



No. 82 Highgate West Hill, London N6 6LU

DESIGN AND ACCESS STATEMENT

MAY 2010
0713/DS/02

Gregori I Chiarotti Architects
United House North Road London N7 9DP
Telephone +44 (0)20 7619 0522
Facsimile +44 (0)20 7619 0532
e-mail gc@gregori-chiarotti.com

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1. EXISTING CONTEXT

82 Highgate West Hill is a Grade II listed building and lies in the Highgate Conservation Area. The site is part of an archaeological priority area.

82 Highgate West Hill, a single family dwelling house comprising a small basement, three main storeys and terraced garden, was built mid 18th Century and lies at the centre of a fragmented terrace of three houses. The house reflects the history of ownership and different styles and additions over several periods- Georgian, Regency, Victorian and modern. 81 and 82 were at one time one house but by the end of the 18th C it was divided into two residences and 83 was added. Upon the issue of a new lease to the property in 1821, there appears to have been substantial rebuilding (judging from the rate-books) and by 1823, it would appear that no. 82 was merged with no.83. Numbers 82 and 83 remained one house until 1946 when they were divided. The house was used for commercial purposes during WW II when it was occupied by an aeronautical book publisher. It had been neglected (see 1946 photo) and crudely divided to sell off as two houses in 1946. Due to its hasty reinstatement as a single dwelling, 82 never recovered its original grandeur. Doors and hallways were blocked off and the kitchen remained in no. 83. A new small kitchen area was created in a galley extension off the main dining room on the ground floor of no.82, partially destroying the contours of the original window frames and shutters and integrity of this formal room. The position of the staircase lost its main function (which was to enable access to no. 83) and there was no basement access.

The front façade of No 82 remains largely in its original condition with an added Victorian ground floor addition but the rear façade and interior of the house has lost some original features. The front façade has three double hung sash windows, each extend within an arched recess extending through the 1st and 2nd floors. The main entrance has a fluted Doric portico, a reeded door surround with a patterned fanlight, central lantern and panelled door. To the rear facade are 7 double hung sash windows with a continuous cast-iron balcony at first floor across the whole rear elevation supported on cast iron arched supports.



No.82 Highgate West Hill, Street elevation



Front window details



Front elevation



Rear elevation



Rear elevation

2. PLANNING HISTORY

The clients originally commissioned Margaret & Richard Davies & Associates to design some alterations to accommodate continuing and new uses. The architects submitted a planning permission application and was later withdrawn in September 2006.

Gregori Chiarotti architects were then commissioned by the clients to redesign the proposed alterations and submitted planning permission and listed building consent applications for works at first and second floors.

In September 2007 changes to the original application were submitted after planning advice.

On the 25th September 2007 listed building consent was granted for the first and second floor alterations.

Another application was submitted by Gregori Chiarotti Architects for proposed works including basement enlargement, rear extension and opening of a front light-well. On 1st May 2009 planning permission was refused.

APPLICATION NO.	TYPE OF APPLICATION	DESCRIPTION	DECISION DATE	AGENT
2006/4164/L	Listed building consent	Internal alterations including reinstatement of staircase and the opening up of blocked windows to single family dwelling house.	Withdrawn Application 14/08/2006	Margaret & Richard Davies & Associates
2007/3851/P	Full Application	Alterations including reinstating original balcony door to rear façade at first floor level and installation of 5 no. new rooflights to create access onto new roof.	Withdrawn Application 11/10/2007	Gregori Chiarotti architects
2007/3853/L	Listed building consent	Refurbishment works at first and second floor levels, including alterations to the configuration of internal walls, insertion of a rooflight to the inner roof slope and installation of a spiral staircase to access roof platform.	Listed Building Consent Granted 25/09/2007	Gregori Chiarotti architects
2009/0644/P	Full Planning Permission	Excavation of a new basement floor under dwellinghouse, to include front lightwells and associated railings and staircase access to existing garage: rear ground floor patio and rooflights; and excavated rear basement level patio with new french doors providing access to the rear garden.	Full Planning Permission refused 1/05/2009	Gregori Chiarotti architects
2009/0646/L	Listed Building Consent	Internal and external alterations and extensions in association with excavation of a basement under house, with front light wells, railings and staircase access to existing garage; rear ground floor patio and rooflights; and excavated rear basement level patio with new french doors providing access to the rear garden.	Listed Building Consent refused 1/05/2009	Gregori Chiarotti architects

3. LOCAL PLANNING PRECEDENTS

NEIGHBORING SITES

The planning permissions and listed building consents granted for no.83 comprised major alterations especially to rear elevation and to the basement. The proposal was to demolish the side extension and replace it with a new one, increased in height to enable a mezzanine level to be inserted. The basement was enlarged but the latest approved scheme did not intend to execute the works to the lower ground floor side extension, including excavation of rear garden and new French windows and balcony doors to the elevation.

The rear conservatory is replaced with a glazed conservatory with glass roof and balustrade of contemporary design.

The planning permission and listed building consent granted for no.81 also comprises major alterations especially to side extension, to internal layout and to rear balcony and stairs. The proposal was to install new rear balcony and stairs and new full height aluminium windows to side extension.

-No.83 HIGHGATE WEST HILL, N6 6LU

Application No: 2008/5352/L

Application No: 2008/5158/P

On the 14th January 2008, planning permission and listed building consent were granted by Camden Planning Department for the following proposed works: details of materials and new conservatory and external doors pursuant the condition 5 (a&c) of the planning permission dated 29/10/07 (2007/1212/P) for demolition and replacement of existing side extension plus further excavation of basement underneath, replacement of front and rear dormer windows with new ones, insertion of new front pool and entrance canopy and part raising of front brick wall to single family dwelling house.

