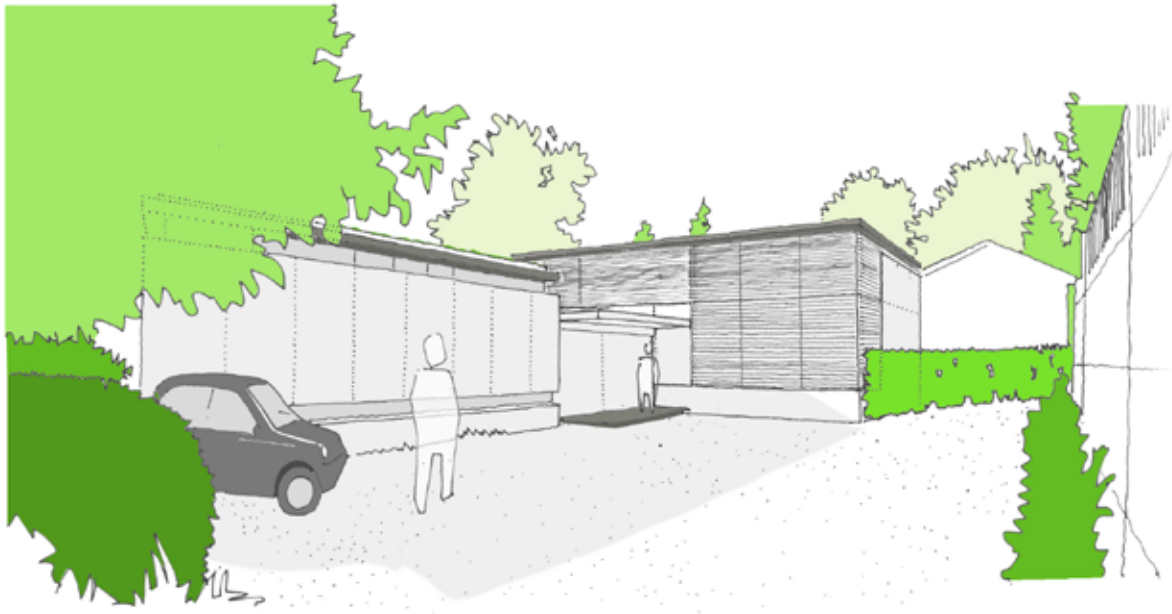


WALLACE HOUSE, FITZROY PARK N6 6HT
PLANNING APPLICATION
REVISED PROPOSALS TO PREVIOUSLY APPROVED.
AUGUST 2009



DESIGN AND ACCESS STATEMENT

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.

The house was designed by the late Richard Paxton of Paxton Locker Architects. 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.

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]

PROPOSALS

Upon commencing with the detailed design, the structural engineers have informed us that the existing structure and below ground foundations around the existing garage area are unsuitable to take the loading for the new floor. In light of the requirement to rebuild this section of house, the owner has asked if we could include for extending the Lower Ground Floor Plan into the area under the existing garage. Externally, this area would not be visible as it would be completely below ground. The space has been set out to contain plant / storage space and utility / laundry rooms.

In addition, due to redundancy of use the owner has asked to convert the existing garage into additional living space, accessed internally from the entrance lobby. This change, does have an effect on the elevation treatment of our approved scheme as indicated on the attached drawings. We have looked to incorporate the proposed window detail to the first floor bedroom down to the proposed ground floor living space.

The overall size, shape and proportion of our proposed changes do not alter the previously approved scheme and we hope create no additional impact to neighbours or local amenity.

