



## 5 Highfields Grove Highgate, N6 6HN

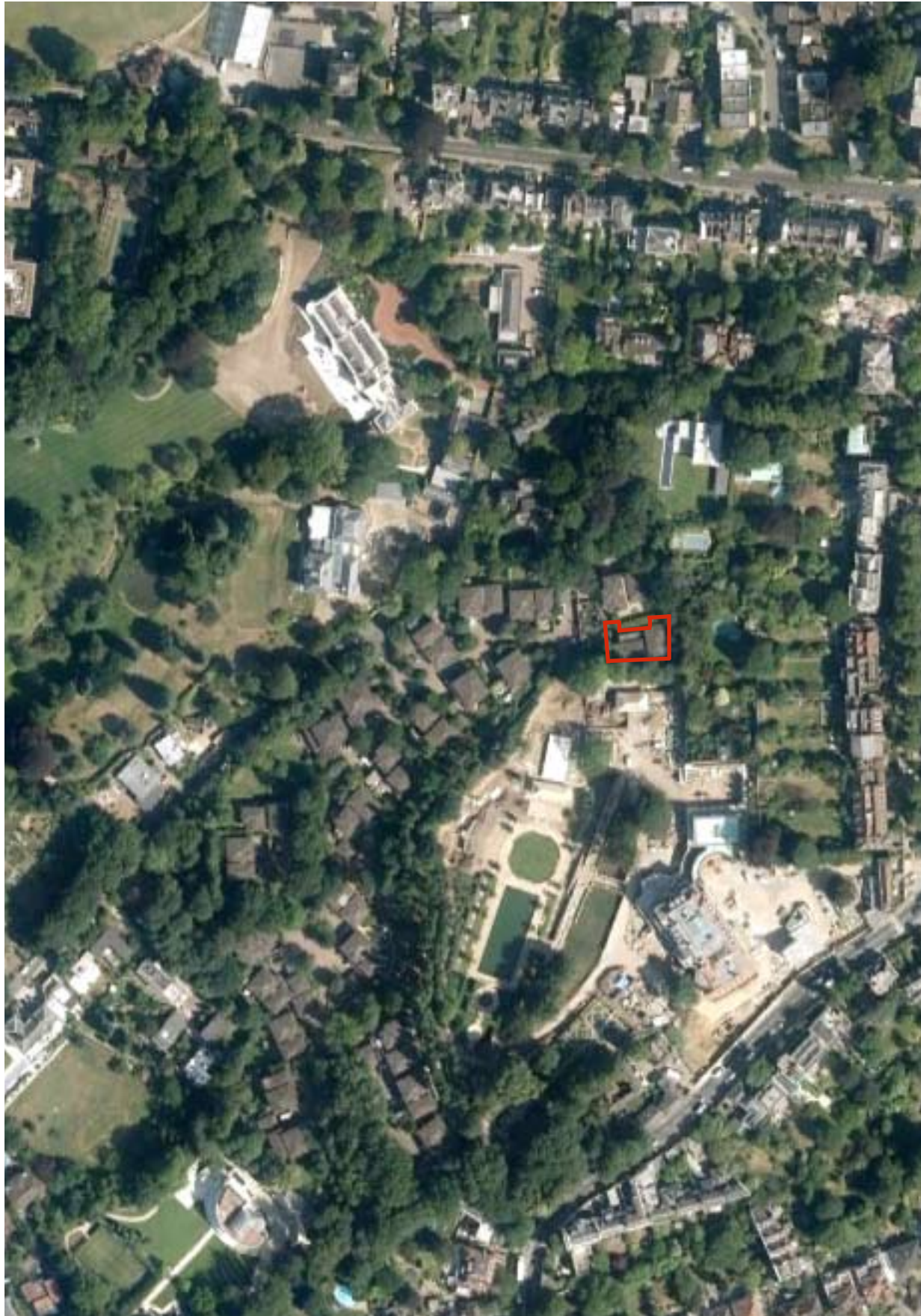


**Design & Access Statement**  
September 2014



## Contents

03	Location
04	Context
07	Planning
08	Conservation Area
09	Involvement & Consultation
10	Flood Risk
11	Use & Amount
12	Scale & Massing
13	Layout
16	Appearance
18	Landscape
19	Access
20	Planning Application Drawings