Application No: 2007/1215/L

Application No: 2007/1212/P

On the 12th June 2007, planning permission and listed building consent were granted by Camden Planning Department for the following proposed works: demolition and replacement of side extension with an extended basement, an infill conservatory to rear, replacement of a rear dormer window with two new rear dormers and replacement of two front dormers with two new ones, internal alterations, front boundary wall extended in part, new internal courtyard with pool.

-No.81 HIGHGATE WEST HILL, N6 6LU

Application No: 2005/3515/L

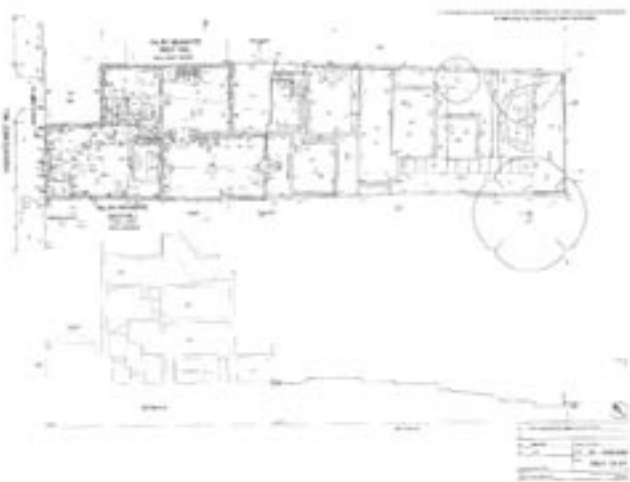
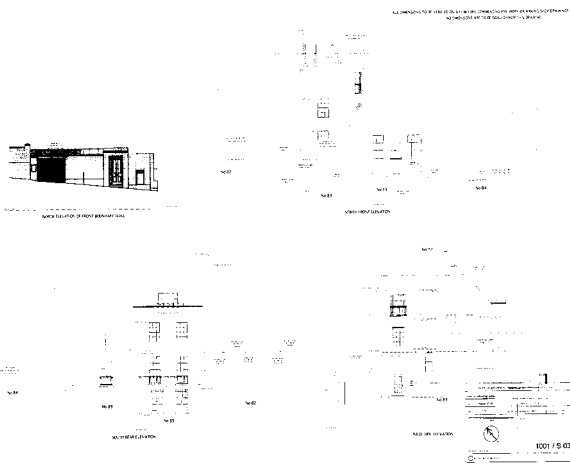
Application No: 2005/3514/P

On the 11th November 2005, planning permission and listed building consent were granted by Camden Planning Department. The proposal included conversion of four units into one single-family dwelling house, internal and external alterations, relocation and replacement of staircases, new external windows, doors and installation of rear balcony.

