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N6 6JR



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1.0 Introduction:

This report has been produced by Paul Archer Design on behalf of our client Regis Meiffredy.

This report aims to describe the scheme design for the proposed alterations to 10a Highgate West Hill , London, N6 6JR, in support of the planning application made to the local planning authority for those alterations.

Site:

10A Highgate West Hill
London
N6 6JR

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10a Highgate West Hill is located within the Highgate Village Conservation Area. The conservation area is characterised by the variety of plot and building sizes. The properties in this area comprise of late Georgian and Victorian developments dating from the 18th century that sit within generous green surroundings.

2.0 Overview of proposed scheme

Our client's semi-detached property is positioned directly behind the Grade II listed no. 10A Highgate West Hill which it adjoins and is accessed through its side entrance set back from the adjoining properties front elevation.

Neighbouring properties on the street have a combination of single and double storey rear extensions. The generous front and rear gardens maintain the areas distinctive tree lined streetscape. The residential area is characterised by its diversity in size and form of its existing rear elevations showing several full/ partial extensions. (Appendix 1 - Context Analysis)

Our proposal is for a full width ground floor rear extension with first floor internal alterations. (Appendix 2 - Proposed Scheme) The focus of these improvements is to enhance the properties character that have depreciated overtime to support the "Highgate Conservation Area Appraisal and Management Strategy" (Oct 2007)

The proposals aims to provide an enlarged kitchen and dining area on the ground floor. There are further improvements that feature the addition of the WC. Access to the internal spaces from the rear garden will be further improved through the proposed glazed doors. Improvements to the first floor re configure the existing stairs and room layouts to improve the quality of space. The proposed rear addition will connect back to the existing building through the partially glazed roof. (Planning drawing 664.210/211/212)

The proposal is modest in scale and respects the character and size of the original houses and adjoining property to create a more intimate connection between the proposed internal and garden area. The high quality design and carefully considered materials palette have been selected to sensitively fit and enhance the character of 10 Highgate West Hill and contribute to Camdens identity. The proposal fully complies with "Camden Planning Guidance 1 - Design" (2011)

The importance of daylight and quality of living spaces is something our proposal shares with local policy through the use of rooflights that aim to maximise daylight while maintaining visual privacy and so complies with "Camden Planning Guidance 6 - Amenity" (2011)

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The removal of the existing conservatory supports the boroughs objectives to substitute negative buildings / spaces that detract from the character and appearance of the conservation area. 'Highgate Conservation Area Appraisal and management Strategy' (Oct 2007)

2.0 Overview of proposed scheme

The proposal has been consciously considered to maintain the generous garden that contributes to the informal green surroundings.

No new access will be introduced in the proposal. The front entrance remains as per existing.

The proposal has been considered in response to the pre-planning application advice that was sought prior to this application. Camden Pre-planning Application Reference 2014/0759/ PRE

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3.0 Appendix 01 - Context Analysis

