

12 HIGHGATE WEST HILL

SITE ENTRANCE & SUMMERHOUSE PROPOSALS
DESIGN AND ACCESS STATEMENT | SEPTEMBER 2023

ateliergooch

12

00 SITE OVERVIEW

00.01

INTRODUCTION

This document has been prepared by Atelier Gooch in support of an application seeking planning permission & Listed Building Consent for an annex summerhouse within the rear garden of 12 Highgate West Hill. The proposals also seek to minimally regrade the existing driveway to the front of the property, and introduce an area to conceal bins, with a small space allowance for a new sliding gate.

The proposals aim to sit harmoniously within the context of the Grade II Listed building and have been developed in close reference to planning guidelines on a national and local level. Similarly, as the property sits within the Highgate Village Conservation Area, particular attention to local guidelines have been followed.



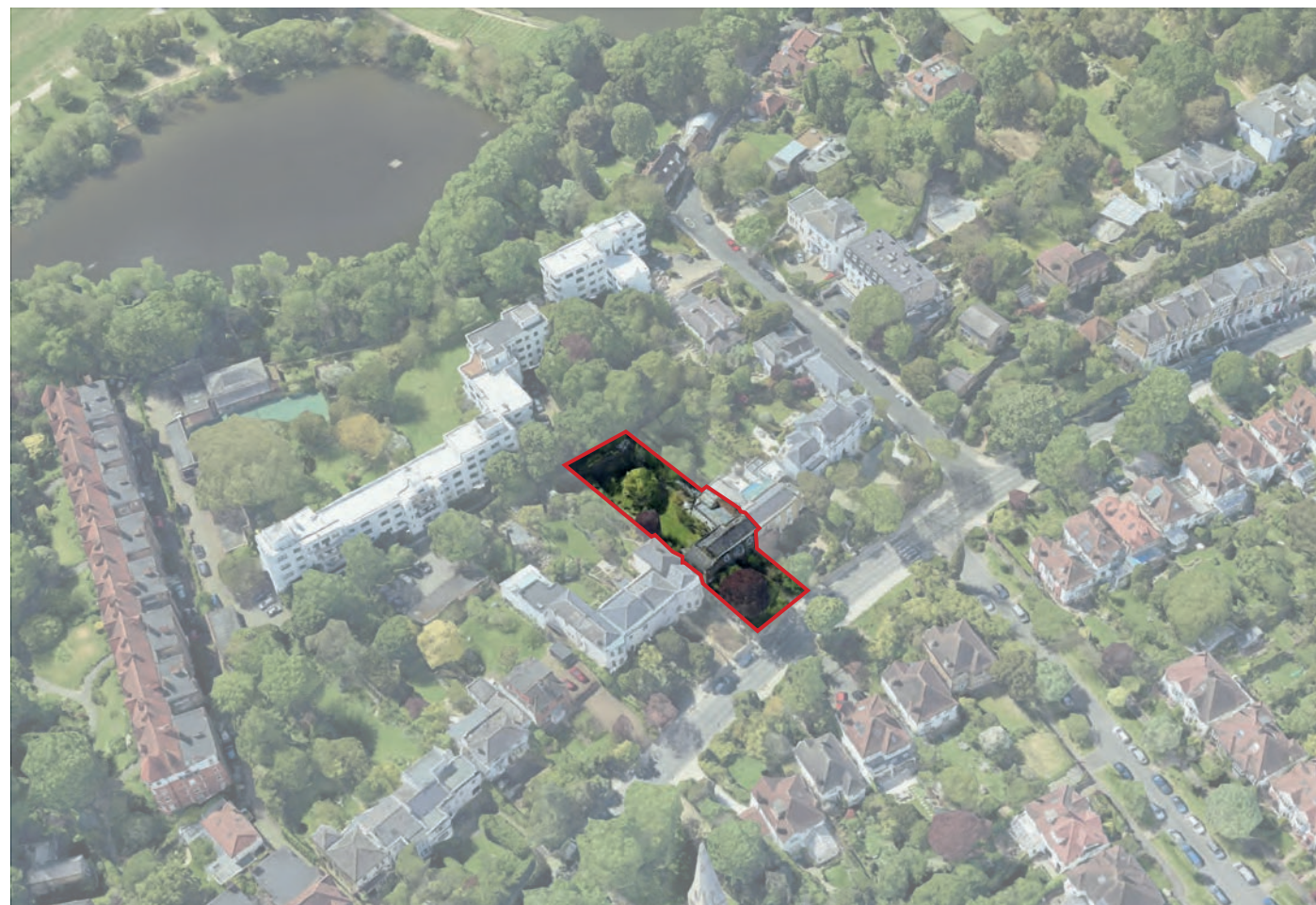
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SITE LOCATION

