

Client: Ronan & Naomi Clancy

Project: 35 Avenue Road, Highgate

Date: 12/02/2026

Design & Access Statement

a: Unit 2/ Foundry Mews/ London/ SW12 9AZ / e:studio@willgamblearchitects.com

CONTENTS.

01 Introduction	04	05 Access & Supporting Information	24
02 Site & Surrounding Area	05	- Access - Landscape - Trees - Flood Risk - Fire - Sustainability	
- Conservation Area - Historical Context - Existing Site Photos - 35 Avenue Road - Layout			
03 Heritage & Planning	13	06 Conclusion	27
- Conservation Area - Planning History - Relevant Planning Applications			
04 Design	15		
- Design Rationale - Site Layout and Use - Massing, Scale and Height - Internal Layout - Appearance - Precedents			



WillGamble/Architects.

Will Gamble Architects is an award winning, design-led architecture and interiors practice based in Barnes, London.

The studio specialises in residential projects ranging from townhouse refurbishments and extensions to rural conversions and adaptations.

As a practice, Will Gamble Architects strive to deliver high quality architecture that is well-considered, sensitive in design and rich in materiality and have built a portfolio of work that extends throughout London and the UK.

The practice has a particular interest in working with existing structures by creating architecture that enhances our historic environment. It has a strong belief in the sensitive re-use of our heritage assets through well conceived interventions which are both culturally and environmentally sustainable.

Images from left to right, by Will Gamble Architects

- Extension to a Grade II listed house and scheduled monument, Northamptonshire
- Extension and refurbishment to existing island property, Newquay
- Internal restoration and renovation to a Grade II listed Georgian property, Lambeth
- Extension and refurbishment to a Grade II listed Farmhouse, Hertfordshire



01. INTRODUCTION

Development Description - Erection of side, rear and basement extensions in place of existing outbuildings and extensions to be demolished. Replacement of non-original first floor side extension. Replacement of existing fenestration and roof coverings of existing building. Widening of existing driveway and associated landscaping.

This design and access statement has been prepared in support of an application for the demolition of outbuildings and non-original extensions, to make way for the provision of a two storey side extension and single storey rear extension, as well as an extension to the existing basement, and the internal reconfiguration and refurbishment of the existing property throughout, at 35 Avenue Road, Highgate, N6 5DF.

The proposal will be of exemplary architectural quality, and will appropriately adhere to the criteria set out in the NPPF, the London Borough of Haringey, as well as supplementary planning guidance documents.

The property will be extended and reconfigured throughout to create a renewed 21st century home for the applicant and their young family.



No.35 Avenue Road



02. SITE & SURROUNDING AREA

Conservation Area

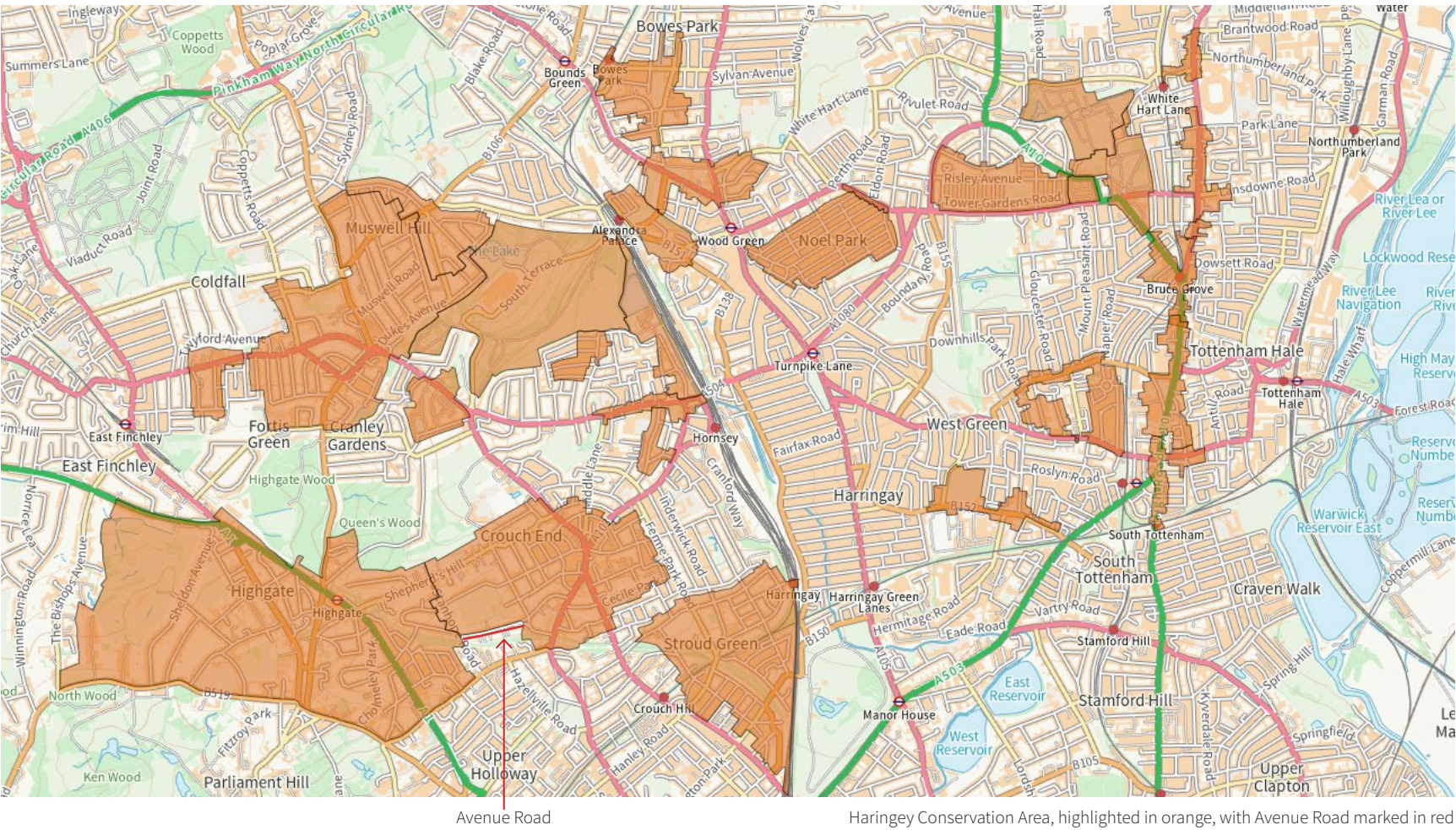
35 Avenue Road is situated within the London Borough of Haringey, and lies in close proximity to the designated conservation areas of Highgate and Crouch End, which form part of the overall *Haringey Conservation Area*. Highgate was designated an area of conservation in 1967, and Crouch End in 1974.

Avenue Road forms the south western boundary of the Crouch End Conservation Area, with the boundary line dividing Avenue Road in half latitudinally. The south half of Avenue Road, including property no.35, falls outside of the conservation area.

The northern half of Avenue Road consists of large semi-detached Victorian dwellings (built in the early 20th Century), with an over-arching aesthetic of red brickwork and tiled roofs. However, some have been painted a white or cream. Key features include large sash windows and a bay frontages, surmounted with a gable end dormer window at attic level to the front elevation. The road retains clear boundary lines with well maintained gardens and mature vegetation.

The southern half of Avenue Road consists of early Victorian (late 19th Century) detached dwellings, post-war period apartment blocks and new detached dwellings, and does not reflect the decorated character or consistency of the opposite Victorian dwellings.

No.35 is a detached, mid-Victorian (late 19th Century) dwelling with a red brick aesthetic to the front. It retains original Victorian features including a box bay window to the front elevation and large sash windows. It lacks the opulence of the later Victorian dwellings seen on the north side of Avenue Road, but it's location higher up on the sloping topography and significant set back from the road retains a level of prominence. It has seen substantial alterations with the addition of a two storey side and rear extension with a cantilevered section at first floor, creating a covered walkway at ground level for side and rear access.



Historical Context



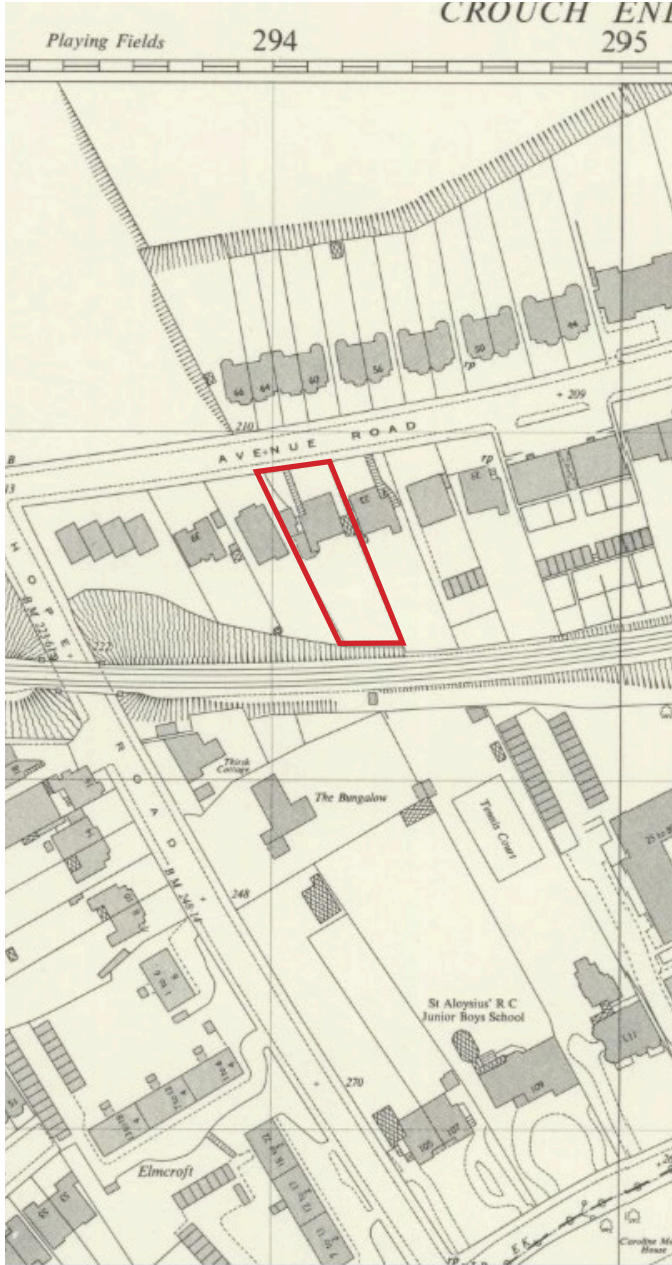
OS Map (1896)



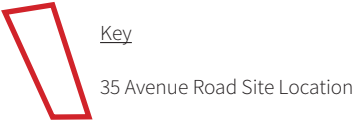
OS Map (1914)



OS Map (1952)



OS Map (1973)



Design & Access Statement.