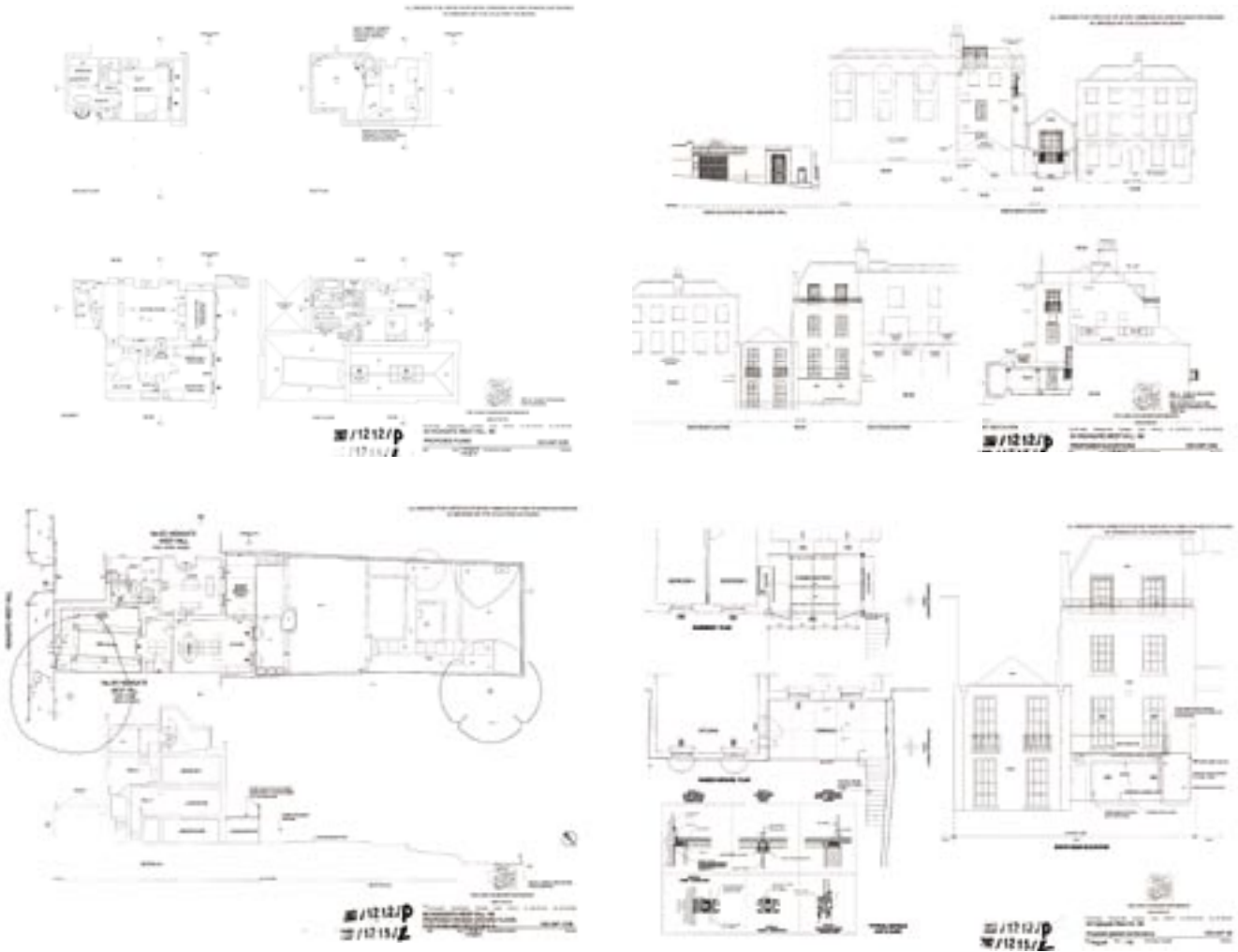
Application No: LEX0201105

Application No: PEX0201104

On the 4th April 2003 listed building consent and permission for development were granted for the following proposed works: renewal of planning permission (PE9700538) and listed building consent (LE9700539) granted on 16/01/98 for the change of use and works of conservation from 3 self contained flats to 2 flats and 1 maisonette together with alterations to elevations and first floor side extension (works also include excavation of rear garden to reduce level in line with lower ground floor building).



No.83 HIGHGATE WEST HILL,
drawings and photo before works.
Application No: 2007/1215/L, L2007/1212P



No.83 HIGHGATE WEST HILL,
Proposed drawings and rear elevation photo
after works.
Application No: 2008/5158/P, 2008/5352/L.



No.81 HIGHGATE WEST HILL,
Photo after works, rear elevation.

4. PRE APPLICATION CONSULTATION AND PLANNING DECISIONS

Previous architects

REF: EMAIL TO ARABELA STOWER 12/01/2007

In December 2006 the previous client's architects Margaret & Richard Davies & Associates (MRDA) submitted proposed basement extension drawings for Pre-application advice. The verbal feedback of the Senior Conservation & Urban Design Officer Hannah Walker in an e-mail to Arabela Stower dated 12th January 2007 was positive towards the scheme: "I have no objection in principle to the excavated basement and the new raised terraced with level access out from the ground floor to the rear...I would also prefer a more traditional fenestration pattern in this instance, given that the basement extension will not form a overtly contemporary or distinct addition to the building".

Gregori Chiarotti Architects

REF: E-MAIL TO PAOLO CHIAROTTI 14/11/2007

In March 2007 the clients, Mr and Mrs Gee, have commissioned Gregori Chiarotti Architects to refurbish the house and redesign the proposal to conform the building to their current family requirements.

Pre-application advice was sought in the form of a meeting on site with Hannah Walker, Senior Conservation & Urban Design Officer at Camden council, in September 2007.

The Duty Officer was shown initial drawings of the proposed basement extension and opening of front light well which subsequently were submitted for pre-application advice. The initial basement extension was to be full length with two symmetrical curved stairs to garden, three center arched openings and rusticated render finishing.

The response on 14th November 2007 was unfavorable to the proposal: "Basement excavation: I previously commented on MRDA's proposals...these were more modest in scale and scope than those now submitted...Given the steeply sloping garden, the proposal reads as a full additional storey that fundamentally alters the existing character of the rear elevation. This detracts from the traditional proportions of the rear elevation and the primacy of the ground floor and first floor-this impact is exacerbated by the building up of the lower ground floor elevation treatment to form part of the ground floor balcony. The extension is considered to add significant visual bulk and fails to achieve a sufficient sense of subordination to the original building, particularly given its projection of 4.4m from the existing rear building line. By contrast, the elevation treatment to the MRDA scheme is broken up more effectively by the central staircase, a varied pattern of solid to void and a less formal overall composition...Front light well: ...this is considered to detract from the character and proportions of the front elevation of the listed building and is likely to be resisted by the Council".

REF: CA\2007\ENQ\19549

A new proposal was drawn up following pre-application advice and in February 2008 a new set of drawings and 3D computer images was submitted for consultation.

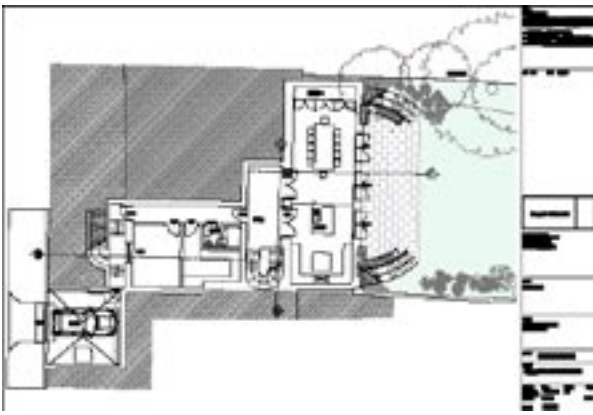
The basement extension length and projection were reduced with a compact contemporary designed extension.

The response on 7th May 2008 of the Conservation and Urban Design Officer Mr Charlie Rose was partially different from the previous feedback:"...The opening of a front light well to one side of the front elevation is not considered to unduly impact of the special architected interest of the listed building. This should take a form of a single set of stairs leading from the garden to basement, contained within a narrow well beneath the ground floor windows only.

