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Design and Access Statement



Proposed Loft Conversion and Rear Dormer
Window – 95 North Hill, Highgate, London, N6
4BS.

1. Introduction

This application for Full Planning Approval for the installation of a dormer window to the rear roof slope of 95 North Hill to facilitate the conversion of the existing attic space, providing additional living accommodation.

2. Site and its Context:



The application site is located within the Highgate conservation to the South West side of North Hill just south of the junction with View Road.

The site is 90m², rectangular in shape and levels rise relatively steeply from the front of the site to the rear boundary. The rear garden is terraced to accommodate levels.

The existing property is a traditional Edwardian red brick building with pitched slate tiled roof, flat roofed 'outrigger' to the rear and timber sash windows. Built circa 1910 as part of a terrace of originally 4 small working men's cottages (Originally 95-101 North Hill), numbers 99 & 101 appear to have been demolished and a single dwelling built in the 1950's in a Neo-Georgian style (now 99 North Hill). The property is not listed but is thought to provide a positive contribution to the wider conservation area.

97 North Hill shares the North Western party wall with the application site and is a matching terraced dwelling mirrored in plan with an additional pitched roof rear extension.

1 to 21 Rowlands close adjoins the site to the South Eastern boundary, this is a 3-storey block of social housing flats built circa 1920 from red facing brick and slate tiled roof in an Art Deco style.

2 View Road adjoins the application site to the western (rear) boundary. The houses in this part of View Road appear to be built later than the application site in a neo-Georgian style.

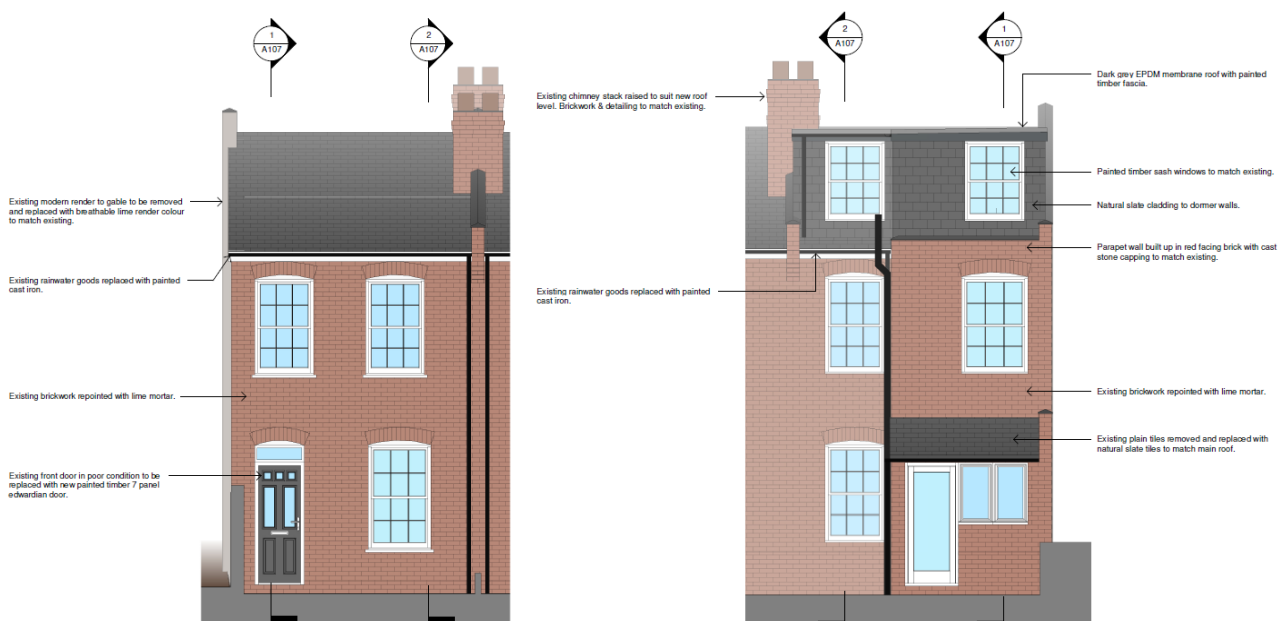
3. Planning History:

None available.

4. Proposal:

Planning permission is sought for the following works:

- Installation of rear dormer to facilitate the conversion of the existing attic space.
- Raising level of existing rear chimney stack to enable future use following installation of dormer window.
- Replacement of existing rotten front door with new timber panelled Edwardian Door.
- Repointing of brickwork facades with lime mortar.
- Replacement of existing UPVC rainwater goods with traditional cast iron.
- Replacement of existing render to gable end with lime render.
- Reinstatement of sash window to side return elevation.
- Replace existing plain tiles to rear 'lean to' with natural slate to match main roof.



Due to the limited height available within the current attic space it would not be possible to convert to additional living accommodation without significant alteration. To facilitate the additional living accommodation is therefore necessary to add additional volume to the rear of the property by way of a dormer window.

The width available is also limited so the dormer walls have been indicated adjacent to the existing gable / parapet walls with a slight set back and natural slate cladding to ensure they appear subservient and the original brick / rendered structure can be read.

The original rear eaves line has been retained across the rear of the dormer

The proposed flat roof will be installed at a level to match that of the existing ridge line to ensure the dormer is not visible from North Hill so as not to adversely impact the street scene.

Materials have been specified to complement the existing building with natural slate cladding to the dormer walls, painted timber fascia's & cast-iron rainwater goods.

The flat roof is specified as a modern dark grey single ply membrane to reduce future maintenance, this will not be visible from ground level.

Further works are proposed to maintain the existing building and reinstate the original building fabric. These include the repointing of the existing brick facades in traditional lime mortar; re-rendering of the existing gable end in a lime render which will allow the building to breath addressing existing damp issues within the property; replacement of the existing rotten front door with an appropriate painted timber Edwardian panelled door; replacement of existing plain tiles to the rear 'lean to' roof with slate tiles to match the original main roof; removal of modern kitchen casement window to side return elevation and reinstatement of original opening with timber sash window and arched soldier course over.

No alterations to access to the existing property are proposed.

5. Heritage:

The nearest listed buildings are 109-119 North Hill located approximately 67m NW of the application site and North Hill House located 109m SE of the application site.

Given the separation between these heritage assets and the application site it is not thought the works will have an impact on their setting.

As noted above the application site is also within the Highgate Conservation area. The proposed dormer is to be located on the rear roof slope so would not be highly visible from either North Hill or View Road. Given the discreet location, sympathetic specification of materials and detailing we feel the impact on the setting of the conservation area would be negligible.