



Architectural Design and Access Statement

New Bungalow

In grounds of Brookfield House, 108 Highgate West Hill, London N6

December 2012 rev C 24 April 2013

S I X T E E N
Bowling Green Lane
London EC1R 0BD

Tel 020 7490 1722
Fax 020 7490 0314
Email studio@dr-p.co.uk
Web www.dr-p.co.uk

1.0 Introduction

The analytical evaluation and design principles submitted within this report have been conducted by David Richmond + Partners (Architects).

2.0 Purpose of Statement

This design statement sets out the *key design principles, concepts and process* which have generated and informed the development of the application proposal.

3.0 Scope of the Application

The application is submitted for approval of detailed planning permission.

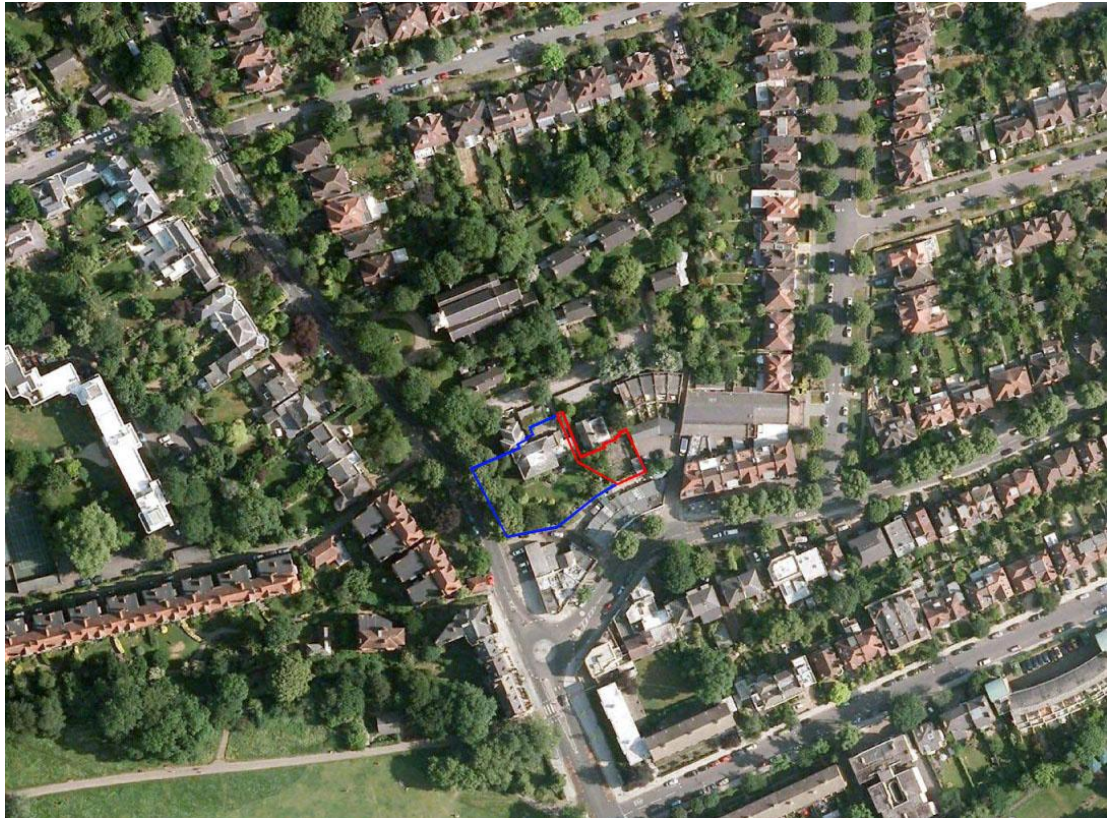
Full details of the design and appearance of the proposed new building have been submitted, including an indication of materials, and an arboricultural impact assessment.

4.0 Assessment

4.1 Physical

The site comprises the south east corner of the residential curtilage of an existing house, Brookfield House, which has been owned by the applicant since 1993. It is situated on the east side and near the bottom of Highgate West Hill near the junction of Swains Lane.

The area surrounding Brookfield House is generally built up and suburban in character.



The site of the proposed bungalow is currently a badminton court surrounded by a 3.5m high wire mesh fence and is secluded from the rest of the garden to the west by a substantial planting screen including a large multi-stemmed bay tree, a Lawson cypress and a hawthorn, together with numerous shrubs.



To the east of the site, below left, lies a garage parking court surrounded by a 1.775m high brick wall, below right.



