

DESIGN STATEMENT

DESIGN STATEMENT DRAWINGS

299_001_DS00	-	Existing Site / Context Analysis
299_002_DS00	-	Existing Site / Context Analysis
299_003_DS00	-	Existing Site / Context Analysis
299_004_DS00	-	Existing Site / Context Analysis
299_005_DS00	-	Existing Site / Context Analysis
299_006_DS00	-	Proposed Site / Context Analysis
299_007_DS00	-	Proposed Section Analysis
299_008_DS00	-	Proposed Section Analysis
299_009_DS00	-	Area Schedule



Background

The current site occupies an area of 1,774 sq metres and is within the London Borough of Camden, Highgate Conservation Area, Sub Area 2: Fitzroy Park. Planning Approval was received in June 1998 (Camden Ref: PE9701019) for the demolition of existing buildings, the creation of a new vehicular access on the North East corner of the site and the construction of a modern two storey family dwelling with a pool.

Construction work was completed in early 2000 and the house is now highlighted within the Highgate Conservation Area Statement as a building that makes a positive contribution to the area.

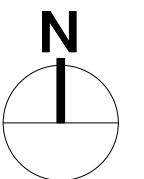
The concept design of the house was generated from a clear three dimensional diagram of the internal layout split into three definable forms set within a sensitively designed landscape which enhances the integration of the house into the sloped site. From the entrance gate, the gravel path opens out to a generous forecourt with the main entrance discreetly placed between a timber clad single storey garage to the North and a stone paneled main bedroom block on the South side.

Beyond the front door the upper level entrance hallway overlooks a spectacular double height space with a glazed roof which can slide away to open up the internal space to the sky. A glass staircase takes you down to a linear pool house extending out into the lower garden and a generous living space set below the main bedroom block. Large areas of sliding glass panels have been confined to the South / West Elevations of the Lower Ground Floor to open up the Living and Pool Areas to the lower private lawn.

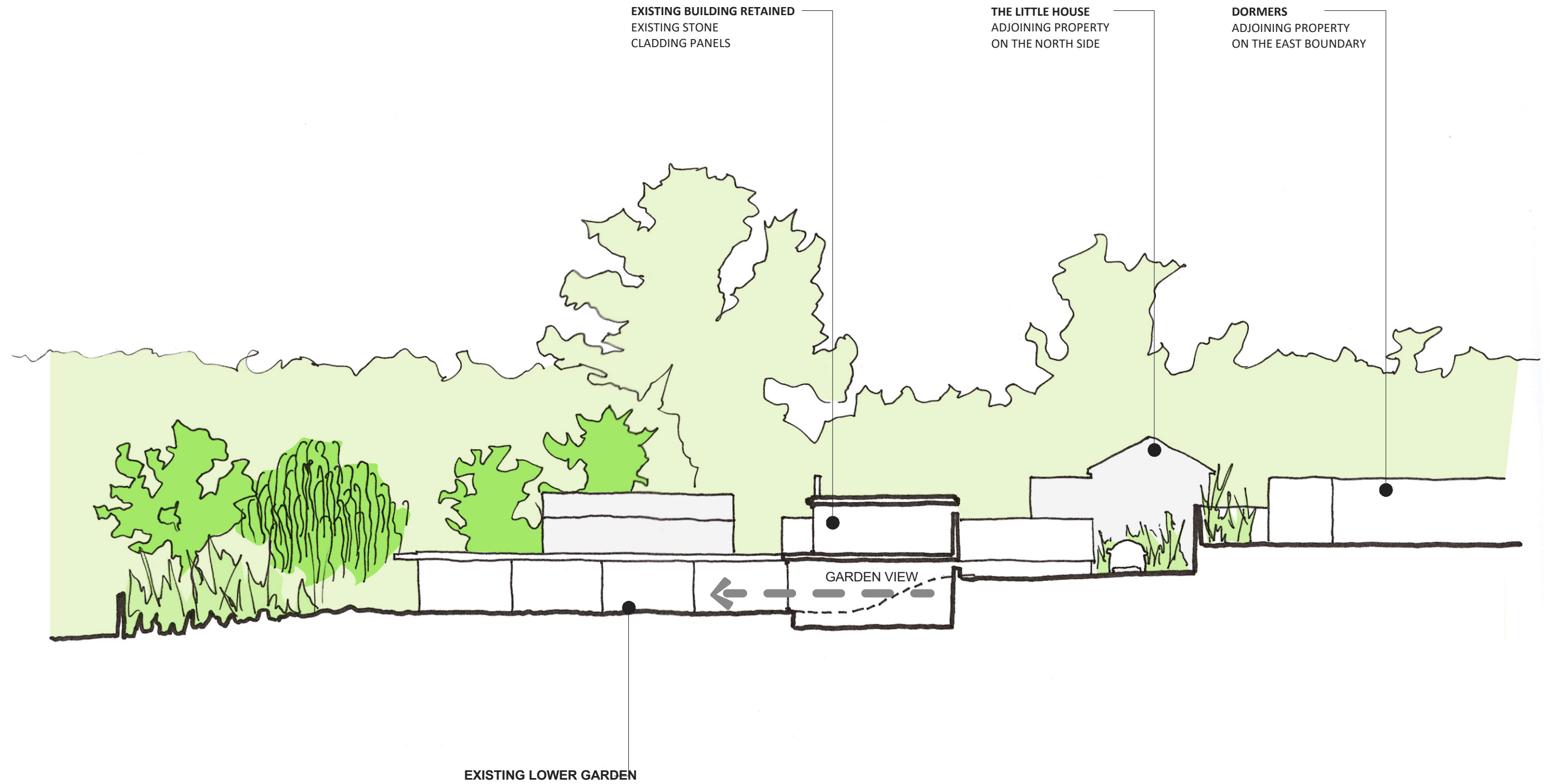
The North and East facing Elevations have minimal openings to maintain privacy from overlooking residential properties uphill to the East towards Fitzroy Park.



