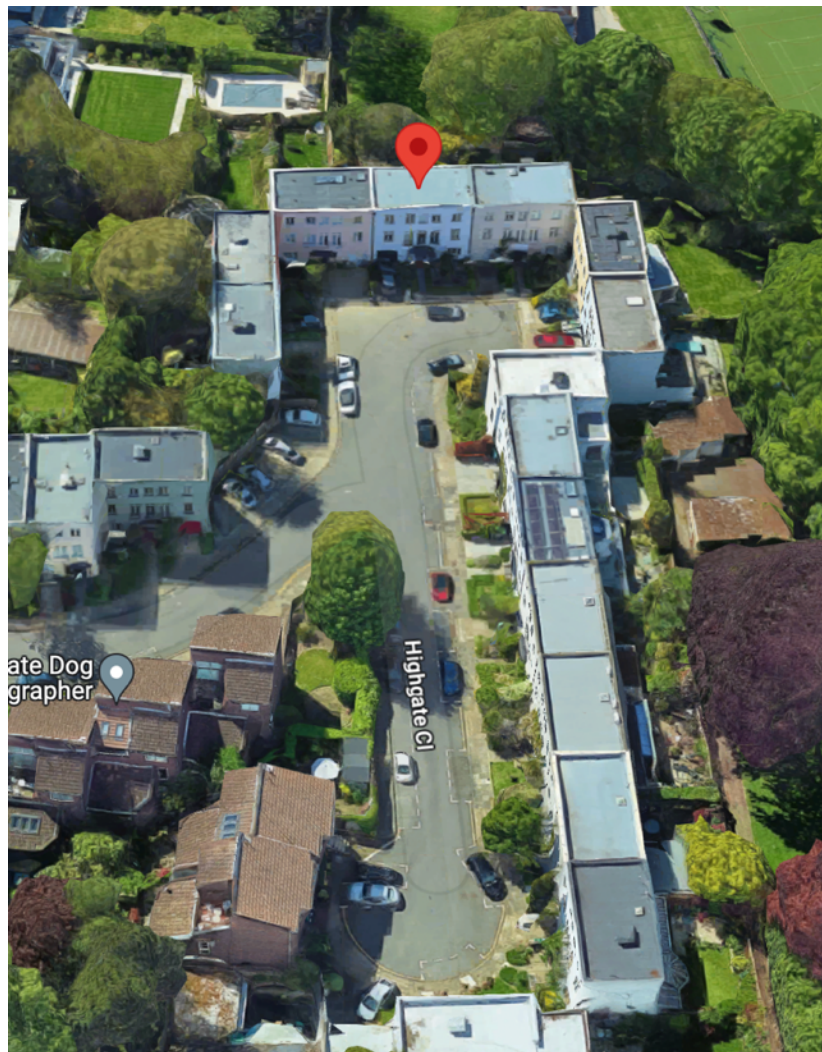


10 HIGHGATE CLOSE

London, N6 4SD

DESIGN AND ACCESS STATEMENT



*Submitted by SM Creatives Ltd
On behalf of Mallika Kaviratne & Stuart Quin*

Haringey Planning Service
6th Floor, River Park House,
225 High Road, Wood Green, London, N22 8HQ
www.haringey.gov.uk

10 Highgate Close N6 4SD – Householder Planning Application

Erection of a single-storey extension to the rear side return with full-width doors and rooflight; and alterations to the existing rear extension and ground floor windows.

Dear Haringey Planning Service;

On behalf of Mallika Kaviratne and Stuart Quin, please find our Design and Access Statement in support of a householder planning application for proposed alterations to 10 Highgate Close. This is to be read in conjunction with photographs and drawings as scheduled below.

Drawings

001 Location Plan	009 Existing Front Elevation
002 Block Plan	010 Existing Rear Elevation
003 Existing Ground Floor Plan	011 Existing Section AA
004 Existing First Floor Plan	012 Existing Section BB
005 Existing Roof Plan	013 Proposed Front Elevation
006 Proposed Ground Floor Plan	014 Proposed Rear Elevation
007 Proposed First Floor Plan	015 Proposed Section AA
008 Proposed Roof Plan	016 Proposed Section BB

Appendix

Photos of property

PLANNING CONTEXT

- 10 Highgate Close is a three-storey terrace house, located on the western side of Highgate Close which is a cul-de-sac off Hampstead Lane. The property is not listed, but the site is located within the Highgate Conservation area.
- The house forms part of a terrace developed in the post-war era. This development contrasts with those larger semi-detached houses along Hamstead Lane which date from the early Victorian era.
- All the adjacent terrace dwellings in Highgate Close are three-storey units in a consistent pattern of facades with flat roofs. Each dwelling is similarly designed in a modern style with off-street parking and garden plots to the rear.
- The existing terraces follow a similar pattern of fenestration with a centred entrance, 'Juliet' style balconies to the first floor and a reduced band of upper-storey windows to the 2nd floor. At the ground floor level, each property has a similar style ornamental metal porch with dual off-street parking bays adjacent to the main entrance.