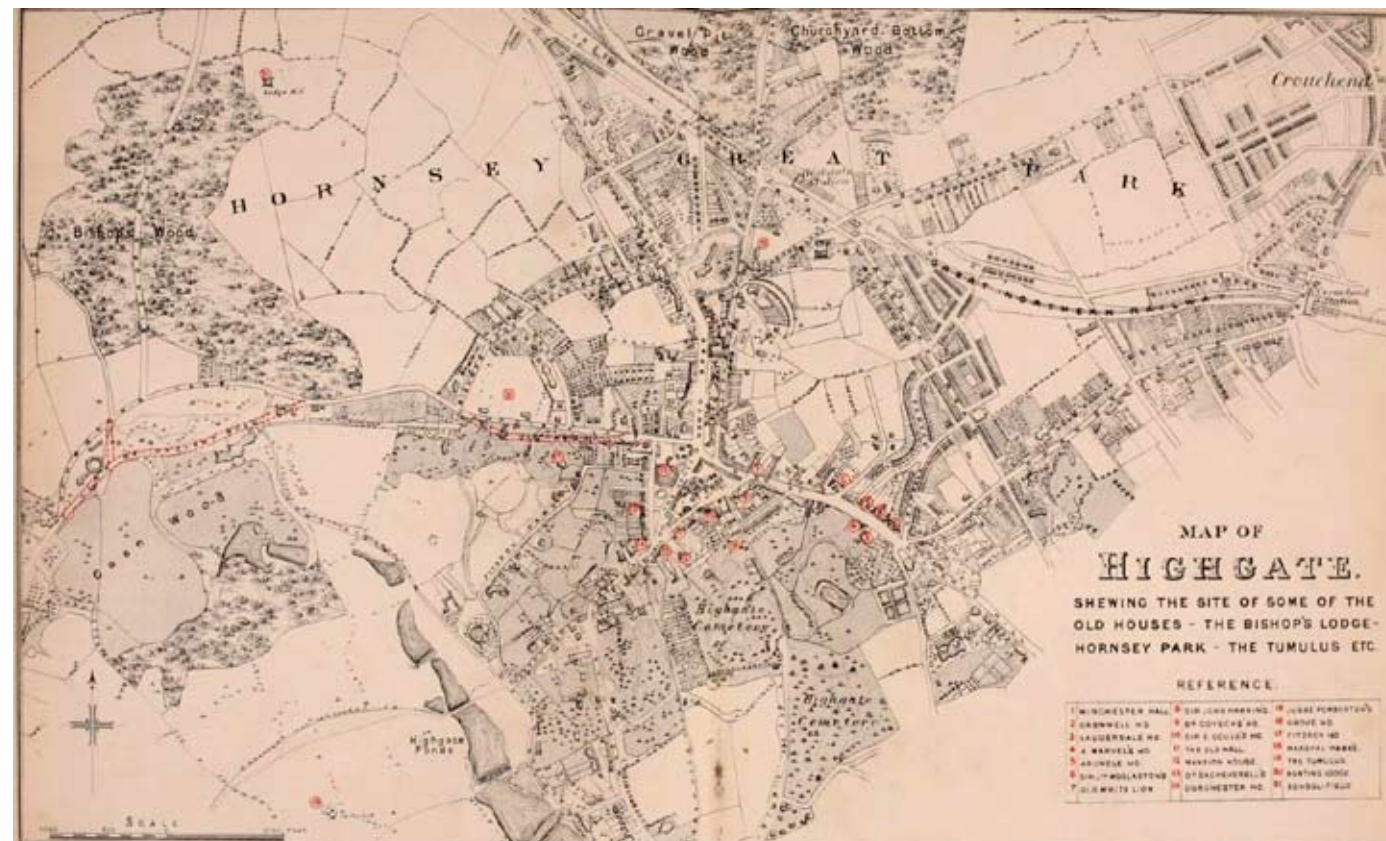


## Location

The application site is on Highfields Grove, a private residential estate located in Highgate, North London.

Highgate is a residential area, located in the North-East corner of London Borough of Camden, adjacent to Hampstead Heath. Highfields Grove is located to the South-West of Highgate Village and is surrounded by large private family houses.





## Context : Highgate

Highgate has long been an affluent area of North London. It is split between three London Boroughs; Camden, Harringey and Islington.

Highgate first existed as a small village outside London on the old North Road. Over time it has grown and become linked to central London.

The area now has a mix of typologies with some areas of particular interest including Highgate Village and the conservation area surrounding this.







## Context : Highfields Grove

Highfields Grove is a private residential estate located to the south-west of Highgate village.

The estate was developed in the late eighties and comprises a series of large family dwelling houses all of a similar design typology. They are buildings are all of a similar size and are typically separated by walls and evergreen borders with a large amount of mature trees ensuring the privacy of the area. What is noticeable is the steeply sloping nature of the site and how the houses have been designed to deal with this

In recent years there has been various extensions/additions to the houses, all in keeping with the original designs.







