

01 FRONT GARDEN PROPOSALS

00.09

EXISTING SITE PHOTOS – FRONT GARDEN



01.01

PLANNING CONTEXT OF THE STREETScape

Camden Planning Authority's guidance has been adhered to in the proposals suggested in this document. Specific reference has also been made to the Highgate Conservation Area appraisal and Neighbourhood Plan.

Camden Planning Guidance for Design 2015

"The design of front gardens and other similar forecourt spaces should... retain or re-introduce original surface materials and boundary features, especially in Conservation Areas such as walls, railings and hedges where they have been removed. If new materials are to be introduced they should be complementary to the setting." (pg.54)

"Boundary treatments should... Delineate public and private areas, contribute to qualities of continuity and enclosure within the street scene and provide site security and privacy." (pg.57)

"For boundary treatments around listed buildings or in a conservation area we will expect... the elements are repaired or replaced to replicate the original design and detailing and comprise the same materials as the original features; the works preserve and enhance the existing qualities and context of the site and surrounding area." (pg.57)



Street view in South-East direction showing stepped boundary wall



Street view in North-West direction showing stepped boundary wall

01.02

NEIGHBOURING PRECEDENTS OF FRONT GARDEN ALTERATION

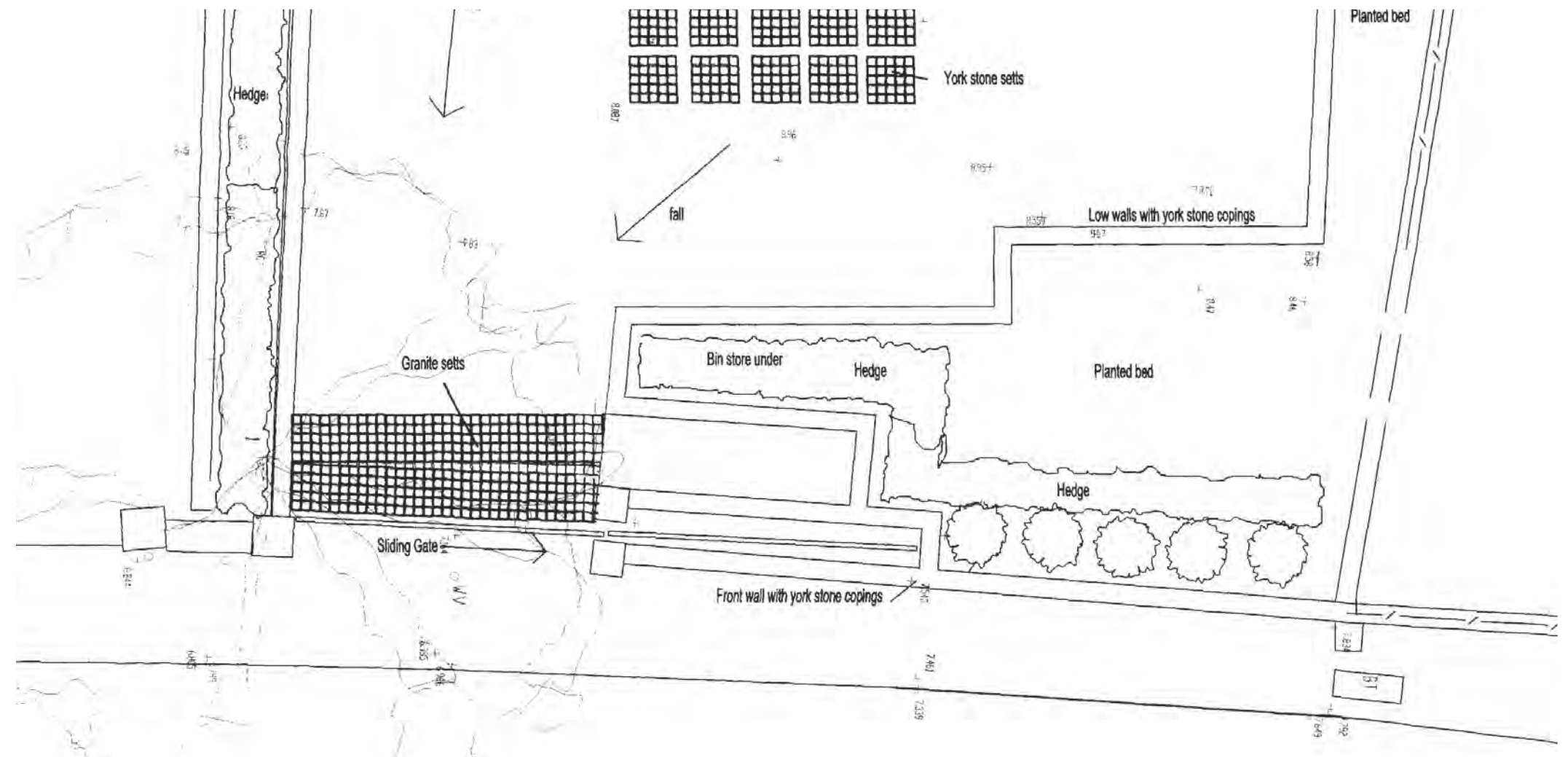
13 HIGHGATE WEST HILL (2006/4676/L)