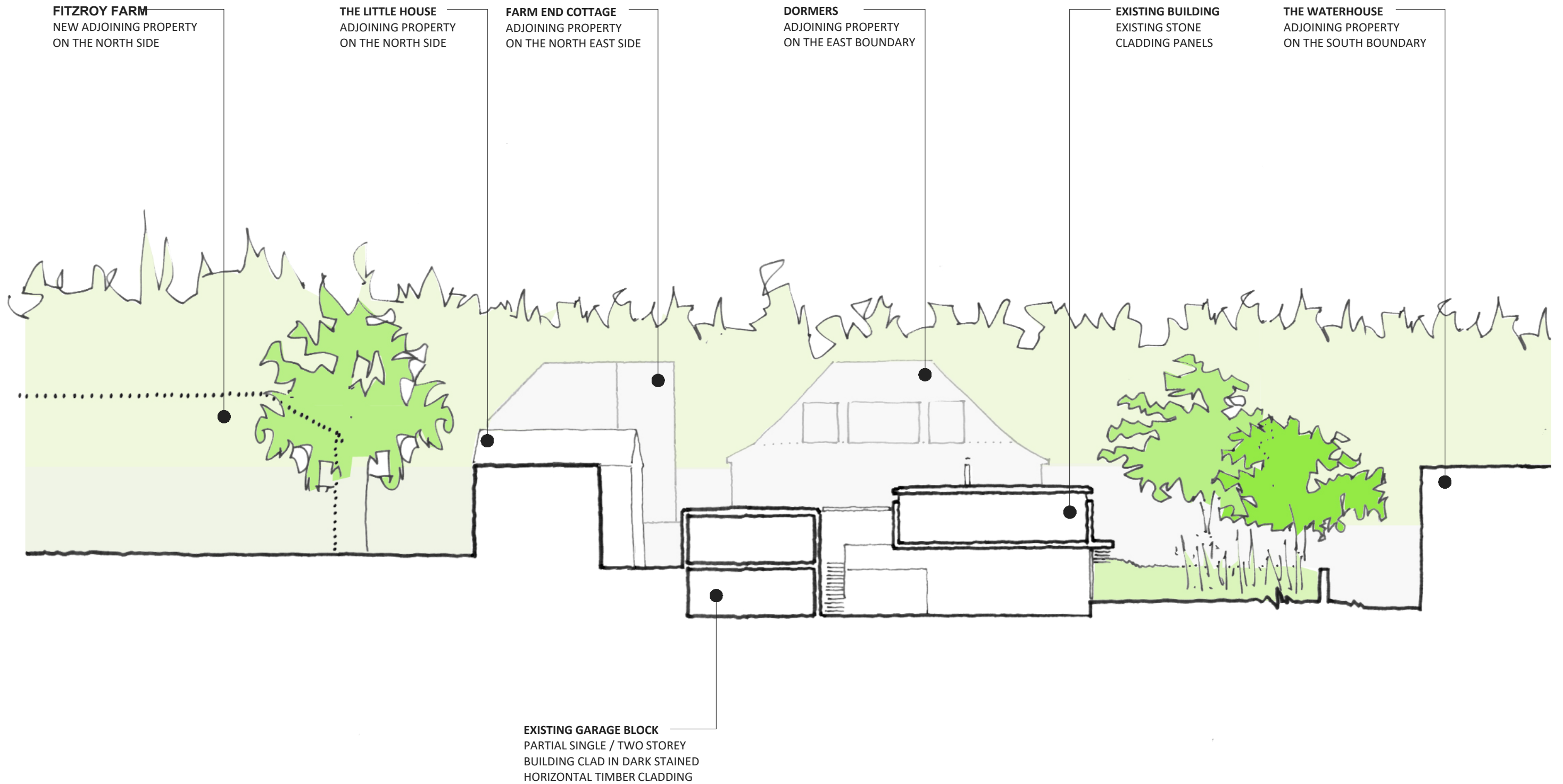
EXISTING SITE PLAN



EXISTING SITE / CONTEXT ANALYSIS - SITE SECTION

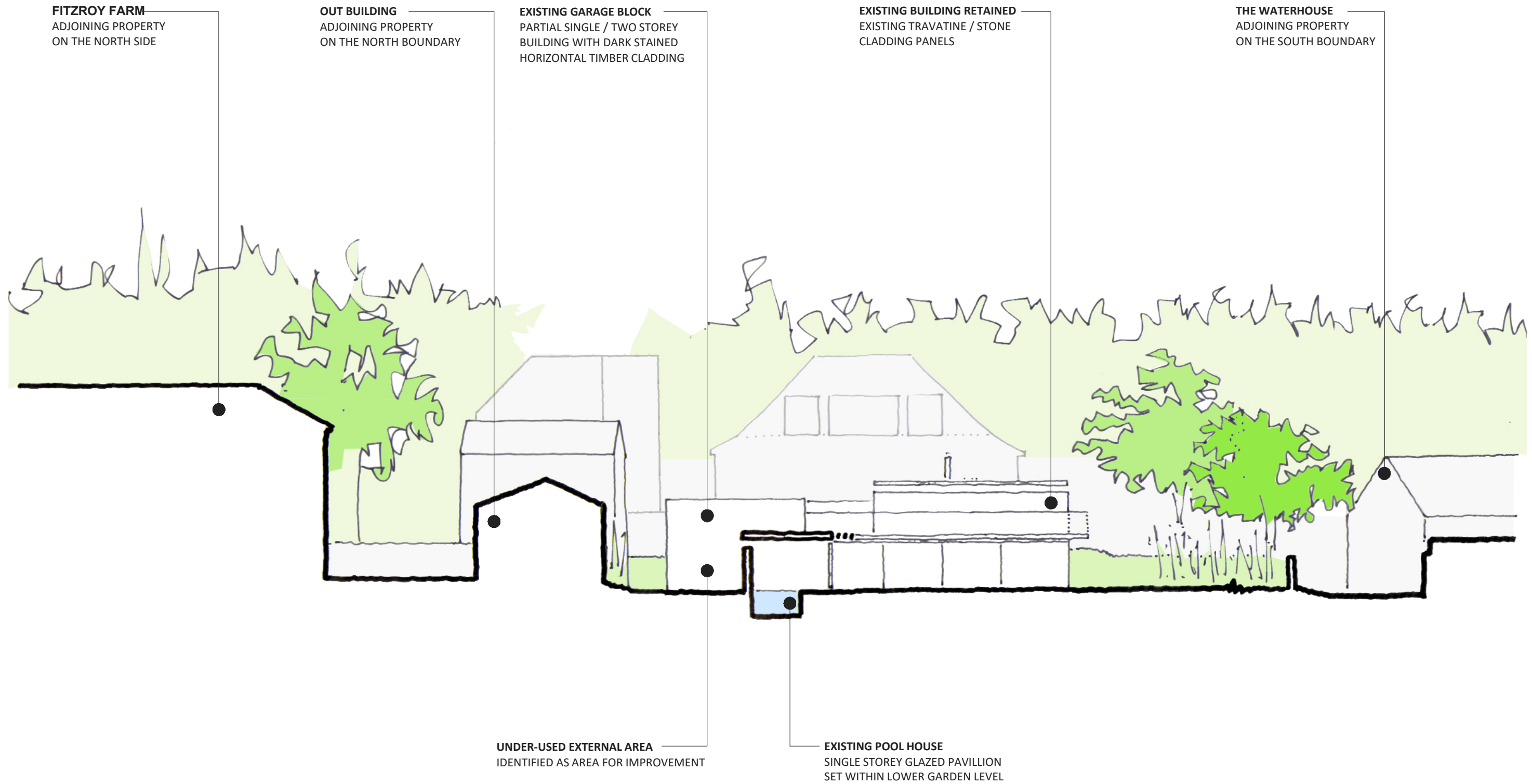


EXISTING SITE SECTION THROUGH MAIN HOUSE



EXISTING SITE SECTION THROUGH MAIN HOUSE

EXISTING SITE / CONTEXT ANALYSIS - SITE SECTION



EXISTING SITE SECTION THROUGH POOL HOUSE

Previously Approved Scheme

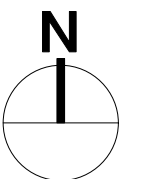
Full Planning Permission was granted for an additional upper floor above the garage and additional living space to the north of the pool house on 2nd June 2009 [App ref: 2008/2004/P].

In addition, approval was given for extending under the existing Garage with a lower level basement extension, with the Garage space being converted to provide additional living space ref: 2009/0345/P].

Upgrades to the existing building included converting the existing lower level flat roof areas to green sedum roofs.



PREVIOUSLY APPROVED SITE PLAN (Ref:2008/2004/P and 2009/0345/P)



Proposed Scheme

The new proposals are based on the planning permission granted for an additional upper floor above the garage, additional living space to the north of the pool house and basement extension below the existing garage space on 2nd June 2009 [App ref: 2008/2004/P and 2009/0345/P].

The key changes are:

Omit the conversion of the Garage space into additional living space. Retained Garage space maintains the M+E plant area for the house.

Reduce the scale of the proposed extension to the lower level pool house.

Upgrades to the existing building include converting the existing lower level flat roof areas to green sedum roofs within the new proposals.

Supporting Documentation:

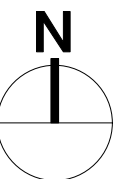
To safeguard existing trees within the site and on adjoining properties a detailed arboricultural report has been carried out by Crown Consultants and is submitted in support of our application dated 25th November 2015.

A Structural Engineer Assessment and Basement Impact Assessment by Elliott Wood has also been carried out on the design of the proposed pool house extension in relation to mitigating any foundation design issues relating to the neighbouring sycamore tree close to the north boundary of the site and any possible impacts of the extended basement section below the existing garage. These reports are submitted in support of our proposals.