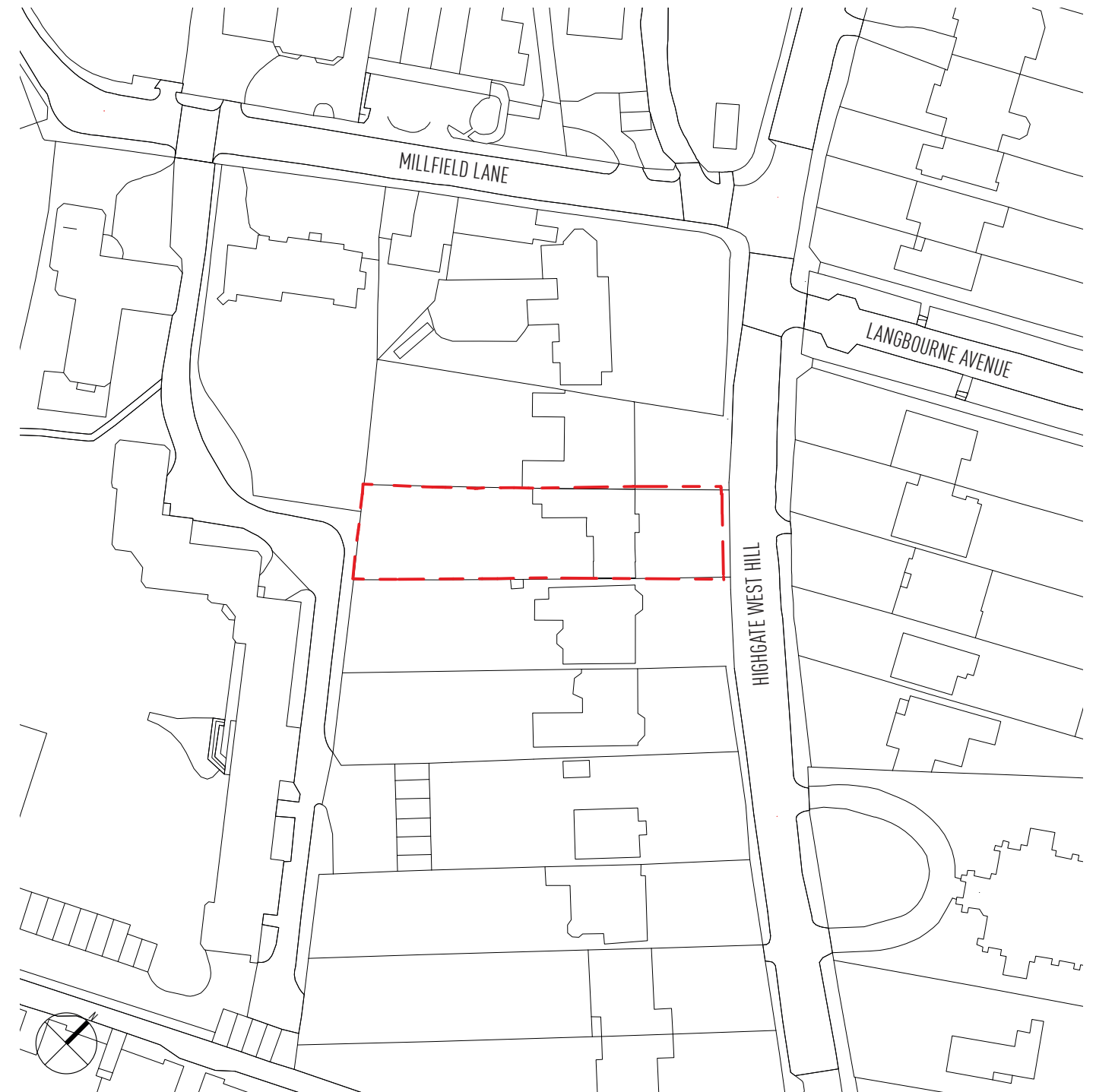
The application site is 12 Highgate West Hill, located in the London Borough of Camden and Highgate Village Conservation Area.

The site lies to the east of Parliament Hill, an area of exceptional natural beauty which includes the Highgate Bathing Ponds, athletics track and lido.