Consented

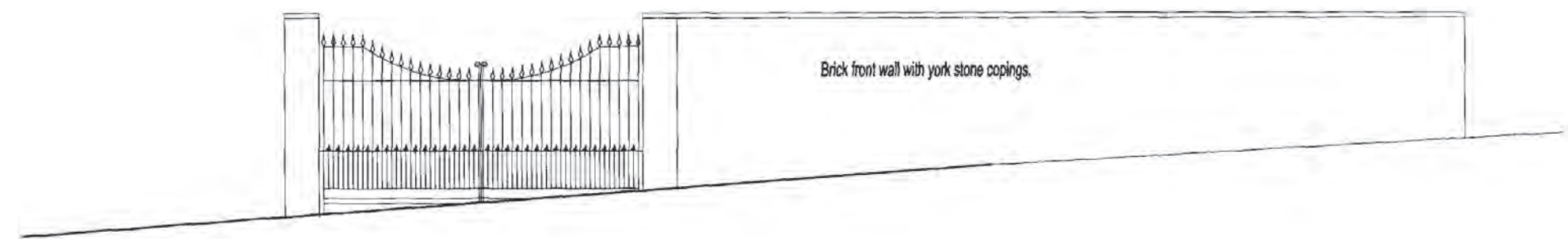
Single storey rear extension at first floor level to provide additional space to single family dwelling



