

DESIGN AND ACCESS STATEMENT

Prepared By...



Priory Gardens
42 Priory Gardens,
Highgate,
London
N6 5QS

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INTRODUCTION



This Design and Access Statement relates to a householder planning application at **42 Priory Gardens, Highgate, London, N6 5QS.**

The property is a terraced house in the Highgate Conservation Area.

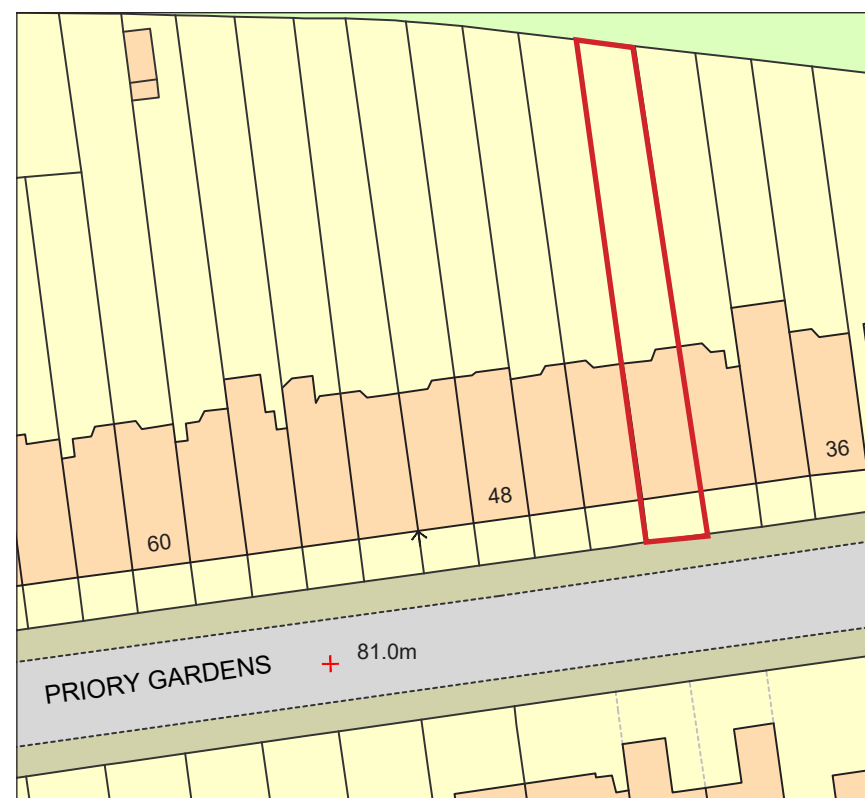
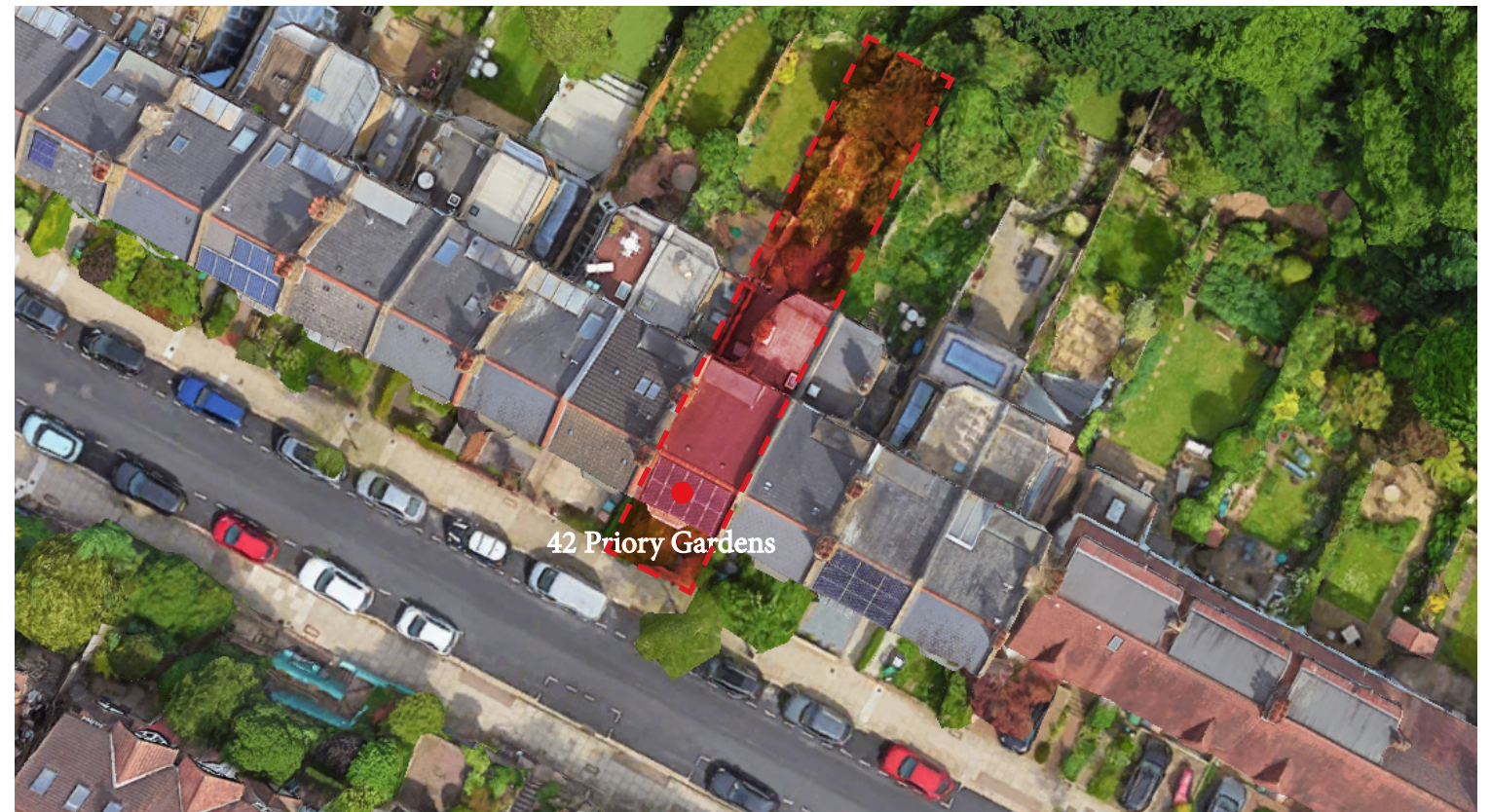
The proposed works include the addition of a single storey rear extension, with a flat roof. The extension will be inclusive of a double panel sliding rear door, window, roof lights and an internal reconfiguration of the space on the basement and ground floor.