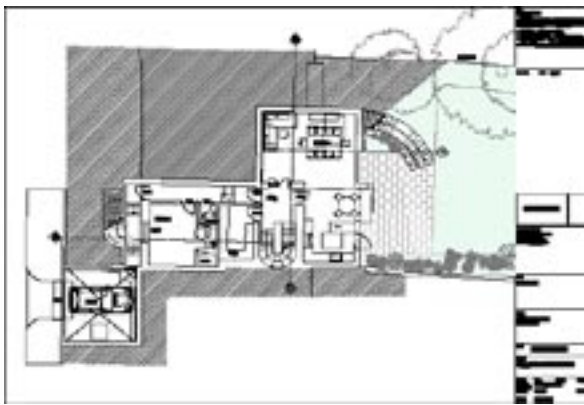
Excavating the basement to the size shown on drawing SK00100 is considered to be an acceptable extension to the habitable space of the property...The proposed below ground rear extension reads as a part width additional storey that fundamentally alters the existing character of the rear elevation. This detracts from the traditional proportions and composition of the rear elevation and the primacy of the ground and first floors - This impact is exacerbated by the building up of the lower ground floor elevation treatment to form part of the ground floor balcony. After careful deliberation it is considered that any visible rear extension is unlikely to be supported by the Council".



MRDA architects, proposed basement plan and rear elevation.
Pre-application consultation, December 2006



Gregori Chiarotti architects, proposed basement plan and rear elevation.
Pre-application consultation, September 2007



Gregori Chiarotti architects, proposed basement plan, rear elevation and views.
Pre-application consultation, February 2008



Gregori Chiarotti architects, proposed basement plan, rear front and street elevations. Planning application, January 2009

REF: E-MAIL TO ELENA BEATRICE ZONTA 30/04/2009

The day before planning decision was taken Jonathan Markwell, planning officer, on an e-mail to Mrs Zonta of Gregori Chiarotti Architects, reported formal comments from his colleague Edward Jarvis in Conservation and Urban Design.

Issues regarding the proposal were raised: "The proposed basement level does not correspond to the layout above with regard to the location of load bearing walls or structure. The original front wall will be supported on a full width steel across the middle of two proposed rooms. The rear wall is also supported by a steel. Original footings and structural integrity will be lost in both instances. The existing cellar will be lost with the floor lowered, the two internal walls removed and soffits covered over".

"Satisfactory investigator works, either physical or desktop, to establish the historical development of the house and age and location of below ground structure have not been undertaken".

To sum up the Conservation and Urban Design comments:

- "The proposal results in the loss in terms of fabric and plan form of the existing cellar. This is an unacceptable loss of material and form.

- The extent to which the ground floor will have to be reconstructed is not defined.

- The proposed basement, which is larger than the existing footprint of the house and extends beyond the 18C front and rear boundary walls, dominates in terms of scale and harms the hierarchical relationships in the plan form.

- The ground floor plan does not respect the location of load bearing walls above resulting in extensive structural intervention. The 18C front and rear walls are supported on steel harming the integrity of the historical structural.

- The proposed below ground rear extension detracts from traditional proportions and composition of the rear elevation and the primacy of the ground and first floors harming the special interest of the listed building. The uncharacteristic full width front light well is also considered to unduly harm the special interest".

Gregori Chiarotti Architects on 1st May 2009 submitted revised proposals but these were not considered and the planning application was determined on original presented documentation.

REF: 2009/0644/P & 2009/0646/L

On 1st May 2009 Listed Building Consent and Full planning permission were refused for the following reasons:

"-The proposed basement extension, by reason of its historic fabric and plan form, its excessive size and location in relation to the existing house, and the design and location of its associated lightwells, railings and windows, would harm the special historic interest and setting of the listed building.

-The proposed excavation of the front light well and associated link to the garage, by reason of its proximity to the root protection area of the protected Holly tree, is likely to cause harm to the long term health and survival of the Holly.

-The proposed development, in the absence of a legal agreement securing a Construction Management Plan, would be likely to have a detrimental impact on the local environment and traffic networks and in highway and pedestrian safety by virtue of inappropriate vehicular movements".

REF: MEETING AT CAMDEN TOWN HALL ON 20th MAY 2009.

PRESENTS WERE CLIENTS, MR AND MRS GEE, EDWARD JARVIS, FROM CONSERVATION AND URBAN DESIGN TEAM, JONATHAN MARKWELL, PLANNING OFFICER, PAOLO CHIAROTTI AND ELENA BEATRICE ZONTA FROM GREGORI CHIAROTTI ARCHITECTS. During the meeting the feasibility of a proposed rear extension was discussed. Informally Edward Jarvis noted that an extension which is read as a garden feature could be consider more favorably by the council.

CONSULTATION WITH THE HIGHGATE SOCIETY, JUNE 2009

In compliance with PPS5 Policy HE7.1 in decision-making the local planning authorities should take account of "the outcome of the usual consultations with interested parties; and where appropriate expert advice (from in-house experts, experts available through agreement with other authorities, or consultants, and complemented as appropriate by advice from heritage amenity societies").

In June 2009 The Highgate Society has been consulted and it had not raised any objections to the previous application 2009/0646/L and to the proposals. Please refer to the enclosed letter which supported the application.

**THE HIGHGATE SOCIETY**

10a South Grove Highgate N6 6BS

28 June 2009

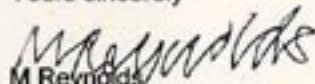
Mr Paolo Chiarotti
Gregori Chiarotti Architects
United House
North Road
London N7 9DP

Dear Mr Chiarotti

82 Highgate West Hill

It was most useful to meet on site yesterday to look at your proposals for Mr and Mrs Gee. The Highgate Society was somewhat surprised that Camden had refused your previous application 2009/0646/L, about which the society and the Highgate CAAC had raised no objections. We note that you propose to make a revised application which would preserve the small cellar, which would provide garden access at lower ground level so as to avoid taking materials through through the entrance and down the main stair; and which would omit a large lower ground glazed door previously proposed and substitute an exit through a detached garden recess. The Highgate Society would not raise any objections to these proposals. Hopefully Camden would approve such an application.