Existing street view elevation of 13 Highgate West Hill



Proposed ground floor plan of new sliding gate and bin store



Proposed elevation of boundary wall and new sliding gate

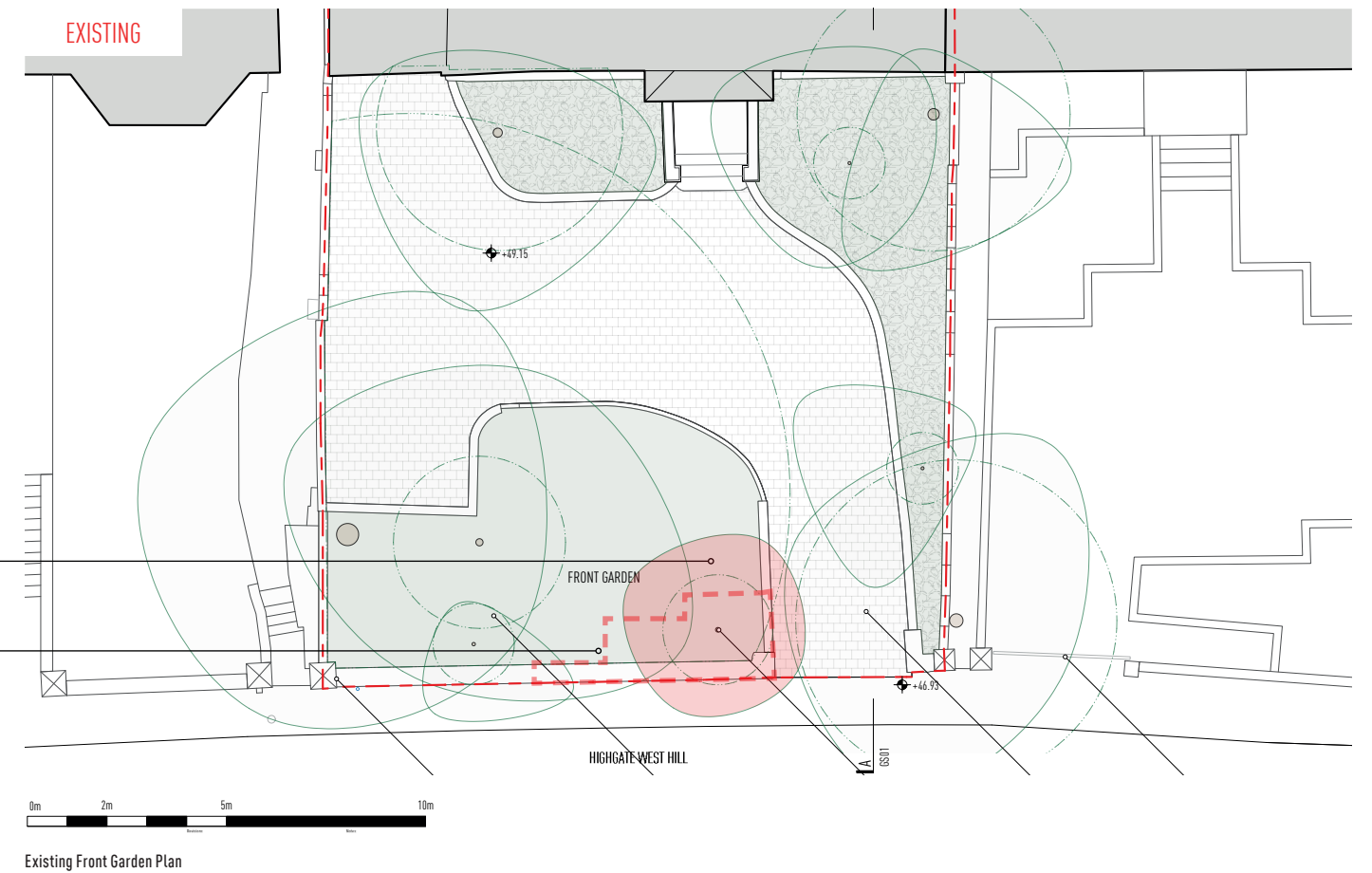
01.03

EXISTING & PROPOSED FRONT GARDEN PLAN

The proposal to the front of the property aim to protect the historic character of Highgate West Hill whilst improving the functionality of the space for everyday family life.