There are a large number of trees positioned around the site which provide screening from the public park, create privacy between neighbours, and provide natural character and beauty to the area. Due to the importance of trees to the area and any potential impact the proposals may have, an arboricultural assessment has been carried out to supplement this application. Subsequently, mitigation measures have been coordinated with the proposals and discussed later in this document.



The Application Site —



Site Location Plan

00.03

OVERVIEW OF HISTORICAL CONTEXT

The site lies within the Highgate Village Conservation Area and is Grade II listed, situated in the company of other Listed buildings along a section of Highgate West Hill.

The Highgate Village Conservation Area Appraisal notes the following regarding the property and its immediate neighbours:

"Further up the hill are Nos 6-14 (consec) are early to mid 19th century houses (listed grade II) which continue the edge of the Conservation Area. They are set back from the road, some in semi-detached pairs, and the boundary of brick walls and shrubs and trees in the front gardens creates a strong visual edge." (p46. HVCA Appraisal)

The importance of the 'strong visual edge', as outlined in the appraisal, has been a strong influence in the development of the proposals and is reflected in the considerate design presented in this document.



Highgate Village Conservation Area Designations



1853



1906



1943

00.04

AERIAL SITE PHOTOS



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SITE PLANNING HISTORY

Planning application number: 2006/4676/L

Single storey rear extension at first floor level to provide additional space to single family dwelling.

