

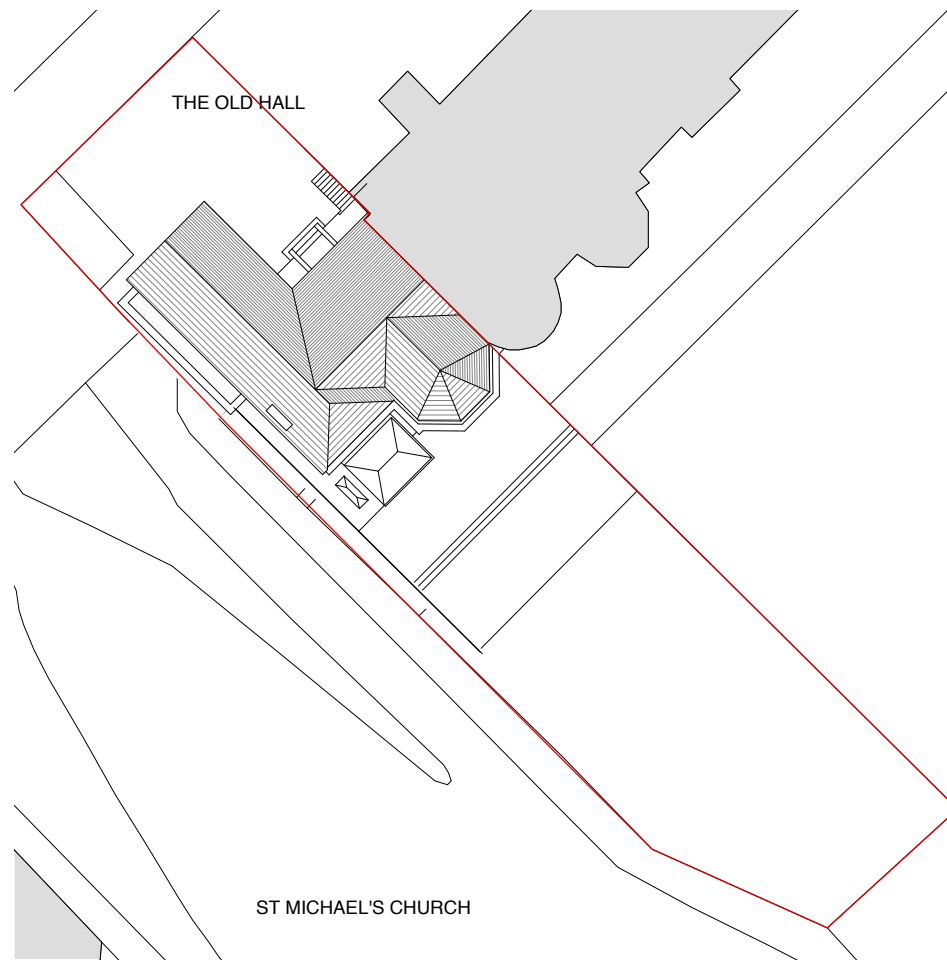
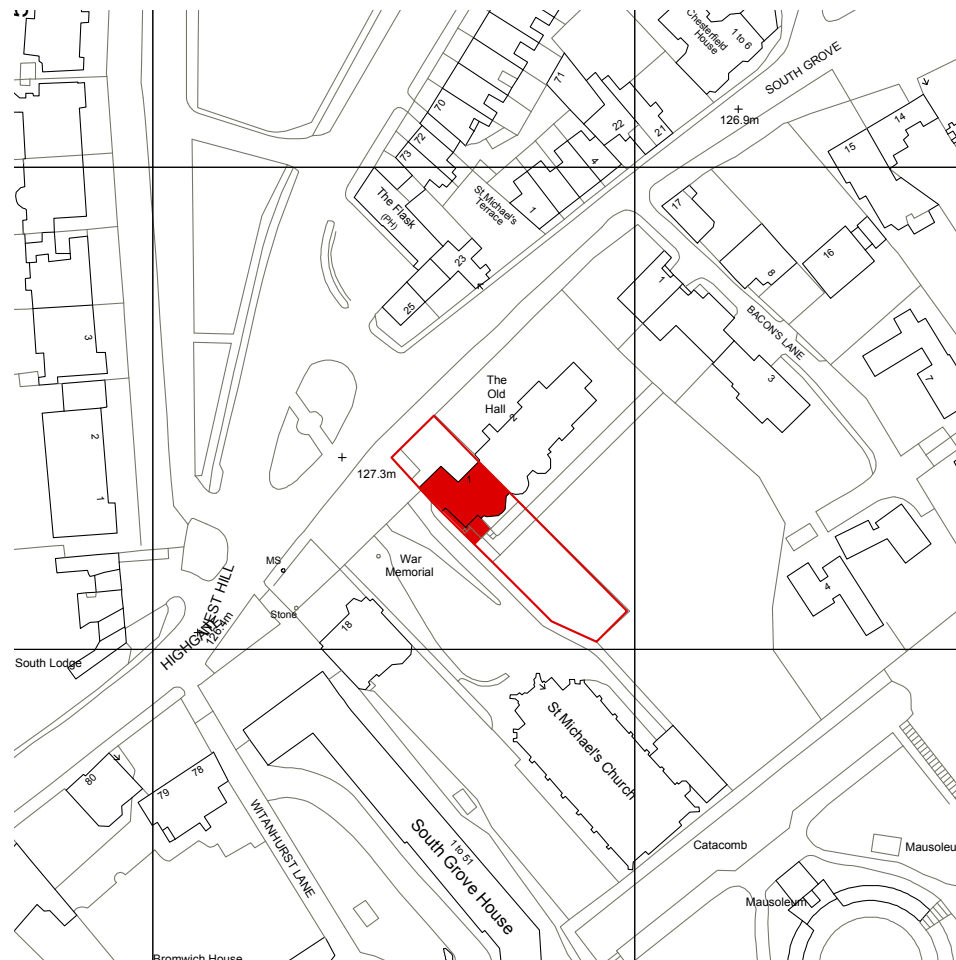