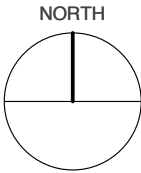
SITE LOCATION - WALLACE HOUSE, FITZROY PARK, LONDON N6 6HT

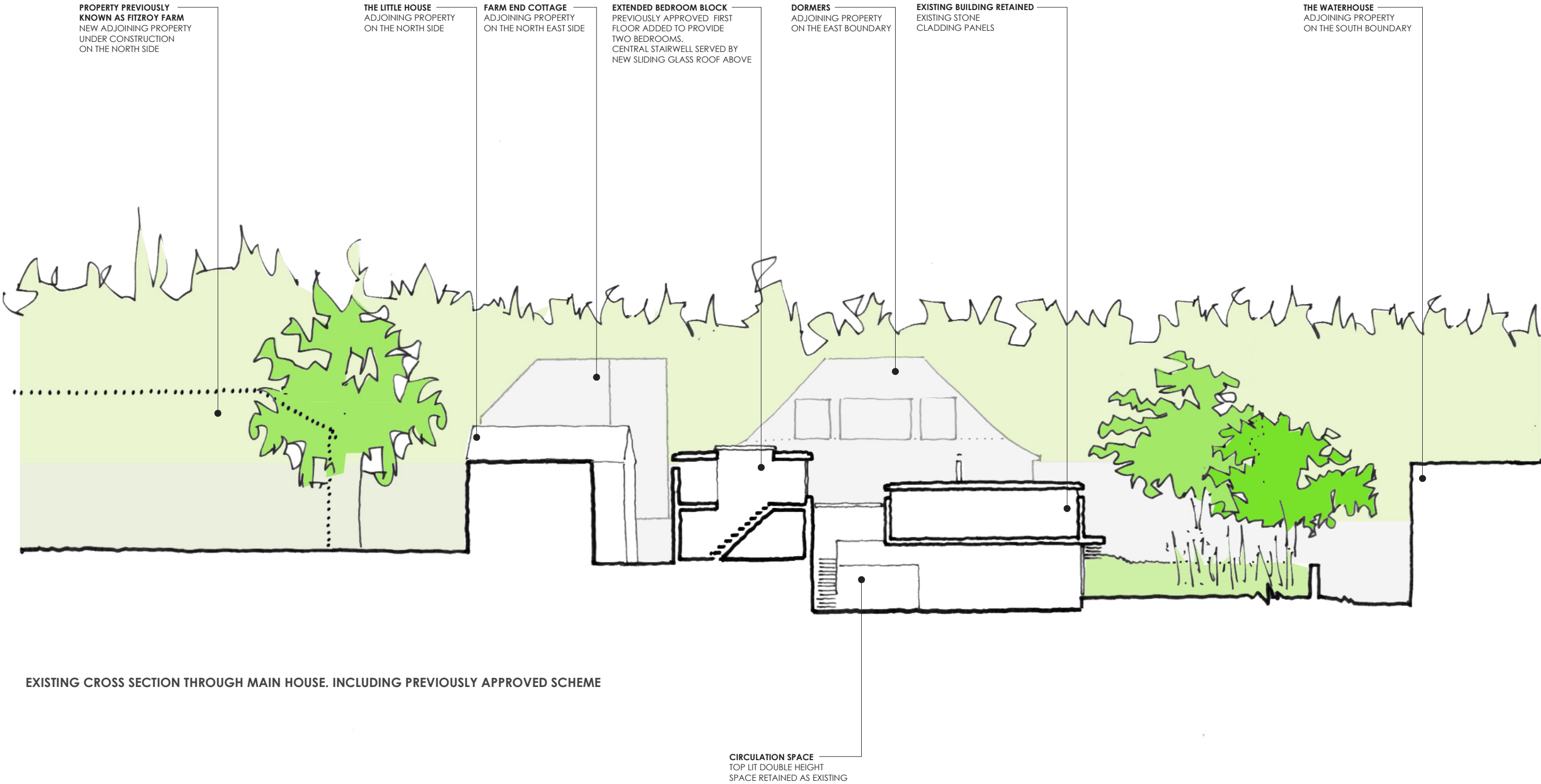
EXISTING SITE (OUTLINED IN RED):
SINGLE DWELLING, SPLIT INTO 3 DISTINCT VOLUMES OCCUPIES THE EXISTING SLOPED SITE.