To the south and set at a lower level are a parade of shops with garages and access road at the rear. The garages have been incorporated into the shops and the rear access road is now used as a café garden at the point where it backs onto the site. The site of these shops was originally a part of the grounds of Brookfield House.



To the immediate north of the site is a pair of dwellings, nos 9 and 10 St Anne's Close which were originally the coach house and stables for Brookfield House and date from the same period c.1840. They have since been much extended and altered and are not listed. The extension to the east has a glazed door at first floor level giving access onto a balcony which, along with a small bathroom extension, unusually sits above the site. The applicant has an in principle agreement with the owner of said property for the current proposals, which include an improved outlook across a roof covered in sedum planting, rather more pleasant than the currently derelict badminton court.



There are bus stops near the site that give access to three different bus routes; Kentish Town Tube Station is 15/20 minutes walk away and Gospel Oak Overground Station 10/15 minutes walk away. There are a range of shops within a 2 minute walk and several schools in the area.

4.2 Social

The site is within the private grounds of Brookfield House, which from 1861 to the 1950s was used as the vicarage for St Anne's Church further up the hill. Since then it has been refurbished and divided into four private residences. The main house still has an exceptionally large garden which is very secluded from the surrounding neighbourhood by brick walls and substantial tree planting. This proposal to use a redundant part of the garden as a private residence for one of the applicant's children makes good use of the available land, in line with the prevailing density in the area, adds a small family size dwelling into the area and has little or no other impact on the social life in the surrounding neighbourhood.

4.3 Historical

Brookfield House is Grade II Listed building. The stable range (now 9 & 10 St Anne's Close) is not listed.

The earliest document that we have found that specifically refers to Brookfield House is the deed of 1852 wherein Anne Barnett donated a part of the grounds of Brookfield House for the building of St Anne's Church in memory of her brother Richard. Anne Barnett lived with her brother in the house which is believed to date from c.1840.

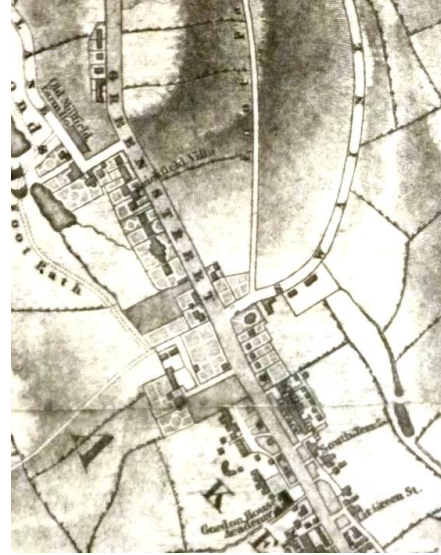


Anne Barnett died in 1858 and left the house to the parish for use as the vicarage of St Anne's Church.

There are several earlier plans which show houses on the site of Brookfield House but it is not possible to conclude whether these are the current house or an earlier dwelling(s).



Plan 1807



Cruchley Plan c. 1829

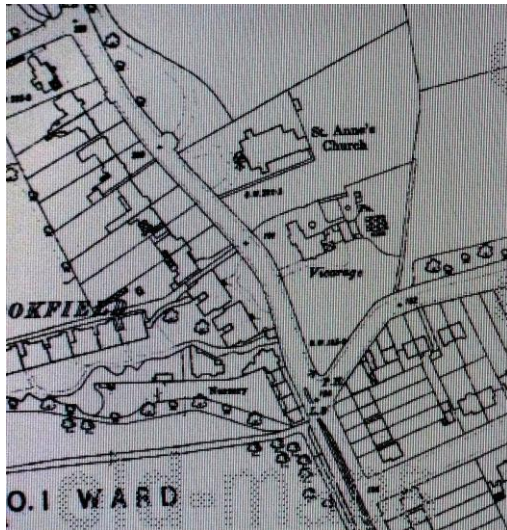


Wyld Map 1848

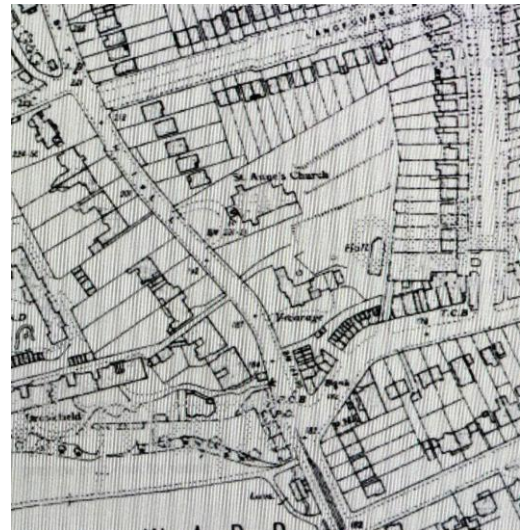


OS map 1869

The OS map of 1869 clearly shows the house and stables largely as they remain to this day. The grounds include the site of St Anne's Church and extend down to Swains Lane. In 1915 the situation was much the same but by 1935 the parade of shops on Swains Lane had been built as had the Holly Lodge Estate.