The Old Hall, Highgate
Design & Access Statement: Rear Extension
10.02.15



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Site Context

The property is situated on South Grove, a predominantly residential street that sits within the Highgate Conservation Area. The main facade of the building faces North West, separated from the road by a brick boundary garden wall, with rendered piers and a wrought-iron gate.

The main building, set back from the boundary line, is flanked by a two-storey wing to the east and by a modern single storey addition with a basement to the west.

No. 1 Old Hall, the western addition to the main building, which is in separate ownership and occupation, is the subject of this application.



EXISTING BUILDING

THE OLD HALL, HIGHGATE - Design & Access Statement: Rear Extension



Site Context (cont.)

The Old Hall, Grade II* listed house in the Highgate Conservation Area forms the largest residence in South Grove. The site of The Old Hall and the site of The Lawns to the east were formerly occupied in the middle of the 16th century by Arundel house, belonging to the Cornwallis family.

The main building dates from a reconstruction in 1694 by Sir William Ashurst on the former site of the western half of Arundel House. The central three-storey block with basement is arranged symmetrically with five sash windows on the first and second floor. It has since been refronted in stock brickwork, extended by a recessed block on the east side, and given an early-19th-century porch.

The rear elevation is afforded two large projecting bays, retaining several original windows with curved heads. The southeastern gable contains a rain-water head with the date 1691 and William and Elizabeth Ashurst's initials. The basement of the two-storey wing to the east may contain brickwork from Arundel House.

No 1 Old Hall

No. 1 Old Hall, the later two storey western wing, has a pitched slate roof and brick façade which is rendered below ground level. The main entrance to the upper level sits above a lightwell, which is accessed by a rendered stair to the left of the main entrance. The bedrooms to the front and conservatory to the rear of the property are modern, late 20th century additions.

The main facade has been altered since 1971, and now features four identical, symmetrically arranged sash windows to the front gable.

Reference
www.british-history.ac.uk



The Old Hall rear facade in 1983, prior to the conservatory construction



Western wing street view in 1971, prior to the front extension construction

SITE HISTORY

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Overview of Proposals

We are seeking planning permission and listed building consent to replace the existing conservatory structure to the rear with a new modern extension in order to improve the connection between the main living spaces and the garden.