Existing Site Photos



The existing front elevation, garage, and driveway



View down the left hand side of the house



View of the front entrance steps and the garage



The existing rear elevation and garden



View to the existing rear patio



Access from the side of the house to the rear garden beneath the first floor extension

Design & Access Statement.



Existing Site Photos



View to the opposite dwellings, which lie within the Crouch End Conservation Area



View to the rear garden and current degradation to the existing property



View of the front entrance steps and the garage



View looking east down Avenue Road, with the dwellings in the Crouch End Conservation Area on the left hand side.



Existing, original Victorian features in some internal spaces



View of an internal hallway

Design & Access Statement.



35 Avenue Road

No. 35 is positioned on the western end of Avenue Road, and borders the Crouch End Conservation to the north, and the Parkland Walk (the former GNR line) to the south. 35 Avenue Road is a detached late 19th Century Victorian dwelling, split over four levels: basement, ground, first, and second (attic level). The house consists of the original Victorian building, including a one and half storey projection to the side, which contains a lobby at ground floor. It also includes a large first floor extension to the side and rear (built in the mid 20th Century), over the top of an existing single storey outrigger, with a combined single garage and external store along its side elevation.

The original main house is of mid-Victorian style. It is characterised by a red brick frontage with corbelled eaves, and red brick banding between the ground and first floor. London stock brick is used across the side and rear elevations. There is a box bay to the front with large sash windows and a gable end dormer at attic level which is centred on the hipped roof. The main property has sloping clay tiled roofs, however the non-original extension has a flat felted roof. The garage and outbuilding have corrugated metal monopitched roofs.

The aesthetic of the mid-20th Century side and rear extension reflects a traditional, yet oversized, Victorian bay window at first floor. The projecting bay overhangs the ground floor outrigger, creating a covered walkway to the side and rear. Its large massing and pastiche aesthetic detracts significantly from the architecture of original house. The cantilevered structure extends to the side and into the garden, at ground floor the outrigger occupies approximately half the width of the first floor extension.

The property has a large mature front and rear garden, and is accessed via a driveway and front gate off Avenue Road. The topography of the site rises to the rear, and includes a stepped access to the front door. The boundary consists of low-lying vegetation to the front and timber fencing to the sides and rear. There is mature planting to the peripheral edges of the garden at the rear.



Existing, original late 19th Century main house - front elevation



Mid 20th Century rear extension

Design & Access Statement.

Layout

Basement floor

The basement consists of a singular room, currently used as storage - it is accessed via a secondary stair beneath the primary staircase.

Ground floor

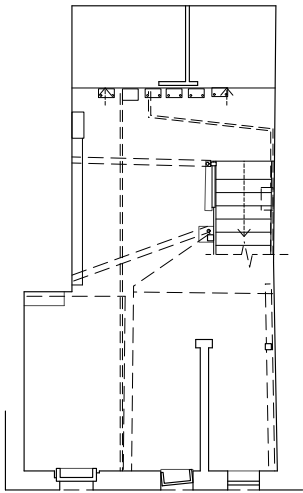
The existing ground floor plan is ad-hoc and cluttered in its internal layout, particularly to the side and rear of the building, which compromises the internal spaces. A number of later partitions have been installed which complicates the legibility and the layout of the original rooms.

The front entrance leads to a lobby, which gives access down to the basement; the main stair is accessed through a set of doors into a small hallway. The stair and cupboard configuration obstructs movement, with no clear route to the rooms at the rear of the property. Consequently, there are no sightlines through to the garden, and the internal spaces are very much enclosed and inward facing.

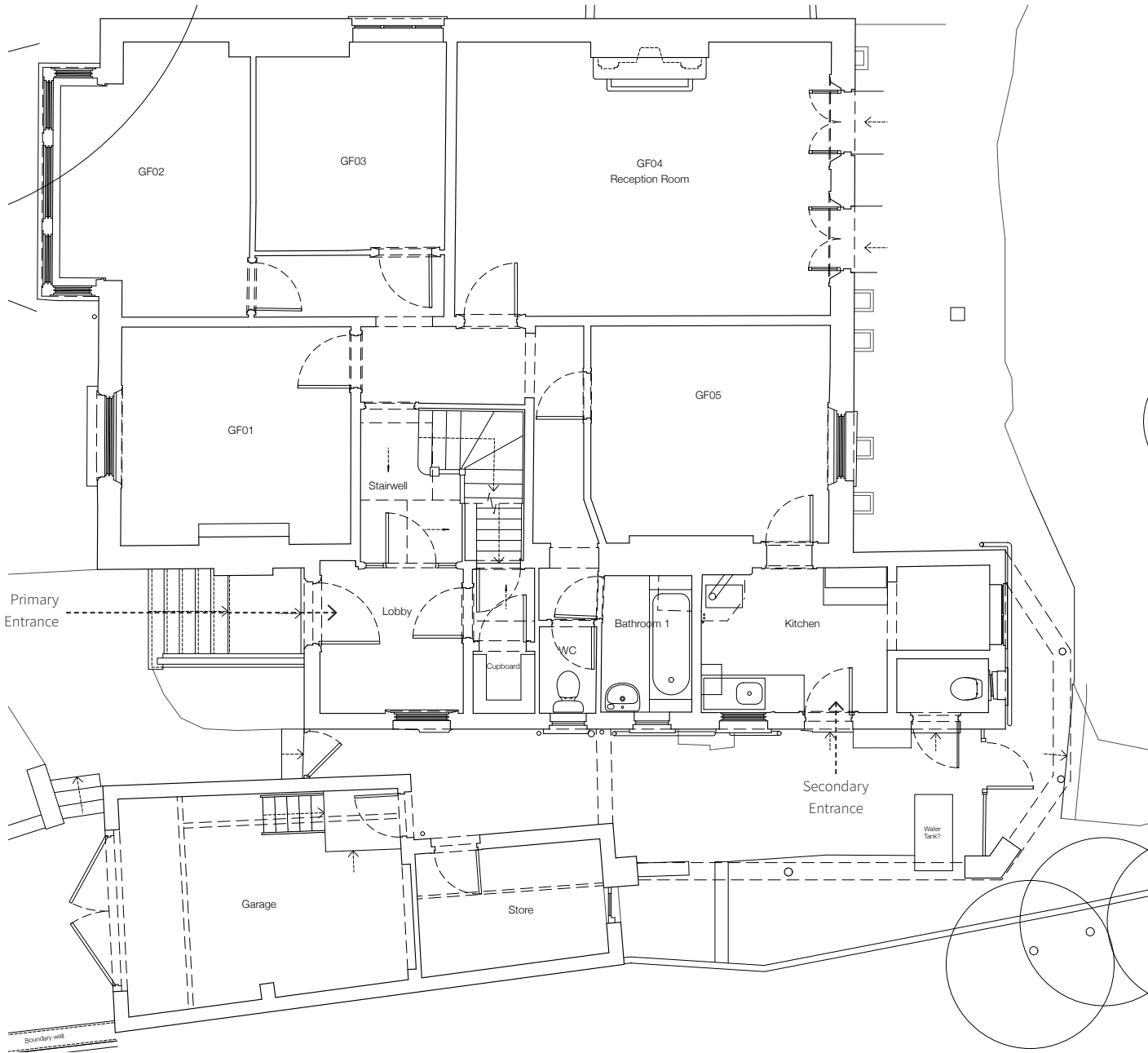
The reception room is the only room that has retained its original Victorian proportions and features, whilst the remaining rooms have been sub divided, creating compromised living spaces.

Access to the kitchen is through the existing dining room, and the size of the kitchen is disproportionate to the scale of the property. It does not meet the requirements for modern day family living.

The garden is accessed via the side door to the kitchen, or from a pair of large french doors to the reception room.