Small Tibetan Cherry of low landscape value to be removed

Minimal excavation and demolition for proposed bin store

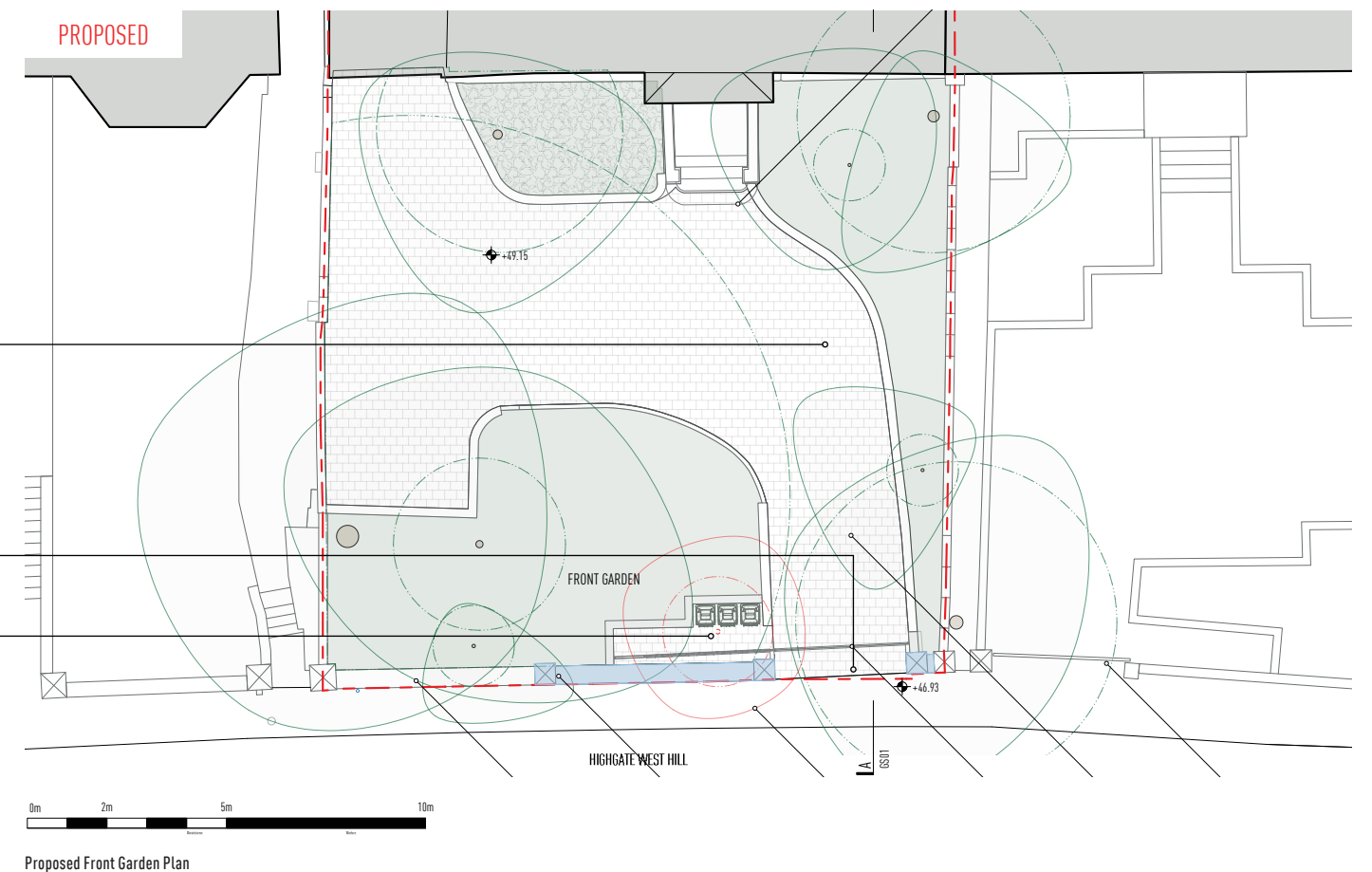


Existing Front Garden Plan

Regraded drive for improved access

Security gate in same plane as the neighbours, no. 13

Bin store to be concealed behind locally raised boundary wall



Proposed Front Garden Plan

01.04

EXISTING & PROPOSED FRONT GARDEN ELEVATION

The proposal will replicate materials and detailing of the existing condition for all alterations at the front boundary wall and gate, in order to protect the rhythm and character of the street.

Particular attention has been paid to guidance as part of Highgate Conservation Area Appraisal:

"The installation of insensitive and inappropriate boundary treatment including excessively high entrance gates, impermeable designs, non authentic detailing... create[s] a hostile and visually negative environment which harms the character and appearance of the Highgate Conservation area..."