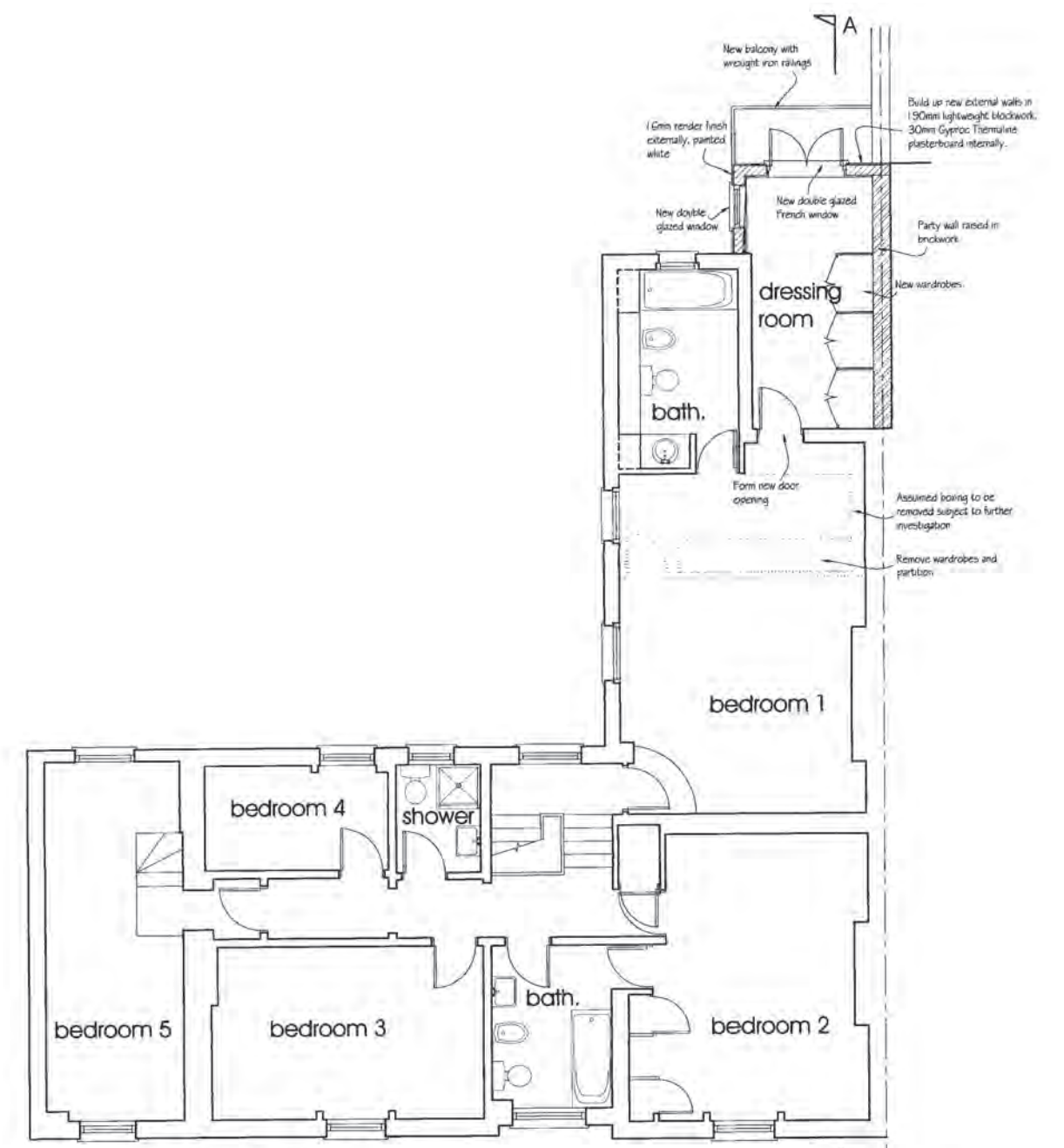
PLANNING & LBC APPROVED AND IMPLEMENTED



Existing Elevations



Implemented Elevations - NTSA

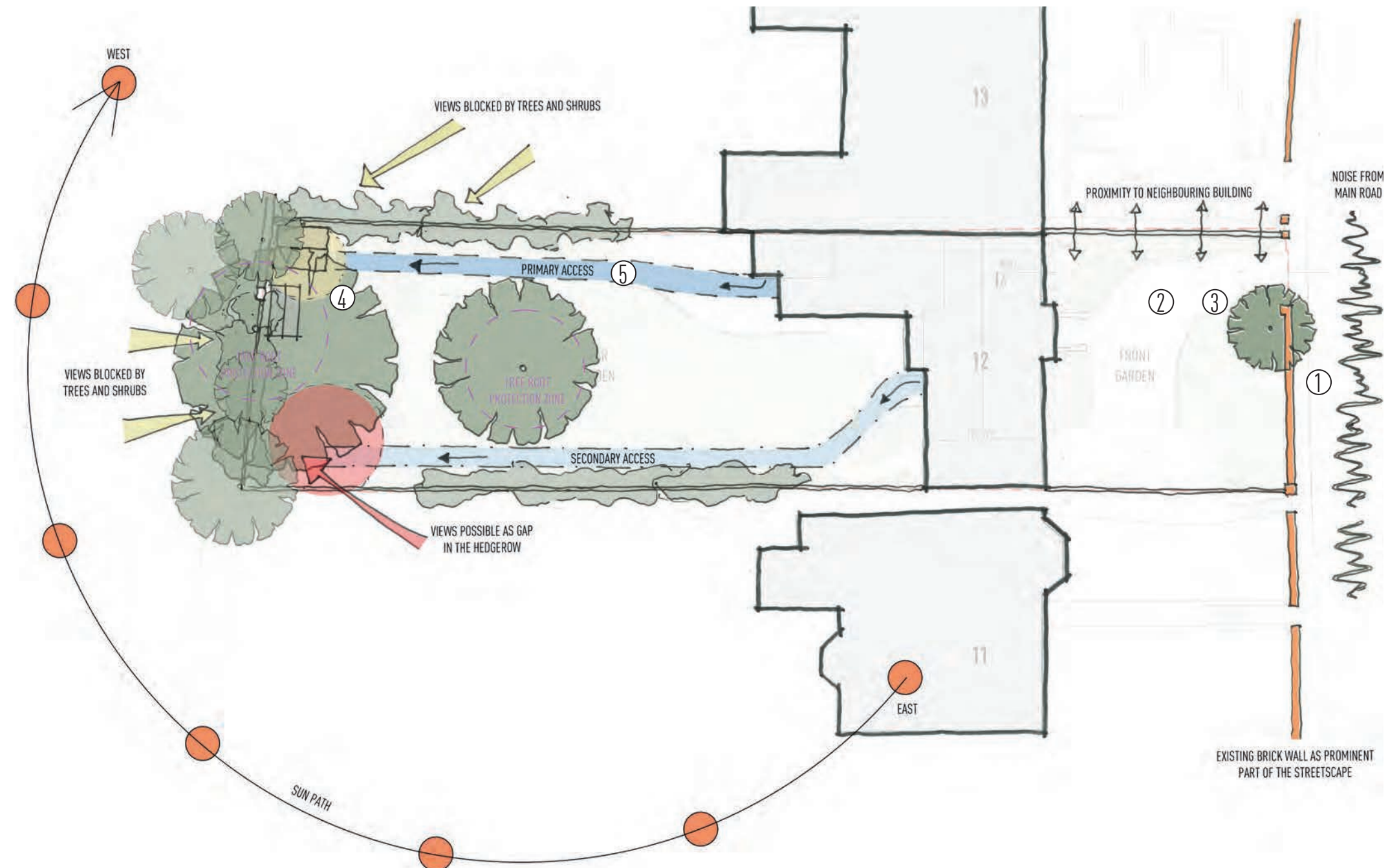


Implemented First Floor Plan

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SITE OPPORTUNITIES AND CONSTRAINTS