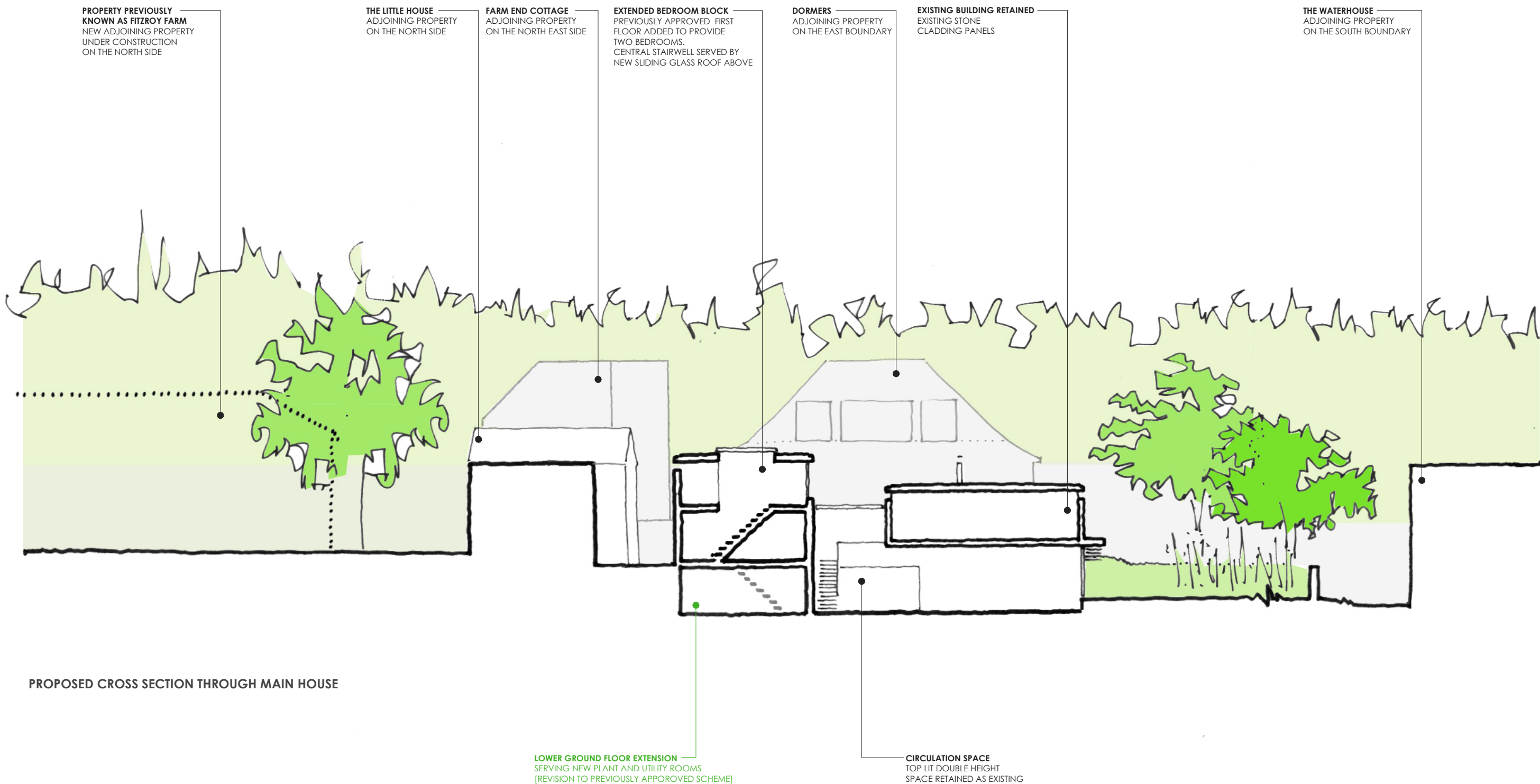
ADJOINING PROPERTY UNDER SAME OWNERSHIP (OUTLINED IN BLUE):
THE LITTLE HOUSE ADJOINING THE SITE TO THE NORTH IS UNDER SAME OWNERSHIP.

ADJOINING PRIVATE ROAD:
THE SITE IS ACCESSED VIA THE PRIVATE ROAD OF FITZROY PARK.