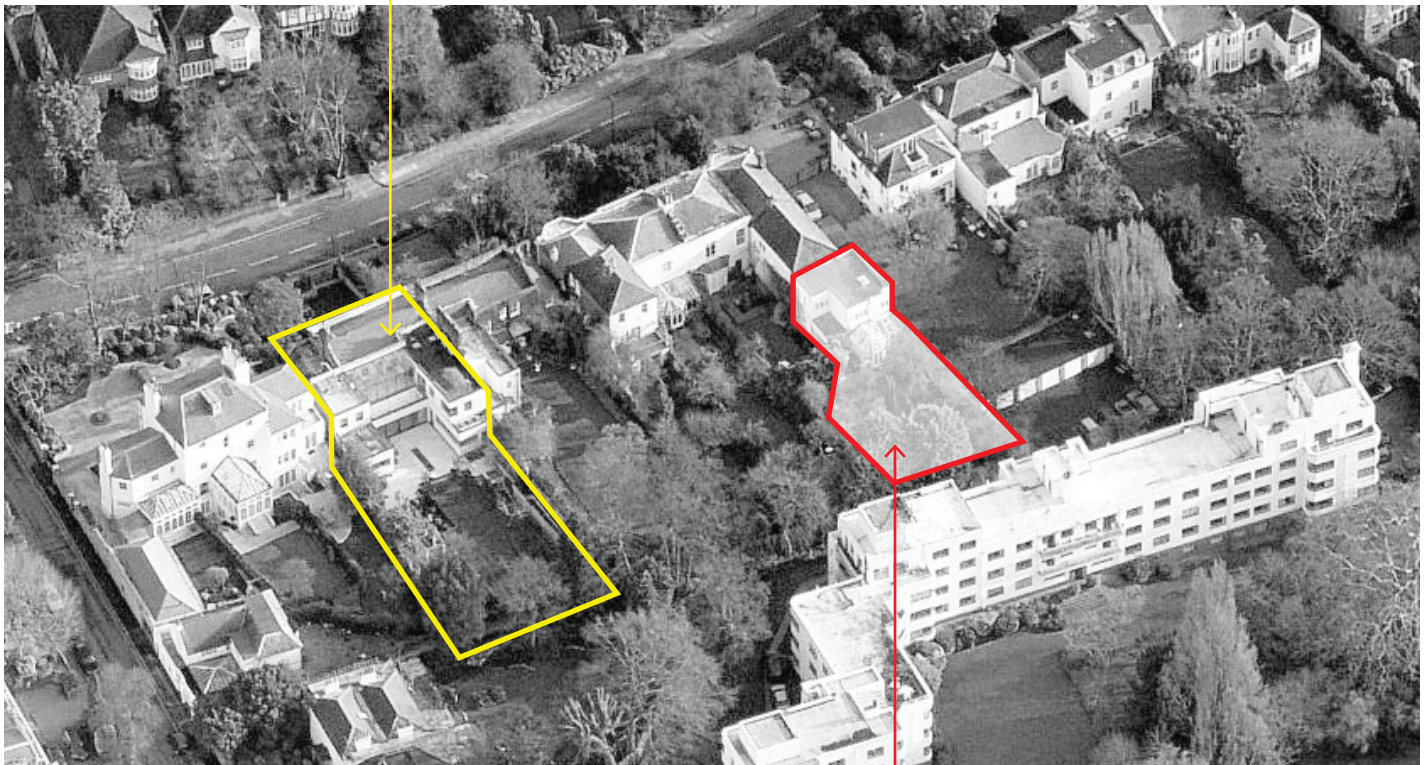
Our clients' property (10a Highgate West Hill) is located on the east side of Highgate West Hill within the Highgate Village conservation area of Camden. The building is not listed although the adjoining property is a Grade II listed building.

The frontage of the properties are set back from the highway allowing the street to be characterised by its green frontage. The buildings that line the street are a mix of parapet and pitched roofs.

Neighbouring properties on the street have a combination of single and double storey rear extensions with their flat roof visible from the gardens.

Contemporary Restoration
13 Highgate West Hill, London, N6 6JR
Application No: 2005/3688/P