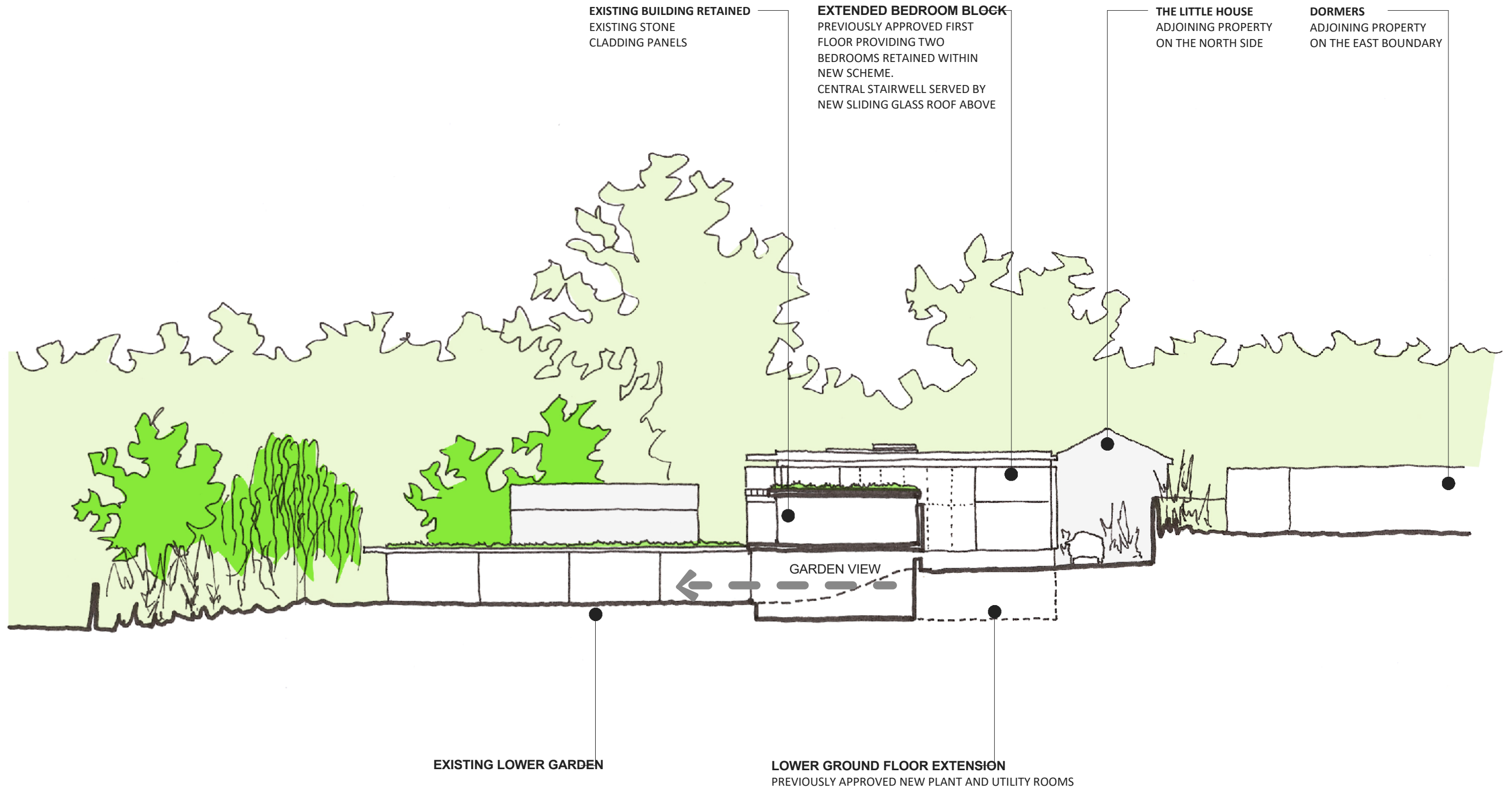
A Construction Management Plan has been carried out by SOUP Architects and is accompanying this submission.