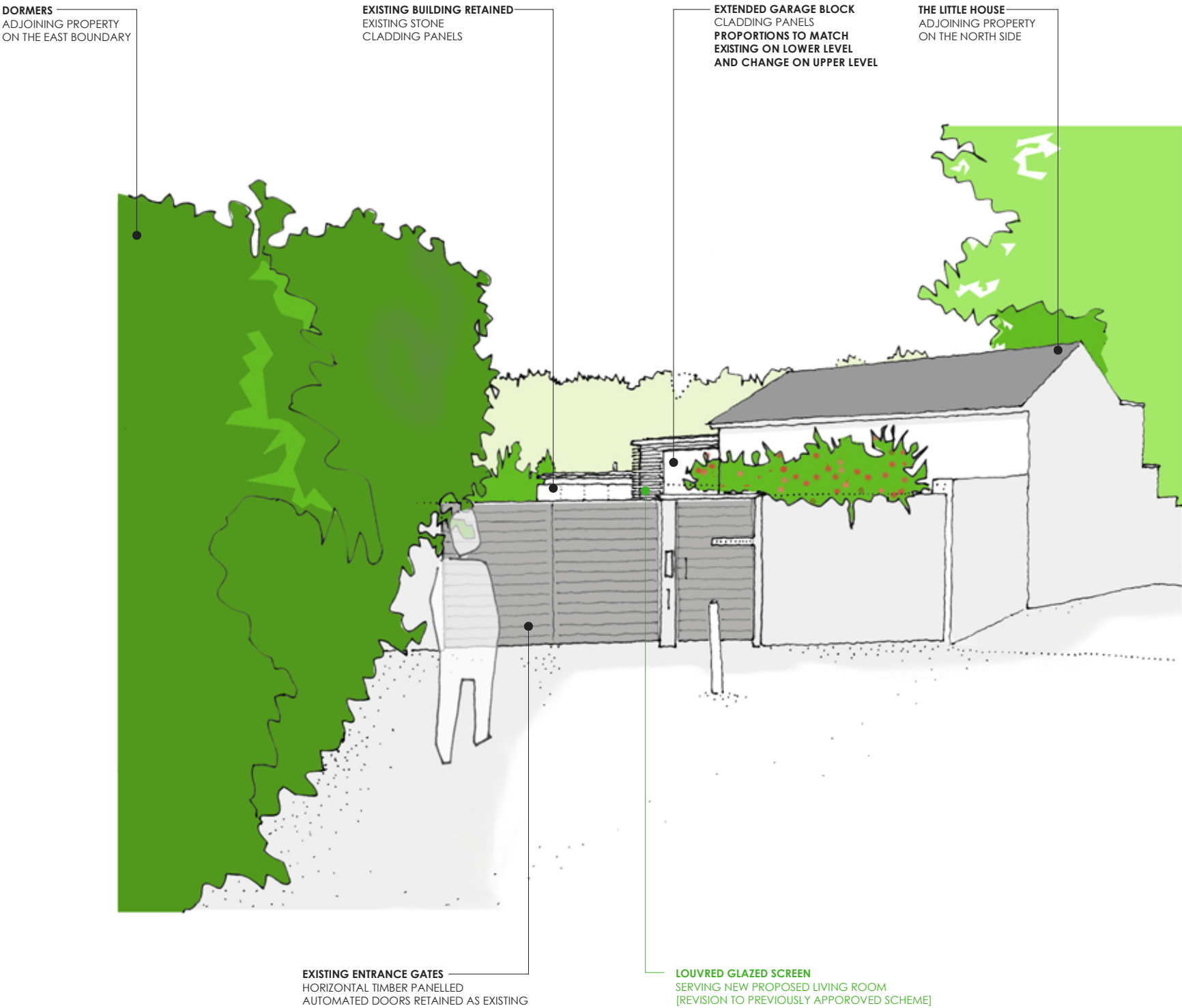
EXISTING SITE AREA: 1,774m2
EXISTING DWELLING FOOTPRINT: 311m2