Existing Basement Floor Plan



Existing Ground Floor Plan

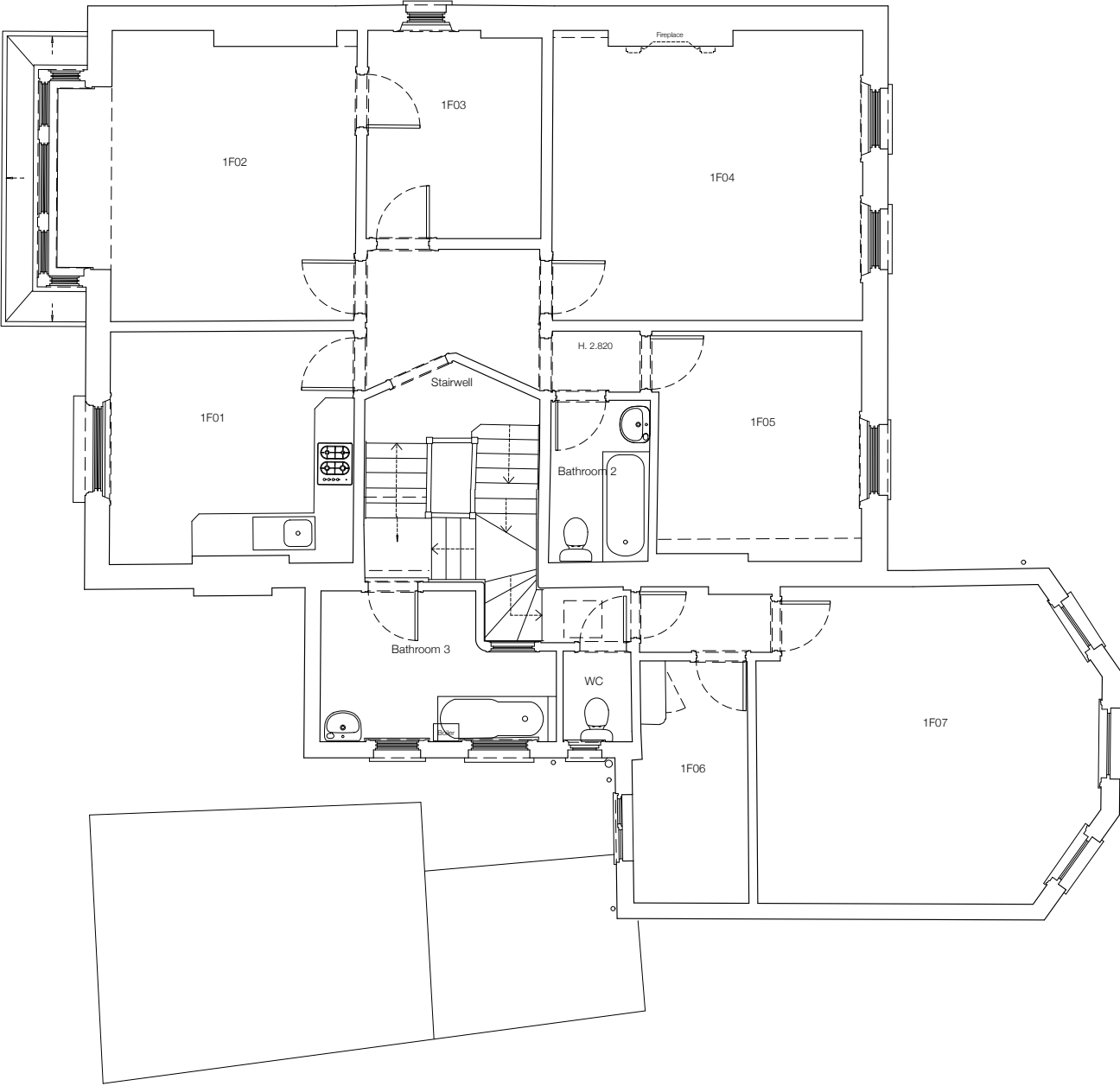
Layout

First Floor

Access to the first floor is via the central staircase with rooms arranged around a central hallway. The first floor consists of different levels - the side extension and original side projection is accessed off a half landing, followed by another short flight of stairs, creating an awkward series of level changes across one floor.

The main floor level consists of a bedrooms accessed via the central hallway.

Irregular shaped partition walls create for an awkward and enclosed stairwell, with limited access to natural daylight.



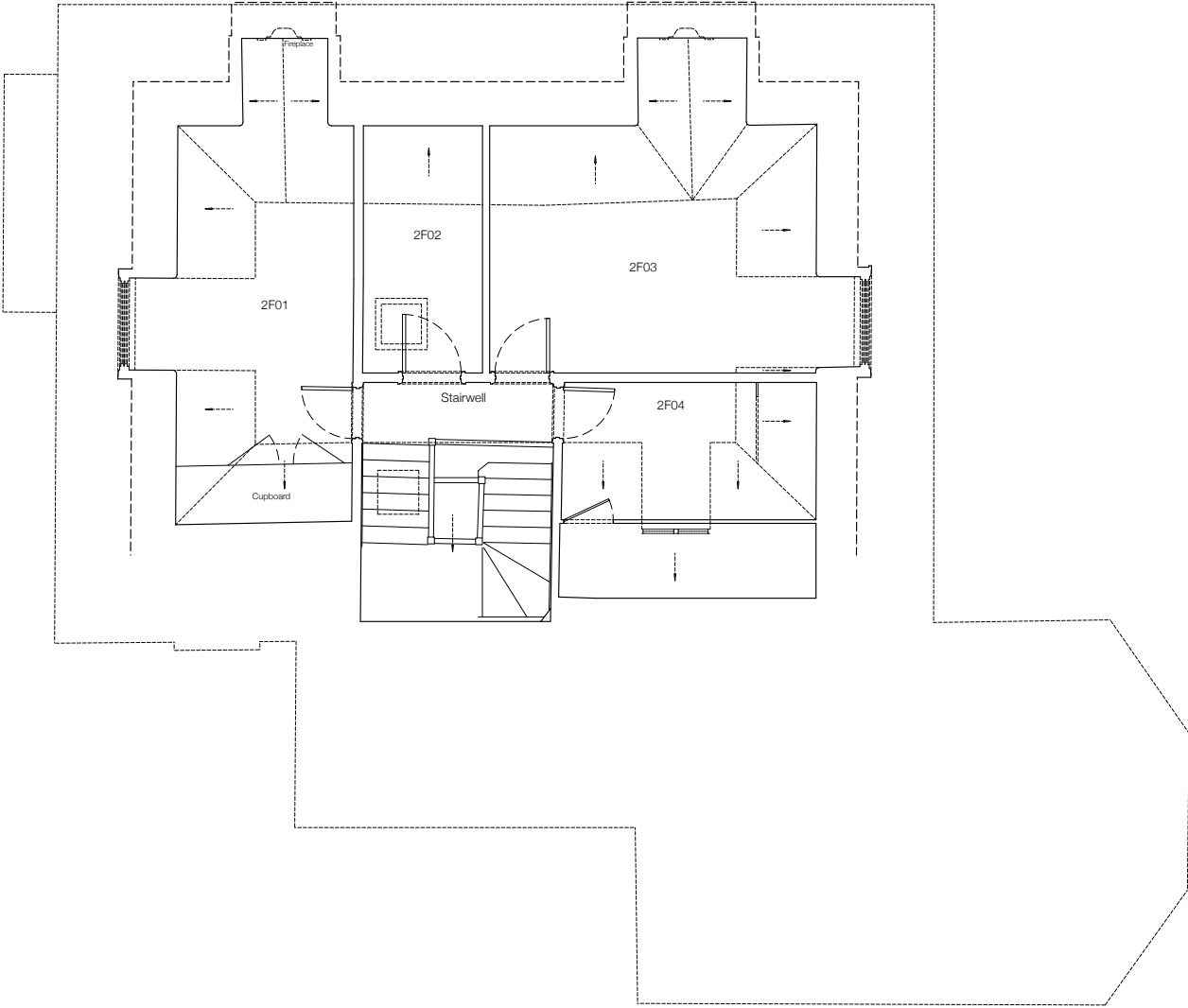
Existing First Floor Plan



Layout

Second Floor (Loft)

The second floor consists of four rooms - two bedrooms, and two smaller ancillary rooms. The bedrooms have small gabled dormers set within the hipped roof. It is assumed that these dormer windows are original features.



Existing Second Floor Plan



03. HERITAGE & PLANNING

Conservation Area - Hurst Avenue to Avenue Road, Sub Area 7

Taken from ‘Crouch End Character Appraisal’ (p.113);
“Most of the other properties on the street are identical in architectural style. Nos.8 to 14 (even), Nos. 20 & 22, Nos. 28 to 38 (even) and Nos. 44 to 58 (even) are large two storey red brick semi-detached Victorian villas with an attic floor in steep hipped slate roofs, many of which incorporate decorative terracotta ridge tiles. Their facades are dominated by wide full height canted bays with prominent white lintels that are surmounted by large red brick gables with triple sash dormer windows under a wide cambered brick arch. These dwellings are of a similar design to properties elsewhere in the Conservation Area, including those situated on Coolhurst Road and Haslemere Road and may have been designed by W. J. Collins. In particular they all include front doors with diamond mullion motifs and coloured glazing. They make a positive contribution to this part of the conservation area.”

Planning History - 35 Avenue Road

There are no previous planning applications recorded against no.35 Avenue Road.