- Most properties to the rear of 09 to 20 already have rear extensions. No. 15 & 16 have a full-width conservatory with a first floor small addition, and the neighbour at No.09 has a full-width, 4-meter-deep ground-floor extension.
- Certificate of Lawfulness was granted for the 'erection of a single storey rear extension with the insertion of rooflights'. Application nr HGY/2010/2262 (decision 01. February 2011)
- On developing the design and preparing this statement, we have referred to The Highgate Conservation Area Appraisal and Management Plan (December 2013) and the Supplementary planning guidance SPG2 policy issued as part of the UDP by Haringey Council.

THE PROPOSAL

Generally

- The development proposes a number of carefully considered replacements and alterations. These have been holistically considered in relation to this home, while preserving and enhancing the local context and character. The ambition is for a high-quality design that will last for many years to come.
- The focus of the proposed work is on the ground floor to the back of the property – as relates to the internal use and garden.
- The effect of the proposed modifications is best represented in the associated existing and proposed plans and elevations.

Introduction of a single-storey extension to the rear side return with full-width doors and skylight

- Side return: We propose to enlarge the rear ground floor dining room by creating a side return between the existing extension of no.10 and no.09 Highgate Close. The extension extends 4 meters from the rear elevation and matches the height of the existing extension.

Reason: With an active family of four, the current kitchen and dining room of the house have proven to be far too small and disconnected from the living room which is located on the First floor. A large open-plan living and dining area will substantially improve the quality of family and social life. This open plan reflects contemporary living, where the kitchen and living areas of the house are more informal and combined, and most importantly, on the same level as the garden.

- Glazed garden 'Crittall' doors: It is proposed to unify the new extension with the existing extension by adding a large set of glazed doors opening directly onto the garden.

Reason: The large doors will not only bring in ample natural light and create an illusion of more space, but they will also significantly enhance the connection between the interior of the house and the garden. These Crittall-style doors have been around since the late 19th century and have seamlessly blended with the textural qualities of the surrounding area.

- Sedum/ green roof with skylight: It is proposed that the roof is a sedum roof with a skylight.

Reason: We believe that a green roof will not only be attractive and in keeping with the area, but a green roof will also contribute to the natural ecology and environment, improving air quality by filtering pollution. With this roof, we also increase energy through the additional roof layer of vegetation.

- Timber cladding: We propose that the extension is clad in a traditional material - thermally treated dark pine cladding.

Reason: We envision the addition of this simple material to be an improvement to the quality and look of the extension by using a noble and natural material that is strong and durable and has good physical/mechanical

properties. It is our belief that this material together with the new doors will blend and be sensitive to the landscape and a positive contribution to the area.

Alterations to the existing single-storey rear extension

- Roof replacement: We propose to replace the roof of the existing extension. It is proposed that the roof's material is a sedum/green roof to be in keeping with the new extension roof.

Reason: The current extension roof is unattractive and in need of repair. By replacing it with a green roof will contribute to the natural ecology and environment.

- External doors replacement: We propose to replace the existing doors with new Crittall-style doors to match with those above.

Reason: For the overall clarity and cohesiveness of the design, we feel that it is important to replace the current doors, which are in poor condition, with doors that are all the same style.

- Timber cladding: We propose to clad the currently rendered external walls with a thermally treated dark pine cladding.

Reason: For the overall design, we feel that it is important that the existing and new extensions are unified and seen as one.

Replacement of three vertical windows to the rear elevation at ground floor

- The proposed window is to be a horizontal window that matches the design and frame proportions of the existing windows.

Reason: The introduction of this window will allow more light into the ground floor stairwell and improve the connection to the outside.

IMPACT

- The property is within the Highgate Conservation Area; Supplementary planning guidance SPG2 policy notes the following:

C1 Extensions should generally be confined to the rear of the building, preserve the character and appearance of the area, should not upset the scale/proportions of the building or adversely affect character or setting of the neighbouring properties.

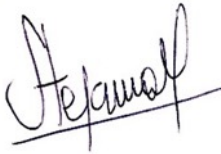
- The extension is confined to the rear of the dwelling and designed to be as unobtrusive as possible. As these replacements and alterations are limited to the rear elevation, these are not visible from Highgate Close and have a minimal aesthetic impact on the existing context and neighbouring houses. There will be no adverse impact on the neighbouring properties' views.
- Particular care has been taken with regards to the scale, massing and materiality of the extension. It is our belief that the proposed changes will be an improvement of the existing extension and internal spatiality. High-quality materials are proposed and will enhance the value of the property.
- The proposed addition to the house will increase the value of the property, while also improving the internal layout to better meet the needs of the family. By updating and improving the property, we can help preserve the historic environment and ensure that the building continues to be a positive contributor to the local community and the life of the area.

- The proposed extension is in alignment with the established precedent of existing extensions in the area, especially with the neighbour at No. 09 in terms of width and depth.
- There will be no harmful impact on neighbouring residential amenity.
- There are no trees in the vicinity of the proposed extension.

ACCESS

- Access to the property from the road at Highgate Close will not be altered in any way. The site currently has 2 off-street parking spaces. It is intended to maintain the current off-street provision which will meet the council's parking standard for the locality. There are no public thoroughways across the property.

Sincerely,

A handwritten signature in black ink, appearing to read 'Stephen', written over a horizontal line.

APPENDIX – Photographs



Front elevation aerial view



Rear elevation aerial view



View from Highgate Close



Rear views from the garden



Existing rear extension view