The proposal is to create a new garden room, of high quality design and construction, that sits in contrast to original. The new construction will:

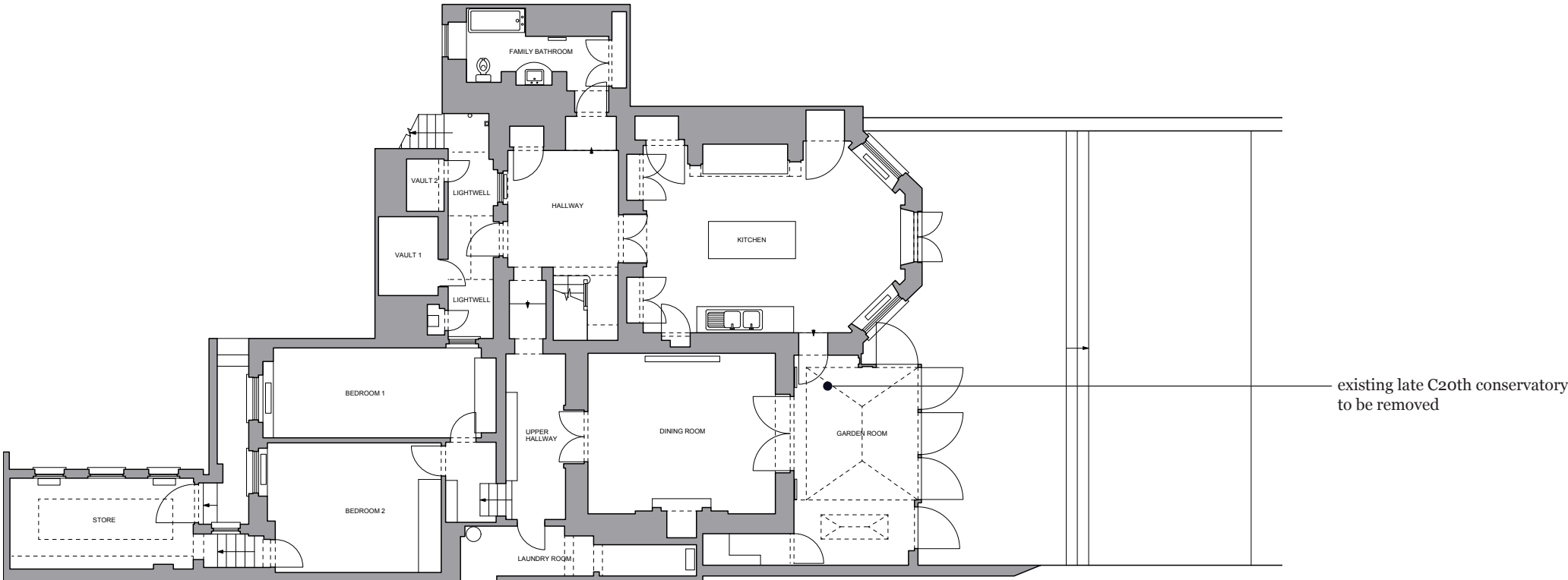
- sit on the same footprint as the existing.
- not project further than the existing bay.
- be subservient to the existing building.
- replace modern ‘pastiche’ conservatory of poor construction (thermally insulated to a poor standard, being hot in summer and cold in winter).

The conservatory is a modern addition built in the late 20th century of no historic significance which is of an elaborate Victoriana style that competes with the more restrained features of the original building.