Yours sincerely


M Reynolds
HS Vice President

cc: Mr and Mrs G Gee
Edward Jarvis and Caroline Carr, Camden Conservation Officers

REF: CONSULTATION WITH KEVIN MURPHY FROM KMHERITAGE AND EDWARD JARVIS FROM CONSERVATION AND URBAN DESIGN TEAM, FEBRUARY AND MARCH 2010.

Please refer to KMHeritage *Historic building appraisal and justification of proposals*.

Conclusion

Basement extension

In January 2007 the first feedback regarding MRDA scheme was positive towards the proposal of the excavated basement.

In November 2007 the response to Gregori Chiarotti Architects first scheme was negative towards a full length extension and to the 4.4m projection while the previous scheme had a projection of approximately 5.5m. A positive feedback was confirmed to the MRDA scheme "The elevation treatment ... is broken up more effectively by the central staircase, a varied pattern of solid to void and a less formal overall composition".

In February 2008 the comment on Gregori Chiarotti Architects second scheme was negative towards any visible rear extension.

On 1st May 2009 Listed Building Consent and Full planning permission were refused and the proposed basement extension was adversely considered "by reason of his loss of historic fabric and plan form, its excessive size and location in relation to the existing house, and the design and location of its associated light wells, railings and windows".

We believe the current proposal takes into account the sometimes contradictory advices/responses given during the various consultations and applications. The proposed rear elevation takes into account the MRDA scheme elements that were considered favorably at the time: the central staircases, the reduced visible elevation, the proportioned openings and a less formal overall composition that is subordinated to the existing house.

The projection of the rear extension has been reduced to align with that of no. 83 Highgate West Hill. The basement plan is smaller than the latest refused scheme, corresponding to the layout above with regard to scale, hierarchical relationships in the plan form and to the location of load bearing walls and structure.

The existing cellar structure and timber ceiling joists will be retained and repaired, minimizing the loss of the existing fabric.

The new scheme takes into account the comments received on 20th May 2009 during a meeting with Edward Jarvis from Conservation and Urban Design team and Jonathan Marwell, planning officer. The proposed rear basement extension is read as part of the new landscaping although its elevation is virtually hidden by hedge balustrades and garden landscape.

The Highgate Society and Highgate CAAC expressed their support for the proposed and refused schemes and wished to see the proposal approved.

The opening of a front light well

In November 2007 the feedback to the opening of a front light well was unfavorable while the response in May 2008 did not consider the proposal "to unduly impact of the special architectural interest of the listed building".

On 1st May 2009 the proposed full width front light well was considered uncharacteristic and the scheme was refused "by reason of its proximity to the root protection area of the protected Holly tree".

The revised proposal concerns the excavation of one side of the entrance, minimizing the impact on the listed building and on the front garden. It is also consistent with pre-application advice of May 2008 that was favorable to "a single set of stairs leading from the garden to basement, contained within a narrow well beneath the ground floor windows only".

Eliminating the light well to the right of the entrance will also avoid any interference with the root protection area of the protected Holly tree.

5.DESIGN PROPOSAL

This Planning Permission and Listed Building Consent Application proposes the following:

- Basement excavation
- Creation of a below ground rear extension
- Ground floor internal alterations
- The opening of a front light well
- New roof-light to front Victorian extension

OWNERSHIP AND COMMITMENT

The proposed designs are generated from a secure and long term ownership. The house has been home to the present owners for nearly twenty years and they intend to remain there.

The clients are long term owners and they have always been interested in the architecture and history of the building. They have kept unused original fixtures of the house and have recently restored and reinstated two original cast-iron fireplaces.

FAMILY REQUIREMENTS

The location of the kitchen detracts from the historic layout and its size is impractical and disproportionate to the rest of the house.

The basement is in urgent need of repair. Beetle infestation and damp due to lack of ventilation have taken their toll over the years. Temporary props have been placed to help support the existing ground floor joists.

The sizeable rear garden can now only be accessed via the front door; household deliveries and garden maintenance cause considerable wear and tear to the fabric of the formal entrance hall and columned front portico.



Existing basement.

CONSIDERATIONS ON THE EXISTING BASEMENT

The basement under no. 82 was not rediscovered until 1990 when the present owners moved in. The existing basement has a flue extending to an original chimney, suggesting an original kitchen, and the blocked in sections of basement walls show evidence of lathe and plaster work.

As noted in the 1903 and 1946 photographs, the basement level of the houses numbered 81, 82 & 83 was concealed by the artificial elevated slope of the garden. The basements of 81 and 83 were subsequently revealed and/or extended and now enjoy direct access into the garden. The layouts of all three houses suggest that the basement of no 82 would originally have followed the same pattern as 81 and 83, as they were originally joined to number 82. Furthermore the front raised garden suggests an old basement entrance.

BASEMENT ENLARGEMENT AND EXTENSION

DESIGN STRATEGY: UTILIZING THE SITE'S NATURAL TOPOGRAPHY

The basement service areas and kitchen have been designed to take full advantage of the sloping topography of the site. The existing site slopes approx. 4 metres from the existing rear paving to the south-east garden boundary. The design utilizes the change in levels across the site to conceal a substantial part of the new basement below the existing site ground level.