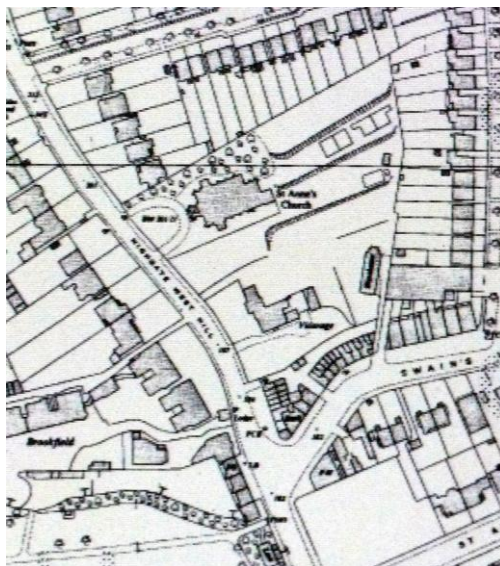


OS map 1915

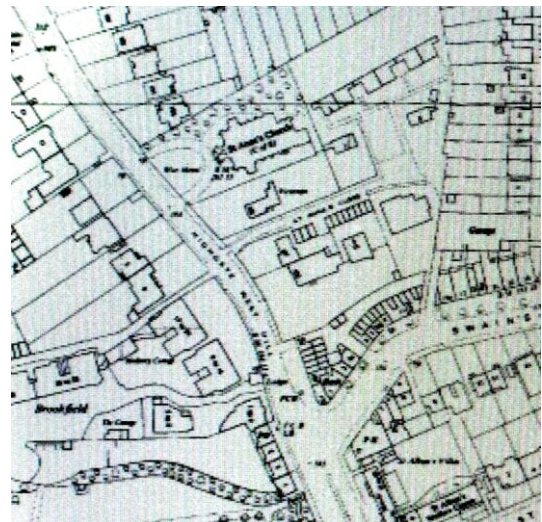


OS map 1935

In the 1950s the first houses in St Anne's Close were built and that development was complete by 1970. In the 1980s a curved terrace of houses were built adjacent to the stables with a garage courtyard backing onto the subject site.



OS map 1957



OS map 1970

In the 1950s Brookfield House and stables were bought from the church and new smaller vicarage was built between the church and St Anne's Close. The house and stables were restored and converted into four residential units; the main house (no108), the servants wing (no107), and the stables into two flats (nos9-10 St Annes Close).

4.5 Planning Policy

We have discussed the proposals with officers from the planning and conservation departments of Camden Council and have been advised that the proposals meet the requirements of planning policy.

5.0 Involvement

The applicant has met and discussed the proposals with the immediate neighbours of the site and there has been no adverse reaction.

6.0 Evaluation

The design concept is based on a rigorous analysis of the physical, social, historical, economic and policy context of the site and its surroundings.

The single storey L-shaped wing facing south and west contains the kitchen, dining and living spaces which look into the existing landscaped garden and the bedrooms look into two small courtyards to provide daylight and ventilation without compromising the daylight or overlooking of neighbouring properties. This approach aims to integrate the new development into the existing physical and historic context with minimal impact.

7.0 Design

7.1 Use

The applicant wishes to use the site to create a dwellinghouse for one of his children, and potential future family. The form and scale of the unit should be appropriate to the site and its context.

7.2 Amount

The Gross Internal Floorspace (GIA) of the proposed dwelling is 132sqm or 1420sqft.

7.3 Layout

The existing badminton court provides the obvious location for the new dwelling and its hardsurfaced patio. In this way the landscaped gardens which currently exist will remain as they are, as a benefit to the new dwelling whilst continuing to benefit the main house and surrounding properties. There is no loss of planting or green space whatsoever; indeed the inclusion of a green roof gives a net gain in green area.