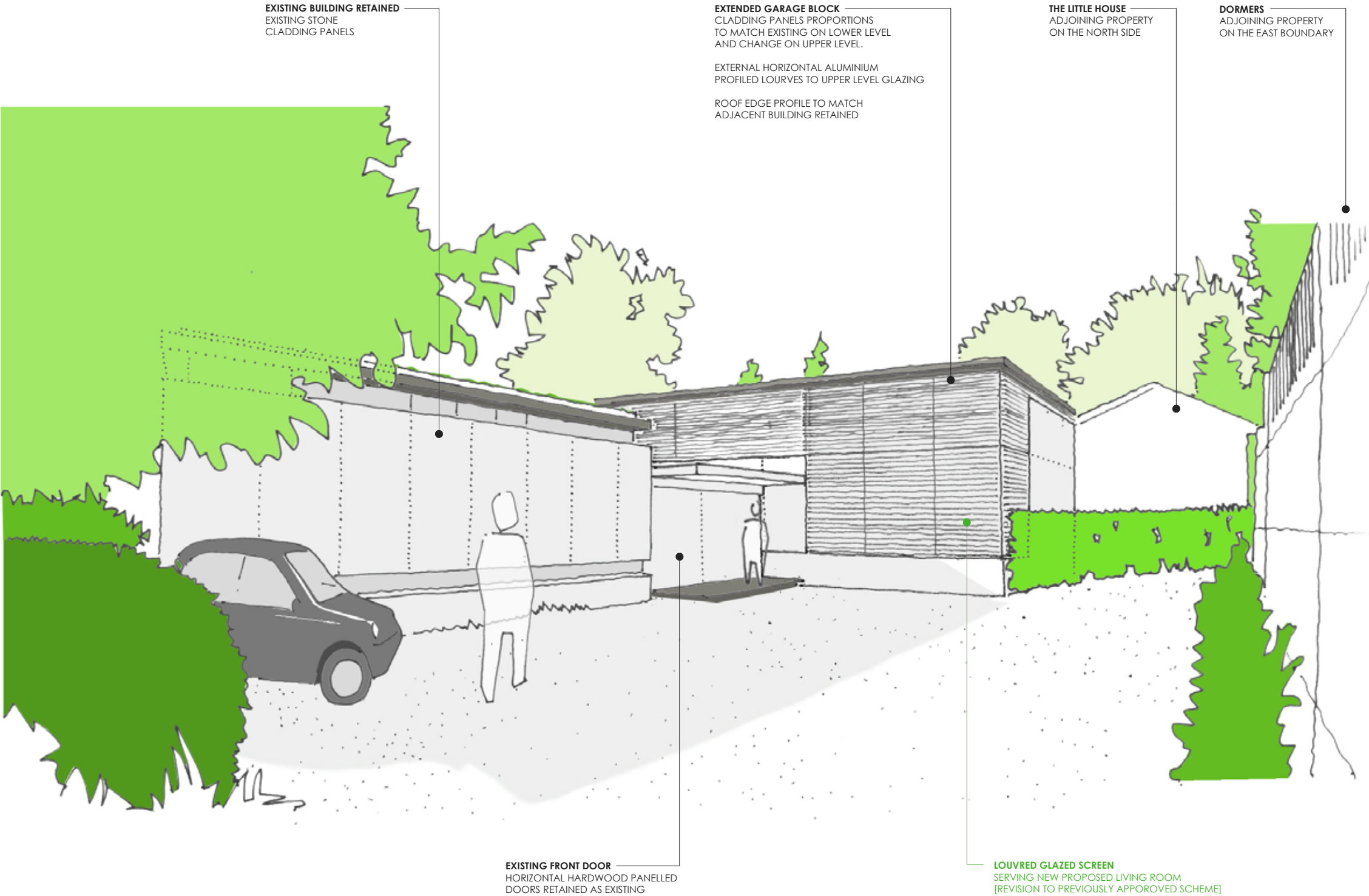
VIEW FROM BEYOND ENTRANCE GATES TO NORTH EAST OF SITE



VIEW ALONG DRIVE FROM NORTH EAST CORNER OF SITE



VIEW FROM ENTRANCE FORECOURT



MOOARC PRACTICE PROFILE

MOOArc is a young and dynamic architectural practice. Established in 1996 by Jamie Falla the company focused initially on small scale private commissions. Now with offices in London and the Channel Islands MOOArc has developed an increasingly diverse portfolio of both private and public architectural works.