42 Priory Gardens is a Terraced house in keeping with the characteristics of the surrounding buildings on the street and neighbourhood.

The proposal sits within Highgate Conservation Area. The houses on Priory Street between Nos 36 - 78 (even) were the earliest to be built. They are well preserved three storey Victorian terrace. They are canted bay windows on the ground and first floor, and built in red brick.

An attractive feature of these homes are the green glazed tiles remaining on the porches and the variation of top floors. Some are striped red and yellow brick, some pebble dashed and some striped with moulded bricks with a small star shaped motif.

These features are significant to the heritage and character of the area.



Block Plan (Not to Scale)

EXISTING PROPERTY



The existing property is terrace house which currently serves as a family home. The house is composed of a basement, ground floor, first floor, second floor, loft and rear garden.

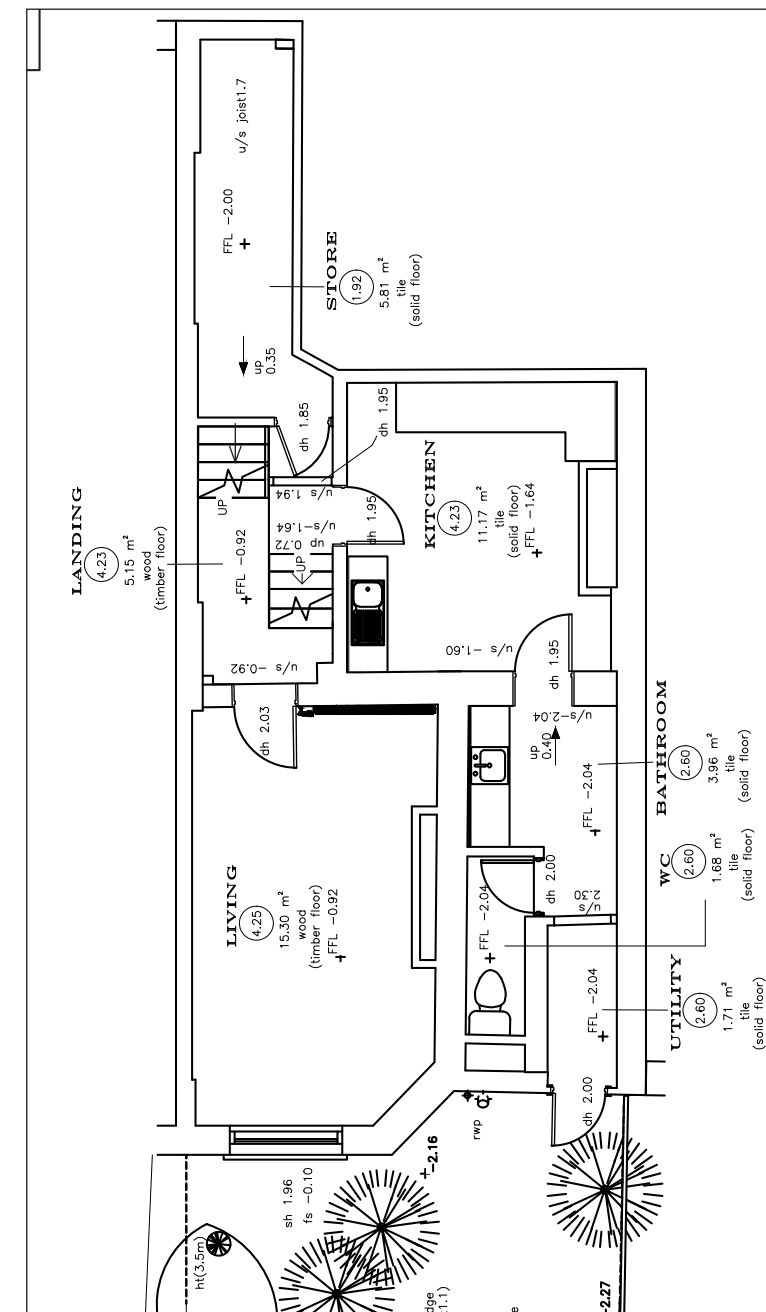
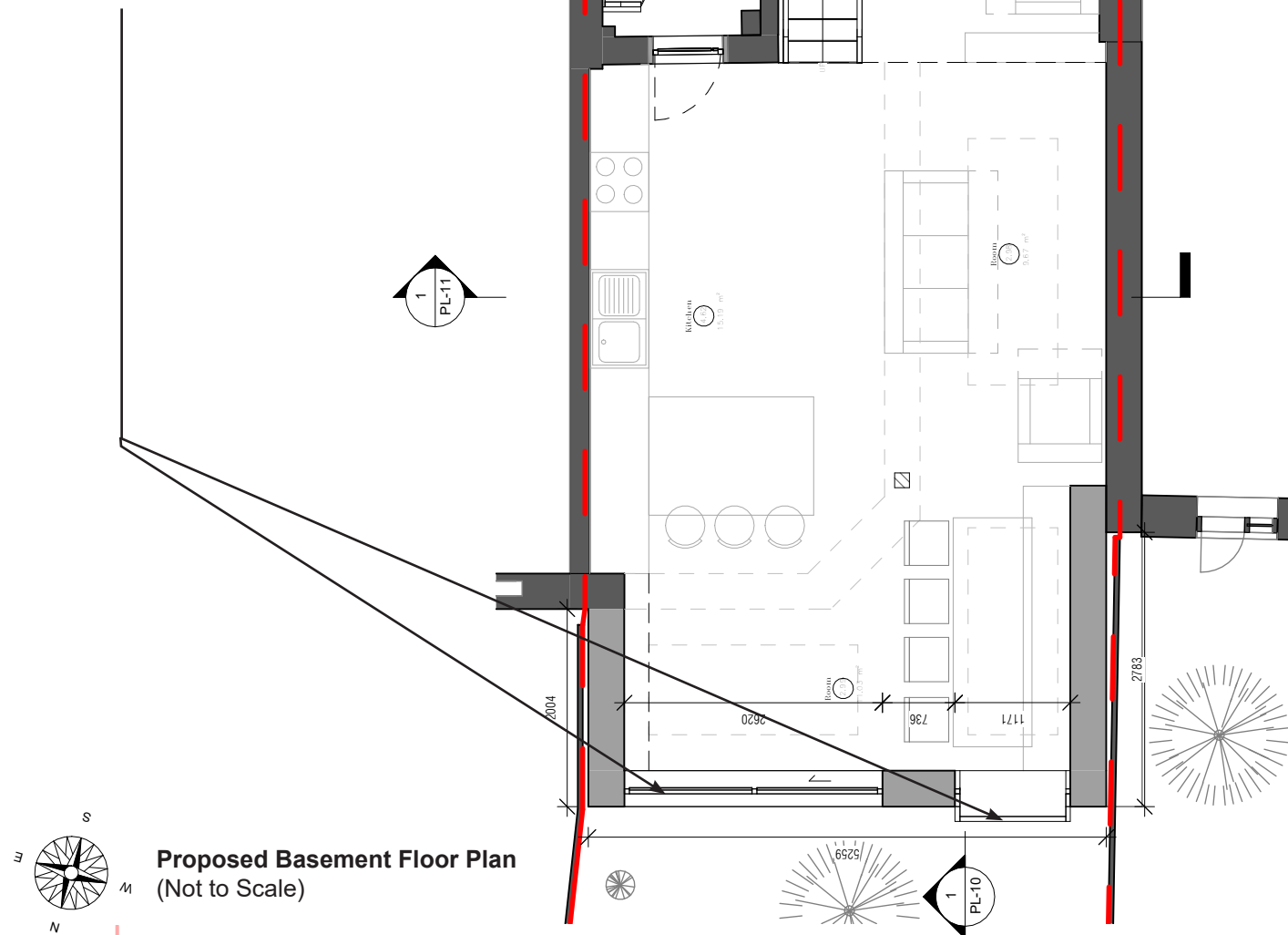
The basement level features a kitchen, bathroom, living space and utility leading out towards the rear garden. Street access to the property is via the ground floor, which has a front facing and rear facing living room with a kitchen. The first floor features a living room and 2 bedrooms, one with an ensuite. On the second floor is a bedroom, study and access to a balcony over the roof of the first floor bedroom, looking out onto the garden.