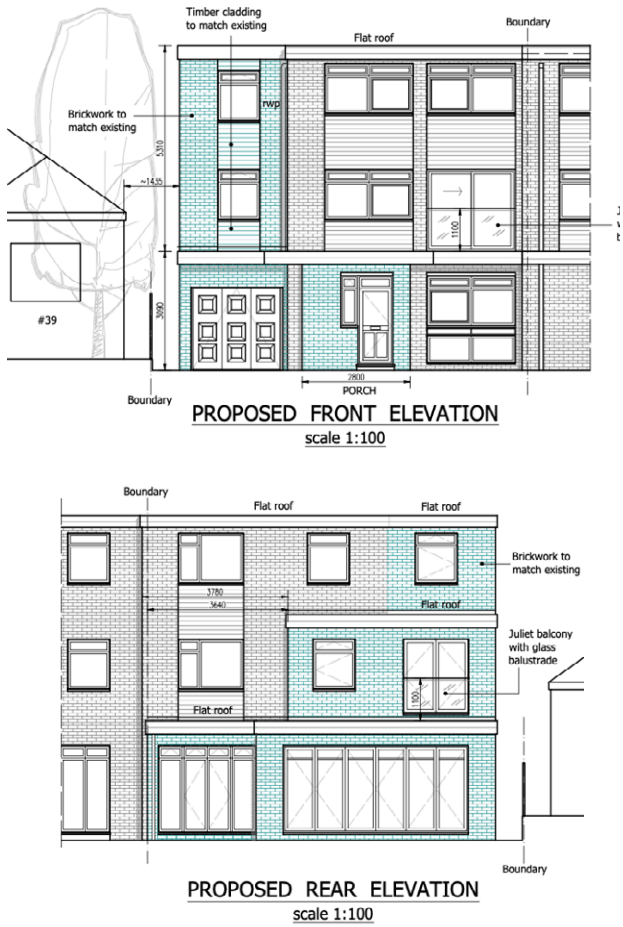
Relevant Planning Applications

2024 - Approved with Conditions
60 Avenue Road
Conversion of two existing flats into one four bedroom family home, alterations and replacement to existing windows and doors, first floor timber extension, construction of garden room and landscape alterations to the front and rear garden.
(ref: HGY/2024/2361)



Existing (upper) and Proposed (lower) drawings for the Approved Scheme at 60 Avenue Road

2019 - Approved with Conditions
41 Avenue Road
Erection of front porch and part single, part 3-storey and 2-storey rear extensions
(ref: HGY/2019/0455)



Existing (upper) and Proposed (lower) drawings for the Approved Scheme at 41 Avenue Road



2017 - Approved with Conditions

50 Avenue Road

Basement extension including lowering of internal floor level and new external access to garden. Two storey rear extension to the existing rear bay projection and formation of terrace area and removal of existing chimney.
(ref: HGY/2017/3003)



Existing (upper) and Proposed (lower) drawings for the Approved Scheme
at 50 Avenue Road

2014 - Approved with Conditions

66 Avenue Road

Formation of extension to side of property and semi basement to be excavated to provide additional storey to rear
(ref: HGY/2014/3023)



Proposed Visuals for the Approved Scheme at 66
Avenue Road

2011 - Approved with Conditions

37 Avenue Road

Erection of ground floor side extension, erection of roof extension, replacement of existing west facing dormer with new corner dormer, extension to east facing dormer and alterations to fenestration (ref: HGY/2011/1296)



Existing (upper) and Proposed (lower) drawings for the Approved Scheme at 37 Avenue Road

04. DESIGN

Design Rationale

A rigorous design process has been undertaken, led by a detailed brief developed with the applicant and inspired by the existing dwelling, the wider site and local context. The following principles have helped inform the design rationale;

- 1. Transform a depilated building into a family home that meets the demands of modern day living, and safeguards its future.
- 2. Demolish unsympathetic additions that have had a detrimental impact on the external appearance of the host building
- 3. Reconfigure the internal spaces of the home which has been compromised over time due to unsympathetic alterations to its layout.
- 4. Refurbish the buildings' internal and external appearance.
- 5. Create contemporary additions that are sympathetic to the host building and the wider street scene.
- 6. Draw inspiration from the adjacent conservation area and the building's Victorian heritage when designing the additions.
- 7. Ensure that any proposals scale and appearance is ancillary and complementary to the existing building and the street scene.
- 8. Integrate modern-day sustainable technologies alongside thermal improvements to the existing fabric to minimise the building's energy consumption.



Site Layout & Use

The sites remains residential. The proposal seeks to improve and upgrade the existing home to accommodate family living.

The existing footprint across the site, including covered areas, is 203m²

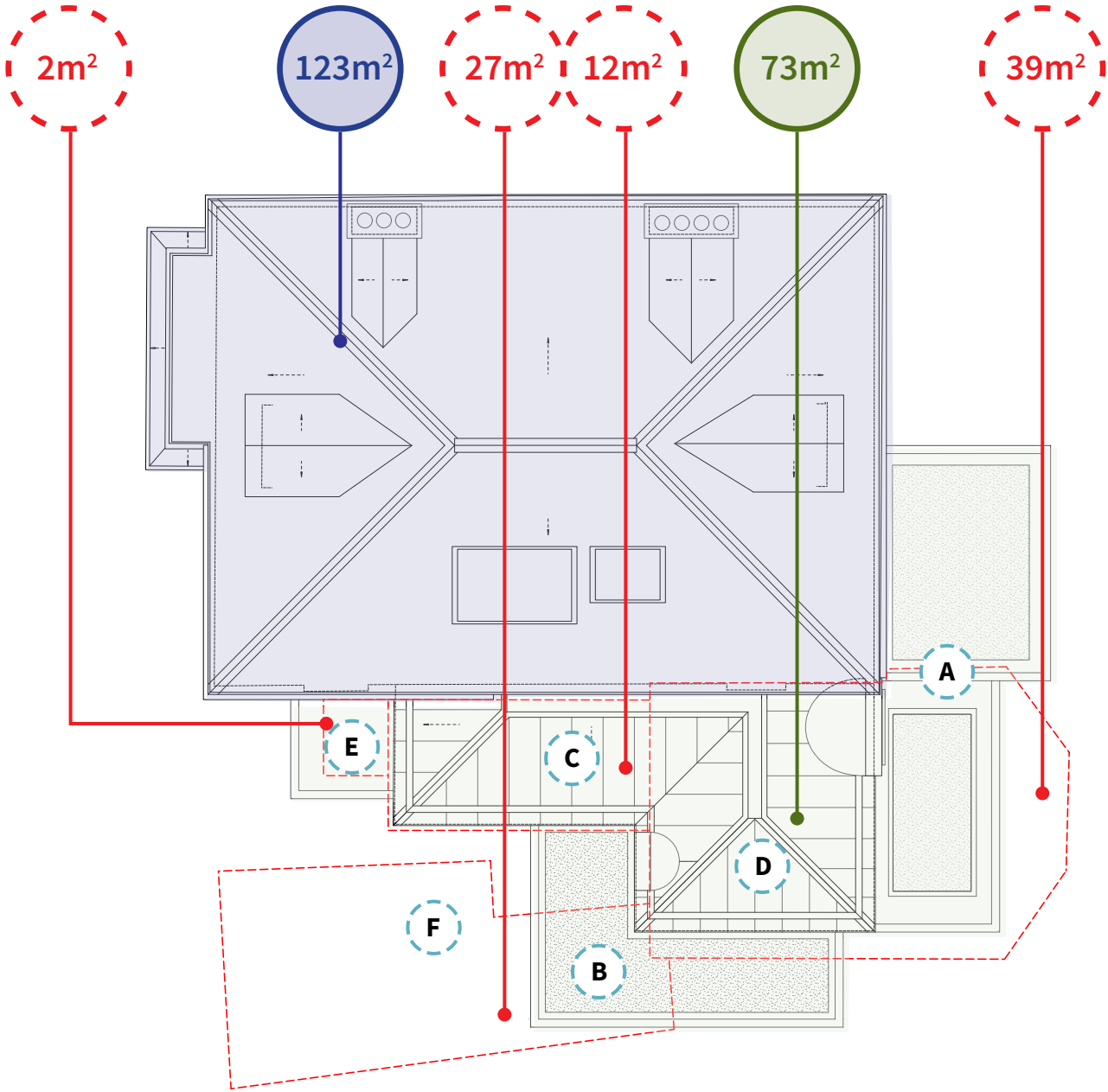
The existing side and rear extensions as well as the outbuildings are to be demolished (-2m², -27m², -12m², -73m²) due to their poor quality, and unsympathetic appearance in relation to the host building. The footprint of the demolished areas = -80m2.

The proposed additions listed below amount to +73m². This area does not include the basement due it being submerged into the topography of the site. The above ground footprint of the building has reduced by 7m².

The total proposed footprint, including covered areas, for the property is 196m².

To help describe the proposal, the proposed additions have been divided into 6 distinct parts:

- A** Single Storey Ground Floor Rear Extension
- B** Single Storey Ground Floor Side Extension
- C** Side Projection - Replaced at first floor, retained at ground floor
- D** Two Storey Side Extension - Replaced at ground and first floor
- E** Porch - Replaced
- F** Partial Basement Extension and Landscape



Massing, Scale and Height

The proposed massing replaces the massing of the existing extensions and outbuildings across the site's western elevation.

The massing has been designed in a sympathetic way to improve the visual appearance of the host building, whilst ensuring that the replacement extensions are ancillary to their host and sensitive to neighbouring amenity.

Through considered redistribution of massing across each elevation, significant reductions in scale and height can be made. Particularly across the neighbouring boundary of no.37 Avenue Road.