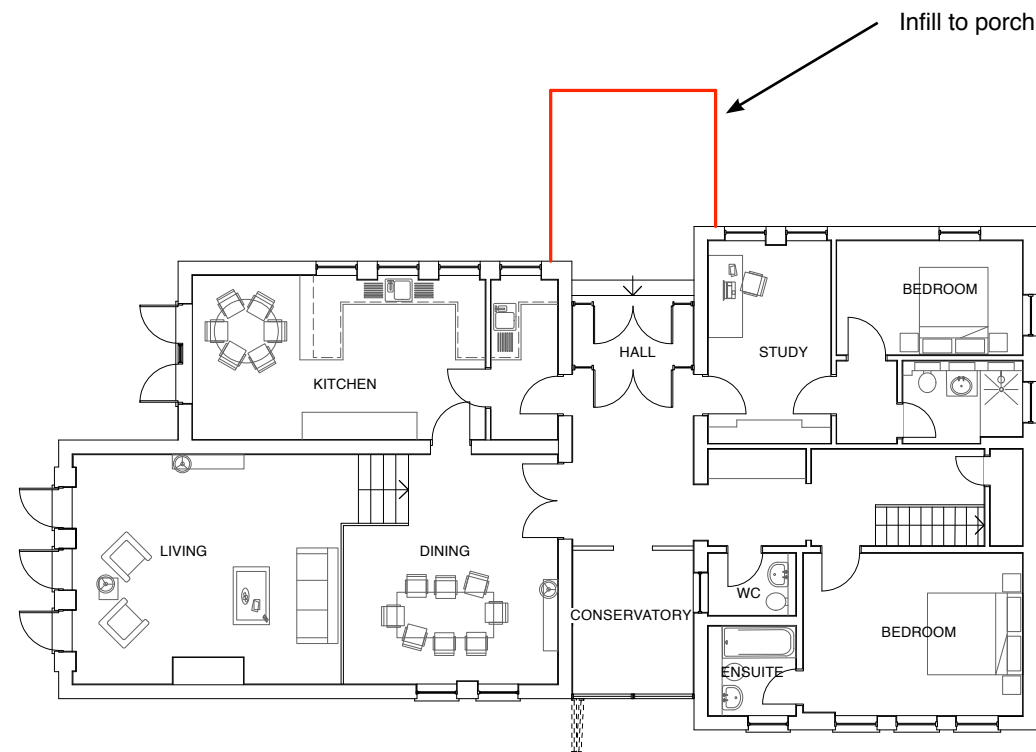
## Context : the site



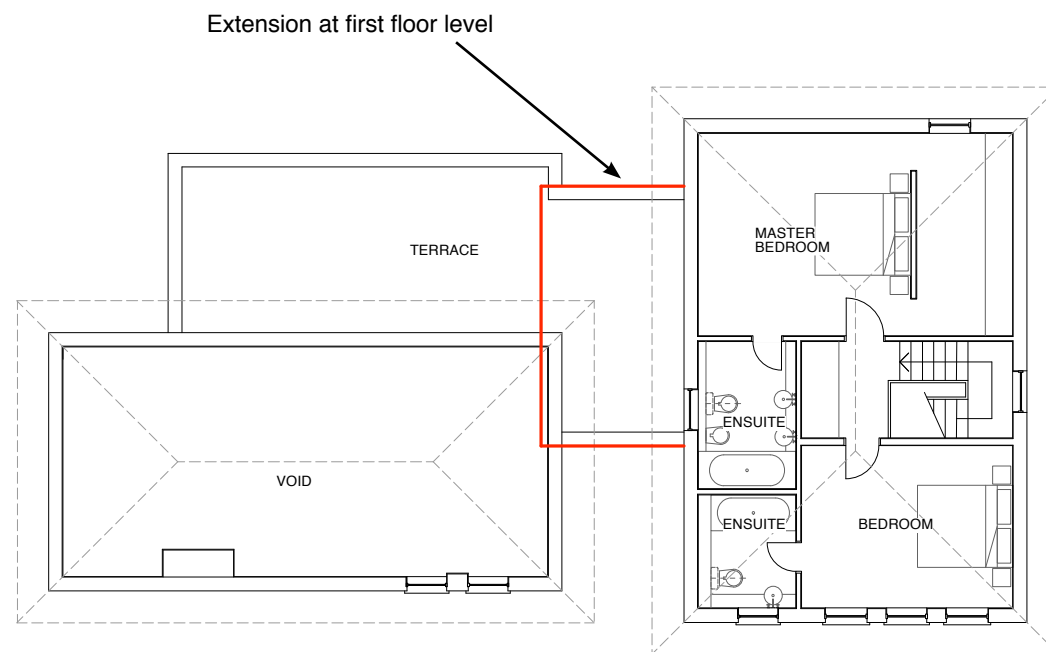
The Application site is an east/west plot with the existing house located towards the centre/rear of the plot. There is a garage located to the north-west corner of the plot adjacent to the main entrance to the site and the boundary to No 4.

This house is cut back into the slope of the ground and being towards the rear of the plot makes it unobtrusiveness from the access driveway.

There are a series of terraces at different levels with a summer house and high terrace in the north-east corner. The existing house neither overlooks nor is overlooked by its neighbours.



Existing ground floor plan with 2004/5243/P granted planning permission in red



Existing first floor plan with 2004/5243/P granted planning permission in red

## Planning

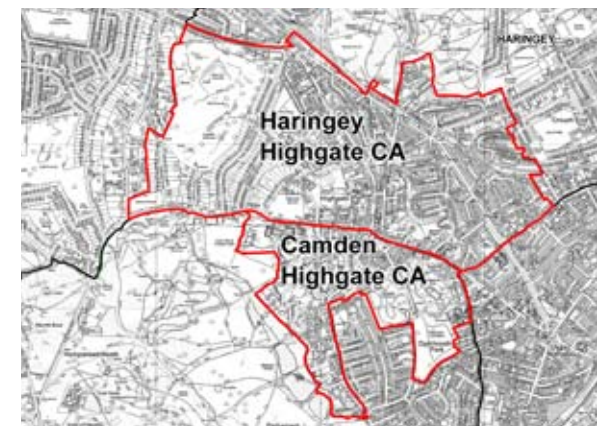
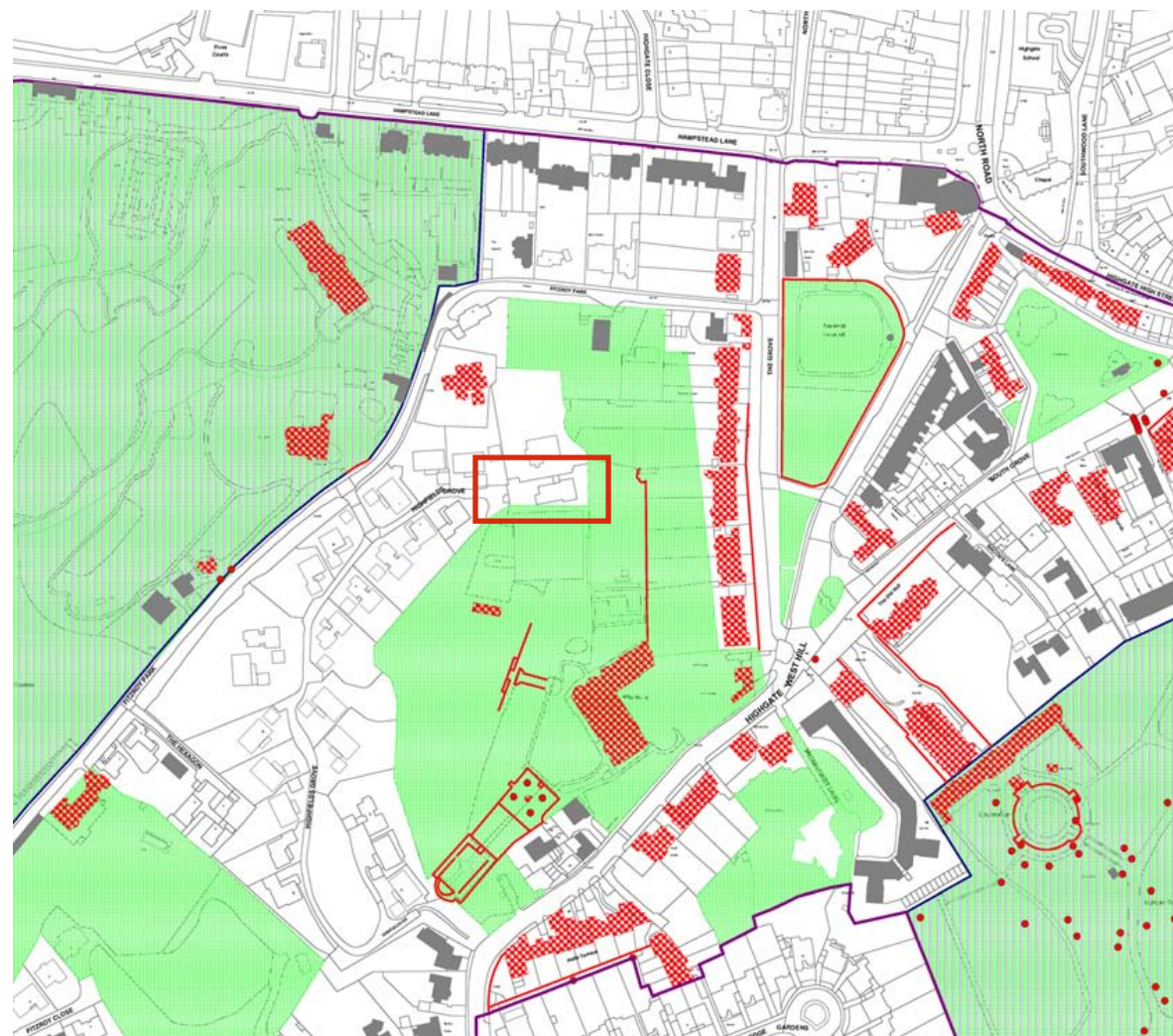
The Application site is currently occupied by a four bedroom, single family dwelling house with a detached garage to the front and a summer house to the rear. The house is formed of two two-storey blocks of differing heights connected at ground floor level with a central hallway and conservatory. There is a substantial roof terrace over the single storey element of the house, accessed from a bedroom at first floor level.