- ① The property is situated on a main road, Highgate West Hill. The property's brick front boundary wall forms a unifying part of the historic streetscape, a typical detail of the Highgate Village Conservation Area. Any proposals regarding this particular element should be sensitive and utilise existing materiality wherever possible.
- ② Behind the boundary wall, the tarmac driveway has been laid at a steep, irregular incline which disrupts access and detracts from the beauty of the historic facade. An opportunity is therefore provided to carefully regrade the driveway with a more consistent incline, allowing improved access and aesthetic enhancement.
- ③ The existing shrubs and trees in the front garden are recognised to provide a level of acoustic and visual screening from the neighbouring properties in-line with characteristics of the Conservation Area. However, the opportunity to remove a small Tibetan Cherry of small size and limited landscape value will improve functionality in the front garden. Further details can be found in MDJAC's Arboricultural report which supplements this document.
- ④ To the rear, the extensive planting and shrubs toward the South-Western end of the garden, provide a significant level of screening from neighbouring properties and an area of privacy. Primary access to the rear of the garden along a stone path bisects established landscaping and mature vegetation, which should be considered and retained. As indicated on the diagram, there is a gap in the hedgerow along the boundary with number 11, therefore the Western corner is a much more suitable location for the summerhouse. Furthermore, the incongruous existing structures of the shed and glasshouse already present a level of massing that a more considered summerhouse design could replace.
- ⑤ The Western corner is accessed directly from the Kitchen and Utilities area which opens onto an area of paving, whereas the Southern part of the garden is accessed via the Living Room. Selecting the Western corner for a summerhouse building can ensure minimal disruption to the existing garden landscape, both in consideration of overall size, bulk and mass and with consideration to root protection and utilities and service routes.



Opportunities and Constraints Diagram_NTS



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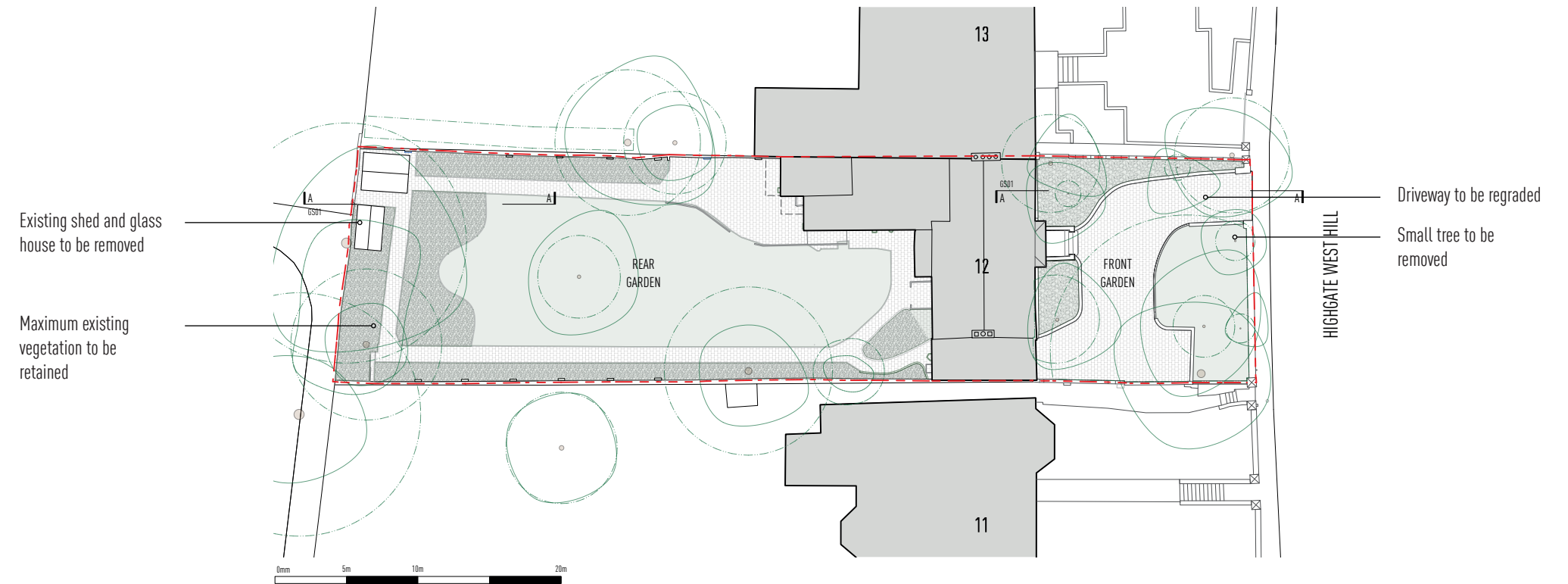
EXISTING & PROPOSED SITE PLAN