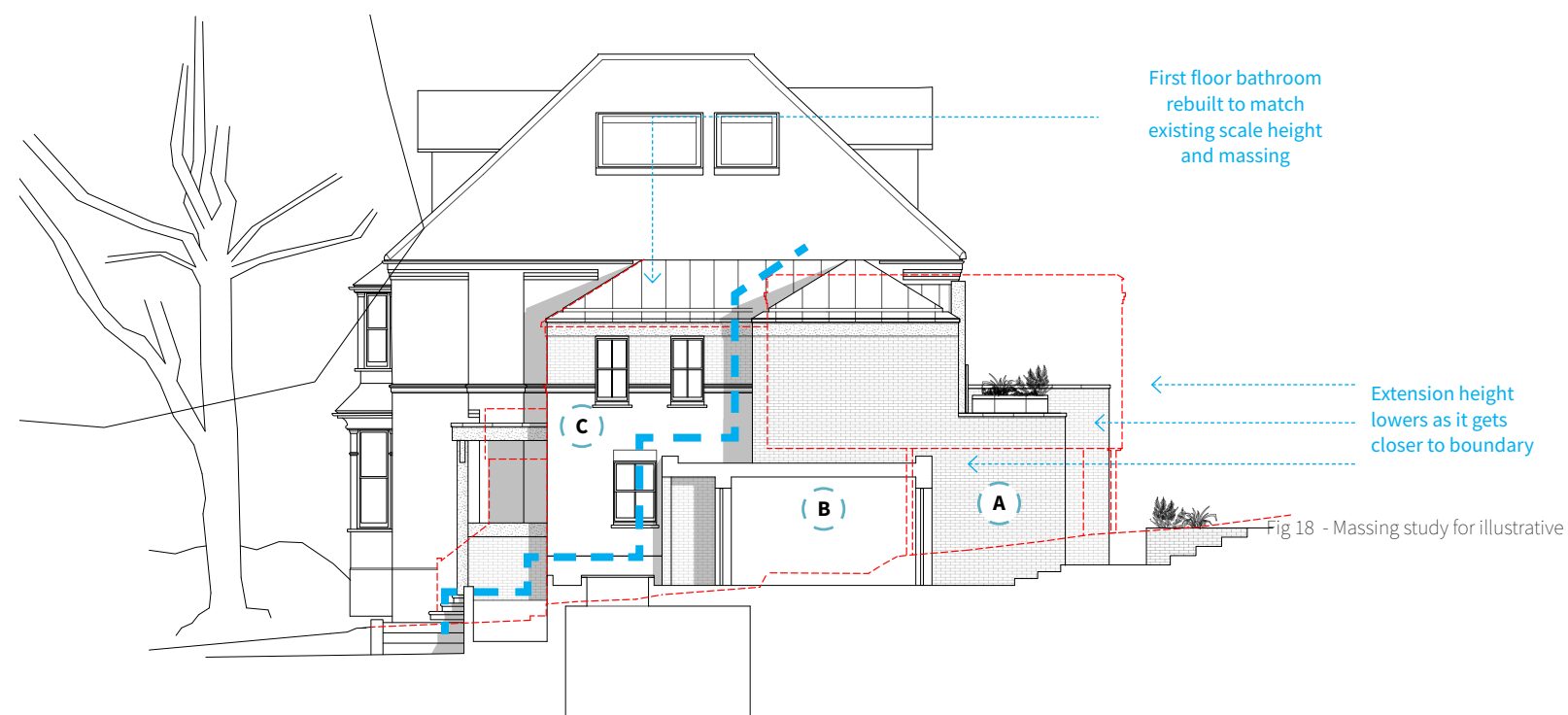
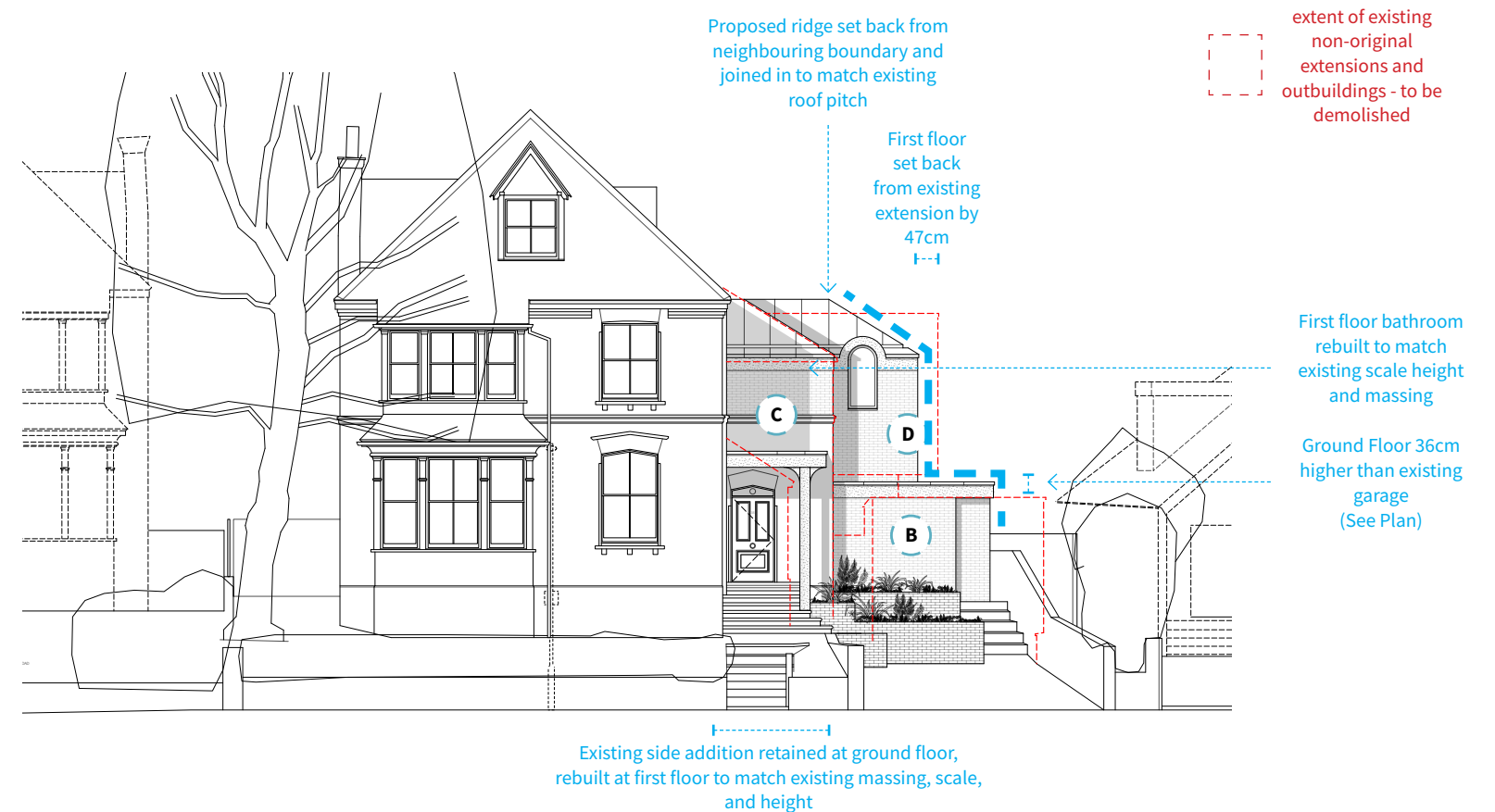
As a result, the proposal creates a more sympathetic silhouette than the existing extensions and outbuildings (outlined red in images adjacent).

The new ground and first floor additions step down in scale and height towards the front and side elevations to reduce the overall massing of the proposal and its impact on neighbouring amenity.

The proposed massing consists of smaller volumes that step in height, breaking up the overall massing so that it remains subordinate to the host building.

The proposal's overall scale is noticeably smaller in relation to the host building, to ensure that the original building remains prominent, particularly along the front elevation and main street frontage. The proposal is set back from the principal elevation, whilst its eaves and ridge line are considerably lower than the eaves and ridge line of the host building.

The stepped and staggered design meets a series of low level planters which accommodate a new basement under the footprint of the existing garage. The planters and the basement extend from the sloping topography by 1.5m at the front elevation, and from the existing ground level by 60cm.



The ground floor side extension (B) is set lower than the ground floor rear extension (A) by 90cm due to its position along the boundary and the sloping topography.

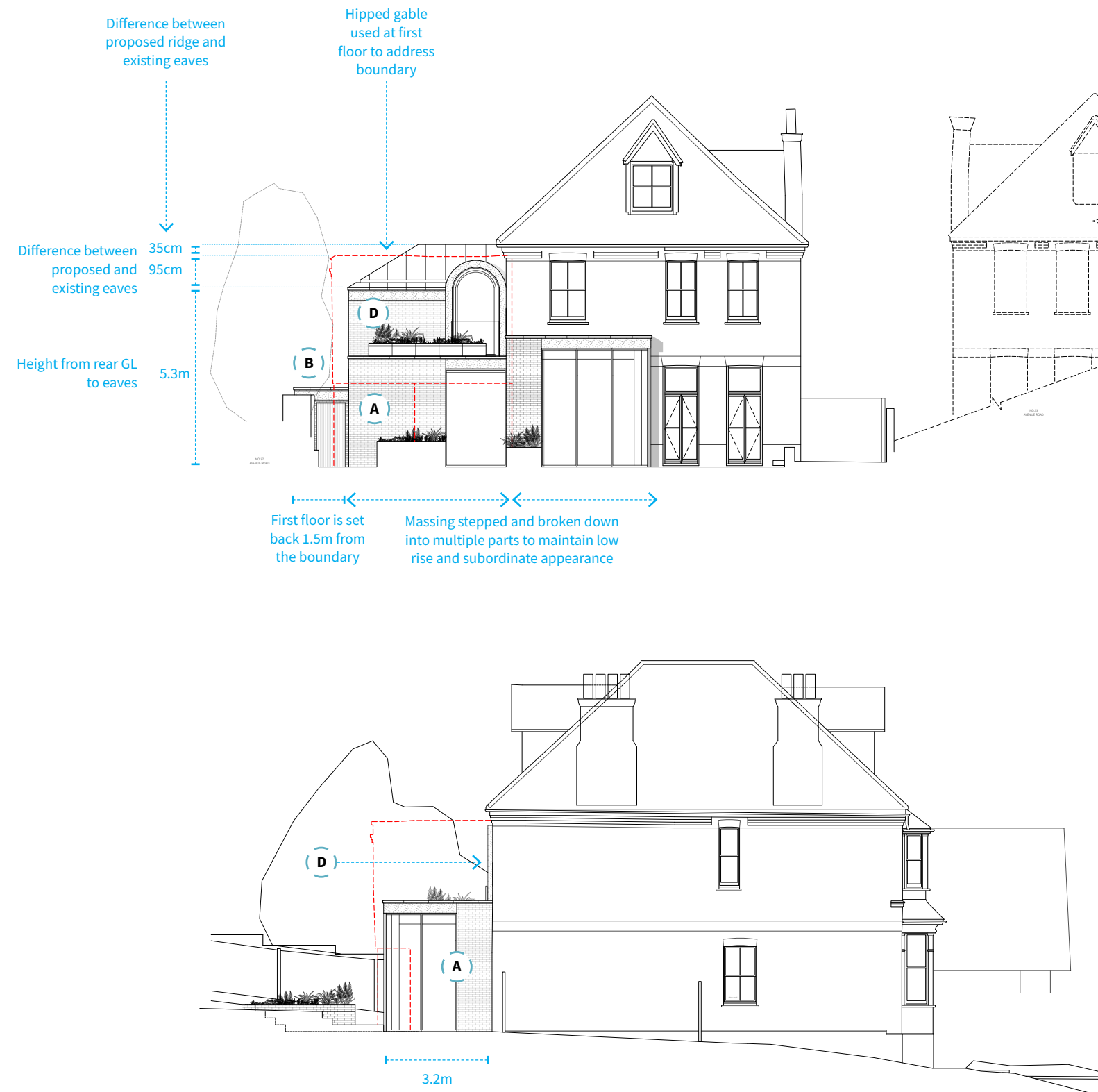
The upper portion of the existing side projection (C) is rebuilt to maximise space internally whilst adjusting existing floor levels to create a more coherent internal layout. It's scale and height matches the existing side projection in all respects.