The property features a small frontage garden the street parking adjacent.



Reconfiguration of internal space, to reposition utility, W/C and play room

Proposed new extension with the addition of double panel sliding glazed doors and oriel bay window. Both with dark metal framing



Rear Extension:

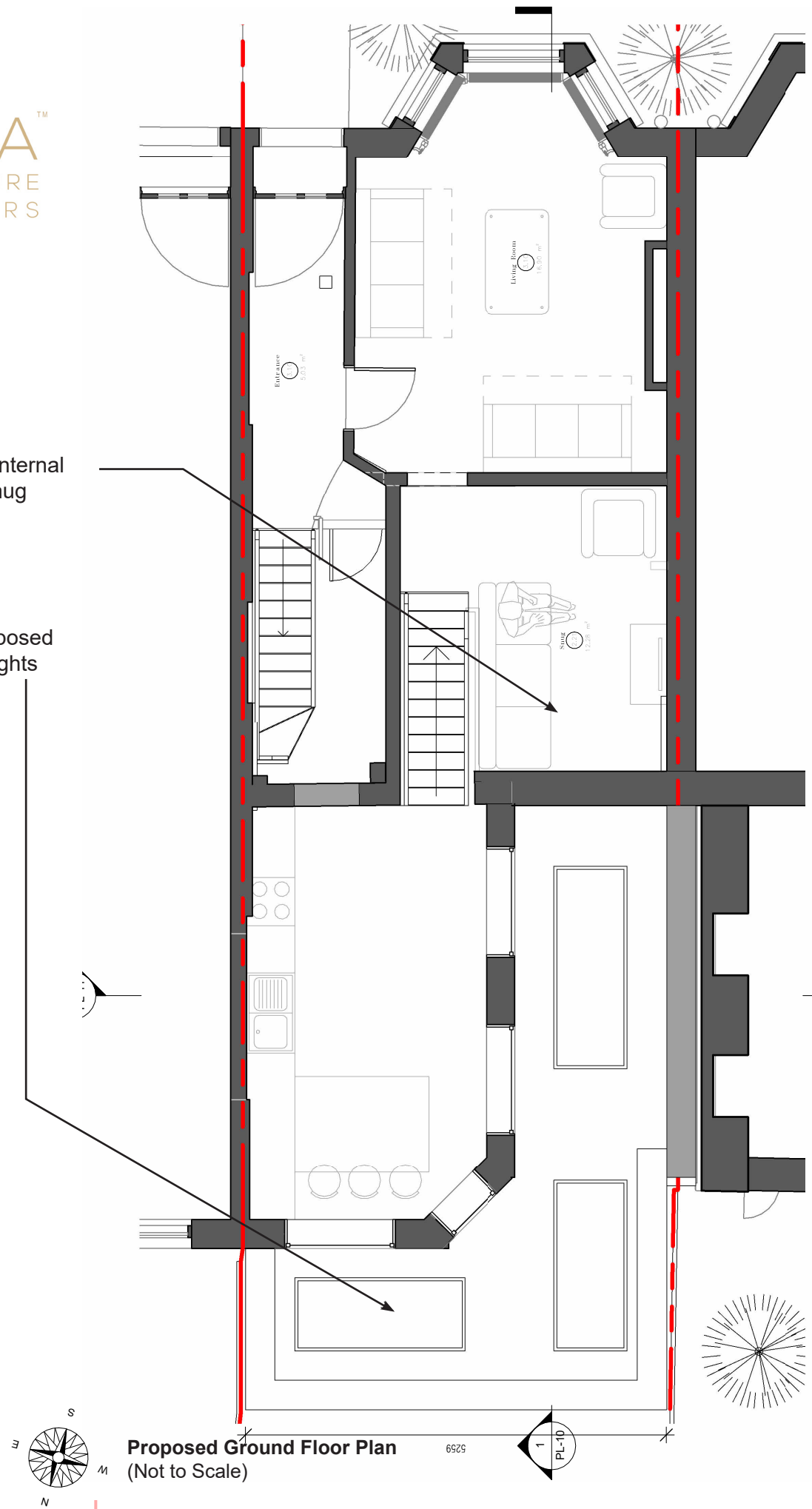
The new proposed rear extension is clad with a combination of a vertical hung tiling and dark toned zinc panelling, extending from existing living space into the garden, increasing the depth and usage of the space.