In January 2005 planning permission was granted for the alteration and extension of the house. This planning permission showed the porch area to the north of the house enclosed as well as a first floor extension to the west of the northern block. (2004/5143/P). This planning permission was not implemented.

In June 2012 planning permission was granted for the single story conservatory between the two blocks and a summer house to the north-east of the site. This was implemented.

This application proposes that the porch area is closed in and extended towards the rear of the house, we also propose a single storey extension to the rear of house and an extension at first floor level to accommodate a revised stair layout. As well as this we propose two basement areas which contain staff accommodation to the west and laundry, plant and storage areas to the south.





## Conservation Area

The application site is located on Highfields Grove, a road in the Highgate Conservation Area.

Highgate was first designated as a conservation area in 1967 and was significantly extended in 1990. The delicate nature of the conservation area has been taken into account during the design of the proposals and every effort has been made to ensure minimal impact to the surrounding area.

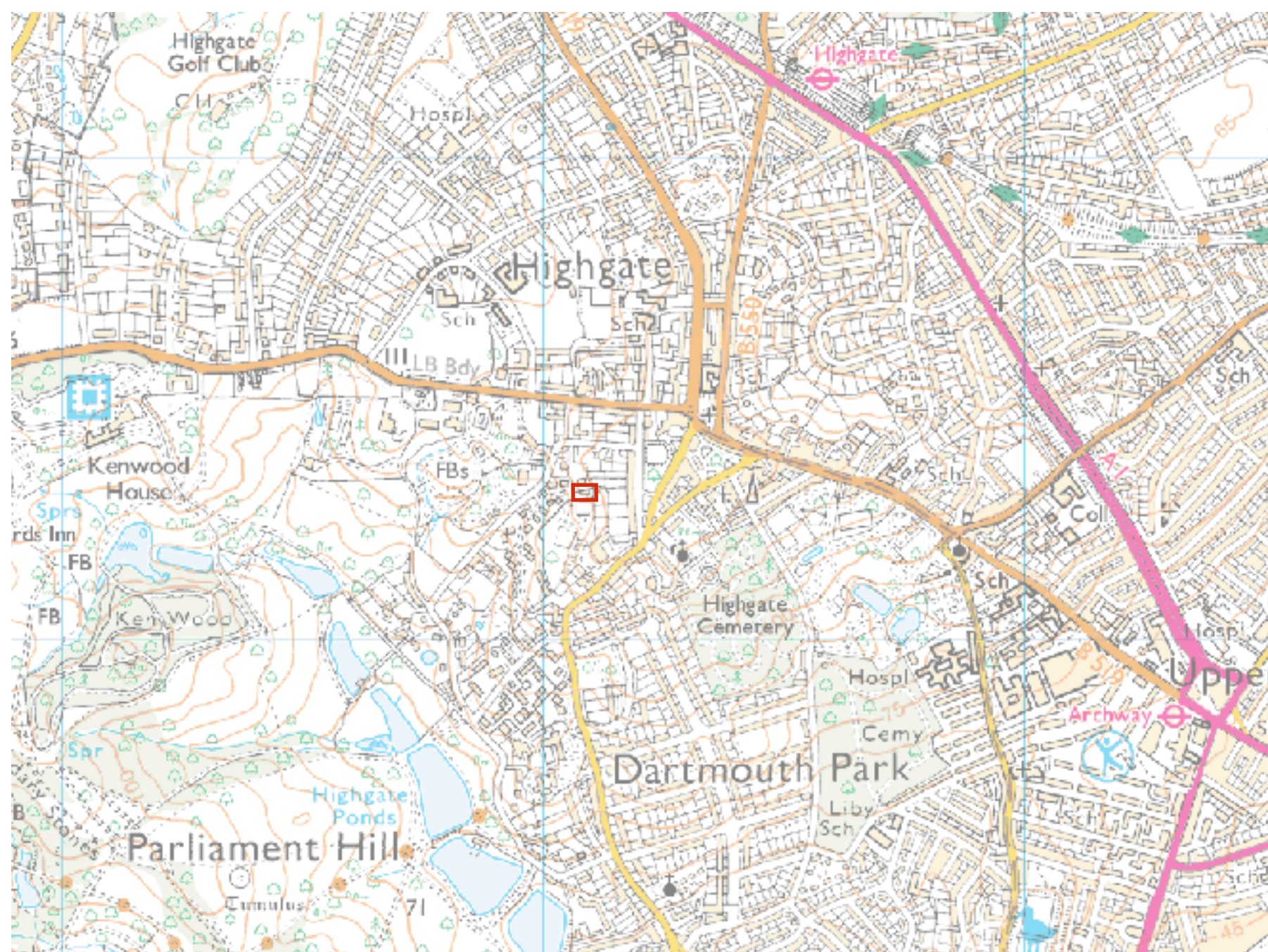




## Involvement & Consultation

An early design proposal was submitted to the Highfields Grove Management company for their consideration. Consultations have been held with the neighbours at No.4 Highfields Grove and Witanhurst.

The application drawings plus design and access statement will be submitted to them at the same time as this application is submitted.

