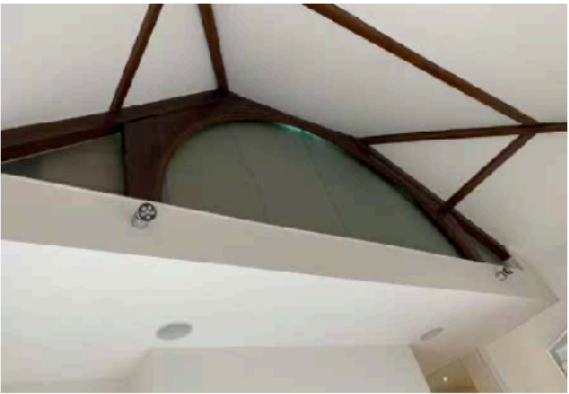
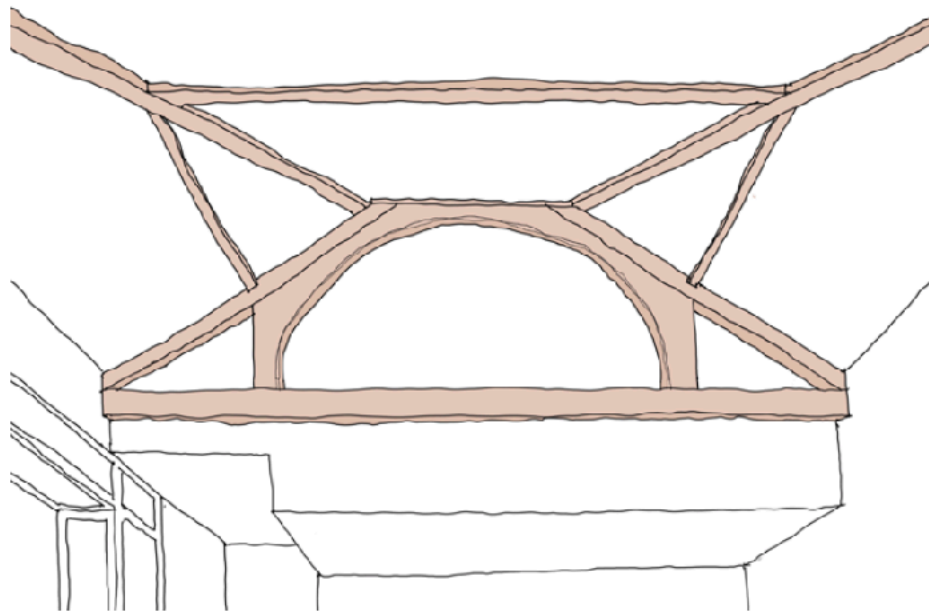
10.3 In conclusion, the refurbishment and reinstatement of the building will modernise the property to suit the requirements of a high quality home.

APPENDIX B - EXISTING & PROPOSED BULKHEAD OVER BED 3

BEDROOM 3 BULKHEAD - EXISTING
TIE BEAM OF ROOF TRUSS CONCEALED



BEDROOM 3 BULKHEAD - EXISTING
TIE BEAM OF ROOF TRUSS REVEALED



EXISTING ROOF TRUSS