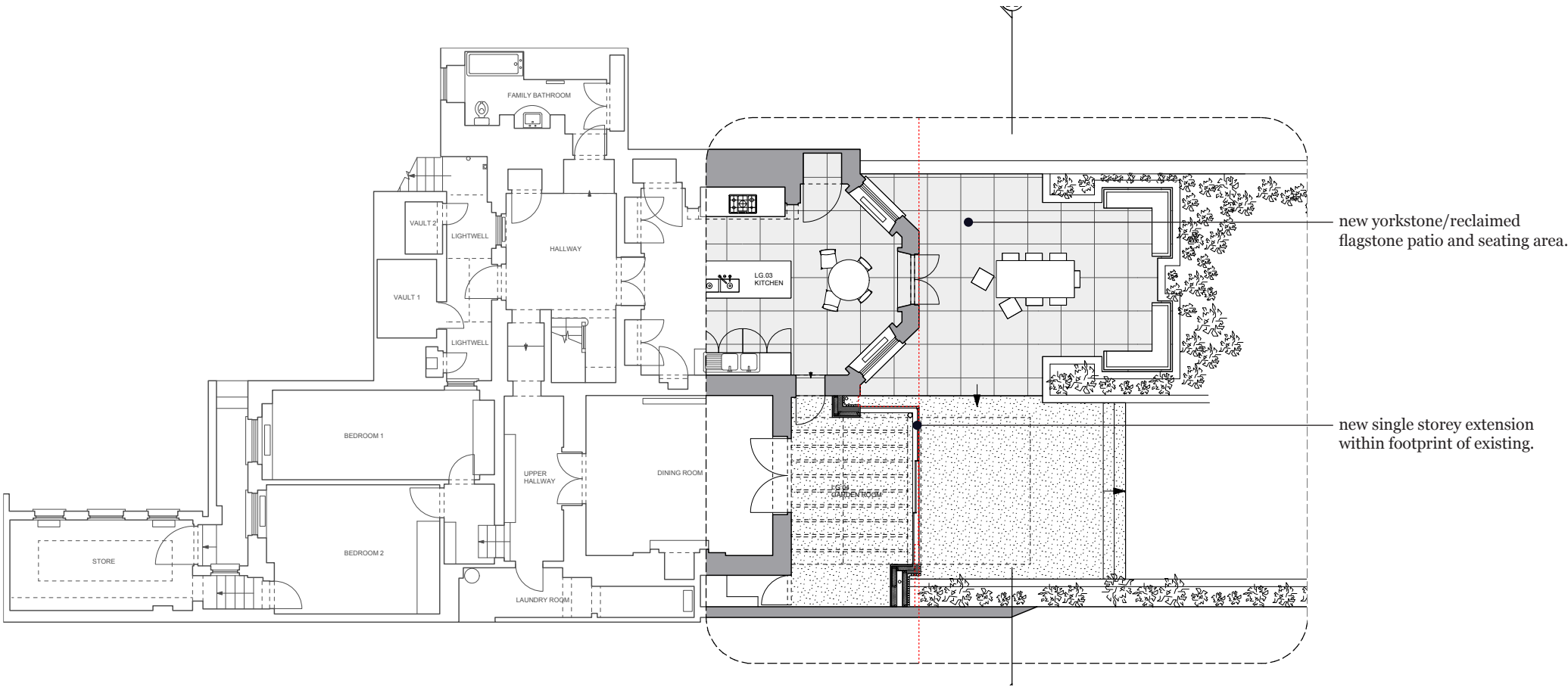
The proposal is to remove this conservatory and build a simply detailed, timber clad contemporary box which will be subservient in form and style to the main house. The proposed extension will sit within the existing conservatory’s footprint, and subject to a structural appraisal will use the existing foundations.

The area around the new extension and adjacent to the kitchen will be re-landscaped to create more pleasant and functional outdoor spaces.

The heritage impact assessment attached to this application states that a modern addition to replace the existing extension will have no detrimental effect on the listed building and will in fact improve views of the original facade as the flat roof is lower than the ridge of the existing conservatory.



Existing Ground Floor Plan - Not to scale.



Existing Ground Floor Plan - Not to scale.



Existing Rear Elevation - Not to scale.



Proposed Rear Elevation - Not to scale.