Basement:

The design proposes a reconfiguration, of this level. This features the removal of the kitchen, repositioning of the W/C and inclusion of a new utility space. The living room has been opened to be inclusive of the new extension area with an open plan living space and play room.

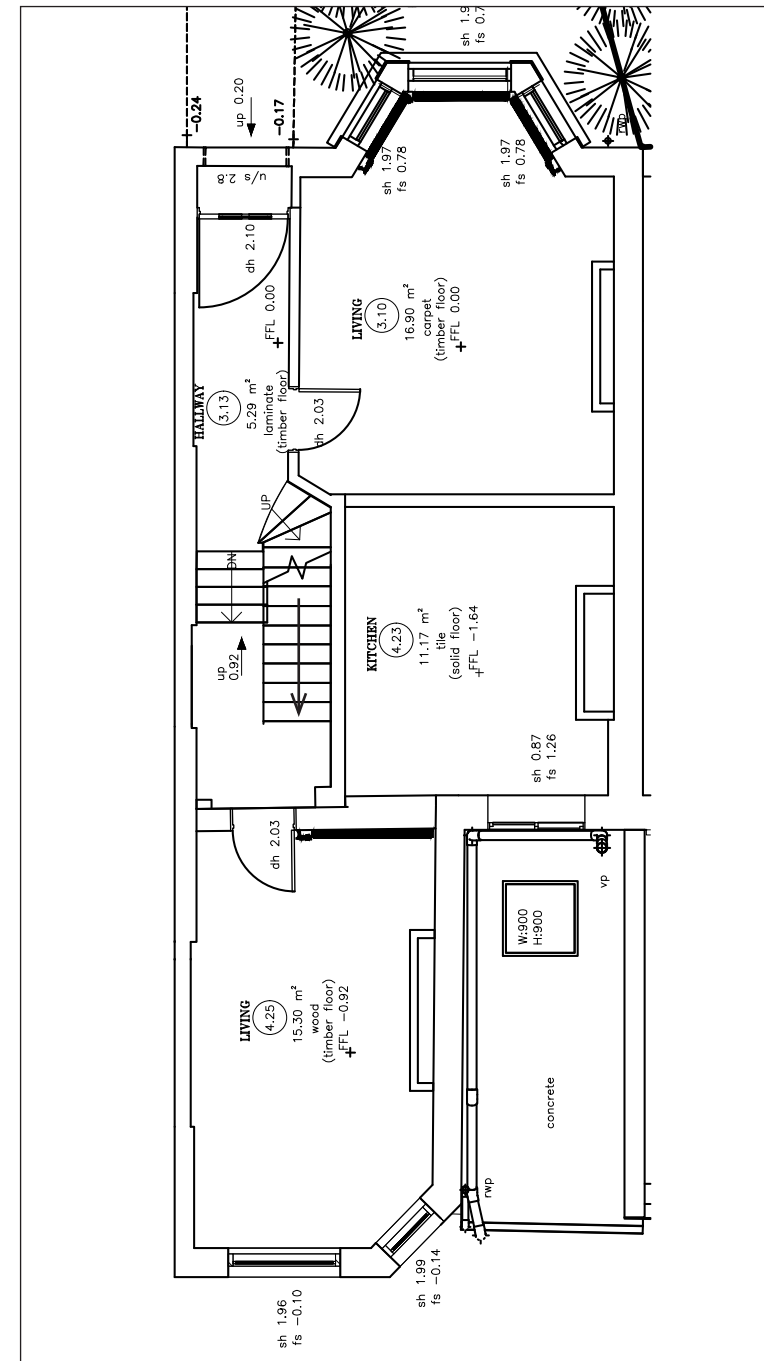
Reconfiguration of internal
space, to include snug

New flat roof of proposed
extension with skylights



Proposed Ground Floor Plan
(Not to Scale)