Another advantage of this proposal is that the existing badminton court, which is fairly unsightly, will be removed and by placing the new building within those confines the south elevation of the original stable building remains to be seen from the garden. The existing balcony of no10 St Anne's Close at first floor level overlooks the site so great care has been taken to ensure that the layout provides privacy to the windows and the outdoor sitting spaces of the both dwellings.

7.4 Scale

The new dwelling is single storey such that it remains subservient in scale to the stables building, which in turn is subservient in scale to the main house. By keeping the proposal to a single storey and ensuring that the windows are all inward looking, the new dwelling has a minimal impact on the views from outside the site, and also ensures that there is no overlooking of neighbouring properties.

The proposed new addition is formally restrained with a presence derived from modest scale and simplicity of form and as such respects the setting of the Listed Building and the wider landscape setting.

7.5 Landscaping

The spaces around the proposed building have been developed as a holistic part of the design process in order to respond to the existing development pattern and the physical and historical context of the site.

Setting the proposed building in an L shaped form clearly defines a courtyard space within the angle of the kitchen and living room wings.

This courtyard space will be simply surfaced in a restrained manner using traditional 'hard' surfacing materials such as reconstituted stone pavements, water bound gravel, and setts; all chosen for their function, and in reference to the traditional garden landscape.

The bedrooms all look into small courtyards. The northern one has an existing pergola which will be retained. Landscaping to these courtyards will be more domestic and informal with smaller scale shrubs and possibly a small feature tree chosen for its delicate and colourful foliage.

The existing tree screen to the west will be maintained, thus screening the new building in longer landscape views. The boundary between the garden of main house and the new dwelling will be delineated by planting scheme to create a natural and appropriate hedgerow.

The boundary to the south will have a new close boarded fence and new tree planting to help create a screen to provide privacy from any future development above the parade of shops.

Access to the new dwelling will be via a shared access road from St Anne's Close to the north. The existing garage will be demolished and the original stables yard and surrounding walls will be restored. There will be space to park cars in this area as shown. The existing timber garden gate will then form the entrance gate to the new dwelling, leading to the existing stone paved path running along between existing laurels and bay tree to the front door.

As a result, it is submitted that the proposed new building responds to the historical context and will sit very comfortably within the site and enhance the character and appearance of the main house and its attractive landscape setting.

7.6 Appearance

The architectural language and materiality is restrained in order to reflect the nature of surrounding buildings and sit comfortably within the landscape. The formal simplicity of the building volumes will be emphasised by very crisp and simple detailing using a restrained but elegant palette of materials comprising locally sourced stock brick to match existing; sedum covered flat roof; colour coated aluminium window frames and wall copings. It is considered that this approach is appropriate to a modern building whilst also respecting the historical character of surrounding buildings and the landscape setting.

7.7 Environmental considerations / Energy performance

The site provides an opportunity to deliver a high quality and energy efficient development with sustainability central to its design and construction. The proposed development aims to

minimise energy consumption in order to achieve a more sustainable development, which seeks to provide the following:

- Insulation - The highest standards of insulation will be used to more than comply with the latest Approved Document L.
- Ventilation – windows and doors will be draught proofed and joining details sealed. Trickle ventilators will be provided to all windows and sliding doors. Whole house ventilation with heat recovery will be considered but will depend on cost benefit. The site is after all relatively quiet and suitable for natural cross ventilation.
- Lighting and power – use of energy efficient lighting and 'A' energy rated white goods where provided.
- Heating systems - use of energy efficient heating systems, to reduce fuel consumption, with a good insulation of hot water cylinders and the distribution pipework.
- Water conservation – installation of low-flow toilets and showers, which will comprise dual flush 4/2 litre cisterns. Rainwater storage butts or tanks will be considered. The roof will be covered in sedum planting which will reduce rainwater run off.
- Solar water heating will be considered but depends on the amount of foliage cover on the site and the consequent cost benefit.

To maximise the sustainability of this development, during the construction process, builders will be asked to carry out the following:

- Work closely with suppliers to ensure care is taken in the selection of materials and products with regard to their environmental performance.
- To source materials locally wherever possible.
- Use materials derived from sustainable sources where ever possible.
- Use recovered or recycled materials where economically viable.

A Code for Sustainable Homes Level 4 pre-assessment report accompanies this application.

7.8 Waste Storage

A new store will be provided close to the front door where recycling bins can be stored. There will also be adequate space there for cycle storage.

8.0 Lifetime Homes Assessment

This statement should be read in conjunction with the latest plans, elevations, sections and topographical survey.