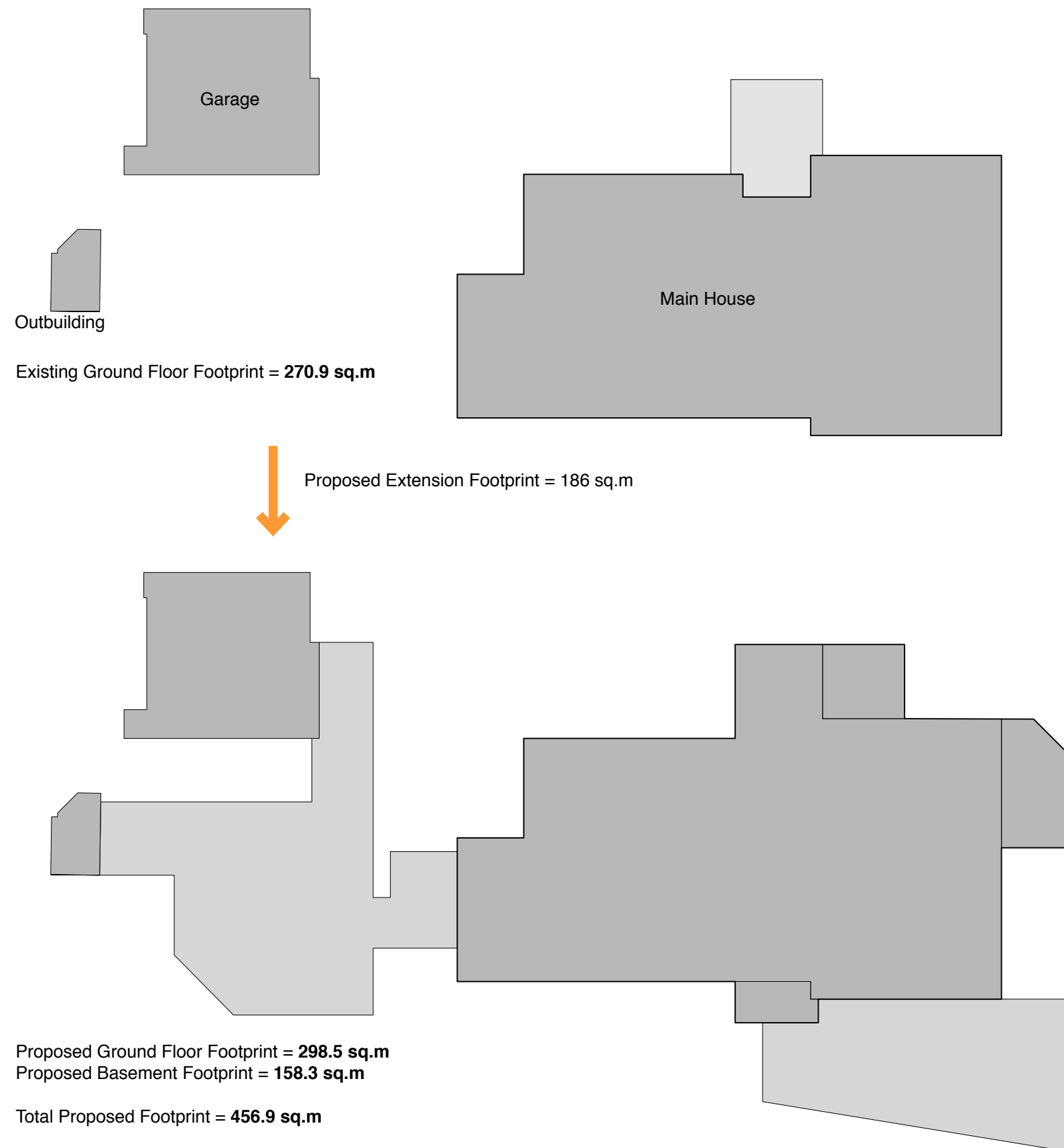


## Flood Risk

According to the Environment Agency flood map no part of Highfields Grove is in a flood risk zone so no flood risk report has been submitted.







## Use & Amount

The application site is currently occupied by a single family dwelling house located on a private road with large scale properties to all sides.

This proposal is to extend the existing house at ground and first floor level.

The existing house has four bedrooms located in the two storey East block with living spaces located in the West block which is one to one and a half storeys in height.

The proposed development seeks to make the most of the existing spaces with minor additions/alterations to provide a balanced family living space and bedroom accommodation for the new owners.

This includes, at ground floor an enclosed entrance porch with cloak room, link to the new kitchen plus a new dining room extension to the rear of the house. There is also a new stair enclosure and landing at first floor level.

Between the house and the garage a linking basement is to be formed under the original terrace level, this provides staff accommodation. There will be an additional basement to the south of the main house which will be used for storage and for plant associated with the house. This second basement is under the terrace deck on the south side of the house.

The total ground floor footprint is 270.9 sqm. The proposed extended footprint of the ground floor is 298.5 sqm, therefore an increase in footprint of 10%.



## Scale and Massing

The existing house comprises a pair of staggered two storey elements linked by a single storey hallway. There is a single storey section the existing kitchen adjacent to the main entrance with a roof terrace over.

A single storey conservatory was added between the two blocks along with a summer house in 2012.