Proposed Design

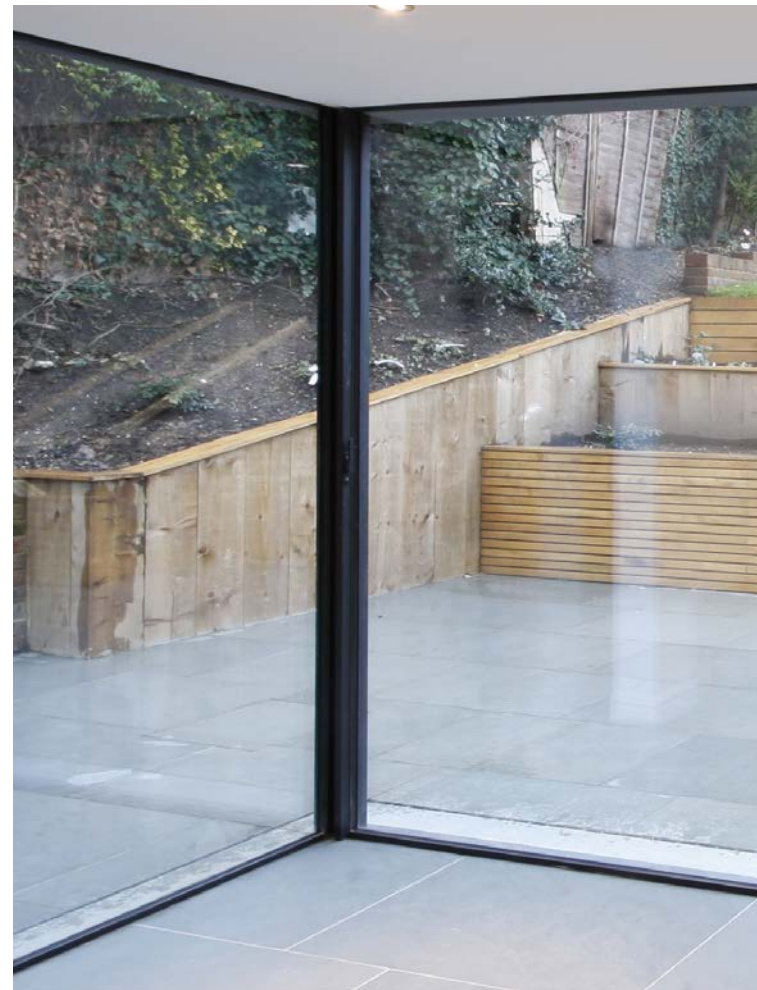
The proposed extension, which will have a natural looking charred hardwood façade and minimal aluminium frame sliding door, is fully glazed to bring the outside inside and will accentuate the contiguous nature of the indoor and outdoor spaces.

The intention is to create a light-filled extension by introducing a skylight and a large panelled glazed sliding door system with minimal frames and fascia. The new garden room will retain all of the existing links to the main house which allow easy movement through the main living spaces.

Proposed Landscaping

The new landscaping scheme for the patio, with designated seating area and surrounding planters, will create a more attractive external amenity space, providing more opportunities to enjoy the large garden. The patio will make use of the existing level access and double doors into the kitchen.

A concealed retractable awning integrated into the fascia above the sliding doors will allow for a more useable patio space, which will be protected from the elements.



Materials

The flat roof of the new extension will be clad in a standing seam zinc and have a concealed box gutter to the front and a flush fitting rectangular rooflight will sit against the rear wall under the bedroom window allowing daylight deep into the plan.

The walls to the extension will be a highly insulated timber frame clad in vertical strips of black charred wood, which is created using a traditional Japanese method.

Internally, exposed wooden ceiling joists will create a dynamic and interesting interior, enhancing the impact of shadows created from the light passing through the flush glass rooflight.

The floor finish will be polished concrete and sit flush with the existing internal floor level of the main house; it will be continued across a level threshold to the new external area in a similar material.

Access

The floor level in the new extension will be leveled to run continuously throughout the patio and the dining room. A minimal aluminium sliding door frame will be concealed within the screed to create level access throughout all new elements.





EXISTING GARDEN ROOM
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PROPOSED GARDEN ROOM
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Shou Sugi Ban, a Japanese wood-charring technique
Charring the planks, coaxing the fire up the boards, dousing them with water, cooling

Charred cedar siding

Charred cedar siding, a beautiful and long lasting product created through a traditional Japanese process called Shou Sugi Ban, will be used for the façade to the new extension.

This dramatic looking siding will create a sympathetic separation from the listed building with contrasting yet natural material transformed by a unique process.

The process of charring the surface of the cedar boards gives it a unusual but beautiful character which also has the added benefit of rendering the wood resistant to rot, pests and fire without the need to use chemical treatments.

The wood is carefully charred, doused in water and cooled. Once cooled, it is brushed to remove the dust and loose debris, and then washed and dried. The Shou Sugi Ban can either be finished with natural oil or left as is.



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