The replacement first floor extension (D) extends from the side projection (C) and matches its ridge height, maintaining an overall height that extends no higher than the eaves of the host building, and no higher than the existing side projection that is being replaced.

The replacement first floor extension (D) occupies a smaller footprint than the existing two storey extension in this location and is significantly smaller in scale. The rear elevation of the first floor extension aligns with the rear elevation of the host building. A dual pitched roof and hipped gable maintains a sympathetic roof form, that slopes towards the neighbouring boundary, and is in-keeping with the roof form of the existing property.

The tallest element of the ground floor extension is located towards the centre of the plan. This element extends into the garden to the rear by 3.2m. It projects less than the existing cantilevered extension.

Towards the boundary the ground floor rear extension steps in plan and height, reducing its projection by 95cm to minimise its impact on neighbouring amenity, whilst breaking up its overall massing and perceived sense of scale. It is therefore 1.2m closer to the existing building than the existing cantilevered bay extension.



Internal Layout

The proposal extends and reconfigures the layout of the existing dwelling to create a series of contemporary and traditional spaces.

At ground floor the primary entrance is retained. It provides access onto a generous lobby. Within the hallway adjacent there is a 4 storey staircase enclosed by a glazed partition that divides the main living space from the hallway.

Beyond the glazed partition a new open plan living, kitchen, and dining space has been created, it occupies part of the existing footprint of the house as walls as ground floor extension (A). The open plan living space extends out towards the garden.

The existing spaces will be refurbished, including a formal reception room, a family room, and a playroom.

Original features including cornicing, timber framed fenestration and fireplaces will be thoroughly restored where possible and replaced to match original Victorian features where they are beyond repair.

The side extension (B) accommodates new ancillary spaces, including a secondary entrance, boot room/utility room, WC and pantry. The provision of these ancillary spaces with in the extension allow the original rooms to be reinstated

The partial basement (F) is provided by extending the existing cellar space to the side. The basement extension is located beneath the side extension and below a discrete podium deck at the front of the property - the deck is formed from raised planters which step down to the driveway, concealing the partial basement from view.

- A

Ground Floor Rear Extension
- B

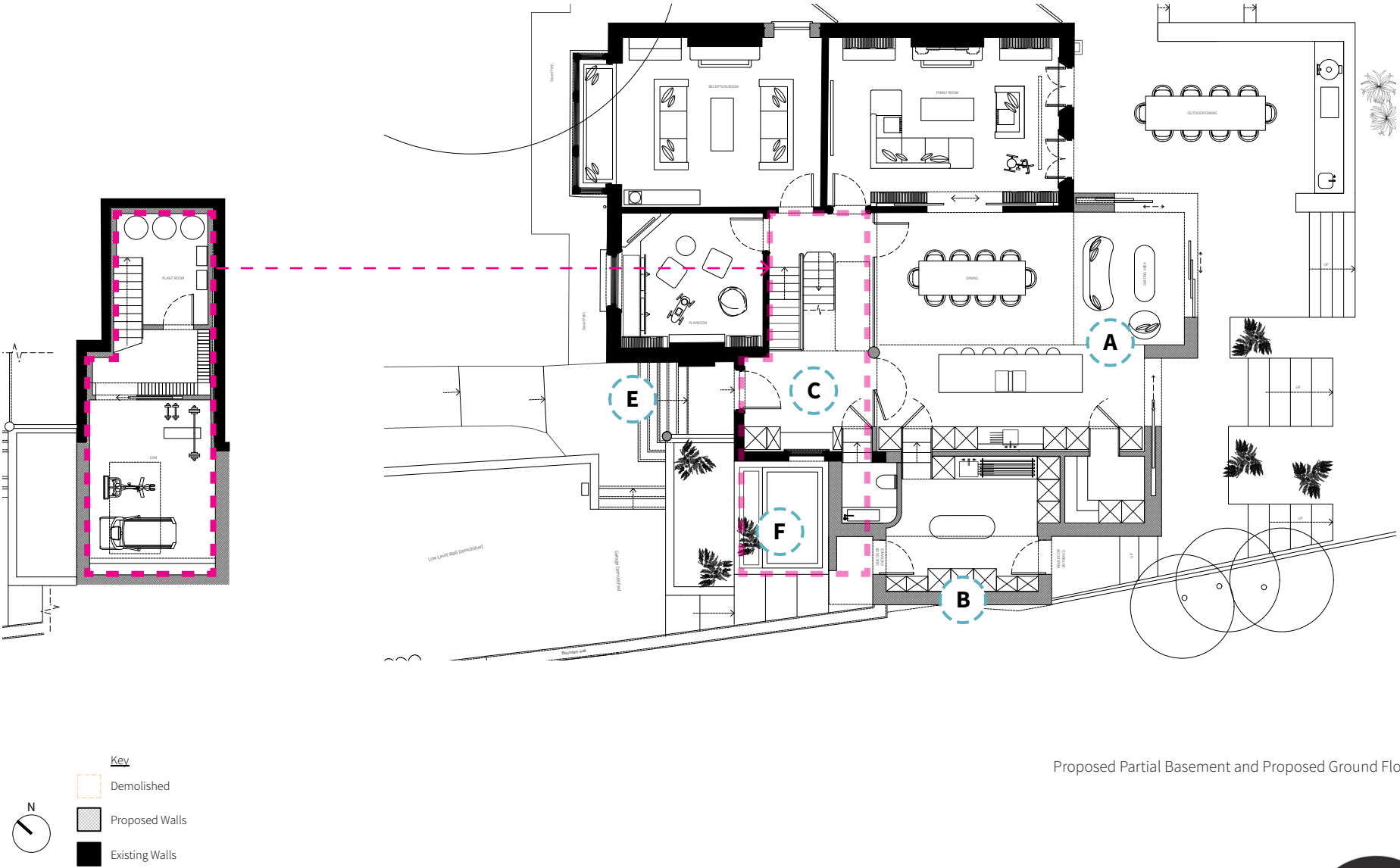
Ground Floor Side Extension
- C

Side Projection - Replaced at First Floor, Retained at Ground Floor
- D

Two Storey Side Extension - Replaced at ground and first floor
- E

Porch Replaced
- F

Partial Basement and Landscaping Works



Proposed Partial Basement and Proposed Ground Floor Plan

Design & Access Statement.



At first floor, the floor levels of the existing side projection (C) and the existing two storey extension (D) are replaced to consolidate the level changes and link the proposed additions more coherently with the remainder of the home. At first floor, the side projection accommodates a family bathroom, while the side extension accommodates a new bedroom and a Juliette balcony.

The master suite is accommodated in the most historic part of the property, opening up the more formal first floor rooms into an open plan bedroom, wardrobe and en-suite. A guest bedroom and a study are also accommodated on the first floor.

The second floor is reconfigured to accommodate two more children's bedrooms, a shared bathroom, and a storage closet. The existing dormer windows within these rooms are rebuilt to match existing to improve their thermal performance.