From the rear, the new basement extension as designed, with appropriate hard and soft landscape, would be disguised by the existing slope of the garden and the proposed landscaping. The garden features, hedge topiary and stairs are sensitively placed to minimize the visual impact on the building. The central formed landscaping composition will preserve and enhance the character of the building rear elevation and furthermore of the whole terrace rear elevation.

The proposed landscaping achieves a sensible and creative solution that meets the needs of accessibility and conserve the building, and it is consistent with the UDP heritage policies and proposed Core Strategy Policy DP25.

The mature trees and greenery along the boundaries are to be retained in order to maintain privacy to both No's 81 and 83.

All new major works are located below ground level, and there are no loss of amenity to adjacent properties with regard to sunshine, daylight, overshadowing, outlook or increased overlooking.



No. 83,82 and 81 Highgate West Hill. Pictures from 1903 and 1946.

PROJECTION FROM THE EXISTING REAR BUILDING LINE

The line of the basement extension has been determined by the line of the of no.83 extension which is closer than the line of the current stairway off the patio leading to the garden.

RESPONSE TO FAMILY REQUIREMENTS

The new basement extension would provide adequate indoor living space and garden access well relating to the proportions of the building.

It would house a new kitchen with sitting area, a utility room, cloakroom, living room, guest room with en suite bathroom and existing cellar. Glass floors will bring daylight to the concealed part of the basement where the new kitchen will be located.

Extending the basement under the terrace, with direct access into the garden, would provide necessary sunlight and ventilation and enable the extension to respect current standards of safety, light and accessibility while allowing the occupant to enjoy the reasonable requirements of modern life. In line with PPS5 some intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term.

The existing basement fabric is of a poor quality, with damp problems and in urgent need of repair. The new basement with increased waterproofing and insulation would be an appropriate adaptation securing the long-term preservation of the whole house.

RETENTION OF EXISTING BASEMENT

The proposal intends to minimize the loss of fabric to the existing cellar. The entire existing cellar structure, timber joists, door are to be retained and repaired except alterations to ceiling joists for the insertion of new flights of stairs, removal of wall and partially open up rear wall. The existing fabric removed is to be re-used, minimizing waste in accordance with Planning Policy Statement 5 (HE3.1). The new flight of stairs is to match existing in design, proportion and detailing.

The existing basement is to be retained with its historic interest discernibly read from the new construction. The difference between the existing cellar and the new basement enlargement is also indicated by the difference of floor levels.

Throughout the entire new basement the existing timber floor joists are to be retained, repaired and replaced to match existing where necessary.

THE PROPOSAL

The proposal includes basement enlargement, creation of front light well and new rear extension.

The basement enlargement comprises new kitchen, sitting area, utility room, cloakroom, guest room with en-suite bathroom and front light well. The existing basement is to be retained as wine cellar with insertion of new flights of stairs.

The proposed rear basement extension is contained within the new landscaping: from the ground floor rear patio a central passage stretches out to the garden concluding with two symmetrical flights of stairs that gently bend on the sides enclosing a semielliptical topiary hedge and paving area. One staircase has new York stone steps buried in the garden slope and the other has new York stone steps with cast iron balustrade to match existing and partially visible rusticated lime based render finish retaining wall.

The proposed basement elevation with rusticated lime based render finish is discernibly read as a different part of the house although it is hidden by garden landscaping. The new extension patio is lower than the garden level and it is enclosed with planting and new steel balustrades to ground floor patio and flights of stairs are to be screened by hedge balustrades. The topiary hedge conceals a door and passage to the new basement.

The overall size of the proposed timber french doors are kept in proportional harmony with the rest of the façade.

In line with Camden Planning Guidance (19.13) the new extension will be subordinate to the existing building in either form, material, scale, proportion and dimension.

GROUND AND FIRST FLOORS ALTERATIONS

The proposed works on the ground and first floors comprise:

- Removal of fitting and fixtures within existing kitchen: the original window frames and shutters in the existing kitchen, now concealed by the cabinets and fittings, would be revealed and restored.
- Removal of modern storage cupboards within existing kitchen and dining room and partially remove wall.
- Removal of modern storage cupboards and new partition wall within existing entrance.
- Removal of modern doors within existing kitchen and dining room.
- The provision of new partition wall and new servery.
- Removal of modern fitting and fixtures within existing modern cloakroom for provision of new cloakroom.
- Removal of front modern crazy paving for provision of new front light well and new York stone paving.
- Alteration to floor in hallway, removal of trap for installation of new flights of stairs to basement. New timber flights of stairs to match existing in design, proportions and detailing.
- Modern terracotta tiles to be removed from kitchen, dining room, entrance, entrance hall, hallway and cloakroom. New Victorian floor tiles to entrance, entrance hall and cloakroom; reclaimed oak floorboards to new servery, dining room and hallway.
- Alterations to one-storey front extension for installation of new skylight.
- Rear paving, pond and stone steps to be removed for provision of new York stone paving, new glass floor and hedge balustrades.
- Repair entrance portal and paint as existing house.