MOOArc’s architectural language has developed from within the city - from unlocking tight urban sites to create unique spaces for living, working and relaxing. The cost and scarcity of land in our cities means that ingenuity and innovation are always required in maximising the use and enjoyment of architecture. Our urban houses seek to create spaces that are filled with natural light and material richness. With adaptable furniture and building components we create flexible living spaces which allow people to escape from or engage with their surrounding environment.

The urban framework has instilled a discipline in our approach to architecture and has influenced our work in rural locations. Wherever we work our design principles are driven by a collective ambition to produce modern buildings that best serve the people that use them. Each project is treated as a new challenge and provides us with a new opportunity to innovate and create the unexpected.

GARENNE STAND, GUERNSEY

Competition:
Our winning entry for the Footes Lane Stand Competition focused on providing the best facility for both spectators and athletes. The design was unanimously selected by the judging panel from over 20 entries.
The 600 seat stand had to serve both athletics and football so we designed seating modules that could slide to different locations to give the best possible view of each sport - the finish line for athletics and the centre line for football.
Site Works:
The building commenced on site in July 2002 and completed in March 2003. MOOArc have sought a simplicity in both the layout and the detailing of the building. Concrete, metal and glass combine to provide clean and durable details suited to the scale of the facility.
The Island Games:
The size of the grandstand has allowed us to provide the optimum sporting arena for the Island Games, confident in the knowledge that once the excitement of the games is over there will be a perfectly sized training facility for the island’s athletes. It is exciting to be involved in a sports project that so obviously benefits the community in the long term.

LA CONCHA, GUERNSEY

The house was developed as a fluid, three dimensional plan, inspired by “The Nolli plan of Rome, 1748”. The internal volume of the 15th Century barn forms the heart of the home. On the lower level, kitchen and dining is positioned below a more formal living space up on a mezzanine level. A more relaxed living/play space is set at the front of the house, opening out to a terrace. At the rear, the sleeping block is linked to the living space via the entrance and vertical circulation. The bedroom block is stepped in across the width of the site to allow a visual link out into the rear garden from the dining space.

The house was conceived as a separate sleeping block linked to the barn via a glazed entrance piece allowing the mass of the original barn to breathe. The retained structure of the the barn has been revealed, with the internal space for living expressed as a single volume.

CONSORT ROAD, LONDON

The Proposal was to create a home that explored ideas to meet the requirements for the next generation of building. It uses sustainable, lightweight and recycled materials where possible.

The existing site was a derelict gap between adjacent period houses. It was dominated by a large London Plane tree, the remains of a garage and a 6 metre tall, pollard trunk of a protected mature Sycamore tree.

The shape of the site changed in width across the site from 10 metres at the front, 4 metres at the midpoint and 6 metres to the rear. Beyond the Eastern boundary wall at the rear of the site is Cossall Park, which contains several mature trees providing solar and visual protection. The design developed within the restraints of a tight but not inappropriate budget.
The accommodation was arranged around a central glazed living space, with a garden to the rear. This provided good natural light and ventilation, maximizing the potential of the site, whilst providing quality outside space.
2 mezzanine pods exploit the split level of storage, service and bathroom requirements at low level, with additional sleep or work functions above.
The choice of materials has concentrated on their structural appropriateness with due consideration on their impact on the macro environment.

AWARDS

GRANDSTAND FOR GUERNSEY COMPETITION - WINNER - 2001
IBSTOCK DOWNLOAD PRIZE - COMMENDED - 2004
CIVIC TRUST AWARD - WINNER - 2005
GUERNSEY DESIGN AWARDS - COMMENDED - 2005



AWARDS

GUERNSEY DESIGN AWARDS - WINNER - 2003
RIBA SE RESIDENTIAL DESIGN AWARD - WINNER - 2004
STEPHEN LAWRENCE PRIZE - SHORTLISTED - 2004
IBSTOCK DOWNLOAD PRIZE - COMMENDED - 2004
RIBA MANSER MEDAL BUILDING OF THE YEAR - SORTLISTED - 2004



AWARDS

RIBA LONDON AWARD - SHORTLISTED - 2006
GRAND DESIGNS AWARDS - TOP 5 FINALIST - 2006