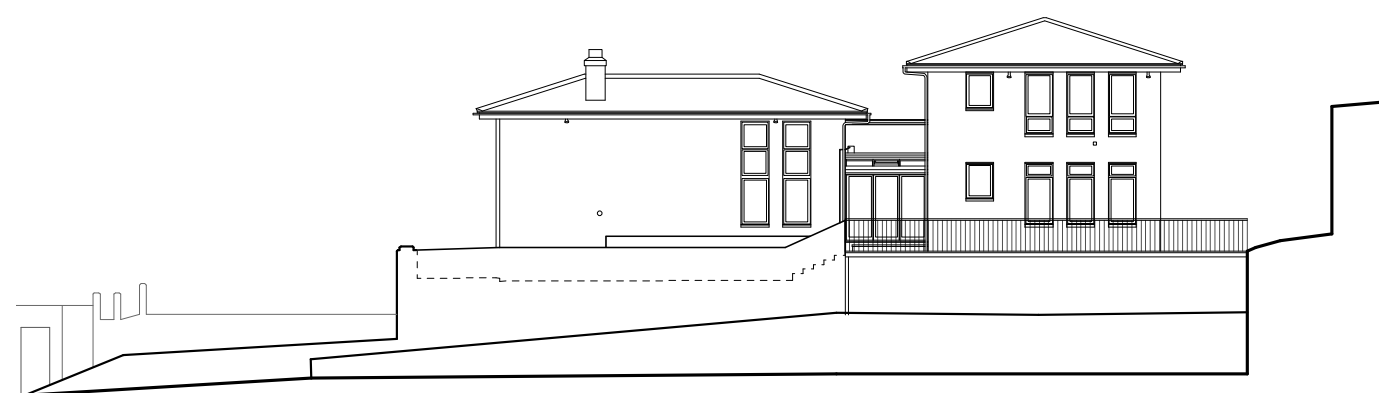
The house is located to the north-east corner of Highfields Grove (locally know as the hammerhead) and there is no access past the house as it is at the end of the estate road. The west of the site faces Highfields Grove.

To the north of the site 5 Highfields Grove shares a border with 4 Highfields Grove, which is a larger house comprised of two blocks connected by a two storey element. The is set above No.5 but is screened of by a conifer hedge

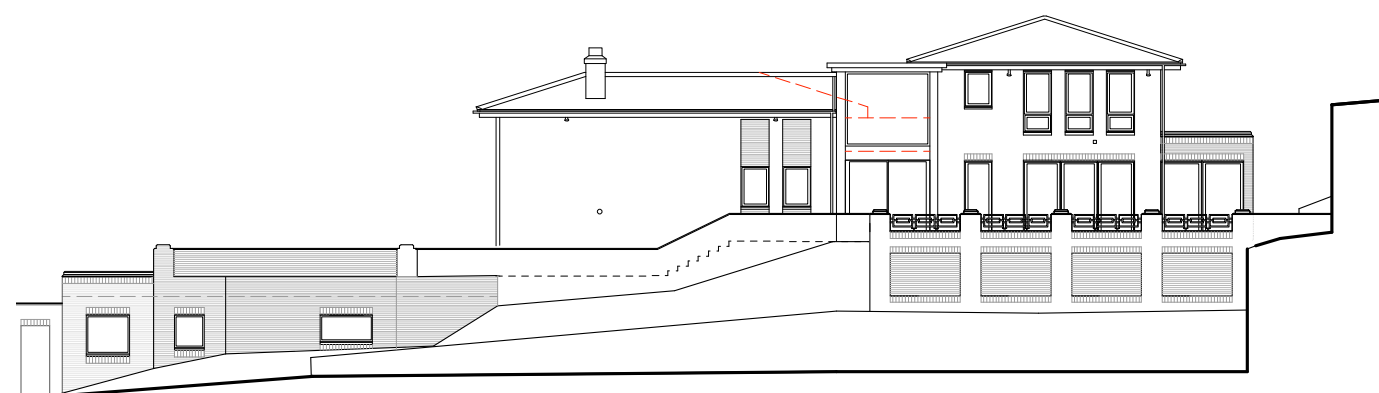
The east of the site is boarded by a heavy bank of trees set above a high retaining wall, the majority of which are not on the site. This provides a solid screen to the adjoining property.

To the South of the site there is also a heavy bank of trees shared between 5 Highfields Grove and Witanhurst.

The proposed extensions have been designed to complement the scale of the original house and the surrounding properties with the basements sunk down into the landscape.