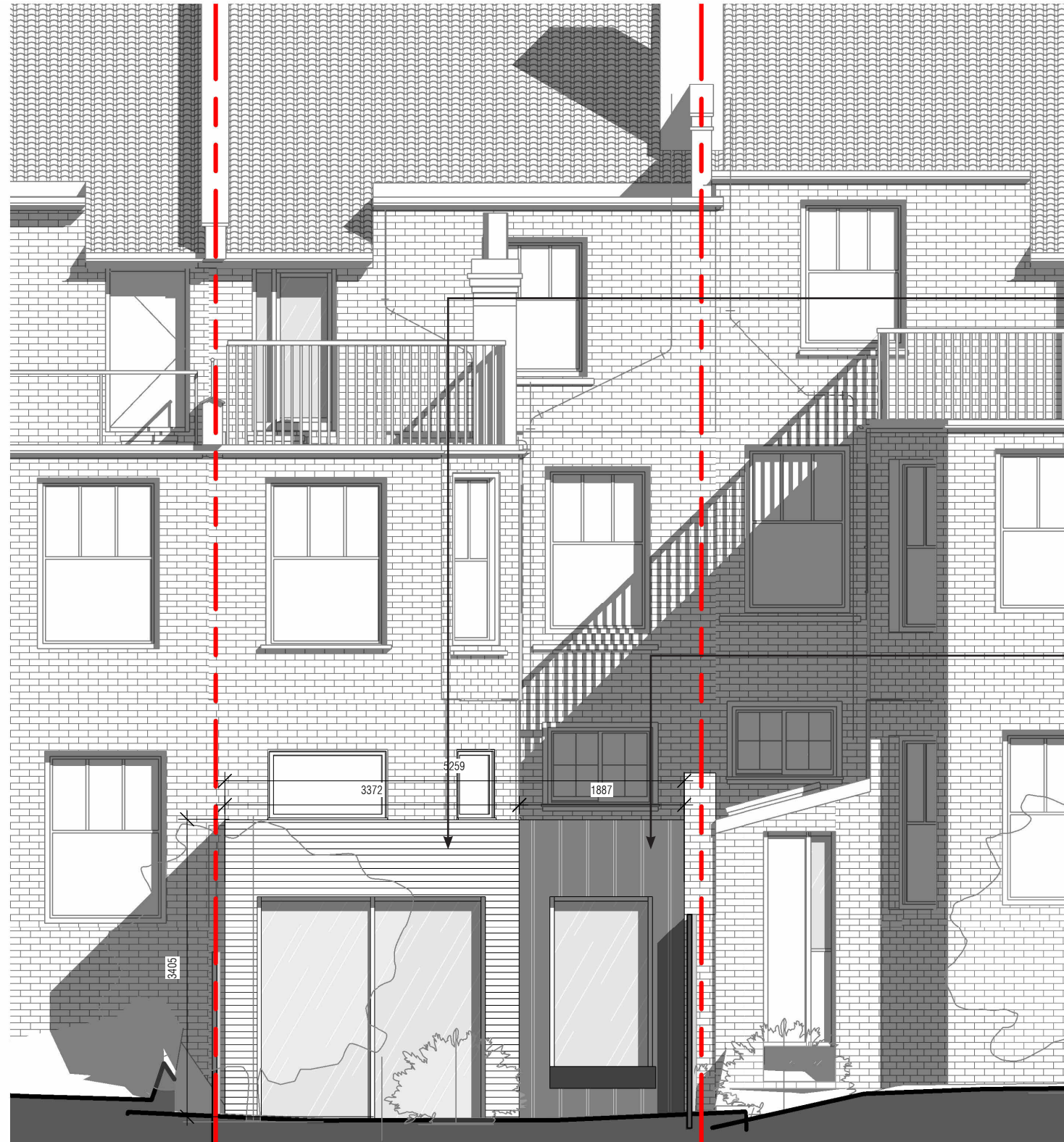
PROPOSAL



Existing Ground Floor Plan
(Not to Scale)

Ground Floor:

The design proposes the existing ground floor kitchen to be replaced with snug. The rear living space is to become the kitchen facing towards the garden.