Existing rear patio



Existing entrance portal



Existing kitchen



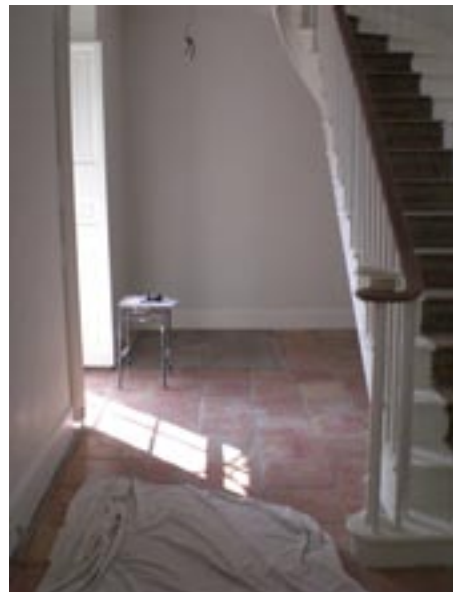
Existing dining room cupboards and door within dining room and kitchen



Existing cloakroom



Existing entrance modern cupboards



Existing ground floor hallway and stairs

THE OPENING OF A FRONT LIGHT WELL

There is a possibility that the house would have originally had a front stairwell similar to the adjoining properties and many houses built within the same period in Highgate.

The front garden is slightly raised (this might reflect an old basement entrance) and a light well could be sensitively lowered into this.

The front garden is hidden and separated from the streetscape behind a brick boundary wall. The intention is to provide access to the basement level and to the garden without any interference to the main house.

The new stairwell would provide the proposed basement configuration with light, accessibility, a fire exit and much needed ventilation.

The intention is to provide a secondary access in order to cause minimum intrusion to the building. Deliveries and garden maintenance at basement level would prevent damage to the existing classical raised portico and formal entrance hall which is at present the only access to the extensive terraced garden.



Existing front elevation

PROPOSED BUILDING MATERIALS

The materials for the proposed extension are intended to complement those of the original building.

INTERNAL FLOORS

New Victorian floor tiles to ground floor entrance, entrance hall and cloakroom.
Reclaimed oak floorboards to ground floor new servery, dining room and hallway.
Limestone tiled floor to basement and cellar.

INTERNAL STAIRS

New timber flights of stairs to match existing in design, proportions and detailing.

INTERNAL WALLS

Brickwork and concrete construction with secondary plasterboard walls to basement enlargement.
Modern stud partition wall to ground floor servery.

CEILINGS

Existing cellar timber joists retained and repaired.
Throughout the entire new basement the existing timber ground floor joists are to be retained, repaired and replaced to match existing where necessary and plasterboard ceilings.

EXTERNAL WALLS

The facing materials for the proposed basement extension, garden stairs retaining wall screened by high hedge and for one of garden staircases (partially visible) retaining wall are to be rusticated lime based render finish, painted to match existing house.
Repair entrance portal and paint to match existing house.

EXTERNAL WINDOWS & DOORS

The no.2 openings to rear basement extension are designed to match the details and materials of the existing balcony doors, painted to match existing; no.1 timber arched door painted to match existing.
The new window and door to front light well are to match existing sash window and front door, painted to match existing.
The new glazed elements are to be constructed of high quality, slender double-glazed timber frame.
New sky-light to Victorian front extension.

LIGHT WELL STAIRS AND EXTERNAL PAVING

New York stone to front light well stairs and paving, rear and front patios.
New glass floor partially to rear patio.

GARDEN STAIRS

One of the proposed flight of stairs has new York stone steps formed into landscape with green treads. The other staircase has new York stone steps, treads and rises.

BALUSTRADE

Cast iron balustrade to match existing to one of landscaping flight of stairs. Painted to match existing.
Proposed painted steel balustrade to front light well.
Proposed painted steel balustrades to the rear patio and landscaping flights of stairs to be concealed within the hedges.

RE-USED MATERIAL

The existing fabric removed (timber joists, studs, bricks, etc.) is to be re-used, minimizing waste in accordance with Planning Policy Statement 5 (HE3.1). Throughout the entire new basement the existing timber ground floor joists are to be retained, repaired and replaced to match existing where possible.

IMPACT OF THE PROPOSAL

The clients have commissioned Gregori Chiarotti Architects to refurbish and alter this Grade II listed building house as a family home that is an exemplar of sensitive alteration with the use of high-quality materials, details, design and aims to contribute positively to the special interest of the building.

The proposed scale and design of the refurbishment works relate to the original building and garden and would have no adverse effect on the historical or architectural character of the building and its immediate surroundings. The reinstatement of the kitchen and service areas below the house with a front and rear basement entrance would re-establish the integrity of the house with minimal intrusion into the existing house. It would reflect the best and optimum use for which the building was originally designed, help to restore the historic character of the building and the primacy of the two formal living rooms on the ground floor. This would conform to the typology of a Georgian/Regency house with the principal entertaining rooms on the ground floor and the kitchen and stores in the basement.

The application does not lead to substantial harm or loss of significance of the building. These changes would seek to negotiate a transition from the past to the present with minimum intrusion, provide optimum use of space and reflect a use for which the building was originally designed yet allowing of modern day requirements. The proposed solution minimized the impact on the listed building not detracting from the traditional proportions and composition of the front and rear elevations.

6. ACCESS STATEMENT

At the present the only access to the rear terraced garden is through the main entrance and hallway.

Access through the new light well leading to the basement from the front of the house provides secondary access to the garden without interfering with the main central passage and not compromising the special interest of historic building.

In line with English Heritage Policy - Easy access to historic buildings "large secular buildings were often designed with a hierarchy of spaces and prescribed sequence of movement through the building - the entrance hall, principal staircase, primary corridor and principal rooms. The form and decoration of each of these spaces maybe part of the building's special interest and the introduction of visually intrusive ramps or mechanical devices must be carefully considered in smaller buildings, on the other hand, there may be insufficient space for ramps or lifts, while the visual impact would be equally damaging".

The front access presents different changes in floor levels. This large family house is spread over several levels but provision can be made for the installation of stair lifts to provide easy access to all levels of the house should it be required in the future. The design of the new internal stairs to basement allows for the future installation of stair lifts.