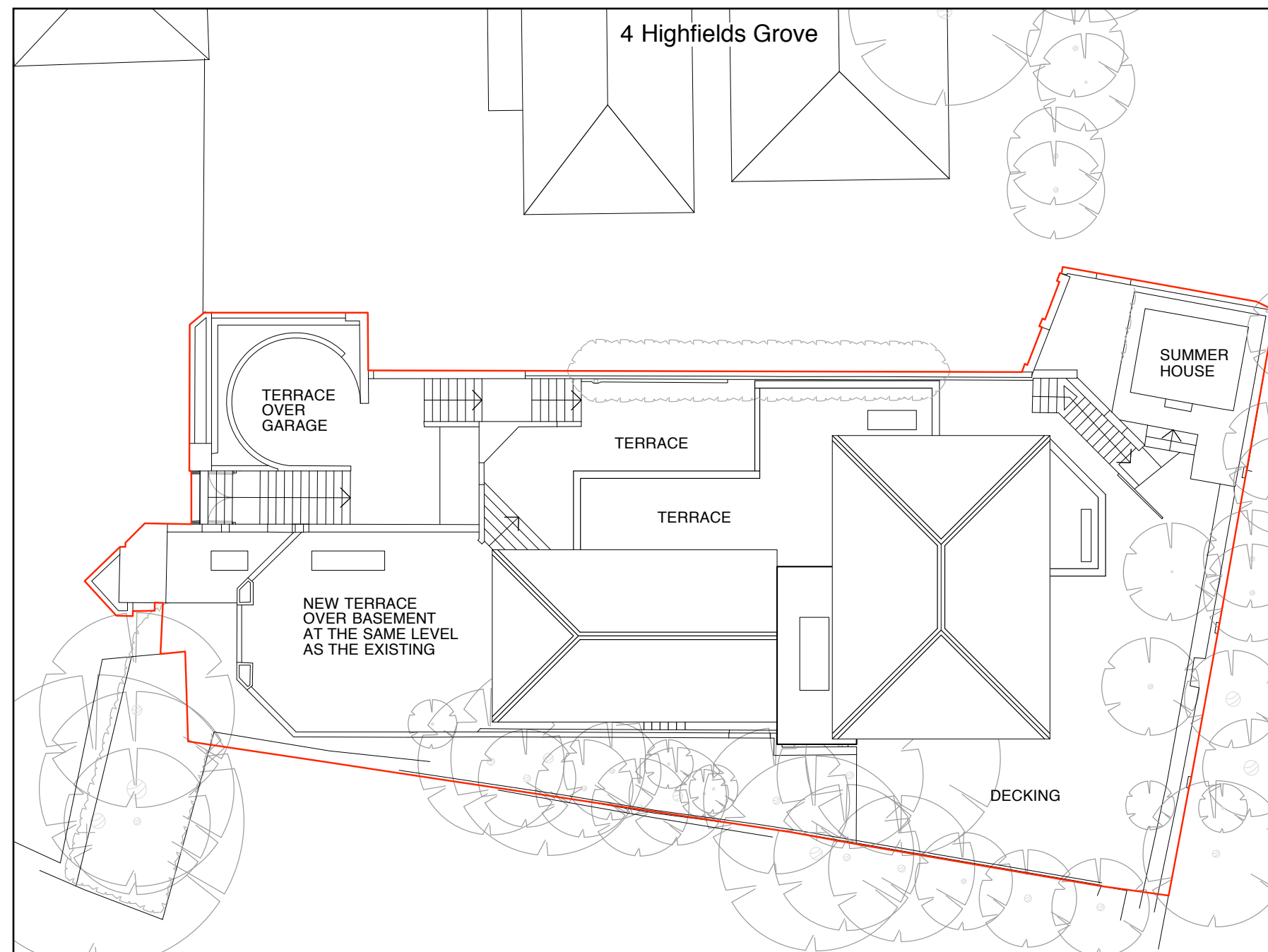


Existing Elevation



Proposed Elevation





## Layout : The Site

The arrangement of the proposed extensions within the site does not differ dramatically from the existing house. The main entrance is moved to directly face the entrance steps with the enclosure of the porch.

The front (west) terrace is extended over the new basement and the rear deck is enlarged and wraps around the house.

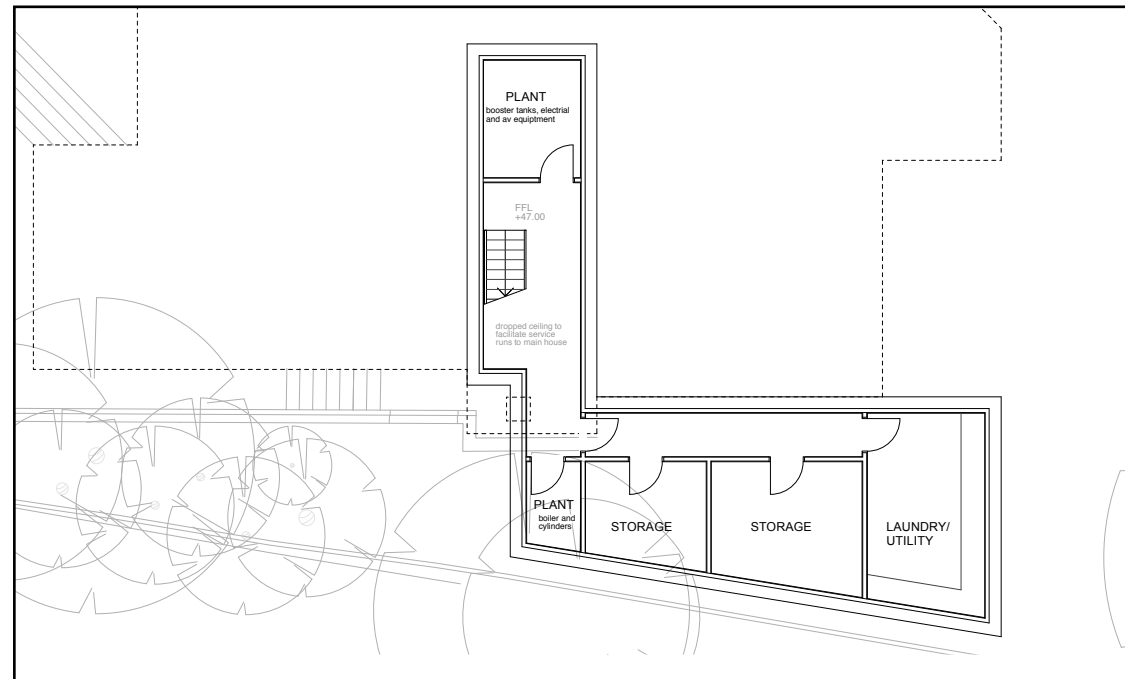
The south basement is concealed completely under the existing decked terrace.

There a number of trees to be removed which are indicated on the site plan and are identified in the arboriculturalists report.



The west block of the house is re-arranged and a mezzanine floor added in to create a master suite with a large study to the now first floor.