Below:
Existing rear aerial view of 10a Highgate West hill



10a Highgate West Hill



3.0 Appendix 01 - Context Analysis

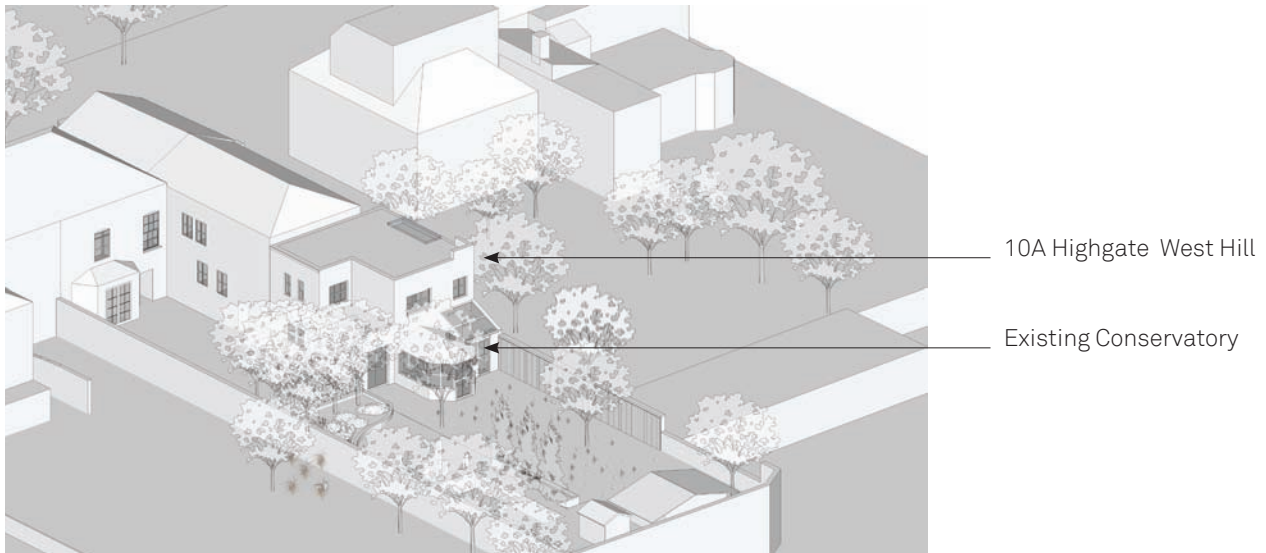
Left: Gate Entrance to 10 a Highgate West Hill



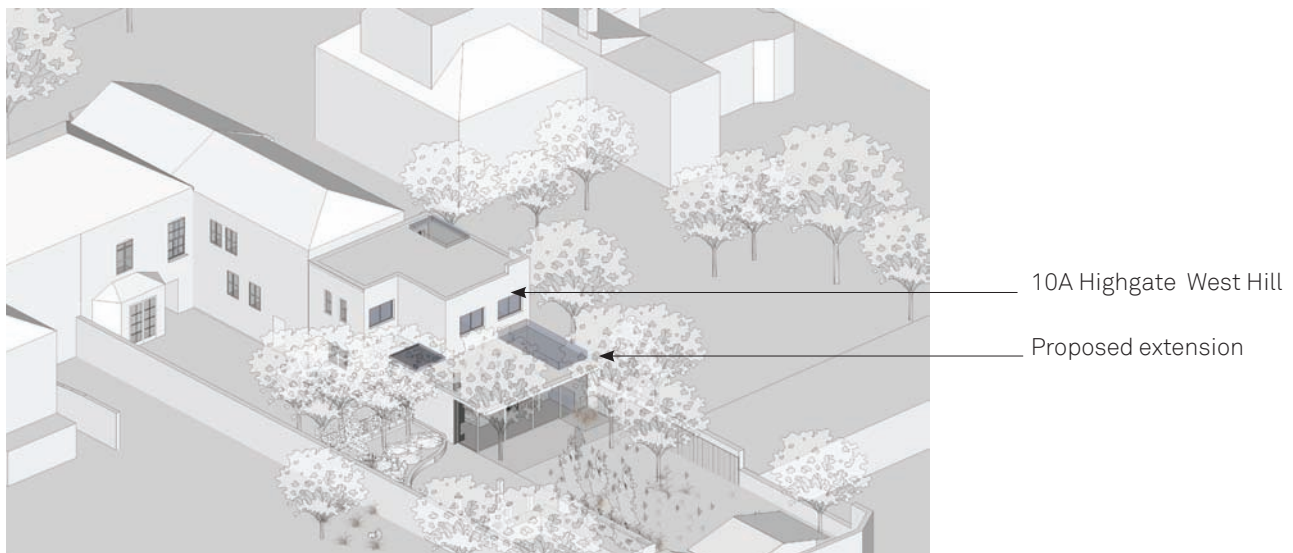
Left:
Existing Rear view of 10a Highgate West Hill