Small Tibetan Cherry of low landscape value to be removed

Minimal excavation and demolition for proposed bin store

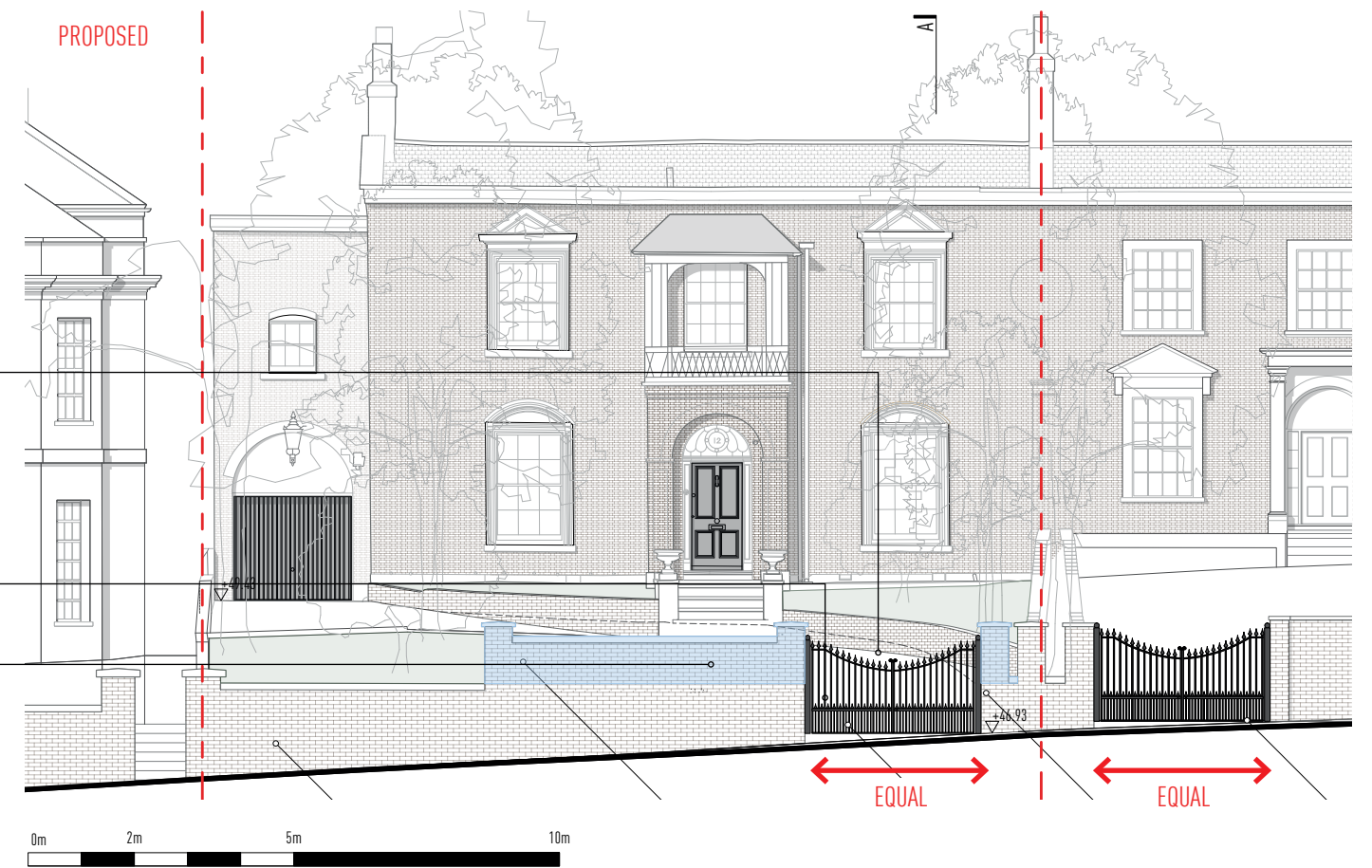


Existing Front Garden Elevation

Regraded drive for improved access

New gate in same plane as no. 13

Bin store to be concealed behind locally raised boundary wall