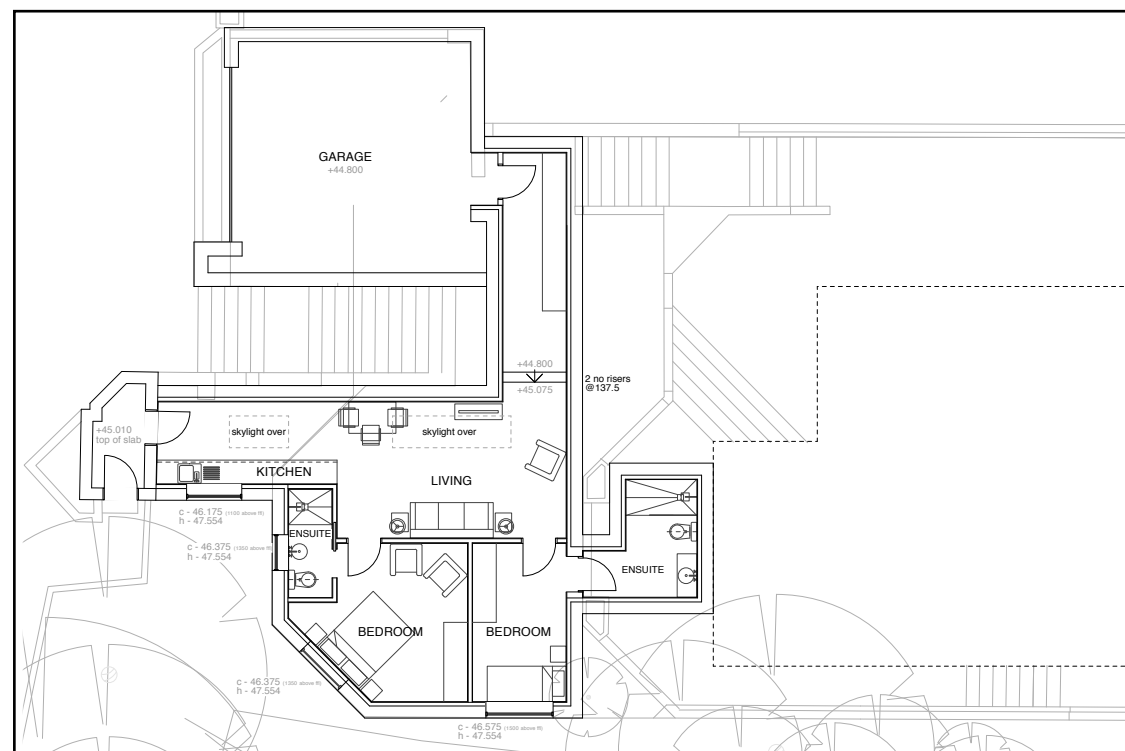


Proposed South Basement

## Layout : Basement

There are two new basements proposed at 5 Highfields Grove. The proposed south basement is located entirely underneath the decked terrace of the house and contains storage space, mechanical and electrical plant space and a laundry room. It is accessed from the main hallway of the house.

The proposed west basement is accessed either through the existing garage or through the existing outbuilding. This is to provide accommodation for a live-in housekeeper.



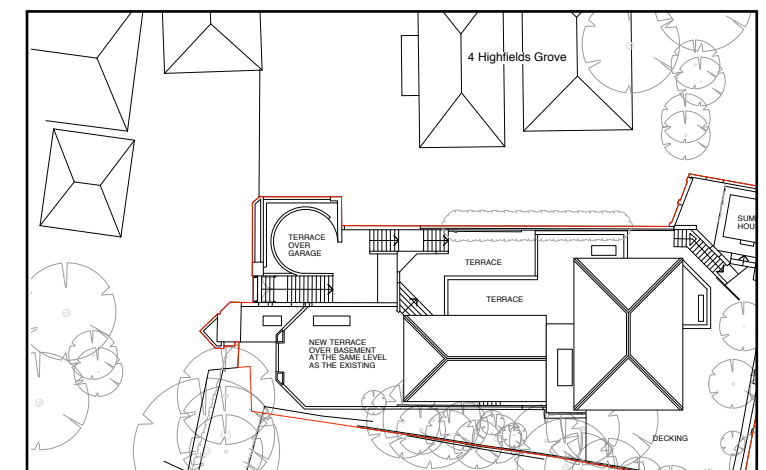
Proposed West Basement



Perspective impression looking East  
 from Highfields Grove

## Appearance : from Highfields Grove

The public side of 5 Highfields Grove faces west onto Highfields Grove itself. The property and gardens are well protected by a range of trees and hedges, most of which are to be kept.







Light Grey Facing Brick - main external wall brick

W H Colier Ltd

In production



Tudor Smooth Engineering - copings and soldier details

Ibstock Co Ltd

Out of production



Cheddar Brown Engineering

Ibstock Co Ltd

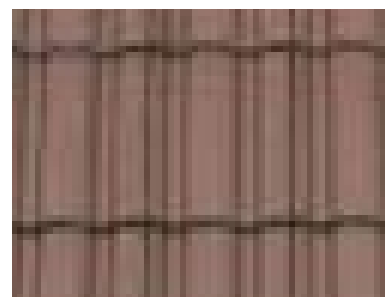
Proposed alternative brick



Regent Tudor Brown roof tiles

Redland Ltd

Out of production but stocks available



## Appearance : Materials

The materials used for the new extensions/basements will be sourced to match the existing house (as shown on the left). Although the original engineering bricks used for copings, cills and soldier elements are out of production the Ibstock Cheddar Brown is the nearest replacement available.

The existing windows/doors are double glazed units in dark brown timber frames. It is proposed that these are all replaced with new more energy efficient windows in dark brown timber frames. The new sliding folding doors will also be in dark brown timber frames to match the existing.

The new rooflights to the lobby, dining room and stairs will be high performance walk on rooflights.



## Landscape

The existing house sits within a steeply sloping site with terraces at many levels that provide the outdoor amenity space

The landscaping proposal is to extend the front (west) terrace over the new basement to create a large usable terrace at the front of the house.

It is proposed that the majority of trees are retained although some are highlighted on the plan to be removed. Upon closer inspection the row of trees along the southern boundary of No5 are self seeded and have grown up on the Witanhurst side of the boundary.

A full arboricultural report is included and forms a part of this application. This includes an assessment of the tree quality plus guidance on removal and also protection of the existing from any construction works.

It is also proposed that the bank to the rear (east) of the house is altered to create a more usable terrace around the dining/living space. This area will be decked to link with the existing rear terrace deck.

Aside from the above the intention is to maintain the existing layout and screening, add additional replacement planting to the scheme where possible.





## Access

Access to the site is directly from 5 Highfields Grove and remains unchanged from the existing. The site is steeply sloped and there is no way to provide flat and level access to the house.



## Planning Application Drawings

### Drawing Schedule

548/P/001	Location Plan
548/P/002	Existing site plan
548/P/003	Existing Ground Floor
548/P/004	Existing First Floor
548/P/005	Existing Roof
548/P/006	Existing Elevations East and West
548/P/007	Existing Elevations North and South
548/P/008	Existing Sections
548/P/009	Proposed site plan
548/P/010	Proposed Basement Plan (South)
548/P/011	Proposed Basement Plan (West)
548/P/012	Proposed Ground Floor
548/P/013	Proposed First Floor
548/P/014	Proposed Roof
548/P/015	Proposed Elevations East and West
548/P/016	Proposed Elevations North and South
548/P/017	Proposed Sections
548/P/018	Comparative Elevation (West)
548/P/019	Comparative Elevation (East)
548/P/020	Comparative Elevation (South)
548/P/021	Comparative Elevation (North)
548/P/022	Proposed West Elevation with Trees
548/P/023	Proposed East Elevation with Trees
548/P/024	Proposed South Elevation with Trees
548/P/025	Proposed North Elevation with Trees
2014-207-04	Foundation and Proposed Works Plan