- A** Ground Floor Rear Extension
- B** Ground Floor Side Extension
- C** Side Projection - Replaced at First Floor, Retained at Ground Floor
- D** Two storey Side Extension - Replaced at ground and first floor
- E** Porch Replaced
- F** Partial Basement and Landscaping Works

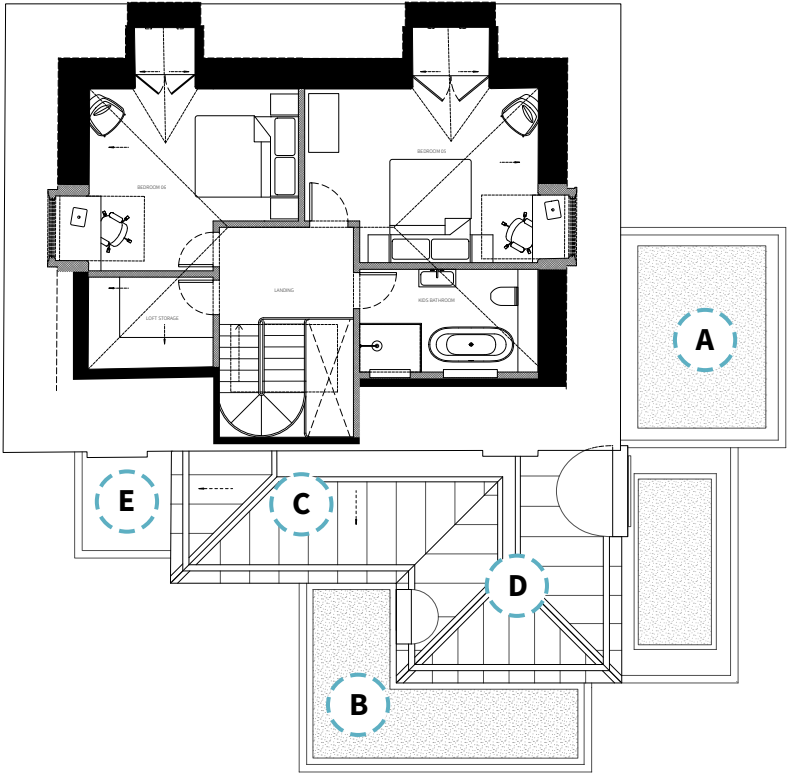
N

Key

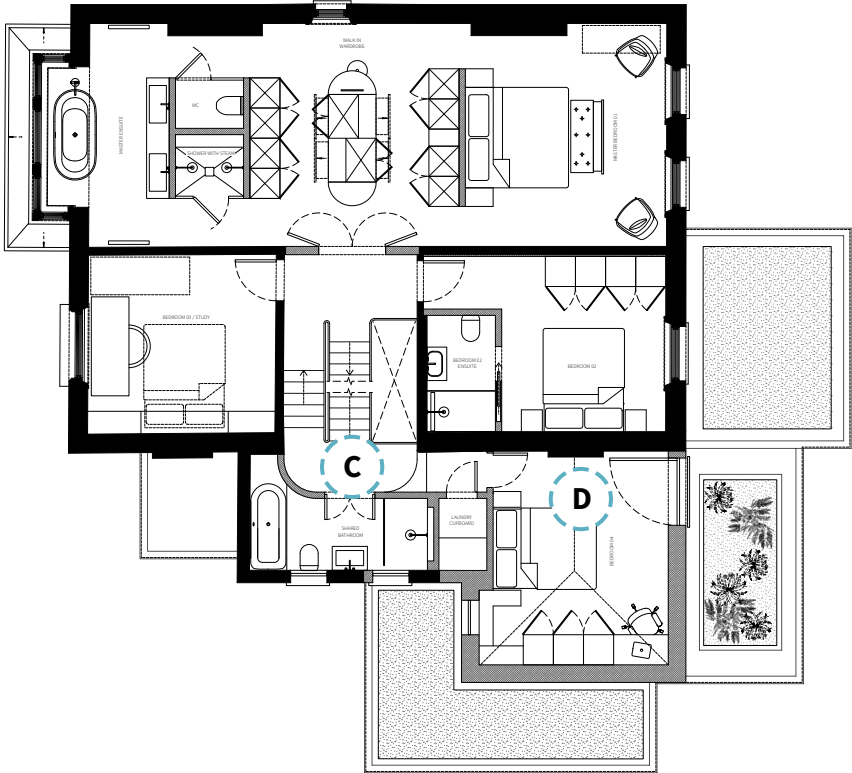
Demolished

Proposed Walls

Existing Walls



Second Floor Plan



First Floor Plan



Appearance

The proposal improves and updates the appearance of the existing building. Improvements are made via refurbishment, replacement and extension.

The host building is thoroughly refurbished to restore it's external appearance.

External refurbishment and replacement works include:

- replacing the roof tiles in clay tiles to match (including installation of new membranes, roof battens and insulation).
- reconstructing the existing dormer windows to match their existing timber frame structure and tile hung appearance.
- repointing the existing brickwork in lime mortar. The pointing style will match existing.
- replacement of defective brickwork and sandblasting the existing brick facades to return them to their original appearance.
- replacing brick corbel and brick arch details where these have been removed or damaged as a result of non-original building works.
- replacement of all rainwater goods, including gutters and downpipes.
- replacement of fascia and soffit boards.
- replacement of all timber framed fenestration, to match existing. Where timber sash windows are currently single glazed, these will be upgraded to double glazing, with heritage glazing bars and timber frame sash and mullion details to match existing.

The appearance of the extended areas are heavily influenced by the existing building and it's broader context. The collection of materials proposed and their application respond to the vernacular of the host dwelling and wider area in a contemporary approach so that there is clear delineation between old and new.

Red brick walls and dark red pitched roofs, which are characteristic of no.33 and no.35 Avenue Road, define the overall appearance of the proposal from a distance. Therefore the building and it's additions remain unobtrusive and blend seamlessly into their immediate context.

Horizontal bands of red sandstone wrap around the new areas at eaves level. This architectural motif is inspired by the red corbelled eaves, horizontal bands of stone and bands of red brickwork to the rear of the existing house.

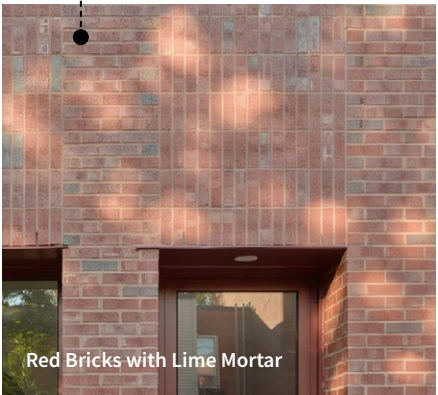
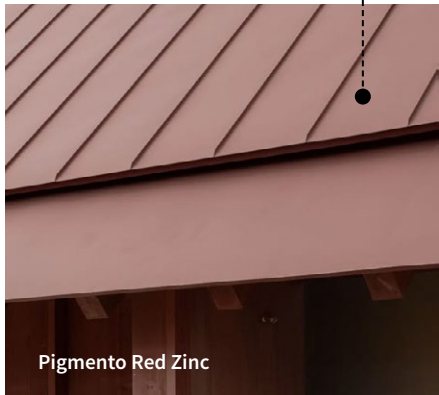


A pigmented red zinc roof is proposed as a modern interpretation of the red clay tiled roof of the existing property, making a subtle yet purposeful distinction between old and new. The use of zinc roofing allows the integration of concealed gutters and shallow parapet wall cappings which help achieve a contemporary appearance to the extended areas.

To the rear, where the existing property includes yellow London stock brick, the red brick of the additions creates a clearer distinction between old and new. Similarly, the horizontal banding of stone (proposed) and brick (existing) become more prominent.

The replaced first floor elements incorporate dual pitched roofs with hipped gables, in order to match the slope of the existing original side projection and the host building whilst maintaining a sensitive presence along the neighbouring boundary.

Three generous openings are created to the rear maximising views out towards the private garden. In contrast, openings on the front elevation where new windows are proposed, are kept discrete and smaller in their overall appearance to address the more public outlook.



Precedents

Adjacent are a selection of precedents that help demonstrate characterful yet tasteful additions to dwellings.

Each example demonstrates how well-considered, contemporary detailing and sympathetic material choices can allow modern additions to co-exist and complement the existing architecture of the host building.



Cast Corbel House by Grafted.
Norwich



Putney Riverside by VITRAA.
Putney, London



Panoramic House by Mata Architects.
Hamstead, London



ACCESS & SUPPORTING INFORMATION.

Access

The primary entrance to the dwelling is retained. The existing door will be replaced in a style to match existing, with new stain glass panels and ironmongery. The existing porch is replaced to improve its visual appearance and create an entrance that is more proportionate to the dwelling.

A secondary, more private entrance provides direct access to the boot room / utility room space within the side extension. The secondary entrance is concealed from view by an external wall and modest canopy.

The existing vehicular driveway is to be retained. It will be widened to accommodate more user-friendly off-street parking, and a safer exit and entry onto Avenue Road. The front boundary wall will be adapted to suit the wider driveway, allowing 2 cars to be parked side by side. The existing dropped curb will not require alterations to accommodate this.