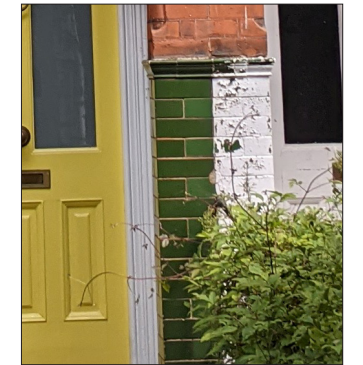
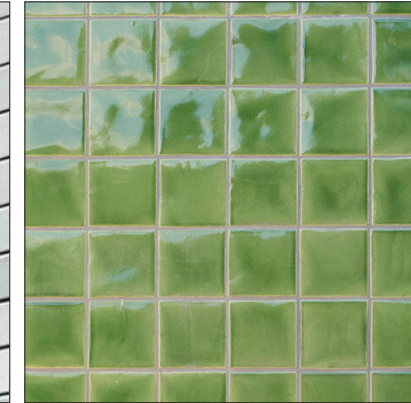


Proposed Rear Elevation
(Not to Scale)

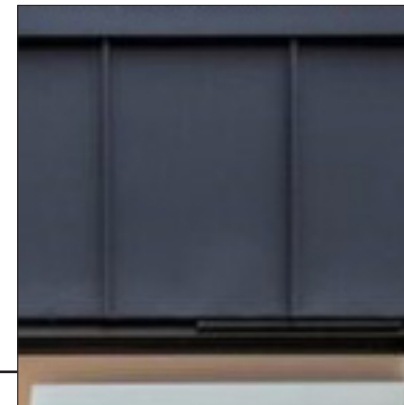
Materials



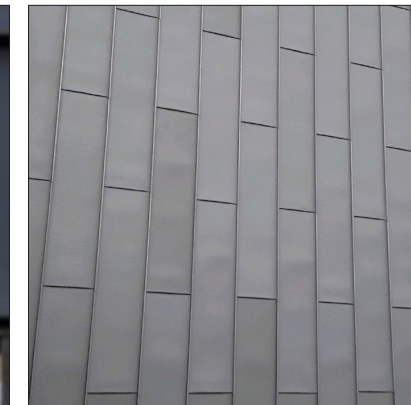
Tiling Facade with Green Blue tone to correspond with materiality on front elevation and in area



Current Property Entrance



Dark/ neutral toned zinc cladding



Rear Extension:

The new rear extension is to be clad with a combination of a vertical hung tiling and dark toned zinc panelling.

The remainder of the existing facade will be untouched by the proposed works.

LANDSCAPING & ACCESS



Landscaping

The existing frontage and front garden will be untouched by the work

As part of the proposed extension and redevelopment of internal space, the rear garden will be developed to be considered with the work, as some of the space is taken by the proposed extension.

Appropriate drainage will be included to accommodate the expansion of the property into the existing garden.



Access

No change has been made to the primary access of the property from the street facing front door.

Access to the rear garden, though still on the same level (basement), has changed. Previously accessed through the existing utility door, the proposed extension allows for the garden to be accessed through the double sliding doors.



The proposed design is sympathetic to the existing property. It has been developed with careful consideration to the character of the local area, Highgate Conservation Area in accordance to the character appraisal and management plan and local council policy. The overall design has considered how the proposal serves both the household needs, and is in keeping with the general tone and aesthetic of the neighbourhood and surrounding environment.

Due to both the proposed rear extension work and the careful consideration of the internal arrangements, the basement and ground floor have become a more open and usable space to accommodate family needs.

The massing of the proposed extensions are subordinate to the host building and sensitively sized compared to the surrounding buildings and context.

In conclusion the proposal has been designed to positively impact the existing house whilst the new extension and reconfiguration of the internal space providing better usage and support for contemporary family living.