Sources of Guidance and Design References used:

- Planning and Access for Disabled People – A Good Practice Guide (ODPM)
- The Building Regulations 2000 - Approved Document Part M (2004) – Access to and use of buildings
- The Building Regulations 1991 - Approved Document Part K (1998) – Protection from falling, collision and impact
- Revised Lifetime Homes Standard – July 2010.

8.1 Parking

There is one parking bay 4800 x 2400 with a level pathway to the side which is a minimum of 900mm wide. The width between walls at this point is 3.5m. The length of the space can be increased to 6m if required in future.

8.2 Approach to dwelling from parking

The principal entrance to the new dwelling is as close as physically possible to the existing driveway where the car parking space is provided. The pathway to the principal entrance is level and has a minimum width of 900mm.

8.3 Approach to all entrances

There are secondary doorways from living room and bedrooms out into patio areas but these are not entrances and are not connected by footpath to the parking bay.

8.4 Entrances

The entrance is lit, has a level landing beneath an overhanging roof (1250 x1430 mm) and is provided with an accessible threshold with a maximum 15mm upstand. The minimum clear door opening width of 800mm is provided and there is a 300mm nib on the pull opening side of the door.

8.5 Communal stairs and lifts

The proposed dwellinghouse is self contained and entirely set out on a single level so this criterion does not apply.

8.6 Internal doorways and hallways

All hallways within the house will have a minimum unobstructed width of 900mm; and all internal doors a minimum clear opening width of 750mm, when approached head on, and 775mm when approached at right angles. Where this occurs the corridor width is increased to 1050mm.

8.7 Circulation space

Living room and dining room have space to turn a wheelchair (1500mm diameter). The kitchen has the space to turn a wheelchair (1400 x 1700 ellipse) and a continuous run of worktop, uninterrupted by doorways, with space to the side of the oven and hob. In the bedrooms there is a minimum of 750mm space to either side and foot of the double beds.

8.8 Entrance level living space

The proposed dwellinghouse is entirely set out on a single level so this criterion is fully satisfied.

8.9 Potential for entrance level bed space

The proposed dwellinghouse is entirely set out on a single level so this criterion is fully satisfied.

8.10 Entrance level wc and shower drainage

An accessible bathroom is provided on the ground floor of the dwelling.

8.11 WC and bathroom walls

The internal walls of the bathroom and shower rooms will have sufficient blockwork or studwork to support the future addition of grabrails as required.

8.12 Stairs and potential through lift

The proposed dwellinghouse is entirely set out on a single level so this criterion does not apply.

8.13 Potential for fitting of hoists and bedroom/bathroom relationship.

The master bedroom and bathroom are ensuite and a 900mm doorway between the two can be achieved in future by widening the door in the studwork wall ie a knock out panel. The roof structure is a pre cast concrete slab so will support the addition of hoist points.

8.14 Bathrooms

The main bedroom and bathroom are ensuite with one another and the bathroom is designed to satisfy the space criteria laid down for adequate access to the wc, basin and bath. There is a separate accessible shower room.

8.15 Glazing and window handle heights

The principal living space has glazing down to floor level and the window handles in all habitable rooms will be accessible and set no higher than 1200mm.

8.16 Location of service controls

In order to assist people with limited reach, all wall-mounted switches and socket outlets will be positioned at appropriate heights between 450mm and 1200mm above finished floor level and at least 300mm away from internal corners.

9.0 Summary

As demonstrated throughout this Design and Access Statement, the scheme will deliver a development of a high quality design which has evolved from a thorough understanding of the physical, historic and social context.

The proposed residential unit on the site of the redundant badminton court, is a most appropriate new use. The scale of the proposal is considered the minimum required to provide a reasonable level of accommodation and is appropriate to the scale of the site and context.

The proposal, by reason of layout, form, scale, detailed design and landscaping accords with National and Local Planning policies and responds sensitively to the existing physical context as well as the historic development of the site, and such will conserve and enhance the setting of the Listed Building and the wider landscape character.

Listing Text:

TQ2886SW HIGHGATE WEST HILL
798-1/20/884 (East side)
14/05/74 Nos.107 AND 108

GV II

Vicarage of St Anne's Church (qv), now 2 residences. c1853-4. Buff brick with slated hipped roof having bracketed eaves. 3 storeys. Main front to garden of No.108 (right hand return), double-fronted with 3 windows. Entrance with prostyle Doric portico. Recessed sashes, mostly architraved. Plain stucco band at 1st floor level. INTERIOR: not inspected.

Listing NGR: TQ2827486436