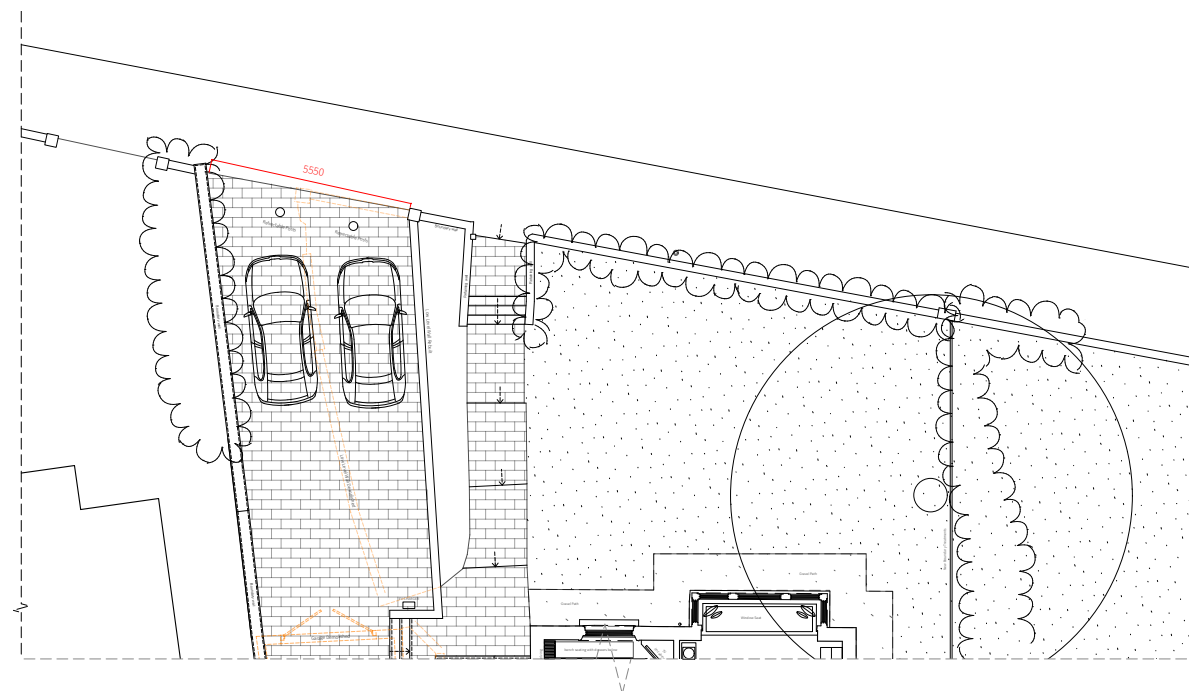
The pedestrian access onto the property will be retained as existing.



Existing Front Door and Porch



Existing Driveway, Avenue Road

Proposed Driveway
Widening**Design & Access Statement.**

Landscape

The proposals include a landscaping strategy which seeks to improve the appearance and functionality of the front, rear and side gardens of the property.

The Front Garden.

The front garden is characterised by a large Beech tree and sloping topography.

The area to the west of the front garden is re-purposed to allow for a wider driveway, including a new retaining wall and planting.

The driveway is shortened to accommodate steps to the front door as well as a series of planters, and low level planting that animate the principal elevation. The planting and stepped planter design reduces the overall massing and appearance of the building from the street view which is set at a considerably lower level. The planters combine with a series of steps that manage the level change from the front garden to the primary and secondary entrances.

The existing boundary wall to the west of the site (between no.37 and no.35), in the front garden, will be retained. It will be raised and repointed, with new capping stones. Where the existing garage is removed from this location, the wall will be extended to match.

The existing boundary between no.33 and no.37 in the front garden is to be retained as existing.

The Side Garden.

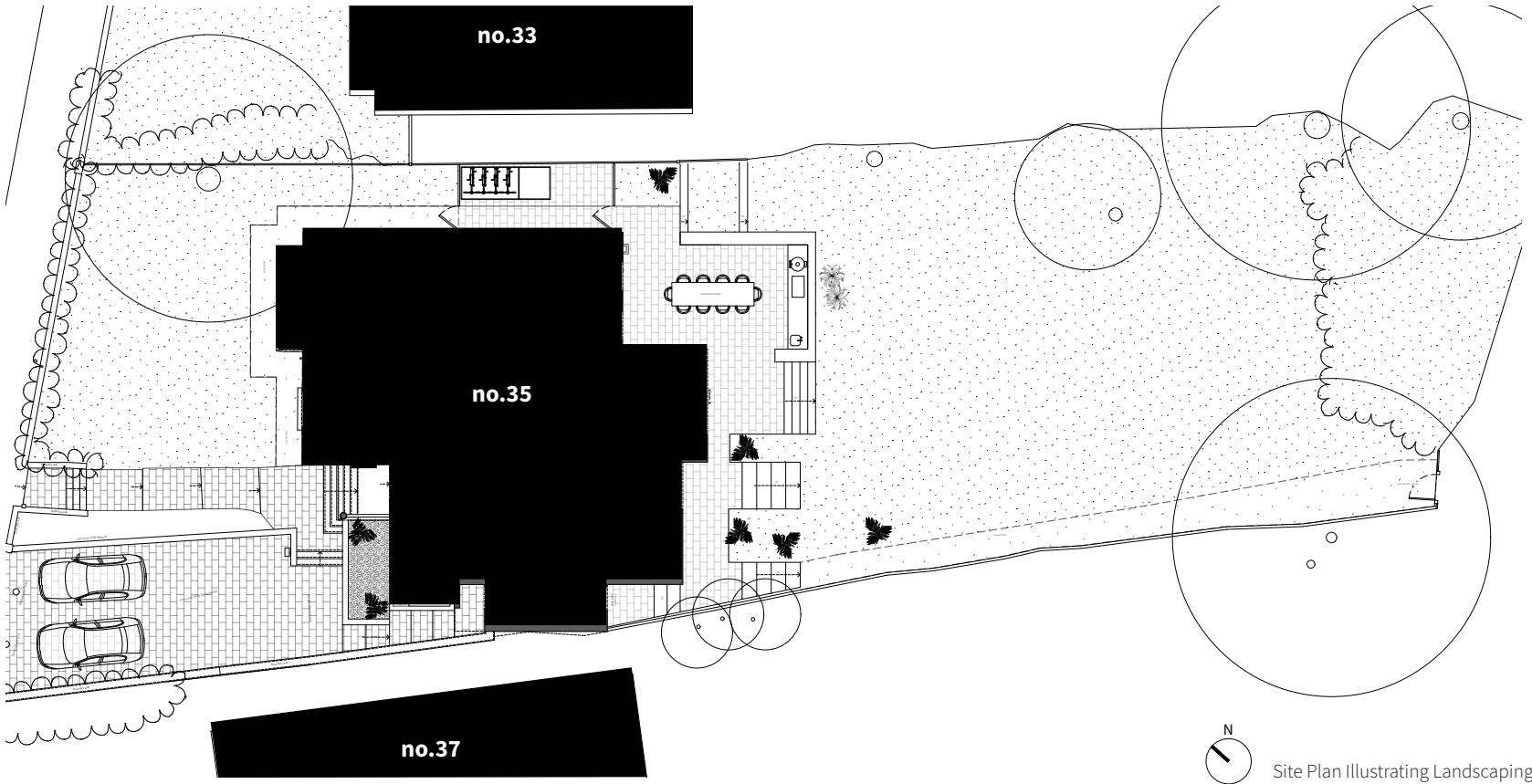
The side garden, that bounds no.33 Avenue Road, will be used to accommodate a garden shed and ASHP. A new fence and gated access will be accommodated, set back from the front elevation of both properties. The dilapidated boundary wall between both properties will be replaced with timber fencing.

The Rear Garden.

The rear garden is characterised by sloping topography up towards the rear boundary and mature planting and trees at the very back of the garden space.

A new terrace area will be accommodated behind the home. Low level retaining walls and raised planters will be used to manage the garden level as it extends towards the house to make a series of more usable spaces. The garden level will be brought in closer to the rear elevation of the property to improve the connection between inside and outside.

Stepped access up onto the garden level will be accommodated so that the garden level can be reduced and levelled where required in order to make it more useable.



Trees

The front garden includes a large Beech tree. The rear garden includes two Lime trees, a Sycamore and a Pear tree. All trees are to be retained.

No trees are impacted by the proposals due to the locations of the proposed works.

Flood Risk

According to the Flood Risk Map for the area (provided by the Environmental Agency), the property is located in Flood Zone 1.

Flood Zone 1 is regarded as an area with low probability of flooding (‘Flood Map for Planning’, gov.uk). Meaning, in any year land has less than 0.1% chance of flooding from rivers or the sea - this is categorised as very low risk.

The site is not at risk of surface water flooding, up to and including 1 in 100 year events and therefore is further categorised as very low risk.

Fire

The London Plan Policy D12 asks for Fire Safety Statements for all major developments. The London Plan (Annex 6: Glossary) defines major developments as:

Major Development:
- For dwellings: where 10 or more are to be constructed (or if number not given, area is more than 0.5 hectares).

It is therefore concluded that this application is exempt from providing a separate fire safety statement.

Notwithstanding this, the proposals will adhere to the building regulations and will implement measures for means of escape, means of warning, protection/avoidance of internal fire spread through linings and structure, protection/avoidance of external fire spread and access and facilities for the fire service.

Sustainability

The proposals include provision for an Air Source Heat Pump (ASHP) and Mechanical Ventilation and Heat Recovery units (MVHR), to be used for heating and cooling purposes throughout the home. The property will combine new technologies with a holistic improvement of the existing fabric of the home to ensure both work in conjunction to make the property more energy efficient.

Existing timber framed fenestration will be replaced, strictly in a style to match existing, while also incorporating high performance double glazing and thermal seals.

Internal floors, ceilings and the main roof structure will be insulated throughout, significantly improving thermal performance and acoustic performance.

Existing masonry walls forming part of the external envelope will be plastered in lime plaster creating a highly breathable, historically sensitive and sustainable refurbishment.

New build elements of the proposals will be designed and built in accordance with building regulations and will be insulated in order to out-perform minimum standards. Similarly, all areas of refurbishment will be brought up to the performance standards set out in the approved documents.

Glazing to new build elements will include solar control low iron glass to manage heat gain and glare.



Conclusion.

The proposal described in this design and access statement sensitively refurbishes and reinvents an existing building which has fallen into disrepair.

Through the careful removal of poorly constructed extensions and outbuildings, alongside the sensitive refurbishment and re-configuration of the internal spaces, as well as the provision of new additions of architectural merit, the proposal creates a unique home that meets the demands of modern day living whilst safeguarding the building’s future.

This design and access statement illustrates how the proposal responds to the site, the host building, it’s wider context, and how it responds to local policy and guidance. It sets out the scheme’s design principles and helps to demonstrate why we consider this proposal to be successful.

We therefore recommend that this application is considered for your support and approval.