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4.0 Appendix 02 - Proposed Scheme



Existing aerial view of 10a Highgate West Hill



Proposed aerial view of 10a Highgate West Hill

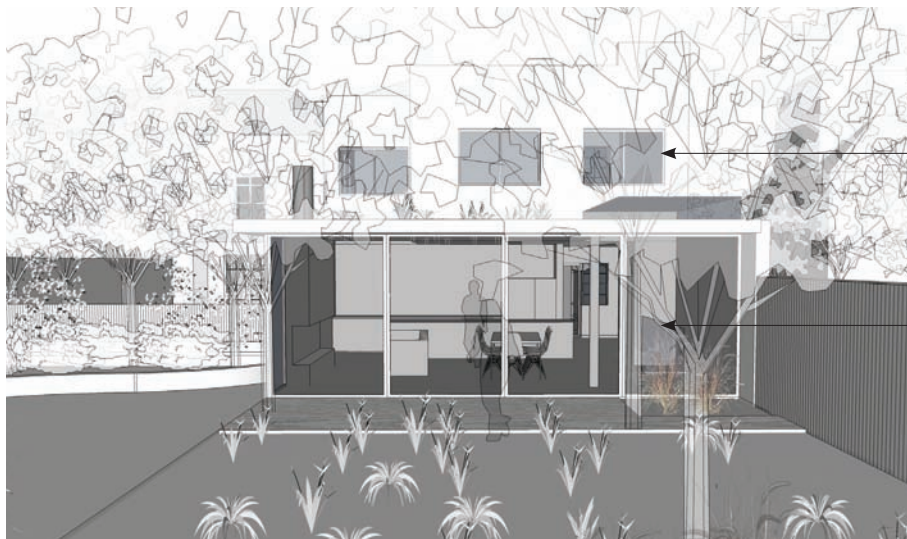
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4.0 Appendix 02 - Proposed Scheme



Rear conservatory and glass extension to be demolished

Existing rear view of 10a Highgate West Hill



Proposed new first floor windows

Proposed glazing units

Proposed rear view of 10a Highgate West Hill



5.0 Appendix 03 - Examples of Work

This pages show examples of projects which deal with modern additions usually within conservation areas or to listed buildings.

Work Sample 1:
Contemporary extension to Lebanon Park,
London



Work Sample 2:
Contemporary extension to 7 Melbury
House, London, W14

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Work Sample 3:
Refurbishment & Lift Conversion
Payne House - Highgate West Hill



Work Sample 4:
New Build in Camden
Grafton Crescent, London,

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6.0 Appendix 04 - Practice Profile

Paul Archer Design is a young architectural firm, formed in 1999 and specialising in bespoke residential and interior design.

Approximately 80% of our projects are refurbishments, alterations and extensions of historic –often listed– buildings and we have established a reputation for saving historic fabric whilst integrating elegant contemporary designs with the existing building.

The practice is committed to innovative modern design and is dedicated to the highest level of professionalism and management. We believe that there is no conflict between quality design and practical solutions.

In 2005 we won a place in the 'Architects' Journal' 40 Under 40 awards listing the best of young architects in the UK today. In 2007 we won the 'Architects' Journal', Small Projects of the year Award, an award we had also been short listed for in 2001, 2002, 2003 & 2004.

Paul Archer Design had a particularly successful 2009, where we won 3 'New London Architecture' awards, in the categories of, 'Best Use Of Glass', 'Most Sustainable' & awarded 2nd Place overall. We were also short listed for both, the Grand Designs Award and the Evening Standard Property Award in 2009, and a finalist in the Grand Designs Awards 2010. In 2012 we were short listed for the 'Building Design' 'Small Project Architect of the Year 2012'.

Our work has been published in various publications including Elle Decoration, The Architects Journal and Guardian Weekend and been featured on Channel 4's Other People's Homes.

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