The plans to the right of this page present an overview of the external areas in which the proposals are sited.

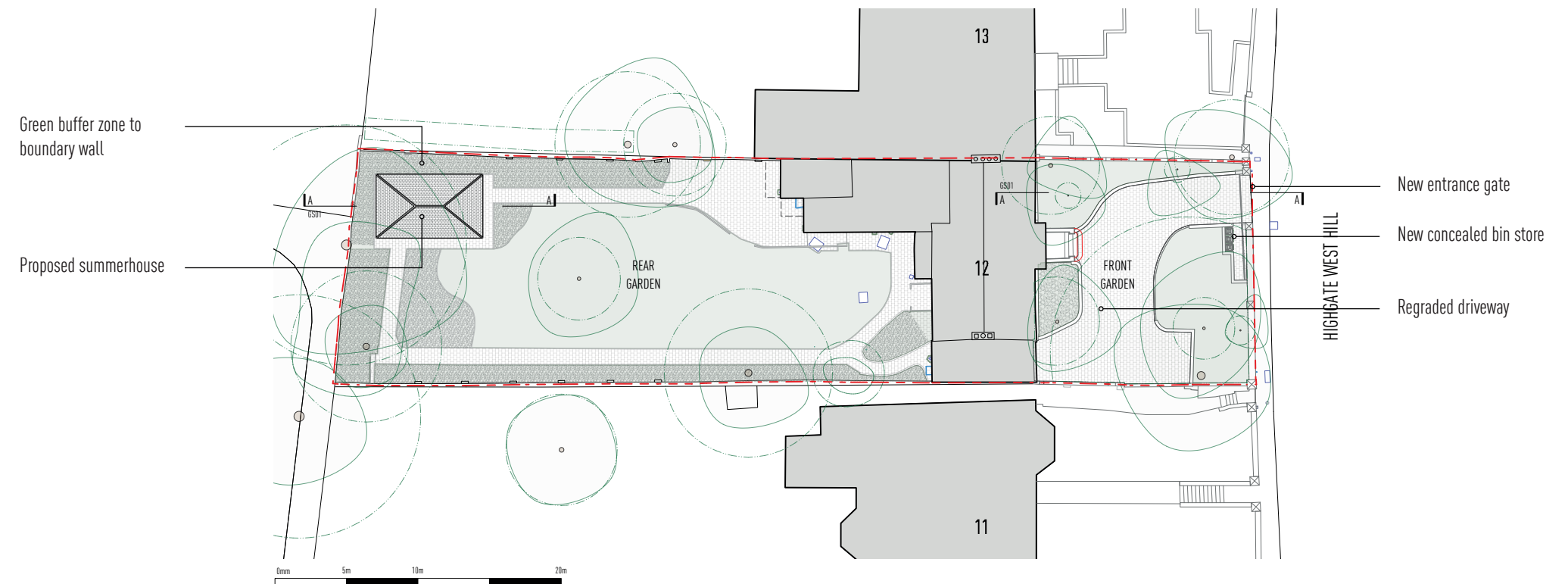
To the front of the property, a light-touch approach has been employed for a proposed front gate, boundary wall and regraded drive. A small Tibetan Cherry of minimal landscape value has been proposed for removal to facilitate a small binstore, carefully concealed behind the boundary wall.

To the rear of the property, the Western corner of the established garden landscape has been selected for a traditionally styled summer house, including gym area and wellness facilities.

Careful consideration of existing trees and root protection zones has informed the location of the summerhouse, in order to protect the natural beauty and character of the Conservation Area. The proposal shall employ a specialist screw-pile foundation methodology, designated to protect and avoid tree roots in the area. Minimal disruption to the established vegetation on site has been the driving principle, as evident in the considered coordination with the arboricultural consultant.



Existing Site Plan



Proposed Site Plan