The new stairs and guardings have been designed to conform to Part K of the Building Regulations.

7.SUSTAINABILITY ASSESSMENT

INTRODUCTION

The aim of the sustainability strategy for the proposed works at no.82 Highgate West Hill is to improve the performance of the overall building through the following criteria:

- the construction of a highly insulated rear extension and basement enlargement in order to vastly improve the energy efficiency of the building;
- reduce Embodied Energy of the building construction through the use of the existing house's materials within the new construction in order to reduce wasted materials and the specification of new building materials within a comparatively low embodied energy.
- the orientation of the rear extension elevation maximizes solar gain and the plan and form of the new extension create a coherent connection with the landscape and topography of the site.

It is intended that this statement will set out the Sustainable objectives of the building and it is intended to be a document that will grow with the detailed design process of the building to ensure that the issues of sustainable design are continually addressed and incorporated within the project through to, and beyond, the end user's occupancy of the building.

The table below outlines how key Camden Local Development Framework regarding sustainable design have been consulted and addressed within the design of the proposed building.

SUSTAINABILITY ASSESSMENT

<u>ISSUE</u>	<u>RESPONSE</u>
Construction & Demolition Waste Recycling	Removed fabric such as existing bricks and timber joists, shall be recycled or re-used within the construction of the new basement as far as possible.
Water Conservation Building Technique	<p>It is intended that low flow appliances shall be installed where possible in new bathrooms, such as spray taps and dual flush toilets.</p> <p>Rainwater harvesting tank is to be installed within the garden near the house to collect rainwater from the roof to be used for garden irrigation.</p> <p>The inclusion of pervious surfaces, flower bed and part of the stairs formed into landscape with green treads to enable water to infiltrate the ground.</p>

Building technique	<p>Construction material and techniques to enable the fabric to breathe and control moisture.</p> <p><u>Insulation</u></p> <p>It is intended that U-values for the new basement elements shall exceed those set out in Part L1 of the building regulations.</p> <p><u>Waterproofing</u></p> <p>Waterproofing and drainage system to basement enlargement to conform to Part C of the building regulations.</p>
Sustainable Building Materials	<p>All timber used within the construction of the building will be FSC certified.</p>
Solar Design	<p>The existing trees, greenery and garden landscape will be retained without modifying the access to light of the adjoining properties.</p> <p>New basement extension will be open to south-east. On the proposed basement extension the main living area (kitchen, dining room) are located on the south-east face of the building and services areas to the north-west.</p> <p>Glass floor, internal openings in new basement extension will reduce need of for artificial lighting.</p> <p>New and existing garden planting will provide shading to basement rear elevation.</p>
"Healthy" Building	<p><u>Ventilation</u></p> <p>On the basement extension every habitable room will have a manually openable window to allow for natural ventilation; all other room will be mechanically ventilated.</p> <p><u>Non-Toxic Materials</u></p> <p>Non-solvent based paints, non-toxic adhesives and sealants, and natural floor finishes shall be used wherever possible throughout building.</p>
Services	<p>New efficient heating and lighting systems for proposed basement.</p>

8.DOCUMENTATION AND RESOURCES

DOCUMENTATION PROVIDED AND EXPERTISE CONSULTED

- *Drawings no. 1245/01-02*, Jon Douglas of Douglas Kenney, structural engineer and building consultant.
- *Historic building appraisal and justification of proposals*, Kevin Murphy of KMHeritage, consultant for the historic building environment.
- *Archaeological Desktop Assessment of 82 Highgate West Hill*, Janine Young of L-P Archaeology, archaeological consultant.
- *Pre-development Arboricultural Report*, Dick Tomlinson of Tomlinson Tree Surgeons, arboricultural consultant.

RESOURCES

- Camden Local Development Framework CS13, CS14, PD22, DP23, DP24, DP25; Camdem Planning Guidance Sections 1, 7, 15, 19, 26, 27, 32, 44, 50; October 2009.
- Camden Council's Unitary Development Plan.
- Planning Policy Statement 5: planning for the historic environment; 2010.
- Conserving buildings saving energy, London Borough of Camden.
- Designing an accessible city, City of London; 2006.
- Easy access to historic buildings, English Heritage 2004.
- The Building Regulations, office of the deputy prime minister.
- The London Plan, the Mayor of London, October 2009.
- Revision to principles for selection of listing buildings, Communities and local government circular; 01/2007.
- London terrace houses, a guide to alterations and extensions, English Heritage; February 1996.
- Making better applications for listed building consent, English Historic Towns Forum; publication 57.

9.APPENDIX**GREGORI CHIAROTTI ARCHITECTS AND STRUCTURAL ENGINEER DRAWINGS**

0713/1000-0	Existing Site Plan
0713/1001-12	Existing Basement and Garage Plan
0713/1002-12	Existing Ground Floor Plan
0713/1003-3	Existing First Floor Plan
0713/1005-12	Existing Front and Street Elevations
0713/1006-12	Existing Rear Elevation
0713/1007-12	Existing Sections AA and BB
0713/1009-1	Existing Section CC
0713/2002-14	Proposed Rear Elevation
0713/2003-14	Proposed Sections AA and BB
0713/2004-12	Proposed Front and Street Elevations
0713/2005-14	Proposed Lower Ground Floor Plan
0713/2006-14	Proposed Ground Floor Plan
0713/2007-2	Proposed First Floor Plan
0713/2008-2	Proposed Section CC
0713/3103-8	Proposed Rear Basement Extension French Doors
1245/01	Basement Plan as proposed
1245/02	Ground Floor Plan as proposed