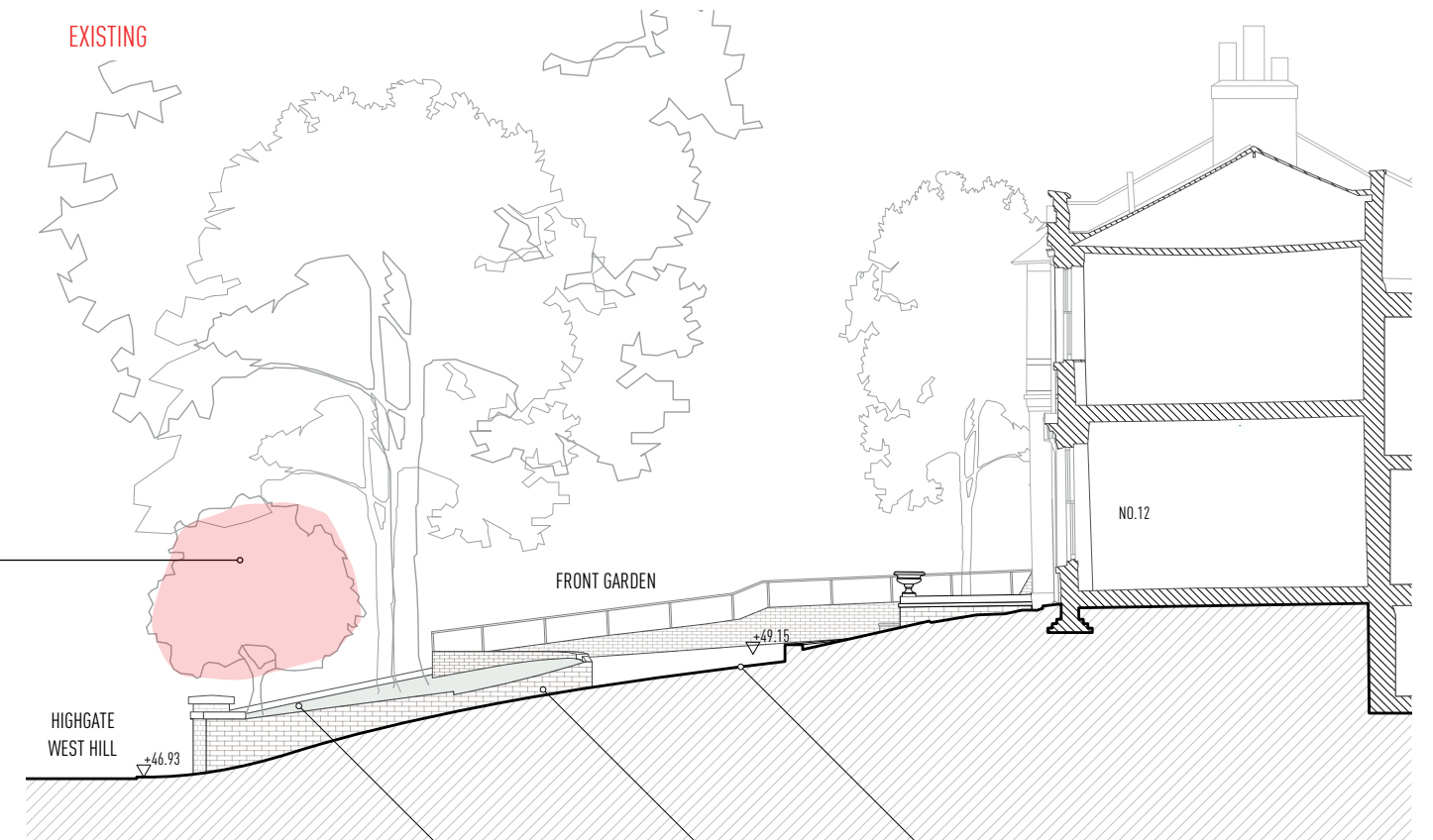
Proposed Front Garden Elevation

01.05

EXISTING & PROPOSED FRONT GARDEN SECTION

The front driveway is proposed to be regraded, with no adverse affect to tree root protection areas - please refer to the Aboricultural Report for further information.