PROPOSED SITE PLAN



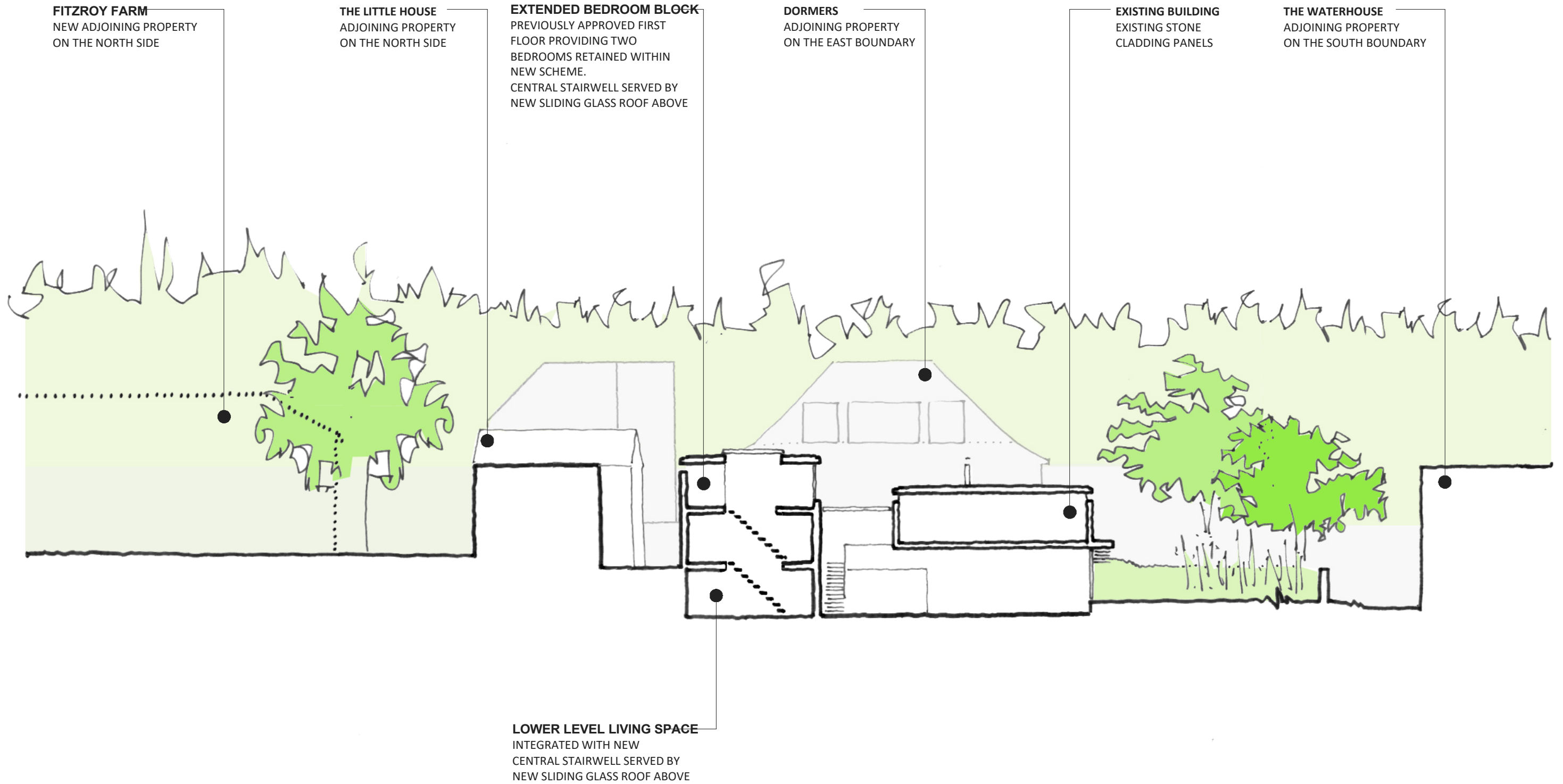
PROPOSED SITE SECTION



PROPOSED SITE SECTION THROUGH MAIN HOUSE

PROPOSED SITE SECTION

SCALE 1:200 @ A3 299_008_DS00



PROPOSED SITE SECTION THROUGH MAIN HOUSE

AREA SCHEDULE

299_009_DS00

Existing + Proposed Areas

Site is currently C3 Residential Use Class.

Site Area: 1774.0 sq metres (0.177ha / 0.438acres)

Existing

Lower Ground Floor (Including the Pool House)	222.5 sq metres / 2394.6 sq ft
Upper Ground Floor (Including the Garage)	186.5 sq metres / 2007.4 sq ft
Total	409.0 sq metres / 4402.0 sq ft (GIA)

Proposed

Lower Ground Floor (Including Pool House extension)	304.2 sq metres / 3274.4 sq ft
Lower Ground Floor Basement Extension	41.0 sq metres / 441.2 sq ft
Upper Ground Floor (Including the Garage) (As existing)	186.5 sq metres / 2007.4 sq ft
New First Floor	84.9 sq metres / 914.0 sq ft
Proposed Total	616.6 sq metres / 6637.0 sq ft (GIA)
Change to GIA:	+ 207.6 sq metres / 2235.0 sq ft

* GIA: Gross Internal Area