Small Tibetan Cherry of low landscape value to be removed

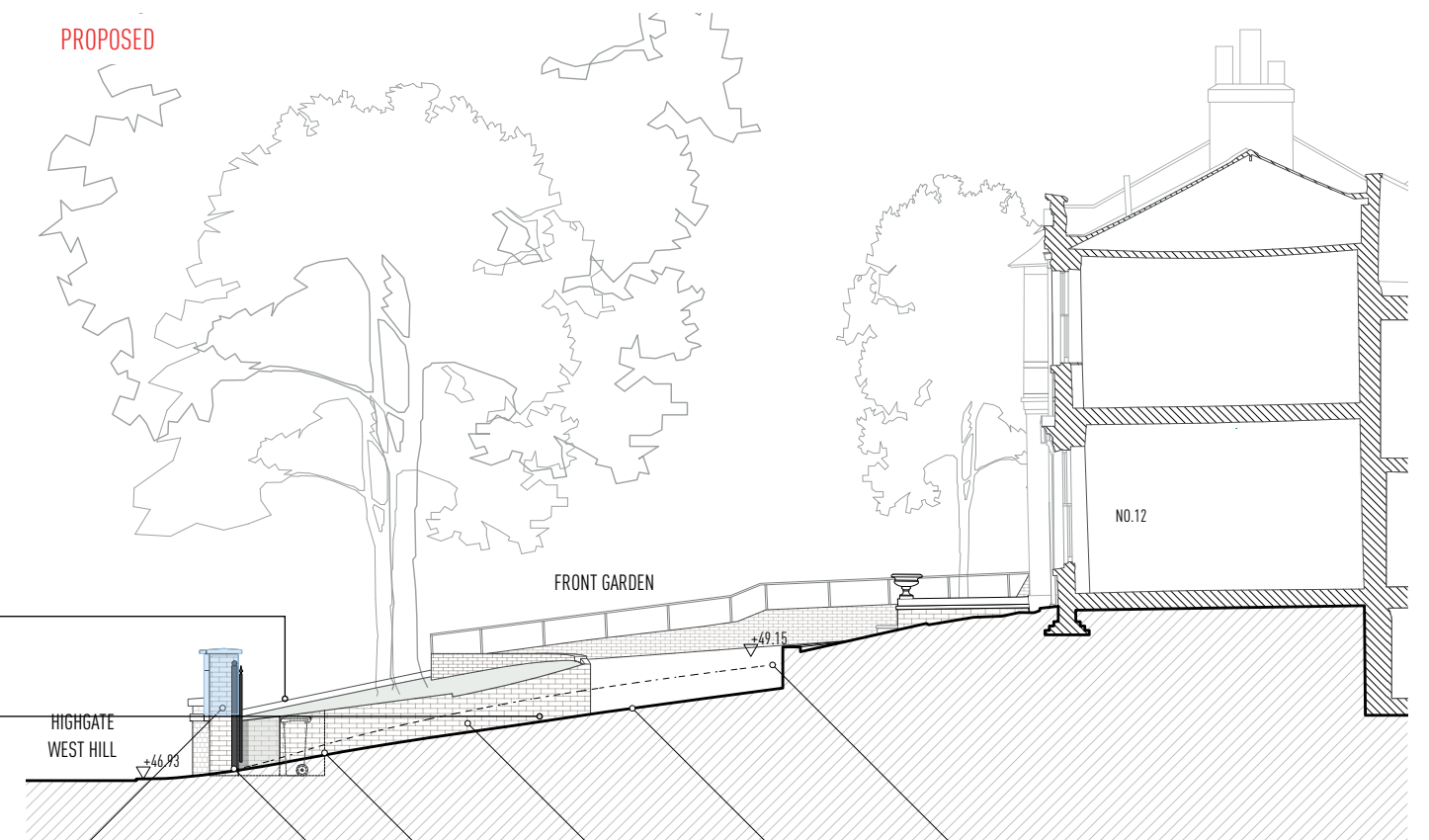


North and East Summer House Elevation

PROPOSED

Bin store to be concealed behind locally raised boundary wall

Regraded drive for improved access



North and East Summer House Elevation